



Planning & Zoning Agenda

April 10th

Workshop 5:30PM

Regular Meeting 6:00PM

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, April 10th, 2023
Community Center - 1 Bay Avenue
Agenda

Workshop 2 – Comprehensive Plan 5:30 PM

1. Presentation from Cindy Clark (Represented by Rebecca Jetton) - The attached document represents proposed changes to the City of Apalachicola's comprehensive plan prepared as part of an evaluation of the City's plan funded through a DEO Community Planning Technical Assistance Grant. The review includes an evaluation of the City's comprehensive plan for consistency with State Comprehensive Plan Requirements and includes legislatively-mandated recommended draft revisions. Based on the statutory review, revisions are recommended for the following sections: Planning Horizons, Peril of Flood, Private Property Rights, Capital Improvement Planning, Water Supply Planning and Population estimate data and analysis. The statutory citations, as well as recommended revisions are represented in stroke-through and underline format. Additional recommended, but not required, revisions are identified in a separate section following the legislative requirements. Changes of note, since last workshop:
 - a. Page 8, Coastal Management Element Objective 10 as per state requirement and
 - b. Page 5 Historic Element Object 1 as per recommendation at 3-7-23 workshop with P&Z.

Regular Meeting: 6:00 PM

1. Approval of March 13th, 2023 regular meeting minutes & public hearing minutes.
2. **Requested Motion from Workshop:** Motion to approve transmittal of proposed amendment to City Commission for review and scheduling of a joint workshop pursuant to Comp Plan Amendment Procedure #002.
3. Review, Discussion and Decision for Concrete Driveway. **(R-2) @ 155 20th Avenue.** Block 247, Lots 18-19. For Brandon Hill -Owner; Contractor: Earl Duggar

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4. Review, Discussion and Decision for New Construction, Accessory Structure. **(Historic District) (R-1) @ 10 6th Street**, Block 26, Lots 1 & 18' Lot 2. For Don McLeod -Owner; Contractor: Construct Group SE Inc. **(VARIANCE GRANTED FOR THIS PROPERTY – 0' FRONT SETBACK)**

5. Review, Discussion and Decision for 2 Signs. **(Historic District) (C-1) @ 40 4th Street**, Block 11, Lot 5. For Shuler -Owner; Contractor: Sign Design

6. Review, Discussion and Decision for Addition, Fence, & Accessory Structures. **(R-2) @ 254 9th Street**, Block 163, Lot 4. For Rick/Melissa Lewis & Phillip/Amanda Archer -Owner; Contractor: Self

7. Review, Discussion and Decision for Fence. **(R-2) @ 197 14th Street**, Block 140, Lot 7. For Connie & Michael Sams – Owner; Contractor: Self

8. Review, Discussion and Decision for Addition. **(R-1) @ 126 8th Street**, Block 68 Lot 2. For Dennis Green – Owner; Contractor: Self

9. Review, Discussion and Decision for Shed. **(Historic District) (R-1) 172 11th Street**, Block 149 Lot 2. For Rache Croom -Owner; Contractor – Cook Sheds

10. Review, Discussion and Decision for Demo & New Construction. (Historic District) (R-1) 51 12th Street, Block 48 Lot 8. For Barbara Singer – Owner; Contractor – Brizo Construction LLC

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

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



5:30 Workshop
Comprehensive Plan

NOTE: 3-28-23 changes found on page 8, Coastal Management Element Objective 10 as per state requirement and on page 5 Historic Element Object 1 as per recommendation at 3-7-23 workshop with P&Z.

OVERVIEW

This document represents the comprehensive plan review portion of the DEO Community Planning Technical Assistance Grant awarded to the City of Apalachicola in 2022. The review includes an evaluation of the City's comprehensive plan for consistency with State Comprehensive Plan Requirements and includes recommended draft revisions. Based on the statutory review, revisions are recommended for the following sections: Planning Horizons, Peril of Flood, Private Property Rights, Capital Improvement Planning, Water Supply Planning and Population estimate data and analysis. The statutory citations, as well as recommended revisions are represented in stroke-through and underline format below. Additional recommended, but not required, revisions are identified in a separate section following the legislative requirements.

1. LEGISLATIVE REQUIREMENT: PLANNING HORIZON

(2022) 163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

Plan Inconsistency: Multiple planning horizons have expired throughout the Goals, Objectives and Policies of all elements.

Recommendation:

Change long range planning horizon from expired date(s) to 2040 to accommodate long range planning objectives and reference a five year planning horizon for Capital Improvements

Recommended Changes by Element:

CAPITAL IMPROVEMENTS

Objective 1. ~~Through 2040, the~~ Capital improvements ~~budget and element will be provided to correct~~ identify existing deficiencies needing repair and expansion to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this element. The planning horizon for Capital Improvements is 2022 – 2027. The planning horizon for other elements is 2040 (Also referenced in Capital Improvements legislative mandate section)

Policy 1.4. The City ~~maintain~~ adopts the - 2018 Northwest Fl Water Management District's Regional Water Supply Plan, adopted by reference, as it is amended at five year intervals through the planning horizon of 2040-2020. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan for which the ~~County~~ City- has financial responsibility will be included within the 5-year schedule of Capital Improvements.

Policy 1.4.5. The City shall implement a meter testing program for all meters 2" and larger by the end of 2010 and continue monitoring through 2040.

Policy 4.2. In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to a reasonable and acceptable rate. A percentage rate relating to the property tax base shall be ~~established by January 1, 1991~~ maintained through 2040.

Objective 5 ~~Through 2040, the City shall maintain the adopted levels of service.~~ Issuance of development orders and permits will be ~~based~~ conditioned upon coordination of the development requirements included in this plan,

the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

COASTAL MANAGEMENT

Objective 1. The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year ~~2040 2000, 9J5.012(b)1,(2)~~

Policy 1.2. Through ~~2040 2020~~, Apalachicola shall continue to enforce its Land Development Regulations ...

Objective 2. The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 2004 and ~~2040 2020~~ the City will prohibit development which can be proved to damage the City's natural resources.

Objective 3. The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year ~~2040 2020~~.

Objective 4. Estuarine Water Quality. Through the year ~~2040 2020~~, the water quality of Apalachicola Bay and River shall remain classified as "good."

Objective 5. ~~Through 2040, by 2004~~ the City shall ~~continue~~ ~~begin~~ implementing a floodplain drainage basin plan as part of its stormwater management plan which will address development restrictions for floodplain drainage areas, a work plan for correcting drainage facility deficiencies and the creation of a stormwater manual outlining stormwater systems appropriate for use with the coastal area.

Objective 6. Through the ~~2040 2020~~ planning horizon, ~~By 1991~~, the City shall continue to enforce existing land use laws which give priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

Policy 7.1. Through the planning period ~~2040 2020~~, the City shall require sewage pump-out facilities for all new marina facilities along the riverfront and continue to enforce existing regulations requiring marinas to install such facilities.

Objective 8. Hazard Mitigation and Coastal High-Hazard Areas. Through the ~~2040 2020~~ planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas.

Objective 9. Development Density and Intensity ~~Through 2040~~, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. ~~9J5.012 (3)(b)(6)~~

Objective 11. Post-Disaster Redevelopment. ~~Through 2040-~~, the current county emergency plan will be utilized and modified as indicated. ~~9J5.012 (3)(b)(8)~~

Objective 12. Public Access. The amount of public access to coastal resources shall be maintained and not decreased between 2004 and ~~2040 2020~~.

Objective 13. Historic Resources. Through the year ~~2040 2020~~ the City shall continue to enforce development standards for the protection, preservation and sensitive reuse of historic resources throughout the City.

Objective 14. Maintaining Scenic routes. By ~~2040 2020~~, the City will establish a scenic road program in order to help preserve the area's natural beauty.

Objective 17. Coordinating with Other Local Governments. ~~By 2020, Through 2040~~ the city will continually engage with the County regarding an ~~intergovernmental coordination program shall be established in order to manage~~ coastal resources affecting or affected by governments other than the City.

FUTURE LAND USE

Policy 2.1. Through the planning period ~~-2040~~ ~~2020~~ the City shall in accordance with F.S. Chapter 163, amend its land use regulations to remain consistent with the GOPS of the comprehensive plan...

Objective 3. Future development and redevelopment will be directed into the City's vacant/undeveloped areas as identified on the Existing Land Use Map where the provision of services and public facilities are available. Current utility facilities, with adequate land for expansion, will meet needs projected through year ~~-2040~~ ~~2000~~

Objective 8. Through the year ~~2040~~ ~~2020~~, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal Area and to mitigate the impact of natural hazards in this area to coordinate with hurricane evacuation plans (Coastal Management Element).

Goal 2. Through Its Land Use Regulations, Budget Prioritization and Administrative Management, the City Will Restore Its Historic Public Squares to a More Natural State By ~~2020~~ ~~2040~~

Policy 14.5. By ~~2040~~ ~~2015~~ the City will design appropriate informational signage and install at each remaining City square for which signs have not yet been completed.

HOUSING

Objective 1. Provide or assist the private sector in providing 102 net dwelling units, including low and moderate income housing by the year ~~2040~~ ~~2000~~.

Objective 2. By the year ~~2040~~ ~~2000~~, apply for housing grants to rehabilitate at least 289 substandard housing units.

Objective 3. By the year ~~2040~~ ~~2000~~, all substandard housing shall be eliminated, with half of the substandard units eliminated by 1996.

Policy 1.5.4. The City shall coordinate with the public and private sector to provide 10 units of housing for the low income elderly population by the year ~~2040~~ ~~2000~~.

PUBLIC FACILITIES

Objective 1. Through the projected planning period ~~2040~~ ~~2020~~, local ordinances will continue to require that adequate facility capacity is available at the time a development order is issued, or will be available at the time impacts from the development occur.

Policy 1.4.1. The City shall ~~maintain~~ implement the 2018 Regional Water Supply Plan, adopted by reference, through the planning horizon of ~~-2040-2020~~. The City shall review the Water Supply ~~Work~~ Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan, for which the City has financial responsibility, will be included within the 5-year schedule of Capital Improvements.

Objective 2.1. Existing deficiencies will be corrected by completing the following projects by ~~2040~~ ~~2020~~:

Policy 3.1.5. All projects required to meet projected demands for the years ~~1996~~ ~~2001~~ 2023 to 2028 shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the Capital Improvements Element of this plan ~~in accordance with the requirements of Section 163.3177(3), F.S.~~

Policy 3.2.1. Through the ~~2020~~ 2040 planning period the City shall continue to enforce its comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater run-off.

Policy 3.2.2. Through the ~~2020~~ 2040 planning period, all waterfront properties will be serviced by an adequate central sewer system.

Objective 3.3. Through the year ~~2000-2040~~, the City shall, through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." ~~9J-5.013(2)(b)(2).~~

Objective 4.1. By ~~2020~~, 2040 decrease the amount of unmanaged hazardous waste sites by fifty percent.

Objective 5.1. Projected demands through the year ~~2000~~ 2040 will be met by maintaining County landfill in accordance with FDEP & permit requirements.

Objective 7.1. Increase the number of interlocal agreements between the City of Apalachicola, Carrabelle, the County and other utility districts by 25 percent by the year ~~2000-2040~~.

Objective 8.1. ~~By 2020 Through 2040~~, the City will ~~request assistance from~~ continue to coordinate with the Northwest Florida Water Management District to identify, ~~and update and map~~ prime natural groundwater aquifer recharge areas.

Objective 8.2. ~~By 2020, Through 2040 the planning horizon~~, the City land development code will provide for ~~maintenance~~ protection of aquifer recharge areas functions.

RECREATION AND OPEN SPACE

Objective 1. Parks and recreation facilities will meet and maintain the adopted LOS standards through the year ~~2000~~ 2040.

Objective 2. Lands designated as recreational open space as designated on the Future Land Use map series will be protected from incompatible land uses, lights, sound and activities and will remain functionally intact through at least the year ~~2000~~ 2040. New developments both public and private, over five acres will provide designated open spaces in the proposed site plan.

Objective 3. ~~By 1995, Through 2040~~, existing public recreation facilities shall have automobile, bicycle and pedestrian access which supports the adopted LOS standards. New facilities both public and private will show these provisions in site plans reviewed for approval.

Objective 4. By ~~2000~~, 2040 each of the nine (9) City streets which end at the riverfront will provide pedestrian access to the Apalachicola River.

Policy 4.1. ~~By 1995, Through 2040~~, the City shall protect road ends terminating at the river and will discontinue the policy of leasing riverfront street ends. In the event that the City cannot maintain riverfront access at the end of any street, the City will acquire an alternative access point so that the total number of pedestrian access points (9) to the Apalachicola River will not be decreased through the year ~~2040, 2000~~.

Objective 5. ~~By 1992, Through 2040~~, the City [shall] ~~improve coordination~~ continue to coordinate with the County and school district and with the private sector through specific points of contact to provide improvements in recreational opportunities and facilities.

TRAFFIC CIRCULATION

Objective 1. Existing roadway levels of service will be maintained at LOS C or better through the year 2040 ~~2020~~.

Policy 2.1. The City Building Official shall continue to identify any right-of-way encroachment on arterial and collector roads by block and lot number and an annual report made to the City Planning and Zoning Commission. All identified encroachments shall be scheduled for elimination by 2040 ~~2020~~ except within the historic district where construction efforts have been permitted that allow minor encroachments for the purpose of preserving historic design.

Policy 2.2. There will be no variances which would permit the reduction of setback requirements along arterial and collector roads through the projected planning period ~~2040-2020~~.

Objective 3. Projected traffic demand through the year ~~2040-2020~~ will be met by undertaking the opening and/or surfacing of platted undeveloped streets (approximately one mile each year).

INTERGOVERNMENTAL COORDINATION

Objective 1.1. For coordination with Franklin County and the Franklin County School Board, the City of Apalachicola ~~should, shall through 2040~~, maintain existing mechanisms which are effective and enhance or revise existing mechanisms which are ineffective or establish new mechanisms for issues not addressed by existing mechanisms. This will be accomplished by a review and recommendation made by the Planning Department ~~annually during 1990~~.

Objective 1.3. ~~Establish-Maintain through 2040 a flexible mechanisms for use by all local governments in the area of concern, other units of government providing services but not having regulatory authority over the use of land, and state and federal agencies which have been identified as interested parties. A review of action taken to accomplish this objective will be made by the planning department during the first quarter of 1991.~~

HISTORIC – OPTIONAL ELEMENT

Objective 1. ~~Through 2040, By 2027, the City shall. To implement that ordinances and regulations are in place which provide specific regulations to direct and guide the maintenance and improvement of the Historic District facilities.~~

Objective 2. ~~By 1992, Through 2040~~, the City of Apalachicola ~~will continue to encourage developed a program that requires~~ handicapped access on all rehabilitations of commercial and public historic structures.

Objective 4. ~~By 1995, Through 2040~~, the city will support the ~~of have developed existing development of a working waterfront museum along the Apalachicola River from Wharf Lot I to Battery Park.~~ and ~~encourage the provision of similar businesses which promote the local seafood boating and fishing culture of the working waterfront.~~

Objective 5. ~~By 1995 the City will acquire two (2) historic structures for use as public buildings. Through 2040, The City will continue to maintain its City-owned historic structures through grant funding and innovative public/private partnerships."~~

Objective 6. ~~Through 2040~~, the city will, apply for and support others in applying for grants and other available funds to acquire and/or improve historical structures, spaces, and other actions which will enhance the Historical District.

ECONOMIC DEVELOPMENT – OPTIONAL ELEMENT

Policy 3.2. ~~By December 31, 1995~~, the City's Planning Commission shall ~~develop~~ continue to utilize parcel level geographic information ~~which can be used~~ to analyze land for its potential to accommodate future industrial/commercial uses.

Policy 3.3. ~~Not later than the deadline established by Section 163.3202(1), Florida Statutes~~, the City shall incorporate ~~a diversity of land uses regulations~~ into the land development regulations to facilitate economic growth.

Policy 4.1. The city shall establish cooperative agreements between the county government to provide public, water and sewer facilities for areas where economic growth is appropriate ~~as based on Future Land Use Element by December 31, 1992~~, and review those areas and agreements annually.

Policy 4.2. The city shall coordinate with representatives of School Board and other educational institutions in order to promote and enhance the overall educational attainment and job skills of Apalachicola residents ~~by meeting not less than semi-annually beginning October 1, 1991.~~

2. LEGISLATIVE REQUIREMENT: CAPITAL IMPROVEMENT PLANNING

(2022) 163.3177((3))(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities ... The components shall cover at least a 5-year period. (3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

- 1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.*
- 2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.*
- 3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.*
- 4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.*

Note: The capital improvements element must be reviewed by the local government on an annual basis.

Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Plan Inconsistency: The comprehensive plan does not reference a current five year capital improvements plan.

Recommendation: Include five year planning horizon policy for capital improvement plan and finalize existing draft five year plan with changes. Consider adopting as part of the amendment.

Recommended Change:

CAPITAL IMPROVEMENTS ELEMENT

Objective 1. ~~Through 2040, the Capital improvements budget and element will be provided to correct~~ identify existing deficiencies needing repair and expansion to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the City's 5-Year (2022-2027) Schedule of Improvements.

3. LEGISLATIVE REQUIREMENT: PERIL OF FLOOD

163.3178(f) (Coastal Element must contain) A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:

- 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.*
- 2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*
- 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.*
- 4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*
- 5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.*

6. *Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.*

Plan Inconsistency: Objectives do not connect directly to statutory requirements.

Recommendation: Revise and create new objectives and policies that connect directly to statutory requirements.

Recommended Change:

(f)1 .Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Goal II. Reducing Vulnerability to hurricanes *(existing goal)*

Coastal Objective 8. Hazard Mitigation and Coastal High-Hazard Areas. Through the ~~2040~~ 2020 planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas. *(also referenced as a planning horizon amendment)*

Policy 8.1. City-funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration. *(existing policy)*

Policy 8.2. The City shall establish a lower priority for the expenditure of City funds for public infrastructure within the Coastal High Hazard Area (CHHA) as compared with expenditures within other non-CHHA areas, except where expenditures are necessary to meet a "crucial need". A "crucial need" finding must be arrived at by the City to authorize public expenditures within the CHHA, and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of potable water quality standards or water quality standards applicable to surface waters, or to construct recreational facilities unique to coastal sites. Furthermore, a "crucial need" may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation. Furthermore, a "crucial need" shall not be generated as a result of development approvals within the Coastal High Hazard Area of unincorporated Franklin County after adoption of this Comprehensive Plan. *(existing policy)*

Policy 8.3. The City shall through its land development regulations restrict density of the City's CHHA areas to the lowest level of service establishment for the respective land use categories. *(existing policy)*

Policy 8.4. The City's Floodplain Management Ordinance shall reference the building elevations of the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance Program, provide for detention of rain from, a 25-year, 24-hour rainfall event, and restrict discharge of rainwater into ditches which may flood evacuation routes. *(existing policy)*

Policy 8.5. New sanitary sewer facilities in the hurricane vulnerability zone shall be floodproofed, raw sewage shall not leak from sanitary sewer facilities during flood events. *(existing policy)*

Policy 8.6. The Coastal High Hazard Area ~~shall, at a minimum, be consistent with the definition found in Rule 9J5-03(17) FAC, which reads as follows:~~ is defined by 163.3178 (6) (h) as the area below the elevation of a category 1 storm surge line as established by Sea and Overland Surges from hurricanes computerized storm surge model. For the purpose of administering the regulatory provisions of the City's land development regulations, the Coastal High Hazard Area may be determined to be coterminous with the FEMA Special Flood Hazard Areas (SFHAs) which are identified on Flood Insurance Rate Maps (FIRMs) as zones AE, V, V1-V30 and VE. The Coastal High Hazard Area is defined on Map 9. ~~evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation~~

~~study ..." The City's CHHA shall further encompass the velocity zones as identified on the Flood Insurance Rate Maps, the areas seaward of the coastal construction control line and where public facilities have been damaged or undermined by coastal storms.~~

~~Coastal Policy 8.7 The City shall adopt most recent amendments to Southern Standard Building Code the Florida Building Code.~~

~~Coastal Policy 8.8 The City shall continue its efforts to provide flood protection information, including information about Flood Insurance Rate Maps and the National Flood Insurance Program.~~

~~(f)2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. (f)3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state. (f)4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.~~

~~Coastal Objective 9. Development Density and Intensity Through 2040, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. 9J-5.012 (3)(b)(6)~~

~~Policy 9.6 A crucial need finding must be arrived at by the City to authorize public expenditures within the CHHA and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of surface and potable water quality standards, or to construct recreational facilities unique to coastal sites such as boat-ramps and associated facilities. Furthermore, a crucial need may only be established after consideration has been give to hazard mitigation standards, including floodproofing and evacuation.~~

~~Policy 9.7 In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.~~

~~(f)5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.~~

Not applicable.

~~(f)6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.~~

~~Policy 9.8 The City will continue efforts to enter the Community Rating System by completing required documentation and activities that confer eligibility and by enacting rules and policies that will increase the City's Community Rating score, resulting in an improved percentage savings on flood insurance premiums for residents of Apalachicola.~~

~~Objective 10. Hurricane Evacuation. The City's hurricane evacuation time for a Level C (category 3) shall not be 12 hours to shelter and 24 hours out of county prior to anticipated landfall of a Category C-E or Category 3-5 storm event Level A storm shall be the minimum of the range as identified elsewhere in this plan (Tables 19 thru 23). 9J5.012(3)(b)(7) As per 163.3178 8(a)3(b) Florida Statues, the city shall ensure that hurricane evacuation clearance times do not exceed 16 hours for category 1 storms and 24 hours for a category 5 storm as measured on the Saffir-Simpson scale.~~

Objective 11. Post-Disaster Redevelopment. Through 2040-, the current county emergency plan will be utilized and modified as indicated. ~~9J5.012 (3)(b)(8)~~ (also referenced as a planning horizon amendment)

Policy 11.7. The City shall coordinate with the county to ~~develop and adopt prior to the 1995 hurricane season a formal decision-making process~~ to evaluate options for damaged public facilities in the CHHA including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

4. LEGISLATIVE REQUIREMENT: PRIVATE PROPERTY RIGHTS

Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida), requires a local government to adopt and include the property rights element in its comprehensive plan for any proposed plan amendment initiated after July 1, 2021. A proposed comprehensive plan amendment is initiated on the date the amendment is first considered at a public hearing, as outlined in Section 163.3174(4), Florida Statutes, held by the local planning agency.

Plan Inconsistency: The comprehensive plan does not reference the legislative mandate for a private property rights element.

Recommendation: Include required legislation as referenced in the statutes.

Recommended Change:

Goal 1: The City of Apalachicola will consider private property rights in all local decision making.

Objective 1: Apalachicola will respect constitutionally-protected private property rights.

Policy 1: The City of Apalachicola will respect the rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 2: The City of Apalachicola will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 3: the City of Apalachicola will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 4: The City of Apalachicola will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

5. LEGISLATIVE REQUIREMENT: WATER SUPPLY PLANNING

Sections 373.709 and 163.3177(6)(c)3, Florida Statutes, require that a local government's water supply and work plan be updated within 18 months after a water management district's governing board approves an updated regional water supply plan. The purpose of the update is to reflect any changes in the regional plan that affect the local water supply and work plan.

Plan Inconsistency: Existing City Water Supply plan out of date.

Recommendation: 1. Adopt the current 2018 Regional Water Supply Plan by reference. 2. Update City Water Supply plan.

Policy 1.4. The City shall ~~maintain~~ adopt the 2018 Regional Water Supply Plan, ~~adopted~~ by reference, as it is amended at five year intervals through the planning horizon of 2040-2020. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWFMD approves an updated regional water supply plan. Any projects within the Water Supply Plan for which the ~~County~~ City has financial responsibility will be included within the 5-year schedule of Capital Improvements. (*also referenced in planning horizon section*)

6. LEGISLATIVE REQUIREMENT: POPULATION ESTIMATE UPDATES

Section 163.3177(3), 2022 Florida Statutes The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

Plan Inconsistency: Existing data and analysis in the Future Land Use Element as it relates to population estimates are out of date.

Recommendation: Update population estimates and projections within data and analysis.

7. ADDITIONAL RECOMMENDED REVISIONS

There are a number of objectives and policies within the City's comprehensive plan that are either no longer applicable or which are clearly in need of update. The following is based on an analysis of the plan against current information relating to public facilities, regulations and policy.

COASTAL MANAGEMENT ELEMENT

1. Policy 2-7: The City shall prohibit the alteration , other than stormwater improvements and approved maintenance of mosquito ditches. mosquito ditches and shall provide treatment prior to discharge to bay.
2. Policy 3.3: The City shall through its land development regulations, require developers of subdivisions ~~with lots of less than one acre~~ to connect to a public wastewater system and provide sewers to each lot in the subdivision.
3. Policy 4.2 : In order to reduce the impact of effluent from sewage treatment plants on the Bay, sewage treatment facilities with a history of treatment standards violations shall have the highest priority in budget considerations ~~to new or improved facilities.~~

4. Objective 7. Water-Dependent/Water-Related Land Uses. The City shall prohibit any water-dependent or water-related land use which will lower the water quality standards below State water quality standards for River and Bay. ~~9J5.012(3)(b)(3)~~
5. Objective 15. Levels of Service. The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal area and the additional standards under this objective shall be applied whenever development orders or permits are requested. The evacuation times established by objective 10 shall also be considered levels of service standards for roads. ~~9J5.012(3)(b)(11)~~
6. Policy 16.1. Improvements to the Apalachicola sewage treatment plant serving the Apalachicola area shall be ~~constructed by 2000 ongoing and the highest priority for funding until system is in compliance with~~ FL Department of Environmental Protection regulation and shall be funded by multiple funding sources including grant funds.

FUTURE LAND USE ELEMENT

1. Objective 3: Policy 3.6: Marine or seafood related commercial activities shall be encouraged through special permitting requirements which include a reduced development set back along the waterfront in the City's downtown commercial district.
2. Policy 10.2: All development proposed for the City's Special Waterfront District must receive approval from applicable state and federal agencies prior to City issuance of certificate of occupancy development approval.
3. Policy 14.5. Through 2040 ~~2015~~, The City will complete and maintain informational signage and install at each city square.
4. Policy 14.4: The City shall include historic squares improvements as part of its five year capital improvements budget ~~and strategic planning document.~~

PUBLIC FACILITIES ELEMENT

1. Policy 1.5.9: ~~The City, by January 31, 2012, shall submit a rate structure evaluation as outlined in the permit.~~
2. Policy 1.5.10: The City, ~~by January 3, 2010, shall provide~~ annually update a service area map showing areas where service is actually provided as well as the overall franchise or potential service area allocated to the utility by the county, public service commission or other authorizing entity.
3. Policy 1.5.11: The City, ~~by January 31, 2012, shall submit an evaluation for the revision of its existing membership and/or tap fees to~~ promote the use of Florida Friendly Landscaping techniques and the installation of high efficiency plumbing fixtures.
4. Policy 2.1: ~~The City will priority implement recommendations of NOAA grant on Stormwater Management.~~ The City will annually prioritize stormwater needs and allocate funding to address stormwater deficiencies.
5. Policy 3.1.5: All projects required to meet projected demand for the years ~~1996-2001~~ 2023 to 2028 shall be ~~submitted to the Capital Improvements Coordinating Committee and scheduled~~ included in the Capital Improvements Element of this plan in accordance with the requirements of section 163.3177(3) F.S.
6. Policy 3.2.1. Through the year ~~2020-2040~~ planning period, the city shall continue to enforce its comprehensive stormwater management ordinance which provides for (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from

surface waters (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater run-off.

7. Objective 3.3: Through the year ~~2040~~ 2000, the City shall through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." ~~9j5.013(2)(b)(2)~~
- 8.

HOUSING ELEMENT

1. Objective 1. Provide or assist the private sector in providing ~~102~~ 121 net dwelling units, (38 rental and 83 home ownership) including low and moderate income housing by the year ~~2000~~ 2040.
2. Policy 1.1.4: The Planning and Zoning Commission shall encourage the development of mixed-income projects to avoid concentrations of low income residents when making land use decisions ~~concerning development of regional impact.~~
3. Objective 4: By 2028, the City shall establish development standards for ~~mobile~~ manufactured home parks and low and moderate income housing. Individual site built homes are recommended in established single family neighborhoods; multi family housing complexes of less than 50 unit are preferred over larger complexes.
4. Policy 1.4.2: Allow density bonus to developers of manufactured ~~mobile~~ home parks who provide "deed restricted" affordable housing for low and moderate income households. ...
5. Policy 1.4.6: The Planning and Community Development Office will provide referral information to the Housing ~~Authority assistance~~ office to assist low and moderate persons, including the homeless to find adequate housing.

