



**August 14<sup>th</sup> 2023**

**P&Z Agenda Packet**

**5:00PM Workshop**

**6:00PM Regular Meeting**

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
WORKSHOP & REGULAR MEETING  
Monday, August 14<sup>th</sup>, 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. 2<sup>nd</sup> P&Z Workshop on this topic.
- Group consensus from last workshop was a 10% lot coverage allowance just for pervious decks spaced at least ¼ inch between boards. If the deck is not spaced accordingly then it is not eligible for the extra 10% for pervious decking. If a pervious deck square footage surpasses the 10% allocation, then the difference will be included in the standard 40% lot coverage. Pervious decks would still be considered accessory structures and subject to setback requirements, P&Z approval, and standard building permits.
- Topics for 2<sup>nd</sup> workshop:
  - Stick to 10%?
  - Stick to ¼ spacing?
  - Will 10% apply for commercial areas also, or just residential (Ex: C-1 is allowed 80% standard lot coverage.)

**Regular Meeting: 6:00 PM**

1. Approval of July 10<sup>th</sup>, 2023 meeting minutes.
2. Review, Discussion and Decision for Fence. **(R-1) @ 214 Avenue C.** For Jim Bachrach - Owner; Contractor: N/A
3. Review, Discussion and Decision for Sign. **(C-1) (Historic District) @ 76 Market Street,** Block 2 Lot 1. For Louie Lamb (Lou's) - Business Owner; Contractor: N/A
4. Review, Discussion and Decision for Sign. **(C-1) (Historic District) @ 76 Market Street,** Block 2, Lot 1. For Amy Lamb -Business Owner (Bellou) ; Contractor: N/A



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5. Review, Discussion and Decision for Sign. **(C-1) (Historic District) @ 21 Leslie Street**, Block C-1 Lots 14-16. For Leslie Koon – Business Owner (Side Street Art); Contractor: TBD
6. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 164 13th**, Block 139, Lot 2. For Jeannie Walker -Owner; Contractor: TBD
7. Review, Discussion and Decision for Fence. **(R-1) (Historic District) @ 77 Avenue B**, Block 26 Lots 6 & ½ 7. For Cliff & Lisa Bristol – Owner; Contractor: TBD
8. Review, Discussion and Decision for Accessory Structures. **(R-2) @ 242 15<sup>th</sup> Street**, Block 133 Lots 1 & ½ 2. For Jeff Keith – Owner; Contractor: TBD
9. Review, Discussion and Decision for Demo & New Accessory Structure **(R-1) (Historic District) @ 87 Avenue D**, Block 23 Lots 9&10. Charles Hart – Owner; Contractor: Erin Rodriguez Construction LLC
10. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 317 Earl King Street**, Block 207 Lots 14-16. For Elinor Mount-Simmons – Owner; Contractor: Tool Time
11. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 270 Prado**, Block 265. For D.R. Horton – Owner; Contractor: Veteran Construction Solutions
12. Review, Discussion and Decision for Demo. **(R-1) (Historic District) @ 116 5<sup>th</sup> Street**, Block 18 Lot 4. For Sue Lawren Wilson – Owner; Contractor: Jeremy Willoughby
13. Review, Discussion and Decision for New Construction/Certificate of Appropriateness. **(C-1) (Historic District) @ 121 Market Street**, Block F-2 Lots 14 & ½ 15. For Jason O'Steen – Owner; Contractor: TBD

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Other/New Business:

- **P&Z Alternate to be appointed at the 8/8/23 City Commission meeting.**

Outstanding/Unresolved Issues:

- **Ethics & Sunshine Law Training on 8/15/23 from 3PM-7PM.**

**Motion to adjourn the meeting.**



**Workshop**  
**Impervious Definitions/Decks**

Mayor  
Brenda Ash

Commissioners  
Anita Grove  
Adriane Elliott  
Despina George  
Donna Duncan

# CITY OF APALACHICOLA

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850-653-9319 . Fax 850-653-2205 . [www.cityofapalachicola.com](http://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:

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- 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:

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- Key West Code:  
[https://library.municode.com/fl/key\\_west/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH122ZO\\_ARTIVDI\\_DIV5MIUSDI\\_SDIIMIUSPLREDEDIPR\\_S122-542ACSTSWPOSPKEWEGOCLDE](https://library.municode.com/fl/key_west/codes/code_of_ordinances?nodeId=SPBLADERE_CH122ZO_ARTIVDI_DIV5MIUSDI_SDIIMIUSPLREDEDIPR_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:

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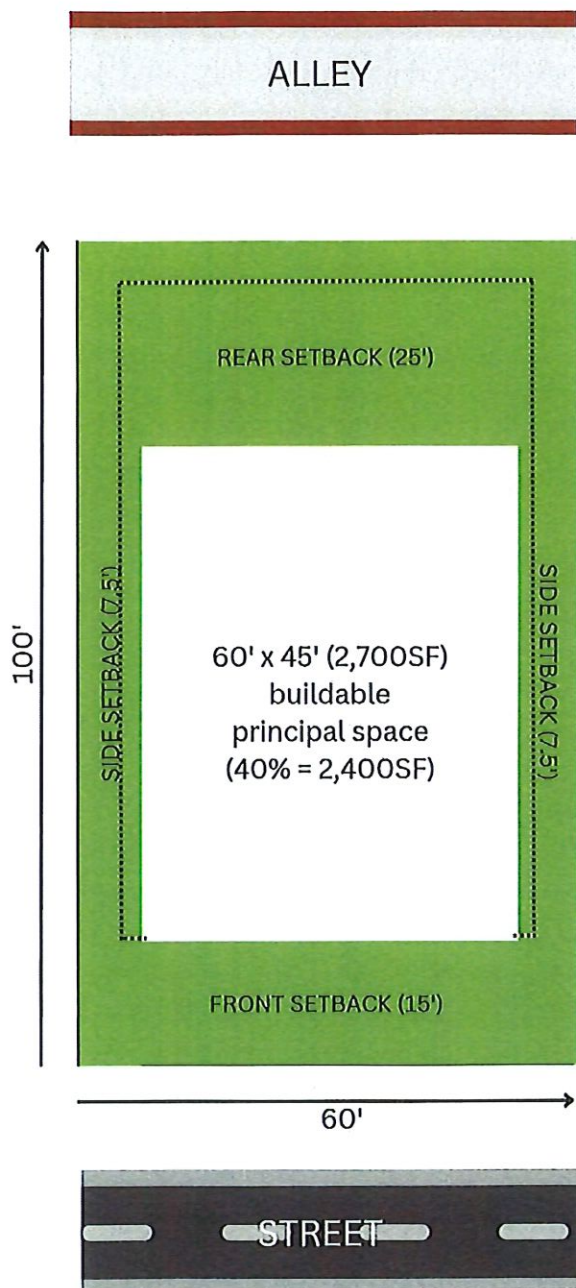
- *Structure* means anything constructed, erected or placed, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground and used or intended for business or living quarters, excluding fences not over six feet above 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)

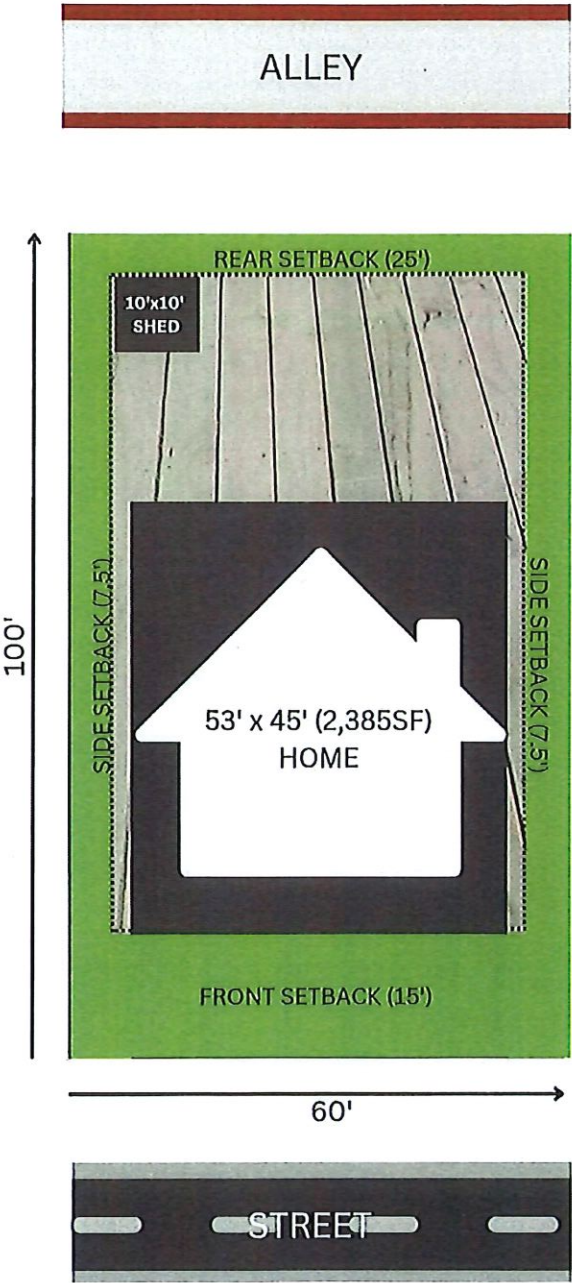
■ = principal structure setbacks (15' front, 25' rear, split of 15' on sides with no less than 5' on one side)

