



Planning & Zoning

Workshop + Regular Meeting Agenda Packet

January 9th, 2023

5:30PM & 6:00PM

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, January 9th, 2023
Community Center - 1 Bay Avenue
Agenda

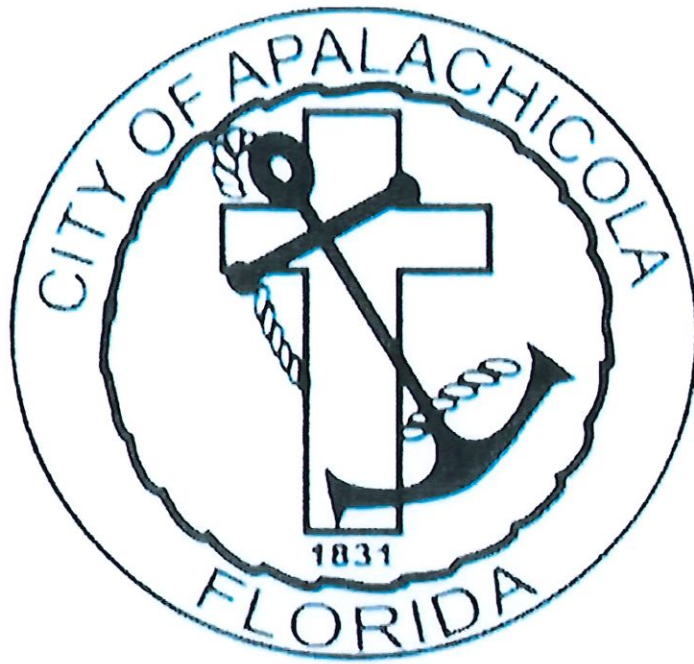
Workshop - Height Ordinance: 5:30 PM

Regular Meeting: 6:00 PM

1. Approval of December 12th, 2022 regular meeting minutes.
2. Review, Discussion and Decision for Mobile Home. **(R-3) @ 273 24th Avenue.** Block 233, Lots 29-31. For A. Thompson -Owner; Contractor: Randy Kyllonen
3. Review, Discussion and Decision for Shed/Carport. **(R-2) @ 164 13th Street,** Block 139, Lot 2. For J. Walker -Owner; Contractor: Michael Koppel / Bestway Portable Buildings
4. Review, Discussion and Decision for Sign. **(Historic District) (R-2) @ 205 17th Street.** For Denton Cove Ltd. -Owner; Contractor: RBK3, LLC. / Roger B. Kennedy Construction

Other/New Business: **N/A**

Outstanding/Unresolved Issues: **N/A**



P&Z Workshop
Height Ordinance

- Background info, ordinance draft attached.

APALACHICOLA CITY COMMISSION
~~REQUEST FOR BOARD ACTION~~
November 8, 2022

SUBJECT: Proposed Ordinance – Enhanced Voting requirements for any Amendment to 35' height limit.

AGENDA INFORMATION:

1 Agenda Location: UNFINISHED BUSINESS
Item Number: 2
Department: City Attorney
Contact:
Presenter: Dan Hartman

BRIEF SUMMARY:

After a series of workshops at which the Commission discussed methods to strengthen/fortify the current 35' height restriction City wide. A number of alternatives were discussed. The consensus was to increase the voting requirements for amendment of the current height restriction found in the Code applicable to develop in each zoning category. Attached is a draft Ordinance for review that would enhance the vote requirement to 3+1 votes to approve any amendment increasing the allowable height (above 35') in any zoning category.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Motion to move ahead with First reading of the Ordinance

FUNDING SOURCE:

N/A

ATTACHMENTS: (see attached)

STAFF'S COMMENTS AND RECOMMENDATIONS:

Approve

CITY OF APALACHICOLA

ORDINANCE 2022-02

AN ORDINANCE OF THE CITY OF APALACHICOLA FLORIDA REGARDING VOTING REQUIREMENTS APPLICABLE TO ANY ORDINANCE THAT WOULD INCREASE THE MAXIMUM PERMISSIBLE BUILDING HEIGHT IN ALL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City recognizes its ongoing obligation to maintain the historic character of the City for the benefit of its citizens. In an effort to maintain this historic character the City has established a maximum permissible height of thirty-five (35) feet in all zoning districts with certain exceptions;

WHEREAS, in order to maintain consistency and in recognition of the importance of such height restrictions to the historic character of the City of Apalachicola, the City desires to enhance the voting requirements applicable to any Ordinance that seeks to increase the maximum permissible height above thirty-five (35) feet in any City Zoning District;

WHEREAS, pursuant to Section 166.041(6), F.S. Florida Municipalities may specify additional requirements for the adoption or enactment of ordinances;

WHEREAS, after public workshops and obtaining citizen input, the Apalachicola City Commission deems it necessary to adopt specific additional requirements for adoption applicable to any future Ordinance that would increase the maximum permissible height above those set forth in Code as of the effective date of this Ordinance.

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF APALACHICOLA, FLORIDA, THE FOLLOWING REVISIONS RELATING TO THE ABOVE REFERENCED ORDINANCE.

- Section 1. Voting Requirements.** The affirmative vote of at least four (4) members of the City Commission shall be required for the approval of any Ordinance increasing the maximum permissible building/structure height over the current height limit of thirty-five (35) feet within any Zoning District described in the Apalachicola Code of Ordinances, Subpart B, Chapter 111, Article III, Division 3, Section 111-267.
- Section 2. Repeal.** All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.
- Section 3. Severability.** If any portion of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.
- Section 4. Effective Date.** This Ordinance shall become effective upon enactment.

This Ordinance was read and adopted on _____. Motion to adopt Ordinance made by
Commissioner _____, second by Commissioner _____.

Voting AYE:

Voting NAY:

FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA

ATTEST:

Brenda Ash, Mayor

Deborah Guillotte, City Clerk



P&Z Regular Meeting

Agenda Packet



December 12th, 2022

P&Z Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, December 12th, 2022
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **Al Ingle, Bobby Miller, Lee McLemore, Elizabeth Milliken, Jim Bachrach, Chase Galloway**

Workshop - Height Ordinance: 5:30 PM

- **Chairman Al Ingle began the workshop by explaining that the new proposed height ordinance was drafted by the City Commission and is meant to strengthen the current height restrictions and require a 3+1 vote from the City Commission for any future changes. He explained that the City of Apalachicola has a unique and historic character and we need to protect it to the best of our ability.**
- **City Attorney Dan Hartman clarified and reiterated that this new ordinance is a strengthening of the current ordinance and, along with the 3+1 City Commission vote, will also require all of the steps within Policy No. 002. The City of Apalachicola Policy 002 was adopted in 2006 and is called the Comprehensive Plan and Land Development Code Amendment Procedure.**
- **P&Z members expressed support and endorsed the proposed height ordinance that has been drafted by the City Commission. There were no further comments made and the workshop was closed at 5:45PM. Another P&Z workshop and a joint workshop with P&Z and the City Commission will be scheduled to meet the requirements of Policy 002.**

Regular Meeting: 6:00 PM

1. Approval of November 14th, 2022 regular meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

2. Review, Discussion and Decision for Shed. **(R-3) @ 449 23rd Avenue.** Block 209, Lots 20-23. For G. Johnson -Owner; Contractor: Stor-Mor Portable Buildings of Crawfordville
 - **Motion to approve by Chase Galloway; 2nd by Jim Bachrach. All in favor – motion carried.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, December 12th, 2022
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3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 66 7th Street**, Block 30, Lot 2. For R. & K. Stead -Owner; Contractor: Construct Group SE Inc.
 - **Motion approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