CONSERVATION ELEMENT

1. Objective 1: Apalachicola shall maintain through the year ~~2000~~ 2040 ambient air quality standards which are equal to or more stringent than the State and Federal National ambient air quality standards (NAAQS)
2. Objective 2: The City shall protect the quality of water on the Apalachicola River and bay to the extent that all water maintains existing classification for water quality as established by the Florida Department of Environmental Regulation. ~~9j5.013(2)(b)2~~
3. Policy 2.1: By ~~1995~~ 2040, the City shall establish and maintain adequate docking facilities complete with bilge pump out facilities at Scipio Creek, Battery Park and all other public and private marinas.
4. Policy 2.2: ~~By 1991,~~ the City shall continue to ~~adopt and~~ implement a comprehensive stormwater management ordinance which provides for (1) buffer zone between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters (2) most development run off rates, volumes and pollutant loads do not exceed pre-development conditions.
5. Policy 2.3: ~~By 1995,~~ Through the planning horizon, all waterfront properties will be serviced by an adequate central sewer system.
6. Policy 3.2: In order to protect water supplies and the quality of estuarine waters, the city shall require connection of all development to central sewer ~~by 1991 identify and begin enforcement action to connect faulty onsite sewer treatment systems.~~ ~~9j5.013(2)©1.~~

7. Objective 4: The City shall, ~~by 1995, adopt mechanisms to conserve current and projected water sources within Apalachicola. In the interim, beginning in 1990, conservation steps will be taken through educational and stop water-loss means. 9J5.013(2)(b)(2)~~
8. Objective 5 : The City shall adopt and enforce aquifer protection measures to ensure the protection of the City's potable water source and to safeguard public health. ~~This action will be a part of the revised land development code to be adopted in accordance with 5 163.3202(1) F.S. and 9J5.013(2)(b)(2).~~
9. Policy 5.5: The City shall continue to protect its quantity and quality of water by allowing only low density/intensity uses to be developed within the City's cones of influence areas. ~~9J5.013(2)(c)(1)~~
10. Objective 6: The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development. ~~9J5.013(2)(c)(3)~~
11. Objective 7: The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year ~~2040~~ 2000. ~~9J5.013(2)(b)(3)~~ .
12. Objective 8: City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between ~~1990 and 2000~~, 2020 and 2040 the City will prohibit development which can be proved to damage the City's natural resources. ~~(9J5.013(2)(b)(4))~~
13. Policy 8.7: The City shall prohibit the alteration, other than approved stormwater improvements and maintenance, of mosquito ditches.
14. Objective 9: The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year ~~2000-2040~~. ~~9J5.013(2)(b)(4)~~ 5
15. Objective 10: The City, in conjunction with Franklin County, will continue to ~~develop and~~ implement a hazardous waste management program ~~by 1998, through 2040~~.

RECREATION AND OPEN SPACE ELEMENT

1. Policy 1.2 : The City will apply for grants and fully utilize yearly budgeted funds to correct ~~existing~~ recreation deficiencies as they arise.
2. Policy 2.4: City squares as identified in the element shall be preserved as open space. The City shall encourage acquisition of privately owned city squares in order to eliminate non- conforming uses on city Squares shall, through City policies, be eliminated by 2040 . ~~2000~~.

CAPITAL IMPROVEMENTS ELEMENT

~~Policy 1.4.4. The City shall seek funding to have the Touch Read meter system fully activated and functional by 2013.~~

~~Policy 1.4.6. The City shall seek opportunities to utilize treated effluent to the greatest extent possible to begin expand reuse initiatives. project construction by the end of the 2009 calendar year, with a projected completion timeframe of four years.~~

~~Policy 1.4.7. The City shall establish an average persons per household number and multiply that by the number of residential customers. This will then be divided into the average daily flows to determine the per capita demand. The City will make this comparison annually to gauge the effectiveness of the conservation measures undertaken. The City shall establish a method for determining per capita demand of water supply and conduct an annual supply plan to gauge annual water supply needs and conservation measures. For~~

residential use, an average persons per household number multiplied by the number of residential customers can be divided into the average daily flows to determine the per capita demand.

Policy 1.4.8. The City shall ~~execute an interconnection agreement~~ initiate a dialogue with the City of Port St. Joe allowing preliminary discussions and plans toward ~~finalization~~ coordination of the interconnection of water resources ~~before the need arises.~~

Objective 3. Future developments will bear their full proportionate cost of facility improvements necessitated by the development in order to maintain adopted Level Of Service standards. Proportion of cost will be determined by the city's facilities staff and made a part of the permitting records.

Policy 5.2. The City shall utilize the Land Development Code through the required site plan review process ~~development~~ to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available concurrently as the facility needs are impacted by the development.

Policy 5.3. Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- c) Generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of capital improvements;

8. PROPOSED DATA AND ANALYSIS REVISIONS AND INCLUSIONS

Capital Improvements Element

Five Year Capital Improvements Budget (2022-2027)

Area of Critical State Concern Work Program

Coastal Element

CHHA Vulnerability Map

Future Land Use Element

Population Projections through 2040 Planning Horizon

Housing Element

Florida Housing Finance Corporation Housing Coalition Needs Assessment for Franklin County

Private Property rights

Chapter 163.3177(6)i(2), Fl Statutes

Public Facilities Element

2018 Northwest Florida Water Supply Plan (s.373.709(2))



Approval of March 13th Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, March 13th, 2023
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **Al Ingle - Chair, Bobby Miller, Jim Bachrach, Justin McMillan, Joe Taylor, Lee McLemore, Chase Galloway**

Workshop – Comprehensive Plan 5:30 PM

1. Presentation from Bay Media Services, Cindy Clark - The attached document represents proposed changes to the City of Apalachicola's comprehensive plan prepared as part of an evaluation of the City's plan funded through a DEO Community Planning Technical Assistance Grant. The review includes an evaluation of the City's comprehensive plan for consistency with State Comprehensive Plan Requirements and includes legislatively-mandated recommended draft revisions. Based on the statutory review, revisions are recommended for the following sections: Planning Horizons, Peril of Flood, Private Property Rights, Capital Improvement Planning, Water Supply Planning and Population estimate data and analysis. The statutory citations, as well as recommended revisions are represented in stroke-through and underline format. Additional recommended, but not required, revisions are identified in a separate section following the legislative requirements.
 - **Cindy presented document titled “City of Apalachicola Comprehensive Plan Review (mandates and recommendations) DRAFT 3-7-23”. This document is attached to these minutes. Rebecca Jetton accompanied Cindy and presented document titled “Principals for Guiding Development”. This document is attached to these minutes.**
 - **The board discussed the documents and made comments about the property rights elements being important in the City of Apalachicola and opened the floor for public comment.**
 - **The HAPPI citizen group (Historic Apalachicola Partners for Preservation, Inc.) distributed and presented their own document which includes general observations, recommendations, and a section titled “Existing Goals, Objectives, and Policies in 2013 City Comprehensive Plan Related to Historic**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, March 13th, 2023
Community Center - 1 Bay Avenue
Minutes

Preservation". The HAPPI documents are attached to these minutes. The HAPPI representative focused on historic preservation and the historic guidelines – they asked that the planning horizon for this element not be as far out as 2040 and asked that it be a short-term goal. There was also a question as to if the historic guidelines are part of the City LDC or not – City Attorney Dan Hartman stated they were repealed when Municode was codified, but this could be a subjective standard. Currently, the historic guidelines are not recognized as City code.

- Another citizen comment was made that they would like to see a focus on assisting and planning for low to moderate income housing.
- The board discussed the historic perseveration element and were open to shortening the time for this element to a 5-year planning horizon, but no motion was made as they agreed that they could discuss it in depth at the next workshop.
- Cindy closed the workshop by stating this was 1 of 2 preliminary workshops before the joint workshop with the City Commission will take place – she asked that any suggestions and comments be sent to staff. After the 2nd P&Z workshop, there will be a call to action on the regular meeting agenda to move forward with a joint workshop.

Regular Meeting: 6:00 PM

1. Approval of February 13th, 202³ regular meeting minutes.
 - Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All In favor – motion carried.
2. Review, Discussion and Decision for Shed. (R-3) @ 354 25th Avenue. Block 221, Lots 3-4. For Sandra Williams -Owner; Contractor: TBD
 - Applicant had not signed the certification page of the application at the time of submittal. This page was signed at the P&Z meeting and is attached to these minutes for the record.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
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Monday, March 13th, 2023
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- **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**

- 3. Review, Discussion and Decision for New Construction. **(R-2) @ 170 19th Ave.,** Block 247, Lots 3-7. For Frank Pearsall -Owner; Contractor: Heath Galloway
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

- 4. Review, Discussion and Decision for Deck Addition, Fence. **(C-4) @ 301 Market Street,** Blocks L, M, N, O. For Thurman Ross -Owner; Contractor: Southern Shores Builders
 - **Motion to approve by Jim Bachrach; 2nd by Justin McMillan. All in favor – motion carried.**

- 5. Review, Discussion and Decision for Shed. **(R-2) @ 142 13th Street,** Block 90, Lots 1 & SE ½ Lot 2. For Patricia Lane -Owner; Contractor: Bestway Portable Buildings
 - **Motion to approve by Justin McMillan; 2nd by Lee McLemore. All in favor – motion carried.**

Other/New Business: N/A

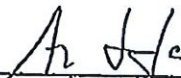
Outstanding/Unresolved Issues: N/A

After adjourning the regular meeting, a public hearing for a Special Exception request will begin.

Motion to adjourn by Jim Bachrach; 2nd by Bobby Miller. All in favor – meeting adjourned.

Minutes approved by Chair; Al Ingle: _____

Date: _____



3/16/23

OVERVIEW

This document represents the comprehensive plan review portion of the DEO Community Planning Technical Assistance Grant awarded to the City of Apalachicola in 2022. The review includes an evaluation of the City's comprehensive plan for consistency with State Comprehensive Plan Requirements and includes recommended draft revisions. Based on the statutory review, revisions are recommended for the following sections: Planning Horizons, Peril of Flood, Private Property Rights, Capital Improvement Planning, Water Supply Planning and Population estimate data and analysis. The statutory citations, as well as recommended revisions are represented in stroke-through and underline format below. Additional recommended, but not required, revisions are identified in a separate section following the legislative requirements.

1. LEGISLATIVE REQUIREMENT: PLANNING HORIZON

(2022) 163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

Plan Inconsistency: Multiple planning horizons have expired throughout the Goals, Objectives and Policies of all elements.

Recommendation:

Change long range planning horizon from expired date(s) to 2040 to accommodate long range planning objectives and reference a five year planning horizon for Capital Improvements

Recommended Changes by Element:

CAPITAL IMPROVEMENTS

Objective 1. ~~Through 2040, the Capital Improvements budget and element will be provided to correct~~ Identify existing deficiencies needing repair and expansion to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this element. The planning horizon for Capital Improvements is 2022 – 2027. The planning horizon for other elements is 2040 (Also referenced in Capital Improvements legislative mandate section)

Policy 1.4. The City ~~maintain~~ adopts the - 2018 Northwest Fl Water Management District's Regional Water Supply Plan, adopted by reference, as it is amended at five year intervals through the planning horizon of 2040-2020. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan for which the County City- has financial responsibility will be included within the 5-year schedule of Capital Improvements.

Policy 1.4.5. The City shall implement a meter testing program for all meters 2" and larger by the end of 2010 and continue monitoring through 2040.

Policy 4.2. In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to a reasonable and acceptable rate. A percentage rate relating to the property tax base shall be ~~established by January 1, 1991~~ maintained through 2040.

Objective 5 Through 2040, the City shall maintain the adopted levels of service. Issuance of development orders and permits will be ~~based~~ conditioned upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

CITY OF APALACHICOLA COMPREHENSIVE PLAN REVIEW (mandates & recommendations) DRAFT 3-7-23

COASTAL MANAGEMENT

Objective 1. The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year ~~2040-2000, 9J5.012(b)1,(2)~~

Policy 1.2. Through ~~2040-2020~~, Apalachicola shall continue to enforce its Land Development Regulations ...

Objective 2. The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 2004 and ~~2040-2020~~ the City will prohibit development which can be proved to damage the City's natural resources.

Objective 3. The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year ~~2040-2020~~.

Objective 4. Estuarine Water Quality. Through the year ~~2040-2020~~, the water quality of Apalachicola Bay and River shall remain classified as "good."

Objective 5. ~~Through 2040, by 2004~~ the City shall ~~continue~~ begin implementing a floodplain drainage basin plan as part of its stormwater management plan which will address development restrictions for floodplain drainage areas, a work plan for correcting drainage facility deficiencies and the creation of a stormwater manual outlining stormwater systems appropriate for use with the coastal area.

Objective 6. Through the ~~2040-2020~~ planning horizon, ~~By 1991~~, the City shall continue to enforce existing land use laws which give priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

Policy 7.1. Through the planning period ~~2040-2020~~, the City shall require sewage pump-out facilities for all new marina facilities along the riverfront and continue to enforce existing regulations requiring marinas to install such facilities.

Objective 8. Hazard Mitigation and Coastal High-Hazard Areas. Through the ~~2040-2020~~ planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas.

Objective 9. Development Density and Intensity ~~Through 2040~~, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. ~~9J5.012-(3)(b)(6)~~

Objective 11. Post-Disaster Redevelopment. ~~Through 2040~~, the current county emergency plan will be utilized and modified as indicated. ~~9J5.012-(3)(b)(8)~~

Objective 12. Public Access. The amount of public access to coastal resources shall be maintained and not decreased between 2004 and ~~2040-2020~~.

Objective 13. Historic Resources. Through the year ~~2040-2020~~ the City shall continue to enforce development standards for the protection, preservation and sensitive reuse of historic resources throughout the City.

Objective 14. Maintaining Scenic routes. By ~~2040-2020~~, the City will establish a scenic road program in order to help preserve the area's natural beauty.

Objective 17. Coordinating with Other Local Governments. ~~By 2020~~, ~~Through 2040~~ the city will continually engage with the County regarding an ~~intergovernmental coordination program shall be established in order to manage~~ coastal resources affecting or affected by governments other than the City.

FUTURE LAND USE

Policy 2.1. Through the planning period - ~~2040-2020~~ the City shall in accordance with F.S. Chapter 163, amend its land use regulations to remain consistent with the GOPS of the comprehensive plan...

CITY OF APALACHICOLA COMPREHENSIVE PLAN REVIEW (mandates & recommendations) DRAFT 3-7-23

Objective 3. Future development and redevelopment will be directed into the City's vacant/undeveloped areas as identified on the Existing Land Use Map where the provision of services and public facilities are available. Current utility facilities, with adequate land for expansion, will meet needs projected through year ~~2040, 2000~~

Objective 8. Through the year ~~2040~~ ~~2020~~, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal Area and to mitigate the impact of natural hazards in this area to coordinate with hurricane evacuation plans (Coastal Management Element).

Goal 2. Through its Land Use Regulations, Budget Prioritization and Administrative Management, the City will Restore its Historic Public Squares to a More Natural State by ~~2020~~, 2040

Policy 14.5. By 2040 ~~2015~~ the City will design appropriate informational signage and install at each remaining City square for which signs have not yet been completed.

HOUSING

Objective 1. Provide or assist the private sector in providing 102 net dwelling units, including low and moderate income housing by the year 2040 ~~2000~~.

Objective 2. By the year ~~2040~~ ~~2000~~, apply for housing grants to rehabilitate at least 289 substandard housing units.
Objective 3. By the year 2040 ~~2000~~, all substandard housing shall be eliminated, with half of the substandard units eliminated by 1996.

Policy 1.5.4. The City shall coordinate with the public and private sector to provide 10 units of housing for the low income elderly population by the year 2040 ~~2000~~.

PUBLIC FACILITIES

Objective 1. Through the projected planning period 2040 ~~2020~~, local ordinances will continue to require that adequate facility capacity is available at the time a development order is issued, or will be available at the time impacts from the development occur.

Policy 1.4.1. The City shall ~~maintain~~ implement the 2018 Regional Water Supply Plan, adopted by reference, through the planning horizon of ~~2040-2020~~. The City shall review the Water Supply ~~Work~~ Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan, for which the City has financial responsibility, will be included within the 5-year schedule of Capital Improvements.

Objective 2.1. Existing deficiencies will be corrected by completing the following projects by 2040 ~~2020~~:

Policy 3.1.5. All projects required to meet projected demands for the years ~~1996-2001~~ 2023 to 2028 shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the Capital Improvements Element of this plan ~~in accordance with the requirements of Section 163.3177(3), F.S.~~

Policy 3.2.1. Through the ~~2020~~ 2040 planning period the City shall continue to enforce its comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater run-off.

Policy 3.2.2. Through the ~~2020-2040~~ planning period, all waterfront properties will be serviced by an adequate central sewer system.

Objective 3.3. Through the year ~~2000-2040~~, the City shall, through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." ~~91-5.013(2)(b)(2)~~.

CITY OF APALACHICOLA COMPREHENSIVE PLAN REVIEW (mandates & recommendations) DRAFT 3-7-23

Objective 4.1. By ~~2020~~, 2040 decrease the amount of unmanaged hazardous waste sites by fifty percent.

Objective 5.1. Projected demands through the year ~~2000~~ 2040 will be met by maintaining County landfill in accordance with FDEP R permit requirements.

Objective 7.1. Increase the number of Interlocal agreements between the City of Apalachicola, Carrabelle, the County and other utility districts by 25 percent by the year ~~2000~~ 2040.

Objective 8.1. ~~By 2020~~ Through 2040, the City will ~~request assistance from~~ continue to coordinate with the Northwest Florida Water Management District to identify, ~~and update and~~ map prime natural groundwater aquifer recharge areas.

Objective 8.2. ~~By 2020~~, Through 2040 ~~the planning horizon~~, the City land development code will provide for ~~maintenance~~ protection of aquifer recharge areas functions.

RECREATION AND OPEN SPACE

Objective 1. Parks and recreation facilities will meet and maintain the adopted LOS standards through the year ~~2000~~ 2040.

Objective 2. Lands designated as recreational open space as designated on the Future Land Use map series will be protected from incompatible land uses, lights, sound and activities and will remain functionally intact through at least the year ~~2000~~ 2040. New developments both public and private, over five acres will provide designated open spaces in the proposed site plan.

Objective 3. ~~By 1995~~, Through 2040, existing public recreation facilities shall have automobile, bicycle and pedestrian access which supports the adopted LOS standards. New facilities both public and private will show these provisions in site plans reviewed for approval.

Objective 4. By ~~2000~~, 2040 each of the nine (9) City streets which end at the riverfront will provide pedestrian access to the Apalachicola River.

Policy 4.1. ~~By 1995~~, Through 2040, the City shall protect road ends terminating at the river and will discontinue the policy of leasing riverfront street ends. In the event that the City cannot maintain riverfront access at the end of any street, the City will acquire an alternative access point so that the total number of pedestrian access points (9) to the Apalachicola River will not be decreased through the year ~~2040~~, ~~2000~~.

Objective 5. ~~By 1992~~, Through 2040, the City [shall] ~~improve coordination~~ continue to coordinate with the County and school district and with the private sector through specific points of contact to provide improvements in recreational opportunities and facilities.

TRAFFIC CIRCULATION

Objective 1. Existing roadway levels of service will be maintained at LOS C or better through the year 2040, ~~2020~~.

Policy 2.1. The City Building Official shall continue to identify any right-of-way encroachment on arterial and collector roads by block and lot number and an annual report made to the City Planning and Zoning Commission. All identified encroachments shall be scheduled for elimination by 2040, ~~2020~~ except within the historic district where construction efforts have been permitted that allow minor encroachments for the purpose of preserving historic design.

Policy 2.2. There will be no variances which would permit the reduction of setback requirements along arterial and collector roads through the projected planning period 2040, ~~2020~~.

Objective 3. Projected traffic demand through the year 2040, ~~2020~~ will be met by undertaking the opening and/or surfacing of platted undeveloped streets (approximately one mile each year).

INTERGOVERNMENTAL COORDINATION

Objective 1.1. For coordination with Franklin County and the Franklin County School Board, the City of Apalachicola should, ~~shall through 2040~~, maintain existing mechanisms which are effective and enhance or revise existing mechanisms which are ineffective or establish new mechanisms for issues not addressed by existing mechanisms. This will be accomplished by a review and recommendation made by the Planning Department ~~annually, during 1990,~~

Objective 1.3. ~~Establish~~ Maintain through 2040 a flexible mechanisms for use by all local governments in the area of concern, other units of government providing services but not having regulatory authority over the use of land, and state and federal agencies which have been identified as interested parties. ~~A review of action taken to accomplish this objective will be made by the planning department during the first quarter of 1991.~~

HISTORIC – OPTIONAL ELEMENT

Objective 1. ~~Through 2040, the City shall~~ To implement that ordinances and regulations are in place which provide specific regulations to direct and guide the maintenance and improvement of the Historic District facilities.

Objective 2. ~~By 1992,~~ Through 2040, the City of Apalachicola will continue to encourage developed a program that requires handicapped access on all rehabilitations of commercial and public historic structures.

Objective 4. ~~By 1995,~~ Through 2040, the city will support the ~~of have developed~~ existing development of a working waterfront museum along the Apalachicola River from Wharf Lot 1 to Battery Park. and encourage the provision of similar businesses which promote the local seafood boating and fishing culture of the working waterfront.

Objective 5. ~~By 1995 the City will acquire two (2) historic structures for use as public buildings.~~ Through 2040, The City will continue to maintain its City-owned historic structures through grant funding and innovative public/private partnerships."

Objective 6. Through 2040, the city will, apply for and support others in applying for grants and other available funds to acquire and/or improve historical structures, spaces, and other actions which will enhance the Historical District.

ECONOMIC DEVELOPMENT – OPTIONAL ELEMENT

Policy 3.2. ~~By December 31, 1995,~~ the City's Planning Commission shall develop continue to utilize parcel level geographic information which ~~can be used~~ to analyze land for its potential to accommodate future industrial/commercial uses.

Policy 3.3. ~~Not later than the deadline established by Section 163.3202(1), Florida Statutes,~~ the City shall incorporate a diversity of land uses ~~regulations~~ into the land development regulations to facilitate economic growth.

Policy 4.1. The city shall establish cooperative agreements between the county government to provide public, water and sewer facilities for areas where economic growth is appropriate ~~as based on Future Land Use Element by December 31, 1992,~~ and review those areas and agreements annually.

Policy 4.2. The city shall coordinate with representatives of School Board and other educational institutions in order to promote and enhance the overall educational attainment and job skills of Apalachicola residents by ~~meeting not less than semi-annually beginning October 1, 1991,~~

2. LEGISLATIVE REQUIREMENT: CAPITAL IMPROVEMENT PLANNING

(2022) 163.3177((3))(a) *The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities... The components shall cover at least a 5-year period. (3)(a) The comprehensive plan shall contain a capital*

improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Note: The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Plan Inconsistency: The comprehensive plan does not reference a current five year capital improvements plan.

Recommendation: Include five year planning horizon policy for capital improvement plan and finalize existing draft five year plan with changes. Consider adopting as part of the amendment.

Recommended Change:

CAPITAL IMPROVEMENTS ELEMENT

Objective 1. ~~Through 2040, the Capital Improvements budget and element will be provided to correct~~ Identify existing deficiencies needing repair and expansion to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the City's 5-Year (2022-2027) Schedule of Improvements.

3. LEGISLATIVE REQUIREMENT: PERIL OF FLOOD

163.3178(f) (Coastal Element must contain) A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Plan Inconsistency: Objectives do not connect directly to statutory requirements.

Recommendation: Revise and create new objectives and policies that connect directly to statutory requirements.

Recommended Change:

(f) 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Goal II. Reducing Vulnerability to hurricanes *(existing goal)*

Coastal Objective 8. Hazard Mitigation and Coastal High-Hazard Areas. Through the ~~2040~~ 2020 planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas. *(also referenced as a planning horizon amendment)*

Policy 8.1. City-funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration. *(existing policy)*

Policy 8.2. The City shall establish a lower priority for the expenditure of City funds for public infrastructure within the Coastal High Hazard Area (CHHA) as compared with expenditures within other non-CHHA areas, except where expenditures are necessary to meet a "crucial need". A "crucial need" finding must be arrived at by the City to authorize public expenditures within the CHHA, and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of potable water quality standards or water quality standards applicable to surface waters, or to construct recreational facilities unique to coastal sites. Furthermore, a "crucial need" may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation. Furthermore, a "crucial need" shall not be generated as a result of development approvals within the Coastal High Hazard Area of unincorporated Franklin County after adoption of this Comprehensive Plan. *(existing policy)*

Policy 8.3. The City shall through its land development regulations restrict density of the City's CHHA areas to the lowest level of service establishment for the respective land use categories. *(existing policy)*

Policy 8.4. The City's Floodplain Management Ordinance shall reference the building elevations of the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance Program, provide for detention of rain from a 25-year, 24-hour rainfall event, and restrict discharge of rainwater into ditches which may flood evacuation routes. *(existing policy)*

Policy 8.5. New sanitary sewer facilities in the hurricane vulnerability zone shall be floodproofed, raw sewage shall not leak from sanitary sewer facilities during flood events. *(existing policy)*

Policy 8.6. The Coastal High Hazard Area shall, at a minimum, be consistent with the definition found in Rule 9J5-03(17) FAC, which reads as follows: is defined by 163.3178 (6) (h) as the area below the elevation of a category 1 storm surge line as established by Sea and Overland Surges from hurricanes computerized storm surge model. For the purpose of administering the regulatory provisions of the City's land development regulations, the Coastal High Hazard Area may be determined to be coterminous with the FEMA Special Flood Hazard Areas (SFHAs) which are identified on Flood Insurance Rate Maps (FIRMs) as zones AE, V, V1-V30 and VE. The Coastal High Hazard Area is defined on Map 9. evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study...." The City's CHHA shall further encompass the velocity zones as identified on the Flood Insurance Rate Maps, the areas seaward of the coastal construction control line and where public facilities have been damaged or undermined by coastal storms.

Coastal Policy 8.7 The City shall adopt most recent amendments to ~~Southern Standard Building Code~~ the Florida Building Code.

Coastal Policy 8.8 The City shall continue its efforts to provide flood protection information, including information about Flood Insurance Rate Maps and the National Flood Insurance Program.

(f)2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. (f)3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state. (f)4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Coastal Objective 9. Development Density and Intensity Through 2040, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. ~~915.012(3)(b)(6)~~

Policy 9.6 A crucial need finding must be arrived at by the City to authorize public expenditures within the CHHA and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of surface and potable water quality standards, or to construct recreational facilities unique to coastal sites such as boat-ramps and associated facilities. Furthermore, a crucial need may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation.

Policy 9.7 In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

(f)5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Not applicable.

(f)6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 9.8 The City will continue efforts to enter the Community Rating System by completing required documentation and activities that confer eligibility and by enacting rules and policies that will increase the City's Community Rating score, resulting in an improved percentage savings on flood insurance premiums for residents of Apalachicola.

Objective 10. Hurricane Evacuation. ~~The City's hurricane evacuation time for a Level C (category 3) shall not be 12 hours to shelter and 24 hours out of county prior to anticipated landfall of a Category C-E or Category 3-5 storm event. Level A storm shall be the minimum of the range as identified elsewhere in this plan (Tables 19 thru 23).~~ ~~915.012(3)(b)(7)~~ The city shall ensure that hurricane evacuation clearance times do not exceed 16 hours for category 1 storms and 24 hours for category 2-5 storms.

Objective 11. Post-Disaster Redevelopment. Through 2040, the current county emergency plan will be utilized and modified as indicated. ~~915.012(3)(b)(8)~~ (also referenced as a planning horizon amendment)

~~Policy 11.7. The City shall coordinate with the county to develop and adopt prior to the 1995 hurricane season a formal decision-making process to evaluate options for damaged public facilities in the CHHA including~~

abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

4. LEGISLATIVE REQUIREMENT: PRIVATE PROPERTY RIGHTS

Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida), requires a local government to adopt and include the property rights element in its comprehensive plan for any proposed plan amendment initiated after July 1, 2021. A proposed comprehensive plan amendment is initiated on the date the amendment is first considered at a public hearing, as outlined in Section 163.3174(4), Florida Statutes, held by the local planning agency.

Plan Inconsistency: The comprehensive plan does not reference the legislative mandate for a private property rights element.