## 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.

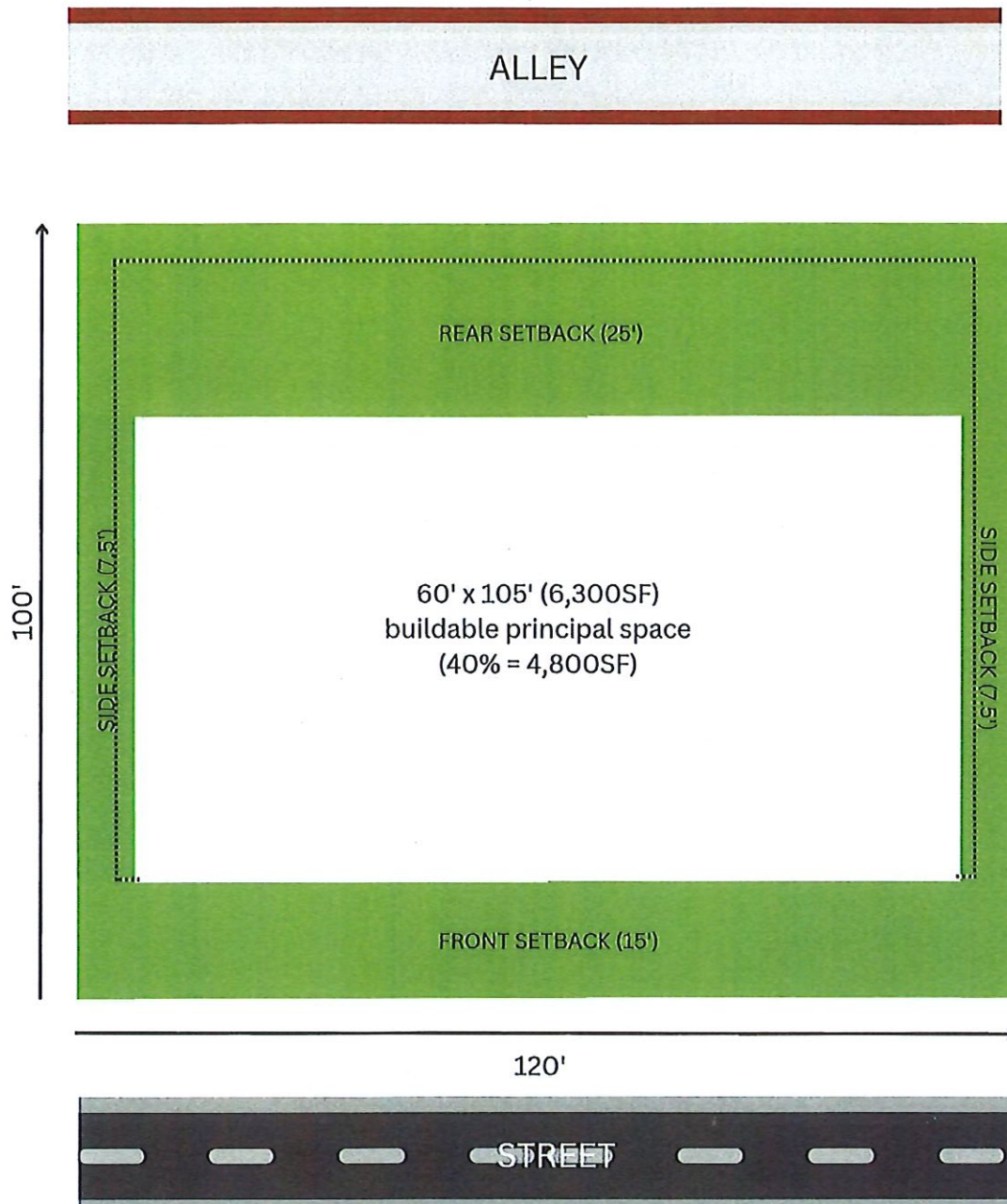
Setbacks would still apply for wooden decks, even if we label them as 'pervious' with correct spacing. This is due to the definition of structures in LDC - wooden decks would still be labeled as a permanent accessory structure.

# Maximum example - 60'x100' Lot





# Double 120x100 City Lot



## Key:

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

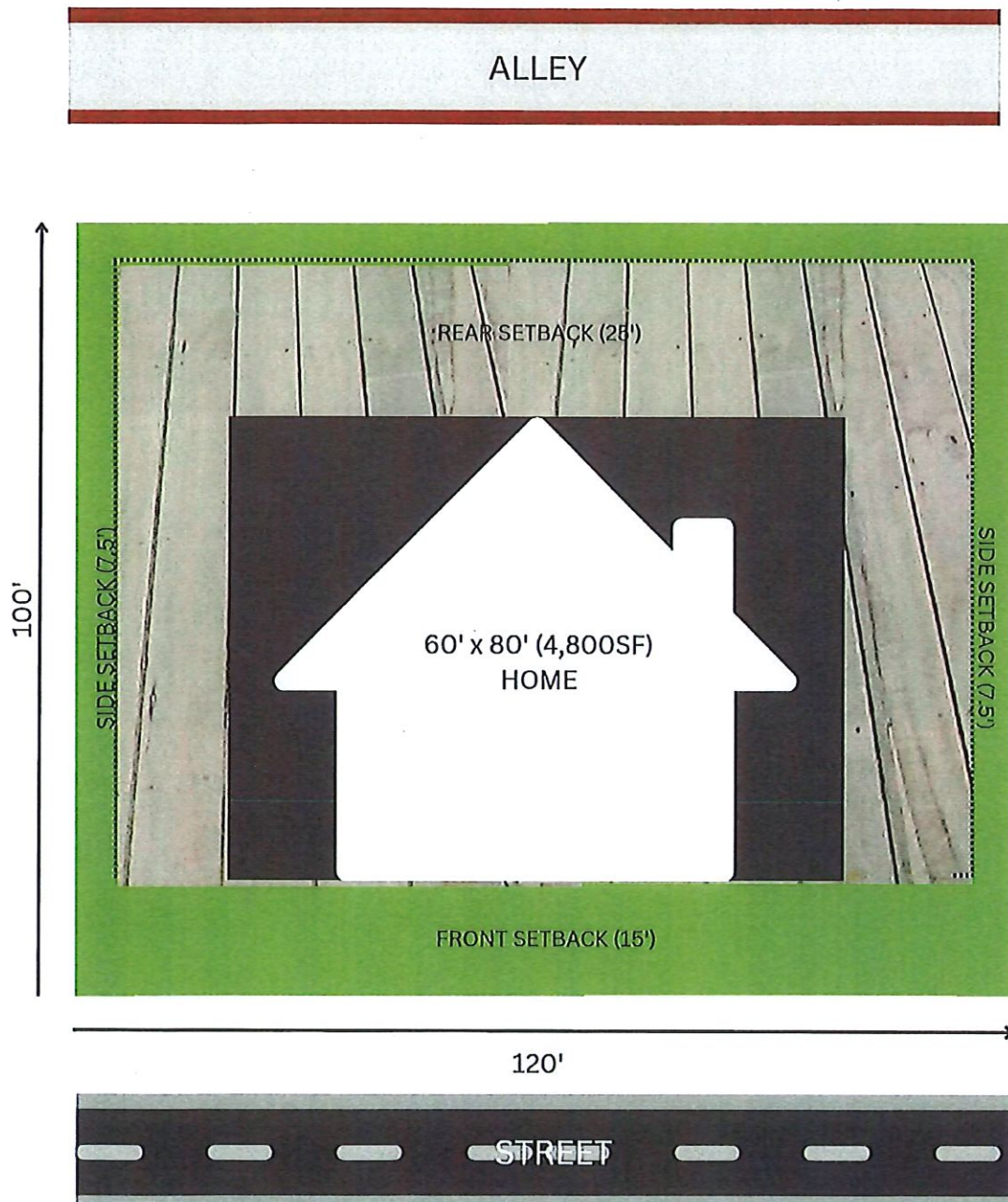
■ = principal structure setbacks (15' front,  
25' rear, split of 15' on sides with no less  
than 5' on one side)