4. Review, Discussion and Decision for Mobile Home. **(R-3) @ 277 24th Street**, Block 233 Lots 37-40. For D. Crum –Owner; Contractor: F.P. Scott
 - **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**

5. Review, Discussion and Decision for Decking/Walkway. **(Historic District) (R-1) @ 12 6th Street**, Block 26, Lot 3. For R. Dobbie -Owner; Contractor: Poloronis
 - **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**

6. Review, Discussion and Decision for Brick Walkway, Patio, & Gravel Parking. **(Historic District) (O/R) @ 77 14th Street**. Block 86 Lot 7. For J. & L. Hallman; Contractor: N/A
 - **Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.**

7. Review, Discussion and Decision for Fence & Pool Deck Addition – Pavers/Concrete. **(Historic District) (R-1) @ 127 Avenue B**. Block 44 Lot 1-2. For G. & C. Wilkerson – Owner; Contractor: E. Rodriguez Construction LLC
 - **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**

Other/New Business: **N/A**

Outstanding/Unresolved Issues:

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, December 12th, 2022
Community Center - 1 Bay Avenue

Minutes

- P&Z board to discuss and make motion to approve or disapprove of Chairman Al Ingle approaching the City Commission for permission for the Planning & Zoning Board to workshop the Historic District Guidelines and consider making them part of the City of Apalachicola Land Development Code.
 - **Chairman Al Ingle explained that P&Z should be cautious about the Historic Guidelines and would like to workshop them to eventually make them a part of the land development code. He noted that there could be more visually modern homes built in the Historic District and it could detract from the historic neighborhoods.**
 - **Motion to approve of Chairman Al Ingle approaching the City Commission regarding workshopping the Historic District Guidelines was made by Jim Bachrach; discussion followed.**
 - **Bobby Miller spoke that he is against more regulations on homeowners and warned that P&Z needs to be very careful about taking away people's property rights – one idea could overload city staff and place a burden on citizens working on their homes in the future. He referenced excessive rules on doors and windows and that they are not clearly defined in the current Historic Guidelines. He stated that it would be for the better good of the community as a whole to not workshop the guidelines and not implement them as code, but to keep them as guidelines only.**
 - **Jim Bachrach stated that this is an opportunity just to workshop them and that it might not end up going anywhere.**
 - **Lee McLemore asked for specific examples of recent development that might have detracted from the historic neighborhoods – no examples or addresses were named.**
 - **Chairman Al Ingle stated that he did not want to cause problems by naming any addresses and just wanted to open the idea of workshopping the guidelines. He asked the present P&Z members if it was worth pursuing or to just hold this for later and discussion amongst members followed.**
 - **Elizabeth Milliken stated that we still check setbacks, etc. and that there are still rigid requirements in place and other members agreed.**
 - **Jim Bachrach withdrew his motion.**
 - **Bobby Miller requested that City Staff keep tabs on any future issues that might arise from not having the guidelines as code.**
 - **Discussion ends – no passing motion.**

Motion to adjourn by Jim Bachrach; 2nd by Lee McLemore. Meeting adjourned.

Minutes Approved:



(Chairman Al Ingle)

Date: 12/20/22



273 24th Avenue

Mobile Home

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner Amanda Thompson
 Address 273 24th Ave
 City Apalach. State FL Zip 32320
 Phone (850) 323-2553

CONTRACTOR INFORMATION

Contractors Name Randy Kyllonen
 State License # 1H11025302 City License # _____
 Email Address jennykline50@gmail
 Phone (850) 566-1125

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date: _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variances
- Other

mobile home
Replacement
DWMH (28' x 68')

PROPERTY INFORMATION:

Street Address: 273 24th Ave City & State: Apalachicola Zip: 32320
 Historic District Non-Historic District Zoning District: R-3
 Parcel #: 01-09S-08W-8330-0233-0290 Block(s): 233 Lot(s): 29,30,31
 FEMA Flood Zone/Panel #: A, X, AH
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15' Rear: 29' Side: 7.5/15' Lot Coverage: 40%
 Water Available: _____ Sewer Available: _____ Taps Paid: _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Replacement DuMH 28x68 (1,904 ft²)

Clayton is the manufacturer
for everything below
↓

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

DATE

12/13/22

SIGNATURE OF APPLICANT

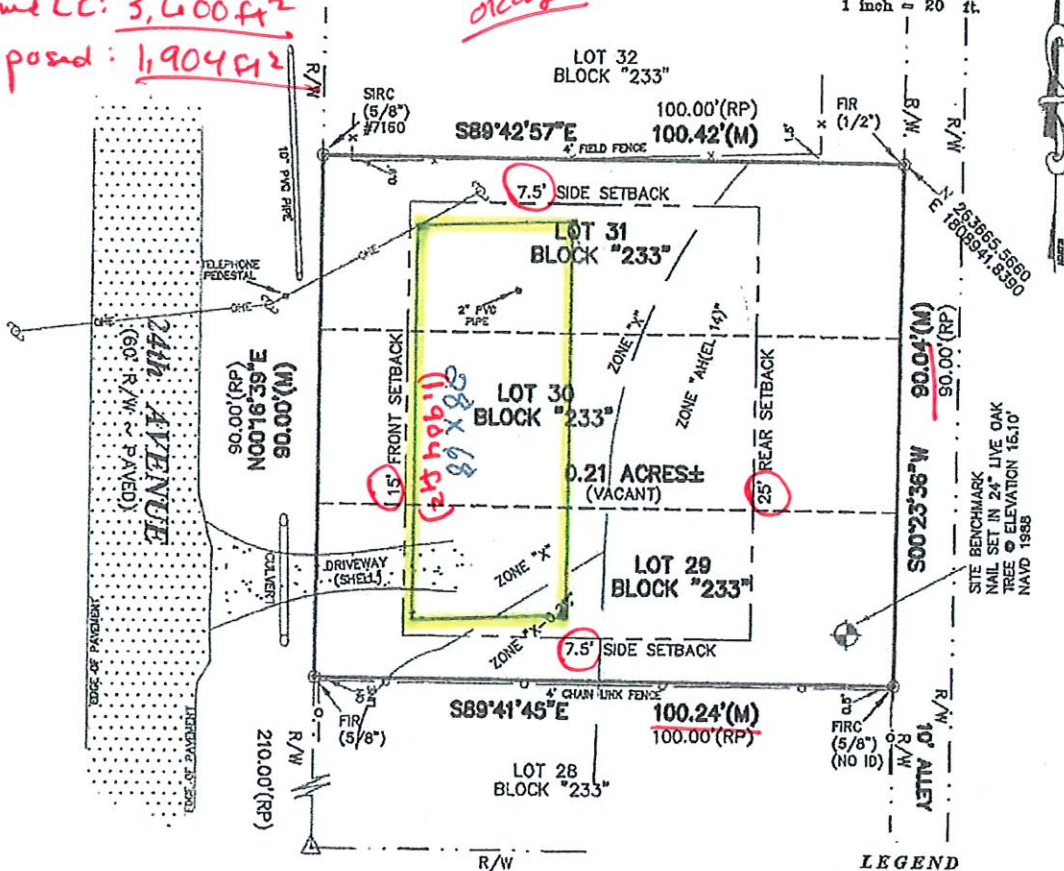
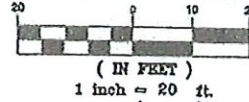


