



Planning & Zoning

Workshop 5:00PM

Regular Meeting 6:00PM

Agenda Packet

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

Workshop: 5:00PM

- **Workshop to discuss an amendment to the LDC to consider wooden decks spaced properly as pervious. 1st P&Z Workshop on this topic.**

Regular Meeting: 6:00 PM

1. Approval of June 12th, 2023 meeting minutes.
2. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 172 Sawyer Lane.** Block 119, Lots 9 & 10. For Donna Knutson -Owner; Contractor: N/A
3. Review, Discussion and Decision for Accessory Structure & Fence. **(R-3) @ 175 24th Avenue,** Block 243, Lots 22-24. For Jeff Fisher -Owner; Contractor: Self
4. Review, Discussion and Decision for Accessory Structure. **(C-2) (Historic District) @ 160 8th Street,** Block 67, Lots 2-5. For Gary Ziegler -Owner; Contractor: TBD
5. Review, Discussion and Decision for Fence. **(C-1) (Historic District) @ 268 Water Street,** Block G-1 Lots 6&15. For Moore Florida Properties; Contractor: St Joe Fencing
6. Review, Discussion and Decision for Accessory Structure. **(R-1) @ 36 Myrtle Avenue,** Block 8, Lots 7-10. For Jerry Hood -Owner; Contractor: Monument Fabrication
7. Review, Discussion and Decision for Addition. **(R-1) @ 264 US HWY 98,** Block 1 Lot 3. For Carolyn & Thomas Jackson– Owner; Contractor: TBD
8. Review, Discussion and Decision for Demolition & New Mobile Home. **(R-3) @ 296 24th Avenue,** Block 229 Lots 11-12. For Cliff Butler– Owner; Contractor: Ironwood Homes of Perry

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9. Review, Discussion and Decision for Accessory Structure **(R-1) (Historic District) @ 155 6th Street**, Block 63 Lot 7. Robert & Ann Key – Owner; Contractor: Tool Time
10. Review, Discussion and Decision for Certificate of Appropriateness for additional 36" over 35' height. **(C-1) (Historic District) @ 51 Market Street**, Block 1 Lots 1-8. For White Sands Investment Partners – Owner; Contractor: Coastal ICF Construction/Doug Anderson
11. Discussion and Decision to vote in a new Planning & Zoning Board **Chair and Vice-Chair** for a 1-year term.

Other/New Business:

- **There is a P&Z alternate vacancy. Applications must be picked up in City Hall and submitted to the City Clerk.**

Outstanding/Unresolved Issues:

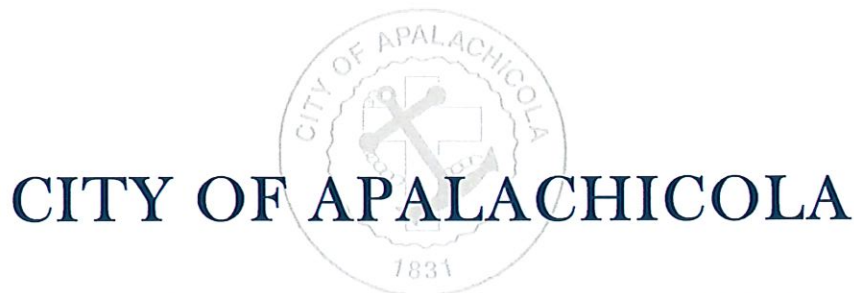


Workshop

Impervious Definitions/Decks

Mayor
Brenda Ash

Commissioners
Anita Grove
Adriane Elliott
Despina George
Donna Duncan



192 Coach Wagoner Boulevard . Apalachicola, Florida 32320 .
850-653-9319 . Fax 850-653-2205 . www.cityofapalachicola.com

City Manager
Travis Wade

Finance Director
Mark Gerspacher

City Clerk
Lee Mathes

City Attorney
Dan Hartman

City Planner Report
Bree Robinson
6/23/23

Decks – Impervious Definition

Background & Review:

Presented at City Commission meeting 5/2/23.

City staff has been receiving multiple complaints over P&Z defining wooden decking as an impervious surface. According to FDEP, the state does not consider wooden decking to be an impervious surface counting towards lot coverage. COA code reads:

Impervious surface coverage: Those hard surface man-made areas that do not allow, or minimally allow, the penetration of water, that reduce the natural rate or percolation of water or result in an increase in the natural quantity and rate of storm water runoff. Examples include but are not limited to roof tops, parking, clay, asphalt, concrete, brick, compacted gravel, paved recreational areas such as pools, tennis courts, and landscape pavers. Exception: Items identified on a site plan as a best management practice to treat stormwater shall be allowed within open space and not considered impervious.

Under this definition in the COA LDC, City staff has been recognizing wooden decking as an impervious structure as decking is a man-made area, minimally allows the penetration of water, and is not listed as an exception to the rule. Decking has traditionally counted towards residential property owners allotted 40% lot coverage. Suggestions have been made to treat decking as a pervious surface, not counting towards lot coverage, or to consider it as a partially impervious surface still counting towards lot coverage. (Could consider a 10% lot coverage cap on decking to avoid totally covered properties, specifics on wood spacing in decks, counting only 50% of the square footage of the decking towards lot coverage, etc.)

The City of Apalachicola has stormwater issues to consider, and excessive decking could produce more stormwater runoff instead of percolation into open space.

NOTE: During the workshops and until a resolution is reached and the City Commission has finished the code amendment process, the P&Z board must continue to follow the Code as written. After potential code changes are complete, any applications previously rejected for being over their lot coverage remain rejected and must re-apply for any additions and new lot coverage calculations.

Topics to Consider/Attachments:

- By following the current code and considering decks as accessory structures, decks are subject to setback requirements. (none allowed in front 15' setbacks, 5' from side and rear property lines.) This would keep people from covering their yards in decking and would keep in line with the current operations of locations of decks in plan review. (See attached)
- Consider a ¼" spacing requirement (roughly size of pencil) for decking to be considered pervious and not counting towards lot coverage.
- If the P&Z board is not comfortable with fully recognizing spaced deck boards as pervious, they could consider a 10% of lot size calculation for decks. (Standard City Lot 60'x100' would be approved for 600SF of decking. Anything over this would count toward their 40% allocation even if properly spaced.)
- Some examples show wooden decks spaced properly only count 50% towards lot coverage allocation.

Examples:

- Key West Code:
[https://library.municode.com/fl/key west/codes/code of ordinances?nodeId=SPBLADERE CH122ZO ARTIVDI DIV5MIUSDI SDIIIMIUSPLREDEDIPR S122-542ACSTSWPOSPKEWEGOCLDE](https://library.municode.com/fl/key%20west/codes/code%20of%20ordinances?nodeId=SPBLADERE_CH122ZO_ARTIVDI_DIV5MIUSDI_SDIIIMIUSPLREDEDIPR_S122-542ACSTSWPOSPKEWEGOCLDE)
(Clarifies decks as accessory structures – subject to accessory structure setbacks. Same as COA LDC.)
- *Building coverage* means the percentage of lot area covered by buildings and including roofed porches, eaves, decks and similar structures as well as all structures, including structural elements such as raised decks, 30 inches or more above grade. For the calculation of building coverage, properties with structures that have overhangs and/or eaves may reduce building coverage by the width of the overhangs and/or eaves. Gutters and downspouts shall not be considered building coverage and shall be permitted to protrude into any setbacks as long as they remain within the property lines of the applicable parcel. (clarifies decks are included in building coverage.)
- DEP general standards for docks require no less than ½ inch spacing. "Planking shall be no more than 8 inches wide and spaced no less than 1/2 inch apart" – DEP Design Criteria for Docks
- [Deck Board Spacing & Sizing | Decks.com](#) – "The amount of space between deck boards should be anywhere from ¼" to 3/8" inch. You want plenty of space for water to flow between the boards and to allow small debris to fall to the ground. Deck board spacing greater than 3/8" of an inch can become problematic."
- "Many counties have upheld that decks that measure up to 200 sq. ft. (18.5 sq. mtrs.) or less do not count as impervious surfaces. If a deck is over 200 sq. ft. (18.5 sq. mtrs.) in area, then one-half of the total deck area counts as impervious." [Is a Deck Considered a Structure? What You Need to Know – Backyard Sidekick](#)

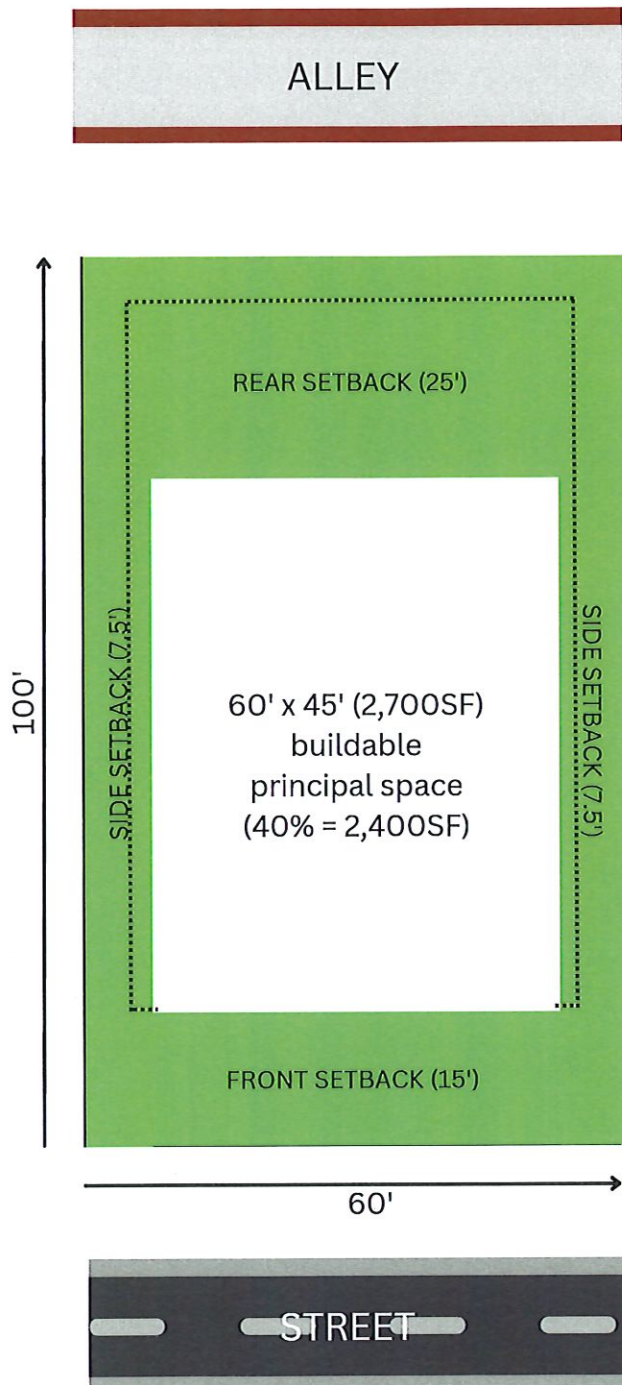
Applicable Code:

- *Structure* means anything constructed, erected or placed, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground and used or intended for business or living quarters, excluding fences not over six feet above the natural grade. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.)
- *Accessory building and uses* means a structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. Accessory structures shall not be used

for habitable purposes. Accessory buildings shall not be constructed until a principal structure is in place. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.)

- *Pervious*: A surface that presents an opportunity for precipitation to infiltrate into the ground. Area maintained in its natural condition or covered by a material that permits infiltration or percolation of water into the ground. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.)
- *Impervious surface coverage*: Those hard surface man-made areas that do not allow, or minimally allow, the penetration of water, that reduce the natural rate or percolation of water or result in an increase in the natural quantity and rate of storm water runoff. Examples include but are not limited to roof tops, parking, clay, asphalt, concrete, brick, compacted gravel, paved recreational areas such as pools, tennis courts, and landscape pavers. Exception: Items identified on a site plan as a best management practice to treat stormwater shall be allowed within open space and not considered impervious. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.)
- *Lot coverage* means the area of the lot covered by the ground floor of all principal and accessory uses and structures, including all areas covered by the roof of such uses and structures, measured along the exterior faces of the walls, along the foundation wall line, between the exterior faces of supporting columns, from the centerline of walls separating two buildings or as a combination of the foregoing, whichever produces the greatest total ground coverage for such uses and structures. Lot coverage shall also include all impervious surfaces such as drives, parking areas, walkways, swimming pools, patios, terraces and the like. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.)

Standard 60x100 City Lot



Key:

..... = accessory structure setbacks
(5' from rear & side)

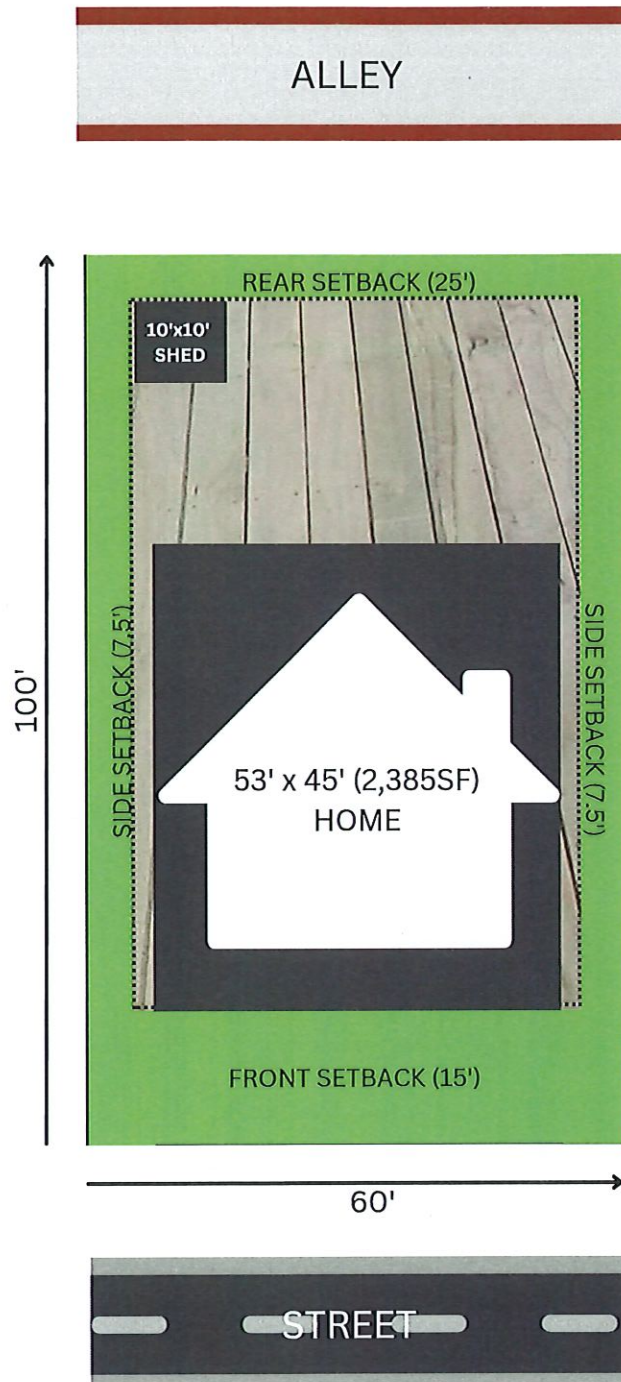
■ = principal structure setbacks (15' front, 25' rear, split of 15' on sides with no less than 5' on one side)

Notes:

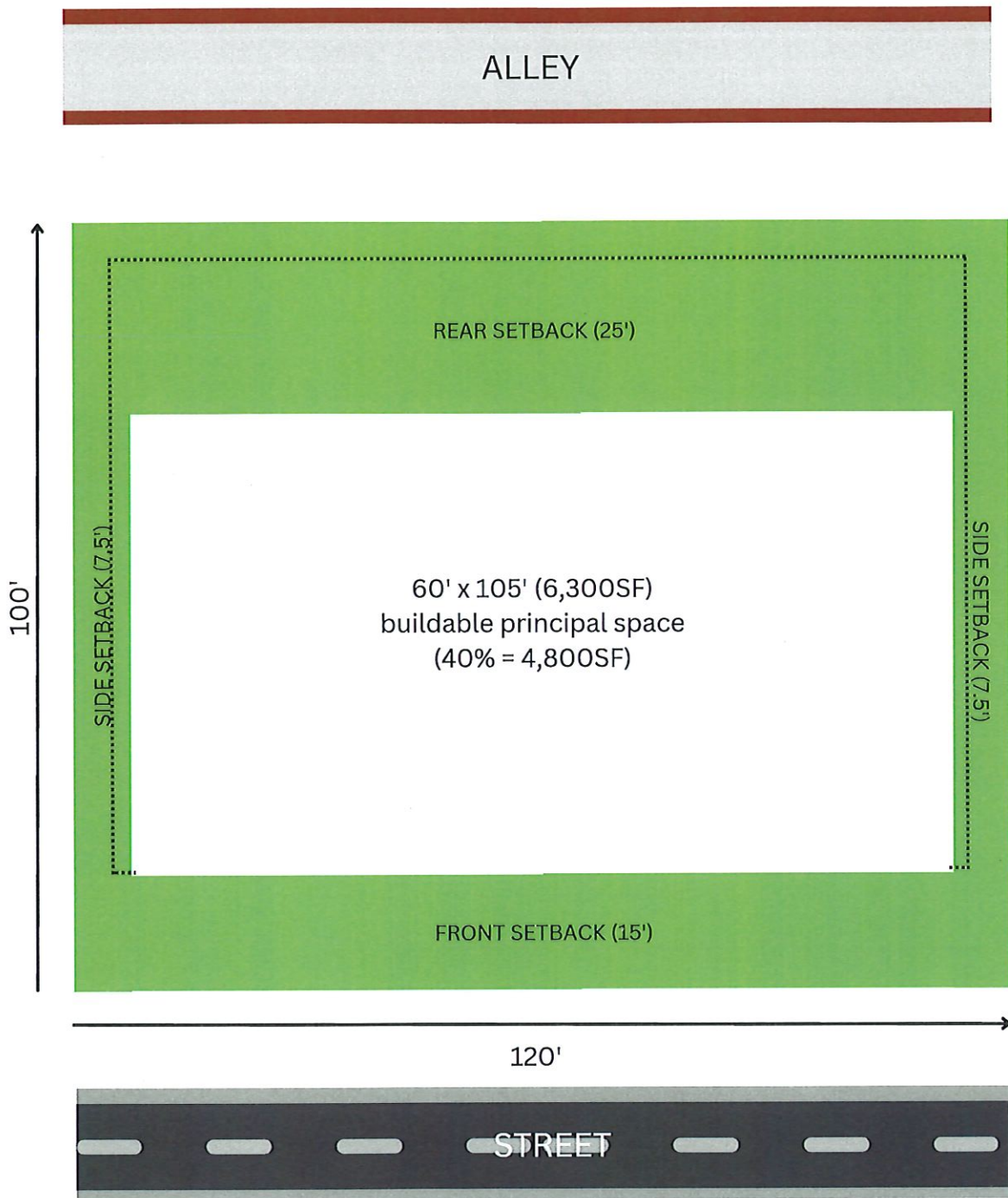
- With setbacks, standard city lots have 2,700SF of buildable space for principal structures, but are capped at 40% lot coverage which equals to a maximum home size of 2,400SF. If decks were to be considered pervious, there would be 4,000SF of space for the principal structures, accessory structures, and accessory pervious decking available.
- With all principal and accessory structure setbacks in mind, on this model a property owner with a 2,400SF maximum home could build a maximum of 1,600SF of decking if it is considered pervious.
 - (On this model, 2.5' of accessory space on both sides x 60' home = 300SF on sides. 20' of accessory space in the rear x 50' [60' minus 5' setbacks on each side] = 1,000SF in rear. + 300SF of leftover buildable space from principal structure space.)
- The numbers in this scenario are interchangeable... if a property owner only has a 1,200SF home, then they would have 2,800 SF of accessory space left, with 1,200 being allowable for impervious materials (brick walkways, shed, etc.) and 1,600 being left for pervious decking.

Setbacks would still apply for wooden decks, even if we label them as 'pervious' with correct spacing. This is due to the definition of structures in LDC - wooden decks would still be labeled as a permanent accessory structure.

Maximum example - 60'x100' Lot



Double 120x100 City Lot



Key:

..... = accessory structure setbacks
(5' from rear & side)

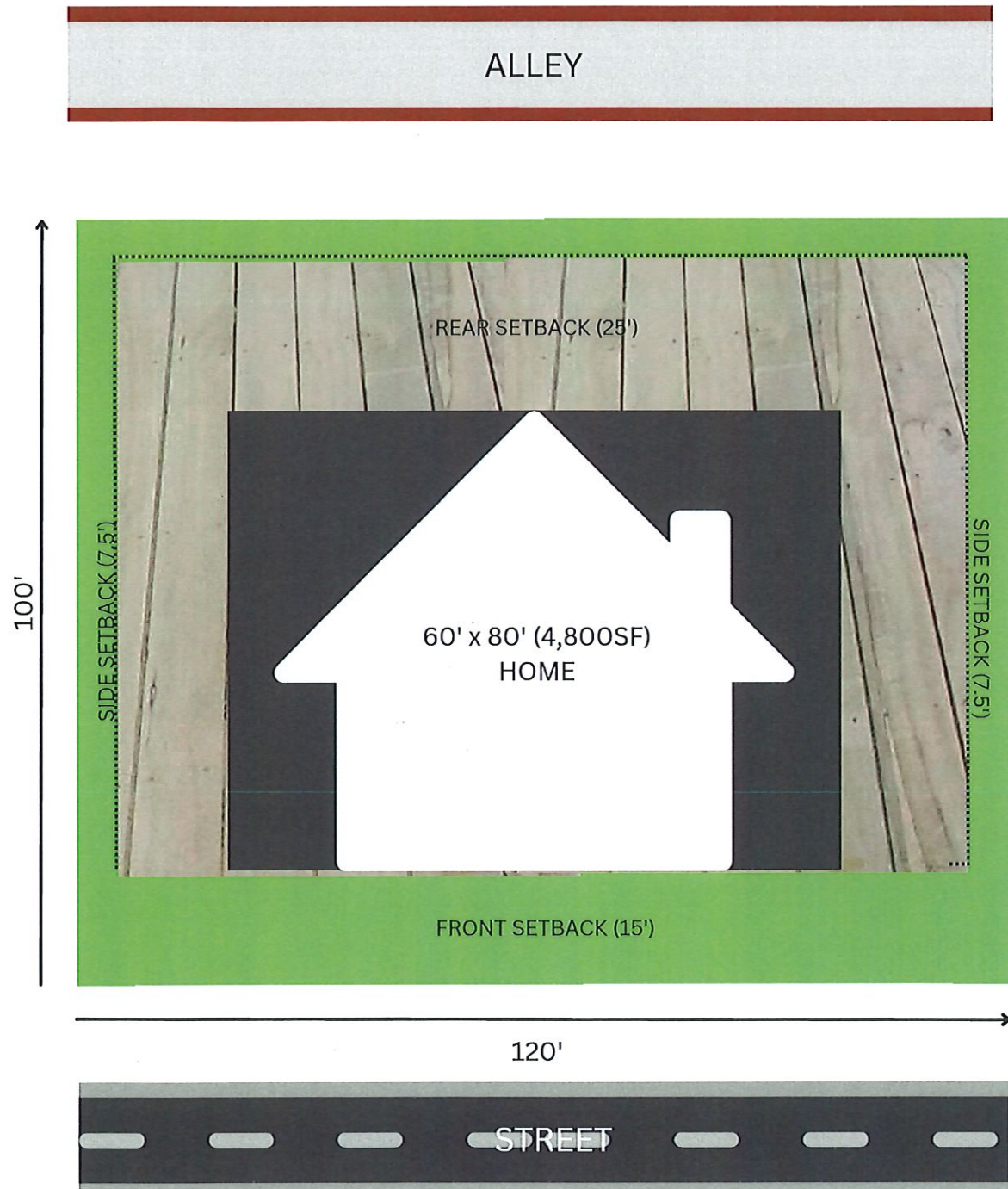
■ = principal structure setbacks (15' front,
25' rear, split of 15' on sides with no less
than 5' on one side)

Setbacks would still apply for wooden decks, even if we label them as 'pervious' with correct spacing. This is due to the definition of structures in LDC - wooden decks would still be labeled as a permanent accessory structure.