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 July 10<sup>th</sup> Minutes**



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PLANNING & ZONING BOARD  
WORKSHOP & REGULAR MEETING  
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**Attendance:**

- Joe Taylor, Jim Bachrach, Bobby Miller, Chase Galloway, Lee McLemore, Justin McMillan

**Workshop: 5:00PM**

- Workshop to discuss an amendment to the LDC to consider wooden decks spaced properly as pervious. 1<sup>st</sup> P&Z Workshop on this topic.
  - Public comments were heard, the staff report was reviewed, and discussion was held. The main two topics discussed were concerning the width between boards to allow for decks to be considered pervious and the lot coverage component.
  - Dennis Winterringer gave public comment and questioned if no Code changes were needed as the current understanding seems to be an interpretation and a policy might be the remedy for this – Attorney Dan Hartman stated that the City should make a legal ordinance change for clarity and to avoid legal trouble as we have strictly enforced that decks are impervious in the past.
  - Justin McMillan questioned if people would be able to cover their entire lots and suggested we would need to do something to keep this from happening, whether that be a % on lot coverage, etc.
  - City Planner, Bree Robinson, discussed her report and the renderings included therein – she clarified that the goal was to give homeowners who are already maxed out on their 40% a chance to build a deck on their property if it is spaced appropriately, which is a topic of discussion. She explained that decks would still be considered a structure, so they would always be subject to setbacks so we would not see totally covered yards. She gave a couple of options for the lot coverage aspect, but asked to take it one step at a time and discuss the board spacing widths first.
  - Justin McMillan mentioned shrinking of wood planks after install in concern to width and questioned how this would work. City Planner agreed we need to discuss it, as if we just label decks as pervious with no stipulations we will see

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some projects where there is no spacing at all and the goal is for it to be pervious and allow water to pass through.

- Bobby Miller urged the board to decide on the width and if decks are to be pervious or impervious – Justin McMillan stated that with proper spacing they should be pervious. The rest of the board agreed with this. Bobby Miller made the point that we would need to discuss materials (wood v composite) after we make initial determinations. Bobby Miller suggested a 16-penny nail for wood materials, which would still shrink and increase the gap. Chase Galloway commented that the nail would be a 1/6<sup>th</sup> gap, so Bobby suggested a 1/8<sup>th</sup> inch gap. City Planner stated that 1/4<sup>th</sup> inch pops up a lot more in code and seems to be the standard so it is her suggestion, but we are discussing this to make a recommendation so that can change. Chase Galloway stated that a 1/6-1/8 inch spacer comes with composite material at time of purchase. Joe Taylor asked if we had a consensus for a minimum of 1/8<sup>th</sup> inch spacing on both wood and composite and the rest of the board agreed.
- City Planner stated she had seen 3 trends concerning the lot coverage: one was just to blanket decks as pervious (still subject to setbacks), one was to include an additional 10% on top of the standard 40% of lot coverage specifically for pervious decking (standard city lot 60x100 = 600SF), or last was to include a 50% rule for pervious decking as part of the lot coverage where only 50% of the square footage counts toward lot coverage, but this option does not leave any wiggle room for homeowners who are already at their 40% max.
- Justin McMillan expressed support for the 10% extra allocation for pervious decking on top of the standard 40% impervious lot coverage. City Planner agreed and stated that in a maximum scenario on a 60x100 standard lot if they cover 2,400SF with their impervious 40% then the extra 10% would equal out to 3,000SF coverage max with the pervious decking with setbacks still in mind.



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- The board was in agreeance to end the workshop with a 1/8<sup>th</sup> inch spacing in mind and a 10% cap for pervious decking.

**Regular Meeting: 6:00 PM**

1. Approval of June 12<sup>th</sup>, 2023 meeting minutes.
  - Motion to approve contingent upon items 12 & 13 of the June minutes being changed to say “tabled to August P&Z meeting” by Jim Bachrach; 2<sup>nd</sup> by Justin McMillan. All in favor – motion carried.
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
  - Motion to approve by Justin McMillan; 2<sup>nd</sup> by Lee McLemore. All in favor – motion carried.
3. Review, Discussion and Decision for Accessory Structure & Fence. (R-3) @ 175 24<sup>th</sup> Avenue, Block 243, Lots 22-24. For Jeff Fisher -Owner; Contractor: Self
  - City Planner stated the pool was removed from the application.
  - Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Chase Galloway. All in favor – motion carried.
4. Review, Discussion and Decision for Accessory Structure. (C-2) (Historic District) @ 160 8<sup>th</sup> Street, Block 67, Lots 2-5. For Gary Ziegler -Owner; Contractor: TBD
  - Motion to approve both options by Lee McLemore; 2<sup>nd</sup> by Bobby Miller. All in favor – motion carried.

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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
  - **Motion to approve by Chase Galloway; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**
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
  - **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Justin McMillan. All in favor – motion carried.**
7. Review, Discussion and Decision for Addition. **(R-1) @ 264 US HWY 98**, Block 1 Lot 3. For Carolyn & Thomas Jackson– Owner; Contractor: TBD
  - **Motion to approve by Chase Galloway; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**
8. Review, Discussion and Decision for Demolition & New Mobile Home. **(R-3) @ 296 24<sup>th</sup> Avenue**, Block 229 Lots 11-12. For Cliff Butler– Owner; Contractor: Ironwood Homes of Perry
  - **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**
9. Review, Discussion and Decision for Accessory Structure **(R-1) (Historic District) @ 155 6<sup>th</sup> Street**, Block 63 Lot 7. Robert & Ann Key – Owner; Contractor: Tool Time
  - **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Justin McMillan. All in favor – motion carried.**
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



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- Applicant representative Cutler Edwards presented request for a Certificate of Appropriateness for the widow's walk, elevator bulkhead, and roofing elements as shown in the agenda packet to extend 36" over the 35' limit as allowable by the COA LDC. Applicant clarified that the widow's walk is not accessible.
- City Planner stated that the COA LDC does allow for this exception, so we are just deciding if the Certificate of Appropriateness is approved or not at this time.
- Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Justin McMillan. Discussion held –
  - Bonnie Davis, on behalf of HAPPI, gave public comment and pointed out that the LDC does allow for this exception but this step must take place prior to development. She pointed out that several of the items being asked for already exceed the height limit and the request is coming in after development began. She stated that this is a very large project and all aspects of the code need to be taken into account. She stated she did not think the board should approve these things that require prior approval when it wasn't sought from the beginning.
  - Pete Whitesell gave public comment and cited the COA LDC. He asked that the board deny the request as the developer failed to receive approval prior to development.
  - Bobby Miller asked the applicant and clarified that the widow's walk had not been installed yet. He asked if there were any penalties or consequences for the applicant asking for forgiveness and not permission?
  - City Attorney Dan Hartman stated that the developer did not think they needed the excess over 35', but they ended up needing it for

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several elements. He said this did occur after development had started, but it does not seem to be intentional. He then states that is very similar to the after the fact permit situation that comes up quite often in P&Z – if is permittable it is then permitted and the permit application fee is doubled. This situation calls for a Certificate of Appropriateness, which does not have a fee hence there is nothing to double. The major inquiry here should be are they entitled to this Certificate of Appropriateness? Certain aspects such as the elevator bulkhead are necessities, but some are decorative like the widow's walk. Both are allowable by code to exceed 35' to 38'.