Recommendation: Include required legislation as referenced in the statutes.

Recommended Change:

Goal - The City of Apalachicola will consider private property rights in all local decision making.

Objective -- Apalachicola will respect constitutionally-protected private property rights.

Policy - The City of Apalachicola will respect the rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy - The City of Apalachicola will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy - The City of Apalachicola will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy - The City of Apalachicola will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

5. LEGISLATIVE REQUIREMENT: WATER SUPPLY PLANNING

Sections 373.709 and 163.3177(6)(c)3, Florida Statutes, require that a local government's water supply and work plan be updated within 18 months after a water management district's governing board approves an updated regional water supply plan. The purpose of the update is to reflect any changes in the regional plan that affect the local water supply and work plan.

Plan Inconsistency: Existing City Water Supply plan out of date.

Recommendation: 1. Adopt the current 2018 Regional Water Supply Plan by reference. 2. Update City Water Supply plan.

Policy 1.4. The City shall maintain adopt the 2018 Regional Water Supply Plan, adopted by reference, as it is amended at five year intervals through the planning horizon of 2040-2020. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWFMD approves an updated

regional water supply plan. Any projects within the Water Supply Plan for which the County City has financial responsibility will be included within the 5-year schedule of Capital Improvements. (also referenced in planning horizon section)

6. LEGISLATIVE REQUIREMENT: POPULATION ESTIMATE UPDATES

Section 163.3177(3), 2022 Florida Statutes The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

Plan Inconsistency: Existing data and analysis in the Future Land Use Element as it relates to population estimates are out of date.

Recommendation: Update population estimates and projections within data and analysis.

7. ADDITIONAL RECOMMENDED REVISIONS

There are a number of objectives and policies within the City's comprehensive plan that are either no longer applicable or which are clearly in need of update. The following is based on an analysis of the plan against current information relating to public facilities, regulations and policy.

COASTAL MANAGEMENT ELEMENT

1. Policy 2-7: The City shall prohibit the alteration, other than stormwater improvements and approved maintenance of mosquito ditches, mosquito ditches and shall provide treatment prior to discharge to bay.
2. Policy 3.3: The City shall through its land development regulations, require developers of subdivisions ~~with lots of less than one acre~~ to connect to a public wastewater system and provide sewers to each lot in the subdivision.
3. Policy 4.2 : In order to reduce the impact of effluent from sewage treatment plants on the Bay, sewage treatment facilities with a history of treatment standards violations shall have the highest priority in budget considerations to new or improved facilities.
4. Objective 7. Water-Dependent/Water-Related Land Uses. The City shall prohibit any water-dependent or water-related land use which will lower the water quality standards below State water quality standards for River and Bay. ~~915.012(3)(b)(3)~~
5. Objective 15. Levels of Service. The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal area and the additional standards under this objective shall be applied whenever development orders or permits are requested. The evacuation times established by objective 10 shall also be considered levels of service standards for roads. ~~915.012(3)(b)(11)~~

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6. Policy 16.1. Improvements to the Apalachicola sewage treatment plant serving the Apalachicola area shall be ~~constructed by 2000~~ engaged and the highest priority for funding until system is in compliance with Florida Department of Environmental Protection regulation and shall be funded by multiple funding sources including grant funds.

FUTURE LAND USE ELEMENT

1. Objective 3: Policy 3.6: Marine or seafood related commercial activities shall be encouraged through special permitting requirements which include a reduced development set back along the waterfront in the City's downtown commercial district.
2. Policy 10.2: All development proposed for the City's Special Waterfront District must receive approval from applicable state and federal agencies prior to City issuance of certificate of occupancy development approval.
3. Policy 14.5. Through 2040 ~~2015~~, The City will complete and maintain Informational signage and install at each city square.
4. Policy 14.4: The City shall include historic squares improvements as part of its five year capital improvements budget ~~and strategic planning document~~.

PUBLIC FACILITIES ELEMENT

1. Policy 1.5.9: ~~The City, by January 31, 2012, shall submit a rate structure evaluation as outlined in the permit.~~
2. Policy 1.5.10: The City, ~~by January 3, 2010,~~ shall ~~provide~~ annually update a service area map showing areas where service is actually provided as well as the overall franchise or potential service area allocated to the utility by the county, public service commission or other authorizing entity.
3. Policy 1.5.11: The City, ~~by January 31, 2012,~~ shall ~~submit an evaluation for the revision of its existing membership and/or tap fees to~~ promote the use of Florida Friendly Landscaping techniques and the installation of high efficiency plumbing fixtures.
4. Policy 2.1: ~~The City will priority implement recommendations of NOAA grant on Stormwater Management.~~ The City will annually prioritize stormwater needs and allocate funding to address stormwater deficiencies.
5. Policy 3.1.5: All projects required to meet projected demand for the years ~~1996-2001~~ 2023 to 2028 shall be ~~submitted to the Capital Improvements Coordinating Committee and scheduled~~ included in the Capital Improvements Element of this plan in accordance with the requirements of section 163.3177(3) F.S.
6. Policy 3.2.1. Through the year ~~2020-2040~~ 2040 planning period, the city shall continue to enforce its comprehensive stormwater management ordinance which provides for (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater run-off.
7. Objective 3.3: Through the year ~~2040~~ 2000, the City shall through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." ~~9/5-013(2)(b)(2)~~
- 8.

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HOUSING ELEMENT

1. Objective 1. Provide or assist the private sector in providing ~~102,121~~ net dwelling units, (38 rental and 83 home ownership) including low and moderate income housing by the year ~~2000~~ 2040.
2. Policy 1.1.4: The Planning and Zoning Commission shall encourage the development of mixed-income projects to avoid concentrations of low income residents when making land use decisions concerning development of regional impact.
3. Objective 4: By 2028, the City shall establish development standards for mobile manufactured home parks and low and moderate income housing. Individual site built homes are recommended in established single family neighborhoods; multi family housing complexes of less than 50 units are preferred over larger complexes.
4. Policy 1.4.2: Allow density bonus to developers of manufactured mobile home parks who provide "deed restricted" affordable housing for low and moderate income households. ...
5. Policy 1.4.6: The Planning and Community Development Office will provide referral information to the Housing Authority assistance office to assist low and moderate persons, including the homeless to find, adequate housing.

CONSERVATION ELEMENT

1. Objective 1: Apalachicola shall maintain through the year ~~2000~~ 2040 ambient air quality standards which are equal to or more stringent than the State and Federal National ambient air quality standards (NAAQS)
2. Objective 2: The City shall protect the quality of water on the Apalachicola River and bay to the extent that all water maintains existing classification for water quality as established by the Florida Department of Environmental Regulation. ~~9J5.013(2)(b)2~~
3. Policy 2.1: ~~By 1995~~ 2040, the City shall establish and maintain adequate docking facilities complete with bilge pump out facilities at Scipio Creek, Battery Park and all other public and private marinas.
4. Policy 2.2: ~~By 1991~~, the City shall continue to ~~adopt and~~ implement a comprehensive stormwater management ordinance which provides for (1) buffer zone between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters (2) most development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
5. Policy 2.3: ~~By 1995~~, Through the planning horizon, all waterfront properties will be serviced by an adequate central sewer system.
6. Policy 3.2: In order to protect water supplies and the quality of estuarine waters, the city shall require connection of all development to central sewer ~~by 1991 identify and begin enforcement action to connect faulty onsite sewer treatment systems. 9J5.013(2)(c)1.~~
7. Objective 4: The City shall, ~~by 1995, adopt mechanisms to conserve current and projected water sources within Apalachicola. In the interim, beginning in 1990, conservation steps will be taken through educational and stop~~ water-loss means. 9J5.013(2)(b)2
8. Objective 5: The City shall adopt and enforce aquifer protection measures to ensure the protection of the City's potable water source and to safeguard public health. ~~This action will be a part of the revised land development code to be adopted in accordance with § 163.3202(1) F.S. and 9J5.013(2)(b)2.~~
9. Policy 5.5: The City shall continue to protect its quantity and quality of water by allowing only low density/intensity uses to be developed within the City's cones of influence areas. ~~9J5.013(2)(e)1~~

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10. Objective 6: The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development. ~~9J5.013(2)(e)(3)~~
11. Objective 7: The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year ~~2040~~ ~~2000~~. ~~9J5.013(2)(b)(3)~~.
12. Objective 8: City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between ~~1990 and 2000~~, 2020 and 2040 the City will prohibit development which can be proved to damage the City's natural resources. ~~(9J5.013(2)(b)(4))~~
13. Policy 8.7: The City shall prohibit the alteration, other than approved stormwater improvements and maintenance, of mosquito ditches.
14. Objective 9: The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year ~~2000-2040~~. ~~9J5.013(2)(b)(4) 5~~
15. Objective 10: The City, in conjunction with Franklin County, will continue to develop and implement a hazardous waste management program ~~by 1998, through 2040~~.

RECREATION AND OPEN SPACE ELEMENT

1. Policy 1.2: The City will apply for grants and fully utilize yearly budgeted funds to correct existing recreation deficiencies as they arise.
2. Policy 2.4: City squares as identified in the element shall be preserved as open space. The City shall encourage acquisition of privately owned city squares in order to eliminate non-conforming uses on city squares shall, through City policies, be eliminated by ~~2040~~. ~~2000~~.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.4.4. ~~The City shall seek funding to have the Touch-Read meter system fully activated and functional by 2013.~~

Policy 1.4.6. ~~The City shall seek opportunities to utilize treated effluent to the greatest extent possible to begin expand reuse initiatives. project construction by the end of the 2009 calendar year, with a projected completion timeframe of four years.~~

Policy 1.4.7. ~~The City shall establish an average persons per household number and multiply that by the number of residential customers. This will then be divided into the average daily flows to determine the per capita demand. The City will make this comparison annually to gauge the effectiveness of the conservation measures undertaken. The City shall establish a method for determining per capita demand of water supply and conduct an annual supply plan to gauge annual water supply needs and conservation measures. For residential use, an average persons per household number multiplied by the number of residential customers can be divided into the average daily flows to determine the per capita demand.~~

Policy 1.4.8. ~~The City shall execute an interconnection agreement initiate a dialogue with the City of Port St. Joe allowing preliminary discussions and plans toward finalization coordination of the interconnection of water resources before the need arises.~~

Objective 3. Future developments will bear their full proportionate cost of facility improvements necessitated by the development in order to maintain adopted Level Of Service standards. Proportion of cost will be determined by the city's facilities staff and made a part of the permitting records.

Policy 5.2. The City shall utilize the Land Development Code through the required site plan review process development to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available concurrently as the facility needs are impacted by the development.

Policy 5.3. Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- c) Generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of capital improvements;

8. PROPOSED DATA AND ANALYSIS REVISIONS AND INCLUSIONS

Capital Improvements Element

Five Year Capital Improvements Budget (2022-2027)

Area of Critical State Concern Work Program

Coastal Element

CHHA Vulnerability Map

Future Land Use Element

Population Projections through 2040 Planning Horizon

Housing Element

Florida Housing Finance Corporation Housing Coalition Needs Assessment for Franklin County

Private Property rights

Chapter 163.3177(6)(2), Fl Statutes

Public Facilities Element

2018 Northwest Florida Water Supply Plan (s.373.709(2))

PRINCIPLES FOR GUIDING DEVELOPEMENT

380.0555 Apalachicola Bay Area; protection and designation as area of critical state concern.—

(1) SHORT TITLE.—This act shall be known and cited as the “Apalachicola Bay Area Protection Act.”

(2) LEGISLATIVE INTENT.—It is hereby declared that the Intent of the Legislature is:

(a) To protect the water quality of the Apalachicola Bay Area to ensure a healthy environment and a thriving economy for the residents of the area and the state.

(b) To financially assist Franklin County and its municipalities in upgrading and expanding their sewerage systems.

(c) To protect the Apalachicola Bay Area’s natural and economic resources by implementing and enforcing comprehensive plans and land development regulations.

(d) To assist Franklin County and its municipalities with technical and advisory assistance in formulating additional land development regulations and modifications to comprehensive plans.

(e) To monitor activities within the Apalachicola Bay Area to ensure the long-term protection of all the area’s resources.

(f) To promote a broad base of economic growth which is compatible with the protection and conservation of the natural resources of the Apalachicola Bay Area.

(g) To educate the residents of the Apalachicola Bay Area in order to protect and preserve its natural resources.

(h) To provide affordable housing in close proximity to places of employment in the Apalachicola Bay Area.

(i) To protect and improve the water quality of the Apalachicola Bay Area through federal, state, and local funding of water quality improvement projects, including the construction and operation of wastewater management facilities that meet state requirements.

Historic Apalachicola Partners for Preservation, Inc.
P. O Box 965
Apalachicola, Florida 32329

March 5, 2023

Mayor Brenda Ash
Commissioner Donna Duncan
Commissioner Despina George
Commissioner Anita Grove
Commissioner Adriane Elliott

Dear Mayor and Commissioners,

HAPPI is pleased to present our recommendations for additions to the City's Comprehensive Plan that would augment protection for our City's historic assets. At your request we have presented them in a Goals, Objectives, Policies form that follows the format in the Comprehensive Plan. Supporting comments are included immediately following each item but are not intended for inclusion in the Comp. Plan. Also, for your information and ease of review we have included as an attachment to this letter all of the provisions relating to historic preservation that we have identified in the 2013 Comprehensive Plan which is included in Municode,¹ both as a check on our efforts, and to make sure we are all operating from the same page at the workshop.

General Observation

We strongly urge the Commission to reconsider the scope of the proposed update of the City's Comprehensive Plan for three reasons:

1. The Commission needs to respond to recent developments in the City that have damaged preservation of the City's historic assets and ensure that the City is not left defenseless in future attempts to override its historical visual landscape.
2. The City needs to begin now to accomplish the duties and requirements for a number of critical infrastructure subjects imposed in the original Comp. Plan and its' amendments that simply have not been done in the past. Noncompliance with the Plan ignores the public good that was to be achieved through its' implementation. It also leaves the City vulnerable to legal challenge.

¹ The Comprehensive Plan that is on the City's website is not the City's 2013 Comprehensive Plan and does not include many historic preservation provisions added in the 2013 Plan amendments. Please consider putting the same plan on your website that is on Municode to avoid needless effort and confusion. In addition, the most recent draft of Ms. Clark's work, dated 2-28-23, is placed under "city news" on the City's website and does not appear under the heading of "agendas and minutes" making it difficult to discover. Please consider putting all agenda related materials in the same place or give notice that they have been moved.

3. Related to the second reason, there does not seem to be any room in the current process for any serious consideration of why so many goals and objectives were not achieved despite the passage of nearly forty years. A number of goals and objectives that were thought at the time to be critically important, and that we believe are still critically important, have not yet been achieved. Just to push the date by which goals and objectives are to be achieved to its' outer limit of another twenty years and declare the task of updating the Comp Plan finished is largely a paper compliance with the statutory requirements.

We have yet to meet a person who lives, works, or visits Apalachicola who does not express a desire to have the city's visual landscape, history, and water quality preserved. A well thought out Comp Plan, backed by the political will to achieve the goals and objectives it contains, is our best tool to protect and preserve Apalachicola, while guiding development to occur in ways that are harmonious with what is already here. The Comp Plan is not a set of government regulations imposed by distant bureaucrats. This is our list of what we think is critically necessary for the health of our community.

Therefore we strongly urge the Commission to look beyond the very limited scope of the proposed amendments and insert a pause in this process² to take a serious in-depth look at the city's needs, develop goals and objectives, and attempt to discern what the barriers are to their achievement, and then set deadlines that are particular to each policy area to ensure accountability.

Historic Preservation Recommendations

The following recommendations are presented as additions to the many provisions about historic preservation already included in the Comp. Plan (listed in the Attachment to this letter). They are necessary to protect all the City's historic assets, expressly recognizing and protecting the City's 1836 Plat itself as a historic asset. Recent developments compel the City to proactively address this issue to prevent further loss of our historic visual landscape. Equal urgency attaches to the need to make some conscious choices about the existing historic and cultural guidelines to develop a clear set of regulations to protect, direct, and guide the maintenance and improvement of historic sites, structures, areas, and objects, an objective of the Comp. Plan since 1992. Finally, the City should begin work in a meaningful way to implement the visioning process for the squares, a goal that has been in the Comp. Plan since 2013, and commission an update of the inventory of historic assets that has not been done since the original efforts in 1975 and 1986.

² We understand that in 2019 the City received a letter from the Department of Economic Opportunity informing it that its Comp. Plan was out of statutory compliance and had one year to bring it back into compliance. The City took no action in response. Now in 2023 we are advised that we need to hurry along and "review" the Comp. Plan in a few months to achieve no more than paper compliance with statutory requirements. A more deliberate review of the Comp. Plan does not appear to impose any incremental risk to the City.

Recommended Historic Preservation Additions to the Comprehensive Plan³

GOAL 1: The City's historic plat, sites, structures, areas, and objects are irreplaceable assets of the City. The City shall protect, preserve, restore, and enhance the City's historic assets, including the original plat of the City as laid out in 1836, historic sites, structures, areas, and objects located in the City, and shall ensure that future development is consistent in scale, height, mass, type and location with the City's historic visual landscape.

Comment: This goal is consistent with existing goals related to historic preservation in the Future Land Use and Historic Preservation Elements of the current Comp Plan. The purpose of this goal is to expressly recognize all the types of historic assets located in the city, accord all of them protected status in the Comp. Plan, and to expressly recognize that the ultimate goal is to preserve the entire historic visual landscape, both historic structures and the underlying plan or setting in which they exist.

OBJECTIVE 1: The City will protect and enhance the City's historic plat, including streets, alleys, and squares.

POLICY 1.1: By ordinance adopted within one year of the effective date of this amendment of the Comprehensive Plan, development that would alter the historic plat shall not be permitted.

Comment: While components of the Historic Plat have been obliterated over the years (most recently with the loss of several streets and alleys due to the design and layout of the Denton Cove Apartment complex), the historic design of Apalachicola is remarkably intact from its adoption in 1836. For the sake of the City's legacy to current and future residents, and its current economic dependence on tourism, the Historic Plat deserves protection as a valued historic asset.

POLICY 1.2: The components of the historic plat, streets, alleys, and squares shall remain public spaces in perpetuity. Private organizations may from time to time receive permission from the City for short-term uses of any component of the Plat for festivals, parades, and the like, such as the HCOLA Festival and Porch Fest, but in no event shall the City permanently vacate the fee simple interest in a component of the historic plat.

Comment: Over the years some public streets and alleys first laid out in 1836 have been lost to the public through conveyance to private parties. This policy would expressly implement the fiduciary duty of the City to preserve public lands for public use and is

³ For ease of reference these recommended goals, objectives and policies have been numbered, but their placement in either the Future Land Use Element or the Historic Element, which both contain historic preservation requirements, and their consequent renumbering can be determined at a later date.

worthy of express recognition in the Comp. Plan given the historic status of land given to the public in 1836.

POLICY 1.3: Within one year of the effective date of this amendment of the Comprehensive Plan, the city shall conduct an in-depth study to determine the public interest in including the entire area encompassed by the entire 1836 Plat in the Historic District. If it is found to be in the public interest to do so, the City shall by ordinance make the boundaries of the Historic District contiguous with the City's historic plat.

POLICY 1.4: Within one year of the effective date of this amendment of the Comprehensive Plan, the city shall conduct an in-depth study to determine the public interest in seeking designation of the city's historic plat as a National Historic Landmark Site.

Comment: Portions of the Historic Plat were not included in the Historic District as it was drawn in 1980. The reasons for exclusion are not known. Policies 1.3 and 1.4 would require two studies: 1) to determine whether the public interest would be served by including all of the original Plat in the Historic District; and 2) whether the public interest would be served by seeking National Landmark status for the Historic Plat itself. This later course of action was proposed for consideration by UF Law School Professor Roy Hunt, a nationally recognized expert in historic preservation.

OBJECTIVE 2: The City shall provide by ordinance, regulations designed to protect, direct, and guide the maintenance and improvement of historic sites, structures, areas, and objects, including but not limited to historic assets located in the Historic District.

POLICY 2.1: Within one year of the effective date of this amendment of the Comprehensive Plan, a comprehensive review of the current "Historic and Cultural Preservation Regulations" with recommendations for changes will be made by the Architectural Review Board, or a body specifically established for this task by the City, with participation by interested citizens and groups.

Comment: This objective expressly recognizes the need for the City to adopt workable regulations for preservation of historic structures that would be enforceable by ordinance. The original historic district guidelines were adopted by ordinance. Unfortunately that ordinance was not included in the conversion to Munlcode. Whether that effectively extinguished the adoption of the ordinance is an open question. In any event the original guidelines were, for the most part, written as recommendations rather than requirements. The original Comp. Plan required the City to adopt the guidelines into ordinance format by 1992. That was not done. In 2019 after two years of study and revision updated guidelines were presented to but not adopted by the City. Nonetheless the requirement that regulations designed to protect historic preservation still exist in the present Comp. Plan. The purpose of this objective

and policy is to give urgency to accomplishment of this critical task. It would also enfold any historic assets that may be located outside of the Historic District.

Conducting a comprehensive review may continue to be assigned to the Architectural Review Board, which was established in the original Comp. Plan and still exists today. However, lacking enforceable criteria to guide its actions, the Architectural Review Board has not been the force for historical preservation as it was envisioned to be in the original design for protection of historic assets in the original Comp Plan.⁴ At this juncture, given the workload of P&Z, it may be both wise and more expeditious to commission a special study group to accomplish this work. Such a group could include, or could retain as consultants, design professionals and historians who undoubtedly would add knowledge about what historic resources could and should reasonably be protected and how they could reasonably be protected. The group could also include members of P&Z and interested citizens.

It should be noted that regulations designed to protect historic assets are not a one and done process. The current Comp. Plan for which no change is recommended, requires the Architectural Review Board to biennially (every two years) review the regulations in a similar manner. It also establishes a duty by Architectural Review Board to make an annual report on the status of the Historic District. These on-going reviews and reporting requirements show that the intent of the original Comp. Plan was to establish a body that was actively monitoring the status and effort level of historic preservation. Whether these duties remain with P&Z or a separate body is established for that purpose, the Comp. Plan requires that this be done. Given that the duty is imposed, we suggest that the scope of reporting be enlarged to include the status of historic preservation efforts throughout the City, including, but not limited to, the Historic District.

POLICY 2.2: The City shall actively work to obtain funding to retain landscape design/urban planning professionals to suggest ways to: a) improve the public's use and enjoyment of the squares; and b) enhance the squares so they are visually distinguishable as public squares. Throughout this process the City shall actively seek the input and engagement of City residents.

⁴ Sec.109-22(a) (3) of the Apalachicola Land Development Code establishing the Architectural Review Board imposes a duty on that body to "to establish standards and criteria for determining visual compatibility [with the historic landscape of proposed new structures] and such factors necessary for the implementation of this chapter. Such standards and criteria will be based largely on U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures." This was not done, so the Historic District Guidelines, which are based largely on the mentioned federal standards, were adopted by ordinance. But the design guidelines were recommendations rather than requirements, and, their adoption was, perhaps, inadvertently repealed by the transition to Municode. Nevertheless, the statutory duty in the Land Development Code remains.

Comment: In 2013 the Comp. Plan was amended to add provisions relating to the preservation of the City's historic squares. The amendments envisioned restoration of the squares, in an unspecified manner. While the squares have been surveyed, and public awareness has been heightened through a walking tour guide and other efforts, there has been no investigation of what the optimal rehabilitation of the squares would, could, or should be. As well as the input and engagement of City residents, this work also needs the expertise of architectural /landscape design/urban planning professionals who can spark and inform the vision for what the squares could be to enhance their use and enjoyment by the city's residents and visitors and their place in the visual historic landscape of the City. No specific recommendations on the ultimate uses or appearance of the squares are offered, but this work should, as required by the existing Comp. Plan, be begun.

POLICY 1.3: The City shall actively work to obtain funding to commission a study/ inventory of historic structures, areas, and objects that can be used to update the Florida Master Site File.

Comment: The City relies on the Florida Master Site File, maintained by the state of Florida, for identification of historic structures in the City in its ordinance on conforming and non-conforming structures. A proposed encroachment policy would also rely on inclusion in the FMSF. The last time the City inventoried existing structures for inclusion in the FMSF as a historic structure was a 1986 windshield update of an extensive review conducted by Willoughby Marshall in 1975. It is time to revisit the process to identify additional structures that may now be considered historic some forty-eight years later.

We look forward to the workshop on March 7th. If you have any questions or comments, please do not hesitate to contact me.

Sincerely Yours,
Bonnie Davis
HAPPI

CC:
Travis Wade
Cindy Clark
Julie Denis
Bree Robinson
Dan Hartman

ATTACHMENT

Existing Goals, Objectives, and Policies In 2013 City Comprehensive Plan Related to Historic Preservation

3-5-23

Future Land Use Element

Goals, Objectives, and Policies

Goal 1. Ensure That the Character and Types of Land Uses in the City of Apalachicola Are Compatible with the Natural Resources and Historical Nature, Are Consistent with Available Infrastructure and Minimize the Threat to the Natural Environment and Public Health, Safety, and Welfare While Respecting Individual Property Rights.

Objective 2. Future growth and development shall be managed through the implementation and enforcement of land development regulations and shall provide for innovative land uses and development patterns.

Policy 2.1. Through the planning period 2020, the City shall in accordance with F.S. Chapter 163, amend its land use regulations to remain consistent with the goals of the comprehensive plan. The existing land use regulations and any future land use regulation amendments shall at a minimum:

c) Preserve the integrity of the City's historic district by regulating the use and architecture style of development proposed for that district identified on the land use map.

l) Provide for the review by Planning and Zoning of all development proposed within the City for the purpose of approving stormwater management plans, site plan adequacy and architectural appropriateness for proposed development in the Historic District.

Objective 4. All development applications shall include plans which will ensure the protection of natural and historic resources prior to approval.

Policy 4.2. All applications for development in the City's Historic District as described in this element shall be subject to architectural review by the Architectural Review Board. (Membership same as the Planning and Zoning Commission.)

Policy 4.5. Adaptive reuse or restoration of historic structures shall be given priority through special permitting requirements over activities that would harm or destroy the historic value of such resources.

Goal 2. Through Its Land Use Regulations, Budget Prioritization and Administrative Management, the City Will Restore Its Historic Public Squares to a More Natural State By 2020. (This date is proposed to be moved to 2040.)

(Ord. No. 2013-01, 11-5-2013)

Objective 12. The City will create historic square overlay boundaries and adopt as part of the city's land development regulations which will specifically identify allowable uses on such parcels including, but not limited to, open space and passive recreation.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.1. The City will conduct an inventory of each of the City's historic squares and, through the public participation process, develop a list of recommended use ideas for each of the City squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.2. The City will develop specific development standards for the City's historic squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.3. The City will not permit new buildings to be built on city-owned historic City squares.

(Ord. No. 2013-01, 11-5-2013)

Objective 13. Renovation/expansion of existing structures on City squares will be designed to minimize footprint and maximize open space design in accordance with historic square public space intent.

(Ord. No. 2013-01, 11-5-2013)

Policy 13.1. All proposed renovation must be approved for historic compatibility by the City's Architectural Review Board.

Objective 14. The City shall prioritize historic city square preservation in its grant seeking and visioning process.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.1. The City shall prioritize the historic city square design and planning when it seeks annual historic preservation grants.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.2. The City shall seek annual state historic preservation technical guidance and financial assistance to redevelop the City's historic squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.3. Through local historic and community organizations, the City will encourage the formation of volunteer teams to "adopt" city squares for the purpose of recommending design and improvements.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.4. The City shall include historic city square improvements as part of its five-year strategic planning document.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.5. By 2015 the City will design appropriate informational signage and install at each City square.

(Ord. No. 2013-01, 11-5-2013)

Historic Element

Goals, Objectives, and Policies

Apalachicola Goals, Objectives and Policies.

Goal I. Increase the Recognition of and Access to Historical and Cultural Resources and Programs in Apalachicola Through Improvement, Redevelopment, Increases Public Awareness and Other Related Actions.

Objective 1. To provide that ordinances and regulations are in place which provide specific regulations to direct and guide the maintenance and improvement of the Historic District facilities.

Policy 1.1. The Architectural Review Board shall be established and maintained and shall be the same as the Planning and Zoning Commission. Members appointed to Planning and Zoning Commission shall also constitute the membership of the Architectural Review Board.

Policy 1.2. A comprehensive review of the current "Historic and Cultural Preservation Regulations" with recommendations for changes will be made by the Architectural Review Board, with participation by interested citizens and groups, by January 1992.