Notes:

- With setbacks, double city lots have 6,300SF of buildable space for principal structures, but are capped at 40% lot coverage which equals to a maximum home size of 4,800SF. If decks were to be considered pervious, there would be 8,800SF of space for the principal structures, accessory structures, and accessory pervious decking available.
- With all principal and accessory structure setbacks in mind, on this model a property owner with a 4,800SF maximum home could build a maximum of 4,000SF of decking if it is considered pervious.
 - (On this model, 2.5' of accessory space on both sides x 60' height home = 300SF on sides. 20' of accessory space in the rear x 110' [120' minus 5' setbacks on each side] = 2,200SF in rear. + 1,500SF of leftover buildable space from principal structure space.)
- The numbers in this scenario are interchangeable... if a property owner only has a 1,200SF home, then they would have 7,600 SF of accessory space left, with 3,600 being allowable for impervious materials (brick walkways, shed, etc.) and 4,000 being left for pervious decking.

Maximum example – 120x100 Lot





Approval of June 12th Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, June 12th, 2023
Community Center - 1 Bay Avenue
Minutes

Attendance:

- P&Z Chair – Al Ingle, Joe Taylor, Jim Bachrach, Bobby Miller, Chase Galloway, (+ Lee McLemore from item #6 down)

Regular Meeting: 6:00 PM

1. Approval of May 8th, 2023 meeting minutes.
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**
2. Review, Discussion and Decision for Concrete Pad. **(R-1) (Historic District) @ 55 15th Street.** Block 96, Lot 7,8, ½ 9. For Justin McMillan -Owner; Contractor: N/A
 - **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**
3. Review, Discussion and Decision for Accessory Structure. **(R-1) (Historic District) @ 135 10th Street,** Block 71, Lot 7. For Thomas Conner -Owner; Contractor: Self
 - **Motion to approve by Chase Galloway; 2nd by Bobby Miller. All in favor – motion carried.**
4. Review, Discussion and Decision for Accessory Structure & Driveway. **(R-1) @ 141 Avenue L,** Block 152, Lot 1. For James Stanley -Owner; Contractor: Tool Time
 - **Motion to approve by Chase Galloway; 2nd by Jim Bachrach. All in favor – motion carried.**
5. Review, Discussion and Decision for Concrete Sidewalks. **(R-1) (Historic District) @ 194 5th Street,** Block 180, Lot 3. For Prince Jones -Owner; Contractor: N/A
 - **Motion to approve by Chase Galloway; 2nd by Jim Bachrach. All in favor – motion carried.**

CITY OF APALACHICOLA
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6. Review, Discussion and Decision for Shed & Fence. **(R-3) @ 273 24th Avenue**, Block 233 Lots 29-31. For Jesse & Amanda Thompson– Owner; Contractor: Self
 - **Motion to approve by Chase Galloway; 2nd by Joe Taylor. All in favor – motion carried.**
7. Review, Discussion and Decision for Deck Additions & Fence. **(R-3) @ 397 24th Avenue**, Block 223 Lots 15-16. For Melanie Lauer– Owner; Contractor: Self
 - **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**
8. Review, Discussion and Decision for New Site Plan, Additions, Renovation & Relocation. **(R-2) @ 169 14th Street**, Block 139 Lots 35' of 7, ½ of 8. For Apalachicola Development and Land LLC– Owner; Contractor: Construct Group SE Inc.
 - **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
9. Review, Discussion and Decision for Shed. **(R-3) @ 328 22nd Avenue**, Block 224 Lots 13&14. For Eliseo Jeminez– Owner; Contractor: Self
 - **Motion to approve by Joe Taylor; 2nd by Chase Galloway. All in favor – motion carried.**
10. Review, Discussion and Decision for Entry Porch Addition. **(C-4) @ 301 Market St.**, Block LMNO. For Thurman Ross – Owner; Contractor: Self
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**
11. Review, Discussion and Decision for Addition & Shed. **(R-3) @ 190 25th Ave.** Block 240 Lots 12-15. For Carmen Juan/Robin Perez– Owner; Contractor: Self
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

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12. Review, Discussion and Decision for Sign. **(C-2) (Historic District) @ 146 Avenue E**, Block 49 Lot 6. For Izzy's Café (Isabel Pateritsas) – Owner; Contractor: Sign Design
- **Motion to table item until after 6/22/23 workshop by Chase Galloway; 2nd by Joe Taylor. All in favor – motion carried.**
13. Review, Discussion and Decision for Signs. **(C-1) (Historic District) @ 71 Market Street**, Block E-2 Lots ½ 19 & 20. For Jerry Hall/JP Ferguson Prop. LLC– Owner; Contractor: N/A
- **Motion to table item until after 6/22/23 workshop by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
14. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 164 MLK Ave.**, Block 139 Lots 6, 25' of 7. For Chip Darnell – Owner; Contractor: Carports Anywhere
- **Motion to approve by Chase Galloway; 2nd by Lee McLemore. All in favor – motion carried.**

Other/New Business:

- **Workshops will begin in July for decks and the impervious definition! Please see attached Board Action Request that was approved at the May City Commission meeting.**
 - Motion to direct staff to begin working on Workshop for Decks/Impervious Definition by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.

Outstanding/Unresolved Issues:

- **Written statement from Barbara Singer regarding her intent to move the encroached semi-trailer from her property at 51 12th Street that was a contingency of her approval at the April 2023 P&Z meeting. Attached is her letter and with the contingent approval minutes and prior application.**

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

Minutes approved by Chair, Al Ingle: _____

Date: _____

Al Ingle
6/21/2023



172 Sawyer Lane
Accessory Structure

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner DONNA KNUTSON
Address 172 SAWYER LANE
City APALACHICOLA State FL Zip 32320
Phone (904) 825 3429

CONTRACTOR INFORMATION

Contractors Name: N/A
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: POLE BARN TO REPLACE- REIN
FORCE LEAN- TO ROOF

PROPERTY INFORMATION:

Street Address: 172 SAWYER LANE City & State: APALACHICOLA, FL Zip: 32320

☐ Historic District ☒ Non-Historic District

Zoning District: R2 2-2

Parcel #: 01-095-08W-8330-0119-0090 Block(s): 119 Lot(s): 9 & 10

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: 7.5 Side: 7.5 Lot Coverage: 40%

Water Available: Y Sewer Available: Y Taps Paid: Y

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

OK ✓
BER

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).

I AM PROPOSING TO REPLACE & REINFORCE A LEAN-TO ROOF WITH A STAND ALONE POLE BARN MEETING WIND CODES. THE STRUCTURE WILL BE WOOD (6'x6") AND METAL. THE SIZE WILL BE 30'x12' - THE CURRENT STRUCTURE IS NOW 30'x10'5". THE HEIGHT WILL BE 10', THE CURRENT HEIGHT SLOPES FROM 9'4" TO 8'11", TOO SHORT TO HOUSE A CAMPER VAN. THE BASE IS ROCK OVER SAND.

30x12
360
SF

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

CERTIFICATION

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

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

6-23-2023

DATE

Donna Kutz

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
- NA 4. Contractor Information
 - *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- NA 5. Contract/Scope of Work
- NA 6. Energy Forms
- NA 7. Notice of Commencement on all permits of \$2500 or more
- NA 8. Flood Elevation Certificate
- NA 9. Fill permit application
- NA 10. Floodplain Management Application (if not in flood zone X)
- NA 11. Water/Sewer Impact Fees Receipt (if applicable)

DONNA KNUTSON

Applicant

6-23-2023

Date

Building Official

Date

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

Parcel Summary

Parcel ID 01-095-08W-8330-0119-0090
Location Address 172 SAWYER LN
 APALACHICOLA 32320
Brief Tax Description BL 119 LOTS 9 10 OR/594/44 OR/617/299 744/465 893/69 1052/312 1058/479 1058/480 1201/311 1333/463
 (Note: Not to be used on legal documents.)
Property Use Code SINGLE FAMILY (000100)
Sec/Twp/Rng 1-9S-8W
Tax District CITY OF APALACHICOLA (3)
Millage Rate 19.5542
Acreage 0
Homestead N

[View Map](#)

Owner Information

Primary Owner
 KNUTSON DONNA
 172 SAWYER LN
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000188 - SFR CHAPMAN/APALACH	120	FF	0	0

Building Information

Type	CITY OF AP	Heat	AIR DUCTED
Total Area	1,976	Air Conditioning	CENTRAL
Heated Area	1,536	Bathrooms	2
Exterior Walls	BD/BATTEN	Bedrooms	3
Roof Cover	TIN ROOF	Stories	0
Interior Walls	DRYWALL	Actual Year Built	2006
Frame Type	WOOD FRAME		
Floor Cover	CLAY TILE; HARDWOOD		

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0710	MT BLDG	12 x 12 x	1	2013
0620	SHED MT	12 x 12 x	144	2007
0665	STEPS W/RAILS	0 x 0 x	46	2006
0170	FPLC BELOW AVERAGE	0 x 0 x	1	2006

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	4/15/2022	\$430,000	WD	1333/463	Qualified	QUAL/DEED EXAMINATION	Improved	GREENBRIAR CAPITAL,LLC	KNUTSON DONNA
N	9/5/2017	\$305,000	WD	1201/311	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Improved	SINGLEY/SINGLEY	GREENBRIAR CAPITAL,LLC
N	3/22/2012	\$129,900	WD	1058/480	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	FEDERAL NATIONAL MORTGAGE ASSC	SINGLEY/SINGLEY
N	3/8/2012	\$100	QC	1058/479	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	BAC HOME LOANS SER,LP	FEDERAL NATIONAL MORTGAGE ASSC.
N	1/5/2012	\$100	CT	1052/312	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	BIAGINI	BAC HOME LOANS SER.LP
N	3/23/2006	\$377,000	WD	893/69	Qualified		Improved	WARD	BIAGINI
N	7/9/2003	\$18,900	WD	744/465	Qualified		Vacant	1ST CHOICE BUILDERS	WARD

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$235,084	\$237,812	\$210,470	\$212,855	\$186,535
Extra Features Value	\$7,549	\$7,549	\$7,549	\$7,549	\$7,549
Land Value	\$25,440	\$48,000	\$48,000	\$48,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$25,440	\$48,000	\$48,000	\$48,000	\$30,000
Just (Market) Value	\$268,073	\$293,361	\$266,019	\$268,404	\$224,084
Assessed Value	\$268,073	\$292,621	\$266,019	\$246,492	\$224,084
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$268,073	\$292,621	\$266,019	\$246,492	\$224,084
Maximum Save Our Homes Portability	\$0	\$740	\$0	\$21,912	\$0

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

TRIM Notice 2022

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

TRIM Notice 2021

[2021 TRIM Notice \(PDF\)](#)

TRIM Notice 2020

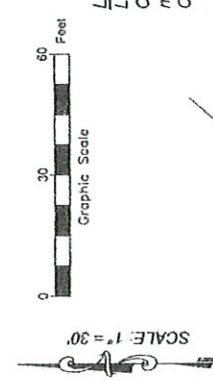
[2020 TRIM Notice \(PDF\)](#)

TRIM Notice 2019

[2019 TRIM Notice \(PDF\)](#)

Sketches





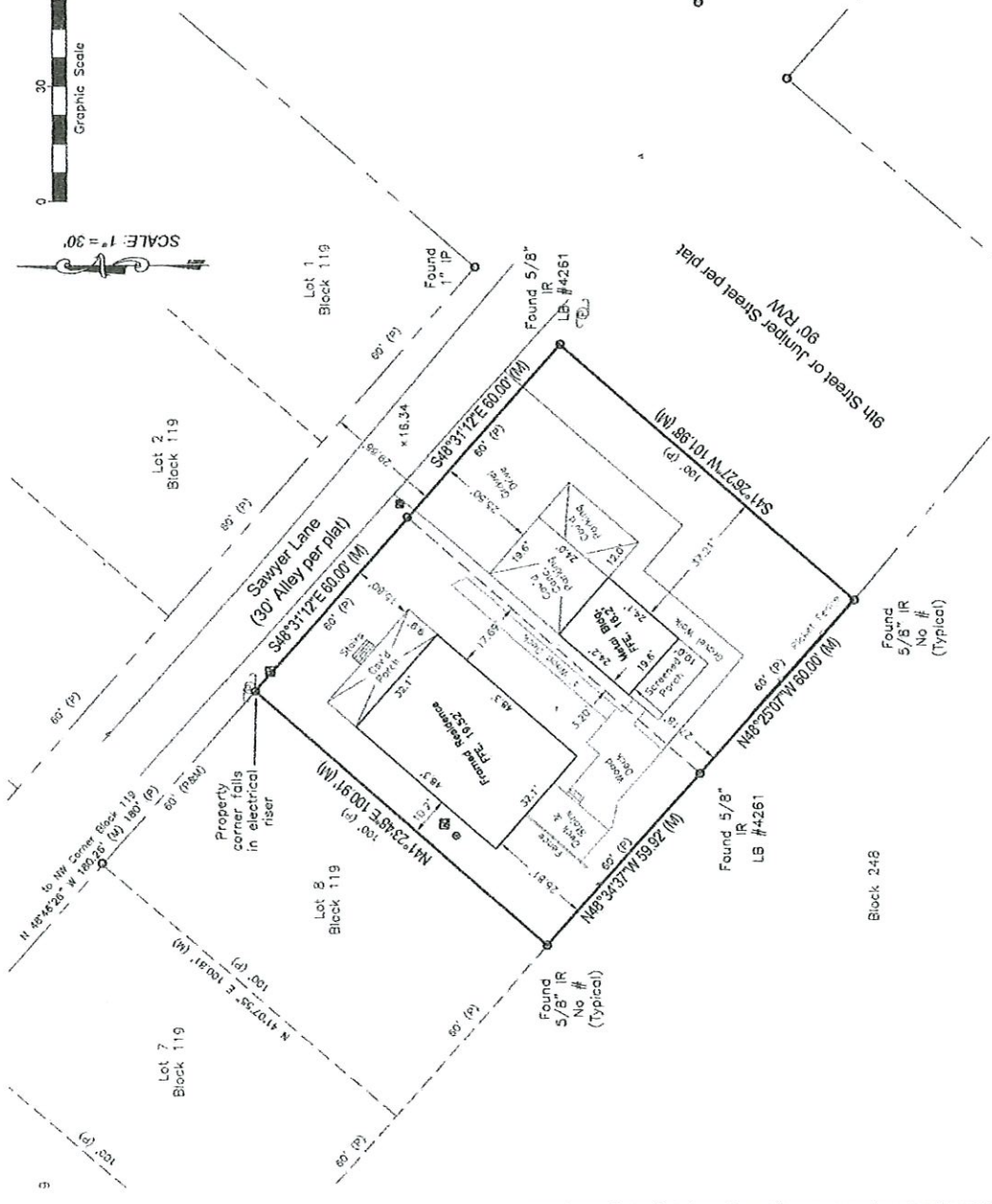
LEGAL DESCRIPTION:
Lots Nine (9) and Ten (10), Block One hundred and nineteen (119), in the City of Apalachicola, Florida, according to the map or plat of said city in most common use, in Franklin County, Florida. Contains 0.275 acres or 12,000 Sq. Ft. more or less.


LEGEND

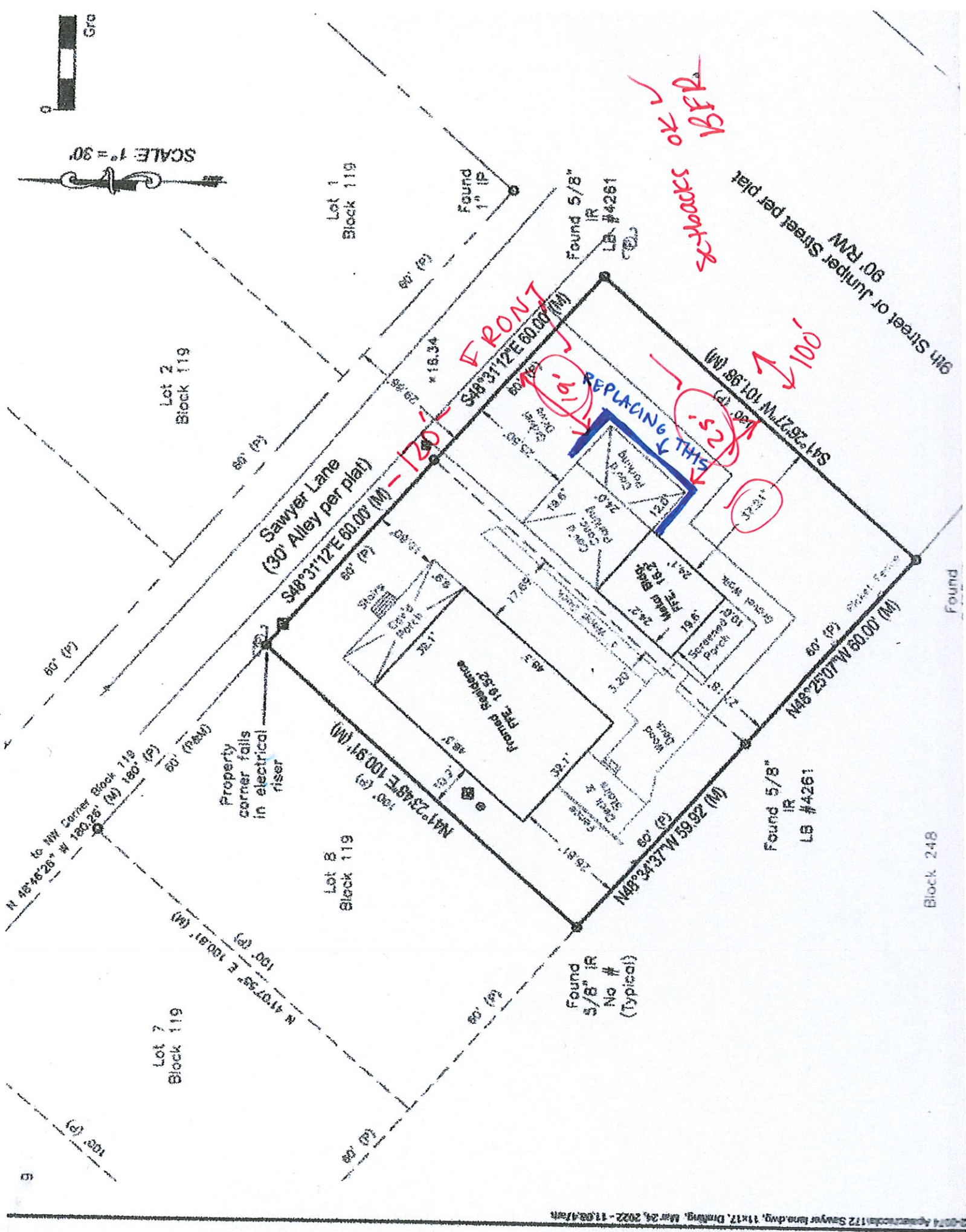
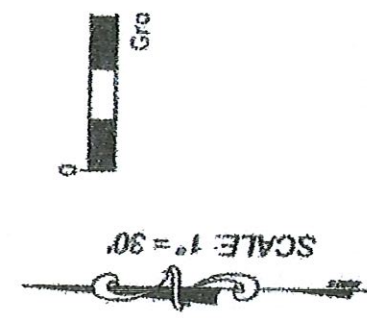
- | | | | |
|-------|---------------------|-----|----------------------------|
| COV'D | = COVERED | EL. | = ELEVATION |
| CONC. | = CONCRETE | FFE | = FINISHED FLOOR ELEVATION |
| (D) | = DEED MEASURE | R/W | = RIGHT OF WAY |
| (P) | = PLAT MEASURE | UT | = UTILITY POLE |
| (M) | = FIELD MEASURE | CT | = CABLE TV RISER |
| LB | = LICENSED BUSINESS | WM | = WATER METER |
| IR | = IRON ROD | AW | = AIR HANDLING UNIT |
| IP | = IRON PIPE | | |

SURVEYOR'S NOTES:

- CERTIFICATION STATEMENT: THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- REVIEW OF TITLE COMMITMENT #1871578, AS PROVIDED WAS PERFORMED BY RARE EARTH, INC. AND NO ENCUMBRANCES WERE NOTED OR OBSERVED BY THIS SURVEY. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS, NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
- NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP COMMUNITY - PANEL NUMBER 120370526 F, DATED 02/05/2014, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE AND FURTHER REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF SAWYER LANE, HAVING AN OBSERVED BEARING OF S 48°31'12" E.
- EXPECTED USE OF THE SITE IS FOR RESIDENTIAL AND THE ACCURACIES FOR CLOSURE WERE EXCEEDED FOR A SUBURBAN SURVEY. THIS SURVEY IS TRUE AND CORRECT AS PER 5A-17.051 AND 5A-7.052, FLORIDA ADMINISTRATIVE CODE. NO ADDITIONS OR DELETIONS FROM THIS SURVEY WITHOUT CONSENT FROM SIGNING PARTY.
- ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1985. CONTOUR INTERVALS ARE ONE FOOT IF SHOWN.



	
Rare Earth, Inc. Professional Land Surveying & Land Planning Shannon D. Cleghorn Professional Surveyor and Mapper Florida Registration #6175 Business #73550 Office: 850.729.2732 Fax: 850.733.2737 www.rareearthfla.com 1430 Pine St. Naples, FL 34108 30°25'34.83"N, 85°24'25.23"W	
Boundary Survey Lots 9 & 10, Block 119, City of Apalachicola, Florida 172 Sawyer Lane, Apalachicola, FL 32320 Franklin County parcel 01-09S-08W-8330-0119-0090	
Rev. _____	Date: _____
Rev. _____	Date: _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
Job Number: 22-0074	
Code File: 172 Sawyer Lane	
Drawn By: SC	
Field Date: 03/22/22	
Field By: SC/WJC	
Field Bk./Pg.: RE 207	



$$120' \times 100' = 12,000 \text{ SF}$$

$$7,200 \text{ SF}$$

$$4,800 \text{ SF} = 40\%$$

Width (FT)
60' x 2 = 120

Sq. Feet
24,000

Permeable (60%) Non-Permeable (40%)
14,400

Lot dimensions

House
Front Porch
Carport (cement)
Metal building
Screened Porch
Covered Parking (gravel)

32'1"
32'1"
19'6"
19'6"
19'6"
12'

1,548
315
468
471
198
288

1,548
315
468
471
198
288

$$\text{New} = 12 \times 30$$

$$360 \text{ SF}$$

$$360$$

$$3,360$$

Elevated Deck
Walkway
Decking 1
Decking 2

10'10"
4'
11'10"
12'

209
180
149
192

209
180
149
192
730

$$4,018$$

$$17\%$$

$$3,360$$

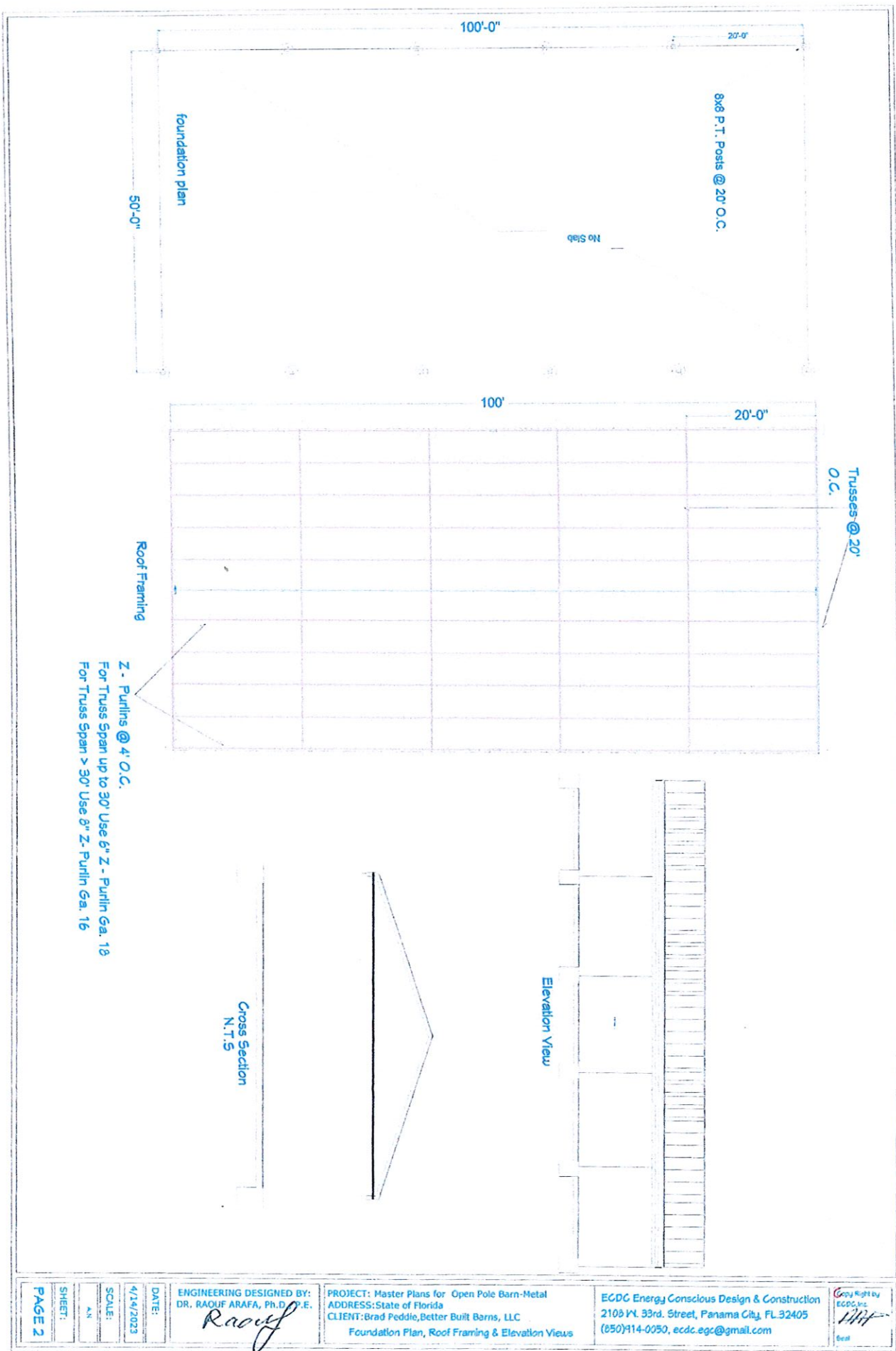
$$+ 730$$

$$4,090 \text{ requested}$$

$$4,800 \text{ SF allowed}$$

$$= 34\% \text{ over}$$

BER



PAGE 2

SHEET:

AN

SCALE:

4/14/2023

DATE:

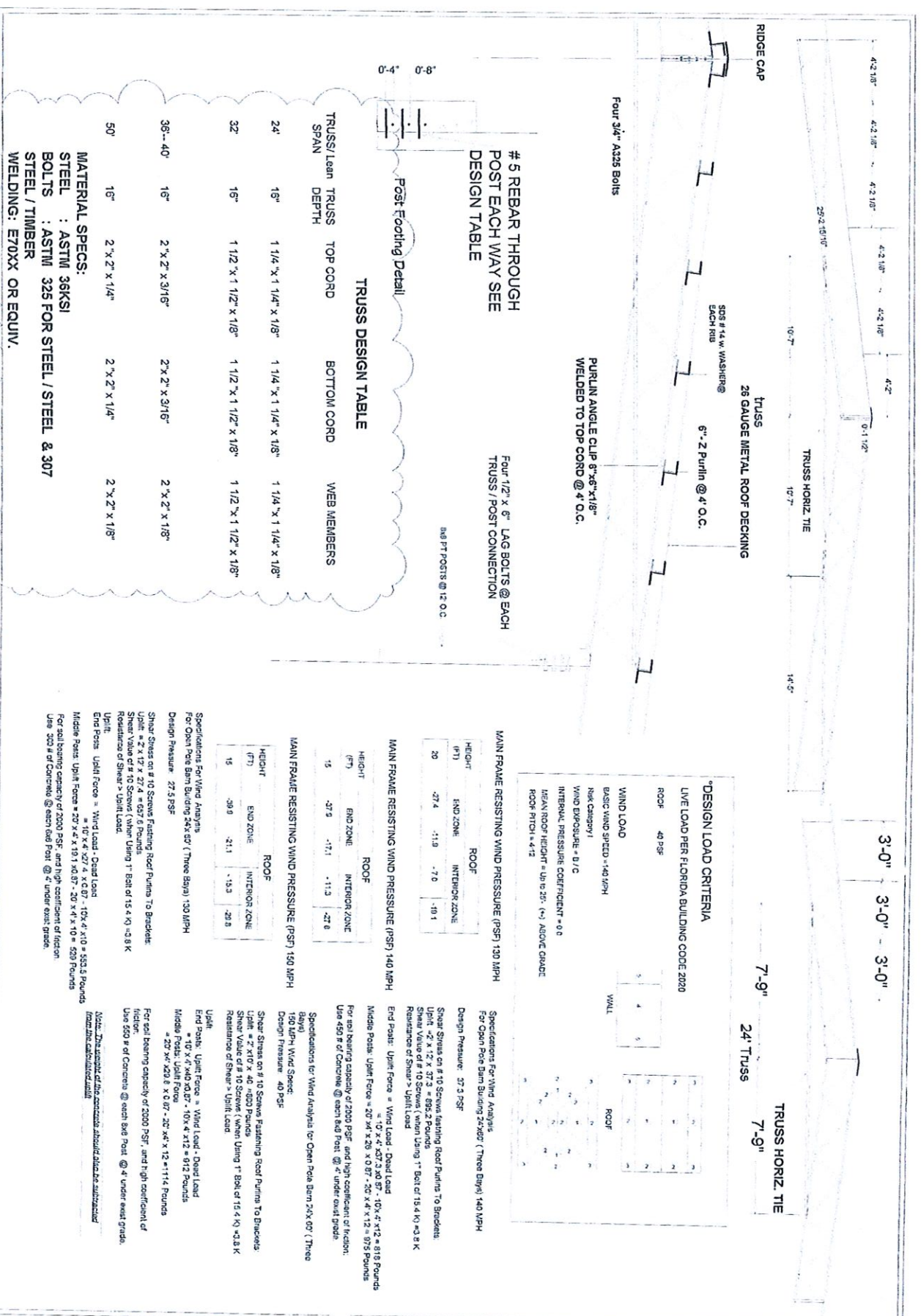
ENGINEERING DESIGNED BY:
DR. RAOUF ARAFA, Ph.D., P.E.

Raouf

PROJECT: Master Plans for Open Pole Barn-Metal
ADDRESS: State of Florida
CLIENT: Brad Peddie, Better Built Barns, LLC
Foundation Plan, Roof Framing & Elevation Views

ECDC Energy Conscious Design & Construction
2105 W. 33rd. Street, Panama City, FL 32405
(850) 914-0050, ecdc.ecg@gmail.com

Copy Right by
ECDC, Inc.
ECDC
Seal



5 REBAR THROUGH POST EACH WAY SEE DESIGN TABLE

Four 1/2" x 6" LAG BOLTS @ EACH TRUSS / POST CONNECTION

TRUSS DESIGN TABLE

TRUSS/Lean SPAN	TRUSS DEPTH	TOP CORD	BOTTOM CORD	WEB MEMBERS
-----------------	-------------	----------	-------------	-------------

24'	16"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"
32'	16"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"

36'-40'	16"	2 x 2" x 3/16"	2 x 2" x 3/16"	2 x 2" x 1/8"
---------	-----	----------------	----------------	---------------

50'	16"	2 x 2" x 1/4"	2 x 2" x 1/4"	2 x 2" x 1/8"
-----	-----	---------------	---------------	---------------

MATERIAL SPECS:
STEEL : ASTM 36KSI
BOLTS : ASTM 325 FOR STEEL / STEEL & 307
STEEL / TIMBER
WELDING: E70XX OR EQUIV.

"DESIGN LOAD CRITERIA

LIVE LOAD PER FLORIDA BUILDING CODE 2020
ROOF 40 PSF

WIND LOAD

BASIC WIND SPEED - 140 MPH
Risk Category: I
WIND EXPOSURE - B/C
INTERNAL PRESSURE COEFFICIENT = 0.0
MEAN ROOF HEIGHT = 10' to 20' (+) ABOVE GRADE
ROOF PITCH = 4:12

MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

HEIGHT (FT)	END ZONE	INTERIOR ZONE
-------------	----------	---------------

MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

HEIGHT (FT)	END ZONE	INTERIOR ZONE
-------------	----------	---------------

MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

HEIGHT (FT)	END ZONE	INTERIOR ZONE
-------------	----------	---------------

Specifications For Wind Analysis
For Open Pole Barn Building 24'x50' (Three Bays) 130 MPH
Design Pressure 27.5 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:
Uplift = 2 x 12 x 27.4 = 657.6 Pounds
Shear Value of # 10 Screws (when Using 1" Bolt of 15.4 K) = 81.2 K
Resistance of Shear > Uplift Load.
Uplift
End Posts: Uplift Force = Wind Load - Dead Load
Middle Posts: Uplift Force = 20' x 4' x 13' x 20' = 2080 Pounds
For full bearing capacity of 2000 PSF, and high coefficient of friction.
Use 500 # of Concrete @ each End Post @ 4' under each grade.

Specifications For Wind Analysis
For Open Pole Barn Building 24'x50' (Three Bays) 140 MPH
Design Pressure 27.3 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:
Uplift = 2 x 12 x 27.3 = 655.2 Pounds
Shear Value of # 10 Screws (when Using 1" Bolt of 15.4 K) = 81.2 K
Resistance of Shear > Uplift Load
Uplift
End Posts: Uplift Force = Wind Load - Dead Load
Middle Posts: Uplift Force = 20' x 4' x 20' x 20' = 3200 Pounds
For full bearing capacity of 2000 PSF, and high coefficient of friction.
Use 450 # of Concrete @ each End Post @ 4' under each grade.

Specifications for Wind Analysis for Open Pole Barn 24'x50' (Three Bays) 150 MPH Wind Speed
Design Pressure 40 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:
Uplift = 2 x 12 x 40 = 960 Pounds
Shear Value of # 10 Screws (when Using 1" Bolt of 15.4 K) = 81.2 K
Resistance of Shear > Uplift Load.
Uplift
End Posts: Uplift Force = Wind Load - Dead Load
Middle Posts: Uplift Force = 10' x 4' x 40' x 12 = 4800 Pounds
For full bearing capacity of 2000 PSF, and high coefficient of friction.
Use 500 # of Concrete @ each End Post @ 4' under each grade.

Note: The amount of the concrete should be checked and adjusted from the calculated value.

26 GAUGE METAL ROOF DECKING

SDS # 14 w. WASHER @
EACH RIB

6" - Z Purlin @ 4' O.C.

DESIGN TABLE FOR POSTS FOUNDATION / PURLINS

RUSS/Lean SPAN	BAY WIDTH	Z-PURLIN	Conc. Post Dia/Depth [ft] / [ft]	Post Size	REINFORCE REBAR
24'	10'	4" Ga. 16		6X6	3# 5 x 8"
	20'	6" Ga. 16	1.5 / 4	6X6	EACH WAY
	25'	8" Ga. 16		8X8	
32'	20'	6" Ga. 16	1.5 / 4	6X6	4# 5 x 10"
	25'	6" Ga. 14		8X8	EACH WAY
36' - 40'	20'	8" Ga. 16	2 / 4	8X8	4# 5x 12"
	25'	8" Ga. 16	2 / 4.5	8X8	EACH WAY
41' - 50'	25'	8" Ga. 16	2 / 4.5	8X8	4# 5 x 18"
					EACH WAY

Note: For Truss Span 36' to 50', Space Purlins @ 4' O.C.
SOIL MUST HAVE BEARING CAPACITY OF 2000 PSF
USE 28 DAYS CONCRETE 3000 PSI STRENGTH
Dry Concrete could be used

26 GAUGE METAL ROOF DECKING

RIDGE CAP

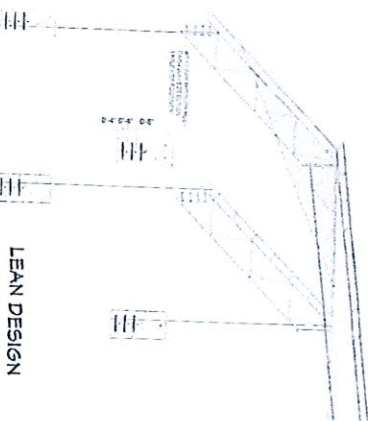
SDS # 14 w.
WASHER @ EACH RIB

Three 5/8" A325 Bolts

STEEL PLATE 6"x6"x1/8" WELDED TO
CROSS BAR @ 4' O.C.

4x4 Steel Tube @ 4' O.C. FOR GABLE DECKING (TYP)

GABLE TRUSS & GABLE DECKING (OPTIONAL)



LEAN DESIGN



175 24th Avenue

Accessory Structure & Fence

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Jeff Fisher
Address 175 24th ave
City Apalachicola State FL Zip 32320
Phone (850) 323 2620

Contractors Name: Owner Builder
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)
- ☐ Variances
- ☐ Other _____

PROPERTY INFORMATION:

Street Address: 175 24th ave City & State: Apalachicola FL Zip 32320

☐ Historic District ☒ Non-Historic District Zoning District: R-3

Parcel #: 01-09S-08W-8330-0243-0220 Block(s) 243 Lot(s) 22 23 24

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: 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

OK
BER

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).

Lean to off of an existing shed. 4x4 Posts,
2x6 Rafters, 5/8 plywood, hurricane clips, screw down
Roof, concrete for posts, peel & stick underlayment,
2 5/8 Ring shank nails for decking, #10 hanger nails
for straps, 3/4 Framing nails

+ Fence (metal)

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 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.
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.

June 21 2023
DATE


SIGNATURE OF APPLICANT

Alley

New Fence 6' metal

OK BED

$$\begin{aligned} 90 \times 100 &= 9,000 \text{ sf} \\ 40\% &= (3,600) \end{aligned}$$

existing:

$$\begin{aligned} 2,592 \\ 144 \\ 720 \end{aligned}$$

$$3,456$$

$$+ 120$$

$$3,576 \text{ sf}$$

$$100$$

$$= 39\%$$

Proposed Lean to

10' x 12'

8'

Existing shed

144 sf

120 sf

removed from app

Proposed Pool

14' x 30'

Existing Home
(2,592 sf)

20' 30'

24' Driveway

120 sf

New Fence 6'

90'

175 24th Ave

Proposed:
1- Lean to
2- Fence
3- Pool



160 8th Street
Accessory Structure

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner GARY C. ZIEGLER
Address 160 8TH STREET
City APALACHICOLA State FL Zip 32320
Phone (908) 400-7812

CONTRACTOR INFORMATION

Contractors Name: TBD
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

POLE BARN

PROPERTY INFORMATION:

Street Address: 160 8TH STREET City & State APALACHICOLA FL Zip 32320

☒ Historic District ☐ Non-Historic District

Zoning District C-2

Parcel #: 01-095-08W-8330-0067- Block(s) 67 Lot(s) 3
0050

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front 15 Rear 25 Side 5 Lot Coverage 40%

Water Available: YES Sewer Available: YES Taps Paid: YES

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

OK ✓
BER

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 24' X 36'

- (see attached)

8410 SF

2 options.

(- Applying for approval of barn options, will decide which later.)

24 x 36

open/closed

2936 SF

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.
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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.
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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.

06/15/23

DATE

Gary C. Ziegler

SIGNATURE OF APPLICANT

GARY + VALERIE ZIEGLER

BLOCK 67 LOT 2, 3, 4, 5 ID 01-095-08W-8330-0067-0050

ALLEY WAY

OK ✓

5' 5'

POLE BARN
26' X 36'

936 SF

LOT 2

LOT 3

LOT 4

BLOCK 67

SHED

LOT 5

12' X 10'

RIGHT OF WAY

HOUSE
11' X 30'

AVE I

RIGHT OF WAY

8TH STREET

$$60 \times 100 \times 4 = 240 \times 100 = 24,000$$

$$40\% = 9,600 \text{ SF}$$

$$\text{current} = 1,034 + 192 = 1,226 \text{ SF}$$

$$936 \text{ SF} + 2,162 \text{ SF}$$

OK ✓ BELL

NOT TO SCALE

Pole Barn

Gary <gzigg@rcn.com>

Fri 6/23/2023 11:27 AM

To: Bree Robinson <brobenson@cityofapalachicola.com>

[You don't often get email from gzigg@rcn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Bree, This is on 9TH Street. Let me know if these work for you. Thanks Gary

*open
option*



Sent from my iPhone

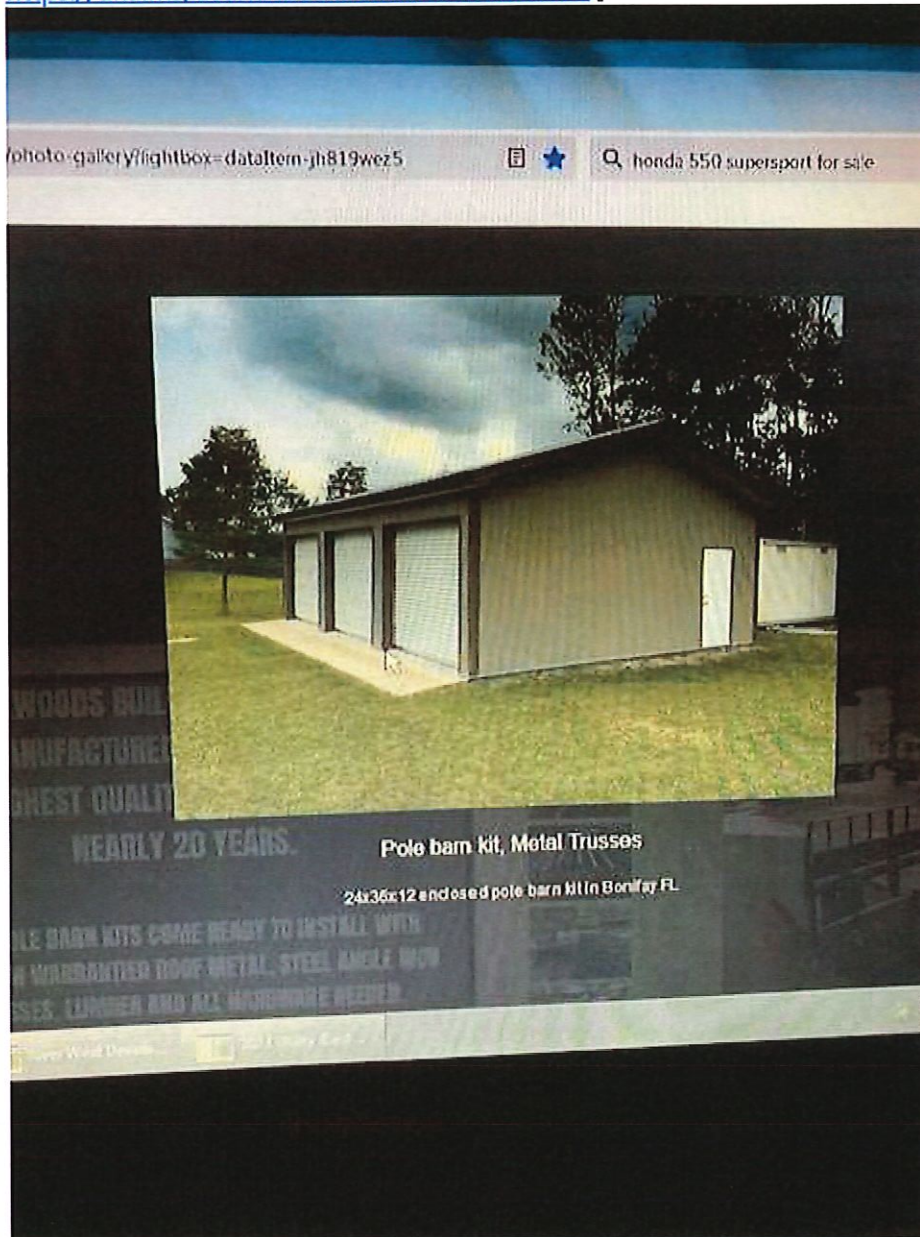
Pole barn

Gary <gzigg@rcn.com>

Fri 6/23/2023 11:39 AM

To: Bree Robinson <brobins@cityofapalachicola.com>

[You don't often get email from gzigg@rcn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]



closed option.

Sent from my iPhone



**268 Water Street
Fence**

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Moore Florida Properties LLC
Address 268 Water St
City Apalachicola State FL Zip 32320
Phone () 706-570-4787

CONTRACTOR INFORMATION

Contractors Name St Joe Fencing
State License # _____ City License # _____
Email Address StJoeFencing@gmail.com
Phone () 850-247-2274

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 268 Water St City & State Apalachicola, FL Zip 32320

☒ Historic District ☐ Non-Historic District Zoning District C-1 BLG-1

Parcel # 01-09S-08W-8330-00G1-0060 Block(s) _____ Lot(s) 6 & 15

FEMA Flood Zone/Panel # _____
(For AL, AO, AH or VE 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

OK
BER

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).

The existing 30' chain link fence on the Commerce St side of the lot is in terrible shape and is an eyesore. I propose removing that fence and building a new wood and metal fence (complementing the building and both neighbors) 20' in from the current location.

The purpos is to improve the appearance and provide a place to put my garbage cans other than on the sidewalk.

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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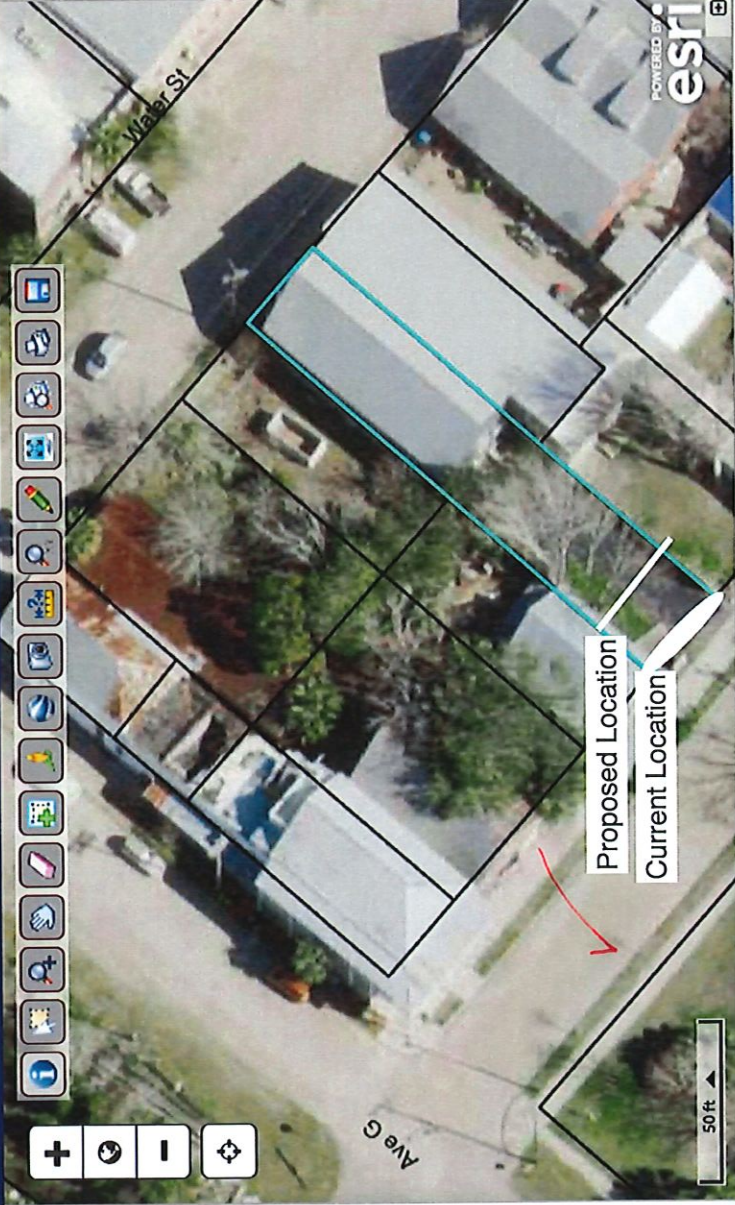
06/21/23

DATE

Mitchell Moore

SIGNATURE OF APPLICANT

Results:
 Parcel ID - 01-09S-08W-8330-00G1-0060
 Alt Id - 08W09S01833000G10060
 Address - 268 WATER ST
 Owner - MOORE FLORIDA PROPERTIES,LLC
[View Report](#) | [Google Maps](#)



Parcel ID	01-09S-08W-8330-00G1-0060	Alternate ID	08W09S01833000G10060	Owner Address	MOORE FLORIDA PROPERTIES,LLC P.O. BOX 668 APALACHICOLA, FL 32329
Sec/Twp/Rng	1-9S-8W	Class	WAREHOUSE-STORAGE		
Property Address	268 WATER ST APALACHICOLA	Acreage	n/a		
District	3				
Brief Tax Description	BL G-1 LOTS 6 & 15 CITY OF APALACHICOLA (Note: Not to be used on legal documents)				

- Layer List** Legend
- Quick Links:**
- [Property Search](#)
 - [View Map](#)
- Layers:**
- ☒ Parcels
 - ☐ Parcel Numbers
 - ☐ Address Numbers
 - ☐ Yearly Sales
 - ☒ Roads
 - ☒ USA Major Highways
 - ☐ Railroads
 - ☒ City Labels
 - ☐ Sec-Twn-Rng
 - ☒ Streams and Rivers
 - ☐ Flood Map
 - ☒ County Outlines
 - ☒ 2019 Aerial Photos
 - ☐ 2013 Aerial Photos

[Restore Layer Defaults](#)