- City Planner stated that if P&Z were to approve this Certificate of Occupancy then the applicant will be held to 36" over 35' and if they were to surpass this then it would be a code violation and must be removed.
- Bonnie Davis stated the COA LDC reads that there is a \$500 a day penalty for violations.
- Despina George came forward for public comment and stated that several elements for this approval have been on prior plans and it was known from the beginning that those elements would go over 35', but that the window's walk is a new design that has not appeared on designs before.
- Joe Taylor calls for a vote – Lee McLemore, Chase Galloway, Jim Bachrach, Justin McMillan, Joe Taylor in favor; Bobby Miller opposed. Motion carried and certificate of appropriateness approved.

11. Discussion and Decision to vote in a new Planning & Zoning Board Chair and Vice-Chair for a 1-year term.

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- Chair – Jim Bachrach nominated Joe Taylor. Vote called; all in favor – Joe Taylor appointed as the Chair of the Planning & Zoning Board.
- Vice-Chair – Lee McLemore nominated Chase Galloway. Vote called; all in favor – Chase Galloway appointed as the Vice-Chair of the Planning & Zoning Board.

Other/New Business:

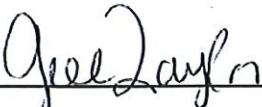
- There is a P&Z alternate vacancy. Applications must be picked up in City Hall and submitted to the City Clerk.
- City Manager comments that the Ethics & Sunshine Law training is August 15<sup>th</sup> at 3PM.
- Jim Bachrach thanked Al Ingle for his work during his time as Chair of P&Z.

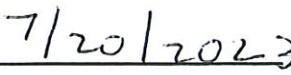
Outstanding/Unresolved Issues:

N/A

Motion to adjourn by Jim Bachrach; 2<sup>nd</sup> by Chase Galloway. Meeting adjourned.

Minutes signed by:

  
\_\_\_\_\_  
Chair – Joe Taylor

  
\_\_\_\_\_  
Date





**214 Avenue C**

**Fence**

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

Owner: Jim Bachrach  
Address: 214 Ave C  
City: Apalach State: FL Zip: 32320  
Phone: (850) 849-8689

**CONTRACTOR INFORMATION**

Contractor's Name: Self  
State License # \_\_\_\_\_ City License # \_\_\_\_\_  
Email Address \_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_

Approval Type: ☒ Staff Approval Date: \_\_\_\_\_ ☐ Board Approval ☐ Board Denial Date: \_\_\_\_\_

\*Reason for Denial \_\_\_\_\_

**PROJECT TYPE**

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

- ☒ Fence
- ☐ Repair (Extensive)
- ☐ Variance
- ☐ Other \_\_\_\_\_

**PROPERTY INFORMATION**

Street Address: 214 Ave C City & State: Apalach FL Zip: 32320

☒ Historic District ☐ Non-Historic District

Zoning District: R-1

Parcel #: 1-095-08W-8360-009 Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

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

**OFFICIAL USE ONLY**

Setback requirement of Property: Standard  
Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_  
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).

Install a 4' h fence in the front yard and back yard meets all zoning requirements.

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



## CERTIFICATION

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

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DATE

7/12/23

SIGNATURE OF APPLICANT



Lot Dem.

120'

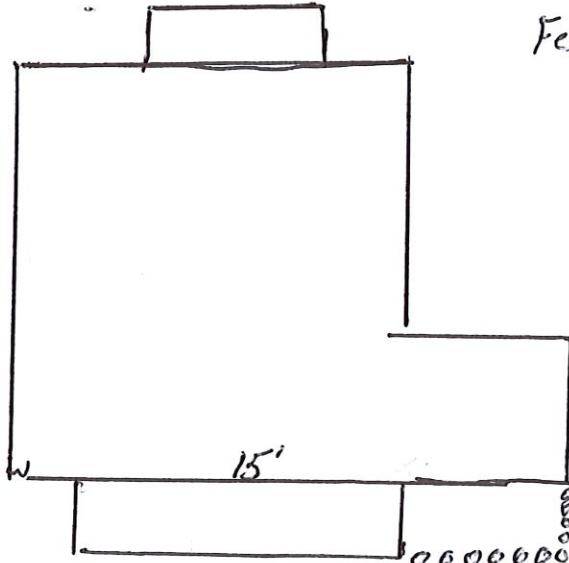
OK  
BER

oooooooooooooooooooooooooooo



Fence

4' ✓



Fence

4' ✓

280'

307'



BAY

WamBam Fence

422



Search



Live Chat

Feedback

Panama City 10PM

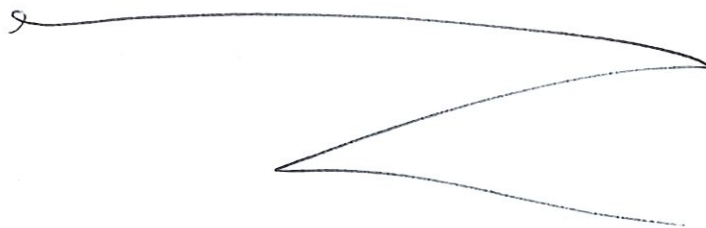
32320



Hover Image to Zoom

4x6

Backtrack Fence







**76 Market (Lou's)**

**Sign**

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

Owner Louie Lamb  
Address 5717th Street  
City Apalachicola State FL Zip 32320  
Phone (850) 328 7384

**CONTRACTOR INFORMATION**

Contractors Name \_\_\_\_\_  
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:**

Star Street Address: 76 Market St City & State: Apalachicola Florida Zip 32320

☒ Historic District ☒ Non-Historic District

Zoning District: C-1

Parcel #: \_\_\_\_\_ Block(s) 2 Lot(s) 1

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

**OFFICIAL USE ONLY**

Setback requirement of Property:

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

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

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).

2 street sides -

2 sides - 7' x 3' ~~3"~~ each

21 SF

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



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DATE

SIGNATURE OF APPLICANT

## Signs

Louie Lamb <lousbeerwine@gmail.com>

Tue 6/27/2023 1:20 PM

To: Bree Robinson <brobinsn@cityofapalachicola.com>

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



These 2 signs are 7ft by 3ft.

↑  
21SF

↑  
21SF

OK ✓





**76 Market (Bellou)**

**Sign**



**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

Owner Amy Lamb  
Address 5717th St  
City Apalachicola State FL Zip 32320  
Phone (229) 255 4632

**CONTRACTOR INFORMATION**

Contractors Name: \_\_\_\_\_  
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)
- ☐ Yardscape
- ☒ Other \_\_\_\_\_

**PROPERTY INFORMATION:**

Street Address: 76 Market Street City & State Apalachicola Florida Zip 32320

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

Parcel # 8 Block(s) 2 Lot(s) 1

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

**OFFICIAL USE ONLY**

Setback requirement of Property:

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

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

*Handwritten signature/initials in red ink.*



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).

32" x 8' sign (2135F)  
see attached

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

## CERTIFICATION

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5/31/23  
DATE

Amy Lamb  
SIGNATURE OF APPLICANT





This sign is 32 inches by 8 ft.

21.3 SF  
OK ✓



**21 Leslie Street**

**Sign**



CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: J. Gordon / Leslie Con  
Address: 21 Leslie Street  
City: Apalachicola FL State: FL Zip: 32320  
Phone: (850) 340 0351

Contractor's Name: \_\_\_\_\_  
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: Sign

PROPERTY INFORMATION:

Street Address: 13 Leslie St 21 Leslie Street City & State: Apalachicola FL Zip: 32320

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

Parcel #: 01-095-08W-8330-0002-0140 Block(s): C2 Lot(s): 14-16

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

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.