Policy 1.3. After the updates required by Policy 1.2, these regulations shall be reviewed in a similar manner each two years.

Policy 1.4. The Architectural Review Board shall provide the City Commission an annual report on the status of the Historic District.

Objective 2. By 1992, the City of Apalachicola will have developed a program that requires handicapped access on all rehabilitations of commercial and public historic structures.

Policy 2.1. Through the Historic Preservation Ordinance, the City shall require that plans for rehabilitation of any commercial or publicly owned historic structures provide for handicapped access.

Policy 2.2. The City building Inspector shall provide technical assistance to all developers on means of improving access and constructing access ways that are compatible with the historic structure.

Objective 3. The City will work with the private sector to acquire and/or rehabilitate three historically significant structures.

Policy 3.1. The City Commission or its designee will work with the private sector to restore the Old Cotton Warehouse.

Policy 3.2. The City Commission or its designee will work with the private sector to restore the Sponge Exchange.

Policy 3.3. The City Commission or its designee will work with the private sector to restore the downtown storefronts.

Objective 4. By 1995, the city will have developed a working waterfront museum along the Apalachicola River from Wharf Lot 1 to Battery Park.

Policy 4.1. The City Commission will work with the Florida Trust for Historic Preservation, the Florida Department of Natural Resources and other governmental agencies to acquire and establish properties along the Apalachicola River for use as a living museum.

Policy 4.2. The City of Apalachicola should work with property owners to acquire conservation easements that would allow inspection of traditional maritime skills or significant historic structures.

Objective 5. By 1995, the City will acquire two (2) historic structures for use as public buildings.

Policy 5.1. The City will work to acquire an historic structure for use as a community building.

Policy 5.2. The City will work to acquire a historic structure for use by a governmental agency or a local civic organization.

Objective 6. The city will, during this planning period, apply for and support others in applying for grants and other available funds to acquire and/or improve historical structures, spaces, and other actions which will enhance the Historical District.

Policy 6.1. The city will apply each year for grant and/or funding for historical preservation which are available from sources listed in Section V of this element's supporting documentation. Annually, the Community Development Office and the Architectural Review Board will meet and develop a program and plan of action on grants and funding.

Policy 6.2. Maximum use shall be made of CDBG funds to rehabilitate historic significant housing and structures.

Policy 6.3. Revolving funds, such as those available from the Gibson Inn, will give high priority to uses which contribute to improvement of a historic nature in the Historic District.

Policy 6.4. The community development office staff shall provide information and assistance to individuals and community groups in applying for grants and funds for historic preservation and restoration.

Policy 6.5. The community development office and the architectural review board will develop and distribute information to assist property owners with the preservation of historic resources, that information to include brochures on economic incentives, lists of contractors and architects experienced in working with historic resources, and other materials.

354 25th Ave.

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 submitted requirements and procedures and have read and understood 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 submitted may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Dated 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 change 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 rules or regulations.

DATE

3/13/23

SIGNATURE OF APPLICANT

Landra Williams

will have applicant sign 3/13/23 @ meeting.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Galloway Chase	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Apalachicola, Planning and Zoning Board
MAILING ADDRESS 192 Coach Wagoner Blvd	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY City of Apalachicola Franklin	NAME OF POLITICAL SUBDIVISION: City of Apalachicola
DATE ON WHICH VOTE OCCURRED March 13, 2023	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Chase Galloway, hereby disclose that on March 13, 2023:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of Galloway Construction, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Item #3 on the Agenda requested approval for construction of Home. The contractor for the Home was Galloway Construction. I work for Galloway construction and will be involved in the construction of this home.

3/27/23
Date Filed

Chase Galloway
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
MONDAY, MARCH 13th, 2023
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **Al Ingle - Chair, Bobby Miller, Jim Bachrach, Justin McMillan, Joe Taylor, Lee McLemore, Chase Galloway**

Quasi-Judicial Public Hearing: Immediately following Regular Meeting @ 6:00 PM

1. Review & Discussion for proposed Fuel Dispensing Device to be installed on parcel located along Water Street between the road ends of Leslie Street and Forbes Street (RF Riverfront District), more specifically described as 119 Water Street, Wharf Lots 11 & 12. Applicant is requesting approval of a special exception for a fuel dispensing device at a marina location.
 - Dan Garlick, representing the applicant presented the special exception request and stated that the location of the fuel tanks and dispensing device will be relocated to a more central space in the marina plan than what the submitted documentation in the agenda shows. He assured the board that all setback requirements for Fire Code and DEP state regulations will be followed, as this project will have to be properly permitted before anything is installed.
 - City Planner, Bree Robinson, stated that the public notice requirements had been fulfilled and that only one letter was returned stating they were against the request, but no other comments were received.
 - Citizens were allowed to ask questions of the applicant and board and there were questions and comments regarding the size of the fuel tanks and if they would serve all of the prospective boat slips. Chair Al Ingle reminded the citizens that P&Z was just there to approve the special exception and that it would be up to the state agencies to permit this project and City staff responsibility to ensure that the proper permits are held before install.
 - The applicant representative stated that that fuel tanks were going to be smaller than what had been at the site in years prior and that yes, they would serve all the boat slips. The applicant representative also explained that the tanks would be placed underground, which is safer than above ground. He also assured the board that it would all be properly engineered as the state permitting process requires.
 - Chair Al Ingle prompted the board to make a decision.

2. Decision on Special Exception Request for Fuel Dispensing Device. (RF) @ 119 Water Street, Wharf Lots 11 & 12. For Mahr Development Corporation, Inc. – Owner; Represented by Garlick Environmental Associates, Inc. – Contractor: Petro Flow
 - Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
MONDAY, MARCH 13th, 2023
Community Center - 1 Bay Avenue
Minutes

Other/New Business: N/A

Outstanding/Unresolved Issues: N/A

Motion to adjourn by Lee McLemore; 2nd by Joe Taylor. Meeting adjourned.

Minutes approved by Chair; Al Ingle: Al Ingle

Date: 3/16/23

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at www.cityofapalachicola.com prior to the scheduled meeting for public review. Additional information such as the City Land Development Code and zoning related maps, along with other development information is also available on the website for your convenience. Please direct any questions concerning items on this agenda or the Planning & Zoning Board to Bree Robinson (850)323-0985 or brobinson@cityofapalachicola.com.



Requested Motion:

Motion to approve transmittal of proposed amendment to City Commission for review and scheduling of a joint workshop pursuant to Comp Plan Amendment Procedure #002.



155 20th Avenue
Concrete Driveway

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner BRANDON (BRANDY) HILL
Address 155 20th AVE
City Apalachicola State FL Zip 32320
Phone (561) 768-8642

Contractor Name Earl Duggar
State License # RR0067401 City License # _____
Email Address eduggar@fairpoint.net
Phone (950) 653-7080

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)
- Variance
- Other: CONCRETE DRIVEWAY

PROPERTY INFORMATION:

Street Address: 155 20th AVE City & State Apalachicola FL Zip 32320
 Historic District Non-Historic District Zoning District: R-2
Parcel #: 01-095-08W 8330-0247-06D Block(s) 247 Lot(s) 18+19
FEMA Flood Zone/Panel #: X-0.2%
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front 22' Rear 30' Side 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).

CONCRETE DRIVEWAY

12' x 44'

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

Mar. 16, 2023
DATE

Eusebio Peregga
SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

- ___ 1. Approval From City Planning & Zoning Board
- ___ 2. Complete Building Permit Application
- ___ 3. 2 COMPLETE SETS OF PLANS INCLUDING:
 - Site plan
 - Final Site Plan(New Construction)-Stormwater Mgt.
 - Signed/Sealed Structural Drawings
 - Wall section foundation through the roof
 - Elevations
 - Floor Plan
 - Fire Protection
 - Drawn to scale
- ___ 4. Contractor Information
 - *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- ___ 5. Contract/Scope of Work
- ___ 6. Energy Forms
- ___ 7. Notice of Commencement on all permits of \$2500 or more
- ___ 8. Flood Elevation Certificate
- ___ 9. Fill permit application
- ___ 10. Floodplain Management Application (if not in flood zone X)
- ___ 11. Water/Sewer Impact Fees Receipt (if applicable)

Carl Hugga

Applicant

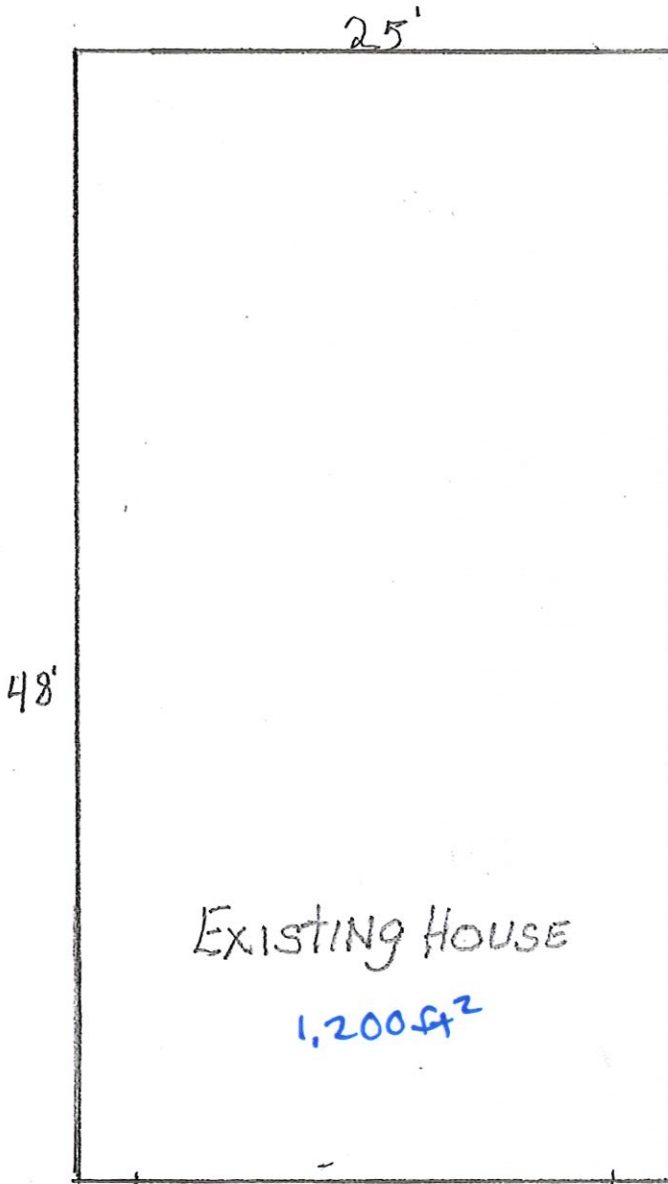
3-16-2023

Date

Building Official

Date

Building Department: 850.653.1522 towens@cityofapalachicola.com
(Applications can be found on cityofaplachicola.com)

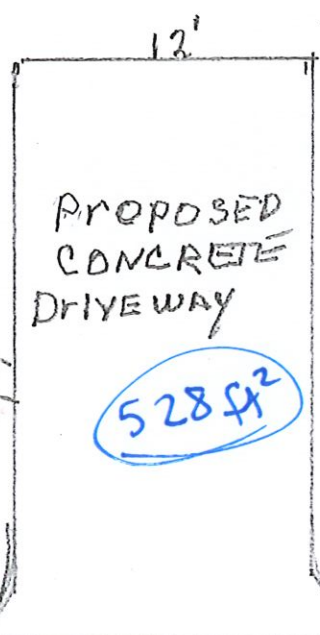
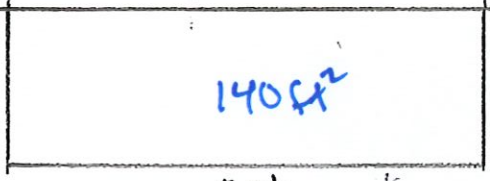


$$60 \times 100 = 6,000 \text{ sq ft}$$

$$40\% = 2,400$$

current: $\begin{array}{r} 1,200 \\ 140 \\ \hline 1,340 \end{array}$

proposed: $\begin{array}{r} 1,340 \\ 528 \\ \hline 1,868 \text{ sq ft} \end{array}$ OK ✓



PROPERTY LINE

22'
15'

20th AVE

NORTH
(ASSUMED)
(BEARING BASE)



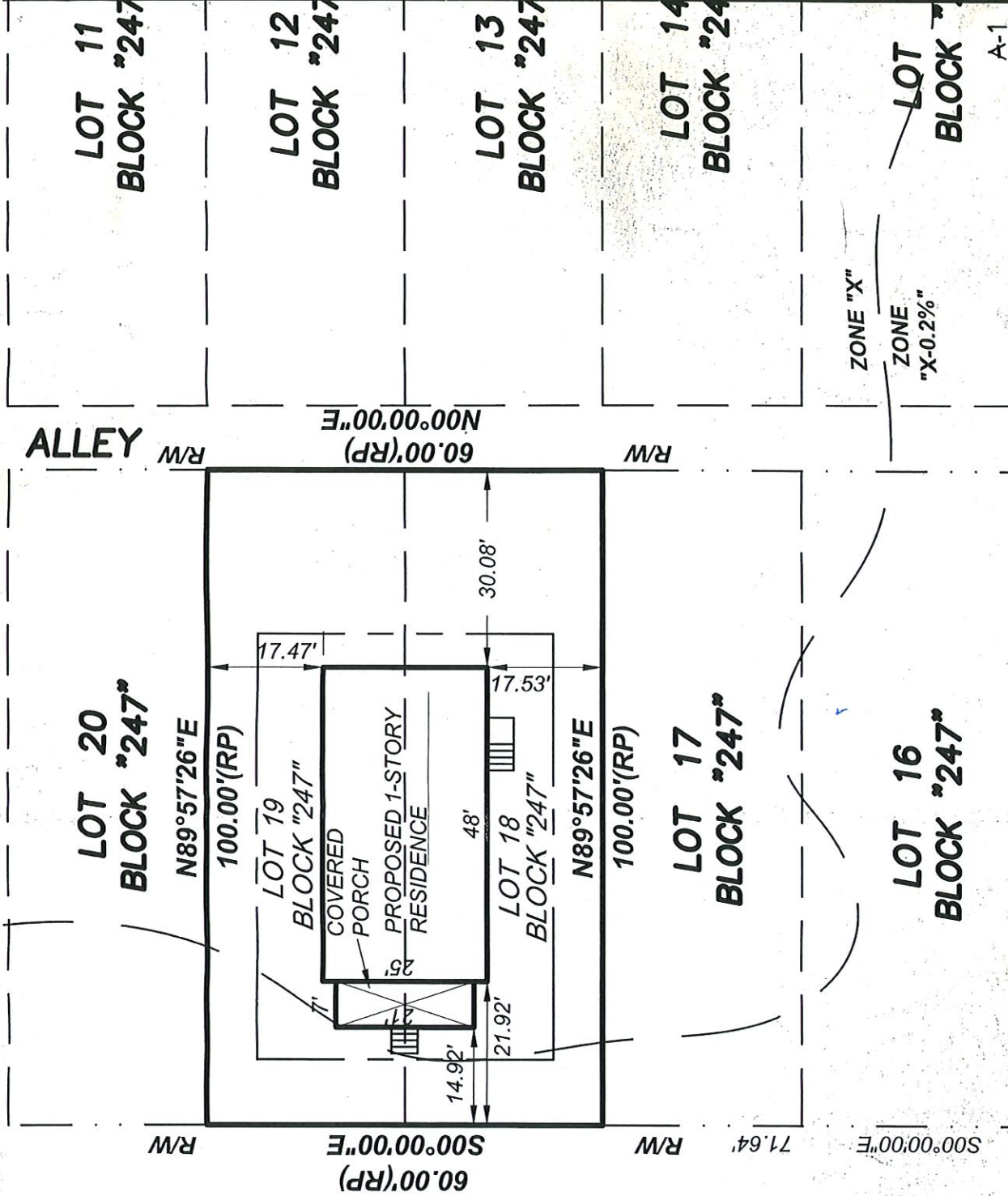
R/W

SITE PLAN (BY OTHERS)

1" = 15'

EDGE OF PAVEMENT

EDGE OF PAVEMENT



ZONE "X"
ZONE
"X-0.2%"

A-1



10 6th Street

New Construction & Accessory Structure

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner <u>Don and Anna McLeod</u> Address <u>10 6th street</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(813) 293.2311</u>		Contractors Name <u>Construct Group SE Inc</u> State License # <u>CGC1513032</u> City License # _____ Email Address <u>constructgroupse@yahoo.com</u> Phone <u>(850) 694.1555</u>
Approval Type: <input type="checkbox"/> Staff Approval <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date _____ *Reason for Denial _____		
PROJECT TYPE		
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Removal <input checked="" type="checkbox"/> Relocation <input checked="" type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input checked="" type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other <u>Garage</u>
PROPERTY INFORMATION Street Address <u>10 6th street</u> City & State <u>Apalachicola Florida</u> Zip <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District <u>R-1</u> Parcel # <u>01-09S-08W-8330-0026-0010</u> Block(s) <u>26</u> Lot(s) <u>1 18' of lot 2</u> FEMA Flood Zone/Panel # <u>AE</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>		
OFFICIAL USE ONLY		
Setback requirement of Property Front <u>0</u> Rear <u>40</u> Sides <u>30</u> Lot Coverage <u>40%</u> Water Available <input checked="" type="checkbox"/> Sewer Available <input checked="" type="checkbox"/> Taps Paid <u>existing</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. 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

* Variance approved 3.15.23 for 0' front setback. *

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).

Project consists of moving existing home and one shed. Demoiing foundation of house and remainder of out buildings
Constructing New Home and Garage

Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding	Nichea	Cement siding cement trim	
Door	Therma-Tru	Fiberglass exterior doors	
Window	Pella	impact resistant vinyl windows	
Roofing	Standing seam		
Trim	Nichea	Cement siding cement trim	
Foundation	Poured concrete footers	Block piers	
Shutters			
Porch/Deck	Pressure Treated material	Trex decking	
Fencing			
Driveways/Sidewalks	Gravel walkway and driveway		
Other			

CERTIFICATION

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3.16.2023

DATE



SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

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 - * Final Site Plan(New Construction)-Stormwater Mgt.
 - * Signed/Sealed Structural Drawings
 - * Wall section foundation through the roof
 - * Elevations
 - * Floor Plan
 - * Fire Protection
 - * Drawn to scale
- ___ 4. Contractor Information
 - *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- ___ 5. Contract/Scope of Work
- ___ 6. Energy Forms
- ___ 7. Notice of Commencement on all permits of \$2500 or more
- ___ 8. Flood Elevation Certificate
- ___ 9. Fill permit application
- ___ 10. Floodplain Management Application (if not in flood zone X)
- ___ 11. Water/Sewer Impact Fees Receipt (if applicable)

 3.16.2023

Applicant Date

Building Official Date

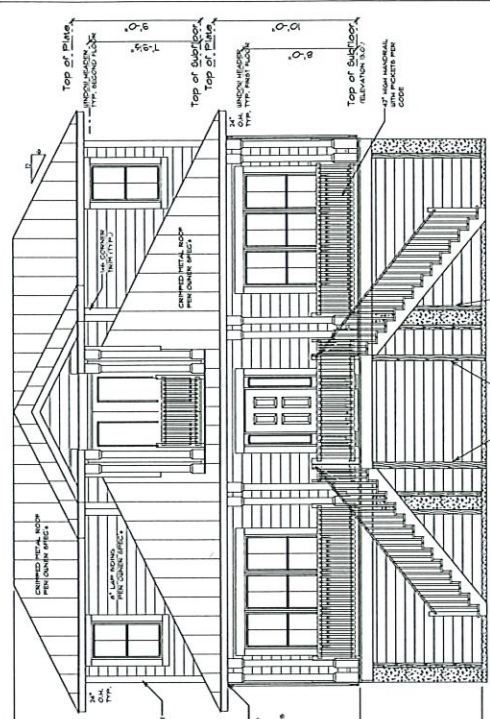
Building Department: 850.653.1522 towens@cityofapalachicola.com
(Applications can be found on cityofapalachicola.com)

DATE	3/14/2023
PROJECT NO.	MCLEOD
DESIGNED BY	TEB
DRAWN BY	TEB
CHECKED BY	TEB
DRG. NO.	A-1

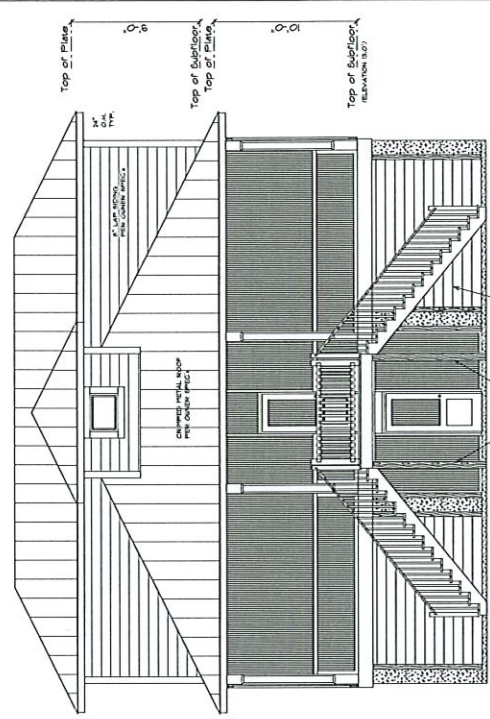
RESIDENTIAL DESIGN

DATE: 3/14/2023
 PROJECT NO.: MCLEOD
 DESIGNED BY: TEB
 DRAWN BY: TEB
 CHECKED BY: TEB
 DRG. NO.: A-1

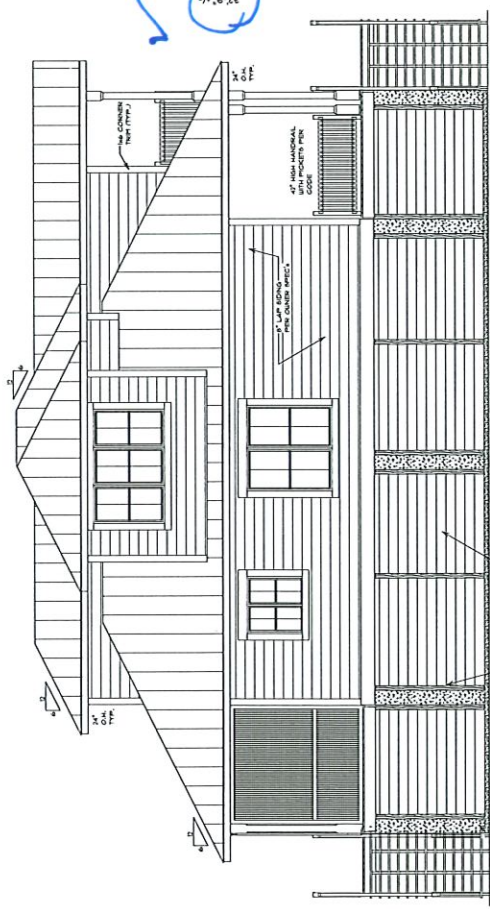
MCLEOD FAMILY RESIDENCE
 LOT #1, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APALACHICOLA, FLORIDA



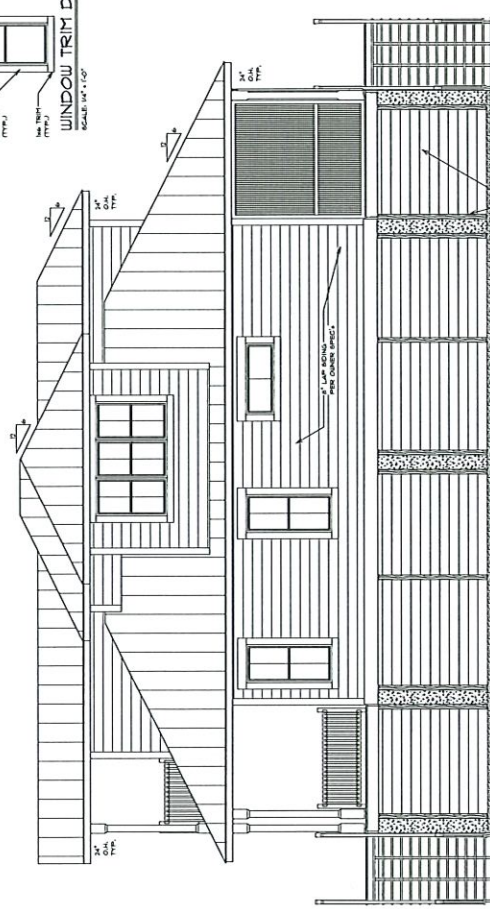
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



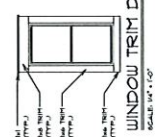
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL
 SCALE: 1/4" = 1'-0"

DATE REVISION

ELEVATIONS

NO.	REVISION	DATE

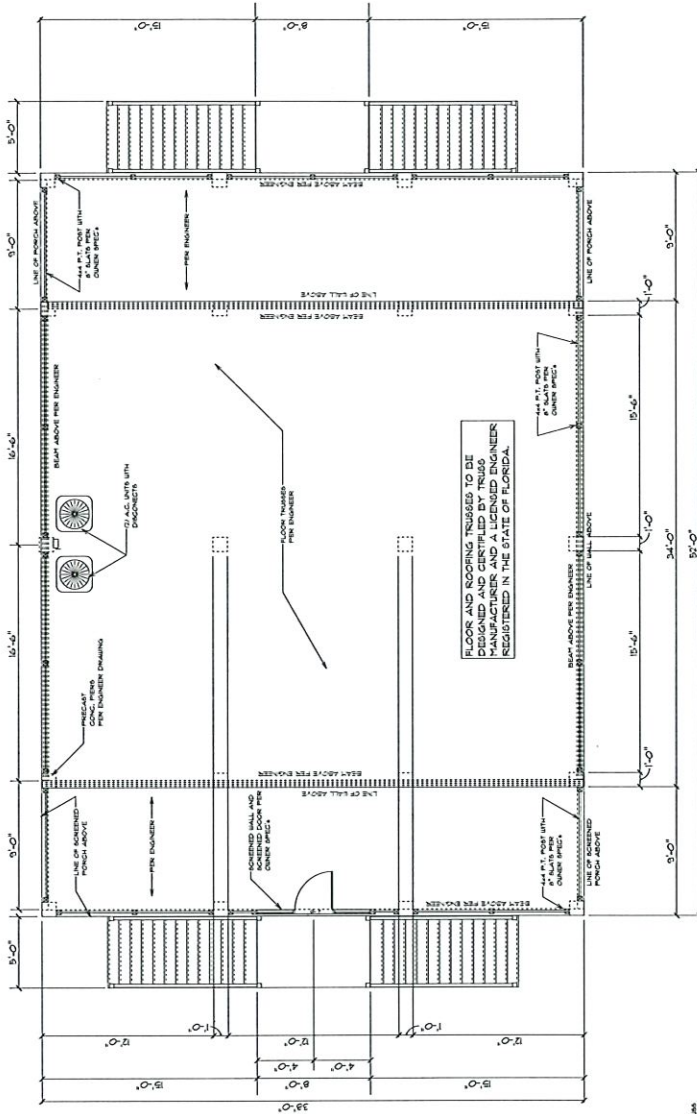
**BRAN
PENTIAL
DESIGN**

THE INFORMATION CONTAINED
HEREIN IS THE PROPERTY OF
BRAN PENTIAL DESIGN
(BPD) AND IS NOT TO BE
REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTOGRAPHING, RECORDING,
OR BY ANY INFORMATION
SYSTEMS WITHOUT THE
WRITTEN PERMISSION OF
BRAN PENTIAL DESIGN
(BPD).

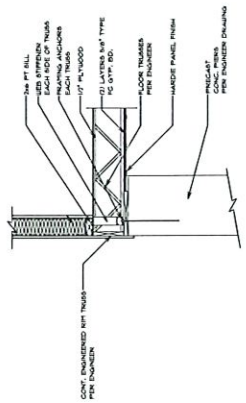
MCLEOD FAMILY RESIDENCE
LOT #1, BLOCK 26
CORNER OF 6th ST. AND BAY AVE.
APALACHICOLA, FLORIDA

DATE 3/14/2023
PROJECT NO. MLEOD
DESIGNED BY TEB
DRAWN BY TEB
CHECKED BY TEB
Dwg. No. A-2

FOUNDATION
PIERS PLAN



FLOOR AND ROOFING TRUSSES TO BE
DESIGNED AND CERTIFIED BY TRUSS
ENGINEER AND A LICENSED ENGINEER
REGISTERED IN THE STATE OF FLORIDA.