ESTIMATE



Prepared For

Mitch Moore
268 Water Street
Apalachicola, Florida 32320
(706) 570-4787

St. Joe Fencing

486 Iola Street
Port Saint Joe, Florida 32456
Phone: (850) 247-2274
Email: st.joefencing@gmail.com

Estimate # 1409

Date 06/14/2023

Description

Materials 5ft Tin and Wood Fence

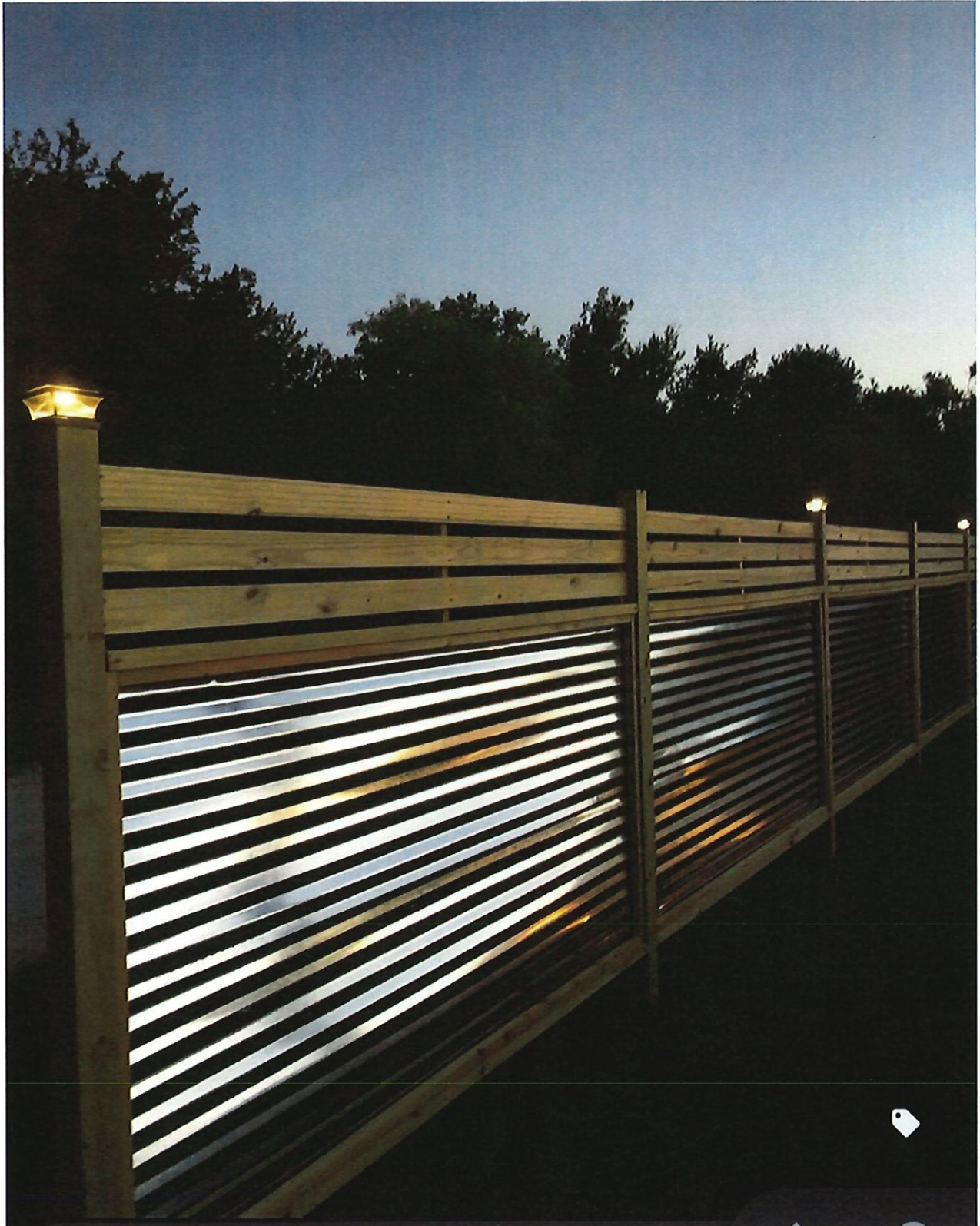
4in x 4in x 8ft Pressure Treated Post
50lb Quikrete
5/4in x 16ft Pressure Treated Deck Boards
2in x 4in x 8ft Pressure Treated Studs
3in Screws
Quikrete
Gate kits and hardware
Latch and Pullcord

Labor 5ft Tin and Wood Fence

Dig and bury 4in x 4in x 8ft pressure treated post 2ft deep with 50lb bag of concrete.
Attach recycled tin and 5/4in pressure treated deck boards to 4in x 4in x 8ft using 3in screws.
Build gates using gate kits, 2in x 4in x 8ft pressure treated studs, 5/4in deck boards, and recycled tin.
Secure gates using hardware, latch, and pull-cord.

Subtotal	\$1,500.13
Total	\$1,500.13

Type of fence proposed:
Wood and metal to match building and both neighboring buildings







36 Myrtle Avenue
Accessory Structure

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
		Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION	CONTRACTOR INFORMATION	
Owner: <u>Jerry Hood</u> Address: <u>36 Myrtle Ave</u> City: <u>Apalachicola</u> State: <u>GA</u> Zip: <u>32320</u> Phone: <u>(770) 312 3320</u>	Contractors Name: <u>Monumental Fabrication of Am. Inc.</u> <u>Legacy Lifts</u> State License # _____ City License # _____ Email Address: <u>brian@monumentalfabrication.com</u> Phone: <u>(850) 227-9500</u>	
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other: <u>Adding Cargo Lift</u>	
PROPERTY INFORMATION: Street Address: <u>36 Myrtle Ave</u> City & State: <u>Apalachicola, FL</u> Zip: <u>32320</u> <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District: <u>R-1</u> <u>7-10</u> <u>8</u> Parcel #: <u>61-09508 W-8360-0008-0071</u> Block(s): <u>6</u> Lot(s): <u>Needs Addition</u> FEMA Flood Zone/Panel #: <u>X AE</u> (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: <u>15'</u> Rear: <u>25'</u> Side: <u>15/5'</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: _____ 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

CERTIFICATION

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DATE

6/21/23

SIGNATURE OF APPLICANT



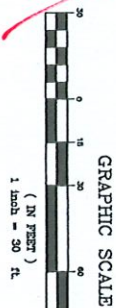
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JERRY HOOD and MELODIE HOOD,
KRISTY BRANCH BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

$100' \times 244' = 24,400$
 $40\% \approx 9,760$

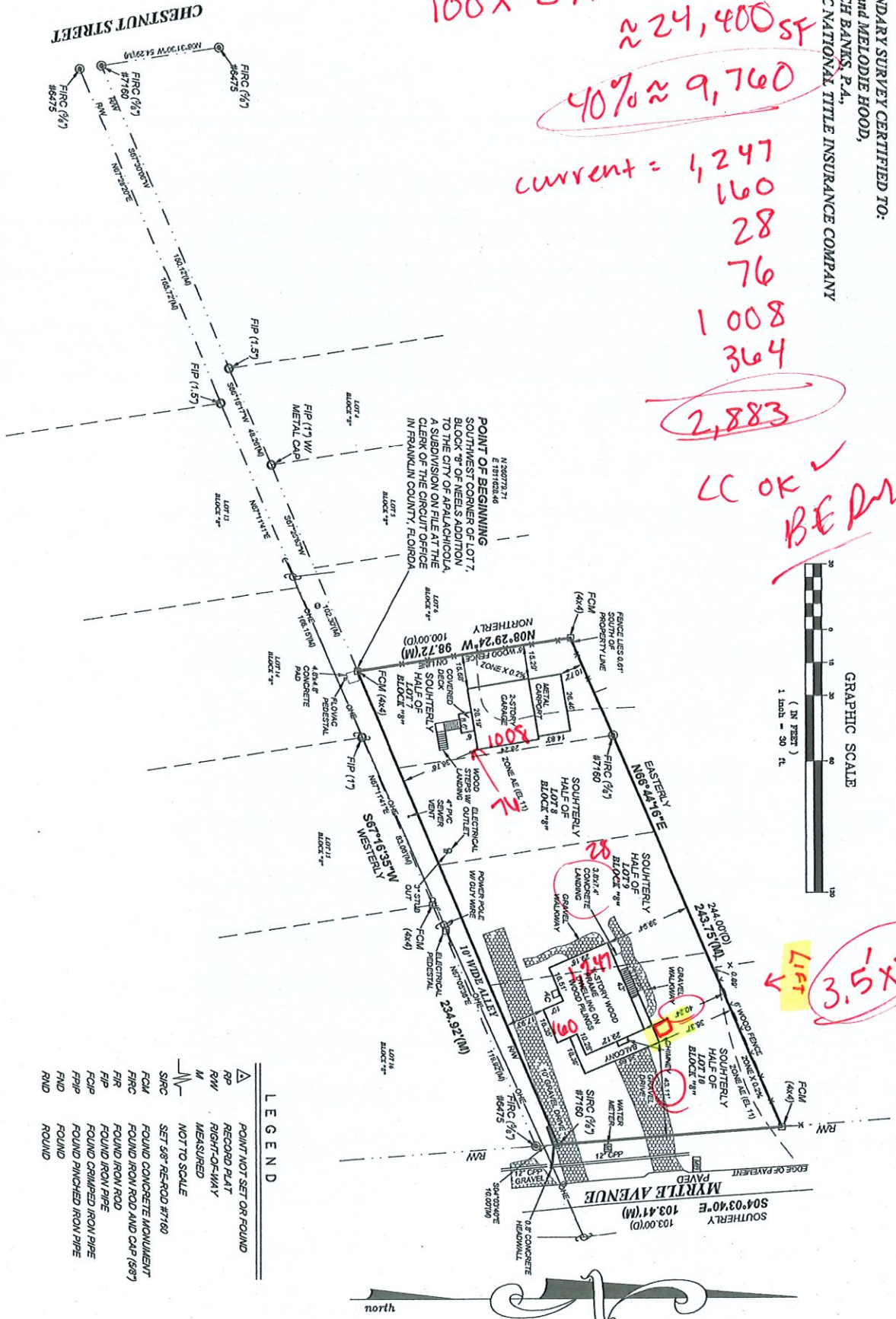
current = 1,247
160
28
76
1,008
364

2,883

CC OK
BE R



3.5' x 2' Lift



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: FLORIDA GRID NORTH (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) and Zone "AE" (EL. 11)
as per Flood Insurance Rate Map Community Panel No. 120089 0558F
index date: February 5, 2014, Franklin County, Florida.

TR & A
THEURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 186 • 125 SHILOH STREET • SORCLOUGH, FLORIDA 32388
PHONE: 904.866.2222 FAX: 904.866.2222

I hereby certify that this is a true and correct representation of the property shown hereon and that the survey meets the minimum technical standards of the Florida Board of Surveying (Chapter 461, 1001, F.S.).
The undersigned surveyor has provided a current title opinion or abstract of title affecting this or boundary to the subject property. It is possible that any encroachments, easements, or other instruments which could affect the boundaries of the subject property are not shown hereon.

JAMES F. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4291



LIFT PRODUCT SALES CONTRACT between SELLER, Monumental Fabrication of America, Inc. and Purchaser as below.

PURCHASER: JERRY HOOD

The parties stated above hereby agree to the contract stipulated herein: Seller at 950 West Rutherford St. Port St. Joe, FL 32456: 850-227-9500 and Purchaser as below:

PURCHASER BILLING ADDRESS: _____

PURCHASER INSTALLATION ADDRESS: 36 MYRTLE AVE
APALACHICOLA, FL 32328

PURCHASER EMAIL: JAUTOHOOD @ BELLSOUTH.NET

PURCHASER PHONE: 770-312-3370 ALT PHONE: _____

PRODUCT BASE PRICE	\$ 9800
PRODUCT OPTION TOTAL (ATTACH)	\$ 690
	\$
<u>INSTALL</u>	\$ 600
SHIPPING AND/OR CRATE	\$ 600
SUBTOTAL	\$ 11,690
SALES TAX	\$ 776.30
TOTAL PRICE	\$ 12,466.30
METHOD OF PAYMENT (Circle)	CHECK <u>CREDIT CARD</u> CASH
AMOUNT DUE AT CONTRACT	\$ 6233.15
AMOUNT DUE BEFORE SHIPPING	\$ 0
AMOUNT DUE AT INSTALL	\$ 6233.15

+3%

HUMAN TRANSPORT IS ONLY PERMISSIBLE ON THE PLATFORM LIFT PRODUCTS. NO HUMAN TRANSPORT IS PERMISSIBLE ON ANY OTHER LEGACY LIFTS® PRODUCT AT ANY TIME UNDER ANY CIRCUMSTANCE. SEE PRODUCT OWNER'S MANUAL FOR IMPORTANT RELATED SAFETY REQUIREMENTS AND RESPONSIBILITY. The purchaser named herein shall hold Legacy Direct, LLC and Legacy Lifting, LLC, and their owners, partners and employees (hereafter, "Selling Entities") harmless of any liabilities resulting from any product use that may be otherwise than that prescribed in Product Owner's Manual and/or as specified in this contract. The purchaser shall further indemnify the Selling Entities of any liabilities resulting from product installation, operation and/or service by any other entity or person (than the Selling Entities) that purchaser may apply, contract and/or employ with the subject product. Where the purchase is classified as "Do-It-Yourself," the purchaser shall totally indemnify the selling entities for any liabilities resulting from installation, service and/or operation of the product.

PURCHASER SIGN <u>JTH</u>	SELLER SIGN <u>RJP</u>
PRINTED NAME <u>JERRY T. HOOD</u>	PRINTED NAME <u>BRIAN BOWEN</u>
DATE <u>6/13/2023</u>	DATE <u>6-13-23</u>

Cates Electric Services Inc.

Estimate

cateselectric@gmail.com



ADDRESS

Jerry Hood
36 Myrtle Ave.
Apalachicola, FL 32320

ESTIMATE #	DATE
2022-2112	06/16/2023

P.O. NUMBER

Lift

	QTY	RATE	AMOUNT
Electrical Estimate to install power for Lift: 1. Rearrange panel box to except one more two pole breaker 2. Run a new circuit Deverall through storm under house to ban board on southeast side of home 3. Install conduit along band board of home to front porch deck, then through deck, framing to other side of home where lift will be located 4. Install disconnect for future lift Material and Labor \$1275	1	1,275.00	1,275.00
Permit If Lift is not covered by primary building permit, please allow another \$125	1	0.00	0.00

TOTAL

\$1,275.00

Accepted By

Accepted Date



2/17/2022

Bobby Hill
Legacy Lifting, LLC
6556 State Highway 198
Mabank, TX 75156

Re: Florida Wind Certification

Bobby:

This letter is in response to your request of a wind load evaluation for the 1,000lb capacity, Legacy Cargo Lift (refer to Figures 1 & 2 for specifications) to be used in single family residential properties. An analysis was performed per the requirements of the Florida Building Code (7th Ed) for the following parameters:

Wind Load Criteria:

- Design Wind Speed – 188mph
- Exposure Category – D
- Importance Factor 1 (non-occupied lift)

Material Properties:

- Aluminum frame with 6061-T6 grade aluminum
- Mast rails constructed with WF5x3.7 aluminum members

Geometric Layout:

- Mast rails span from between foundation and floor levels of house (10'-0" maximum floor to floor height) and project above top floor level 45".
- Mast rails are braced to each other and back to supporting house structure at floor level. Diagonal brace assembly (by others) capable of bracing both rails at floor level and resisting total point load of 1,250lbs/rail (parallel & perpendicular to house). Brace assembly and anchorage to house/structure per engineer of record for house.
- Mast rails are to be embedded in the concrete footing. Concrete footing is to be 42" long x 24" wide x 18" deep constructed of 3,000psi (28-day compressive strength) concrete.
- Use of lift is in accordance with manufacturer's instructions including, but not limited to, the following:
 - Lift will not be in operation during high wind events and is to be stored at grade level

75F

The cargo lift mast rail system meets the requirements of the Florida Building Code (7th Ed) for the above noted parameters. Please contact us for further evaluation should conditions deviate from those listed above.

LEGACY - CARGO LIFT

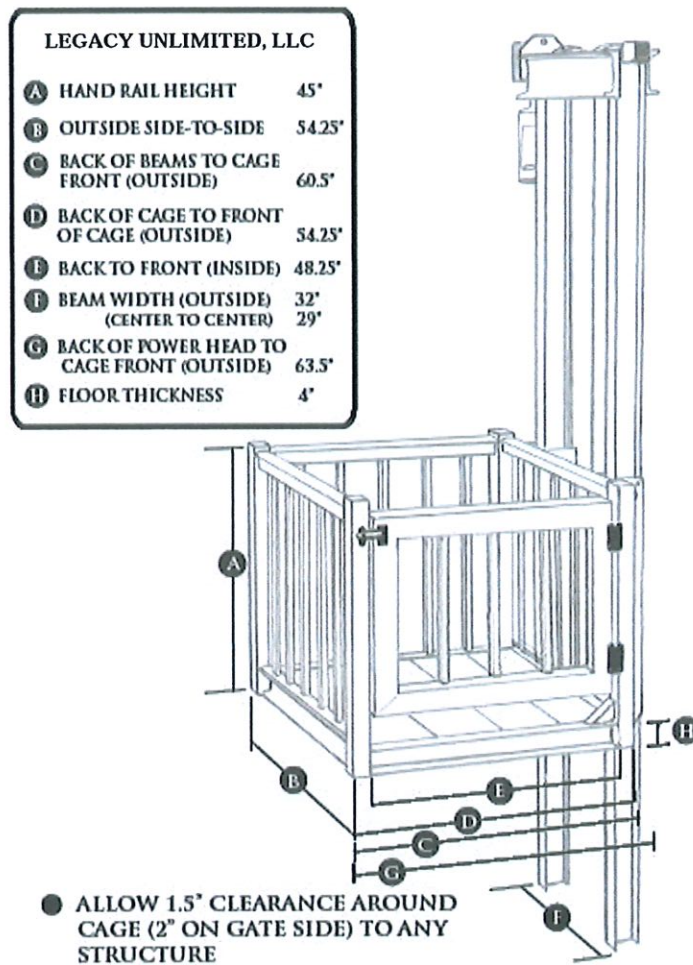


Figure 1: Cargo Lift Outline

LEGACY LIFTS_{LLC} DUAL MAST 1000 LB. CARGO LIFT

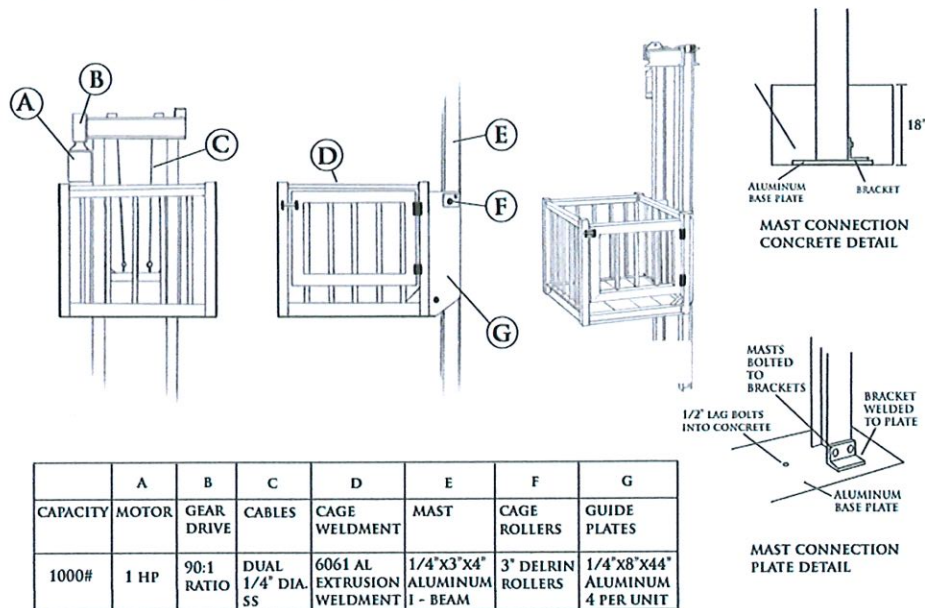


Figure 2: Cargo Lift Specifications

It has been a pleasure serving you. Please contact us if you have any questions or comments.

Sincerely,

Jon Vandergrift, PE
Structural Engineer



Digitally signed by Jon Vandergrift
Date: 2022.02.17
20:07:01 -05'00'



264 US Hwy 98

Addition

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only Application # _____ City Representative _____ Date Received _____		
OWNER INFORMATION Owner <u>Carolyn Jackson</u> <u>P. Thomas Jackson</u> Address <u>264 Hwy 98</u> City <u>APALACHICOLA</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(878) 852-1435 & 878, 778-0089</u>	CONTRACTOR INFORMATION Contractor's Name: _____ 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 style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> <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; border: none;"> <input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____ </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 type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____
<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____			
PROPERTY INFORMATION: Street Address: <u>264 US Hwy 98</u> City & State: <u>APALACHICOLA, FL</u> Zip: <u>32320</u> <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District: <u>R-1</u> Parcel #: <u>01-095-08W-8370-0001-0030</u> Block(s): <u>1</u> Lot(s): <u>3</u> FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)				
OFFICIAL USE ONLY				
Setback requirement of Property: Front: <u>15'</u> Rear: <u>25'</u> Side: <u>15' plus</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: 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).

see attached *24x24 addition*

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

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6.21.23

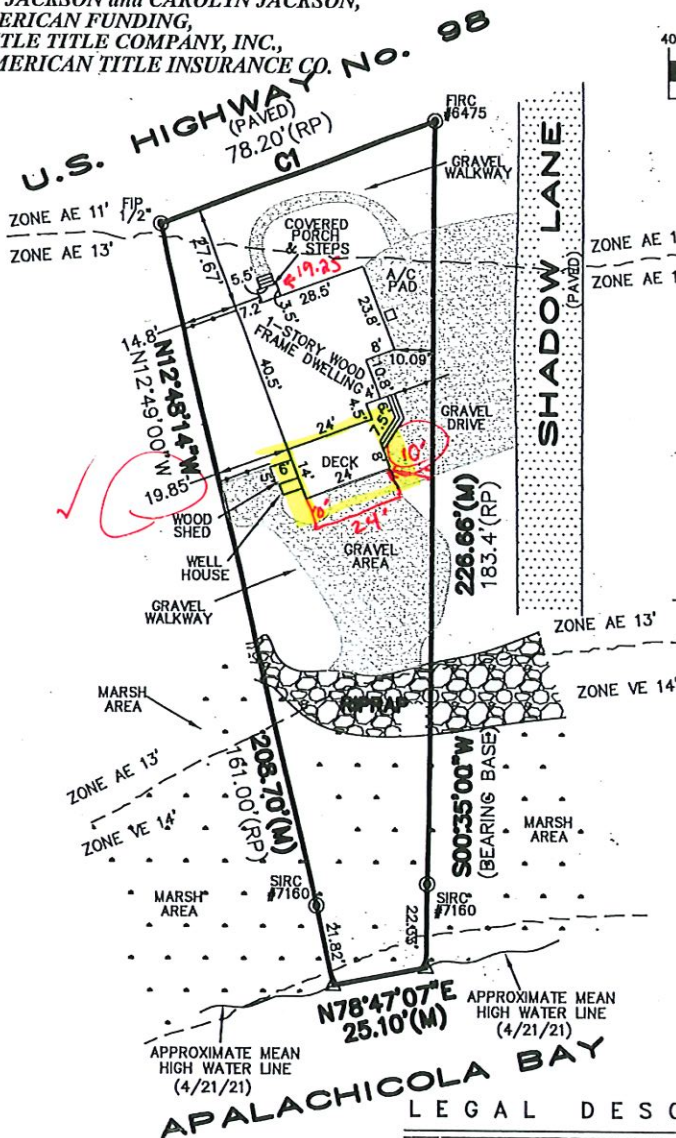
DATE



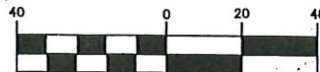
SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
THOMAS JACKSON and CAROLYN JACKSON,
NEW AMERICAN FUNDING,
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE CO.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	78.36	3834.67	78.36
			DELTA
			170°15'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

M	MEASURED
RP	RECORD PLAT
D	DEED CALL
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
R/W	RIGHT-OF-WAY
NOT TO SCALE	NOT TO SCALE
POINT NOT SET OR FOUND	POINT NOT SET OR FOUND
POWER POLE	POWER POLE
OHE	OVERHEAD ELECTRICAL LINES
GUY WIRE ANCHOR	GUY WIRE ANCHOR
6" WOOD BOARD FENCE	6" WOOD BOARD FENCE

lot \approx 8,510 SF / .2 ac

40% \approx 3,404 SF

current = 1,216

+ 240
1,456

OK BERN

LEGAL DESCRIPTION:

Lot 3, Block 1 of PHILCO SHORES, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 18 of the Public Records of Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westery right of way boundary of South Oak Street being North 08 degrees 24 minutes 04 seconds East as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

Subject property is located in Zone "AE" (EL 11-13) and Zone "VE" (EL 14) as per Flood Insurance Rate Map Community Panel No: 120098 0528F
Index date: February 5, 2014, Franklin County, Florida.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1183
LB # 7160

DATE: 04/23/21	DRAWN BY: TedRo	N.B. PER PLAT	COUNTY: Franklin
FILE: 04237(2).DWG	DATE OF LAST FIELD WORK: 04/21/21	CHECKED BY:	JOB NUMBER: 04-237

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.