**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JESSE THOMPSON and AMANDA THOMPSON**

lots: 9,000 ft²
 allowed LC: 3,400 ft²
 proposed: 1,904 ft²

Lot coverage
 okay ✓

GRAPHIC SCALE



BOBBY CATO STREET
(50' R/W ~ PAVED)

LEGAL DESCRIPTION:
 Lots 29, 30 & 31, Block "233", GREATER APALACHICOLA, in THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in of Franklin County, Florida

Setbacks
 OK ✓

LEGEND

M	MEASURED
RP	RECORD PLAT
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
FIR	FOUND IRON ROD
SNC	SET NAIL & CAP #7160
—	NOT TO SCALE
R/W	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
⊙	POWER POLE
OHE	OVERHEAD ELECTRIC LINE

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established by using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

PRELIMINARY FLOOD ZONE INFORMATION:

Subject property is located in Zones "A", "X-0.2%" and "AH (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120089 05D7G, index date: June 13, 2019, Franklin County, Florida.

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones "X", "X-0.2%" and "AH (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120089 05D7F, index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveying and Mapping, Chapter 463, Part 17, Florida Statutes.

The undersigned surveyor has provided a current title opinion or abstract of matters affecting the boundary to the subject property. It is possible, however, the title records are unrecorded or contain errors or omissions which could affect the boundary.

JAMES J. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4281



Thurman Roddenberry & Associates, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 110 • 135 SHILTON STREET • SOPCHOPPY, FLORIDA 32351
 PHONE NUMBER: 904-463-5254 FAX NUMBER: 904-463-4104
 LD 8718

DATE: 12/01/22	DRAWN BY: BB	N.B. PER PLAT	COUNTY: Franklin
FILE: 22807.DWG	DATE OF LAST FIELD WORK: 11/20/22	CHECKED BY: AW	JOB NUMBER: 22-907



164 13th Street

Shed/Carport

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner Jeannie Walker
 Address 164 13th Street
 City Apalachicola State FL Zip 32320
 Phone (770) 596-5947

CONTRACTOR INFORMATION

Contractors Name: Michael Koppel / Bestway Portable Buildings
 State License # RR 282811422 City License # _____
 Email Address bestwayportablebuildings@gmail.com
 Phone (850) 747-8974

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date: _____

*Reason for Denial _____

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variances

Other: 12x20 with 12x20 carport
(accessory structure)

PROPERTY INFORMATION:

Street Address: 164 13th St City & State: Apalachicola, FL Zip: 32320

Historic District Non-Historic District Zoning District: R-2

Parcel #: 01-095-08W-8330-0139-0020 Block(s): 139 Lot(s): 2

FEMA Flood Zone/Panel #: X
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 75ft Rear: 5ft Side: 3ft 5ft Lot Coverage: 40%

Water Available: 15' Sewer Available: 25' Taps Paid: 15/7.5

* This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

* NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contacted to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

~~(6)~~

Describe The Proposed Project and Materials, Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

12x20 building with 12x20 carport: 5 windows, 2 doors, wood framed
 Aluminum siding with steel roof.

Project Scope	Manufacturer	Product Description	BL Product Approval #
Siding Aluminum	Advanced Aluminum		
Doors 36 x 80 House style doors			
Windows Single pane	Plexins		
Roofing Steel	Advanced Aluminum		
Trim Aluminum			
Foundation Wood	3/4 tongue + groove plywood		
Shutters Aluminum	Advanced Aluminum		
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
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12/14/2022
DATE

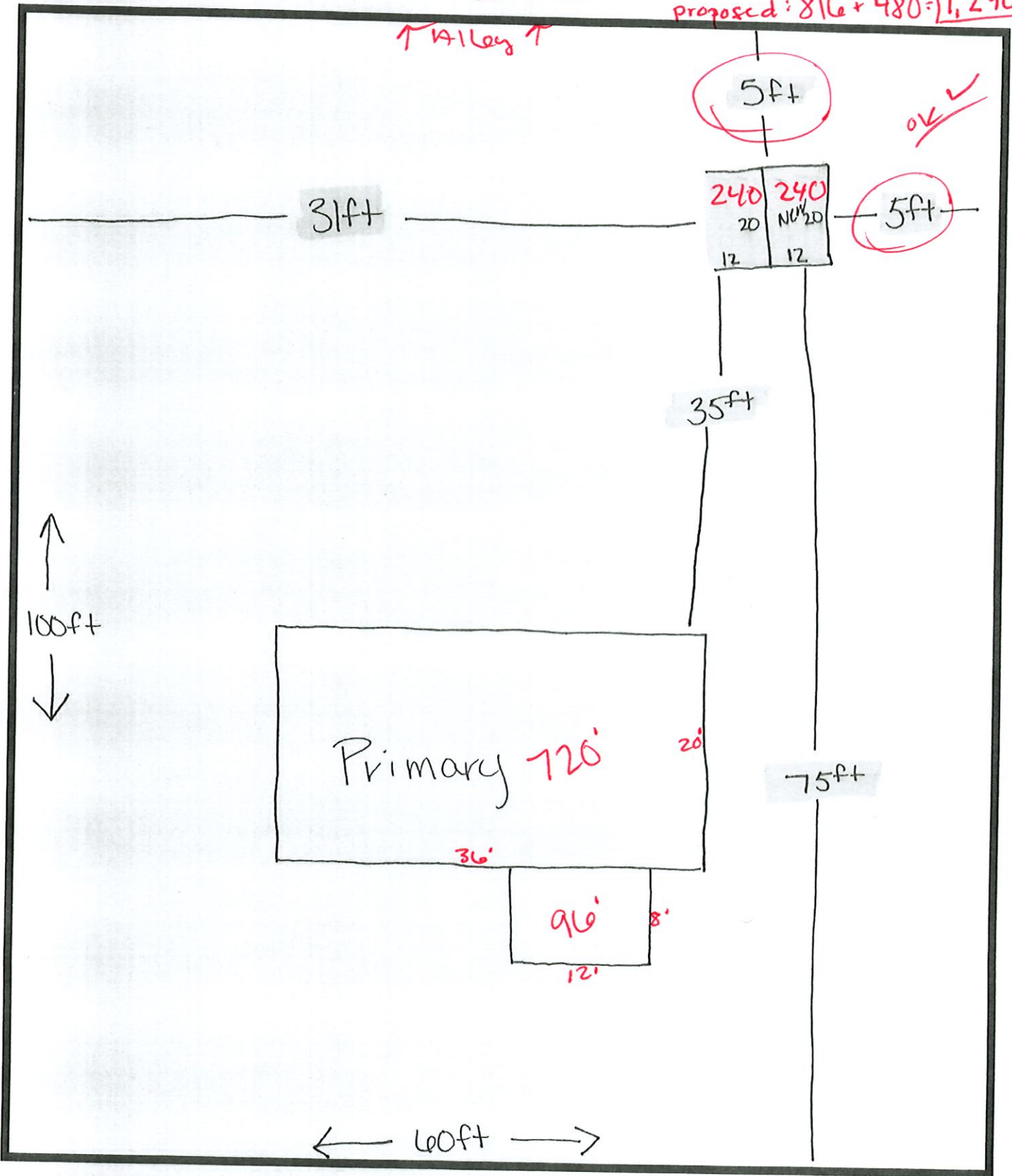

SIGNATURE OF APPLICANT

Bestway Portable Buildings Site Plan

Parcel ID: 01-09S-08W-8330-0139-0020 Owner: Jeanie Walker

Address: 164 13th Street Apalachicola, FL 32320

lots 6,000 sqft allowed LC: 2,400 sqft current: 816
proposed: 816 + 480 = 1,296 lot converse ok ✓



