

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, May 8th, 2023
Community Center - 1 Bay Avenue
Agenda

Joint Workshop w/ City Commission – Comprehensive Plan 5:30 PM

1. Presentation from 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.

Regular Meeting: 6:00 PM

1. **Requested Motion from Workshop:** Motion to approve transmittal of proposed amendment to City Commission for review with any additional comments made in Joint Workshop pursuant to Comp Plan Amendment Procedure #002.
2. Approval of April 10th, 2023 meeting minutes.
3. Review, Discussion and Decision for New Construction. **(R-1) (Historic District) @ 129 10th Street.** Block 71, Lot 8. For Gregory Perkins -Owner; Contractor: William Henderson
4. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 151 20th Avenue,** Block 247, Lots 16-17. For Tony Leigh -Owner; Contractor: Self
5. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 157 Avenue I/13th,** Block 139, Lot 1. For Gregory & Rebecca Striker -Owner; Contractor: Bestway

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6. Review, Discussion and Decision for Fence. **(R-1) (Historic District) @ 72 Avenue G,**
Block 18, Lot ½ 6. For Bessie Graham -Owner; Contractor: TBD
7. Review, Discussion and Decision for Concrete Additions & Fence. **(C-1) (Historic District)**
@ 170 Water Street, Block D-1, Lots 4-9. For Rex Humphries – Owner; Contractor: TBD

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

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



P&Z + City Commission

Joint Workshop

Comp Plan

5:30

**CITY OF APALACHICOLA
DRAFT ORDINANCE NO. 2023-__**

AN ORDINANCE OF THE CITY OF APALACHICOLA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE CITY OF APALACHICOLA COMPREHENSIVE PLAN TO REVISE SEVERAL ELEMENTS TO BE CONSISTENT WITH LEGISLATIVE REQUIREMENTS RELATING TO PLANNING HORIZONS, CAPITAL IMPROVEMENTS, PERIL OF FLOOD, PRIVATE PROPERTY RIGHTS, DATA AND ANALYSIS AND GENERAL UPDATES TO POLICIES AND OBJECTIVES DEEMED NECESSARY

WHEREAS, the Board of Commissioners of Apalachicola, Florida has received a recommendation from the Apalachicola Planning and Zoning Commission for changes to elements including the Capital Improvements, Coastal Management, Future Land Use, Housing, Public Facilities, Recreation and Open Space, Traffic Circulation, Intergovernmental, Historic and Economic Elements that will bring the City's Comprehensive Plan into compliance with current legislation outlined in the Community Planning Act, Chapter 163.3184, FS

WHEREAS, the Board of Commissioners of Apalachicola has conducted a public hearing with due public notice, and

NOW, THEREFORE, BE IT ORDAINED BY THE APALACHICOLA BOARD OF CITY COMMISSIONERS that:

Whereas, the Community Planning Act, Chapter 163.3177, Florida Statutes, requires local governments to prepare and adopt comprehensive plans consistent with legislation relating to planning periods, and

Whereas, the Community Planning Act, Chapter 163.3177, Florida Statutes, requires local governments to prepare and adopt comprehensive plans with capital improvements planning that considers the need for and the location of public facilities in order to encourage the efficient use of such facilities, and

Whereas, the Community Planning Act, Chapter 163.3178, Florida Statutes, requires local governments to prepare and adopt comprehensive plans that address peril of flood component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise, and

Whereas, the Community Planning Act, Chapter 163.3177(6), Florida Statutes, requires local governments to adopt comprehensive plans that include a property rights element in its comprehensive plan for any proposed plan amendment initiated after July 1, 2021, and

Whereas, the Community Planning Act, Chapter 163, 3177, Florida Statutes, requires local governments to adopt comprehensive plans based upon permanent and seasonal population estimates and projections, and

Whereas, 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 , and

Whereas, the attached changes have been duly advertised and public hearings conducted in accordance with Florida Statute Chapter 163.3174 and City Adoption Procedures, hereby

City of Apalachicola, Florida
Comprehensive Plan Amendment
May 2023

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 5-Year Schedule of Improvements of this element, hereby referenced and included as "Attachment A". The planning horizon for Capital Improvements is 2022 – 2027. The planning horizon for other elements is 2040.

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.

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. The proportion of the cost will be determined by the city's facilities staff and made a part of the permitting records.

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.

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;

COASTAL MANAGEMENT ELEMENT

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, 915.012(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.

Policy 2-7: The City shall prohibit the alteration , other than stormwater improvements and approved maintenance of mosquito ditches. and shall provide treatment prior to discharge to bay.

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.

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."

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.~~

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 sitting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

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)~~

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 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)~~

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~~ FI Department of Environmental Protection regulation and shall be funded by multiple funding sources including grant funds.

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.

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.~~

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

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.

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 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.

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 Statutes, 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.

CONSERVATION ELEMENT

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)

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~~

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.

Policy 2.2: ~~By 1991,~~ the City shall continue to ~~adopt and~~ implement a comprehensive stormwater management ordinance which provides ~~that~~ 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.

Policy 2.3: ~~By 1995,~~ Through the planning horizon, all waterfront properties will be serviced by an adequate central sewer system.

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.~~

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)~~

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).~~

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)~~

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)~~

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)~~ .

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))~~

Policy 8.7: The City shall prohibit the alteration, other than approved stormwater improvements and maintenance, of mosquito ditches.

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~~, 915.013(2)(b)(4) 5

Objective 10: The City, in conjunction with Franklin County, will continue to ~~develop and~~ implement a hazardous waste management program ~~by 1998~~, through 2040.

FUTURE LAND USE ELEMENT

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~~

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.

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).

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~~.

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 ELEMENT

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.

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.~~

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. ...

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.

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.

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; multifamily housing complexes of less than 50 units are preferred over larger complexes.

Policy 14.5. Through 2040 ~~2015~~, The City will complete and maintain informational signage and install at each city square.

Policy 14.4: The City shall include historic squares improvements as part of its five year capital improvements budget ~~and strategic planning document.~~

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 ELEMENT

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 2020.~~ The City shall review the Water Supply ~~Work~~ Plan and update it, at a minimum, every 5 years within 18 months after the NWFWMMD 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.

Policy 1.5.9: ~~The City, by January 31, 2012, shall submit a rate structure evaluation as outlined in the permit.~~

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.

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.

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

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.

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.

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 the 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 ELEMENT..

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

Policy 1.2 : The City will apply for grants and fully utilize yearly budgeted funds to correct ~~existing~~ recreation deficiencies as they arise.

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.

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.

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 ELEMENT

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 ELEMENT

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 mechanism 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 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

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.~~

PRIVATE PROPERTY RIGHTS ELEMENT

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.

DATA AND ANALYSIS

Capital Improvements Element

Area of Critical State Concern Work Program

Coastal Element

CHHA Vulnerability Map

Adaptation Action Area Overview (from 2017 Vulnerability Assessment)

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), FI Statutes

Public Facilities Element

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

Motion heard and approved by following vote:

yes no

Despina George, Commissioner Seat 1

Adriane Elliott, Commissioner Seat

Anita Grove, Mayor Pro Tem, Commissioner Seat 3

Donna Duncan, Commissioner Seat 4

Brenda Ashe, Mayor

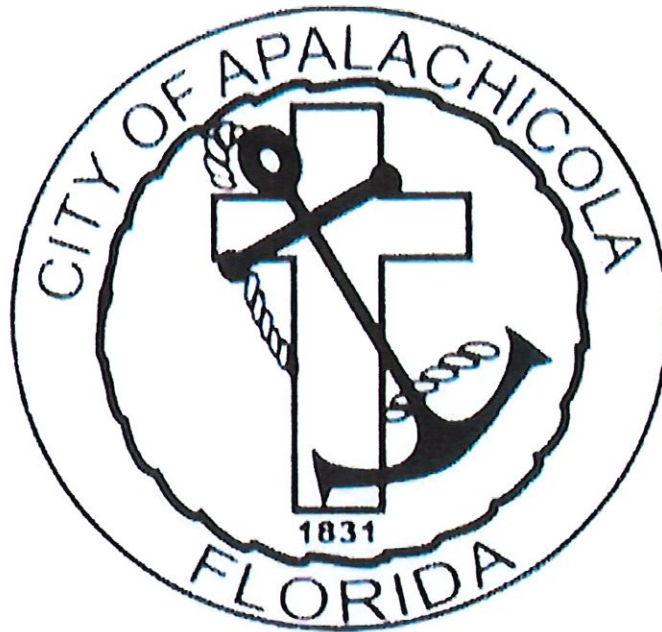
Adopted the _____ day of _____, 2023.

FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA

BRENDA ASH, MAYOR

ATTEST:

DEBORAH GUILLOTTE, CITY CLERK



P&Z Regular Meeting

6:00



Approval of April 10th Minutes

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

Attendance:

- **Al Ingle – Chair, Bobby Miller, Jim Bachrach, Elizabeth Milliken**

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.
 - **In continuation of the discussion from the previous workshop, the timeline for the historic element came up. Rebecca Jetton stated that the draft amendments now reflect a 3.5 year timeline for the City to establish some sort of historic guidelines.**
 - **Bobby Miller stated he was concerned about violating property owners' property rights by creating and enforcing historic district code regulations. He asked if this is an optional element in the comp plan, then why are we doing it? Rebecca Jetton spoke and explained that it is an element put into the comp plan by the City Commission and it is also referenced in our City**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, April 10th, 2023
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Minutes

LDC code several times and to remove it would require many changes. She also explained that this is a chance for P&Z and the City Commission to create some easy to understand and easily enforced code for the historic district that P&Z would be able to use when they are serving as the architectural review board and looking for compatibility in the historic district.

- Al Ingle agreed that it would be helpful to have established code on this and noted that there is also a typo on page 10 under 7-1 that needs to be corrected before completion.
- The discussion on the timeline did not settle on any specific date, but board members agreed this would be discussed at the joint workshop with the City Commission.

Regular Meeting: 6:00 PM

1. Approval of March 13th, 2023 regular meeting minutes & public hearing minutes.
 - Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.
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.
 - Chair – Al Ingle asks that typo on page 10 be addressed and noted that the timeline for the Historic Element be addressed at the Joint Workshop with the City Commission.
 - Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.
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

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

- **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**
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)**
- **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
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
- **Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor – motion carried.**
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
- **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
7. Review, Discussion and Decision for Fence. **(R-2) @ 197 14th Street**, Block 140, Lot 7. For Connie & Michael Sams – Owner; Contractor: Self
- **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**
8. Review, Discussion and Decision for Addition. **(R-1) @ 126 8th Street**, Block 68 Lot 2. For Dennis Green – Owner; Contractor: Self

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

- **Motion to approve by Elizabeth Milliken; 2nd by Bobby Miller. All in favor – motion carried.**

- 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
 - **Motion to approve by Elizabeth Milliken; 2nd by Jim Bachrach. All in favor – motion carried.**

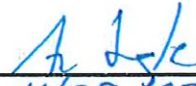
- 10. Review, Discussion and Decision for Demo & New Construction. **(Historic District) (R-1) 51 12th Street**, Block 48 Lot 8. For Barbara Singer – Owner; Contractor – Brizo Construction LLC
 - **Motion to approve contingent upon semi-trailer encroachment being removed and/or moved to meet all COA LDC setback requirements by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

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

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

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

Minutes approved by Chair; Al Ingle:



4/28/23

(Date)



129 10th Street
New Construction
(Historic District)

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only		
		Application # _____ City Representative _____ Date Received _____		
OWNER INFORMATION	CONTRACTOR INFORMATION			
Owner <u>GREGORY PERKINS</u> Address <u>2659 26TH AVE SOUTH</u> City <u>ST. PETERSBURG</u> State <u>FL</u> Zip <u>33712</u> Phone <u>(352) 585-8326</u>	Contractors Name <u>WILLIAM A. HENDERSON</u> State License # <u>CGC1508044</u> City License # _____ Email Address <u>BLADSON@QUALITYFAMILYHOMESLLC.COM</u> Phone <u>(229) 224-6875</u>			
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____				
PROJECT TYPE				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border-right: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Removal <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Fence <input type="checkbox"/> Utility (Extensive) <input type="checkbox"/> Yardscape <input type="checkbox"/> Other _____ </td> </tr> </table>			<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Removal <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Utility (Extensive) <input type="checkbox"/> Yardscape <input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Removal <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Utility (Extensive) <input type="checkbox"/> Yardscape <input type="checkbox"/> Other _____			
PROPERTY INFORMATION				
Street Address <u>129 10TH ST</u> City & State <u>CITY OF APALACHICOLA</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-8330-0071-0080</u> Block(s) <u>71</u> Lot(s) <u>8</u> FEMA Flood Zone/Panel # <u>ZONE "X"</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>				
OFFICIAL USE ONLY				
Setback requirement of Property: Front <u>15'</u> Rear <u>25'</u> Side <u>15/7.5</u> Lot Coverage <u>40</u> Water Available _____ Sewer Available _____ Taxes 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).

NEW SINGLE FAMILY RESIDENCE - SEE ATTACHMENTS



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

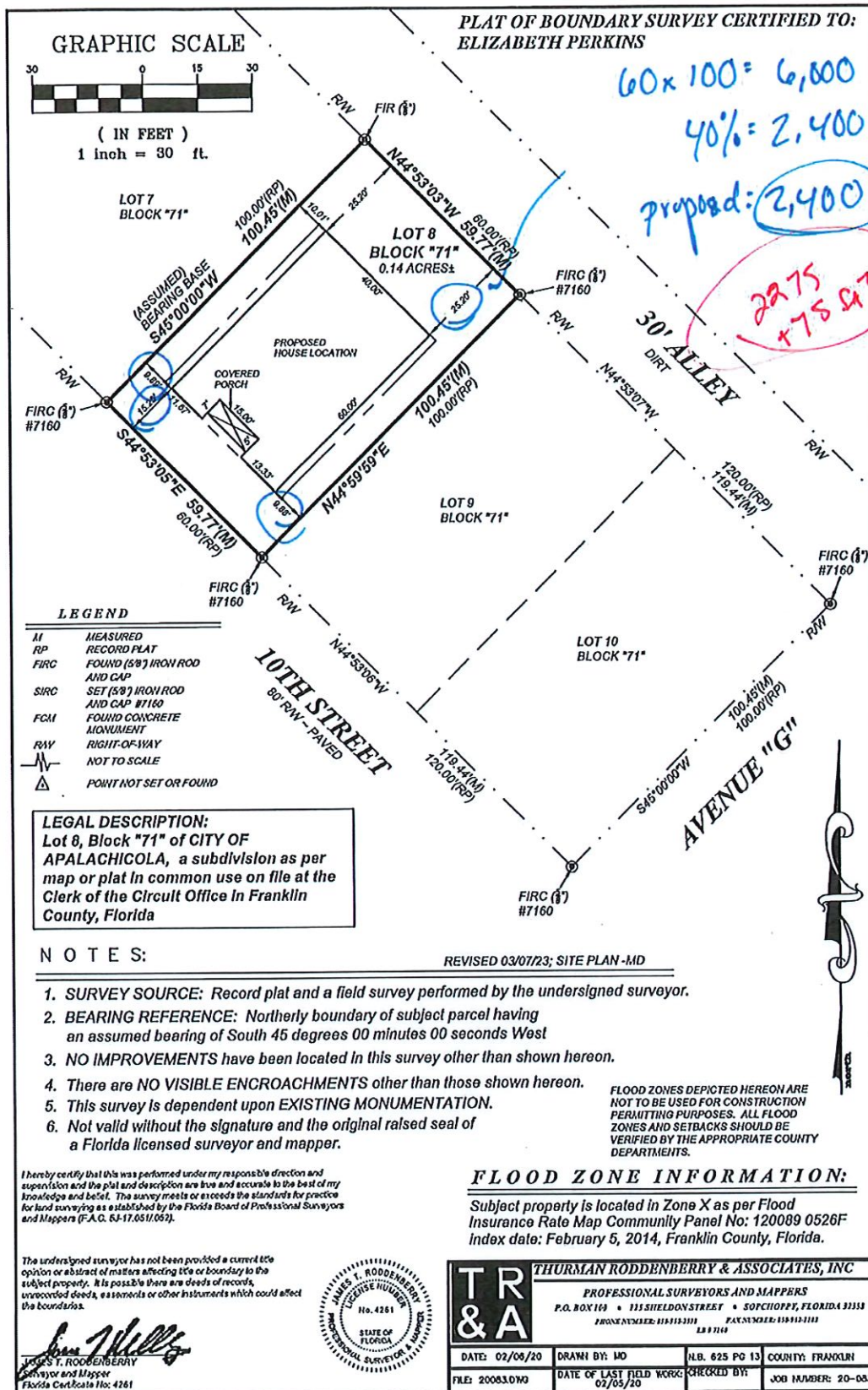
CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no 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 rule or regulation.