WALL SECTION
1/8\"/>

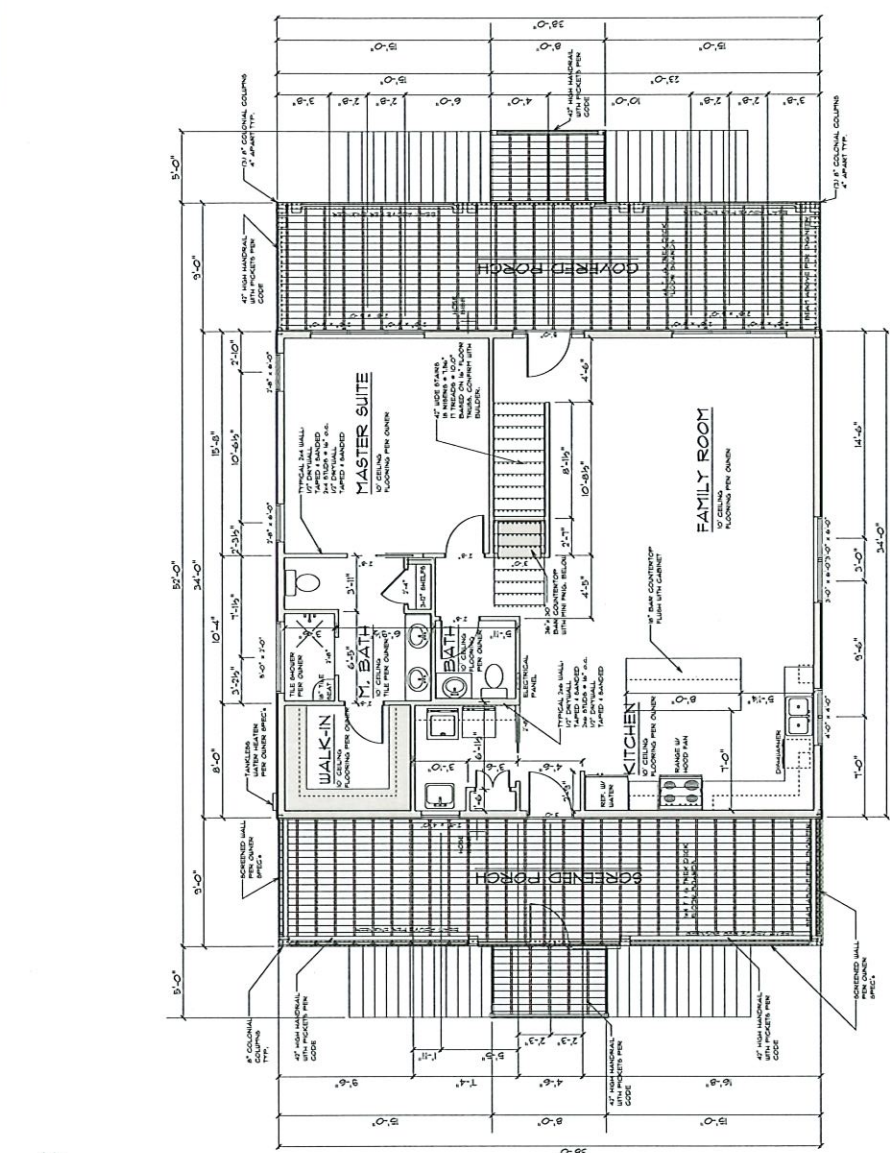
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	30		

BRAM BROS. ARCHITECTURAL DESIGN
 1750 W. UNIVERSITY BLVD., SUITE 200
 TAMPA, FLORIDA 33606
 TEL: 813.288.1111
 FAX: 813.288.1112
 WWW.BRAMBROS.COM

MCLEOD FAMILY RESIDENCE
 LOT 4, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APALACHICOLA, FLORIDA

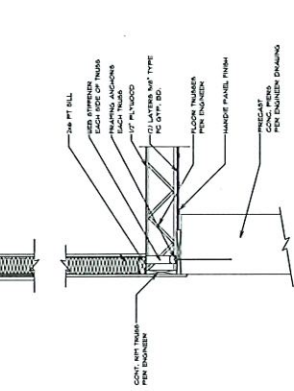
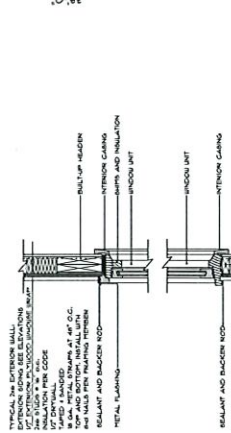
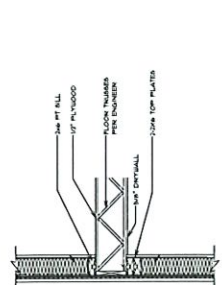
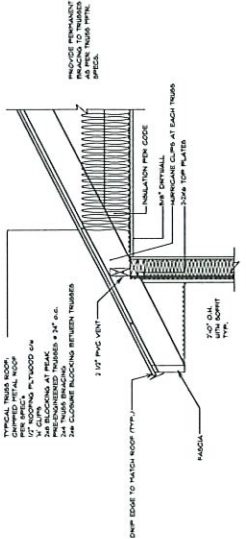
DATE: 3/14/2023
 PROJECT NO.: MLEOOD
 DESIGNED BY: TEB
 DRAWN BY: TEB
 CHECKED BY: TEB
 DWG. NO.: A-3
FIRST FLOOR PLAN

FLOOR AND ROOFING TRUSSES TO BE DESIGNED AND CERTIFIED BY TRUSS DESIGNER REGISTERED IN THE STATE OF FLORIDA.



APPROX. SQ. FT.
 FIRST FLOOR AREA • 1302
 SECOND FLOOR AREA • 710
 TOTAL AREA • 2012
 FRONT PORCH AREA • 70
 REAR PORCH AREA • 342
 SEPARATED GARAGE AREA • 480
 TOTAL AREA • 3246

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



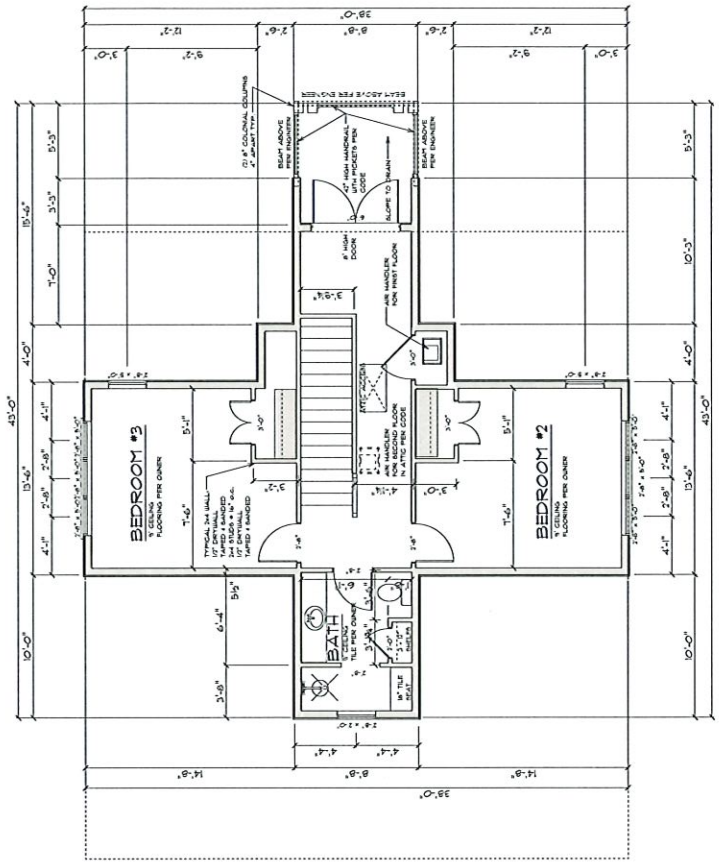
WALL SECTION

FLOOR AND ROOFING TRUSSES TO BE DESIGNED AND CERTIFIED BY TRUSS DESIGNER REGISTERED IN THE STATE OF FLORIDA.

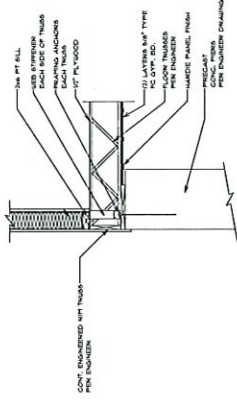
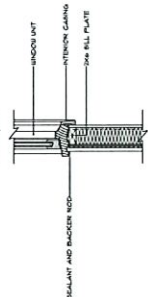
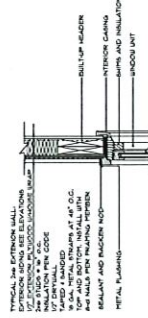
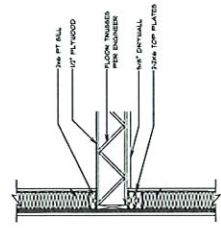
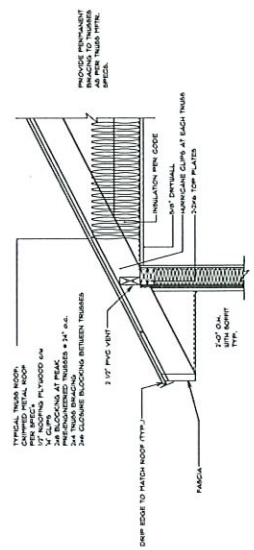
NO.	DATE	REVISION

MCLEOD FAMILY RESIDENCE
 LOT #1, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APALACHICOLA, FLORIDA

DATE: 3/14/2023
 PROJECT NO: MGLEOD
 DESIGNED BY: TEBB
 DRAWN BY: TEBB
 CHECKED BY: TEBB
 TRUSS NO: A-4
 SECOND FLOOR PLAN



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



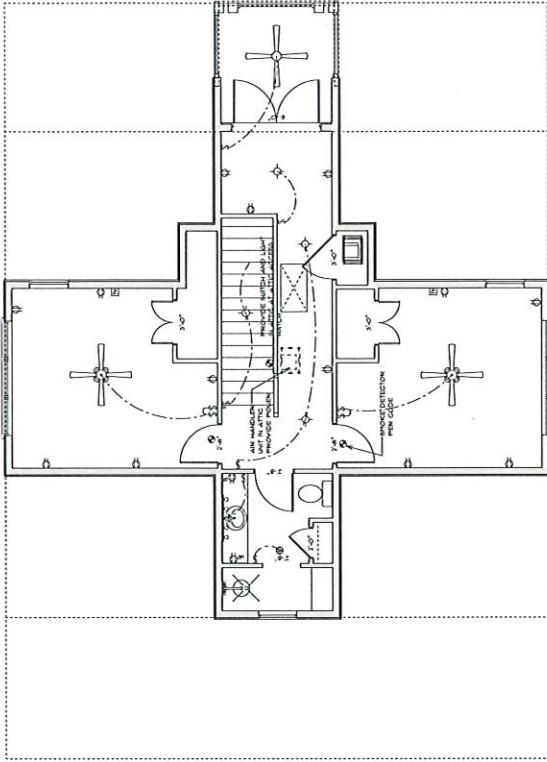
WALL SECTION
 1/4" = 1'-0"

NO.	DATE	REVISION
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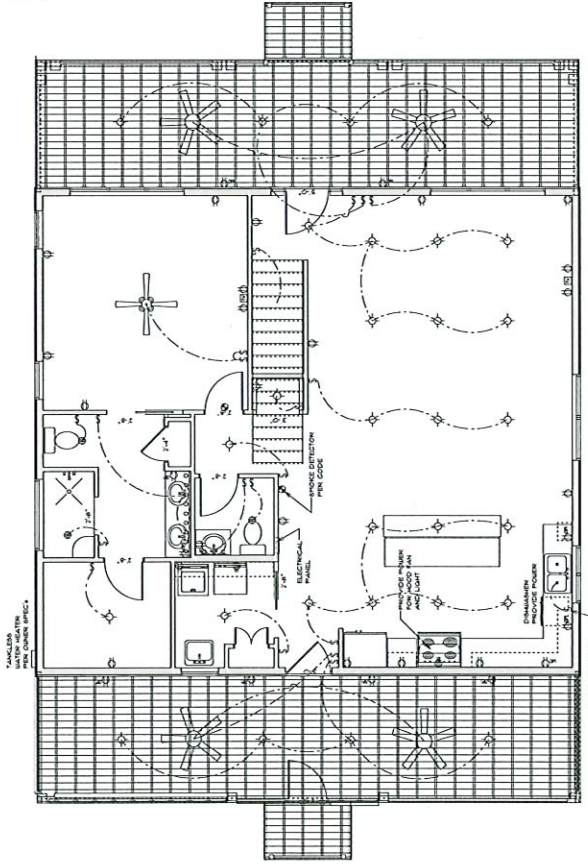
MCGLEOD
 RESIDENTIAL
 DESIGN
 1111 W. UNIVERSITY BLVD.
 SUITE 100
 APOALACHICOLA, FL 32020

MCGLEOD FAMILY RESIDENCE
 LOT #1, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APOALACHICOLA, FLORIDA

DATE: 3/14/2023
 PROJECT NO.: MCGLEOD
 DESIGNED BY: MCGLEOD
 DRAWN BY: TEB
 CHECKED BY: TEB
 PLOD. NO.: A-5
 ELECTRICAL PLANS



SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

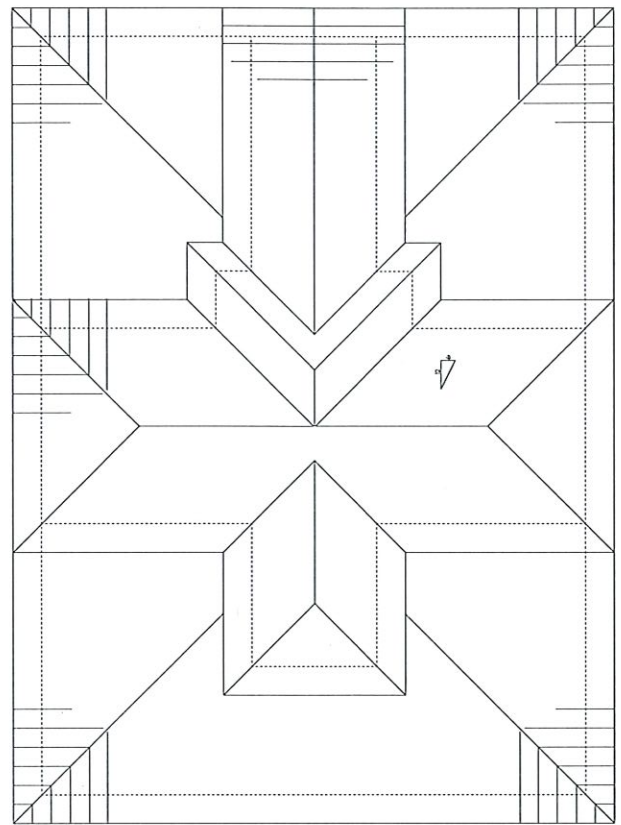
NO.	DATE	REVISION
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3		
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5		

BLUM
RESIDENTIAL
DESIGN

1000 S. UNIVERSITY AVENUE
SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.2000
WWW.BLUMDESIGN.COM

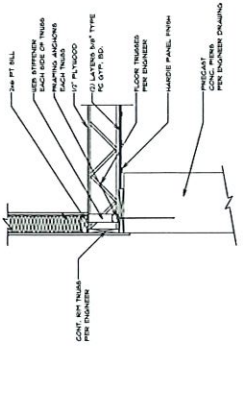
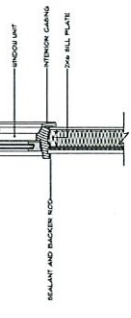
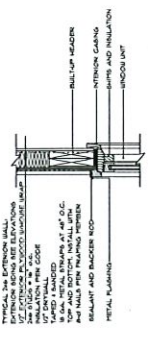
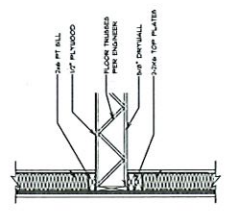
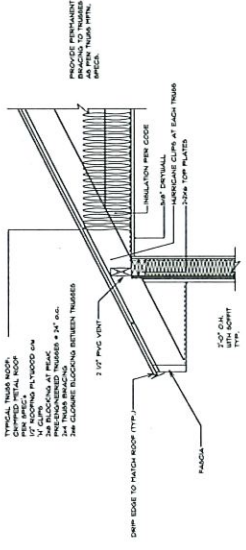
MCLEOD FAMILY RESIDENCE
LOT #1, BLOCK 26
CORNER OF 6th ST. AND BAY AVE.
APALACHICOLA, FLORIDA

DATE: 3/14/2013
PROJECT NO.: MCLEOD
DESIGNED BY: TEB
DRAWN BY: TEB
CHECKED BY: TEB
DWG. NO.: A-6
SECTION AND ROOF PLAN



ALL ROOF PITCH 6/12
ALL OVERHANG 24"

ROOF PLAN
SCALE 1/4" = 1'-0"



WALL SECTION
1/8" = 1'-0"

DATE	REVISION

RESIDENTIAL DESIGN

DATE: 3/14/2023

PROJECT NO: MCLEOD

DESIGNED BY: DESIGN TEAM

CHECKED BY: DESIGN TEAM

DATE: 3/14/2023

MCLEOD FAMILY RESIDENCE

LOT #1, BLOCK 26

CORNER OF 8th ST. AND BAY AVE.

APALACHICOLA, FLORIDA

DATE: 3/14/2023

PROJECT NO: MCLEOD

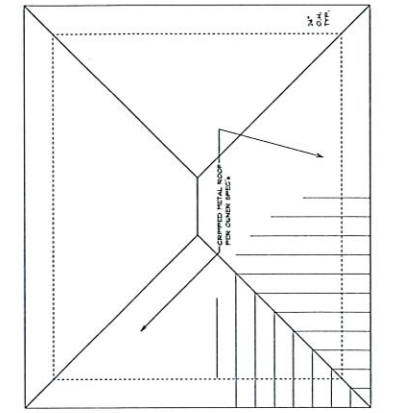
DESIGNED BY: DESIGN TEAM

CHECKED BY: DESIGN TEAM

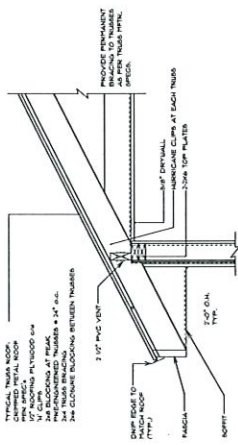
DATE: 3/14/2023

DES. NO. **A-T**

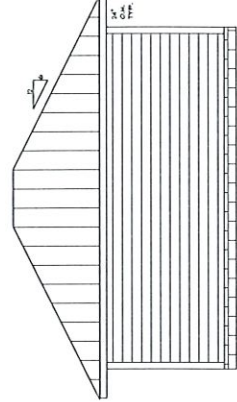
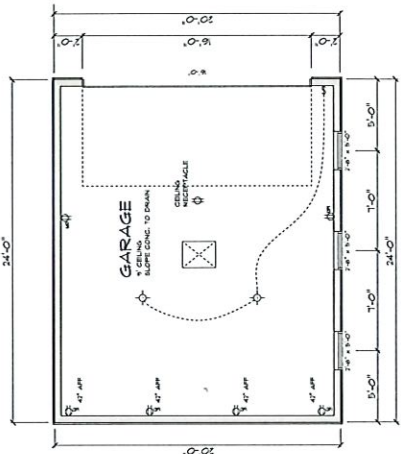
GARAGE PLAN



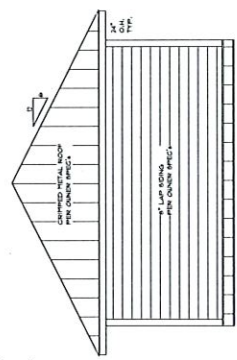
ROOF PLAN
SCALE: 1/4" = 1'-0"



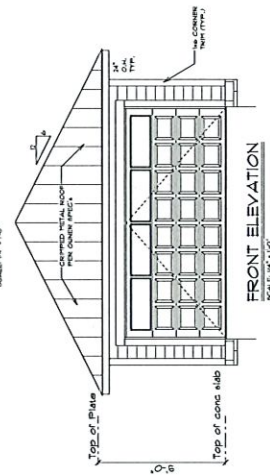
FLOOR PLAN
SCALE: 1/4" = 1'-0"



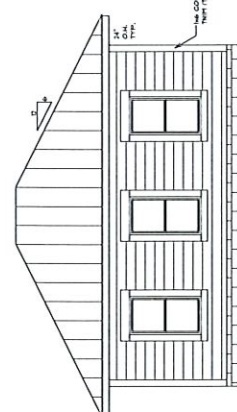
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



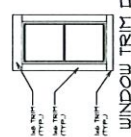
REAR ELEVATION
SCALE: 1/4" = 1'-0"



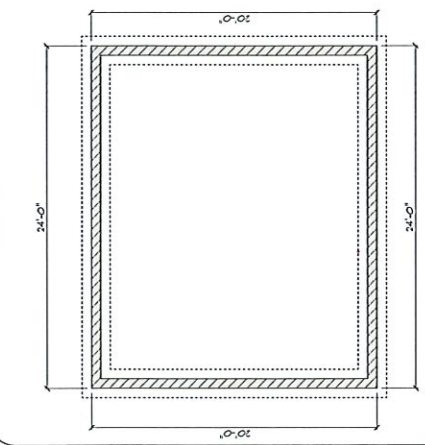
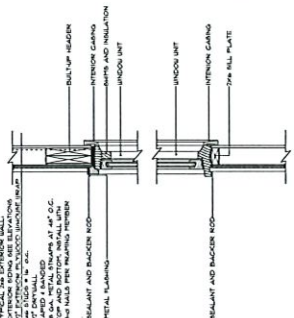
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



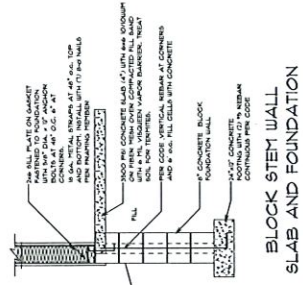
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



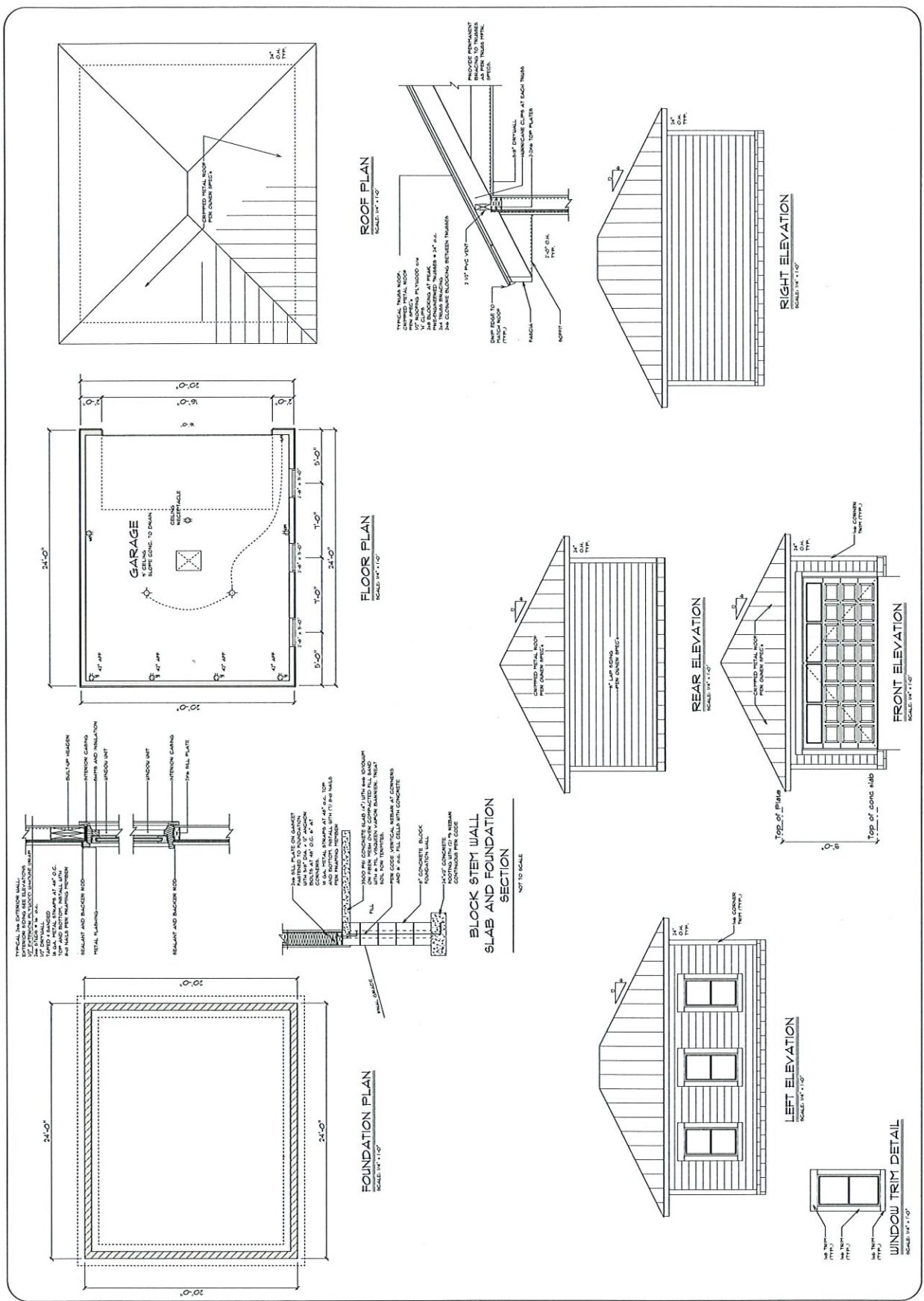
WINDOW TRIM DETAIL
SCALE: 1/4" = 1'-0"

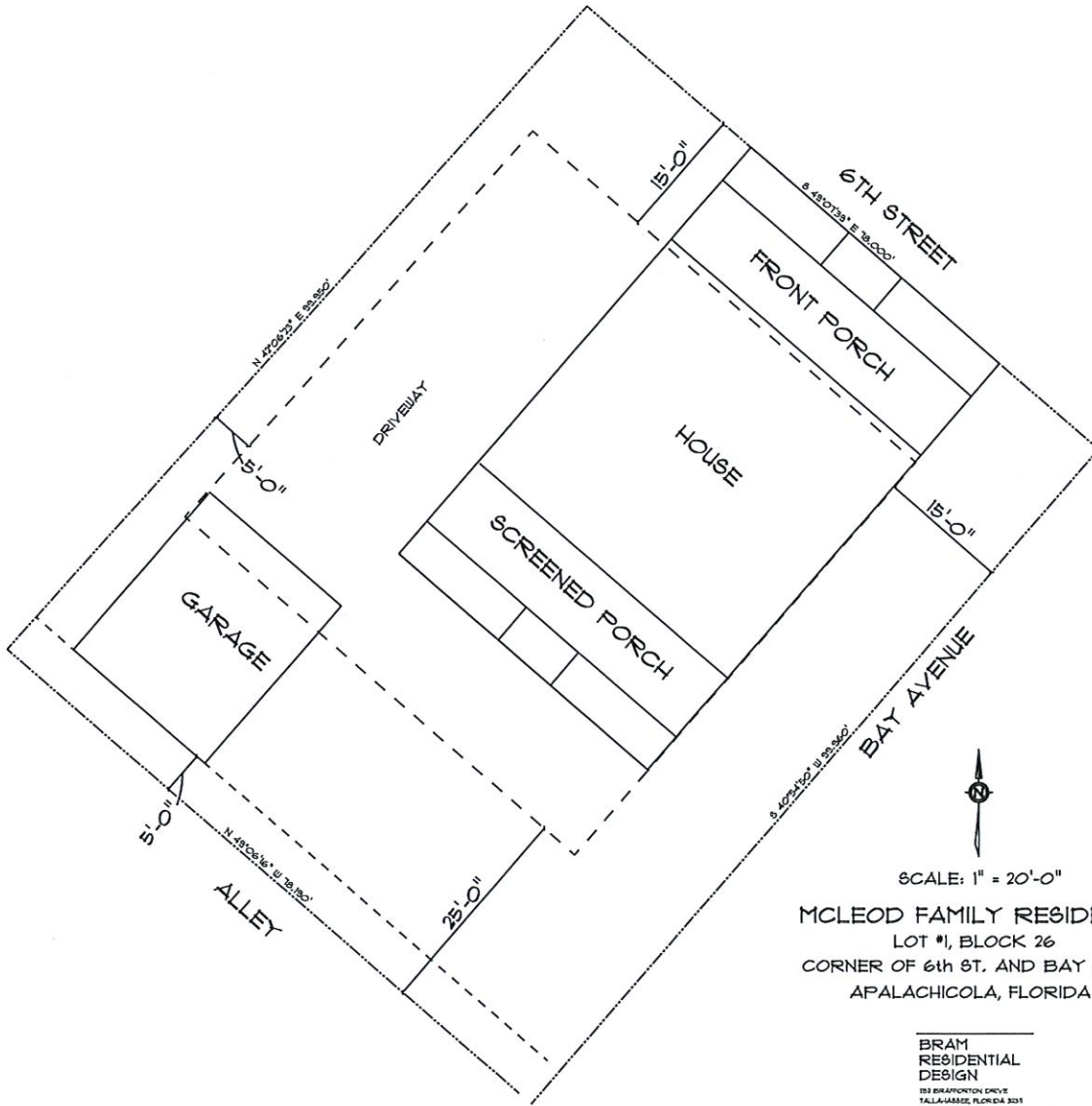


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



BLOCK STEM WALL SLAB AND FOUNDATION SECTION
NOT TO SCALE





SCALE: 1" = 20'-0"