← 13th Street →

Parcel Summary

Parcel ID 01-095-08W-8330-0139-0020
 Location Address 164 13TH ST
 32320
 Brief Tax Description BL 139 LOT 2 ORB 206 PAGE 436 881/317 1304/265 1349/103
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[WALKER JEANNIE BANKS](#)
 164 13TH STREET
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000188 - SFR CHAPMAN/APALACH	60	FF	0	0

Building Information

Type	CITY OF AP	Heat	AIR DUCTED
Total Area	816	Air Conditioning	CENTRAL
Heated Area	720	Bathrooms	1
Exterior Walls	AVERAGE	Bedrooms	0
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1960
Frame Type	WOOD FRAME		
Floor Cover	PINE WOOD		

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0300	STEPS	2 x 4 x	8	1992

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	10/25/2022	\$100	QC	1349/103	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Improved	WALKER JEANNIE BANK	WALKER JEANNIE BANKS
N	6/11/2021	\$100	WD	1304/265	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Improved	WALKER	WALKER/WALKER
N	12/6/2005	\$60,000	WD	881/317	Qualified		Improved	BANKS	WALKER

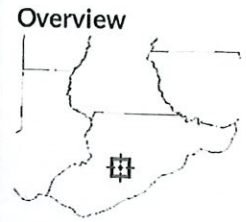
Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$30,305	\$30,559	\$26,962	\$27,185	\$23,683
Extra Features Value	\$40	\$40	\$40	\$40	\$40
Land Value	\$12,720	\$24,000	\$24,000	\$24,000	\$24,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$12,720	\$24,000	\$24,000	\$24,000	\$24,000
Just (Market) Value	\$43,065	\$54,599	\$51,002	\$51,225	\$47,723
Assessed Value	\$43,065	\$54,599	\$51,002	\$51,225	\$47,723
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$43,065	\$54,599	\$51,002	\$51,225	\$47,723
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2022


[2022 TRIM Notice \(PDF\)](#)



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-0139-0020	Alternate ID	08W09S01833001390020	Owner Address	WALKER JEANNIE BANKS
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		164 13TH STREET
Property Address	164 13TH ST	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 139 LOT 2				
	(Note: Not to be used on legal documents)				

Date created: 12/14/2022
Last Data Uploaded: 12/14/2022 8:33:44 AM

Developed by  Schneider
GEOSPATIAL

TRIM Notice 2021

2021 TRIM Notice (PDF)

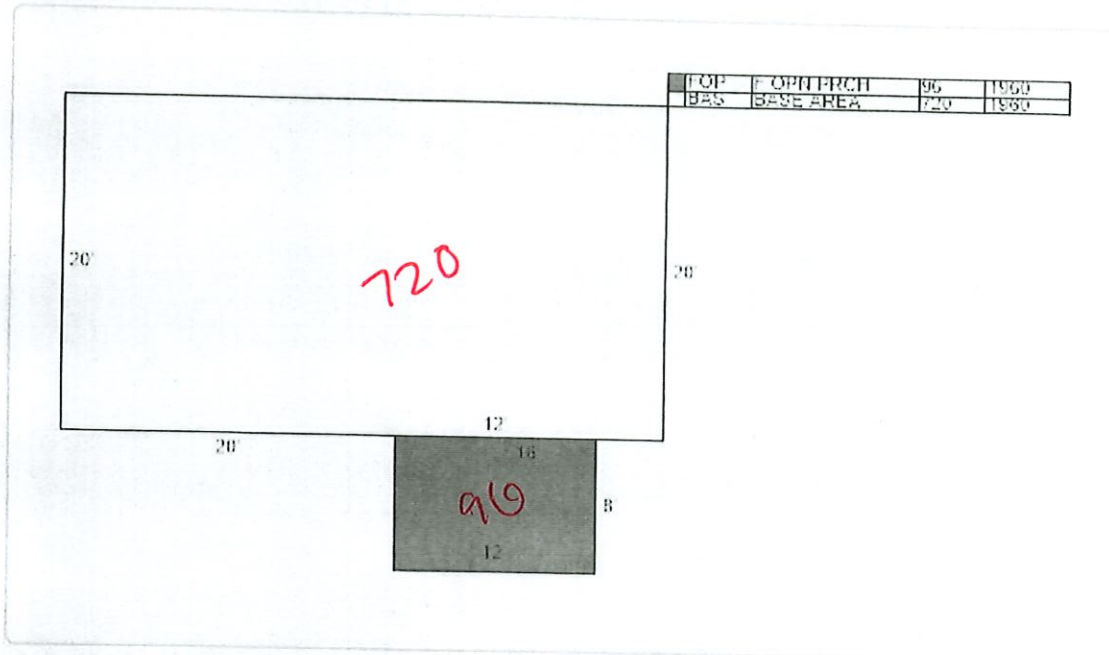
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All details subject to change before the next certified tax roll.

[User Privacy Policy](#)
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Last Data Upload: 12/14/2022, 7:33:44 AM



Version 3.3.2.14



205 17th Street
Denton Cove Sign

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
<u>HISTORIC DISTRICT ONLY</u>		Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner: <u>Denton Cove, Ltd.</u>		Contractors Name: <u>RBK3, LLC dba Roger B. Kennedy Construction</u>
Address: <u>1105 Kensington Park Dr</u>		State License # <u>CGC1523379</u> City License # <u>15-057</u>
City: <u>Altamonte Springs</u> State: <u>FL</u> Zip: <u>32714</u>		Email Address: <u>rbkcnia@r.b.kennedy.com</u>
Phone: <u>(407) 333-2233</u>		Phone: <u>(407) 478-4500</u>
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____		
*Reason for Denial: _____		
PROJECT TYPE		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other: <u>Sign</u>
PROPERTY INFORMATION:		
Street Address: <u>205 17th Street</u>		City & State: <u>Apalachicola, FL</u> Zip: <u>32320</u>
<input checked="" type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District		Zoning District: <u>R2</u>
Parcel ID: <u>01-095-08W-8330-0126-0010</u>		Block(s): _____ Lot(s): _____
FEMA Flood Zone/Panel ID: <u>12037C0507E</u> (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15</u> Lot Coverage: <u>50</u>		This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.
Water Available: _____ Sewer Available: _____ Taps Paid: _____		
		Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits.

Bree Robinson
Grant Coordinator & City Planner
City of Apalachicola
o: 850-323-0985
brobinson@cityofapalachicola.com

Describe The Proposed Project and Materials, Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Monument sign for an apartment complex with clubhouse/Leasing office. Structure will be a concrete masonry wall with precast caps, stucco and paint to match buildings on property. Sign lettering to be based on Denton Cove, Ltd's logo.

any illumination?
current is connected to power.


Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation		Cast-in-place concrete	
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

10/19/2022
DATE


SIGNATURE OF APPLICANT

Jonathan L. Wolf, Manager of Denton Cove GP, LLC
general partner of Denton Cove, Ltd.

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd, 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 10/10/2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Denton Cove, Ltd Email: construction@wendovergroup.com

ADDRESS: 1105 Kensington Park Dr, Ste. 200

CITY, STATE & ZIP CODE: Altamonte Springs, FL 32714 PHONE # (407) 333-3233

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: RBK3, LLC dba ^{Roger B. Kennedy} Construction Email: rbarnier@rbkennedy.com

ADDRESS: 1105 Kensington Park Dr

CITY, STATE & ZIP CODE: Altamonte Springs, FL 32714 PHONE # (407) 478-4500

STATE LICENSE NUMBER: CGC1523379 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 205 17th Street Apalachicola, FL 32320

PURPOSE OF PERMIT: New Construction - Sign

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?
 YES NO

PROPERTY PARCEL ID # 01-095-08W-8330-0126-0010

LEGAL DESCRIPTION OF PROPERTY: See attached.

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: Foreman Consulting, Inc.

ADDRESS: 266 Lakou Place CITY, STATE & ZIP: Longwood, FL 32779

MORTGAGE LENDER'S NAME: Bank of America, N.A.

ADDRESS: PO Box 15284 CITY, STATE & ZIP: Wilmington, DE 19850

WATER SYSTEM PROVIDER: Apalachicola City SEWER SYSTEM PROVIDER: Apalachicola City

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, faults, and air conditioners, etc. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 9' 6" Rear 363' 0" L. Side 165' 0"
 R. Side 247' 0"
 Cost of Construction \$ N/A (Incl. in GC Contract for Denton) Square Footage N/A
 BPI _____ Flood Zone _____ Lowest Floor Elevation N/A
 Area Heated/Cooled 0 SF # Of Stories 0 # Of Units 0
 Type of Roof N/A Type of Walls Masonry Type of Floor N/A
 Extreme Dimensions of: Length 12' 0" Height 6' 0" Width 2' 0"

24 ft²
 Footprint
 72 ft²
 of signage.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

Signature of Owner or Agent _____ Date 12/19/22
Manager of Denton Cove GP, LLC
general partner of Denton Cove, LLC

Signature of Contractor _____ Date 10/20/22
Sheri L Ebersbach

Notary as to Owner _____
 Date: 10/20/22
 My Commission expires: 4-18-2023


Notary as to Contractor _____
 Date: 10-20-2022
 My Commission expires: 4-18-2023


APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

Denton Cove

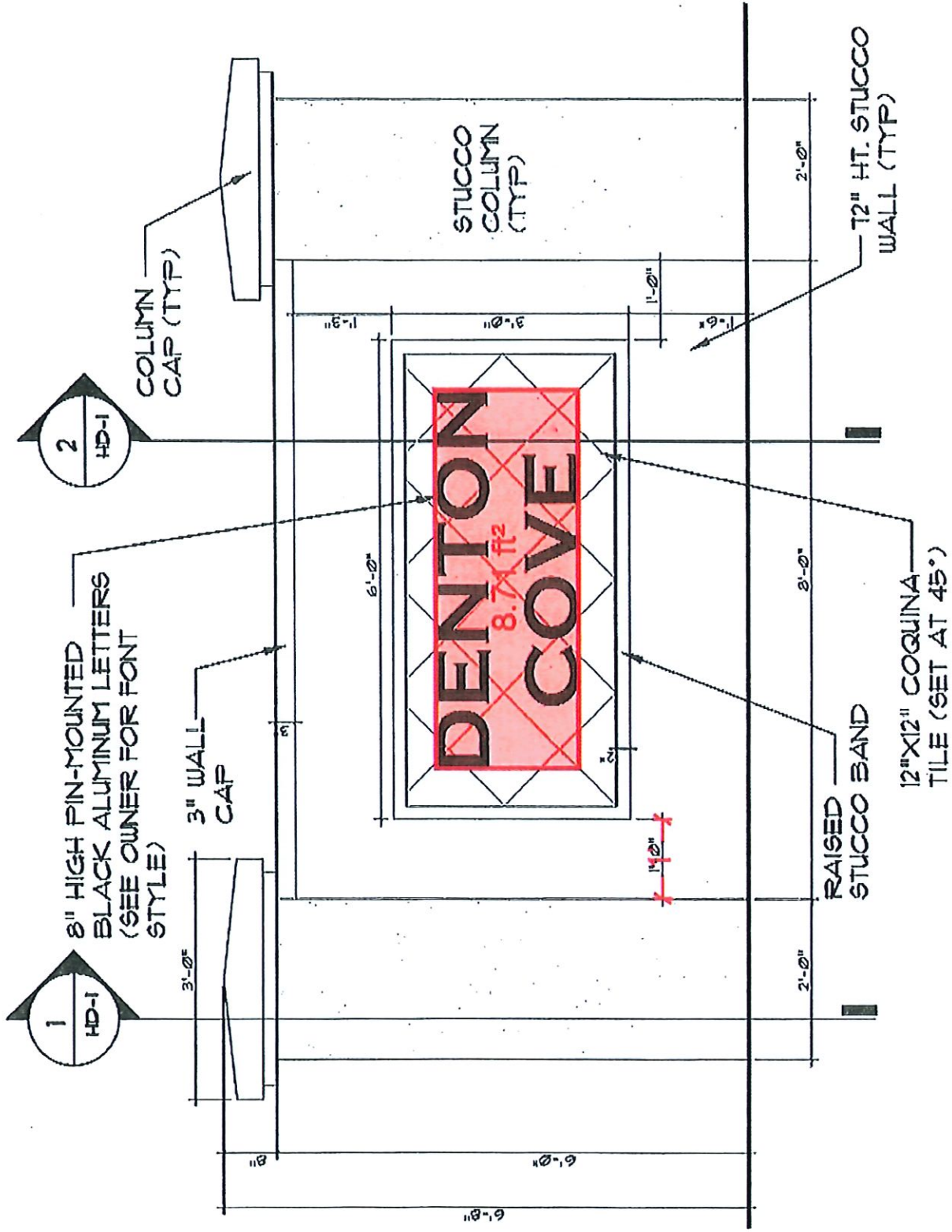
Development Number 2015-088C/2016-001C/2017-302C /2019-423C/2018-337V

LEGAL DESCRIPTION: (AS SURVEYED AND WRITTEN)

BEGIN AT A 1/2" IRON ROD AND CAP NO. LB7137 MARKING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF AVENUE "L" WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF 17TH STREET; THENCE PROCEED NORTH 41 DEGREES 21 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF AVENUE "L", FOR A DISTANCE OF 375.00 FEET TO A FOUND 5/8" IRON ROD AND CAP NO. LB7160; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, PROCEED SOUTH 48 DEGREES 41 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 425.00 FEET TO A FOUND 5/8" IRON ROD AND CAP NO. LB7160; THENCE SOUTH 41 DEGREES 21 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 375.00 FEET TO A FOUND 5/8" IRON ROD AND CAP NO. LB7160 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF AFORESAID 17TH STREET; THENCE NORTH 48 DEGREES 41 MINUTES 14 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.659 ACRES, MORE OR LESS.