4/3/2023
DATE

Lisa Wilson -Authorized Agent
SIGNATURE OF APPLICANT



A line drawing of a two-story house with a gabled roof, a chimney, and a small porch. The house has a simple, clean design with a chimney on the left side and a small porch on the right side. The roof is gabled, and the walls are plain. The drawing is in a simple, illustrative style.

This item has been electronically signed and sealed by James Spence, J.D., using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Quality Family Homes, LLC
1400 Village Square Blvd, #3-326
Tallahassee, FL 32312

FL: CGC1508044
GA: RLC004640


OUR SALES BROCHURES AND OTHER ADVERTISING LITERATURE ARE INTENDED TO GENERALLY REPRESENT THE CONSTRUCTION STYLES AND QUALITY OF HOMES WE BUILD THROUGHOUT A PORTION OF THE UNITED STATES. OUR SALES MODELS ARE DESIGNED AND BUILT TO GENERALLY CONFORM WITH A VARIETY OF LOCAL CUSTOMS, PRACTICES, AND BUILDING CODES PREVALENT IN THE AREAS WHERE WE BUILD. THEREFORE, OUR SALES MODELS MAY NOT ALWAYS FULLY CONFORM TO ALL CODES OR IN EFFECT IN THE DAMAGED AREA SURROUNDING THE LOCATION OF THESE MODELS. THIS SET OF PLANS IS AN ACTUAL PART OF OUR COMMITMENT TO PROVIDING OUR ADVERTISING LITERATURE, OUR SALES MODELS AND EVEN OUR ORAL SALES PRESENTATION, NO CHANGE OR MODIFICATION, OR REVISION OF THESE PRINTED PLANS SHALL BE BINDING ON THE PARTIES UNLESS SET FORTH IN THESE PLANS OR OTHERWISE REDUCED TO WRITING AND EXECUTED BY SIGNED AND SEALED INSTRUMENTS. PLEASE REVIEW THESE PLANS ALONG WITH "EXHIBIT D" OF YOUR PURCHASE CONTRACT CAREFULLY AND MAKE ANY REQUESTS FOR INFORMATION TO THE BUILDER HEREBY RESERVES THE RIGHT TO SUBSTITUTE MATERIALS FROM THAT CONTAINED IN THESE PLANS OR SPECIFICATIONS IN EXHIBIT "D" WHERE NECESSARY TO ACCOMMODATE DIFFERENCES IN LOCAL CODES, GEOGRAPHIC CUSTOMS, OPTION SELECTION AND AVAILABILITY OF MATERIALS IN EXCESS OF THOSE REQUESTED FOR THE PROJECT. THE BUILDER IS GRANTED PERMANENT THE PROPERTY OF THE BUILDING CONTRACT. THE BUILDER'S POLICY IS TO MAINTAIN THE RIGHT TO MAKE ANY CHANGES TO THE

DESIGNED EXCLUSIVELY FOR:

GREGORY & ELIZABETH PERKINS
129 10TH STREET
APALACHICOLA, FL 32320

CUSTOMER SIGNATURE

CUSTOMER SIGNATURE

DESIGN CRITERIA		DRAWING SCHEDULE					DRAWING DATA				
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE DESIGNED IN ACCORDANCE W/ FLORIDA BUILDING CODE (FBC) 7th EDITION (2020) AC-313, AC-ASCE 500, AC-CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE, & LOCAL FOUNDATION CODES		71	TITLE PAGE	72	ROOF PLAN	PLANT NAME: POND	SQUARE FOOTAGE				
		A1	ELEVATIONS	83	TYPICAL DETAILS	DATE DRAWN: 3/17/23	FIRST FLOOR: 2295 sq ft	PRINT PORCH: N/A	73 sq ft		
		A2	FLOOR PLAN	84	SECTION DETAILS	DRAWN BY: JLI	SECOND FLOOR: N/A	REAR PORCH: N/A	N/A		
		B1	ELECTRICAL PLAN	85	SITE PLAN		OTTER: N/A	GARAGE: N/A	N/A		
		C1	MECHANICAL PLAN	86	RESERVED		PRINTED BASEMENT: N/A	OTTER: N/A	N/A		
D1	FOUNDATION PLAN	87	RESERVED			TOTAL INC: 2295 sq ft	TOTAL USE: 2370 sq ft				

DRAWING DATA



Designs LLC
229-224-0410

©Copyright JLB Designs, LLC 2022



2549 BARRINGTON CIRCLE
TALLAHASSEE, FL 32308
COA 9604

850-576-1281

EMAIL: OFFICE@JANISENG.COM

Quality Family Homes, LLC
1400 Village Square Blvd, #3-326
Tallahassee, FL 32312

DESIGNED EXCLUSIVELY FOR:
GREGORY & ELIZABETH PERKINS
129 10TH STREET
APALACHICOLA, FL 32320

129 10TH STREET
APATACHICOLA, FL 32320

F

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

Architectural drawing of the exterior of a building. The left side shows a textured wall, possibly stone or brick, with a vertical line indicating a corner or edge. The right side shows a wall with horizontal siding and three windows: a single window on the left and two double windows on the right. The drawing is a black and white line art.