MCLEOD FAMILY RESIDENCE
 LOT #1, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APALACHICOLA, FLORIDA

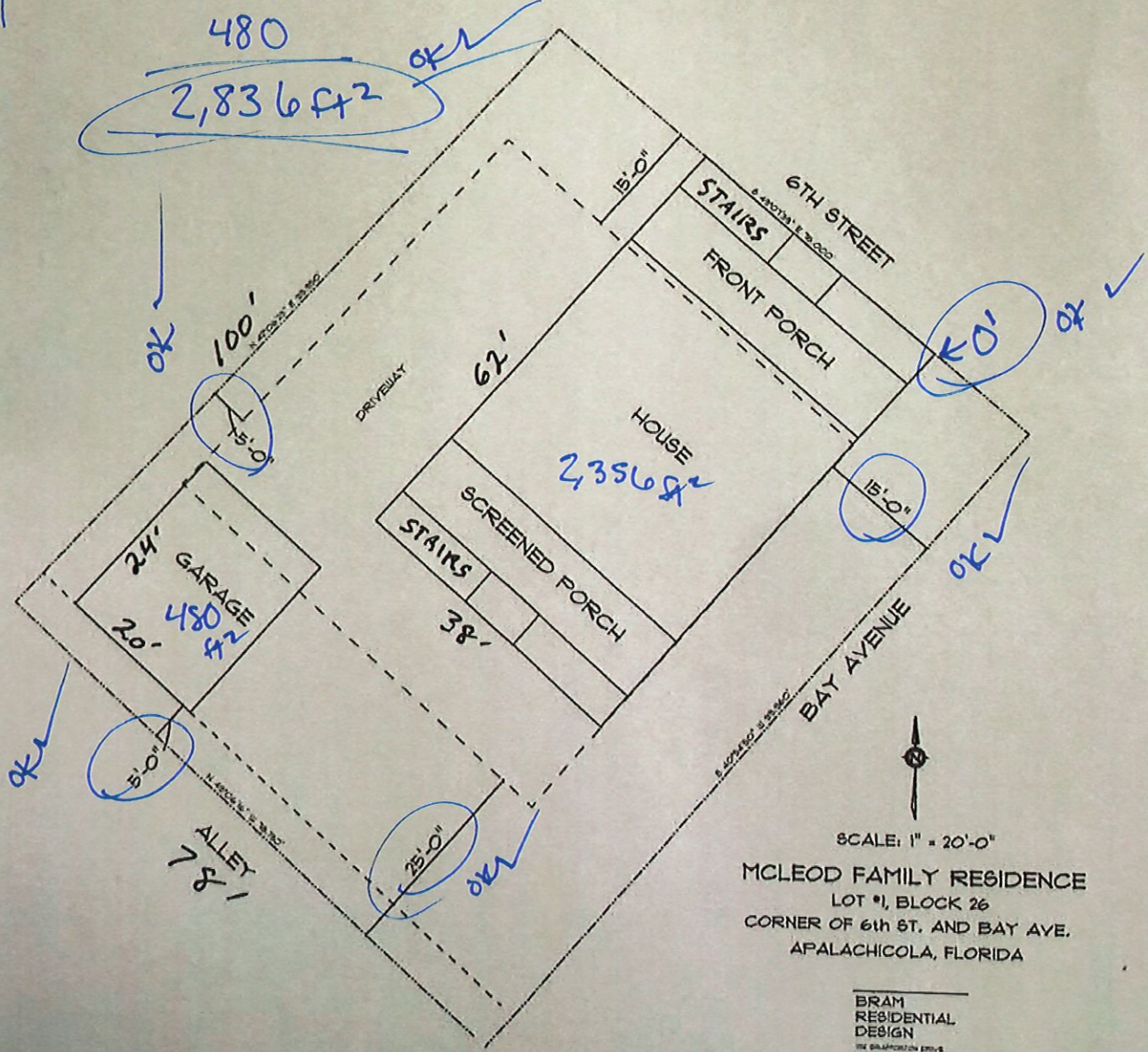
BRAM
 RESIDENTIAL
 DESIGN
 133 BRADFORD DRIVE
 TALLAHASSEE, FLORIDA 32311
 (850) 345-1423

78 x 100 = 7,800 ft²
 40% = 3,120 ft²

proposed = 2,356
 480

2,836 ft²

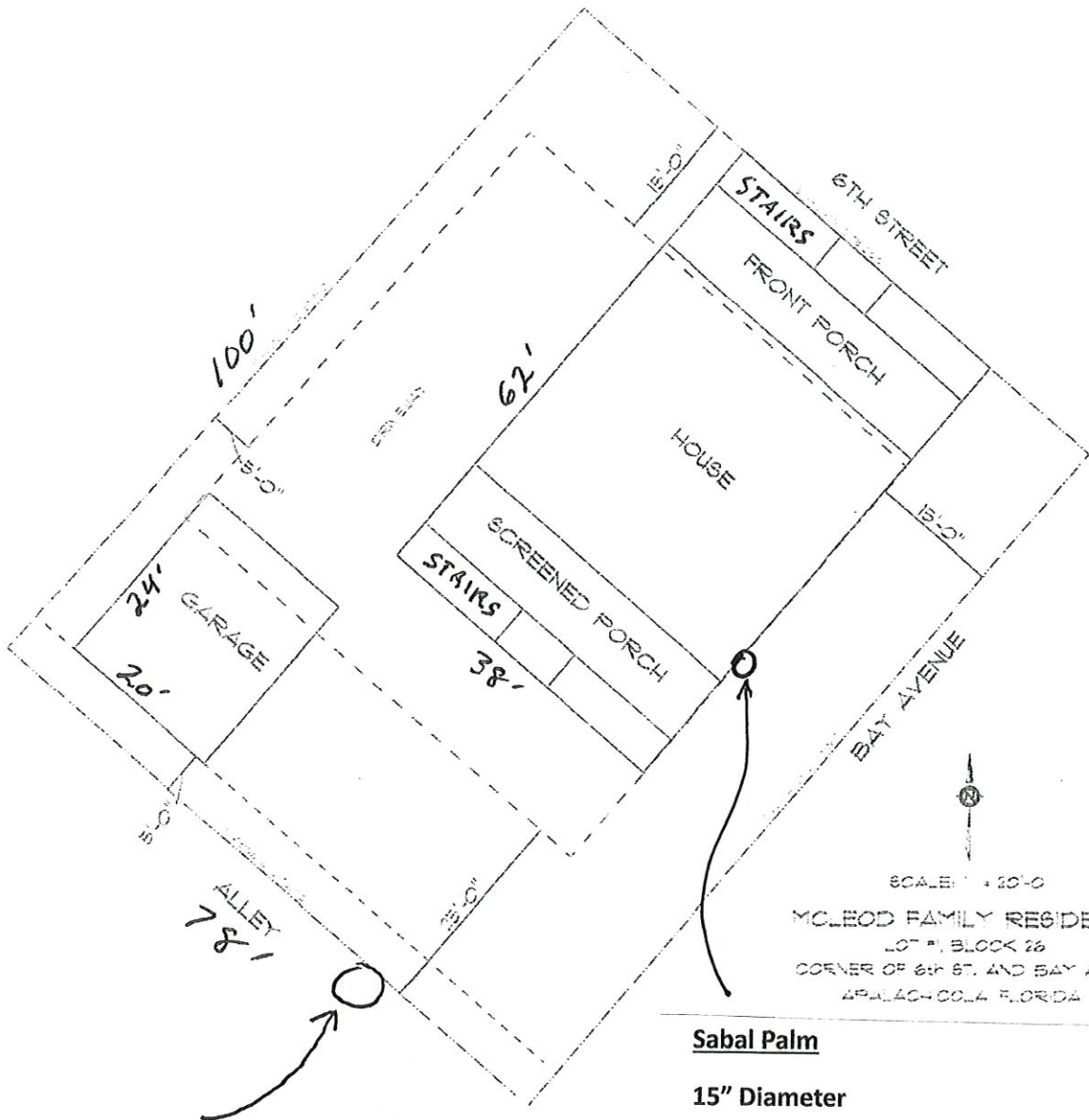
SITE PLAN



SCALE: 1" = 20'-0"
 MCLEOD FAMILY RESIDENCE
 LOT #1, BLOCK 26
 CORNER OF 6th ST. AND BAY AVE.
 APALACHICOLA, FLORIDA

BRAM
 RESIDENTIAL
 DESIGN
 212 DRUMPHURTON DRIVE
 TALLAHASSEE, FLORIDA 32311
 (850) 345-1499

SITE PLAN



Patriarch Live Oak Tree

Some small branches extend over proposed construction and will need to be trimmed. Trimming will be done by Bartlett Tree Experts, Tallahassee, and supervised by the Arborist. Trimming will be kept to absolute minimum.

Sabal Palm

15" Diameter

Too close to proposed construction

Needs to be removed



40 4th Street

2 Signs

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Shuler Ltd. P'Ship
Address 34 4th Street
City Apalachicola State FL Zip 32320
Phone (850) 653 1757

CONTRACTOR INFORMATION

Contractors Name Sign Design, Eastpoint, FL
State License # _____ City License # _____
Email Address _____
Phone (850) 670-5757

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)
- Variance
- Other Two signs

PROPERTY INFORMATION:

Street Address 40 4th Street City & State Apalachicola, FL Zip 32320
 Historic District Non-Historic District Zoning District Commercial C1/Transient Overlay
Parcel #: 01-09S-08W-8330-0011-0040 Block(s) 11 Lot(s) 5

FEMA Flood Zone/Panel #: _____
(For AE, AO, AH or V12 Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front 0 Rear 0 Side 0 Lot Coverage 80

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 contacted 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).

Two signs. One attached to Avenue C side of the building and one on posts in front of the building along 4th Street. See attachment for details required by the sign ordinance.



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.
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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.

March 20, 2023

DATE



SIGNATURE OF APPLICANT
Thomas M. Shuler, General Partner

BUILDING PERMIT APPLICATION CHECKLIST

- ___ 1. Approval From City Planning & Zoning Board
- ✓ 2. Complete Building Permit Application
- n/a 3. 2 COMPLETE SETS OF PLANS INCLUDING:
 - Site plan
 - Final Site Plan(New Construction)-Stormwater Mgt.
 - Signed/Sealed Structural Drawings
 - Wall section foundation through the roof
 - Elevations
 - Floor Plan
 - Fire Protection
 - Drawn to scale
- n/a 4. Contractor Information
 - *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- n/a 5. Contract/Scope of Work
- n/a 6. Energy Forms
- n/a 7. Notice of Commencement on all permits of \$2500 or more
- n/a 8. Flood Elevation Certificate
- n/a 9. Fill permit application
- n/a 10. Floodplain Management Application (if not in flood zone X)
- n/a 11. Water/Sewer Impact Fees Receipt (if applicable)

Shuler Ltd. P'ship

Thomas M. Shuler, General Partner

MARCH 20, 2023

Applicant

Date

Building Official

Date

Building Department: 850.653.1522 towens@cityofapalachicola.com
(Applications can be found on cityofapalachicola.com)

Sec. 113-54. - Sign permit applications.

Sign permit application forms shall be obtained from the building inspector. Each application shall be accompanied by the following information:

(1)

Name of business and address where work is to be performed: ***Apalachicola Exchange, 40 4th Street, Apalachicola, FL; Parcel ID No. 01-01S-08W-8330-0011-0040; Block 11, Lots 4 & 5.***

(2)

Name and title of applicant: ***Shuler Limited Partnership, 34 4th Street, Apalachicola, FL; Thomas M. Shuler, General Partner***

(3)

Name, address and telephone number of the firm doing installation work: ***Sign Design, 20 Jefferson Street, Eastpoint, FL 32320. 850-670-5757.***

(4)

Name and address of the sign owner if other than business installing sign: ***Shuler Limited Partnership, 34 4th Street, Apalachicola, FL 32320***

(5)

A complete list describing each existing sign on the premises, including sign type, copy, sign area, location on premises and date installed: ***40 -4th Street does not presently have signs. The 4' x 2' sign former at 40-4th Street was removed in 2019.***

(6)

A site plan showing the location of the affected lot, buildings and signs showing both existing and proposed signs: ***See attached site plan for 40-4th Street, Apalachicola, FL showing location of two proposed signs. There are no existing signs at 40 4th Street, Apalachicola, FL***

(7)

A scale drawing of each proposed sign or sign revision, including location, size, height, copy, structural and footing details, material, method of attachment, illumination, front and end views of canopies and any other information required to ensure compliance with appropriate laws: ***The location of the two signs is shown on the site plan attached hereto. The size of the sign with posts is 4' x 2.5' and the sign on the building is 4' x 2'. The sign on the building***

will be attached to the side of the building facing Avenue C with concrete anchors. The second sign will be attached to two wooden posts, not to exceed 8" in diameter and will be attached to the pilings with galvanized bolts. The signs are not illuminated and do not have canopies.

(8)

Written consent of the owner of the building, structure, or property where the sign is to be erected.

*Shuler Limited Partnership, a Florida
Limited partnership*

By: *Thomas M. Shuler*
Thomas M. Shuler, General Partner

Dated: March 20, 2023

Ave C.
↓

4th Street
↓



24"x48" metal sign for building

857²
OK ✓

30"



Sandblasted HDU sign

1057²
OK ✓



APALACHICOLA EXCHANGE

40 4th Street Site Plan

Write a description for your map.

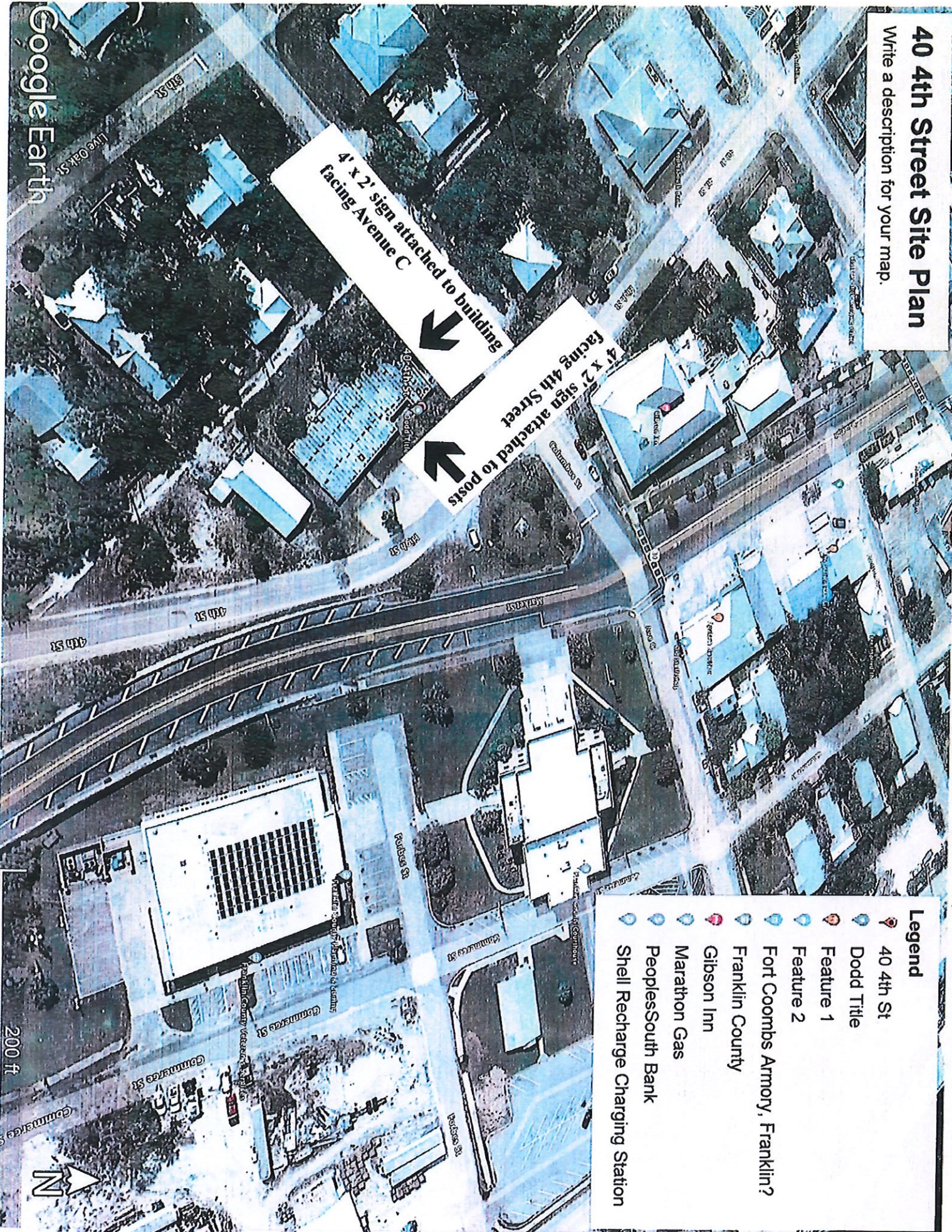
4' x 2' sign attached to building
facing Avenue C

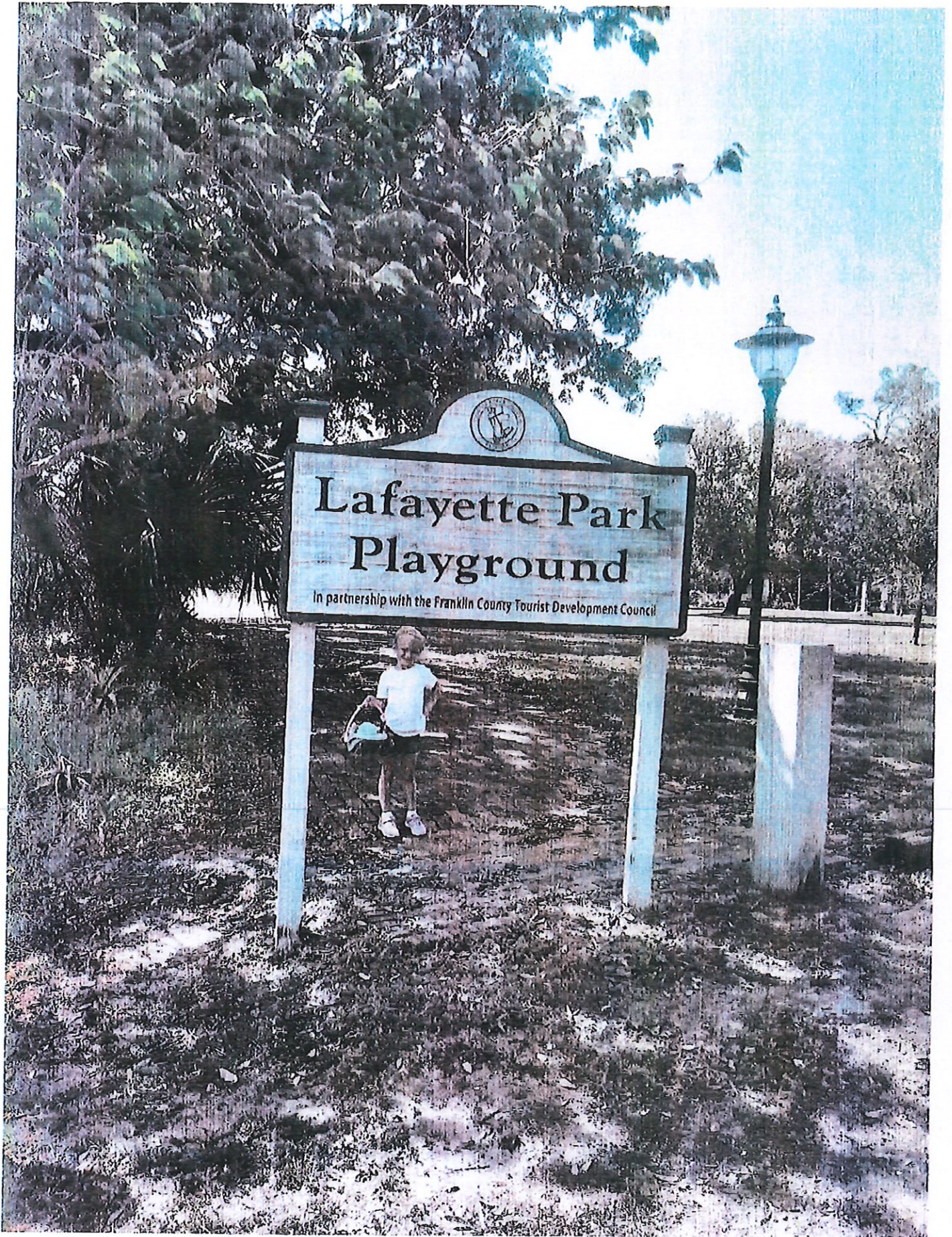


4' x 2' sign attached to posts
facing 4th Street

Google Earth

- Legend**
- 40 4th St
 - Dodd Title
 - Feature 1
 - Feature 2
 - Fort Coombs Armory, Franklin?
 - Franklin County
 - Gibson Inn
 - Marathon Gas
 - PeoplesSouth Bank
 - Shell Recharge Charging Station





Lafayette Park Playground

In partnership with the Franklin County Tourist Development Council





254 9th Street

Addition, Fence, and Accessory Structures

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Rick & Melissa Lewis/
Phillip & Amanda Archer
Address 6345 Nowhere Rd
City Hull State GA Zip 30646
Phone (706) 202-0909

CONTRACTOR INFORMATION

Contractors Name: Same as Owner
State License # _____ City License # _____
Email Address parcher@seisoils.com
Phone (706) 202-0909

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)
- Variance
- Other

Renovation of existing home with home addition (refer to site plan for footprint).

+ 3 Sheds, fence, patio

PROPERTY INFORMATION:

Street Address: 254 9th Street City & State: Apalachicola, FL Zip: 32320

Historic District Non-Historic District

Zoning District: R-1 R-2

Parcel #: 01-095-08W-8330-0163-0040 Block(s): 163 Lot(s): 4

FEMA Flood Zone/Panel #: Zone "X" 120089 0526F, index date 2-5-2014
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: 5' Right
Front: 15' Rear: 25' Side: 10' Left Lot Coverage: 36.9%
Water Available: Existing Sewer Available: Existing Taps Paid: NA

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

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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).

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

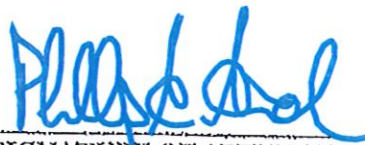
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3-17-23

DATE

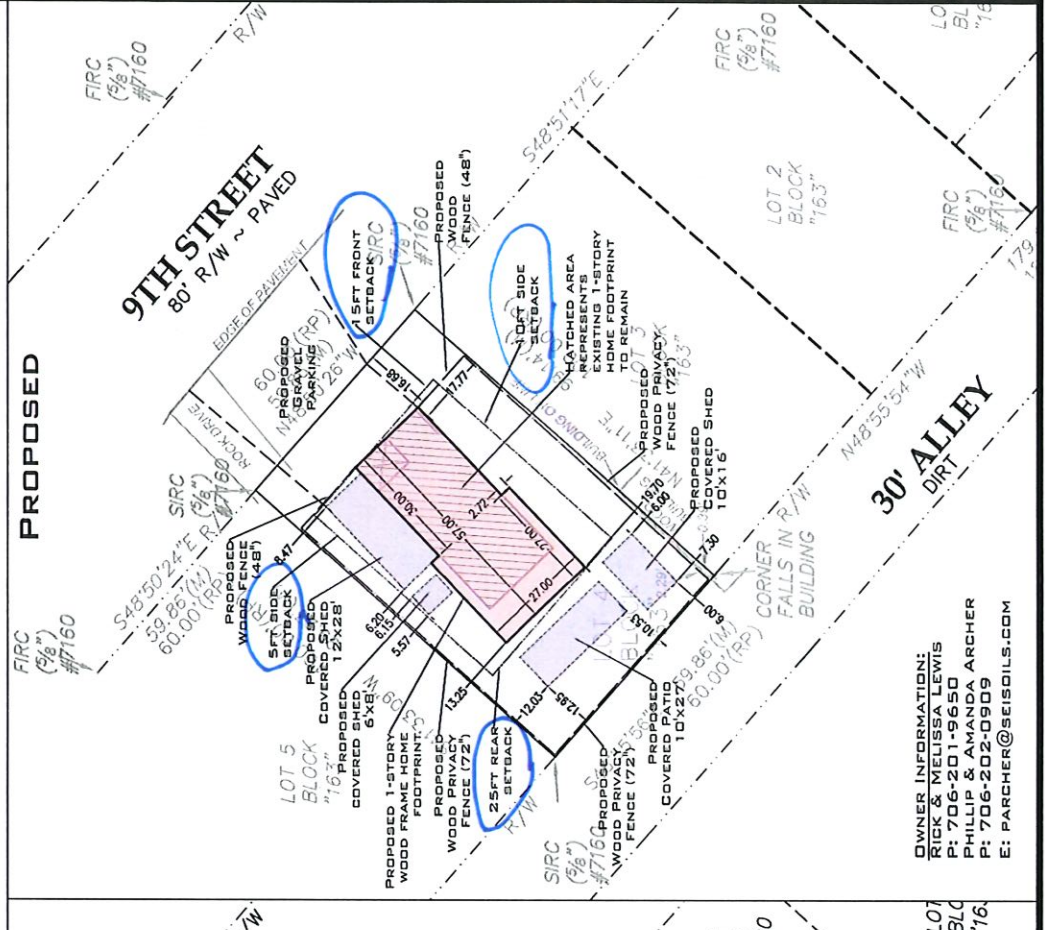
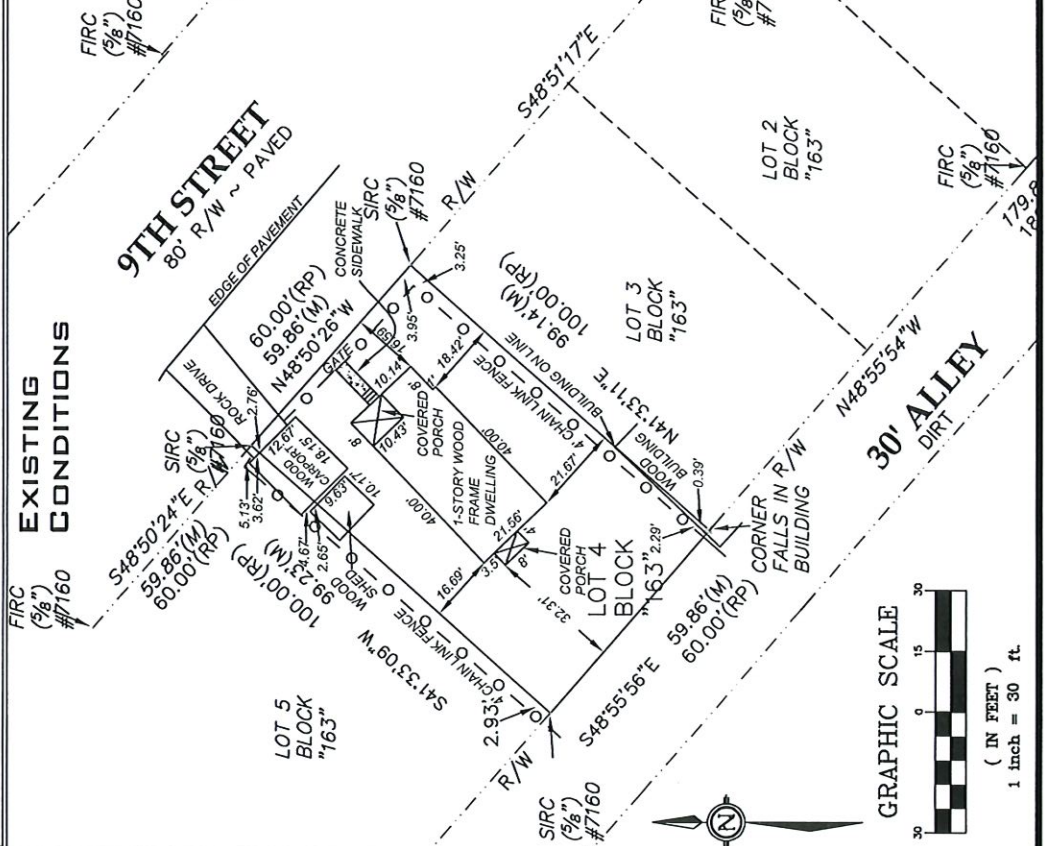