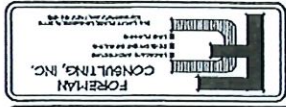
Original



SIGN WALL & COLUMNS

SCALE: 1/2" = 1'-0"

* Constructed without a permit. 72ft² total face, 18ft² signage.



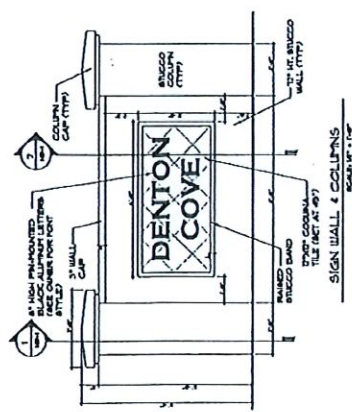
FOREMAN
CONSULTING, INC.
5000 W. GULF BLVD. SUITE 100
MIAMI, FL 33155
Tel: 305.438.1200

NO.	REVISION	DATE

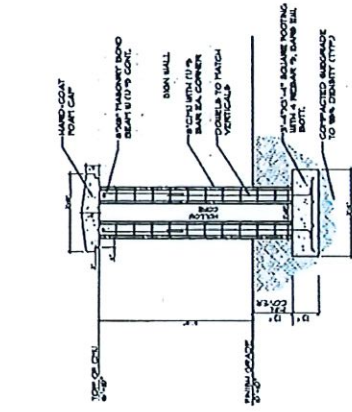
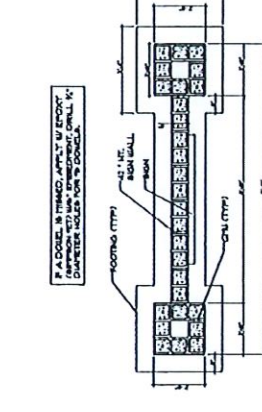
PREPARED FOR: HILTON HOTEL
CITY OF PALM BEACH, FLORIDA
DENTON COVE
HARDSCAPE DETAILS

DATE: 04-11-2017
BY: [redacted]
CHECKED BY: [redacted]
APPROVED BY: [redacted]

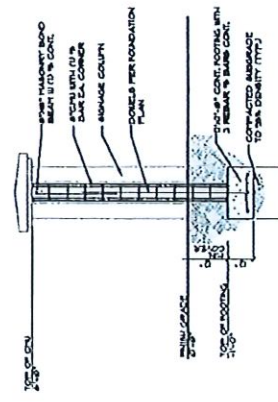
SHEET NO. HD-1



NOTE:
ALLOWABLE SIGN FOOT AREA IS 200 SQUARE FEET.
SIGN FACE AREA IS 100 SQUARE FEET.
PROVIDED SIGN FOOT AREA IS 100 SQUARE FEET.



1. 12" x 12" HT. SIGN COLUMN SECTION
SCALE: 1/4" = 1'-0"



2. 12" x 12" HT. SIGN WALL SECTION
SCALE: 1/4" = 1'-0"

General Foundation Notes: Soil bearing pressure of 2000 PSF.

- 1. All concrete slabs shall have a compressive strength of not less than 2500 PSI @ 28 days.
- 2. Slabs shall be reinforced with fiber mesh on 6 mil. vapor barrier over clean compacted termite treated fill.
- 3. Concrete footings shall have a compressive strength of not less than 2500 PSI @ 28 days.
- 4. Reinforce footings with #5 bars as indicated. All bars shall be deformed, and shall conform to ASTM designation A305, and be clean and free from rust and scale.
- 5. Splices shall overlap at least 20". All Rebar to be Grade 40.
- 6. For concrete block walls provide concrete filled cells with 1 - #3 bar vertically continuous from footing to the beam at all corners and where otherwise noted as per foundation plan.

- 1. UNDO EXISTING CURB.
- 2. UNDO EXISTING CURB.
- 3. UNDO EXISTING CURB.

- NOTES:
- 1. ALL CONCRETE TO BE 2500 PSI.
- 2. ALL STEEL TO BE GRADE 40 WITH 3" COVER AND NOT OVERLAP.
- 3. FOOTINGS HAVE BEEN DESIGNED FOR A SOIL BEARING PRESSURE OF 2000 PSF.
- 4. #4 DOWEL IS TYPICAL FOR ALL WALLS. TYPICAL WEAPONS (TYP) IS A 4" DIA. DIA. 1/2" DIA. TYPICAL FOR ALL DOWELS.
- 5. ALL REBAR TO BE GRADE 40.
- 6. ALL REBAR TO BE GRADE 40.

STRUCTURAL DESIGN & CONSTRUCTION BY:
DR. MICHAEL J. GARDNER
LICENSED PROFESSIONAL ENGINEER
951 SOUTH OCEAN BLVD. SUITE 100
WEST PALM BEACH, FL 33411

DENTON COVE
BID SET - 14.11.2017
BY: MICHAEL GARDNER

they are maxxed out on lot coverage @ 50%
 -new sign adds 12' x 2' = 24 sq ft of lot coverage?

Dewberry
 Denton Engineers Inc.
 4909 N. HAWTHORNE BLVD
 SUITE 100
 DENTON, TX 76201

DENTON COVE
 AT APALACHICOLA
 CITY OF APALACHICOLA
 FRANKLIN COUNTY, FLORIDA

PROJECT NO. 19200020
 SHEET NO. C7
 DATE: 12/15/2017

NO.	REVISION	DATE

SCALE: 1" = 20' - 0"

SITE PLAN
 PROJECT NO. 19200020
 SHEET NO. C7

FOR THE BOARD OF PUBLIC INSTRUCTION
 BOARD OF PUBLIC INSTRUCTION
 17TH STREET

LEGEND

- [Hatched Box] STANDARD APPLANT PAVEMENT (SEE DETAIL SHEET C7)
- [Hatched Box] IMPROVED CONCRETE (SEE DETAIL SHEET C7)
- [Hatched Box] PROPOSED PAVING (SEE LANDSCAPE PLAN)
- [Dashed Line] PROPOSED UTILITY EASEMENT

DENTON COVE
 Revision 2 - Dated 08/08/2021
 Prepared by: D. W. [Name]
 Drawn by: [Name]

* was sign included on original site plan lot coverage calculations? Need verification.

Sec. 113-83. - Signs permitted in residential zones.

For the purposes of this section, the following shall be considered residential districts: R1, R2, R3, R4 and OR. Signs are permitted in these districts as follows:

(1) For home occupations: one non-illuminated wall sign, not to exceed three square feet in size is permitted.

(2) For permitted nonresidential uses other than home occupations, including churches and synagogues: one freestanding monument sign not to exceed 12 square feet in area or eight feet in height.

(LDC, art. V, § M)

* there is a leasing office with an employee, so could fall under (2).

regardless, they'd be limited to 12 ft².

This application is for a 72 ft²

structure, with a footprint of 24 ft²

and a "sign" of 18 ft².

~~* maxed out on lot coverage, cannot add 24 ft²?~~

* cannot recommend approval. - Bruce R.