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

LEFT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
50'x11'4" x 11'4"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

**BUILDER TO COORDINATE TIMBER PLANS
W/ WIND ANALYSIS AND TRUSS PLANS**

ALL DRAWINGS, DETAILS, AND SPECIFICATIONS DESIGNED IN ACCORDANCE w/ FLORIDA BUILDING CODE (FBC) 7th EDITION (2020) A/C-I-311/C-55E 506

This item has been electronically signed and sealed by James Spionoweb, P.E. using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SQ FOOTAGE	
1ST FLOOR:	2293
2ND FLOOR:	N/A
OTHER:	N/A
TOTAL 1/F:	2293
FRONT PORCH:	75
REAR PORCH:	N/A
GARAGE:	N/A
OTHER:	N/A
TOTAL 1/2:	2370

Designed Exclusively for:
EGORY & ELIZABETH PERKIN
129 10TH STREET
APALACHICOLA, FL 32120
CUSTOMER SERVICE

Quality Family Homes, LLC
1400 Village Square Blvd., #3-326
Tallahassee, FL 32312
FL: CGCI508014
GA: RLCO01610

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online at www.floridabuilding.org.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	Therma True	6'0" Single/Db'l w/wo sidelghts/s/Fiber/wood	FL20461.1
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER	CHI Overhead Door	Garage Door/Steel	FL15012
2. WINDOWS			
A. SINGLE/DOUBLE HUNG	Silverline	Extruded Vinyl Single Hung Window	FL19715.1
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED	Silverline	Picture & Fixed Specialty Window	FL14918.4
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING	James Hardie Building Products	HardiePlank Lap Siding	FL13192.2
B. SOFFITS	Norandex	Vinyl Soffit	FL12500.1
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	Ogles Roofing	Asphalt Shingles	FL1-124-R31
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCT COMPONENTS			
A. WOOD CONNECTORS	Simpson Strong Tie		FL10446-R6
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
A. ENVELOPE PRODUCTS	Du Pont	Tyvec	FL20876-R1

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; (1) copy of the product approval (2) performance characteristics which the product was tested and certified to comply with (3) copy of the applicable manufacturer's installation requirements. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

APPLICANT SIGNATURE

DATE

Plan 3 - Rev 8/15

AGENT AUTHORIZATION LETTER

City Of Apalachicola
1 Avenue E, Apalachicola, FL 32320
(850)653-9319

Note: All owners and any person having a contractual interest in the land shall give their permission for every application for a development permit. Therefore, more than one agent authorization letter must be submitted if there are multiple owners or persons having a contractual interest in the site.

Date: 01/25/2023

I hereby authorize Lisa Wilson - The Permit Tech, 13144 Angler St., Spring Hill FL 34609 // 352-585-8326
(Name, Address and Phone Number of Authorized Agent)

CGC1508044
to be listed as authorized agent on behalf of WILLIAM A. HENDERSON - QUALIFIER FOR QUALITY FAMILY HOMES LLC
(Name of Owner or Person Having Contractual Interest)

for the purpose of conducting all business necessary to process and obtain approval from the City Planning and Development Services Department, in regard to:

Permits in the City of Apalachicola // Perkins Single Family Residence
(Project Name / Application Type)

Property Address: 129 10th Street, City of Apalachicola FL
Real Estate Number(s): _____

This authorization shall be effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned owner. This authorization acts as a durable power of attorney only for the purposes stated herein.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility, thus holding the City harmless, for any and all of the actions of the agent named, related to the acquisition of development permits for the aforementioned owner/applicant.

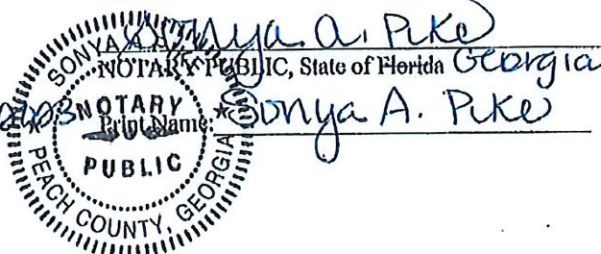
William A. Henderson
Property Owner Signature CONTRACTOR

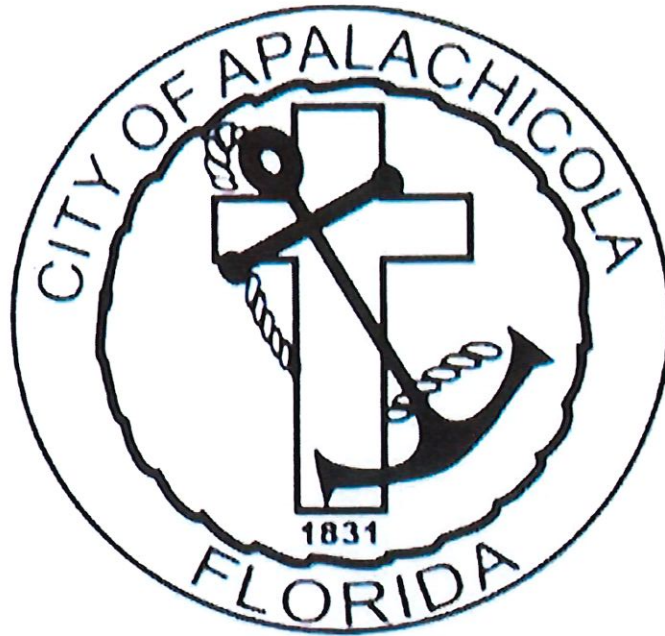
WILLIAM A. HENDERSON
Printed Name

STATE OF Georgia)
COUNTY OF Peach)
SS:

The foregoing instrument was acknowledged before me this 30 day of January, 2023,
by William A. Henderson
who (check one) ☒ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: June 11, 2023





151 20th Ave.

Accessory Structure

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
<div style="display: flex; justify-content: space-between;"> <div> <p>Application # _____</p> <p>City Representative _____</p> <p>Date Received _____</p> </div> </div>		
OWNER INFORMATION	CONTRACTOR INFORMATION	
<p>Owner <u>Anthony Leigh</u></p> <p>Address <u>151 20th Ave</u></p> <p>City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u></p> <p>Phone <u>(934) 829-1623</u></p>	<p>Contractors Name <u>D F Y</u></p> <p>State License # _____ City License # _____</p> <p>Email Address _____</p> <p>Phone (____) _____</p>	
<p>Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____</p> <p>*Reason for Denial: _____</p>		
PROJECT TYPE		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Renovation</p> <p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Fence</p> <p><input type="checkbox"/> Repair (Extensive)</p> <p><input type="checkbox"/> Yardscape</p> <p><input checked="" type="checkbox"/> Other <u>Pole Barn</u></p> </div> </div>		
PROPERTY INFORMATION		
<p>Street Address: <u>151 20th Ave</u> City & State: <u>Apalachicola, FL</u> Zip: <u>32320</u></p> <p><input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District: <u>R-2</u></p> <p>Parcel #: _____ Block(s) <u>247</u> Lot(s) <u>16 + 17</u></p> <p>HEMA Flood Zone/Panel #: <u>X</u> (For AE, AO, AH or VE Please complete attached Flood Application)</p>		
OFFICIAL USE ONLY		
<p>Setback requirement of Property:</p> <p>Front: _____ Rear: _____ Side: _____ Lot Coverage: _____</p> <p>Water Available: _____ Sewer Available: _____ Taps Paid: _____</p>		<p>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.</p> <p>Certificate of Appropriateness Approval</p> <p>_____ Chairperson, Apalachicola Planning & Zoning Board</p>

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).