SIGNATURE OF APPLICANT

SITE DATA:
 ADDRESS: 254 9TH STREET
 LOT 4, BLOCK "163"
 TAX PARCEL ID: 01-095-08W-
 ZONING: R-1
 LOT SIZE: 5,937 SF OR 0.136 AC
 SETBACKS: FRONT - 15 FT
 SIDE - 5 FT (RIGHT FACING)
 BACK - 25 FT

SITE DATA CONT.:
 MAX LOT COVERAGE: 40%
 EXISTING LOT COVERAGE: 1,372 SF OR 23.1%
 PROPOSED LOT COVERAGE: 2,190 SF OR 36.9%
 MAX BUILDING HEIGHT: 35 FT

NOTES:
 1) BOUNDARY SURVEY WITH EXISTING CONDITIONS PERFORMED BY THURMAN RODDENBERRY & ASSOCIATES, INC. DATED 1-04-22.
 2) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO: 120089 0526F. INDEX DATE: FEBRUARY 5, 2014



OWNER INFORMATION:
 RICK & MELISSA LEWIS
 P: 706-201-9650
 PHILLIP & AMANDA ARCHER
 P: 706-202-0909
 E: PARCHER@SEISOILS.COM



SEI
 SITE ENHANCEMENT, INC.
 WWW.SEISOILS.COM
 6345 NOWHERE RD - HULL, GA - 30646
 P: 706-202-0909 E: PARCHER@SEISOILS.COM

RESIDENTIAL SITE PLAN
 FOR RICK & MELISSA ARCHER
 PHILLIP & AMANDA ARCHER
 LOT 4, BLOCK 163
 APALACHICOLA, FL
 FRANKLIN COUNTY

SG PROJECT NO: 23-0306
 DATE: 3-16-23
 DRAWING BY: PAA
 CHECKED BY: PAA
 TITLE: REVISIONS

RICK LEWIS
 PHILLIP ARCHER
 6345 NOWHERE RD
 HULL, GA 30646
 P: 706-202-0909
 E: PARCHER@SEISOILS.COM
 SEISOILS.COM
 SITE ENHANCEMENT, INC. ALL
 THESE DOCUMENTS AND PERMITTED
 IN WHOLE OR IN PART, ARE
 AND SHOULD NOT BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF THE
 ENGINEER OR ARCHITECT.
 SCALE: SEE SHEET

60x100 = 6,000 40% = 2,400 SF
 Proposed: home 1,374 shed 160
 shed 330
 shed 48
 patio 200
 = 2,188 SF



197 14th Street

Fence

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: CONNIE & MICHAEL SAMS
 Address: 197 14TH STREET
 City: APALACHICOLA State: FL Zip: 32320
 Phone: (404) 277-9025

Contractors Name: BUILT AND INSTALLED BY US
 State License # _____ City License # _____
 Email Address _____
 Phone (_____) _____

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

*Reason for Denial _____

PROJECT TYPE

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

- Varance
- Repair (Extensive)
- Varance
- Other _____

PROPERTY INFORMATION:

Street Address: 197 14TH STREET City & State: APALACHICOLA FL Zip: 32320
 Historic District Non-Historic District Zoning District: R-2
 Parcel #: _____ Block(s) 140 Lot(s) 87

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ 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

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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).

6 FT TALL HORIZONTAL PRIVACY FENCE USING WOOD 4"x4" AND 6"x6" POSTS AND 1"x6" WOOD HORIZONTAL SLATS.

PROPERTY FRONT SETBACKS WILL BE OBSERVED, FENCE WILL NOT EXTEND PAST FRONT OF HOUSE. ✓

FENCE WILL BE BUILT SEVERAL INCHES INSIDE PROPERTY LINES ON SIDES AND IN BACK. ✓

Project Scope	Manufacturer	Product Description	PL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		6 FT HORIZONTAL PRIVACY FENCE	
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:

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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.
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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.

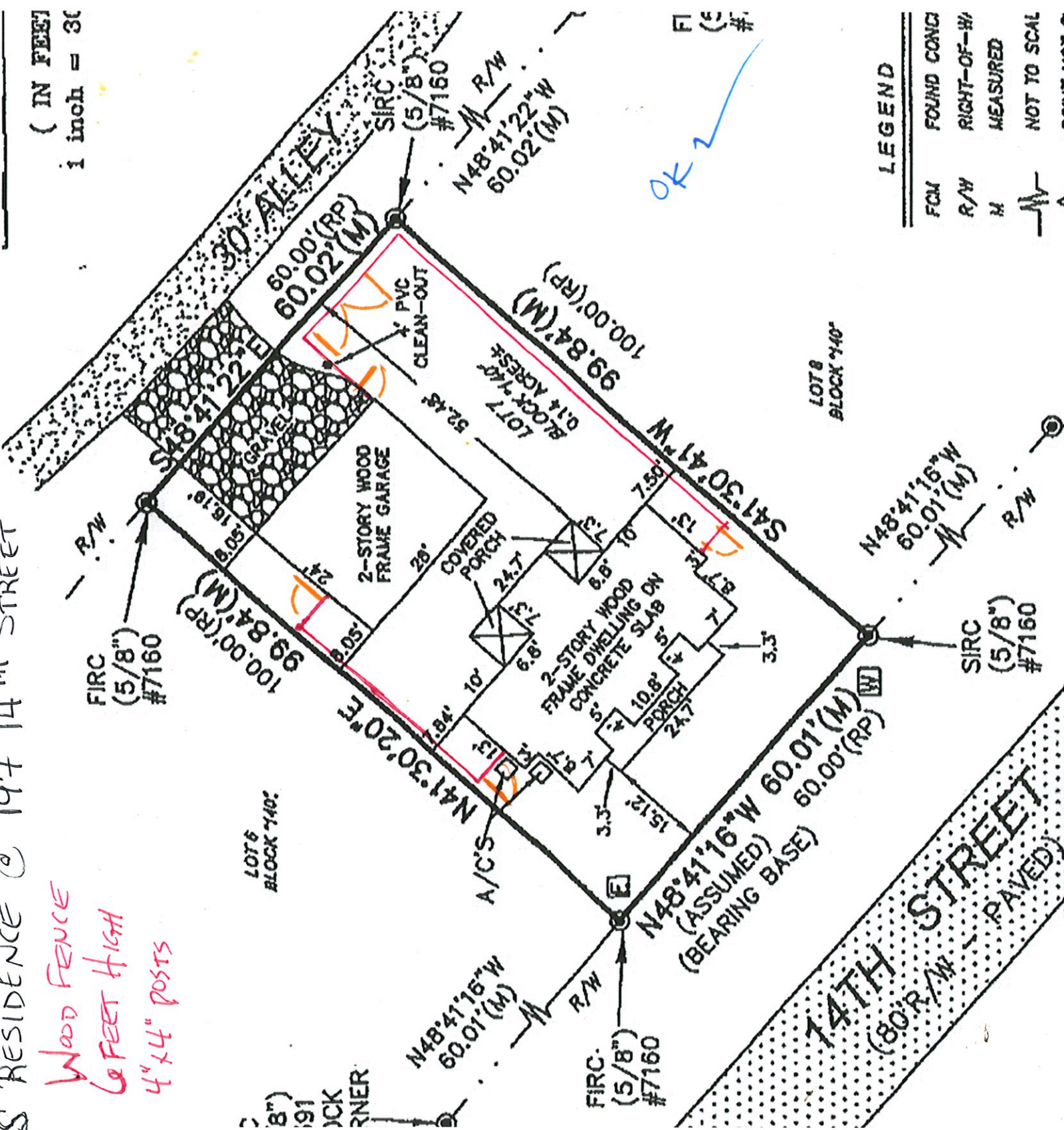
23 MARCH 2023
DATE


SIGNATURE OF APPLICANT

SAMS RESIDENCE @ 197 14TH STREET

WOOD FENCE
6 FEET HIGH
4" x 4" POSTS

(IN FEET)
1 inch = 30'



LEGEND

FCM	FOUND CONC
R/W	RIGHT-OF-WAY
M	MEASURED
(Symbol)	NOT TO SCALE

OK



Fence Permit Application

Date: 23 MARCH 23 Permit Issued: _____ Permit Fee: _____

Owner's Name: MICHAEL SAMS email: MIKEANDCARTER@GMAIL.COM

Address: 197 14TH STREET

Cit, State, & Zip: APALACHICOLA, FL 32320 Phone#: 404.277.9025

Address of Project: 197 14TH STREET

Property Parcel ID#: _____

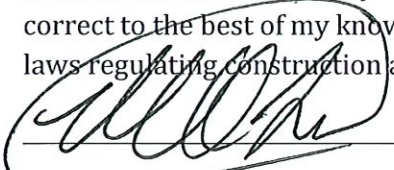
Legal Description of Property: SINGLE FAMILY HOME / NON CORNER LOT

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that **NO WORK** or installations 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 **separate permit must be secured for structural work, electrical, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, ect.** (applications may be emailed to kturner@cityofapalachicola.com or dropped off at City Hall mailbox).

Height of Fence: Front: N/A Rear: 6 FT L Side: 6 FT R Side: 6 FT

(Provide a site plan indicating heights at all locations and materials to be used).

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.



23 MARCH 2023

Signature of Owner or Agent

Date

Application Approved by: _____ Code Enforcement Officer

(email to: kturner@cityofapalachicola.com or drop off in City drop box)

(make checks payable to *City of Apalachicola*)

192 Coach Wagoner Blvd. 850-653-8222



126 8th Street

Addition

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Dennis Green
 Address 126 8th st
 City Apalachicola State FL Zip 32320
 Phone (240) 375 5250

Contractors Name self
 State License # _____ City License # _____
 Email Address _____
 Phone (____) _____

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)
- Variance
- Other _____

PROPERTY INFORMATION:

Street Address: 126 8th st City & State: Apalachicola Zip: 32320

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-095-08W-8332-0268-0020 Block(s): 68 Lot(s): 2

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

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15' Rear: 25' Side: 15'/split 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 contacted 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).

Back Porch Close ~~to~~ ^{to} house to make laundry room:

Black ^{porch} size 8' x 16.5' laundry with be 7x8 wood used by 2x6 roof wall 2 by 4 flood woods bella sheets rock strap on studs

8' x 16.5'

Project Scope	Manufacturer	Product Description	BL 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.
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3/24/23
DATE

Dennis Green
SIGNATURE OF APPLICANT

126 8th Street

8th Street

ROW

60'

UOP

28

25.5 ft

1,408 ft²

BAS

LC 40%: 2,400

1,408

17

170

1,595 ft² current

132

1,727 proposed

OK ✓

100'

4' 17' 4' 4"

8' 132 ft² 8'

deck/addition
8' x 16.5'

48 ft

10' Shed 170 ft² 17'

Alley



172 11th Street

Shed

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: Rashed Croon / Spanish
Address: 172 11th
City: Apalachicola State _____ Zip _____
Phone: (919) 362 8987

Contractors Name: Cooper Sheds
State License # _____ City License # _____
Email Address: PC
Phone: (_____) _____

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)

Yardance

Other _____

10 X 12
SHED

PROPERTY INFORMATION:

Street Address: 172 11th City & State: Apalachicola Zip: _____

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-095-08W-8330-0149-0020 Block(s): 149 Lot(s): 2

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15 Rear: 25 Side: 15/5 Lot Coverage: 48%

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 contacted 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).

Hardi Siding 10X12 Stud

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

CERTIFICATION

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3/30/23

DATE

Rashun

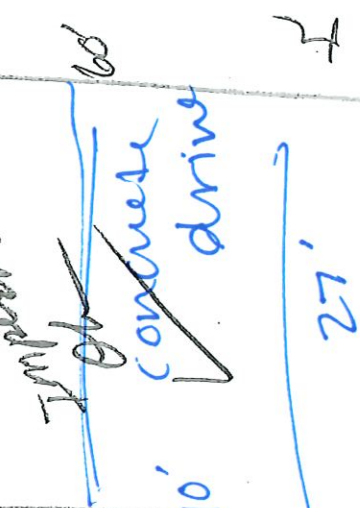
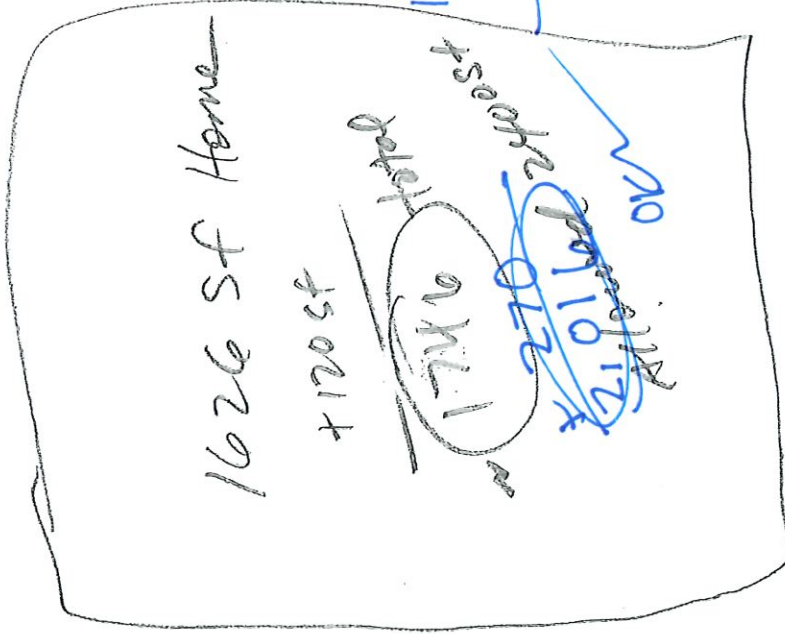
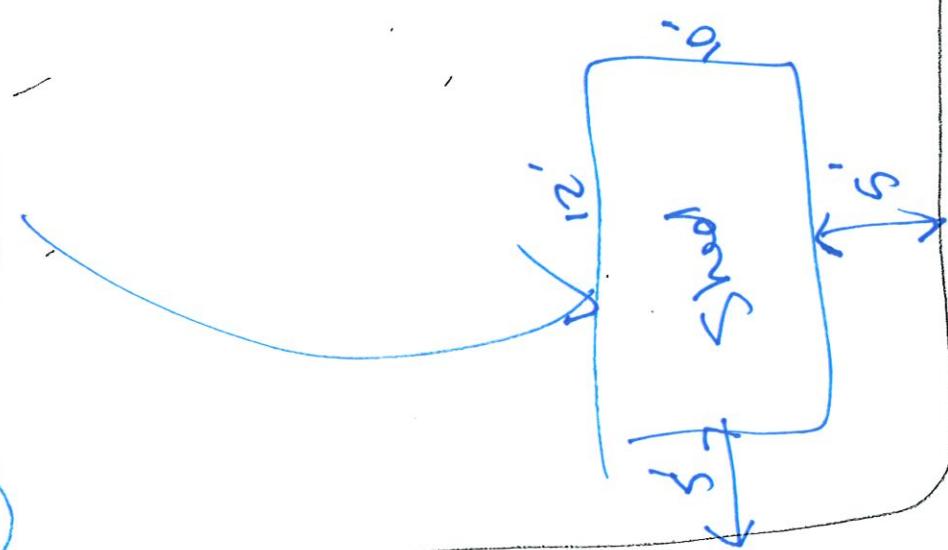
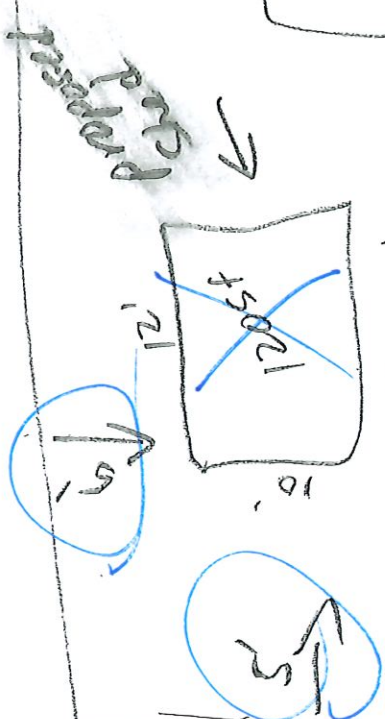
SIGNATURE OF APPLICANT

Alley 00

100'

100'

172' 11"



Impervious concrete drive

She'd 2

Tammy Owens <tammyowens37@gmail.com>

Thu 3/30/2023 1:30 PM

To: Tammy Owens <towens@cityofapalachicola.com>



Sent from my iPhone



51 12th Street
New Construction

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner: Barbara Singer
Address: 51 12th Street
City: Apalachicola State: FL Zip: 32329
Phone: (850) 247-2263

CONTRACTOR INFORMATION

Contractors Name: Brizo Construction LLC
State License #: CRC1333246 City License #: _____
Email Address: florida@brizoconstruction.com
Phone: (850) 740-3079

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)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 51 12th Street City & State: Apalachicola, FL Zip: 32329

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-09S-08W-8330-0048-0080 Block(s): 48 Lot(s): 8

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15' Rear: 25' Side: 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

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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).

Demo and rebuild as part of the rebuild Florida DEO program
 1231 2/2 Narrow on slab using comp shingles, wood walls and vinyl plank flooring

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Hardie	Hardi Panels	NOA07-0418:04
	Hardi	Hardie Soffit	NOA07-0418:05
Doors		Exterior Door	20470.1
Windows		Impact Windows	12398
Roofing	Owens Corning	Architectural Shingle	FL10674
	Tribuilt	Synthetic underlayment	FL 22259
Trim			
Foundation			
Shutters		Louvered	N/A
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

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DATE

2/23/23

SIGNATURE OF APPLICANT

Barbara Singer

REBUILD FLORIDA HOUSING REPLACEMENT

51 12TH STREET, APALACHICOLA
FRANKLIN COUNTY, FL
FL-HM18-286109

JANUARY 18, 2023

2 BEDROOM / 2 BATH NARROW SLAB ON GRADE

PROJECT MANAGER

Dewberry Engineers Inc.
203 Aberdeen Parkway
Panama City, FL 32405
850.522.0644

ARCHITECTURAL

Larry W. Hasson, AIA
Dewberry Engineers Inc.

STRUCTURAL

Jack Husband, PE
Southeastern Consulting
Engineers Inc.

PLUMBING

Chris Beverly, PE
Master Engineers & Designers

MECHANICAL

Chris Beverly, PE
Master Engineers & Designers

ELECTRICAL

Grant Beasley, PE
Master Engineers & Designers



Dewberry[®]



2 BEDROOM / 2 BATH NARROW SLAB

51 12TH STREET, APALACHICOLA, FL
FRANKLIN COUNTY, FL
FL-HM-18-286109



As Indicated

SCALE

REVISIONS

NO. DESCRIPTION DATE

REVISIONS

REVISIONS

REVISIONS

TITLE

INDEX

TITLE

TITLE

TITLE

PROJECT NO.

G1.01

PROJECT NO.

PROJECT NO.

PROJECT NO.

SHEET NO.

G1.01

SHEET NO.

SHEET NO.

SHEET NO.

GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES

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GENERAL CONSTRUCTION NOTES

A. BUILDING DATA

B. ENERGY SUMMARY

C. BUILDING CODE SUPPORTING DATA

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STANDARD ABBREVIATIONS

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SCALE

NO.	DESCRIPTION	DATE

DRAWN BY	DB
APPROVED BY	DB
CHECKED BY	TJ
DATE	JANUARY 16, 2023

SURVEY

PROJECT NO. 201391

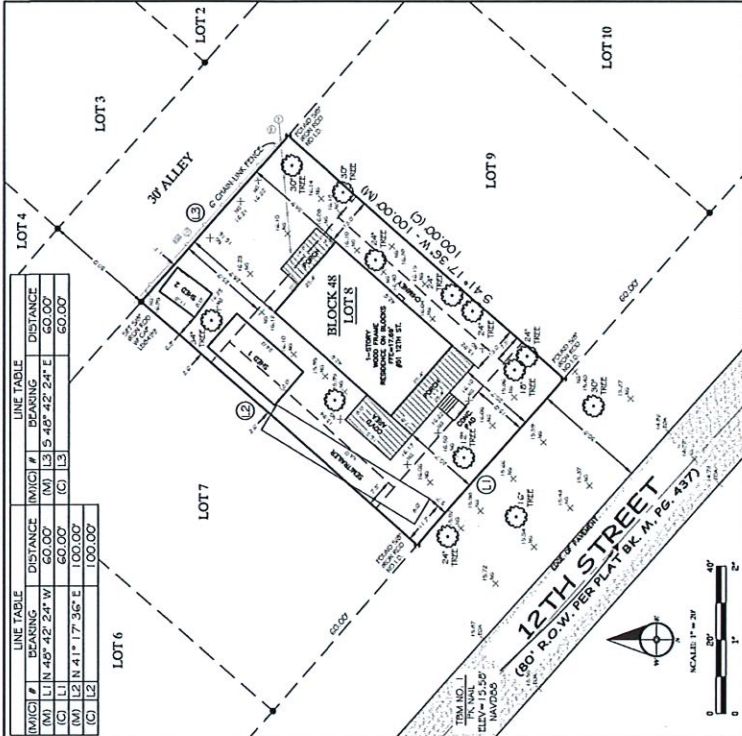
C1.0

SHEET NO.

1 2 3 4 5

TOPOGRAPHIC SURVEY

LINE #	STARTING POINT	END POINT	TYPE	LENGTH	BEARING	AREA
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						



LEGAL DESCRIPTION:
LOT 8, BLOCK 48, OF THE MAP OF GREATER APALACHICOLA, IN FRANKLIN COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK NO. 78, PAGE 437, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

FLOOD INFORMATION:
THIS SURVEY HAS BEEN ELECTRONICALLY SHADDED AND SEALED BY: TIMOTHY J. HELSTEN, P.E., P.L. 15740, STATE OF FLORIDA. DATE OF FLOOD MAP: 01/16/2023. DATE OF FLOOD MAP: 01/16/2023. DATE OF FLOOD MAP: 01/16/2023.

FIELD WORK INFO:
DATE OF FIELD WORK: 01/16/2023. DATE OF FIELD WORK: 01/16/2023. DATE OF FIELD WORK: 01/16/2023.

COBALT
ENGINEERING AND INSPECTION, LLC
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

- THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF SURVEYING AS SET FORTH IN THE FLORIDA SURVEYING AND MAPPING BOARD'S (FSMB) 'STANDARDS AND PRACTICES FOR SURVEYING'.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 'STANDARDS AND PRACTICES FOR SURVEYING' AS SET FORTH IN THE FLORIDA SURVEYING AND MAPPING BOARD'S (FSMB) 'STANDARDS AND PRACTICES FOR SURVEYING'.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 'STANDARDS AND PRACTICES FOR SURVEYING' AS SET FORTH IN THE FLORIDA SURVEYING AND MAPPING BOARD'S (FSMB) 'STANDARDS AND PRACTICES FOR SURVEYING'.
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- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 'STANDARDS AND PRACTICES FOR SURVEYING' AS SET FORTH IN THE FLORIDA SURVEYING AND MAPPING BOARD'S (FSMB) 'STANDARDS AND PRACTICES FOR SURVEYING'.

N.T.S.