3. REFERENCE TO CODES, RULES, REGULATIONS AND MANUFACTURER'S LITERATURE SHALL BE MADE IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
4. IT IS RESPONSIBILITY OF CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF DISCREPANCIES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR SLABS AND WALLS.
6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
7. DO NOT SCALE THE DRAWINGS.
8. PROVIDE TEMPORARY BRACING AND SHORING NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
9. RETAIN A REGISTERED ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE.
10. ELEVATIONS ARE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCTION JOBS, REALLY ATTRIBUTE MATERIALS ON FLOORS AND ROOFS DO NOT TO EXCEED ALLOWABLE LOADING FOR SUPPORTING MEMBERS AND CONNECTIONS.
12. ARCHITECT'S/ENGINEER'S REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AUTHORIZATION TO DEVIATE FROM THE CONTRACT DOCUMENTS.

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON MINIMUM CODE PRESCRIBED VALUES.
2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER

3. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW FOUNDATION CONSTRUCTION. UNLESS OTHERWISE INDICATED, NOTIFY THE OWNER'S REPRESENTATIVE OF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. ARE FOUND.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. EXCAVATIONS FOR FOUNDATIONS MUST BE ACCEPTED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE OWNER'S REPRESENTATIVE WHEN EXCAVATIONS ARE READY FOR INSPECTION.
7. FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 2000 PSF. BEFORE EXCAVATION, THE CONTRACTOR SHALL OBTAIN A GEOTECHNICAL REPORT FROM A REGISTERED PROFESSIONAL ENGINEER TO VERIFY CAPACITY. SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW.

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

LOCATIONS	TYPE
ALL REINFORCING	ASTM A615, 60 KSI

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCEMENT FOR CHAIRS, RUNNERS, BULGERS, SPACERS, AND FANGERS AT A MAXIMUM 3-FOOT SPACING.
3. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.
4. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICAL.
5. PROVIDE REINFORCING BAR CORNERS IN FOOTINGS, PILE CAPS AND OTHER SUPPORTING MEMBERS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING, U.S.A. CAST-IN-IN-PLACE CONCRETE.

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

2. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

LOCATIONS	CLEAR COVER
CONCRETE PLACED AGAINST EARTH	3 INCHES
FORMED SURFACES EXPOSED TO WEATHER	
OR IN CONTACT WITH EARTH	
#5 BARS AND SMALLER	1 1/2 INCHES
#6 BARS AND LARGER	2 INCHES
SLABS ON GRADE (TOP CLEARANCE)	1 1/2 INCHES

GENERAL

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
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3. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS AND MANUFACTURER'S INSTRUCTIONS IS TO THE LATEST PRINTED EDITION IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
4. IT IS RESPONSIBILITY OF CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF DISCREPANCIES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR SLABS AND WALLS.
6. DRAWINGS INCLUDE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE NECESSARY, AND INDICATE ALL DETAILS THAT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN. USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
7. DO NOT SCALE THE DRAWINGS.
8. PROVIDE TEMPORARY BRACING AND SHORING NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. PROVIDE TEMPORARY BRACING AND SHORING TO MAINTAIN THE STRUCTURE TO REMAIN A REGISTERED ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC.
9. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE.
10. ELEVATIONS ARE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCTION CLASHES: EXISTING STRUCTURAL MEMBERS ON FLOORS AND ROOFS SHALL BE PROTECTED AND NOT REMOVED OR CUT. PROVIDE ALL NECESSARY BRACING AND CONNECTIONS.
12. STRUCTURAL ENGINEER'S REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AUTHORIZATION TO DEVIATE FROM THE CONTRACT DOCUMENTS.
13. FOUNDATION AND SITE WORK

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON MINIMUM CODE PRESCRIBED VALUES.
2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER

3. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW FOUNDATION CONSTRUCTION. UNLESS OTHERWISE INDICATED, NOTIFY THE OWNER'S REPRESENTATIVE OF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. ARE FOUND.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. EXCAVATIONS FOR FOUNDATIONS MUST BE ACCEPTED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE OWNER'S REPRESENTATIVE WHEN EXCAVATIONS ARE READY FOR INSPECTION.
7. FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 2000 PSF. BEFORE EXCAVATION, THE CONTRACTOR SHALL OBTAIN A GEOTECHNICAL REPORT FROM A REGISTERED PROFESSIONAL ENGINEER TO VERIFY CAPACITY. SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW.

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3. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.
4. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICAL.
5. PROVIDE REINFORCING BAR CORNERS IN FOOTINGS, PILE CAPS AND OTHER SUPPORTING MEMBERS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING. U.S.A.C. CAST-IN-PLACE CONCRETE.

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

2. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

LOCATIONS	CLEAR COVER
CONCRETE PLACED AGAINST EARTH	3 INCHES
FORMED SURFACES EXPOSED TO WEATHER	
OR IN CONTACT WITH EARTH	
#5 BARS AND SMALLER	1 1/2 INCHES
#6 BARS AND LARGER	2 INCHES
SLABS ON GRADE (TOP CLEARANCE)	1 1/2 INCHES

3. CONCRETE TYPES:				
--------------------	--	--	--	--

CLASS	28 DAY F _c (PSI)	TYPE	LOCATION
A	3000	NORMAL WEIGHT	FOUNDATIONS, WALLS
B	3000	NORMAL WEIGHT	SLABS ON GRADE, MISCELLANEOUS CURBS, PAVS, ETC.

4. CONTINUOUSLY MOIST CURE CONCRETE SLABS-ON-GRADE FOR 7 DAYS MINIMUM. WATER FOG SPRAYS DURING SATURATED ABSORBENT COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURING COMPOUNDS ARE NOT ACCEPTABLE.
 5. NON-SHRINK GROUT SHALL HAVE $f_c = 7000$ PSI MIN.
 6. CONCRETE MIXES SHALL USE TYPE I CEMENT AND BE DESIGNED BY AN APPROVED LABORATORY AND BEAR THE STAMP OF A CO REGISTERED ENGINEER.
- STRUCTURAL STEEL**
1. ANCHOR BOLTS SHALL BE HULI "HY-ANCHORS"; SAMPSON "SET POINT" OR AN APPROVED EQUIVALENT.
 2. MISCELLANEOUS STEEL ROLLED SHAPES/EXEMPTED PLATES AND ANGLES SHALL BE A36 STEEL.
 3. HOLLOW STRUCTURAL STEEL SHALL BE CONFORM TO ASTM A500 GRADE B.
 4. MINIMUM WELDMENT IS 42 KSI FOR ROUND HSS AND 48 KSI FOR SQUARE HSS.
 5. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1 LATEST EDITION.
 6. WELDING SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC. ELECTRODES FOR SHOP AND FIELD WELDS SHALL BE E7018.
 7. ANCHOR BOLTS SHALL CONFORM ASTM A307/F1554 GRADE 36 (F_y=58-60 KSI).

ROUGH CARPENTRY
1. FRAMING LUMBER- SOUTHERN PINE

MEMBER	MOISTURE CONTENT	WOOD/GRADE
VERT. STUDS 12" O" OR SHORTER	19%	SPDR & BTR.
POSTS, BMS. & JOISTS	19%	S.P. #2 & BTR.
ALL OTHERS	19%	S.P. #2 & BTR.

2. PANEL SCHEDING, IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-HE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2 AND APA PRP-108 PERFORMANCE STANDARD.
- A. PANEL SCHEDING TO BE EXPOSURE 1.
- B. PLWOOD PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.
- C. PLWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER, CD GRADE ELSEWHERE.
3. TREATED WOOD: PRESERVATIVE TREATED WOOD – AWPA STANDARD U1 AND M.
- A. FOUNDATION SITS SHALL BE PRESERVATIVE-TREATED WOOD.
- B. WOODS/CEILING OF PRESERVATIVE TREATED WOOD SHALL BE 10% OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING MATERIALS.

EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE.

5. ROUGH HARDWARE:
 - a. NUTS AND STAPLES: COMMON WIRE NUTS AND STAPLES, ASTM F1827, STANDARD LENGTHS 1/2 IN. USE HOT-DIPPED ZINC-COATED GALVANIZED NUTS FOR EXTERIOR INSTALLATIONS AND WHEN CONTINUING PRESSURE TREATED OR PRE-RESIDUAL TUMBER.
 - b. BOLTS AND THREADED RODS: ASTM A307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH AND WITH AS50 NUTS, USE VALUABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD.
 - c. PLATE WASHERS: AT SILL PLATES, USE 3/4"x3/4"x16" MINIMUM PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE 1/8" SMALLER THAN THE HOLE IN THE SILL PLATE. PROVIDE A MINIMUM 1/2" CLEARANCE BETWEEN THE PLATE AND A SLOT LENGTH NOT TO EXCEED 1-3/4". PROVIDE A STANDARD CUT WASHER. IF PLATE IS PLACED BETWEEN THE PLATE WASHER AND STUD, PROVIDE A STANDARD CUT WASHER. PROVIDE A STANDARD CUT WASHER UNDER THE STUDS. USE STUDS: ASTM A307, ANSI/AISC STANDARD B18.2.1, USE ANSI B18.2.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.
 - d. SCREWS: ASTM A307, ANSI/AISC STANDARD B18.2.1, USE COLUMBIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.
 - f. MISCELLANEOUS STEEL: ASTM A36.
 - g. BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 - h. FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SUPPLY UNIVERSAL OR SUPER WELD TYPED FRAMING CLIPS AND STRAPS. PROVIDE ANCHOR BOLTS PER MANUFACTURER RECOMMENDATIONS AND LAR REQUIREMENTS.
 - i. HOLDING CONNECTOR BOLTS INTO WOOD: FRAMING REQUIRE APPROVED PLATE WASHERS. HOLDING BOLTS SHALL BE TIGHTENED PRIOR TO CONCRETE POURING.
 - j. CONNECTION INSPECTION: ALL CONNECTIONS MUST BE SECURED IN PLACE PRIOR TO CONNECTION INSPECTION.

Subject

- A. DRIVE NAILS PERPENDICULAR TO THE CORN. U.O.A.
- B. PREDRILL HOLES AT 3/4" OF NAIL DIAMETER WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.
- C. NR-DROWN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.
- D. PANEL SHEATHING: AT SHANK AND ROOF SHEATHING, USE RING SHANK NAILS. AT SHANK NAILS AT WALLS, GUE FLOOR SHEATHING AT ALL PLANS OF CONTACT.
- E. MACHINE DRIVEN WOULD BE WINDUPERS THAT PERMITTING THE CUTTER PLAY IN THE WINDUPERS. THE WINDUPERS THAT WOULD BE USED IN THE MANUAL ALUMINUM JOINT DISTANCES ARE NOT WANTED THROUGH IN 3/16" OR LESS. OTHERWISE, THE MACHINE DRIVEN NAILS USED IN W.D. STRUCTURAL PANEL SHEAR WALLS MUST MEET THE SAME DIMENSIONS AS THE REQUIRED FOR SHANK AND DROWN NAILS. THE SAME DIMENSIONS LENGTH AND HEAD OR FULL-HEADED OR SHANK WALLS ARE NOT ACCEPTABLE.
- F. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. THE SHIP LAYS, FLOOR STRUCTURAL PANELS SHALL BE GUE-CHECKED ON PANEL EDGES. WOOD STRUCTURAL PANELS SHALL CONFORM TO IRC 2304.1.
- G. MINIMUM NAILING TO BE AS FOLLOWS: IN THIS CASE, OTHERWISE NOTED:

JOISTS OR RAFTERS TO SIDES
OF STUDS:
8 INCH OR LESS (3) 16d

FOR EACH ADDITIONAL 4 INCH IN DEPTH OF JOIST	(1) 16d
JOISTS OR RAPTERS AT ALL BEARINGS:	
10E NAILS EACH SIDE	(2) 10d
10E NAILS EACH END	(2) 16d
10E NAILS EACH SIDE	(2) 16d
END NAIL AT 2x	(2) 20d
END NAIL AT 3x	
BLOCKING BETWEEN JOISTS OR RAPTERS	
10E NAILS EACH SIDE	(3) 16d
10E NAILS EACH END	(2) 10d
TO JOIST OR RAPTER BEARINGS:	
10E NAILS EACH SIDE	(2) 10d
CROSS-BRIDGING BETWEEN JOISTS	
10E NAILS EACH SIDE	(2) 16d
10E NAILS EACH END	(2) 10d
10E NAILS EACH END	(2) 16d
HERRINGBONE BLOCKING	
DOUBLE TOP PLATES	
UPPER PLATE TO LOWER PLATE	(1) 16d
STAGGERED O.C.	16d @ 18" O.C.
MORE THAN 4 INCH	
MULTIPLE STUDS, STANCH FOR WIDTHS	
16d @ 12" O.C.	
DOUBLE JOISTS	STAGGERED 2 ROWS 16d @ 12" O.C.
CONTIGUOUS CONVANTS	9 1/2" @ 17" O.C.
ALL OTHER WOOD CONVANTS	(2) 16d AT 1" MATERIAL
	(2) 16d AT 2" MATERIAL
	(2) 16d AT 3" MATERIAL
WHERE BLOCKING APART,	(2) 16d
AT EACH BLOCK	

A. DRILL BOLT HOLES A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER

1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8" OF THE DIAMETER OF THE WOOD SCREW.
2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 7/8" OF THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
3. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
5. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.
 1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE WOOD SCREW.
 2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 60 PERCENT OF THE NOMINAL WOOD SCREW DIAMETER.
 3. INSERT LAG SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
 4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

B. BLOCKING: INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL

- BRIDGING, OR SOLD BLOCKING BETWEEN JOISTS IN SPANS EXCEEDING 8 FEET ON CENTER. MAXIMUM AND MINOR ANCHORS:
9. BEAMS, OR DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, SHIMS, OR POSTS.
- POST-INSTALLED ANCHORS
1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE OR MASONRY: HULT NO 3 (CONC #38130, LAR 25577) OR SIMPSON WEDGE-ALL (CONC #38130, LAR 24482).
 2. HEAVY ANCHORS AND DOWELS INSTALLED IN CONCRETE OR GROUT FILLED GUL: HULT HY-150 (CONC #381397, LAR 25582A), SIMPSON SET-AP (CONC #381397, LAR 25744).
 3. PROVIDE STEINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE CATHODIC PROTECTED STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
 4. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOLID CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. ALL THE ABANDONED HOLES WITH INK-SHAPED MARKS SHALL BE SHIFTED AS NOTED ABOVE. THE ENGINEER WILL DETERMINE A NEW LOCATION.
 5. LOCATE REINFORCEMENT AND CONCRETE PAIR ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
 6. ANCHORS WILL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
 7. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE PASSES, THEN RESUME INSTALLATION FREQUENTLY.
 8. ALL BOLTED JOINTS WITH A228 TYPE 1 BOLTS ARE SPECIFIED AS SNAIL-TIGHTENED JOINTS IN ACCORDANCE WITH THE REQUIREMENTS FOR SNAIL-TIGHTENING METHOD, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, PRE-TENSIONING METHODS, INCLUDING TUBS OR DIRECT-TENSION-INDICATOR ARE NOT REQUIRED. INSPECTION REQUIREMENTS FOR SNAIL-TIGHTENING JOINTS (PREPARATION FOR STRUCTURAL STEEL SECTION 8.11) IS SUFFICIENT.
 9. ANCHORS DESIGNED WITH AN ANCHOR (*) HAVE DESIGN LOADS LESS THAN 95 LBS. AND NEED NOT BE TESTED.

1. DESIGN SELFWEIGHT LOADS ARE IN ACCORDANCE WITH ALLOWABLE IN DESIGN. (SEE NOTE 10)

- | | | |
|------------------|-----------------------|-----------|
| A. RESIDENTIAL: | | = 40 PSF |
| LIVE LOAD | | = 15 PSF |
| DEAD LOAD | | |
| B. ROOF: | | |
| DEAD LOAD | | = 15 PSF |
| ROOF LIVE LOAD | | = 20 PSF |
| C. WIND: | WIND SPEED (ULTIMATE) | = 140 MPH |
| D. SEISMIC: | | |
| RISK CATEGORY II | | |
| SITE CLASS D | | |
| $S_s = 0.063$ | | |
| $S_1 = 0.047$ | | |

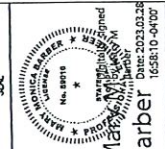
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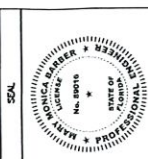
S-1 PLAN VIEW, ELEVATION AND DETAILS

GENERAL NOTES

PORCH RENOVATION
Carolyn Jackson
264 Hwy 98
Apalachicola, FL

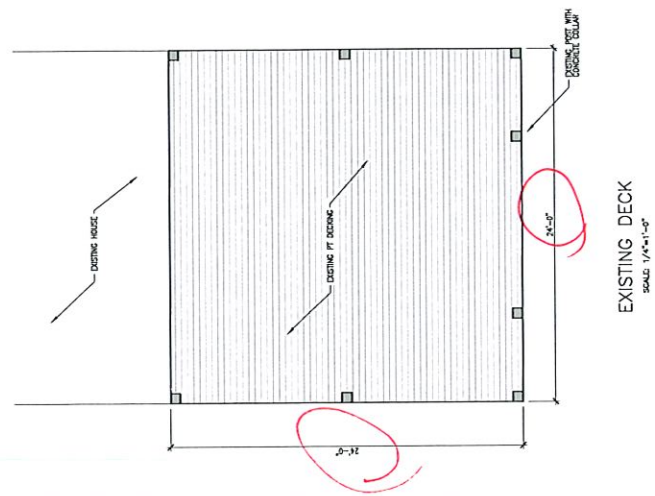
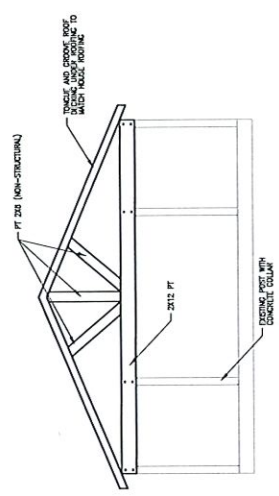
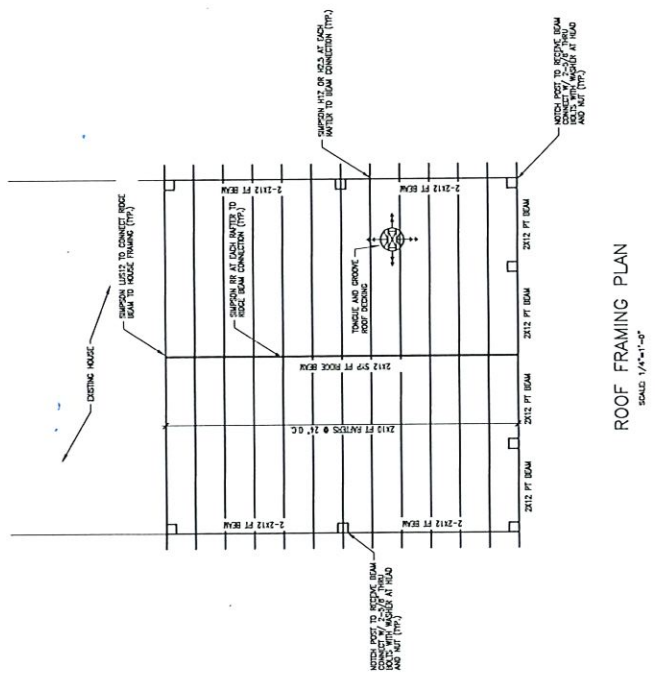
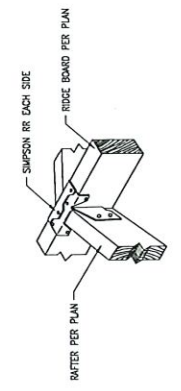
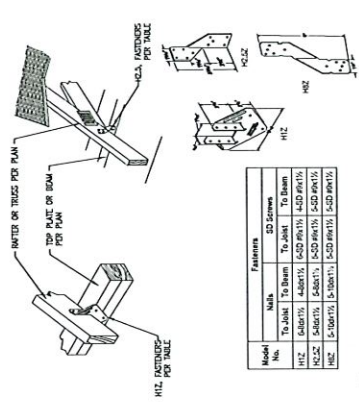
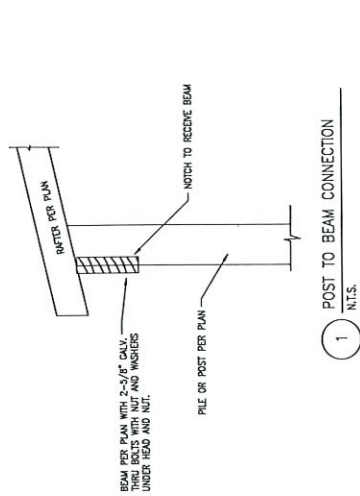
Report No. 23-0034	Sheet S-0
Date 3.23.2023	
Notes AS NOTED	





PLAN, ELEVATIONS
and DETAILS
PORCH RENOVATION
Carpenter's Lodge
284 Hwy 88
Apalachicola, FL

Project No. 23-00334
Date 3.23.2023
AS NOTED



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name THOMAS JACKSON & CAROLYN JACKSON				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 264 U.S. HIGHWAY NO. 98				Company NAIC Number:	
City APALACHICOLA		State Florida		ZIP Code 32320	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 3, BLOCK "1" OF PHILACO SHORES					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29.71441</u> Long. <u>-84.99968</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>000</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>000</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF APALACHICOLA 120089			B2. County Name FRANKLIN		B3. State Florida
B4. Map/Panel Number 12037C 0528	B5. Suffix F	B6. FIRM Index Date 02-05-2014	B7. FIRM Panel Effective/ Revised Date 02-05-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 264 U.S. HIGHWAY NO. 98			Policy Number:
City APALACHICOLA	State Florida	ZIP Code 32320	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 10.03 FEET Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>11.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>10.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>9.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>9.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including
structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
JAMES T. RODDENBERRY

License Number
4261

Title
PRESIDENT

Company Name
THURMAN RODDENBERRY & ASSOCIATES, INC.

Address
PO BOX 100/ 125 SHELDON STREET

City
SOPCHOPPY

State
Florida

ZIP Code
32358

Signature

James T. Roddenberry

Date
04-23-2021

Telephone
(850) 962-2538

Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

JOB#04-237 PSC#0855

C2e= ESTABLISHED BY AC UNIT LOCATED ON THE EASTLERLY SIDE OF DWELLING ON A PAD ON GRADE.