Pole BARN w metal roof 12'x6'

Project Scope	Manufacturer	Product Description	EL 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 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 submittal may cause my application to be deferred to the next posted deadline date.
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4-5-2023

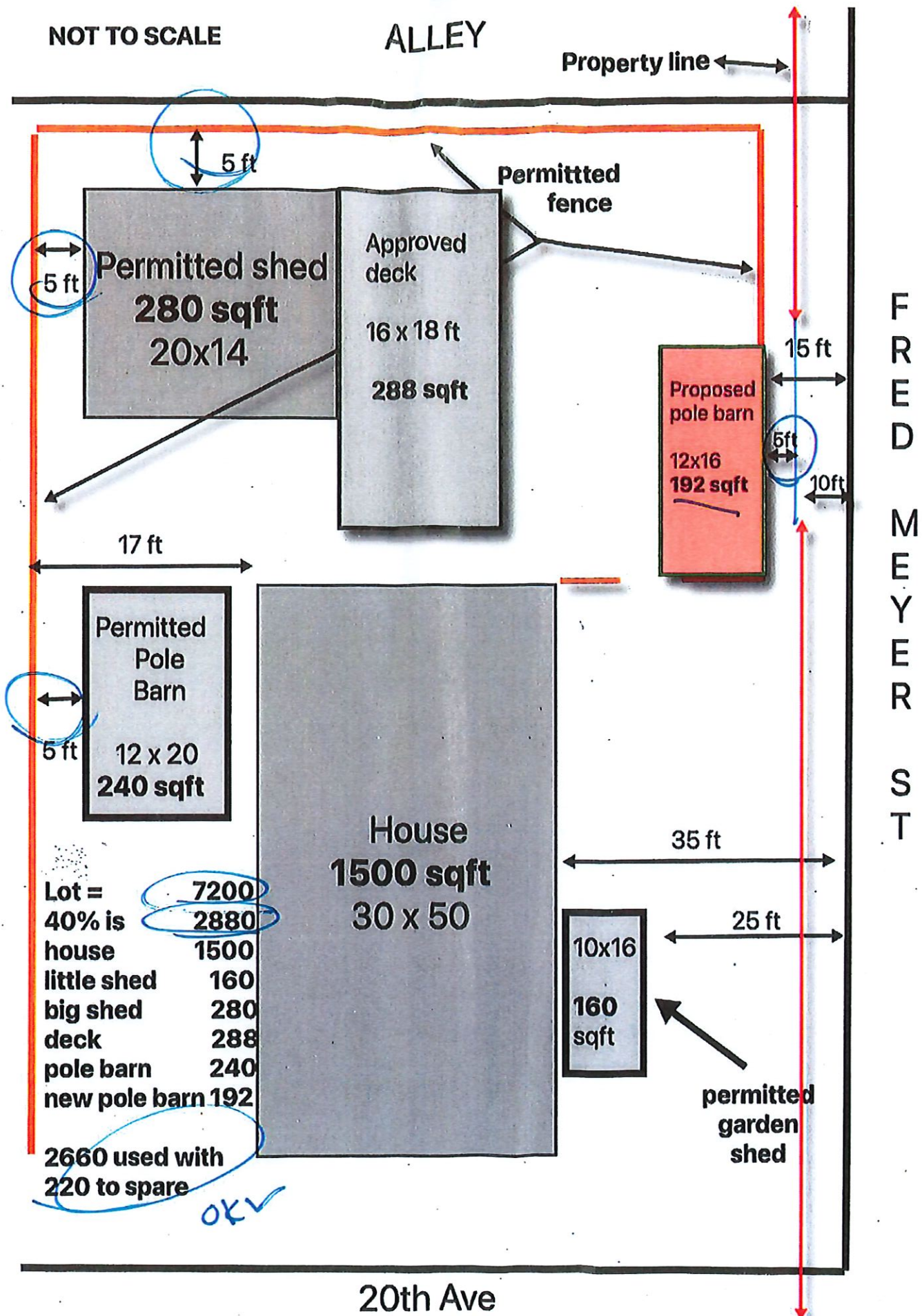
DATE

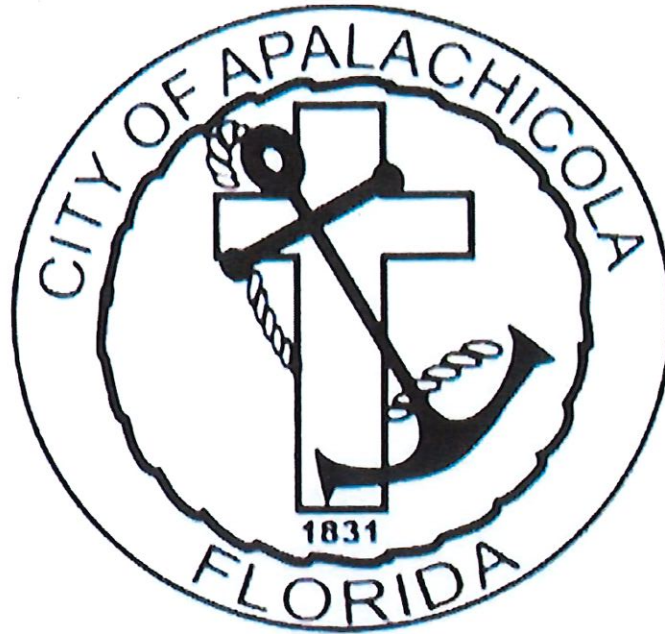

SIGNATURE OF APPLICANT

NOT TO SCALE

ALLEY

Property line





157 Ave I & 13th Street

Accessory Structure

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only		
OWNER INFORMATION Owner <u>Gregory + Rebecca Striker</u> Address <u>1747 ST RT 100</u> City <u>Bucyrus</u> State <u>OH</u> Zip <u>44820</u> Phone <u>(419) 617-5675</u>		Application # _____ City Representative _____ Date Received _____		
CONTRACTOR INFORMATION Contractors Name <u>SELF</u> State License # _____ City License # _____ Email Address _____ Phone (_____) _____				
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____				
PROJECT TYPE				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Room (Extensive) <input type="checkbox"/> Yardage <input checked="" type="checkbox"/> Other <u>SHED</u> </td> </tr> </table>			<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Room (Extensive) <input type="checkbox"/> Yardage <input checked="" type="checkbox"/> Other <u>SHED</u>
<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Room (Extensive) <input type="checkbox"/> Yardage <input checked="" type="checkbox"/> Other <u>SHED</u>			
PROPERTY INFORMATION: Street Address <u>157 AVE I & 13TH</u> City & State <u>Apalachicola</u> Zip <u>32320</u> <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District <u>R-2</u> Parcel # <u>01-095-08W-8330-0139-0010</u> Block(s) <u>139</u> Lot(s) <u>1</u> FEMA Flood Zone/Panel # _____ (For AB, AO, AH or VE Plots complete attached Flood Application)				
OFFICIAL USE ONLY				
Setback requirement of Property: <u>CORNER LOT</u> Front <u>15</u> Rear <u>25</u> Side <u>15/5</u> Lot Coverage <u>40%</u> 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 Christopher, 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 / brobins@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).

SHED/ (Bestway Portable)
carport 16'x24'

Project Scope	Manufacturer	Product Description	RL Product Approval #
Sliding			
Door			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Foundation			
Driveways/Sidewalks			
Other SHED		SHED 16x24'	