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Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

OWN  
BFR



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 rendering

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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DATE

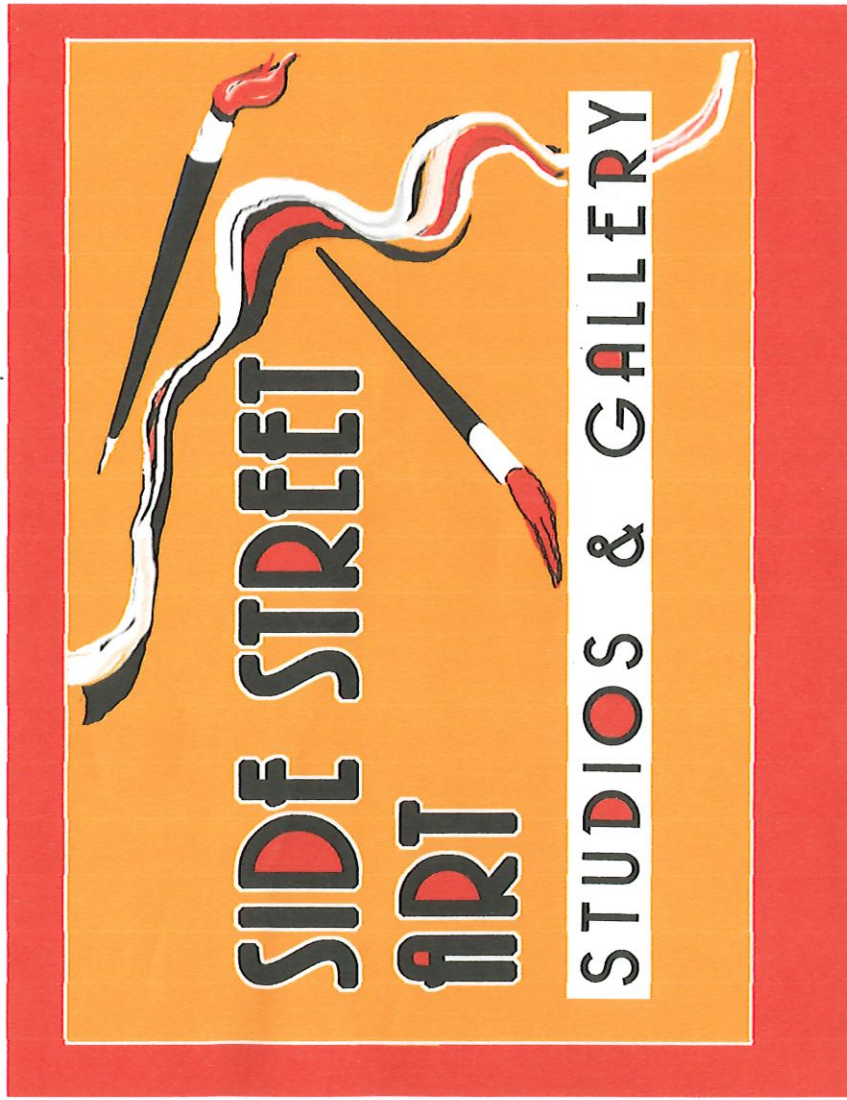
SIGNATURE OF APPLICANT



Bree Robinson

on  
far  
building

6' x 4' 24sf of



Leslie &  
N

meeting

Cathy Christa  
850-340-0351

Anne Eason

850-227-5212

Leslie Koon - 850 303

2776





**164 13th**

**Accessory Structure**

CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

OWNER INFORMATION

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

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)  
☐ Stormwater  
☒ Other 12x20 sunshade  
(accessory structure)

PROPERTY INFORMATION

Street Address 164 13<sup>th</sup> St City & State Apalachicola, FL Zip 32320  
☐ Historic District ☒ Non-Historic District Zoning District R-2  
Parcel ID 01-095-084-8330-0139-0020 Block(s) 139 Lot(s) 2

DEMA Flood Zone/Panel ID X  
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:  
Front 75' Side 5' Rear 3' 5' Lot Coverage 40%  
Water Availability 15' Sewer Availability 25' Type Paid 15'/7.5'

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

Certificate of Appropriateness Approval:

City of Apalachicola Planning & Zoning Board

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Bree Robinson

City Planner

850.323.0985 / brobins@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).

12x20 x

12x20 sunshade w/ posts

Project Scope	Manufacturer	Product Description	M. Product Approval #
Sliding Aluminum	Advanced Aluminum		
Door 36 x 80 House style doors			
Windows Single pane	Plexiglas		
Roofing Steel	Advanced Aluminum		
Trim Aluminum		N/A	
Foundation Wood	3/4 tongue & groove plywood	add	
Shutters Aluminum	Advanced Aluminum		
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

✓



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7/27/2023 gw  
12/14/2022  
DATE

SIGNATURE OF APPLICANT

185

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

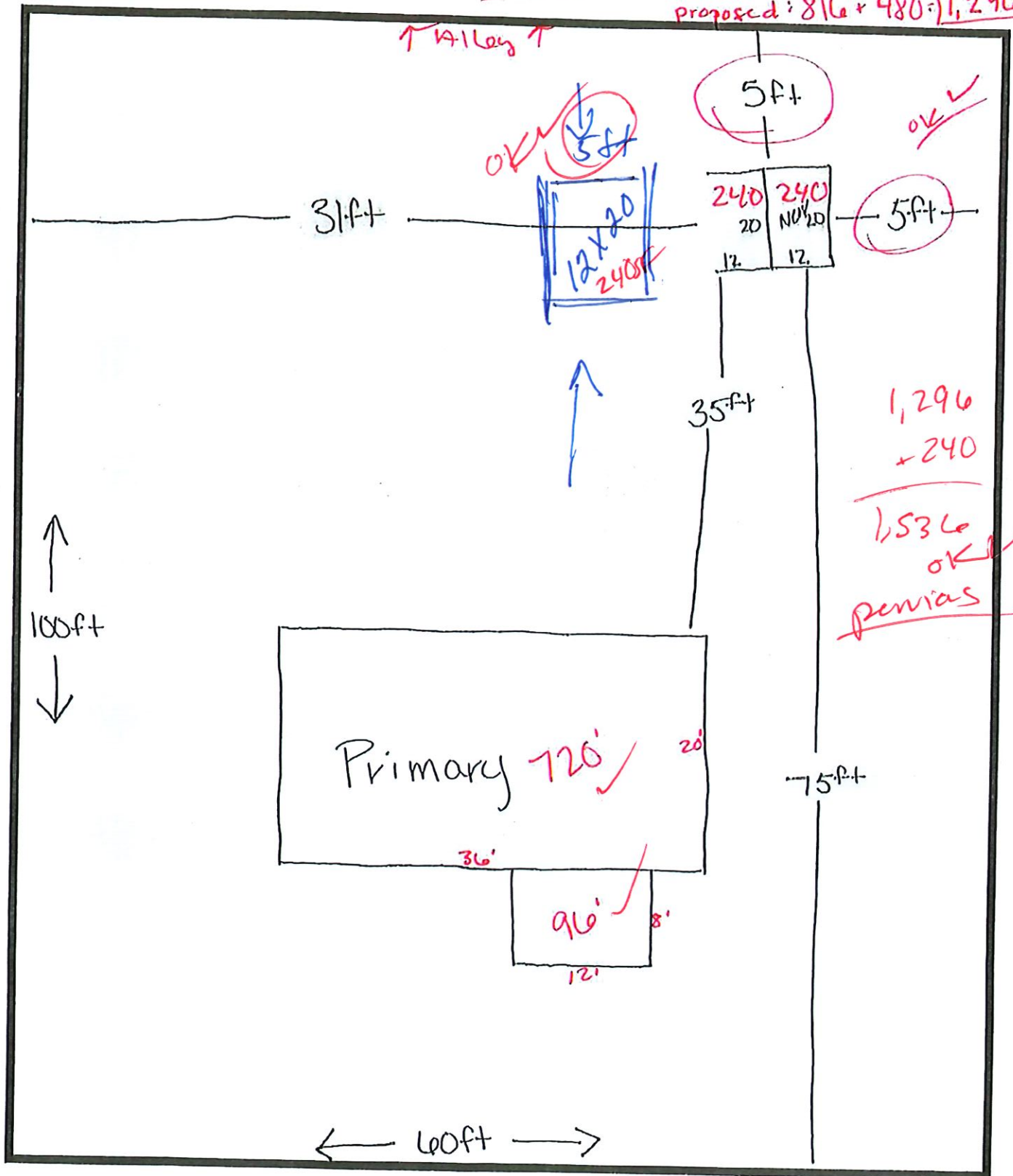
lot = 6,000 sq ft

allowed LC: 2,400 f12

20  
current: 816

proposed:  $816 + 480 = 1,296$

lot converse  
ok ✓



← 13th Street →



**77 Avenue B**

**Fence**



CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>OWNER INFORMATION</b></p> <p>Owner: <u>Cliff &amp; Lisa Bristol</u></p> <p>Address: <u>77 Avenue B</u></p> <p>City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32320</u></p> <p>Phone: <u>850 643-6160</u></p> </div> <div style="width: 45%;"> <p><b>CONTRACTOR INFORMATION</b></p> <p>Contractors Name: <u>TBD</u></p> <p>State License #: _____ City License #: _____</p> <p>Email Address: _____</p> <p>Phone: (____) _____</p> </div> </div>		<p>Application # _____</p> <p>City Representative _____</p> <p>Date Received _____</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>		
<b>PROJECT TYPE</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Renovation</p> <p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p> </div> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Fence</p> <p><input type="checkbox"/> Repair (Extensive)</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Other: _____</p> </div> </div>		
<p><b>PROPERTY INFORMATION:</b></p> <p>Street Address: <u>77 Avenue B</u> City &amp; State: <u>Apalachicola</u> Zip: <u>32320</u></p> <p><input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>R-1</u></p> <p>Parcel #: <u>01-09S-08W-8330-0026-0060</u> Block(s): <u>26</u> Lot(s): <u>6 &amp; NW 1/2 7</u></p> <p>FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)</p>		
<b>OFFICIAL USE ONLY</b>		
<p>Setback requirement of Property:</p> <p>Front: _____ Rear: _____ Side: _____ Lot Coverage: _____</p> <p>Water Available: <input checked="" type="checkbox"/> Sewer Available: <input checked="" type="checkbox"/> Taps Paid: _____</p>		<p>This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.</p> <p>Certificate of Appropriateness Approval:</p> <p>_____ Chairperson, Apalachicola Planning &amp; 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 contracted to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