A7.= ESTABLISHED BY BEING A WOOD FOUNDATION ON BLOCK PIERS.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
264 U.S. HIGHWAY NO. 98

Policy Number:

City
APALACHICOLAState
FloridaZIP Code
32320

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption JOB NUMBER 04-237

PICTURES TAKEN 04/21/21

Clear Photo One

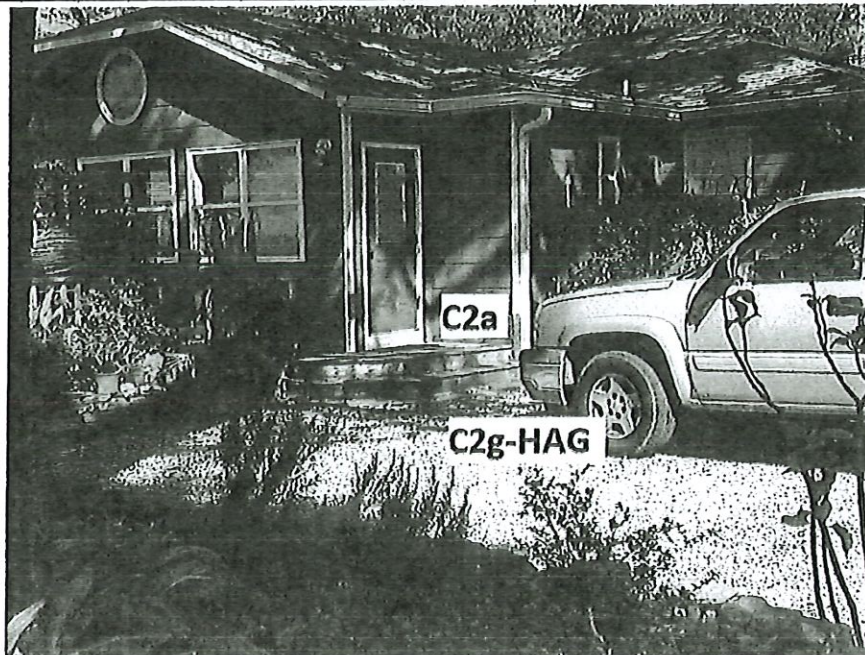


Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
264 U.S. HIGHWAY NO. 98

Policy Number:

City
APALACHICOLAState
FloridaZIP Code
32320

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

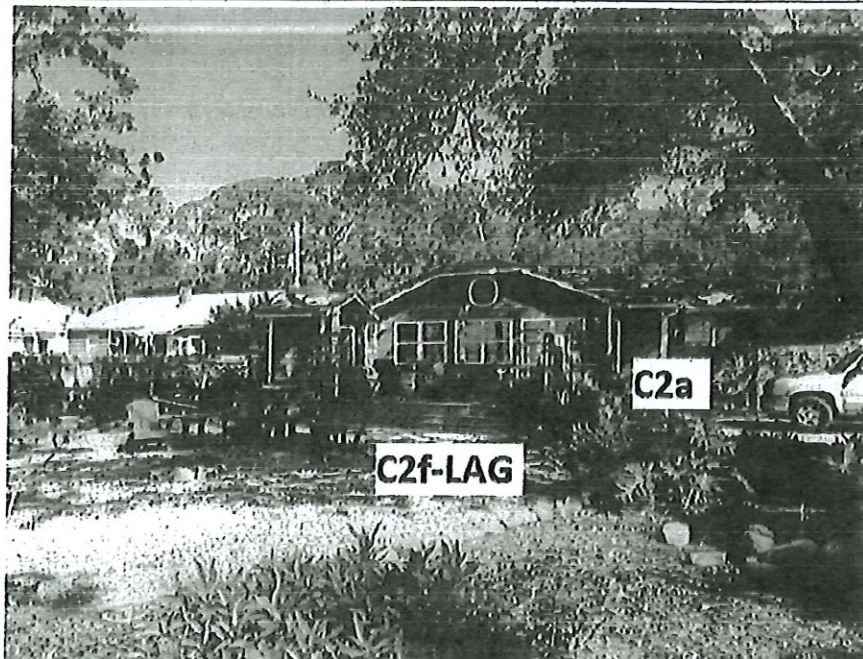


Photo Three

Photo Three Caption JOB NUMBER 04-237

PICTURES TAKEN 04/21/21

Clear Photo Three



Photo Four

Photo Four Caption

Clear Photo Four



296 24th Avenue

Demolition & New Mobile Home

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: DENISE ANN DOSAL BUTLER AND JOHN CLIFTON BUTLER II AS TRUSTEES OF THE BUTLER FAMILY TRUST/BUTLER'S LAST STRAW LLC
Address: P.O. BOX 411
City: EASTPOINT State: FL Zip: 32328
Phone: (550) 653-5848

Contractors Name: Ironwood Homes of Perry
State License # _____ City License # _____
Email Address _____
Phone: (904) 318-1294

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: 2916 24TH AVE City & State: APALACHICOLA, FL Zip: 32320
☐ Historic District ☒ Non-Historic District Zoning District: R-3
Parcel #: 01-095-08W-8330-0229-0110 Block(s): 229 Lot(s): 11-12
FEMA Flood Zone/Panel #: X
(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: 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

OK
BER

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 of EXISTING MOBILE HOME
 - Addition of new mobile home
 16x60 (960ft²)
 + steps: 6x10' front & rear = (120ft²)

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

CERTIFICATION

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

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

6/21/23
DATE

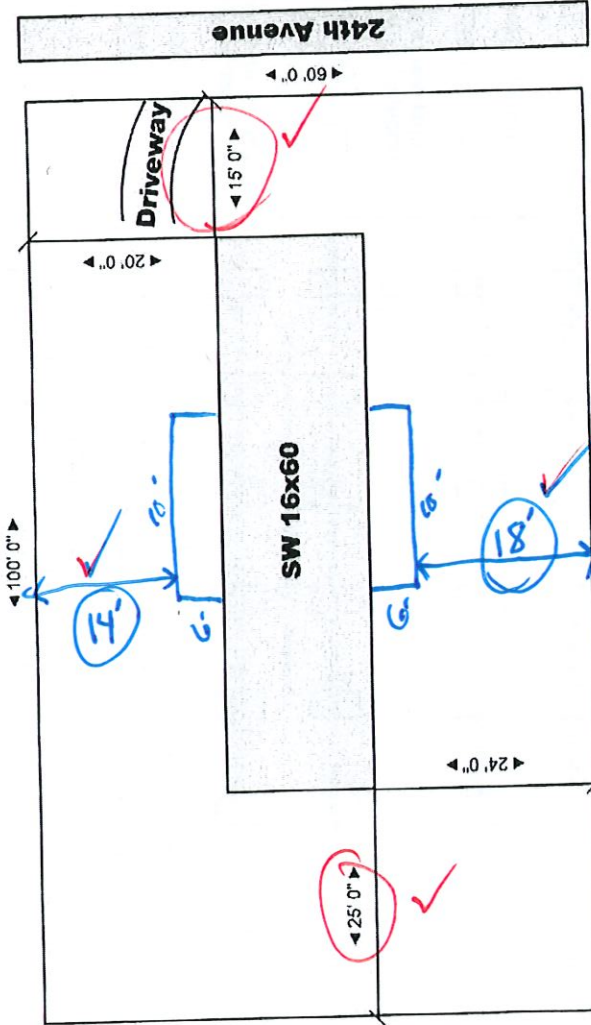
John Clifton (Cliff) Butts II
SIGNATURE OF APPLICANT



Parcel ID: 01-09S-08W-8330-0229-0110

City Water

City Sewer



60x100
40% = 2,400
proposed: 960
60
60
1,080
OK ✓
BFR

OK BFR

Site:	296 24th Ave, Apalachicola	Drawing: 80296	Project: 0296	Drawn: Heide M	Notes:	Heide Morrison 313 NW Brook Loop Lake City, FL, 32055 (386)984-9334
Title:	Clifton Butler	Scale: 1"=20'	Date: 06/20/23	Rev: A		

PERMIT WORKSHEET

page 1 of 2

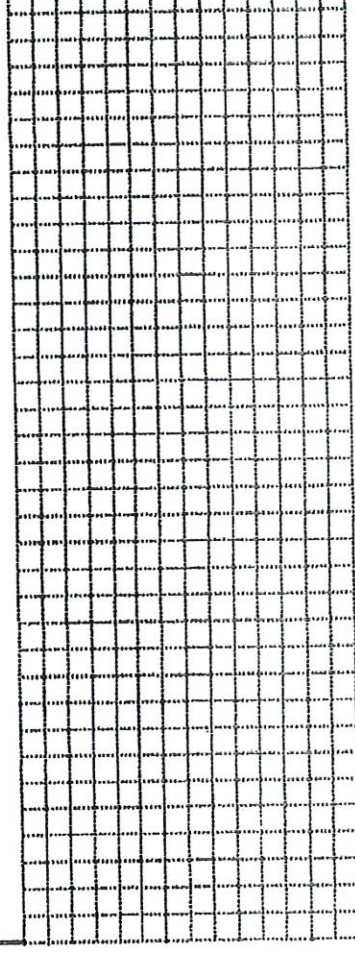
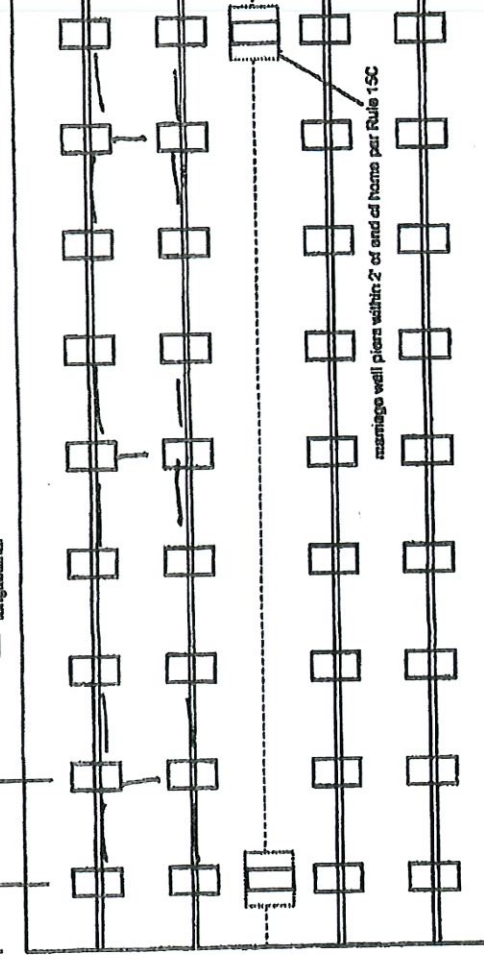
PERMIT NUMBER

Installer Aaron Lemieux License # JA11143475
 Installer Mobile Phone # 850-688-5961
 Address of home being installed 296 24th Ave.
City of Apalachicola
 Manufacturer Live Oak Homes Length x width 60x16

NOTE: if home is a single wide fill out one half of the blocking plan
 if home is a triple or quad wide sketch in remainder of home

I understand Lateral Arm Systems cannot be used on any home (new or used)
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials AL



New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual

Home is installed in accordance with Rule 15-C

Single wide ☒ Wind Zone II ☐ Wind Zone III ☒

Double wide ☐ Installation Decal #

Triple/Quad ☐ Serial # LOHGA20039083

Roof System: Typical ☐ Hinged ☐

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 dsf	3'	4'	5'	6'	7'	8'	8'
1500 dsf	4'	5'	6'	7'	8'	8'	8'
2000 dsf	5'	6'	7'	8'	8'	8'	8'
2500 dsf	6'	7'	8'	8'	8'	8'	8'
3000 dsf	7'	8'	8'	8'	8'	8'	8'
3500 dsf	8'	8'	8'	8'	8'	8'	8'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 12x25

Perimeter pier pad size N/A

Other pier pad sizes (required by the mfg.)

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening Large Pier pad size 12x25

4 ft ☒ 5 ft

FRAME TIES

within 2' of end of home spaced at 5' 4" oc

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
 Manufacturer Over
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer Over

OTHER TIES

Number 22
 Sidewall 22
 Longitudinal Marriage wall N/A
 Shearwall 5

ANCHORS

PERMIT NUMBER

PERMIT WORKSHEET

Page 2 of 2

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to psi or check here to declare 1000 lb. soil without testing.

x 1000 x 1000 x 1000

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

x 1000 x 1000 x 1000

TORQUE PROBE TEST

The results of the torque probe test is 285 inch pounds or check here if you are declaring 5' anchors without testing . A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. 1 understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

AL Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Aaron Lemieux

Date Tested 06/15/23

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 21

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 22

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 22

Site Preparation

Debris and organic material removed Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: N/A Length: N/A Spacing: N/A
Walls: Type Fastener: N/A Length: N/A Spacing: N/A
Roof: Type Fastener: N/A Length: N/A Spacing: N/A
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherstripping requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials AL

Type gasket Factory

Pg. 22

Installed:

Between Floors Yes

Between Walls Yes

Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg. 27A
Siding on units is installed to manufacturer's specifications. Yes Pg. 27A
Fireplace chimney installed so as not to allow intrusion of rain water. Yes Pg. 27A

Miscellaneous

Skirting to be installed. Yes No

Dryer vent installed outside of skirting. Yes N/A

Range downflow vent installed outside of skirting. Yes N/A

Drain lines supported at 4 foot intervals. Yes

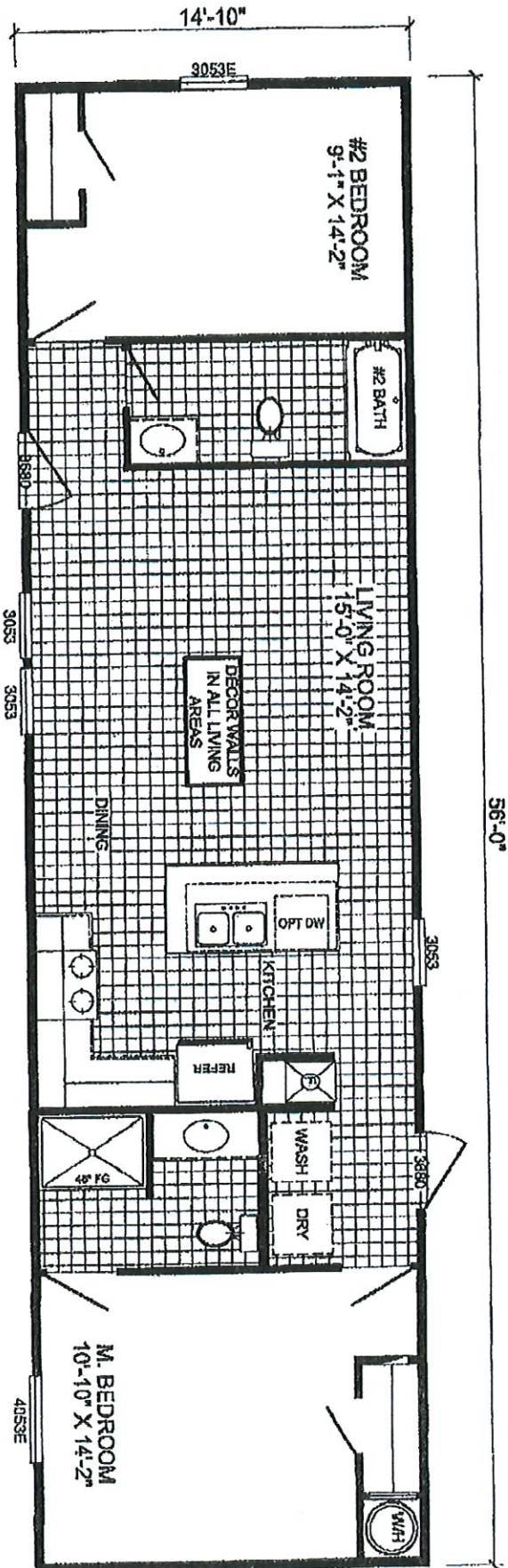
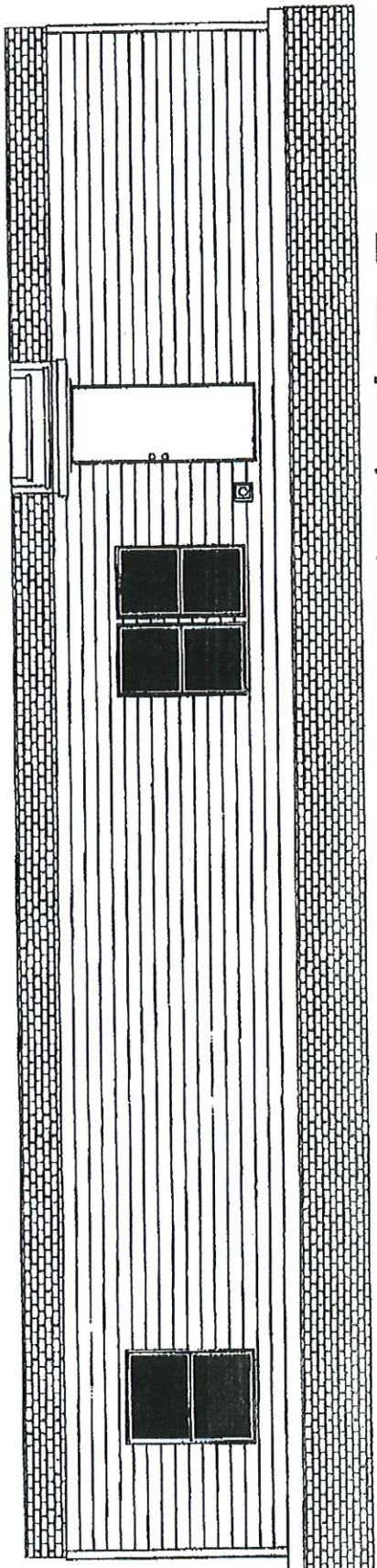
Electrical crossovers protected. Yes

Other:

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature Aaron Lemieux Date 06/15/23

YELLOW JACKET



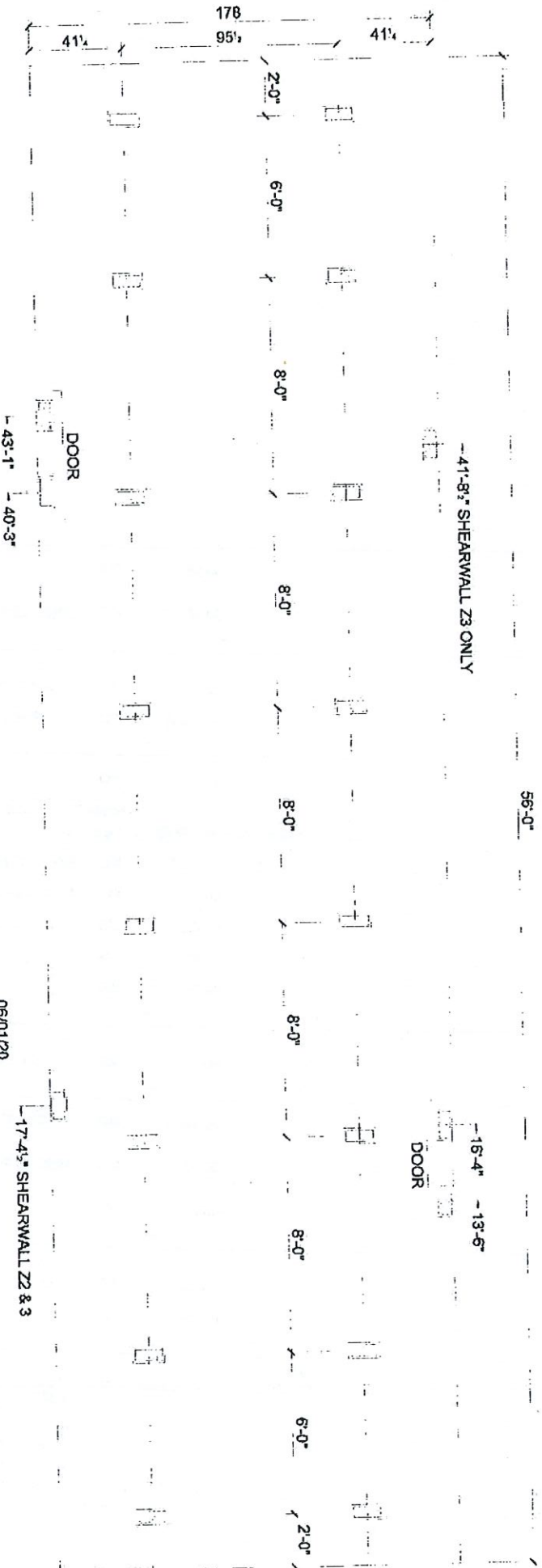
V-5562K

2-BEDROOM / 2-BATH

16 X 60 - Approx. 830 Sq. Ft.

Date: 05/21/20

* All room dimensions include closets and square footage figures are approximate.
 * Live Oak Homes reserves the right to change product offering at any time.



SUPPORT PIER/TYP

FOUNDATION NOTES:

- THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
- FOOTINGS ARE SHOWN FOR EXAMPLE ONLY QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

Live Oak Homes
MODEL: V-5562K - 16 X 60
2-BEDROOM / 2-BATH

(95-1/2" I-BEAM SPACING)
V-5562K

CONFIRMATION ORDER

Serial #: LOHGA20039083

Invoice:

Order #: 111459

Mfg Date:

Drop Ship TO: 288 24TH AVE. APALACHICOLA FL 32320

City Part Description/Memo

Price Color/Location

Plant: 1 Live Oak Homes
Dealer: Ironwood Homes of Perry, LLC

Perry, FL
Retail Customer: BUTLER
Salesperson: Clenney, Brian

Qty	Part	Description/Memo	Price	Color/Location
1.00	ASF0169	RECEPTACLE (EXTERIOR)	\$0.00	
1.00	ASF0478	SHUTTERS ON HTCH END & FRONT OF HOME (IF APPLICAB	\$0.00	
1.00	ASF00017	COTTAGE REAR DOOR	\$0.00	
1.00	ASF400528	DOOR - 4 LITE STEEL DOOR w STORM FRONT	\$0.00	
1.00	OPT38816	V-6562K DOUBLE PANE WINDOWS	\$635.00	
1.00	ASF0164	UPGRADE CEILING INSULATION (R 11-11-21)	\$0.00	
1.00	ASF0152	8' CEILING THROUGHOUT	\$0.00	
1.00	ASF0163	2X4 MARRIAGE WALLS	\$0.00	
1.00	ASF0157	3/4" T&G OSB FLOOR DECKING	\$0.00	
1.00	ASF0163	WATER CUT OFF VALVES - MULTIWIDES	\$0.00	
1.00	OPT00121	VSO - OVERHEAD DUCT - SINGLEWIDE	\$625.00	** ON DUCTS **
1.00	OPT21155	16X58 WIND ZONE 3 (Pkg)	\$2,650.00	** WIND ZONE 3 **
1.00	ASF0053	OSB - FULL WRAP	\$0.00	
1.00	OPT83016	16X58 - 95.5 to 99.5 FRAME	\$0.00	
1.00	891-07	SILVER LEVEL DISCOUNT (VEP-2)	(\$550.00)	
1.00	891-08	DEALER APPRECIATION PROGRAM (VEP-2)	\$0.00	
1.00	901-800	MATERIAL FLUCTUATION SURCHARGE	\$3,885.00	
1.00	989-EPA Title VI	TSCA Title VI Compliant	\$0.00	

Ironwood Homes Of Perry

DATE OF BIRTH
BUYER: 12/27/49
CO-BUYER: _____

3483 Byron Butler Parkway
Perry, FL 32348
(850)838-9000 Fax: (850)838-9091
CO-BUYER: 0

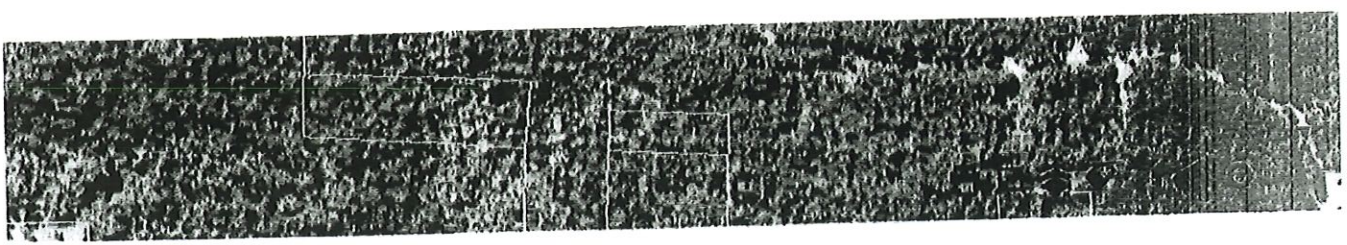
DRIVER'S LICENSE
BUYER: B346-463-49-467-0

BUYER(S) 145 N Bayshore Dr Eastpointe FL 33228 ADDRESS 296 24th Ave Apalachicola FL 32320 DELIVERY ADDRESS MAKE & MODEL Live Oak SERIAL NUMBER LOHGA20039083		NEW New or Used	
LOCATION R-VALUE THICKNESS TYPE OF INSULATION		CEILING 21 7 1/4 ROCKWOOL	
EXTERIOR 11 3 1/2 FIBERGLASS		FLOORS 11 3 1/2 FIBERGLASS	
COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16 CFR, SECTION 460.18 THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN			
OPTIONAL EQUIPMENT, LABOR, AND ACCESSORIES			
Delivered and Set Up: Included Tied Down: Included Connected water and sewer within 20 feet of existing facility Included			
Furnished \$ NO		Unfinished AGREE	
Customer responsible for any wrecker fees incurred on lot AGREE		Wheels & axles deleted from sale price of home. AGREE	
Electrical Hookup Included		Power Pole and Wiring= Included	
Permits = Included		Duct Pad= Included	
Type of Skirting Lap To Ground Included		Type of steps Included	
WOODCODE Included		Type of HVAC HEAT PUMP Included	
BALANCE CARRIED TO OPTIONAL EQUIPMENT Included		NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE YEAR MODEL SERIAL COLOR	
TRADE PAYOFF IS TO BE PAID BY 0 N/A		AMOUNT N/A	
LIQUIDATED DAMAGES ARE AGREED TO \$900.00 or 10% of the cash price, whichever is greater. REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT			
THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT Dealer and Buyer certify that the additional terms and conditions printed on Page 2 of this contract are agreed to as part of the contract and accepted, the insurance as described has been voluntary, the Buyer's trade in is free of all claims whatsoever except as noted Buyer is purchasing			
DEALER Ironwood Homes Of Perry Not Valid Unless Signed By Michael Morrison		SIGNED X SOCIAL SECURITY NO. 254760407 BUYER	
SIGNED X SOCIAL SECURITY NO. 254760407 BUYER		SIGNED X SOCIAL SECURITY NO. 254760407 BUYER	