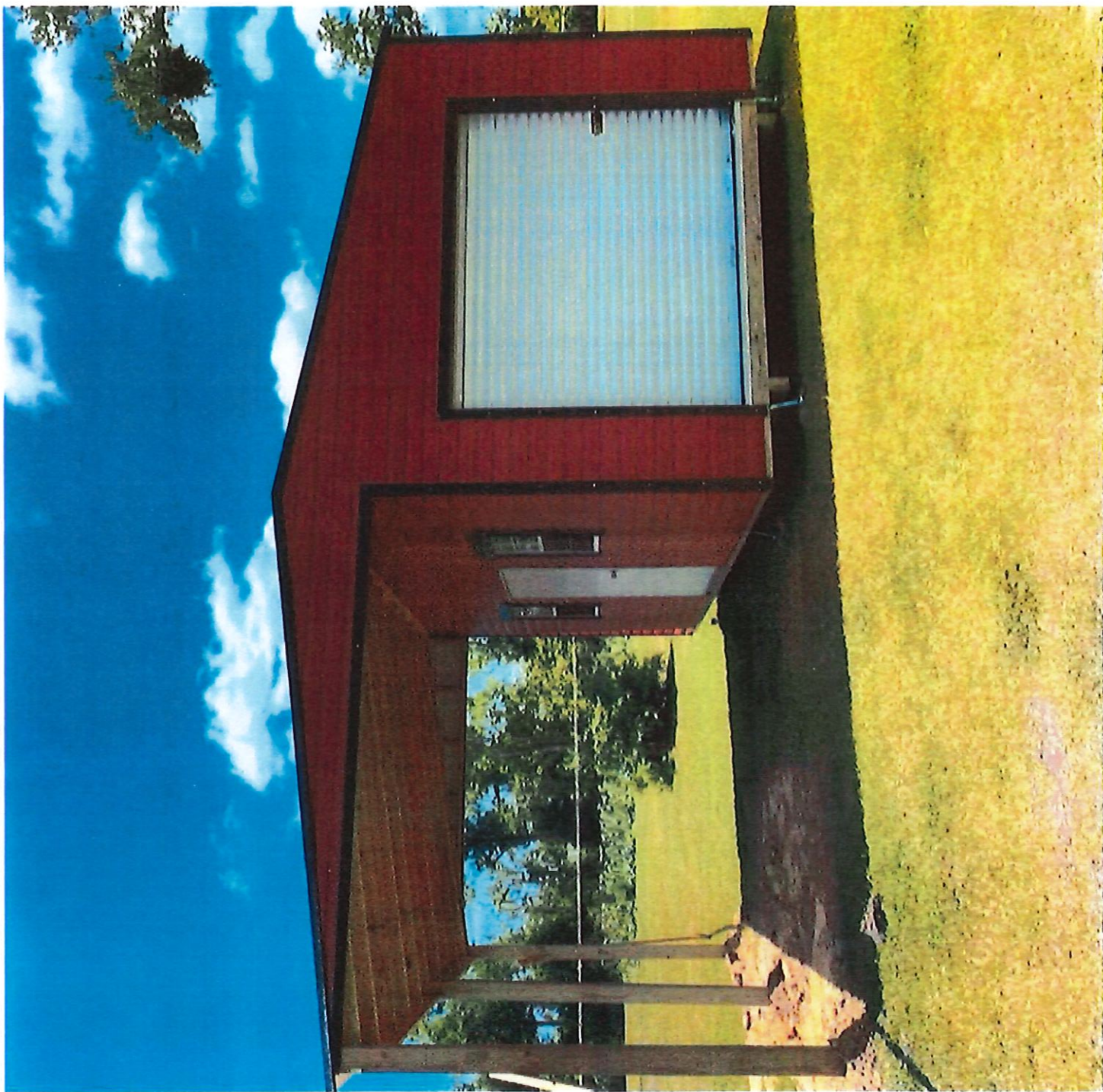
CERTIFICATION

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4-4-23
DATE

Gregory Strick
SIGNATURE OF APPLICANT



16x,
24

cannot exceed 2.5' in height in front yards (corner lot)
 from 50' at point of intersection

157 Ave. I

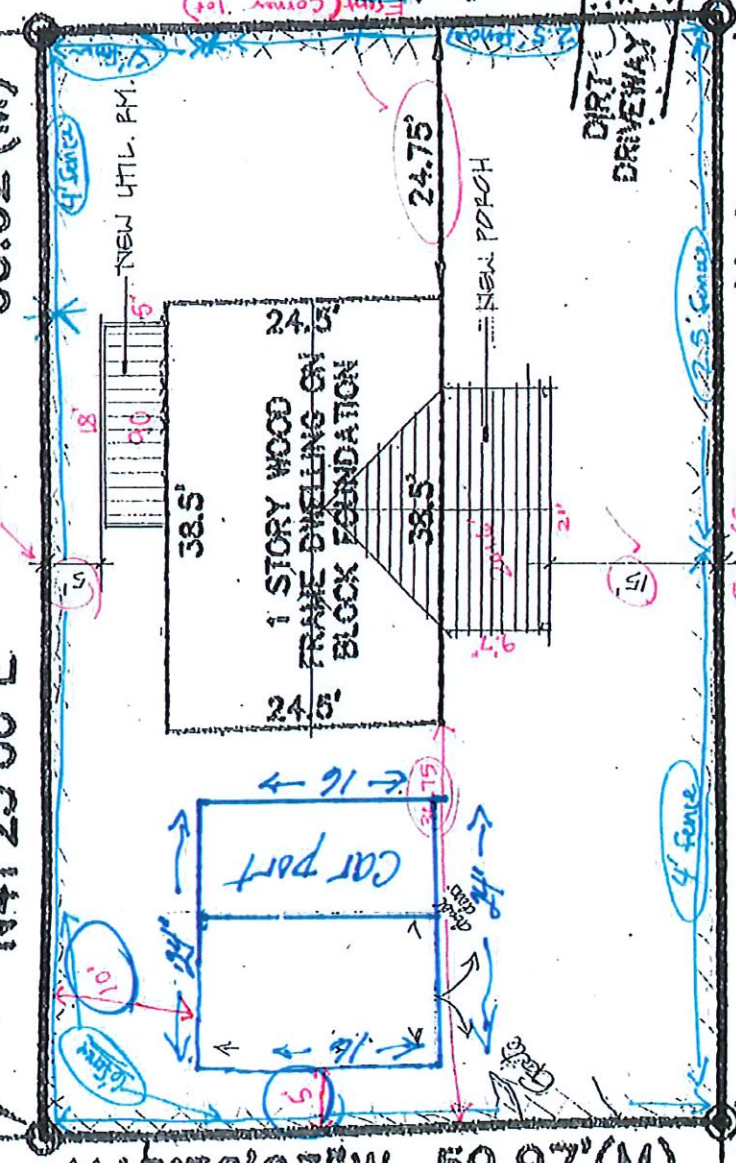
139
 Force Back yard 6 foot tall
 Side + front 4 foot tall

N41°25'06"E

100.00'(RP)
 99.92'(M)

13TH STREET
 (80' R/W - PAVED)

60.00'(RP)
 S48°53'12"E
 59.88'(M)



99.98'(M)
 100.00'(RP)

S41°21'59"W

FIP
 N 263680.2800 (7")
 E 1811346.9220

FIRC
 (5/8")
 (NO ID)

LC: 60x100'
 40% = 2,400 sq'
 Current = 943.25 sq'
 proposed = 90
 201.6
 384 - 5 half caput
 1,618.85 sq'
 OK ✓

Setbacks: OK ✓
 fence: see blue notes & associated code.

OK ✓
 5/3/23



72 Avenue G
Fence
(Historic District)

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
		Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION	CONTRACTOR INFORMATION	
Owner <u>Bessie Graham</u> Address <u>72 Avenue G</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(321) 231-9955</u>	Contractor's Name _____ State License # _____ City License # _____ Email Address _____ Phone (____) _____	
Approval Type: <input checked="" type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____ </div> </div>		
PROPERTY INFORMATION		
Street Address: <u>72 Avenue G</u> City & State: <u>Apalachicola FL</u> Zip: <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>R-1</u> Parcel #: _____ Block(s): <u>18</u> Lot(s): <u>1/2 lot 6</u> FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VLE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: _____ Rear: _____ Side: _____ Lot Coverage: _____ 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).