- need to confirm  
 within property lines  
 + sign cert page  
 - 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).

- Remove old rotting fence  
 - Posts to be brick - brick base and wrought iron

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	wrought iron	brick old to match existing	
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:

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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.
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6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

DATE \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

red to sign









## Fence Permit Application

Date Submitted: \_\_\_\_\_ FEE: \$50.00. Date Paid: \_\_\_\_\_

Owner's Name: Cliff & Lisa Bristol email: lgbristol@aol.com

Address: 77 Avenue B Apalachicola FL 32320

Ph# 850-643-6160

Address of Project: 77 Avenue B Apalachicola

Property Parcel ID#:

01-095-08W-8330-0026-0060

Legal Description of Property:

BL 26 Lot 6 & NW 1/2 Lot 7

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 separate permit must be secured for structural work, electrical, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

Height of Fence: Front: 4' Rear: 4' L Side: 4' R Side: 4'

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

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

\_\_\_\_\_  
Owner Or Agent

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Code Enforcement Officer

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Planning & Zoning Chair

\_\_\_\_\_  
Date:



**242 15<sup>th</sup>**

**Accessory Structures**



CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
<div style="display: flex; justify-content: space-between;"> <span>OWNER INFORMATION</span> <span>CONTRACTOR INFORMATION</span> </div>		Application # _____ City Representative _____ Date Received _____
Owner: <u>Jeff Keith</u> Address: <u>242 15th St.</u> City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32320</u> Phone: <u>(888) 339-8182</u>	Contractor's Name: <u>TBD</u> State License # _____ City License # _____ Email Address _____ Phone: (_____) _____	
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<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 checked="" type="checkbox"/> Other: <u>Accessories Structure</u>	
PROPERTY INFORMATION: Street Address: <u>242 15th St.</u> City & State: <u>Apalachicola</u> Zip: <u>32320</u> <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District: <u>R-2</u> Parcel #: _____ Block(s): <u>133</u> Lot(s): <u>1 + 1/2</u> FEMA Flood Zone/Panel #: _____ <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15 ft</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

OK  
BFD ✓



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).

Carport - 19 L X 24 W 456  
 Concrete - ~~366 sq ft~~ 336 + 54 + 25  
 Storage shed - 10 X 20 200  
 1,071 new

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



## CERTIFICATION

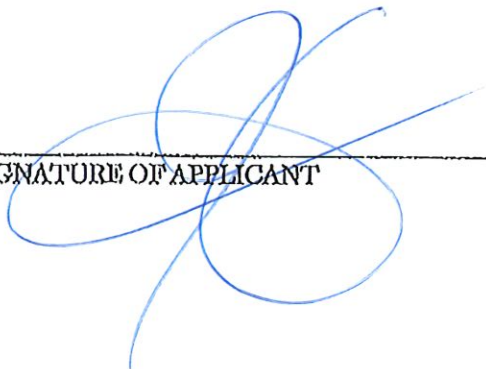
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DATE

7-28-23

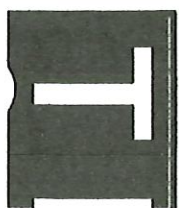
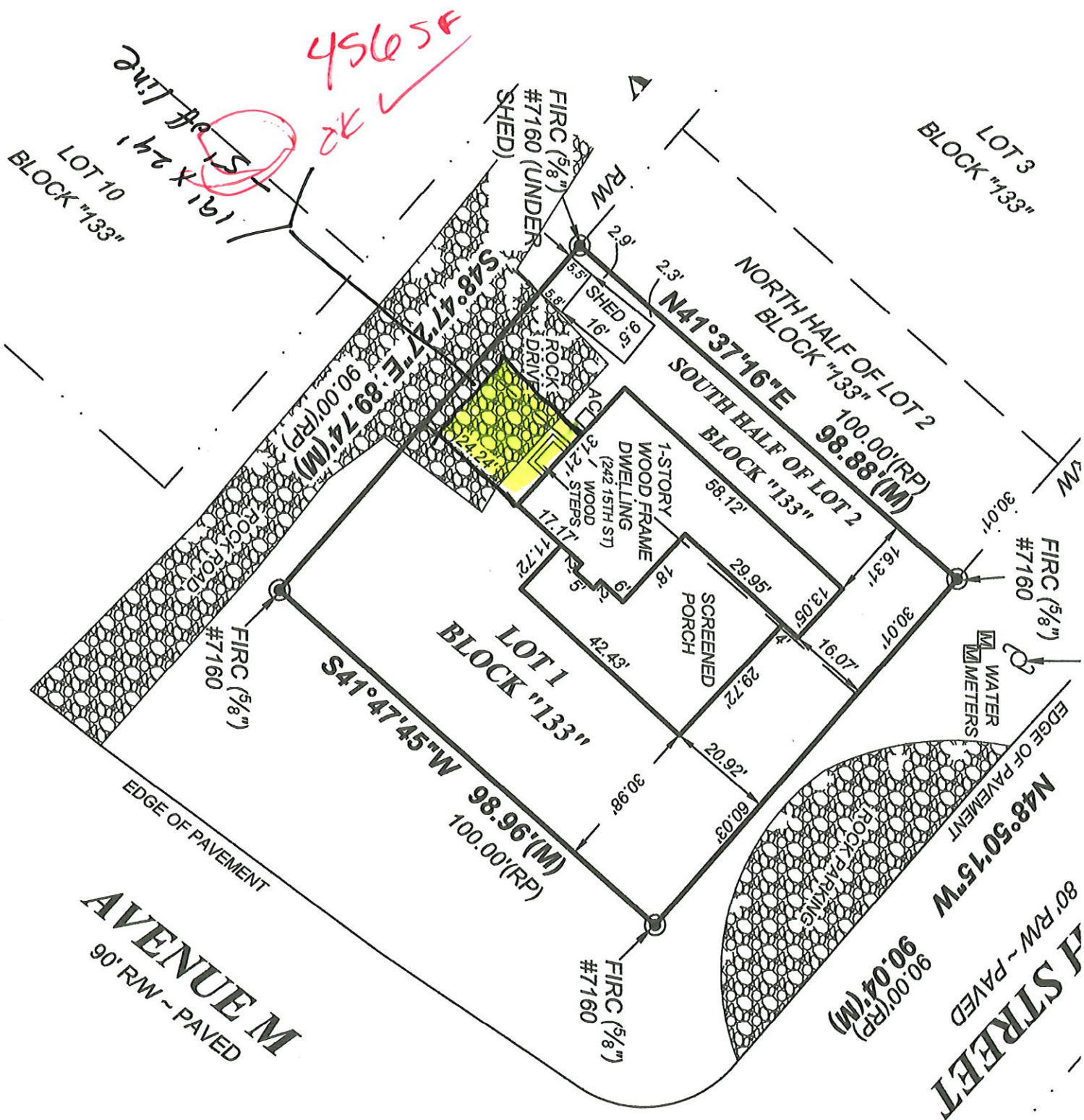
SIGNATURE OF APPLICANT















**87 Avenue D**

**Demo/Accessory Structure**

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

Owner Charles Hart  
Address 87 Avenue D  
City Apalachicola State FL Zip 32320  
Phone ( 850 ) 296-4148