1/3/22 - lot coverage is OK, but what is the size of the "sign" as defined by code? New is 12' ft²

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, November 14th, 2022
Community Center -1 Bay Avenue
Minutes

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Bobby Miller, Jim Bachrach, Joe Taylor, Lee McLemore

1. Approval of October 10th, 2022 regular meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Joe Taylor. All in favor – motion carried.**

2. Review, Discussion and Decision for Pool, Pool Decking, & Covered Porch. **(R-2) @ 250 Prado Street.** Block 2, Lots 7, 8, & 9. For D. & T. Robertson -Owner; Contractor: Forgotten Coast Pools & Self
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

3. Review, Discussion and Decision for Deck Addition. **(Historic District) (O/R) @ 71 15th Street,** Block 95, Lot 7. For W. Avery -Owner; Contractor: Earl Duggar
 - **Motion to approve by Bobby Miller; 2nd by Joe Taylor. All in favor – motion carried.**

4. Review, Discussion and Decision for Sign. **(Historic District) (R-2) @ 205 17th Street.** For Denton Cove Ltd.–Owner; Contractor: RBK3, LLC.
 - **Discussion on whether the approved site plan for Denton Cove included the 24sqft of lot coverage from the sign structure in their calculations. Also discussed the sign ordinance and whether the structure around the letters is included in the sign – Sec 113-3. – Computations states:**
 - ***(1)Computation of sign area. The area of a sign shall be computed by means of the smallest rectilinear figure (but which shall have a continuous perimeter of not more than eight straight lines) which encompasses all lettering, wording, frame, design or symbols, together with any background and any illuminated part of the sign on which the sign is located, if such background or such illuminated part of the sign***

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, November 14th, 2022
Community Center -1 Bay Avenue
Minutes

is designed as an integral part of and related to the sign. Support and bracing which are not intended as part of the sign and which contain no message, shall be excluded. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction, and the area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.

- **Motion to table until applicant provides an accurate site plan with the lot coverage breakdown shown and legal can give insight into if the sign dimensions include the large surrounding structure by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

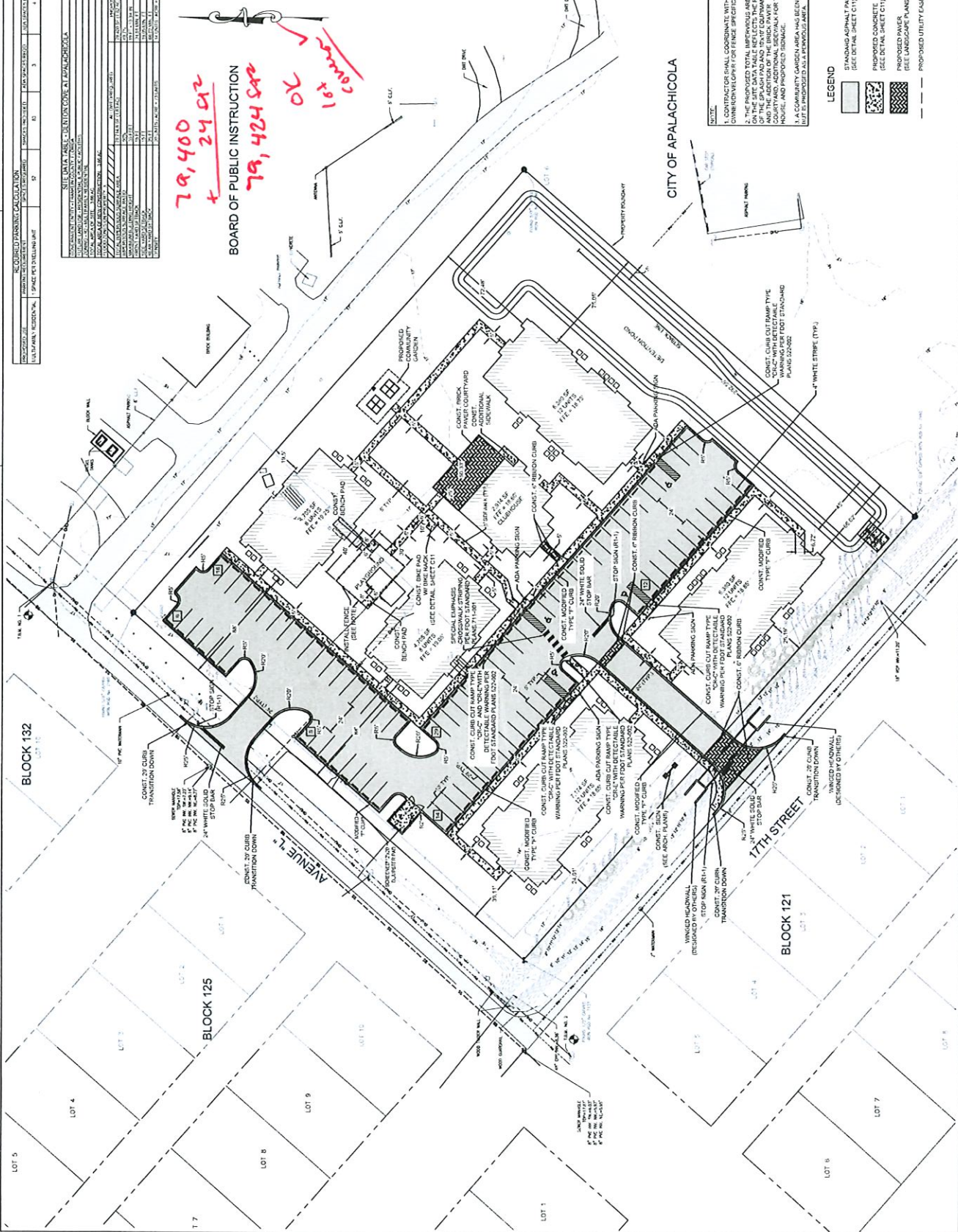
5. Review, Discussion and Decision for Pavers & Pond Removal. **(R-2) @ 270 Acola/135 Bay Colony**, Block 5, Lots 7 & 8 + BC Lot 20. For D.& J. Lawrence -Owner; Contractor: Self
 - **Motion to approve the proposed pavers contingent upon legal providing agreement for the shared lot coverage from BC Lot 20 and it being signed by the applicant and provided to staff by Lee McLemore; 2nd by Bobby Miller. All in favor – motion carried.**
 - **Motion to table the removal of the retention pond until a stormwater analysis can be completed and show that the pond is not necessary by Jim Bachrach; 2nd by Joe Taylor. All in favor – motion carried.**

6. Review, Discussion and Decision for Demolition & New Construction. **(R-3) @ 189 25th Avenue**. Block 239 Lots 25-30. For Donna Crum – Owner; Contractor: Paul Judson
 - **Motion to approve contingent upon an updated site plan showing where the parcel has been split and provided for staff review of setbacks by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

USE	TYPE OF USE	SPACE PER 1,000 SF	TOTAL AREA (SF)	TOTAL SPACES
RESIDENTIAL	APARTMENTS	1.5	17,400	26.1
COMMERCIAL	RETAIL	3.0	17,400	52.2
OFFICE	OFFICE	1.5	17,400	26.1
RECREATION	PUBLIC USE	1.5	17,400	26.1
INDUSTRIAL	INDUSTRIAL	1.5	17,400	26.1
TOTAL			69,600	136.6

NOTE: SEE DATA TABLE ON PLAN FOR APALACHICOLA.