SCALE

As Indicated

NO.	DESCRIPTION	DATE

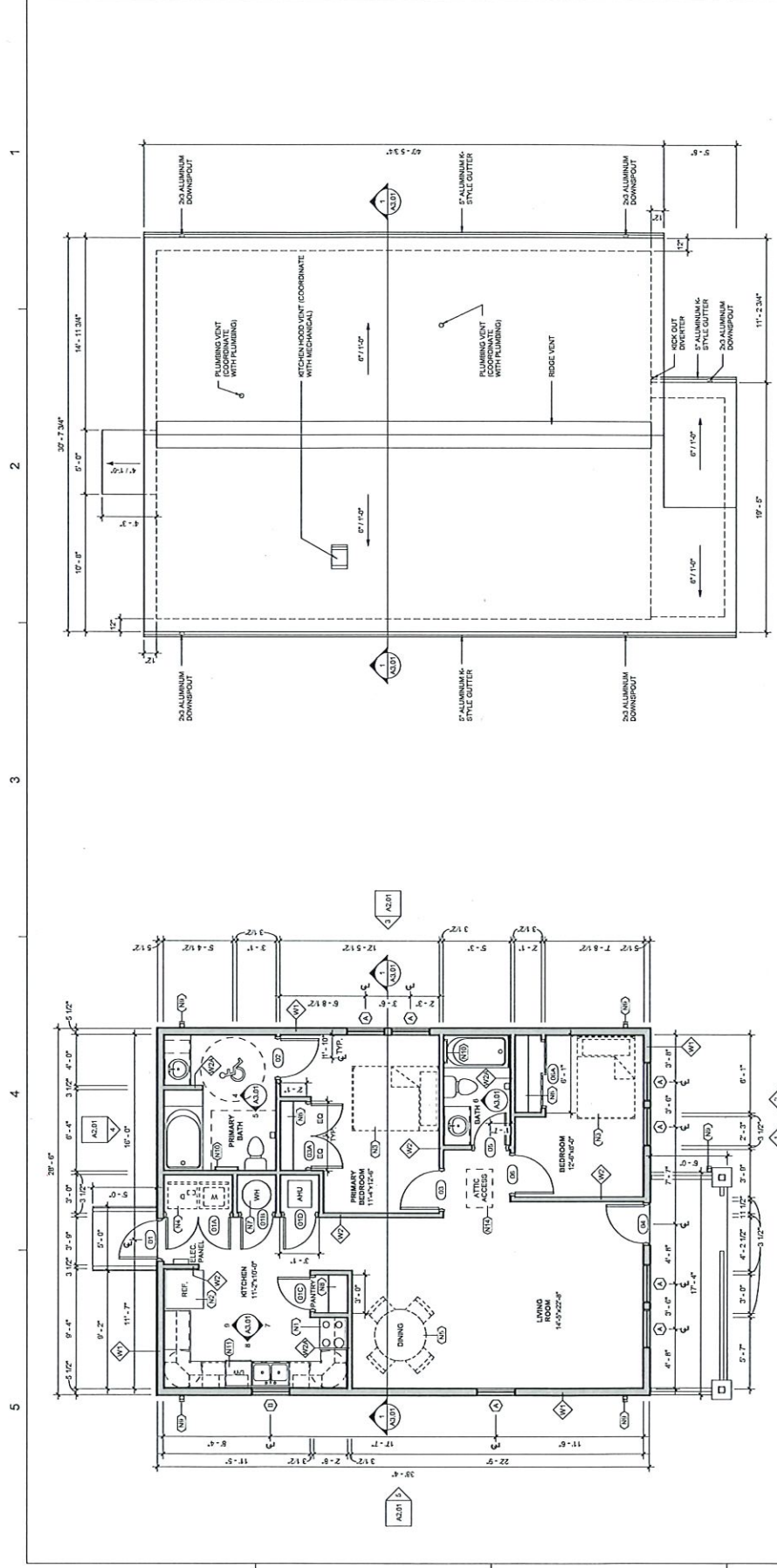
REVISIONS
 DRAWN BY _____
 CHECKED BY _____
 DATE _____

APPROVED BY _____
 LVTI _____
 AND _____
 DATE JANUARY 18, 2022

TITLE
FLOOR AND ROOF PLANS

PROJECT NO. _____
 SHEET NO. **A1.11**

DRAWN BY _____



NEW WORK NOTED NOTES

NO.	DESCRIPTION
N1	REPLACE EXISTING WINDOW
N2	REPLACE EXISTING DOOR WITH SLIPSTREAM
N3	REPLACE EXISTING COUNTER WITH QUARTZ
N4	REPLACE EXISTING CABINETS WITH QUARTZ
N5	REPLACE EXISTING WALLS WITH GYPSUM BOARD
N6	REPLACE EXISTING FLOOR WITH TILE
N7	REPLACE EXISTING CEILING WITH DRYWALL
N8	REPLACE EXISTING LIGHTING
N9	REPLACE EXISTING PAINT
N10	REPLACE EXISTING DOOR WITH SLIPSTREAM
N11	REPLACE EXISTING WINDOW WITH QUARTZ
N12	REPLACE EXISTING CABINETS WITH QUARTZ

WALL LEGEND

WALL SYMBOL	DESCRIPTION	WALL DETAIL
W1	EXTERIOR WALL WITH 2x6 STUDS @ 16" O.C. PROVIDE 1/2" GYPSUM ON EXTERIOR SIDE AND 5/8" INTEGRATED WATER RESISTIVE BOARD ON INTERIOR SIDE. PROVIDE R-13 INSULATION BETWEEN EXTERIOR WITH R-13 INSULATION BATTED IN BETWEEN. CONCENTRIC LAP SIDING ON EXTERIOR SIDE.	2x6 WOOD STUDS R-13 BATT INSULATION 1/2" SHEETROCK 1/4" SIPS
W2	INTERIOR PARTITION WITH 2x4 STUDS @ 16" O.C. PROVIDE 1/2" GYPSUM ON EACH SIDE AND SOUND BARRIER BETWEEN WALLS TO TOPPING OF STUDS. PROVIDE 1/2" GYPSUM ON EACH SIDE AND SOUND BARRIER BETWEEN WALLS TO BOTTOM OF STUDS. MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS, KITCHEN, WASHROOMS.	2x4 WOOD STUDS 1/2" GYPSUM (PAINT) SOUND BARRIER 1/2" GYPSUM (PAINT)

SEAL

SCALE

As Indicated

NO.	DESCRIPTION	DATE

REVISIONS
 DRAWN BY _____
 CHECKED BY _____
 DATE _____

APPROVED BY _____
 LVTI _____
 AND _____
 DATE JANUARY 18, 2022

TITLE
FLOOR AND ROOF PLANS

PROJECT NO. _____
 SHEET NO. **A1.11**

DRAWN BY _____



SCALE: As Indicated

No.	Description	Date

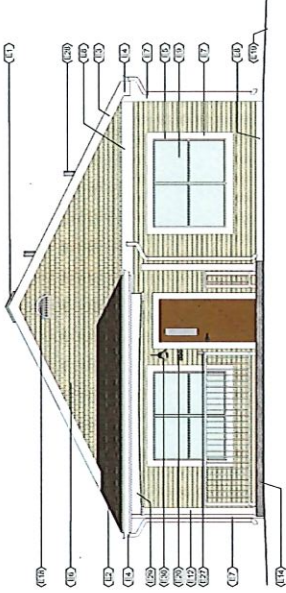
REVISIONS
 DRAWN BY: WL
 APPROVED BY: LWH
 CHECKED BY: ANG
 DATE: JANUARY 18, 2023

EXTERIOR ELEVATIONS

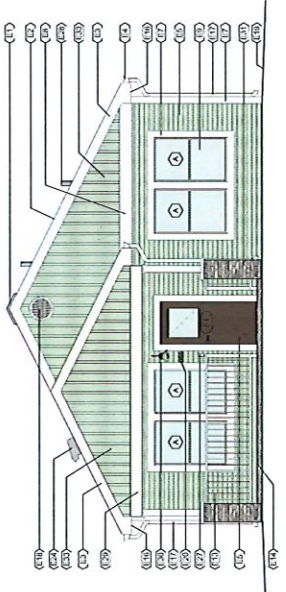
PROJECT NO. 50130116

A2.01

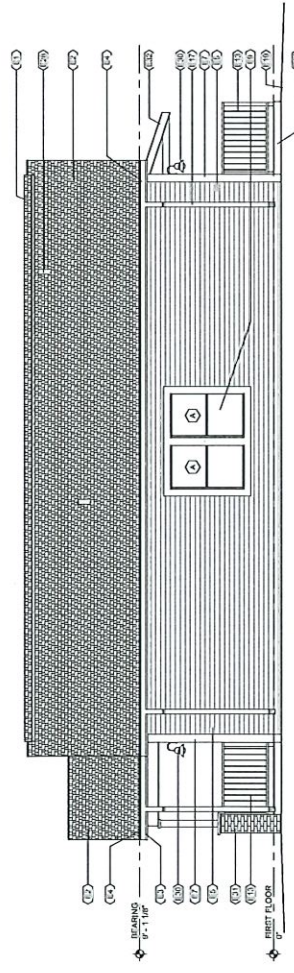
SHEET NO.



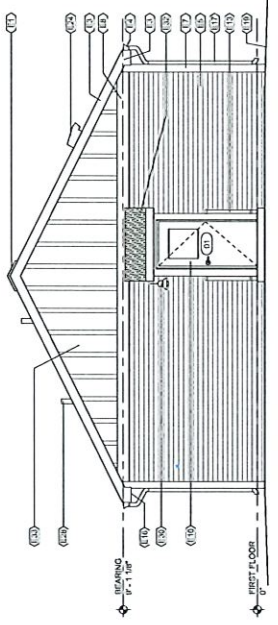
② FRONT ELEVATION ALTERNATE
 Scale: 1/4" = 1'-0"



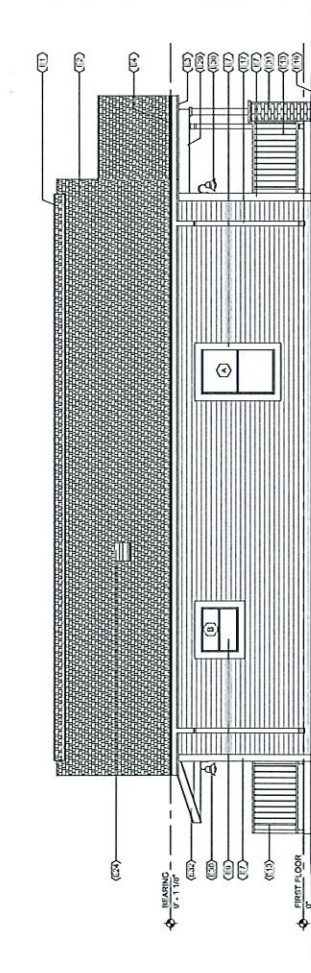
① FRONT ELEVATION
 Scale: 1/4" = 1'-0"



③ RIGHT ELEVATION
 Scale: 1/4" = 1'-0"



④ REAR ELEVATION
 Scale: 1/4" = 1'-0"



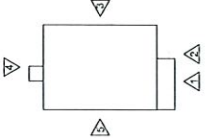
⑤ LEFT ELEVATION
 Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES

NOTE	SYMBOL	DESCRIPTION
E1	(E1)	3/4" ASPHALT ARCHITECTURAL SHINGLES
E2	(E2)	1/2" PLY GIBBERITOUS PAGA TRIM
E3	(E3)	5" ALUMINUM RIGID GUTTER
E4	(E4)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E5	(E5)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E6	(E6)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E7	(E7)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E8	(E8)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E9	(E9)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E10	(E10)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E11	(E11)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E12	(E12)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E13	(E13)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E14	(E14)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E15	(E15)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E16	(E16)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E17	(E17)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E18	(E18)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E19	(E19)	1/2" PLY GIBBERITOUS GUTTER FASCIA

ELEVATION KEYED NOTES

NOTE	SYMBOL	DESCRIPTION
E20	(E20)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E21	(E21)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E22	(E22)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E23	(E23)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E24	(E24)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E25	(E25)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E26	(E26)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E27	(E27)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E28	(E28)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E29	(E29)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E30	(E30)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E31	(E31)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E32	(E32)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E33	(E33)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E34	(E34)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E35	(E35)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E36	(E36)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E37	(E37)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E38	(E38)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E39	(E39)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E40	(E40)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E41	(E41)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E42	(E42)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E43	(E43)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E44	(E44)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E45	(E45)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E46	(E46)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E47	(E47)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E48	(E48)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E49	(E49)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E50	(E50)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E51	(E51)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E52	(E52)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E53	(E53)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E54	(E54)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E55	(E55)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E56	(E56)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E57	(E57)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E58	(E58)	1/2" PLY GIBBERITOUS GUTTER FASCIA
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E60	(E60)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E61	(E61)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E62	(E62)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E63	(E63)	1/2" PLY GIBBERITOUS GUTTER FASCIA
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E65	(E65)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E66	(E66)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E67	(E67)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E68	(E68)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E69	(E69)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E70	(E70)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E71	(E71)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E72	(E72)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E73	(E73)	1/2" PLY GIBBERITOUS GUTTER FASCIA
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E79	(E79)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E80	(E80)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E81	(E81)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E82	(E82)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E83	(E83)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E84	(E84)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E85	(E85)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E86	(E86)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E87	(E87)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E88	(E88)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E89	(E89)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E90	(E90)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E91	(E91)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E92	(E92)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E93	(E93)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E94	(E94)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E95	(E95)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E96	(E96)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E97	(E97)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E98	(E98)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E99	(E99)	1/2" PLY GIBBERITOUS GUTTER FASCIA
E100	(E100)	1/2" PLY GIBBERITOUS GUTTER FASCIA





SCALE

As Indicated

NO.	DATE	DESCRIPTION	BY

REVISIONS	
DRAWN BY	
APPROVED BY	
CHECKED BY	
DATE	JANUARY 18, 2023

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 02331116

A6.01

SHEET NO.

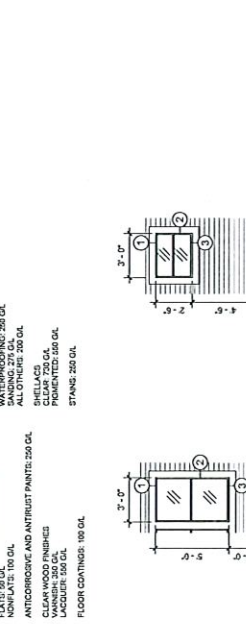
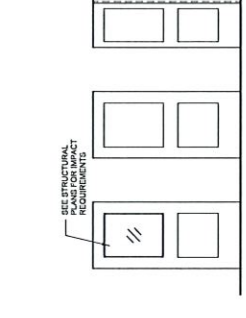
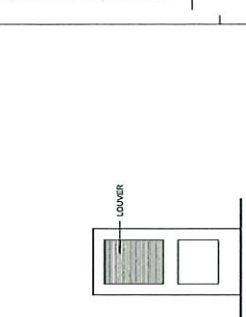
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	7	PELLA (BASED ON DESIGN)	SEHIES 300 3000 (BASED ON DESIGN)	1, 2, 3
B	1	PELLA (BASED ON DESIGN)	REHIES 300 3000 (BASED ON DESIGN)	1, 2, 3

REMARK #	REMARK
1	WINDOW TO BE ENERGY STAR CERTIFIED.
2	WINDOW TO BE ENERGY STAR CERTIFIED.
3	WINDOW TO BE ENERGY STAR CERTIFIED.
4	WINDOW TO BE ENERGY STAR CERTIFIED.

REMARK #	NO.	LEAF	WIDTH	HEIGHT	DOOR		FRAME		FINISH	REMARKS
					MATERIAL	FINISH	MATERIAL	FINISH		

REMARK #	REMARK
1	DOOR TO BE ENERGY STAR CERTIFIED.
2	DOOR TO BE ENERGY STAR CERTIFIED.
3	DOOR TO BE ENERGY STAR CERTIFIED.
4	DOOR TO BE ENERGY STAR CERTIFIED.

ROOM NUMBER	DESCRIPTION	FLOOR	WALL	CEILING	HEIGHT	REMARKS



WINDOW ELEVATION B Scale: 1/4" = 1'-0"

WINDOW ELEVATION A Scale: 1/4" = 1'-0"

WINDOW ELEVATION B Scale: 1/4" = 1'-0"

DOOR DESIGNS Scale: 3/8" = 1'-0"

HEAD & JAMB DETAILS Scale: 1/2" = 1'-0"

HEAD & JAMB DETAILS Scale: 1/2" = 1'-0"

SEE STRUCTURAL REQUIREMENTS

FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS PROVIDE IMPACT RESISTANCE AS REQUIRED BY CODE INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS.

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SCALE

No.	Description	Date

SEAL

REVISED BY	DATE

APPROVED BY	DATE

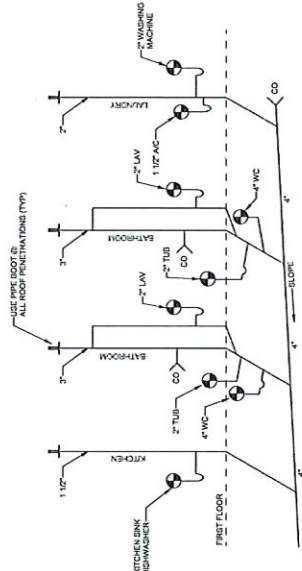
W/C	C/D	C/D

TITLE
GENERAL INFORMATION
2BR NARROW

PROJECT NO. 20182116
SHEET NO. P0.1

GENERAL NOTES

- PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR
- PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE
- PERMITS FOR THIS PROJECT SHALL BE OBTAINED FROM THE LOCAL CODES REQUIREMENTS OF THE
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES REQUIREMENTS OF THE
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL
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ABBREVIATIONS

- ABF ABOVE FINISHED FLOOR
- BTU-H BRITISH THERMAL UNIT PER HOUR
- DB DRY BULB
- DECF DEW POINT EQUIVALENT FACTOR
- DN DOWN
- DNV DOWN VOLUME DAMPER
- FC FORWARD CURVED
- FG FORWARD CURVED
- HZ HERTZ
- MANV MANUAL AIR VENT
- MV MAXIMUM VOLUME DAMPER
- MIN MINIMUM
- NOM NOMINAL
- OPD OPERATING PRESSURE
- PH PHASE
- PSIG POUNDS PER SQUARE INCH
- RYD RYDHAM
- VYP VENT THROUGH ROOF
- VTR VENT THROUGH ROOF

LEGEND

- [Symbol] SUPPLY DUCT UP
- [Symbol] SUPPLY DUCT DOWN
- [Symbol] RETURN DUCT UP
- [Symbol] RETURN DUCT DOWN
- [Symbol] ROUND TAKEOFF WITH BALANCING DAMPER
- [Symbol] RECTANGULAR DUCT WITH BALANCING DAMPER
- [Symbol] FLEXIBLE DUCT
- [Symbol] SUPPLY AIR DIFFUSER
- [Symbol] RETURN AIR GRILLE
- [Symbol] EXHAUST AIR GRILLE
- [Symbol] MOTOR OPERATED DAMPER

HVAC SYMBOLS

- [Symbol] NEW WORK FAN NOTE
- [Symbol] THERMOSTAT

GENERAL NOTES

1. HVAC CONTRACTOR DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE LOCAL BUILDING DEPARTMENT AND THE LOCAL CODES DEPARTMENT TO OBTAIN NECESSARY PERMITS AND APPROVALS.
2. THE HVAC DRAWINGS ARE INDICATIVE IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND THE LOCAL CODES DEPARTMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS.
3. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND THE LOCAL CODES DEPARTMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS.
4. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND THE LOCAL CODES DEPARTMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS.

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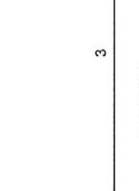


Dewberry
Engineering Inc.
Dorchester, VA 22640
487.77.4541 Fax
www.dewberry.com



MASTER
ENGINEERS & ARCHITECTS
801 Lantana Drive
Springfield, VA 22151
434.392.2020

2 BEDROOM / 2 BATH NARROW SLAB
REBUILD FLORIDA HOUSING REPLACEMENT
FRANKLIN COUNTY, FL
51 12TH STREET, APALACHICOLA
FL-32118-289109



SEAL

SCALE

No.	Description	Date

REVISIONS	WJC
DRAWN BY	WJC
APPROVED BY	ONS
CHECKED BY	ONS
DATE	JANUARY 16, 2023

TITLE
GENERAL INFORMATION
2BR NARROW
PROJECT NO. 22072116
SHEET NO. M0.1

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP Wg	FAN TYPE	VPRHZ	AIR HANDLING STAGES		REMARKS
						VPRHZ	VPRHZ	
AHU-1	ENTIRE HOUSE	2.5 TONS	-	FC	200/60	1	200/60	1.2

REMARKS:
1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, HEAT PUMP FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP Wg	DRIVE	VOLTS/PH/FC	REMARKS
EF-1	CEILING	60	0.25	DIRECT	115/60/0	1.2

REMARKS:
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE EXHAUST DAMPER INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	MODEL	SYSTEM	SYSTEM SERVED	VPRHZ	REMARKS
HP-1	2.5	AHU-1	200/20/60	1.2	

REMARKS:
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE EXHAUST DAMPER INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.

CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE



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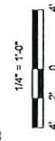
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SEAL

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

NO.	DATE	BY	REVISION

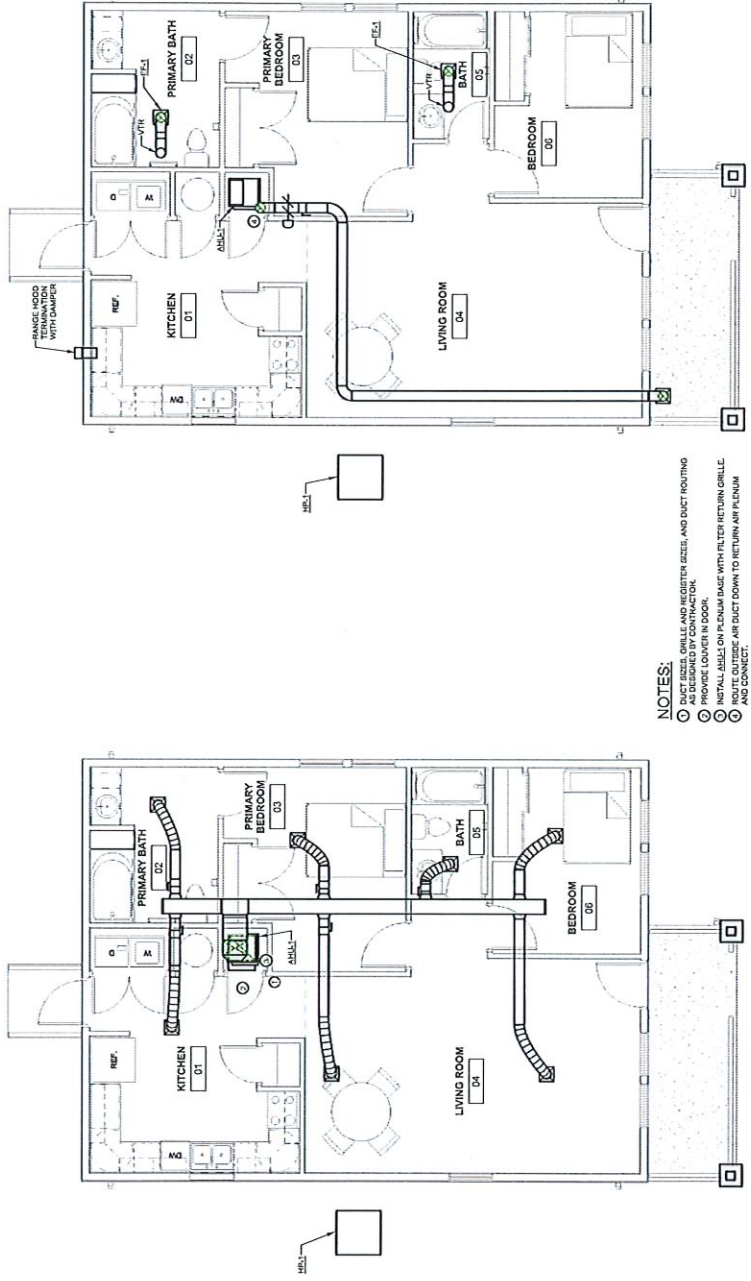
DRAWN BY: WJC
 APPROVED BY: CDB
 CHECKED BY: CDB
 DATE: JANUARY 18, 2023

TITLE
FLOOR PLANS
2BR NARROW

PROJECT NO. 5038116

M1.0

SHEET NO.



NOTES:
 1 DUCT SIZES, GRILLES AND REGISTER SIZES, AND DUCT ROUTING SHALL BE DETERMINED BY THE MECHANICAL ENGINEER.
 2 PROVIDE LOWER IN DOOR.
 3 INSTALL GRILLE ON PLENUM BASE WITH FILTER RETURN GRILLE.
 4 ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

1 SUPPLY AND RETURN DUCT SYSTEM
 Scale: 1/4" = 1'-0"

2 EXHAUST AND VENTILATION DUCT SYSTEM
 Scale: 1/4" = 1'-0"

1 2 3 4 5

E D C B A



SEAL



No.	Description	Date

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE
**ELECTRICAL PLAN
2 BR NARROW**

PROJECT NO. 5030516
SHEET NO. E1.0

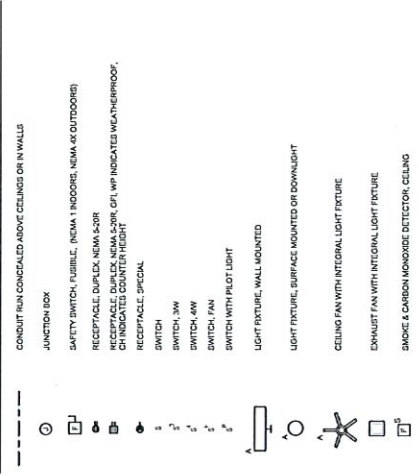
NOTES (SHEET NO. E1.0)

- SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
- SEE ELECTRICAL DRAWINGS FOR WIRING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCATED OUT OF THE UNFINISHED FLOOR BELOW.

ELECTRICAL GENERAL NOTES

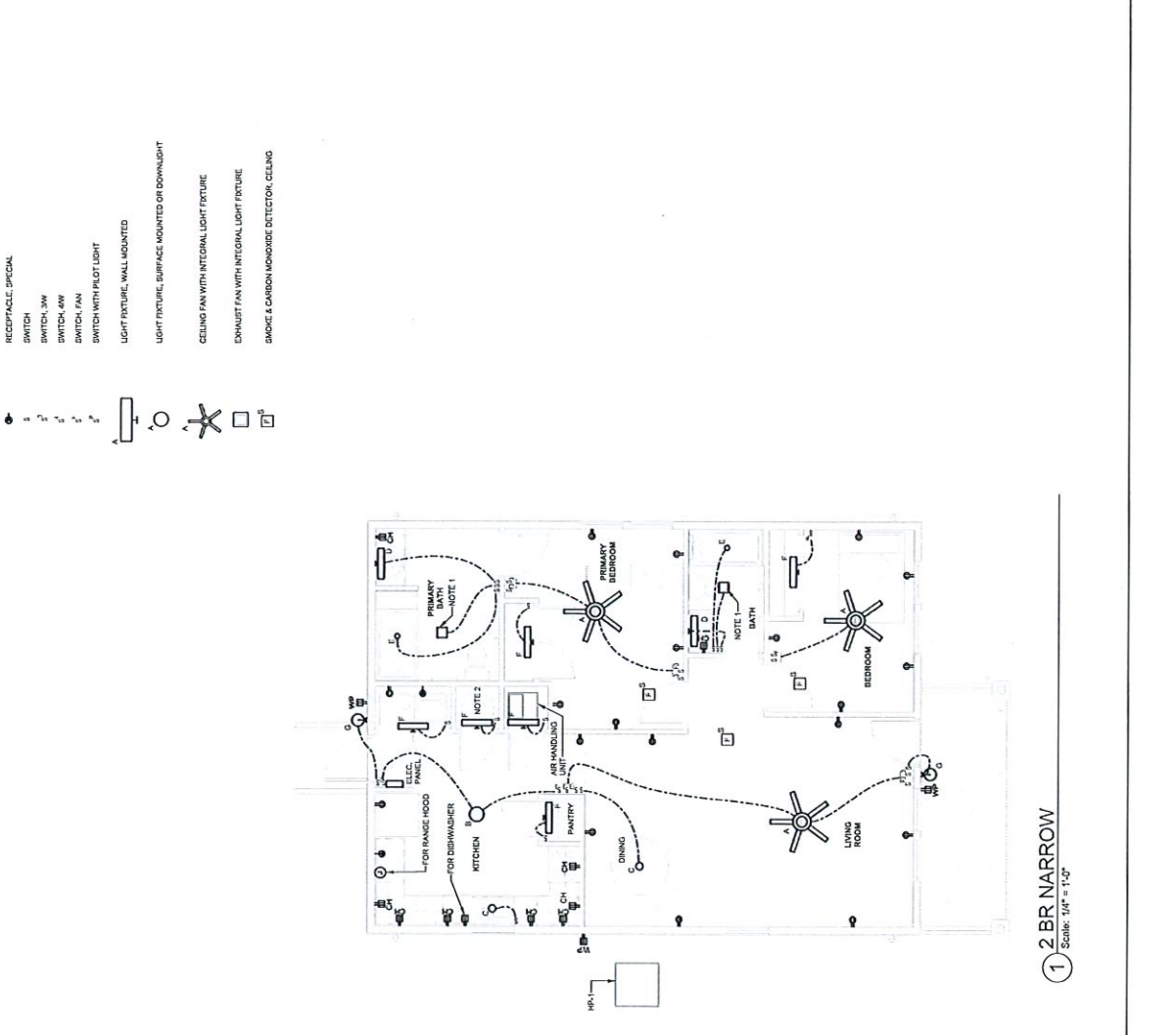
- ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTIONS, WIRES, BREAKERS AND DEVICES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FUSE REQUIREMENTS IN ACCORDANCE WITH LOCAL BUILDING CODE.
- ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
- SMOKE DETECTORS SHALL BE INTERCONNECTED WITH UL 27 AND 203A. THEY SHALL BE HARD WIRED WITH A TIGHT LOCKUP AND LISTED IN ACCORDANCE WITH UL 27 AND 203A. THEY SHALL BE HARD WIRED WITH A TIGHT LOCKUP. SINGLE DETECTOR WITH A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
- ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
- PROVIDE A PATH FOR PROTECTION AT EACH PROTECTION WHERE REQUIRED BY CODE. REFERENCED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
- COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK.
- POINTS OF CONNECTION FOR EQUIPMENT: DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROVIDING AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
- PROVIDE ALL TERMINALS AND COVER PLATES TO BE COMPATIBLE WITH THE EQUIPMENT OWNER. PROVIDE ALL TERMINALS AND COVER PLATES TO BE COMPATIBLE RECEPTACLE COVER PLATES. PREPARED USING A LISTED METHOD TO MAINTAIN THE EXISTING FINISH.
- COORDINATE THE MOUNTING HEIGHT AND LOCATION OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK. RECEPTACLES NOT FEASIBLY ACCESSIBLE THAT REQUIRE GFD PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
- COORDINATE THE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO AS TO AVOID COLLISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK.
- PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
- INADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAH).
- PROVIDE ALL ELECTRICAL DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THE LOCAL AUTHORITY HAVING JURISDICTION (LAH) SHALL BE NOTIFIED OF ALL ELECTRICAL DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK. ALL ELECTRICAL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK.
- COMBINATION SMOKE CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
- CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND DOCUMENTS FOR ALL TRADES TO BEYOND THE CONTRACTOR'S SCOPE OF WORK. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MANNER. FINISH.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL LOADS AS SHOWN ON ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

ELECTRICAL LEGEND



LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	SEE ELECTRICAL DRAWINGS FOR SCHEDULED LOCATIONS
B	INTEGRATED LED	3000K	SEE ELECTRICAL DRAWINGS FOR SCHEDULED LOCATIONS
C	INTEGRATED LED	3000K	INTEGRATED, ENERGY STAR QUALIFIED
D	INTEGRATED LED	3000K	INTEGRATED, ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	INTEGRATED, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	INTEGRATED, ENERGY STAR QUALIFIED
G	INTEGRATED LED	3000K	INTEGRATED, ENERGY STAR QUALIFIED



1 2 BR NARROW
Scale: 1/4" = 1'-0"