Salesperson: Felicia Ethridge DATE 06/15/23		YEAR 2024 BEDROOMS 2 FLOOR SIZE 16 w 50 HITCH SIZE 16 w 60 STOCK NUMBER 0	
BASE PRICE OF UNIT \$91,731.00		OPTIONAL EQUIPMENT INCL \$91,731.00	
SUB-TOTAL \$91,731.00		COUNTY TAX \$75.00	
SALES TAX 6% \$2,751.93		TAG AND TITLE \$112.10	
LESS TOTAL CREDITS \$0.00		BALANCE DUE TO IRONWOOD \$102,970.03	
LAND PAYOFF \$0.00		CLOSING COST FINANCED BY LENDER \$0.00	
INSURANCE \$0.00		ESTIMATED FINAL LOAN AMOUNT \$102,970.03	

The U.S. Department of Housing and Urban Development (HUD)
 Manufactured Home Dispute Resolution Program is available to resolve
 disputes among manufacturers, retailers, or installers concerning defects
 in manufactured homes. Many states also have a consumer assistance or
 dispute resolution program. For additional information about these
 programs see sections titled "Dispute Resolution Process" and "Additional
 Information -- HUD Manufactured Home Dispute Resolution Program" in
 the consumer manual required to be provided to the purchaser. These
 programs are not warranty programs and do not replace the
 manufacturer's or any other person's warranty program. ☒

NO VERBAL AGREEMENTS WILL BE HONORED.
 SELLER AGREES TO PAY UP TO \$0.00
 OF BUYER'S CLOSING COST AND PREPAIDS



Keyline Description
BL 229 LOTS 11-12
OR 158/317 645/42
761/293 1362/20

296 24TH AVE
32320
000200; MOBILE HOME
3; CITY OF APALACHICOLA
1
95
8W

Parcel Summary

BUTLER CLIFTON II
BUTLER DENISE ANN DOSAL
AS CO-TRUSTEES
BUTLER DENISE ANN DOSAL
PO BOX 411
EASTPOINT, FL 32328

Owners

Parcel 01-09S-08W-8330-0229-0110

Property Search

You are here: Franklin County > Property Search

[Home](#) [Information](#) [Expenditure](#) [Contact Us](#) [About Us](#) [Tax Roll/Budget](#)



Search





Click map to navigate
Go to full page interactive GIS
Drag corner down to reset

Value History

2022	2021	2020	2019	2018	2017
Total Building Value	\$29,272	\$25,613	\$16,831	\$16,831	\$16,831
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$15,300	\$23,700	\$12,000	\$9,000	\$9,000
Ag Land Value	\$0	\$0	\$0	\$0	\$0
Market Ag Land Value	\$0	\$0	\$0	\$0	\$0
Market Value	\$44,572	\$49,313	\$37,613	\$25,831	\$25,831
Assessed Value	\$37,819	\$34,381	\$31,255	\$25,831	\$25,831
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,819	\$34,381	\$31,255	\$25,831	\$25,831

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Dd Value	Ownership	Ref
202319001980	2023-04-12	TAX DEED	Improved	\$9,800	Grantor: PARISH CHALA DANIELLE Grantee: BUTLER CLIFTON II	
0761/0293	2003-10-23	Warranty Deed	Vacant	\$100	Grantor: KELLEY Grantee: PARISH	
0686/0559	2002-01-17	Warranty Deed	Improved	\$10,000	Grantor: THOMPSON Grantee: KELLEY	

Property Identification No. 01-095-08W-8330-0229-0110

Inst: 202319001980 Date: 04/21/2023 Time: 2:20PM
Page 1 of 1 B: 1362 P: 20, Michele Maxwell, Clerk of Court Frankl
County, By: SM
Daputy Clerk Doc Stamp-Deed: 68.60

TAX DEED

STATE OF FLORIDA
COUNTY OF FRANKLIN

The following Tax Sale Certificate Numbered: 1105-2016 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on April 5, 2023, offered for sale as required by law for cash to the highest bidder and was sold to John Giffon Butler, II and Denise Ann Dosai Butler, as Co-Trustees of the Butler Family Trust dated July 19, 2019 whose address is P.O. Box 411, Eastpoint, FL 32328 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now, on April 12, 2023 in the County of Franklin, State of Florida, in consideration of the sum of \$9,720.74, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

All of Lots 11 and 12 in Block 229 in GREATER APALACHICOLA according to the Official Map record in the Public Records of Franklin County, Florida, and according to the Map of the City of Apalachicola, Florida. Together with all improvements thereon. Together with that certain mobile home situate thereon.

Property Assessed to: Chala Danielle Parish & David Kelley

Witness:

Amber Segree
Amber Segree
Jessica R. Gray
Jessica R. Gray

Michele Maxwell
Clerk the of Circuit Court, Franklin County, Florida

by Michele Maxwell (SEAL)
Michele Maxwell
33 Market Street, Suite 203
Apalachicola, FL 32320



State of Florida

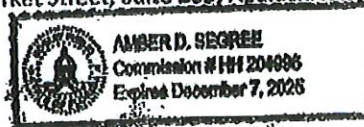
County of Franklin

On April 12, 2023, before me, a Notary Public, personally appeared Michele Maxwell, Clerk of the Circuit Court, in and for the State of Florida and this county, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purpose therein mentioned.

Witness my hand and seal date aforesaid.

Amber Segree
Notary Public

Prepared by: Amber Segree, Deputy Clerk, 33 Market Street, Suite 203, Apalachicola, FL 32320



City of Apalachicola
Building Department
850.653.1522/towens@cityofapalachicola.com
MECHANICAL/ELECTRICAL/PLUMBING

DATE: _____ PERMIT FEE \$: _____ PERMIT ISSUED: _____

OWNER'S NAME: Clifton Butler EMAIL: heidemorrison@gmail.com

ADDRESS: 296 24th Ave, PHONE: 850-653-5848

CONTRACTOR'S NAME: Ron E Bonds

ADDRESS: 4567 Capital Circle NW, Suite J, Tallahassee

EMAIL: Ronbonds007@hotmail.com PHONE # 850-545-8664

STATE LICENSE NUMBER: CAC 1817658 COA LICENSE # _____
EC 13007246

ADDRESS OF PROJECT: 296 24th Ave, City of Apalachicola

Job Description: placement of new single wide mobile home

PROPERTY PARCEL ID # 01-095-08W-8330-0229-0110

LEGAL DESCRIPTION OF PROPERTY: BL 229 LOTS 11-12, OR 158/317 645/42 7W/293
1362/20

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

TYPE OF BUILDING: ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Storage ☐ Sign
☐ Other _____ Addition, Alteration or Renovation to building.

Cost of Construction \$ 102,970.03 Total Square Footage 830

Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled 830 # Of Stories 1 # Of Units 1

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

To prevent a \$75 fee, please be sure to call for inspections

Heide Morrison 06/20/23
Signature of Owner or Agent Date

Heide Morrison

Printed Name of Owner/Agent

Ron E Bonds 06/20/23
Signature of Contractor Date

Ron E Bonds

Printed Name of Contractor

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Clifton Butler II Email: heidemorrison@gmail.com

ADDRESS: 296 24th Ave

CITY, STATE & ZIP CODE: City of Apalachicola, FL PHONE # 850-653-5848

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Aaron Lemieux Email: lemieux3235@gmail.com

ADDRESS: 275 Goodson Rd

CITY, STATE & ZIP CODE: Quincy, FL, 32351 PHONE # 850-688-5961

STATE LICENSE NUMBER: IT#1143475 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 296 24th Ave

PURPOSE OF PERMIT: Placement of A new single wide mobile home

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

PROPERTY PARCEL ID # 01-095-08W-8330-0229-0110

LEGAL DESCRIPTION OF PROPERTY: BL229 Lots 11-12, 02158/317 645/42 761/293
1362/20

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

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

Distance from property lines: Front 15' Rear 25' L. Side 20'
R. Side 24'
Cost of Construction \$ 102,930.03 Square Footage 830
BPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled 830 # Of Stories 1 # Of Units 1
Type of Roof Shingle Type of Walls conventional frame Type of Floor conventional frame
Extreme Dimensions of: Length 60' Height 12' Width 16'

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

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

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

Signature of Owner _____ Date _____

Notary as to Owner
Date: _____

My Commission expires: _____

Signature of Contractor [Signature] Date 06/20/23
Notary as to Contractor [Signature]
Date: 06/20/23
My Commission expires: 08/08/2023

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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





155 6th Street
Accessory Structure

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only		
<p>OWNER INFORMATION</p> <p>Owner: <u>Robert & Ann Key</u></p> <p>Address: <u>155 6th Street</u></p> <p>City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32320</u></p> <p>Phone: <u>(850) 323-2247</u></p>		<p>Application # _____</p> <p>City Representative: _____</p> <p>Date Received: _____</p>		
<p>CONTRACTOR INFORMATION</p> <p>Contractors Name: <u>James McDaniel / Tool Time Building</u></p> <p>State License #: <u>RC 24024546</u> City License #: _____</p> <p>Email Address: <u>permits.Tooltime@gmail.com</u></p> <p>Phone: <u>(850) 481-1996</u></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				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Renovation <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other: <u>16 x 20 Portable Building</u> </td> </tr> </table>			<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Renovation <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other: <u>16 x 20 Portable Building</u>
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Renovation <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Other: <u>16 x 20 Portable Building</u>			
<p>PROPERTY INFORMATION:</p> <p>Street Address: <u>155 6th Street</u> City & State: <u>Apalachicola, FL</u> Zip: <u>32320</u></p> <p><input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>3 R-1</u></p> <p>Parcel #: <u>01-095-080-9330-0070</u> Block(s): <u>63</u> Lot(s): <u>7</u></p> <p>HEMA Flood Zone/Panel #: <u>X</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small></p>				
OFFICIAL USE ONLY				
<p>Setback requirement of Property: <u>15/5</u> <u>40%</u></p> <p>Front: <u>5.69</u> Rear: <u>5.49</u> Side: <u>5.49</u> Lot Coverage: <u>1256</u></p> <p>Water Available: <u>—</u> Sewer Available: <u>—</u> Taps Paid: <u>—</u></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

OK ✓
BER

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).

320 16 x 20 Portable Buildings with Aluminum Siding and Trim
 galv roof on Plywood floor on property


Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding	Fabral	196A Wall Panels	FI 3850.1
Doors	Elite Industries	Doors Exterior	FI 1723
	Elite Industries	Doors Swingin	FI 1723
Windows	Linko	2030 Windows	FI 2163.1
Roofing	Union Carb	Masterb 29-266A	FI 955.1 FI 955.3
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

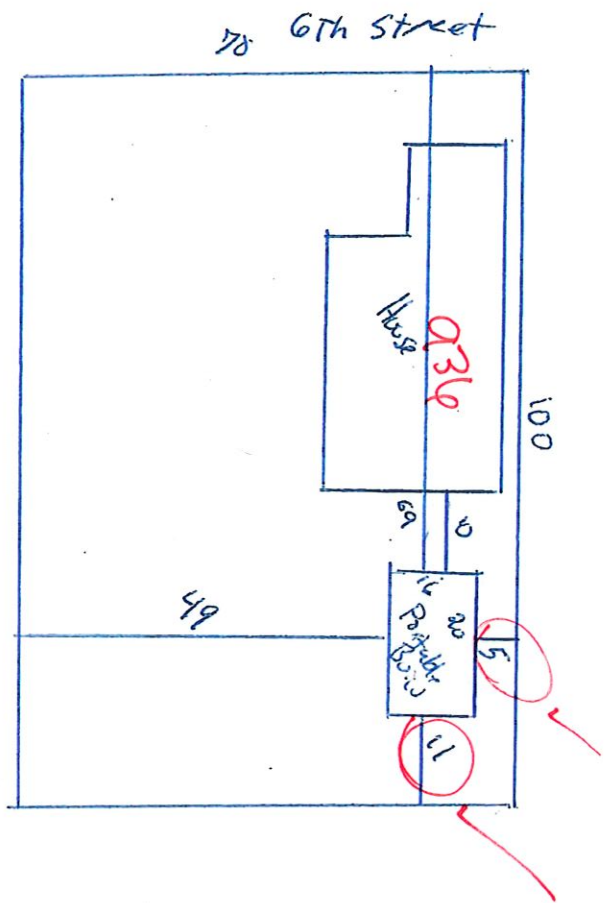
CERTIFICATION

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.
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 Certificates 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.

5-13-23
DATE


SIGNATURE OF APPLICANT



Parcel ID 01-095-0813-~~1000~~⁸³⁵⁰-0063-0070
 Address: 155 6TH Street
 Property 7,000

40% = 2,800 SF

House = 936
 + 320 - Portable Building
 1256

OK ✓
 BFR

Set Backs	
Front	69
Rear	11
Left	5
Right	49
Primary	10

16' DP. X 20' W. PORTABLE BUILDING AT 155 6TH STREET, APALACHICOLA, FLORIDA FOR TOOL TIME

BUILDING CODE SUMMARY

CODES REFERENCED: FLORIDA BUILDING CODE 2020
GROSS SQUARE FOOTAGE: 240
CONSTRUCTION TYPE: V-B
OCCUPANCY CLASSIFICATION: U

BUILDING SPECIFIC INFORMATION					
BUILDING DEPTH	BUILDING WIDTH	BAY WIDTH	NO. OF BAYS MINIMUM NO. OF BAYS ALLOWED = 3	EAVE HEIGHT	
16'	20'	N/A	N/A	8'	
WIND DESIGN DATA					
V _{ult}	V _{nom}	RISK CATEGORY	WIND EXPOSURE	ENCLOSURE CLASSIFICATION	INTERNAL PRESSURE COEFFICIENT
130	101	1	B	ENCLOSED	0.18
					DESIGN PRESSURE: COMPONENTS & CLADDING
					+23.4/-46.38

NOTE: THESE PLANS ARE DESIGNED IN ACCORDANCE WITH CHAPTER 16 REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR 130 MPH WINDLOAD COMPLIANCE. THE PLANS ARE FOR STRUCTURES CLASSIFIED OCCUPANCY RISK CATEGORY I BUILDINGS ONLY AS DEFINED BY THE FLORIDA BUILDING CODE. IT IS NOT DESIGNED FOR HABITATION. THIS IS DESIGNED AS A FREE STANDING BUILDING AND IS NOT TO BE ATTACHED TO ANY OTHER STRUCTURE OR WITHIN 5'-0" OF ANY STRUCTURE.

THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ARCHITECT, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTIONAL COSTS.

INDEX OF DRAWINGS

- 1 OF 5 GENERAL BUILDING INFORMATION
- 2 OF 5 FLOOR PLAN
- 3 OF 5 WALL SECTION
- 4 OF 5 ELEVATIONS
- 5 OF 5 BUILDING COMPONENT SCHEDULE

#TTP17162008



MARK MERCER & ASSOCIATES, INC.
1117 JENKS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8972



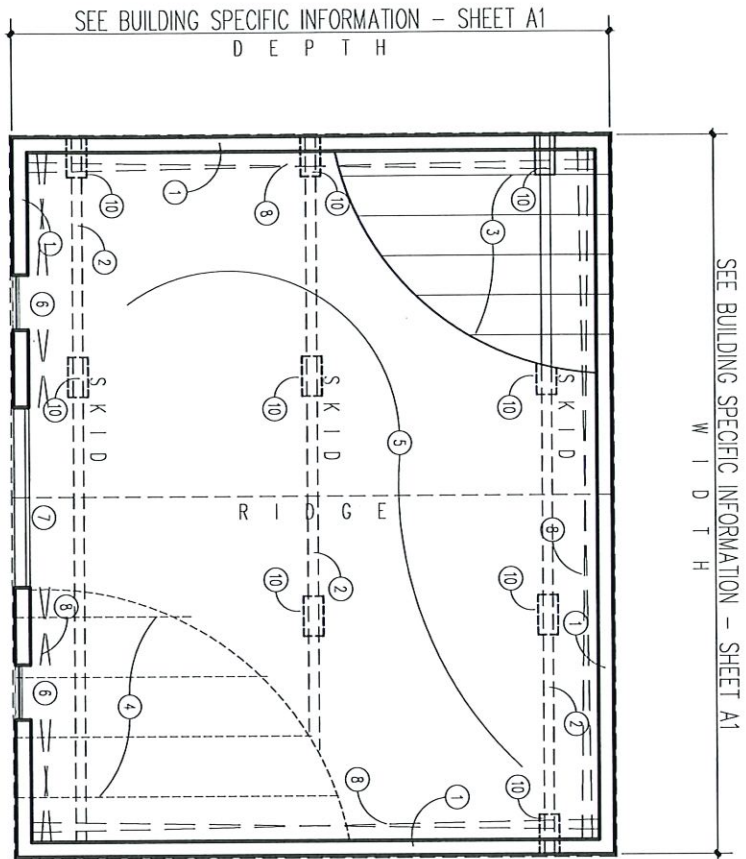
16' DP. X 20' W. PORTABLE BUILDING
AT 155 6TH STREET
FOR TOOL TIME

APALACHICOLA, FL

PREPARED BY MERCER	REVIEWED BY MERCER
ISSUE DATE 05-31-2023	SCALE AS SHOWN
COVER SHEET	

A1
SHEET 1 OF 5
PROJECT NO. TTP17162008

FLOOR PLAN DIAGRAM



FLOOR PLAN REMOTES

- ① WOOD STUD WALL CONSTRUCTION - SEE BUILDING COMPONENT SCHEDULE
- ② P.T. 4 x 6 WOOD SKID - SEE BUILDING COMPONENT SCHEDULE FOR NUMBER OF ROWS
- ③ FLOOR JOISTS (PROPER ORIENTATION SHOWN) - SEE BUILDING COMPONENTS SCHEDULE FOR SIZE AND SPACING
- ④ RAFTERS ABOVE (PROPER ORIENTATION SHOWN) - SEE BUILDING COMPONENTS SCHEDULE FOR SIZE AND SPACING
- ⑤ PLYWOOD FLOOR DECKING - SEE BUILDING COMPONENT SCHEDULE
- ⑥ 22 x 36 ALUMINUM WINDOW - LOCATION AT OWNERS OPTION
- ⑦ 6'-0" x 7'-0" GARAGE DOOR - LOCATION AT OWNERS OPTION
- ⑧ 1-1/2" x 1/2" T - CROSS BRACING
- ⑨ 4" CONCRETE SLAB REINFORCED WITH 6 x 6 1/4" W.W.F. ON 6 MIL. POLYETHYLENE VAPOR BARRIER
- ⑩ 4" x 8" x 16" SOLID CONCRETE SKID SUPPORT @ 6'-0" O.C.

CONCRETE SKID SUPPORT SCHEDULE

4" X 8" X 16" SOLID CONCRETE BLOCK

BUILDING WIDTH	MIN. NUMBER OF SUPPORTS PER SKID - MAX. SPACING 8'
12'	2
16'	3
20'	3
24'	4
32'	5



MARK MERCER & ASSOCIATES, INC.
1117 JENKS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8072

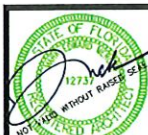
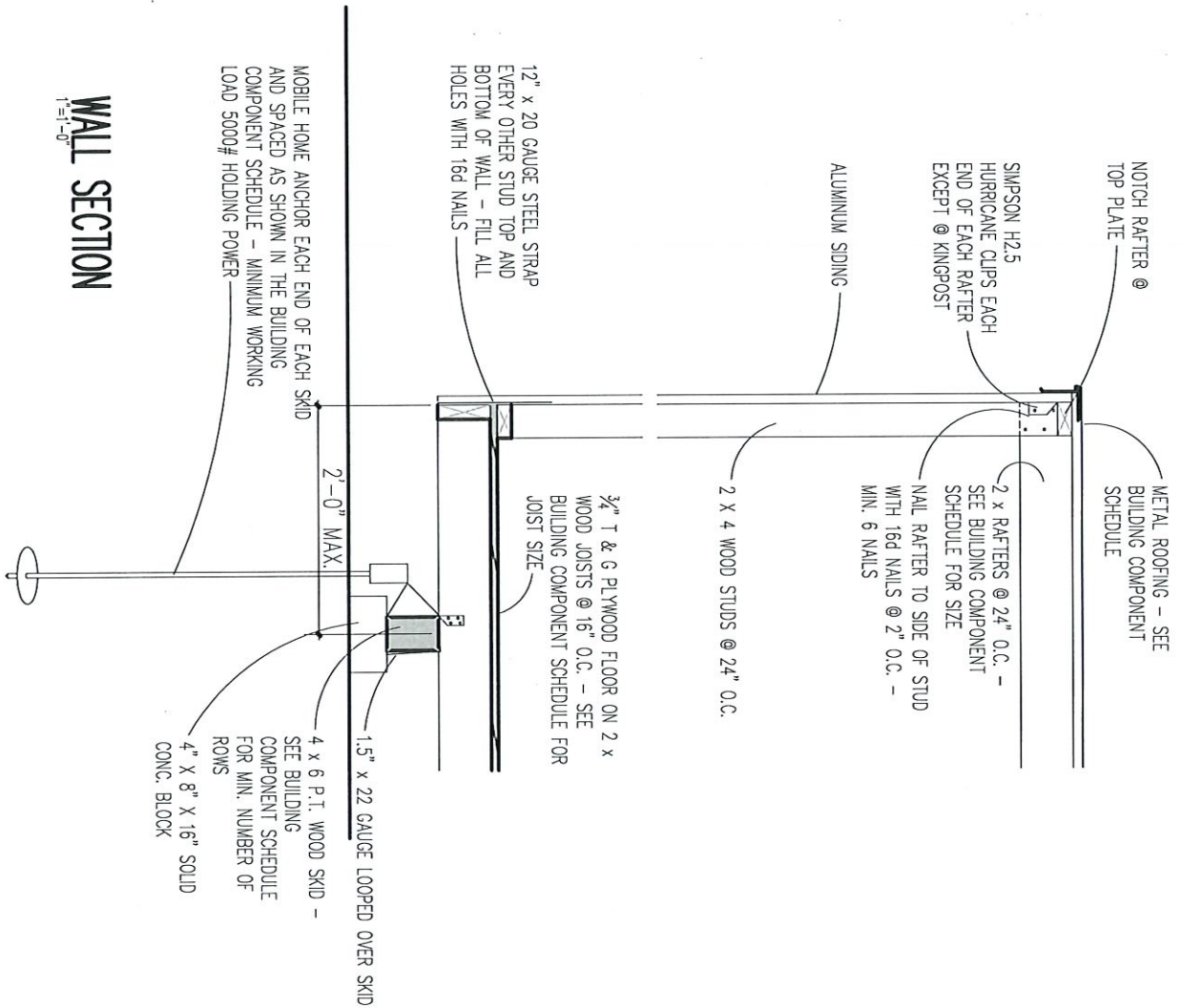


16 DP. X 20' W. PORTABLE BUILDING
AT 155 6TH STREET
FOR TOOL TIME
APALACHICOLA, FL

PREPARED BY MERCER	REVIEWED BY MERCER
ISSUE DATE 05-31-2023	SCALE AS SHOWN

A2 SHEET 2 OF 5
PROJECT NO. TIPT162008

FLOOR PLAN

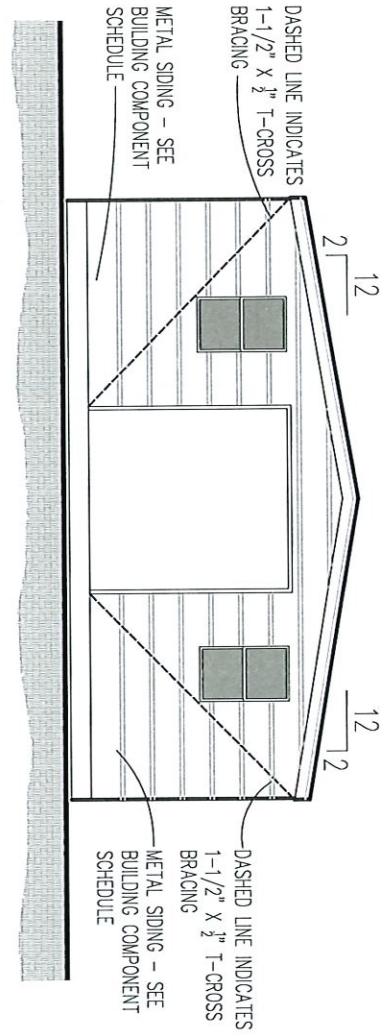


**18' DP. X 20' W. PORTABLE BUILDING
AT 155 6TH STREET
FOR TOOL TIME**

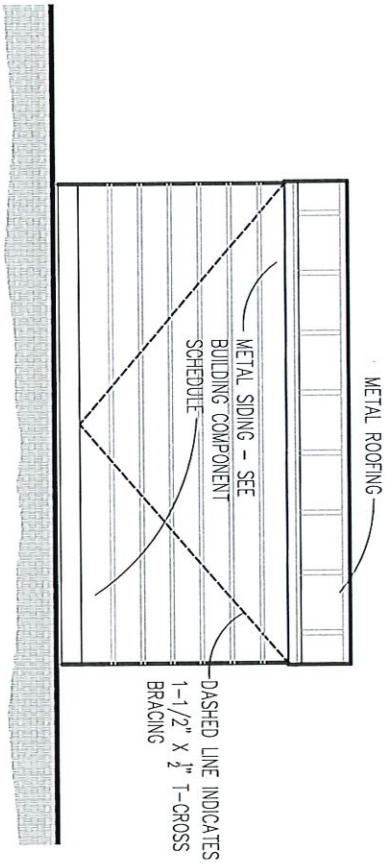
APALACHICOLA, FL

PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
05-31-2023	AS SHOWN

A3
SHEET 1 OF 5
PROJECT NO. TTP1162008



FRONT ELEVATION
3/32"=1'-0"



SIDE ELEVATION
3/32"=1'-0"



MARK MERCER & ASSOCIATES, INC.
1117 JENKS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8072



16 DP. X 20' W. PORTABLE BUILDING
AT 155 6TH STREET
FOR TOOL TIME
APALACHICOLA, FL

PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
05-31-2023	AS SHOWN

<div>A4</div> <div>SHEET 4 OF 5</div>
<div>PROJECT NO.</div> <div> </div>

ELEVATIONS

20' WIDE PORTABLE BUILDING - BUILDING COMPONENT SCHEDULE - MAX. EAVE HEIGHT 8'

BUILDINGS UP TO 12' DEEP BUILDING - MAX. EAVE HEIGHT 8' - MAXIMUM WIND LOAD 130 MPH 3 SECOND GUST

SCDS	SCREW ANCHOR	SOD STRAP	FLOOR JOISTS	FLOOR DECKING	WALL STUDS	PARTIERS	WALL SING	WALL FASTENERS	ROOFING	ROOFING FASTENERS
SCDS	1 @ EACH END OF EACH SOD AND 8 O.C. ALONG SOD	1 @ EACH SOD TO SCREW IN ANCHOR	2 x 6 SPS @ 16" O.C.	3/4" T&G PLYWOOD	1 1/2" x 12" x 20 GA. x 12' C&W STEEL STRAP BOLTED & TYPED PER AND TOP PLATES	2 x 6S @ 24" O.C. MAXIMUM	ALUMINUM SING	1 1/2" x #10 SCREWS @ 6" MAX.	29 GA. WEIRL	1 1/2" x #10 SCREWS @ 6" O.C. MAX.