BOARD OF PUBLIC INSTRUCTION
79,400
+ 24,000
107,400



LEGEND

- STANDING ASPHALT PAVEMENT (SEE DETAIL SHEET C1)
- PROPOSED CONCRETE (SEE DETAIL SHEET C1)
- PROPOSED PAVEMENT (SEE LANDSCAPE PLANS)
- PROPOSED UTILITY EASEMENT

NOTE:

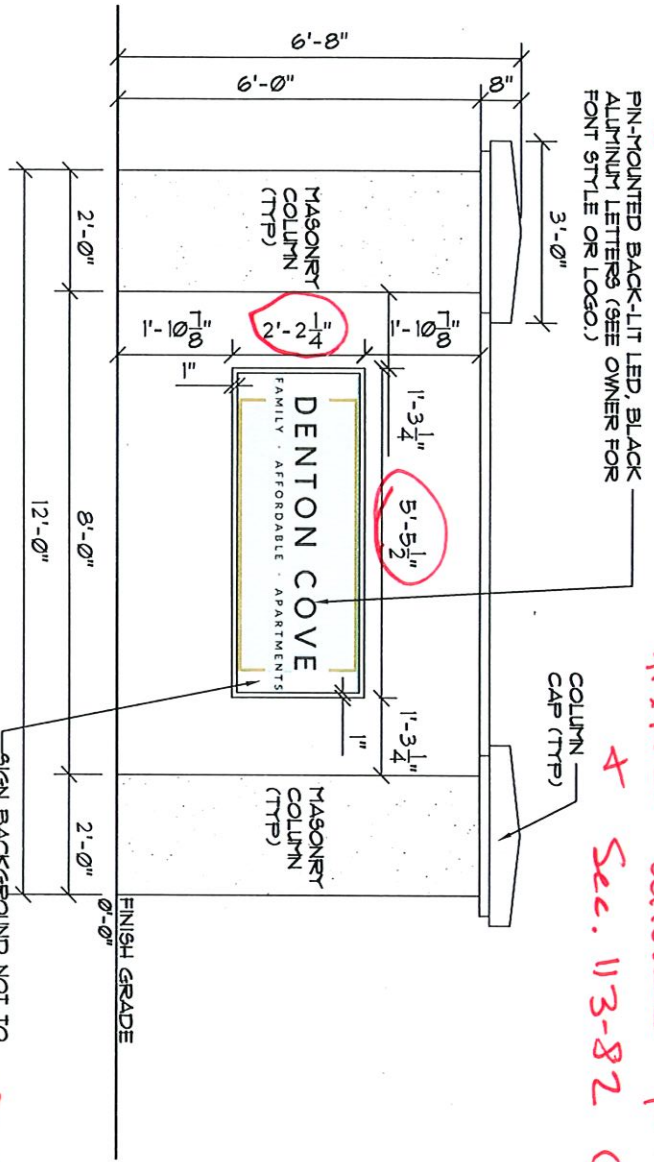
- 1. CONTRACTOR SHALL COORDINATE WITH DOWNSTREAM CLIENT FOR FENCE SPECIFICATIONS.
- 2. THE PROPOSED TOTAL IMPERVIOUS AREA NOTED ON THE SITE DATA TABLE REFLECTS THE REMOVAL OF EXISTING ASPHALT DRIVEWAY AND THE ADDITION OF THE DRIVEWAY TYPED COURTYARD ADDITIONAL IMPERVIOUS FOR THE CLUB HOUSE.
- 3. CONCRETE CURB OUT RAMP TYPE IS IDENTIFIED BUT IS PROPOSED AS A PERMISSIBLE AREA.

NO.	DESCRIPTION	DATE

DRAWN BY: _____
APPROVED BY: _____
CHECKED BY: _____
DATE: _____
PROJECT NO.: 2024012002

states back-lit LED, only full cut-off fixtures allowed. Only 1 fixture allowed per sign size Sec. 113-82 (3)(c.)(1).

New



COMMUNITY SIGN WALL & COLUMNS

SCALE: 1/2" = 1'-0"

SIGN BACKGROUND NOT TO EXCEED 12 SF. CENTERED ON WALL.

NOTE:

- SIGN INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL COLUMNS AND SIGN PANEL.
- SIGN INSTALLER TO PROVIDE ELECTRICAL PVC SLEEVE IN COORDINATION WITH THE LED SIGNAGE INSTALLATION.

→ smallest rectangular figure which encompasses all lettering, wording, frame, design or symbols.



Digitally signed by Kenton J. Foreman, DN: cn=Kenton J. Foreman, o=Florida, ou=Professional Engineers, email=kforeman@foremanconsulting.com, c=US

HD-1 SHEET NO.	11-21-2022 DATE 02:00 DATE	DENTON COVE PREPARED FOR WINDOVER HOUSING CITY OF APALACHICOLA, FLORIDA HARDSCAPE DETAILS	DESCRIPTION		FOREMAN CONSULTING, INC. 1100 W. PALM BLVD., SUITE 200 PALM BEACH, FL 33480 TEL: 561-840-0000 FAX: 561-840-0001 WWW.FOREMANCONSULTING.COM
			NO.	DATE	

Sign Area:

Sec. 113-3. - Computations.

The following principles shall control the computation of sign area and sign height:

- (1) Computation of sign area. The area of a sign shall be computed by means of the smallest rectilinear figure (but which shall have a continuous perimeter of not more than eight straight lines) which encompasses all lettering, wording, frame, design or symbols, together with any background and any illuminated part of the sign on which the sign is located, if such background or such illuminated part of the sign is designed as an integral part of and related to the sign. Support and bracing which are not intended as part of the sign and which contain no message, shall be excluded. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction, and the area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.
- (2) Computation of height. The height of the sign shall be computed as the distance from the ground directly below the center of the sign or from the grade of the closest point in the traveled way of the road or street the sign is located along, whichever is higher, to the sign or sign structure's highest point.

(LDC, art. V, § D)

Illumination

Sec. 113-82. - Design, construction and maintenance.

All signs requiring a permit shall be designed, constructed and maintained in accordance with the following standards:

- (1) All signs shall comply with applicable provisions of the Florida Building Code at all times.
- (2) All signs requiring permits shall be constructed of permanent materials and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame or structure.
- (3) Signs that are illuminated shall only be illuminated in accordance with the following additional standards:
 - a. Full cutoff fixtures must be used. Up-lighting is prohibited. No sign shall have internal illumination.
 - b. Illumination shall be with white light only.
 - c. Illumination shall be with fluorescent bulbs or lamps only. Fluorescent fixtures shall be of the enclosed type with a gasketed lens and a wet location label.
 - d. 1. One fixture allowed per sign face for signs up to four feet wide, two fixtures for signs up to six feet wide and three fixtures for signs up to eight feet wide.
 2. The maximum wattage, for all fixtures combined, shall not exceed 36 watts per sign face.
- (4) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this code at all times. The building inspector shall have the right to order the repair or removal of any sign which is defective, damaged or substantially deteriorated as defined in the Florida Building Code.
- (5) "A"-frame or sandwich signs shall be no larger than 24 by 40 inches and shall only be displayed during business hours. Only one such sign shall be allowed per storefront.
 - a. All persons involved in maintenance, installation, alteration or relocation of signs near or upon any public right-of-way shall agree to hold harmless and indemnify the city, its officers, agents and employees against any and all claims of negligence resulting from such work.
 - b. All persons involved in maintenance, installation, alteration or relocation of signs, for a fee, shall maintain all required insurance and shall file with the state a satisfactory certificate of insurance to indemnify the state, county or city against any form of liability in accordance with city, county and state regulations.

only 1
full cutoff
fixture.