Installing a fence along back side of property (55'11")
and down the right side of property (64'5")

See attached for materials

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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DATE

04/03/2023

SIGNATURE OF APPLICANT

Rene Graham

Private
Fence
* wooden

MATERIALS

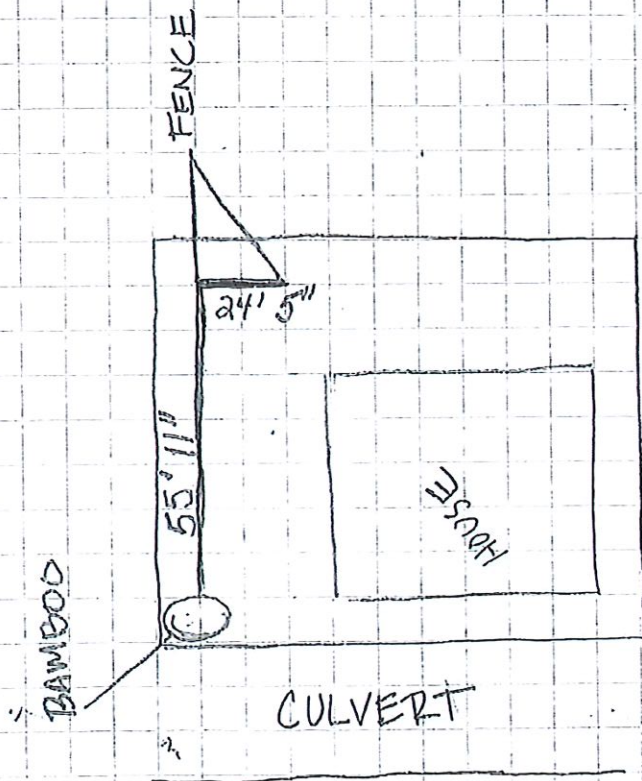
144-10" WIDE 3/4" THICK P.T. PICKETS

27 2x4's 8 FEET LONG P.T.

11 4x4's 10 FEET LONG P.T.

22 80# BAGS OF CEMENT

OK ✓



72 AVENUE G



Fence Permit Application

Date: 03/29/2023 Permit Issued: _____ Permit Fee: _____

Owner's Name: Bessie Graham email: fishinglvr@hotmail.com

Address: 72 Avenue G

Cit, State, & Zip: Apalachicola FL 32320 Phone#: 321 231 9955

Address of Project: 72 Avenue G

Property Parcel ID#: 61-095-B8W-8330-0018-0061

Legal Description of Property: Block 18 SW 1/2 Lot 6 or 1230/2400 or 235' / 322' 323' - 72' 44' 834/679 1079/65

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: _____ Rear: 6' L Side: _____ R Side: 6'

*(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.

Bessie Graham
Signature of Owner or Agent

03/29/2023
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



170 Water Street
Concrete Pad, Sidewalks, & Fence
(Historic District)

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION	CONTRACTOR INFORMATION	
Owner <u>Rex Humphries</u> Address <u>134 13th St</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(850) 323-0119</u>	Contractors Name <u>TBD</u> State License # _____ City License # _____ Email Address _____ Phone (_____) _____	
Approval Type: <input type="checkbox"/> Staff Approval <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date _____ *Reason for Denial _____		
PROJECT TYPE		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Yardance <input checked="" type="checkbox"/> Other <u>sidewalks path</u> <u>concrete pad, landscaping</u>	
PROPERTY INFORMATION		
Street Address <u>170 Water Street</u> City & State <u>Apalachicola, FL</u> Zip <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Parcel ID <u>01-095-08W-8330-0001-0040</u> Zoning District <u>C1</u> Parcel ID <u>01-095-08W-8330-0001-0060</u> Block(s) <u>D-1</u> Lot(s) <u>6-9</u> FEMA Flood Zone/Parcel ID <u>AE 13</u> (For AE, AO, AH or VE Please complete attached Flood Application) <u>+ 4-5</u>		
OFFICIAL USE ONLY		
Setback requirement of Property: Front <u>0</u> Rear <u>0</u> Side <u>0</u> Lot Coverage <u>80%</u> Water Available <input checked="" type="checkbox"/> Sewer Available <input checked="" type="checkbox"/> Taps Paid <input checked="" type="checkbox"/>		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

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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).

This proposed project will include landscaping throughout the entry of both parcels. Two side walks to the entrance of the building, one path consisting of crushed oyster shells/pea gravel, a 24'x10' concrete pad, an arbor at two path entry ways, up-lighting at arbors + in center. A fence along the property line at the back of both parcels + along the side of parcel which includes hangar.

Please see drawing for reference


Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		Wood fence with metal accents	
Driveways/Sidewalks		Concrete sidewalks	
		Concrete pad	
Other			

CERTIFICATION

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4-21-23
DATE


SIGNATURE OF APPLICANT

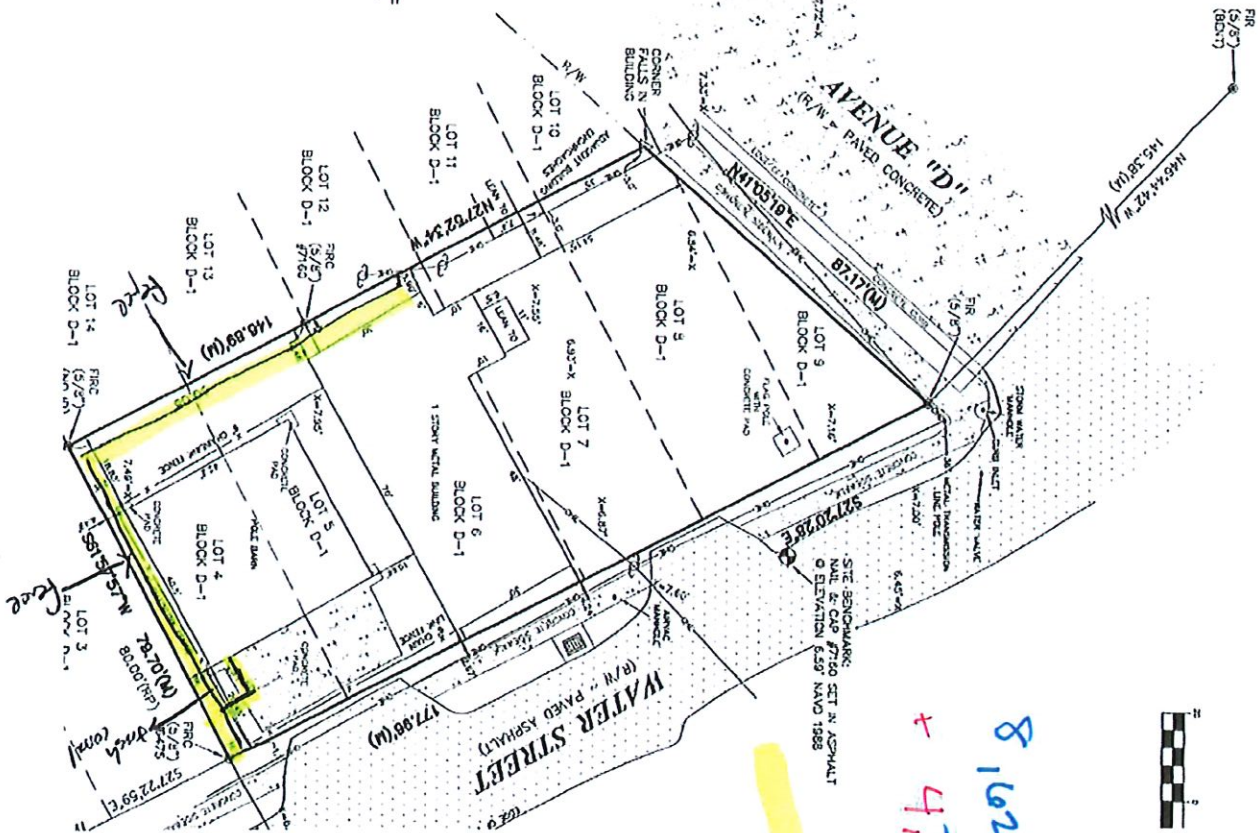
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JOHN R. EDWARDS, III,
STEVE M. WATKINS III, ESQ.,
WAKULLA TITLE COMPANY, INC.,
CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

Lots 4, 5, 6, 7, 8 and 9, Block "D-1" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Recede plot and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using NAD 1983 datum.
3. NO IMPROVEMENTS have been located in this survey other than shown herein.
4. There are NO VISIBLE ENCROACHMENTS other than those shown herein.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not void without the signature and the original record deed of a Florida licensed surveyor and measurer.
7. FLOOD ZONES and SETBACKS depicted herein are not to be used for construction purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. ELEVATIONS depicted herein were established using NAD 1983 datum.