BUILDINGS UP TO 16' DEEP BUILDING - MAX. EAVE HEIGHT 8' - MAXIMUM WIND LOAD 130 MPH 3 SECOND GUST

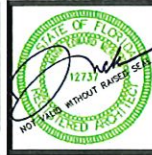
SCDS	SCREW ANCHOR	SOD STRAP	FLOOR JOISTS	FLOOR DECKING	WALL STUDS	PARTIERS	WALL SING	WALL FASTENERS	ROOFING	ROOFING FASTENERS
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BUILDINGS UP TO 20' DEEP BUILDING - MAX. EAVE HEIGHT 8' - MAXIMUM WIND LOAD 130 MPH 3 SECOND GUST

SCDS	SCREW ANCHOR	SOD STRAP	FLOOR JOISTS	FLOOR DECKING	WALL STUDS	PARTIERS	WALL SING	WALL FASTENERS	ROOFING	ROOFING FASTENERS
SCDS	1 @ EACH END OF EACH SOD AND 8 O.C. ALONG SOD	1 @ EACH SOD TO SCREW IN ANCHOR	2 x 6 SPS @ 16" O.C.	3/4" T&G PLYWOOD	1 1/2" x 12" x 20 GA. x 12' C&W STEEL STRAP BOLTED & TYPED PER AND TOP PLATES	2 x 12S @ 24" O.C. MAXIMUM	ALUMINUM SING	1 1/2" x #10 SCREWS @ 6" MAX.	29 GA. WEIRL	1 1/2" x #10 SCREWS @ 6" O.C. MAX.



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1117 JENKS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8072



16' DP. X 20' W. PORTABLE BUILDING
AT 155 6TH STREET
FOR TOOL TIME
APALACHICOLA, FL

PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
05-31-2023	AS SHOWN

A5	SHEET 5 OF 5
PROJECT NO. TPT162008	

NOTICE OF COMMENCEMENT

Permit No.

Tax Folio No. 01-095-08W-8330-0063-0070

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description of property): BLU3 WT7 0R112 50R 133835 0R11381171 0R 235/415
a) Street (job) Address: 155 W St Apalachicola FL 32320 ORB 243 PAGE 40
2. General description of improvement(s): Portable Bldg 1069127
3. Owner or Lessee information (Lessee as owner only if contracted for improvements)
a. Name and address: Robert Kay, 155 W St Apalachicola FL 32320
b. Interest in property: 100%
c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor Information
a. Name and address: James McConnell / Two Time Building + Raising 3822 East 15th St PC FL
b. Phone number: 8504811996 Fax No. (Opt.): 32404
5. Surety Information
a. Name and address: _____
b. Amount of bond \$ _____
c. Phone number: _____ Fax No. (Opt.): _____
6. Lender
a. Name and address: _____
b. Phone number: _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a. Name and address: _____
b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a. Name and address: _____
b. Phone number: _____

Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief.

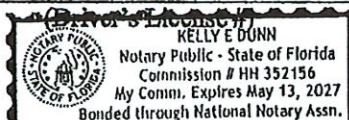
Robert L. Kay Jr.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Signatory's Title/Officer: _____

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 5 day of May, 2023 by Robert Kay, who is personally known to me or has produced

FL# K000-772-47342-0, and who did/did not take an oath.



Signature of Notary
Public - State of Florida



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

DATE: 5-12-23 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Robert & Ann Kay Email: _____

ADDRESS: 155 6th Street

CITY, STATE & ZIP CODE: Apalachicola, FL 32390 PHONE # 850-323-2241

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: James McConnell / Tool Time Building & Roofing Email: PERMITS.TOOLTIME@GMAIL.COM

ADDRESS: 3822 E 15th St

CITY, STATE & ZIP CODE: Panama City, FL 32404 PHONE # 850-481-1996 / 850-763-0065

STATE LICENSE NUMBER: #CBC1256685 #RC29027540 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 155 6th Street Apalachicola, FL 32320

PURPOSE OF PERMIT: 16 x 20 portable Building

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

PROPERTY PARCEL ID # 01-095-080-8330-0063-6070

LEGAL DESCRIPTION OF PROPERTY: B16360770R1125 OR 133/335 OR 135/171 OR 235/415 OR B245
Page 40 1069/27

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: Mark Mercer & Associates

ADDRESS: 1117 Jank Ave CITY, STATE & ZIP: Panama City, FL 32405

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

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

Distance from property lines: Front 69 Rear 11 L. Side 5
R. Side 49
Cost of Construction \$ 7685.00 Square Footage 320
EPI — Flood Zone X Lowest Floor Elevation 1
Area Heated/Cooled 0 # Of Stories 1 # Of Units 1
Type of Roof Gable Alum Type of Walls Alum Type of Floor wood
Extreme Dimensions of: Length 20 Height 9 Width 16

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

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

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

Signature of Owner Date

Signature of Contractor Date

Notary as to Owner
Date: _____

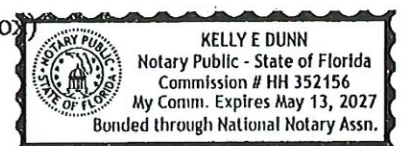
Notary as to Contractor
Date: 5/13/2023

My Commission expires: _____

My Commission expires: 5/13/2027

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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





51 Market Street

**Certificate of Appropriateness for additional 36" over
35' height limit.**

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION Owner <u>White Sands Investment Partners</u> Address <u>161 Commerce St</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(850) 2478603</u>	CONTRACTOR INFORMATION Contractor's Name <u>Coastal ICF Construction/Doug Anderson</u> State License # _____ City License # _____ Email Address _____ Phone <u>()</u>	
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other <u>Certificate of Appropriateness review of elevator bulkhead, mechanical appurtenances, and widow's walk</u>	
PROPERTY INFORMATION: Street Address <u>51 Market St</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>C-1</u> Parcel # <u>All parcels on Block 1</u> Block(s) <u>1</u> Lot(s) <u>1-8</u> FEMA Flood Zone/Panel # <u>X 0.2%</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>		
OFFICIAL USE ONLY		
Setback requirement of Property: Front _____ Rear _____ Side _____ Lot Coverage _____ 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 contacted to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

OK ✓
BER

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).

ARC approval of elevator bulkhead, mechanical appurtenances, and architectural detailing as shown on enclosed elevations for Gibson Inn expansion.

Per Apalach city code, definition of "Building height, permissible: Height exception: proposed construction of architectural or structural elements above 35 feet such as chimneys, parapets, cooling towers, elevator bulkheads, fire towers, ornamental architectural detailing, heating/cooling systems, or necessary mechanical appurtenances must be approved by the architectural review board, and a certificate of appropriateness must be received prior to development. Approved architectural or structural elements must not exceed 36 inches above the 35-foot building height limit."

✓ 36" = 3' additional

Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other		Elevator bulkhead < 36"	
		Architectural detailing < 36"	
		Mechanical/ Appurtenances < 36"	

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:

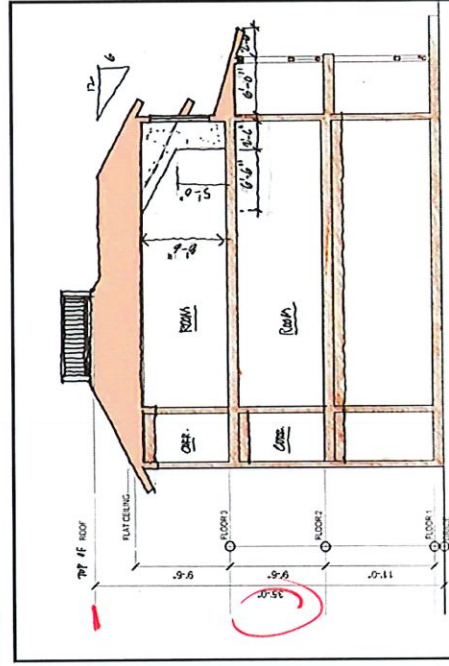
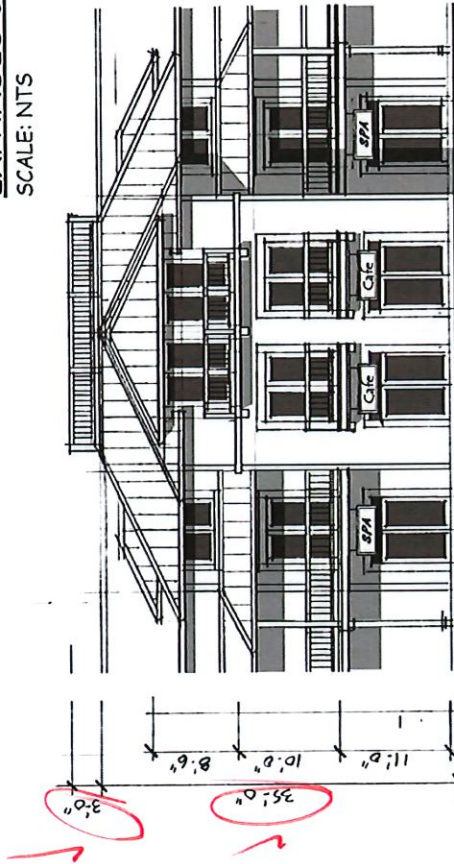
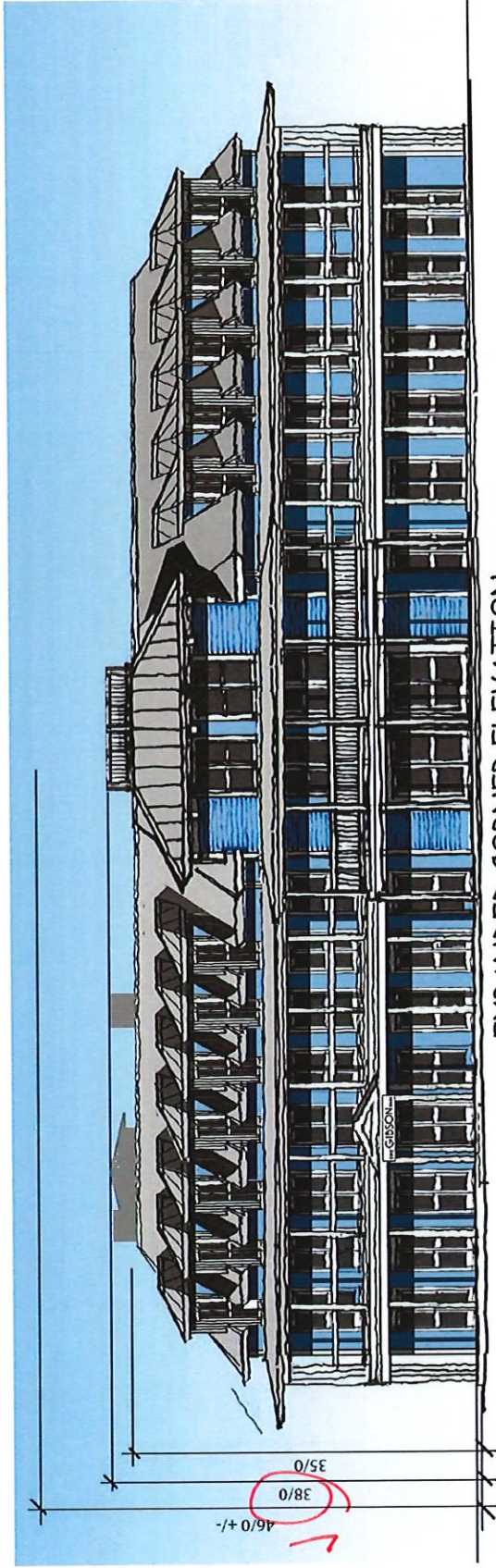
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this position.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development 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.

6/6/2023

DATE



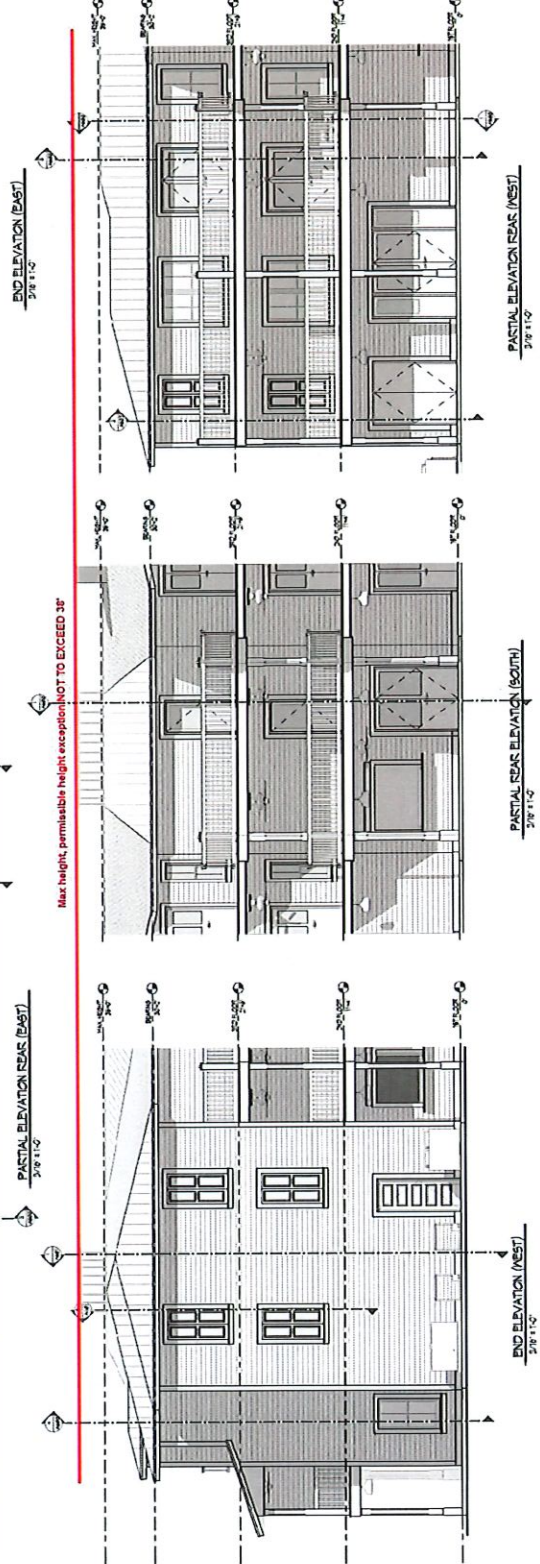
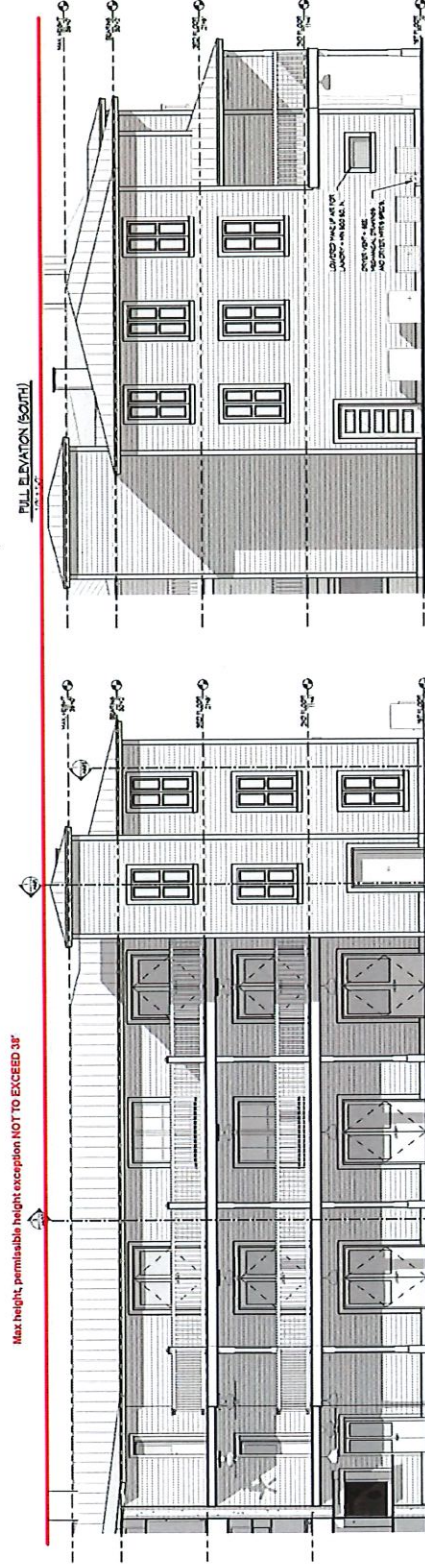
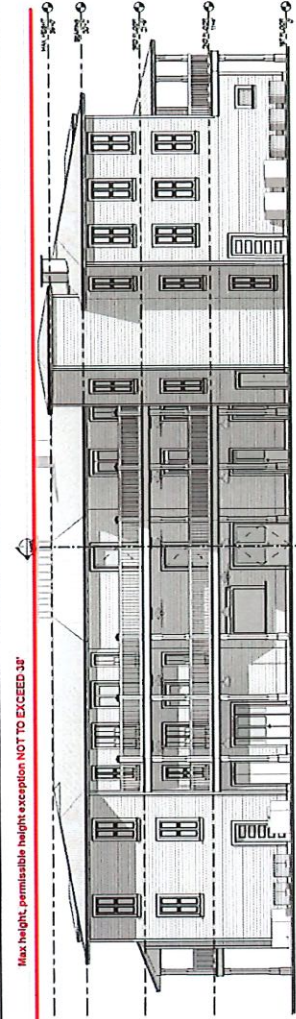
SIGNATURE OF APPLICANT



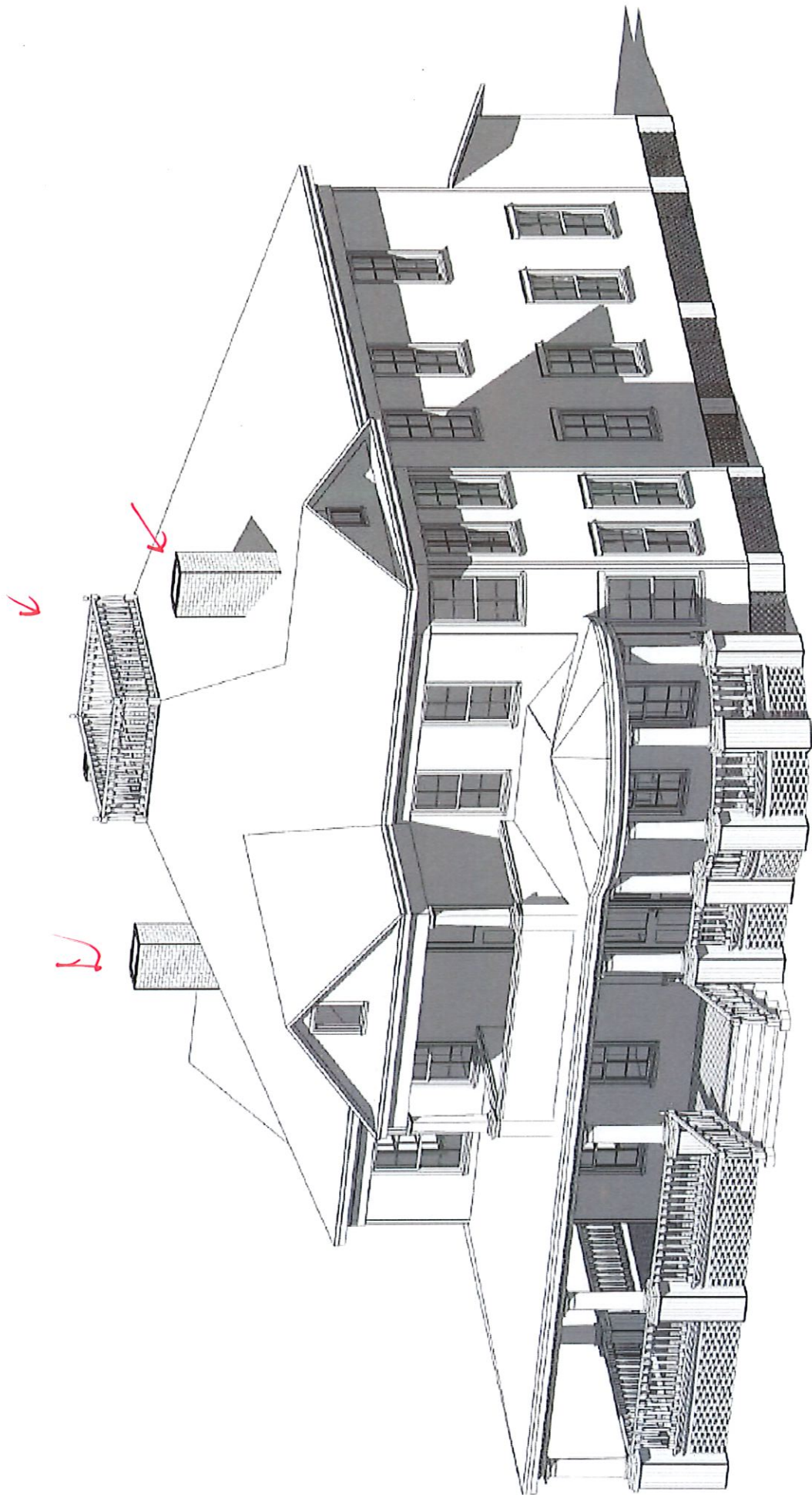
ELEVATION NOTES
250000



ELEVATION NOTES



THE GIBSON INN EXPANSION	
MARKET ST. - APALACHICOLA, FLORIDA	
ARCHITECT: sdg ARCHITECTURE	
727.736.5463	
17350 Chippendale Drive, Suite D, Oklawaha, FL 34788	
PROJECT NUMBER: 23-11-27	
DATE: 09.02.22	
SHEET SET	
A401	
EXTERIOR ELEVATIONS	
SCALE: AS SHOWN	









P&Z

Chair & Vice-Chair Vote