**CONTRACTOR INFORMATION**

Contractors Name Erin Rodriguez Const. LLC  
State License # CGC1521107 City License # 07-031  
Email Address erin@erconstruction.comm  
Phone ( 850 ) 323-1601

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 demo garage  
rebuild new

**PROPERTY INFORMATION:**

Street Address: 87 Avenue D City & State: Apalachicola, FL Zip: 32320

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

Parcel #: 01-09S-08W-8330-0023-0090 Block(s): 23 Lot(s): 9 and 10

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: 5.5 ft Lot Coverage: 40%

Water Available: \_\_\_\_\_ Sewer Available: \_\_\_\_\_ Taps Paid: \_\_\_\_\_

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

*OK ✓*  
*BFR*



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

New detached 2-car garage with second-floor home office and half-bath, replacing the existing 1-car garage. Total approx. 1050-SF. The garage is designed to join the historic character of the existing residence applying matching roof material, roof slope, soffit height, lap siding and trim, windows with divided lites, and full pair 6-0x8-0 entry doors. An eyebrow window faces Avenue D with the owner's desk behind. The loft office space is located on the rear half of the garage to reduce its visibility from Avenue D. The home office replaces the current home office in the main house because it is being converted into a third bedroom. The half-bath is for convenience to the new home office and for guests when entertaining in the courtyard. This is not a guest cottage or accessory dwelling. *No Kitchen noted.*

Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding	Hardy (or equal)	Lap Siding	
Doors	Therma-Tru	Wood Clad Double-Hung/Awning	
Windows	Therma-Tru	Wood Clad	
	Overhead Door	Windload Courtyard	
Roofing		Galvalume Standing Seam	
Trim	Hardy (or equal)		
Foundation		Slab On Grade (2 course CMU wall base)	
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks		Gravel with geotextile liner	
Other			

## CERTIFICATION

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DATE

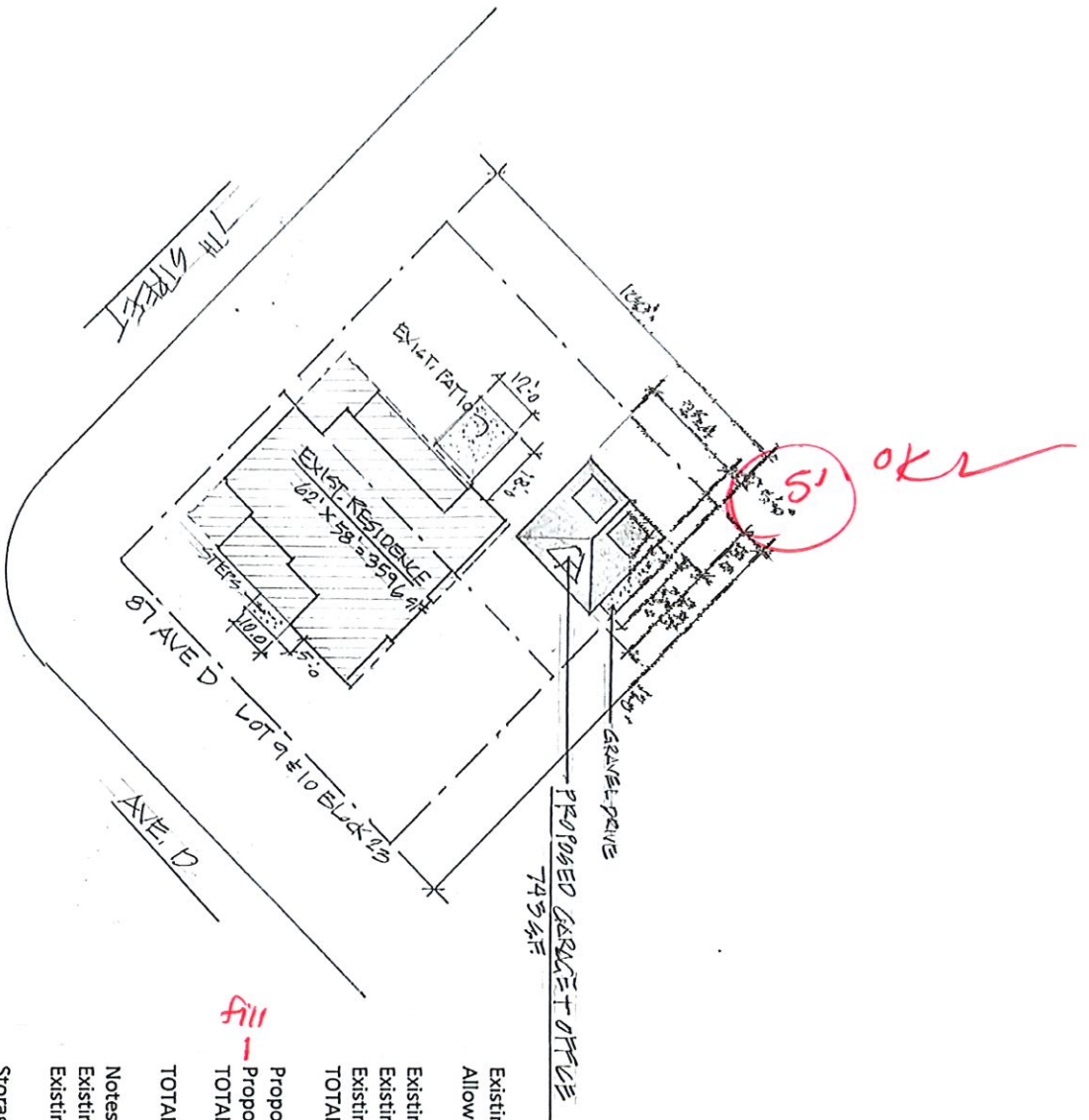
7/27/2023

SIGNATURE OF APPLICANT





# Accessory Building – Garage and Office



fill

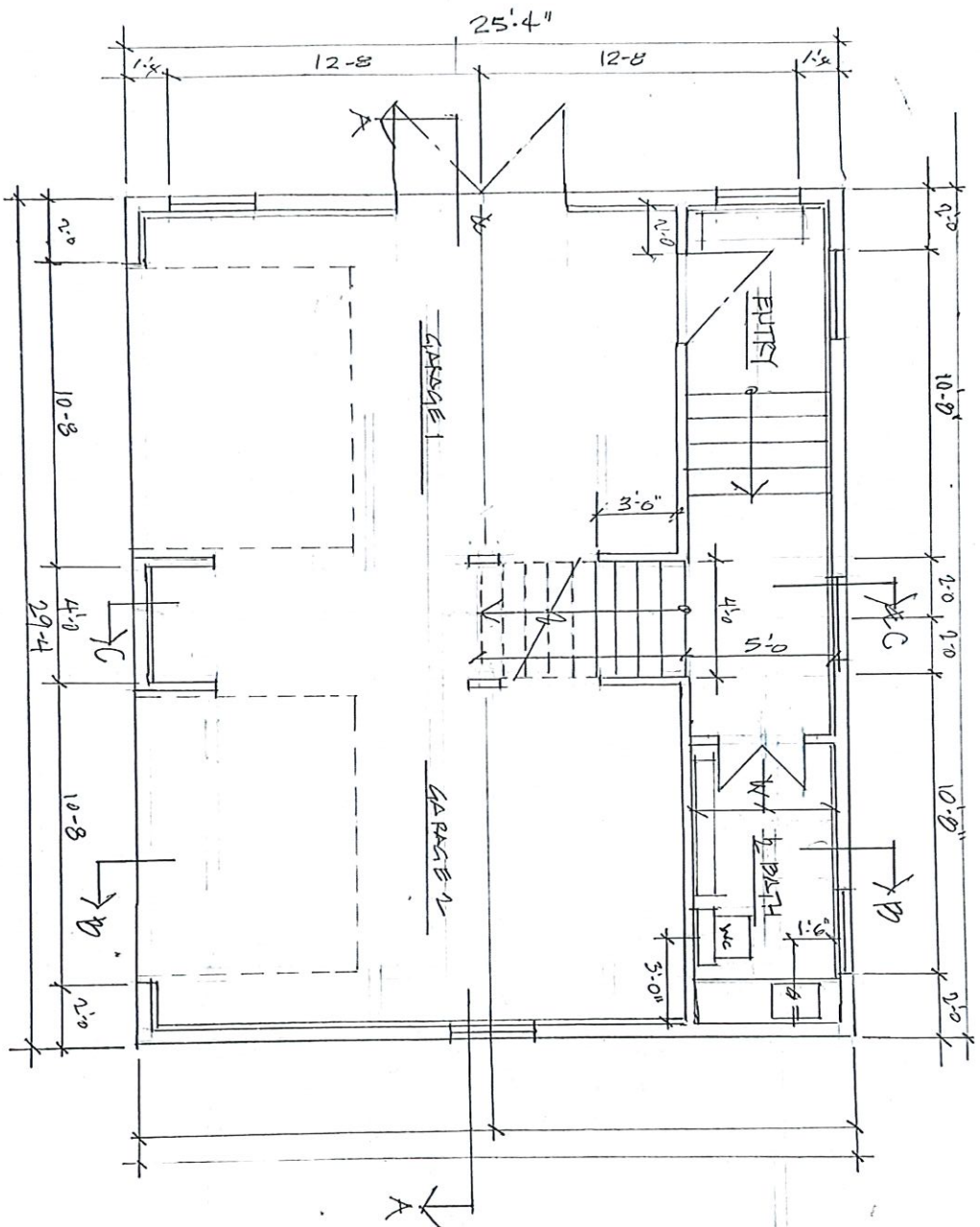
Existing Lot Area	12000 sf	
Allowable Coverage	4800 sf	40%
Existing Residence	3596 sf (approx. see note below)	
Existing Brick Patio	156 sf	
Existing Front Steps	50 sf	
TOTAL	3802 sf	32%
Proposed Garage-Office	743 sf	
Proposed Gravel Drive	125 sf	
TOTAL	868 sf	
TOTAL COVERAGE	4670 sf	39%