8,1627.54 ft²
+ 4,1985 ft²
= 12,356.54 ft²

ADDITIONS

Sidewalk from Ave D to entrance - $5' \times 60' = 300 \text{ sq ft}$
Sidewalk from Water St to entrance - $5' \times 50' = 250 \text{ sq ft}$
Concrete pad at entrance - $8' \times 9' = 72 \text{ sq ft}$
Concrete Pad - $24' \times 10' = 240 \text{ sq ft}$

$$\textcircled{862 \text{ sq ft}} + 300 \text{ sq ft}$$

→ (see big site plan for locations)

EXISTING

Metal building/structure - 2260 sq ft
Hangar concrete pad - 1709 sq ft
Pad leading into hangar - 863 sq ft

$$\textcircled{4,832 \text{ sq ft}}$$

(pole barn lot)

$$\text{lot} = 8,627.6 \text{ sq ft} + \textcircled{4,985 \text{ sq ft}}$$

$$\underline{80\% = 6,902.08 \text{ sq ft}}$$

pne 4,832

pro 862

$$\textcircled{5,694 \text{ sq ft}}$$

$$+ 300 \text{ sq ft (extra sidewalk)}$$

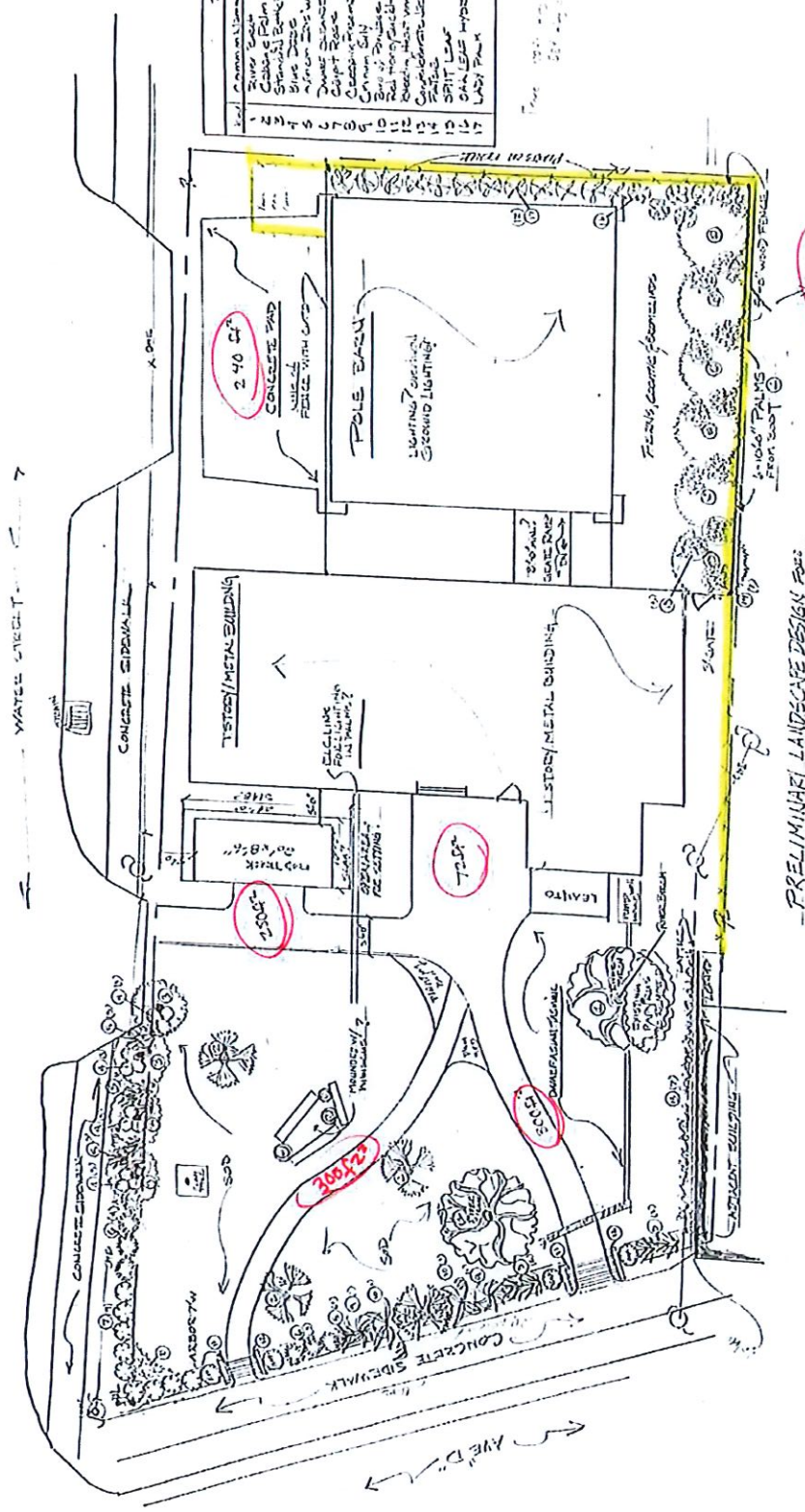
$$\textcircled{5,994 \text{ sq ft}}$$

OK ✓

needs to be combined into 1 parcel with FC property appraisal

$$\underline{- \text{ under } 80\%}$$

WATER STREET



PLANT LIST	PLANT LIST
1. River Birch	1. River Birch
2. Red Maple	2. Red Maple
3. White Birch	3. White Birch
4. Sugar Maple	4. Sugar Maple
5. Yellow Birch	5. Yellow Birch
6. Black Birch	6. Black Birch
7. Paper Birch	7. Paper Birch
8. Sweet Birch	8. Sweet Birch
9. Red Birch	9. Red Birch
10. White Birch	10. White Birch
11. Sugar Maple	11. Sugar Maple
12. Yellow Birch	12. Yellow Birch
13. Black Birch	13. Black Birch
14. Paper Birch	14. Paper Birch
15. Sweet Birch	15. Sweet Birch
16. Red Birch	16. Red Birch
17. White Birch	17. White Birch

PZ:

- * parcels must be combined with FC property appraiser
- * fence limited to 6'.

PRELIMINARY LANDSCAPE DESIGN FOR

CADDO, SHELBY, SUSAN & ROX

OLD TOWN SHED

APALACHICOLA, FLORIDA

SCHEM 4 REV 1 4-4-23

SCALE: 1/8" = 1'-0"



7
Some type

6x6 pressure treated
 1x6 pressure treated
 1x4 pressure treated

no taller than
10' height.

GROUND

3'6" 18" 18"

Corrugated
 1/2" min

1x4 0.6" 1x4 0.6" 1x4 0.6" 1x4 0.6"

1x4 0.6" 1x4 0.6" 1x4 0.6" 1x4 0.6"

6'

Corrugated
 1/2" min

6" 6"

3'6" 18" 18"