## Notes:

- Existing residence area overstated to simplify calculations.
- Existing on-site drive and walks constructed of pervious pavers on reservoir gravel bedding.
- Storage shed shown on existing survey has been demolished.
- Rear patio at existing residence has been removed and replaced by the sma brick patio included above
- New steps under construction on the Gorrie Square side are not classified as pervious due to wood spacing.

## Site Plan

Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL

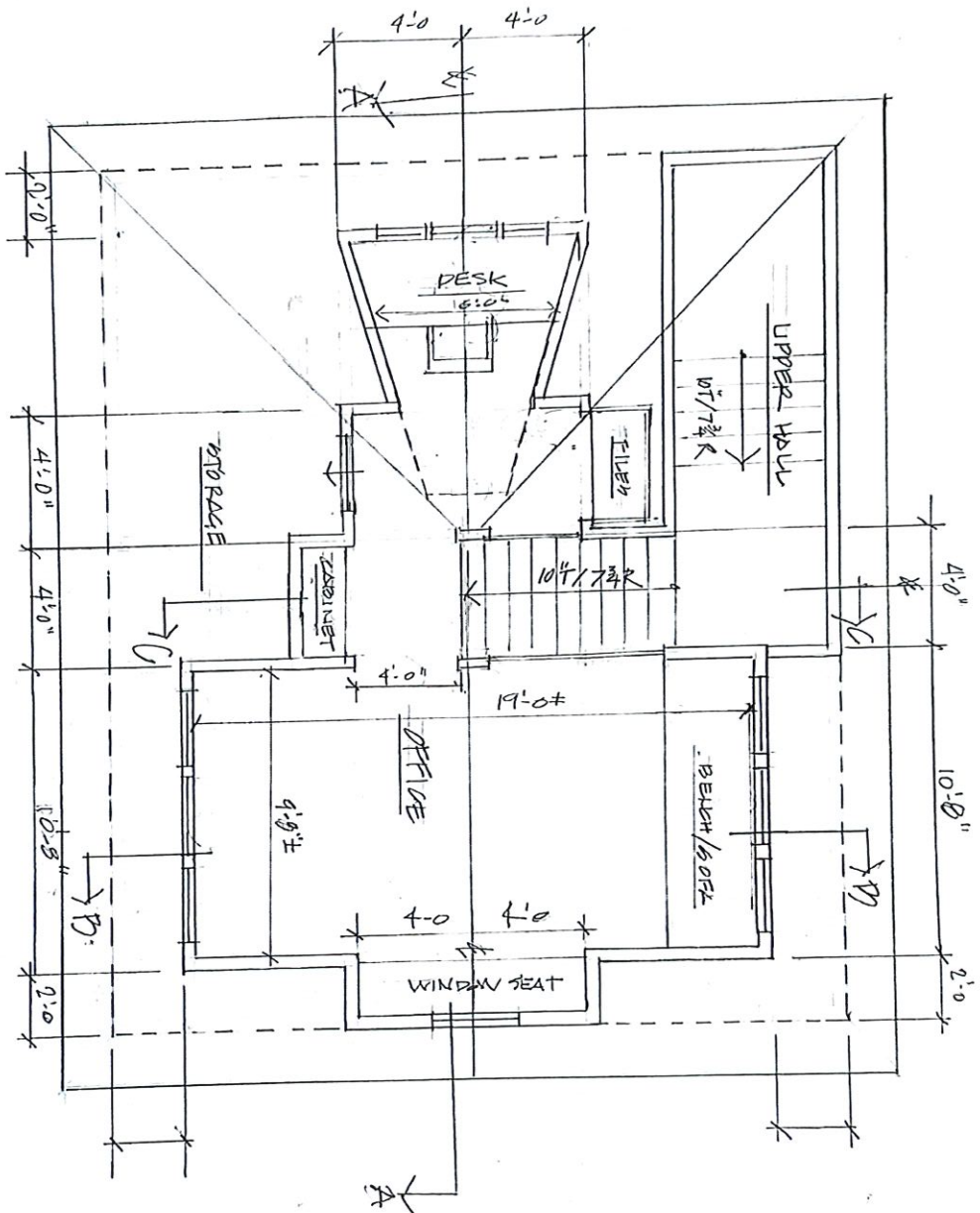


# Accessory Building – Garage and Office

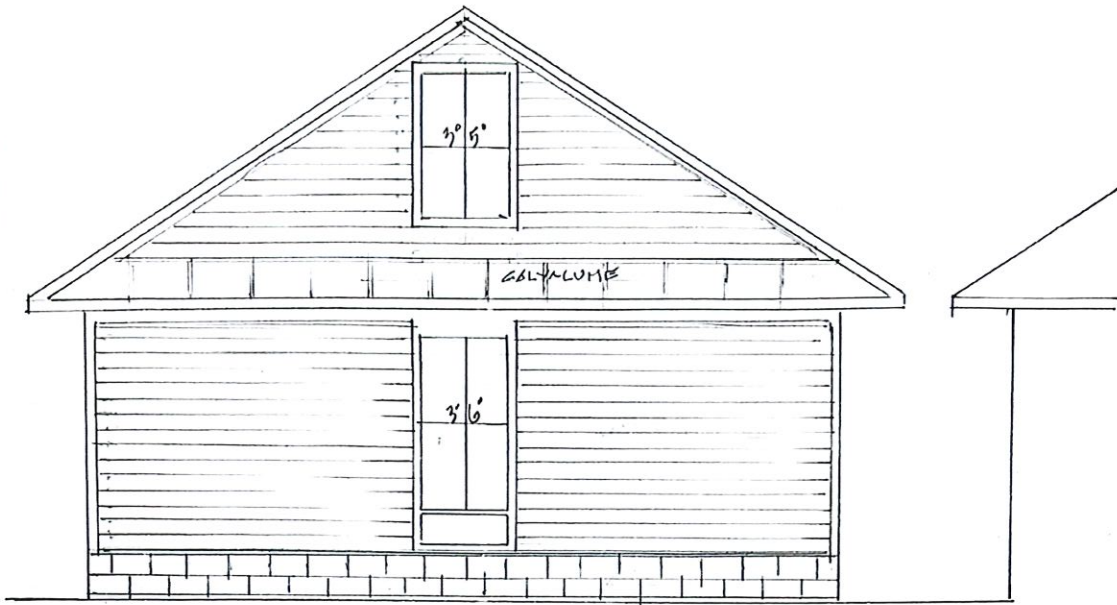
**First Floor Plan** Hart Residence - 87 Avenue D, Apalachicola, FL  
 Richard Dagenhart, Architect - 174 S Frederick S. Humphries Street, Apalachicola, FL



# Accessory Building – Garage and Office



Accessory Building – Garage and Office



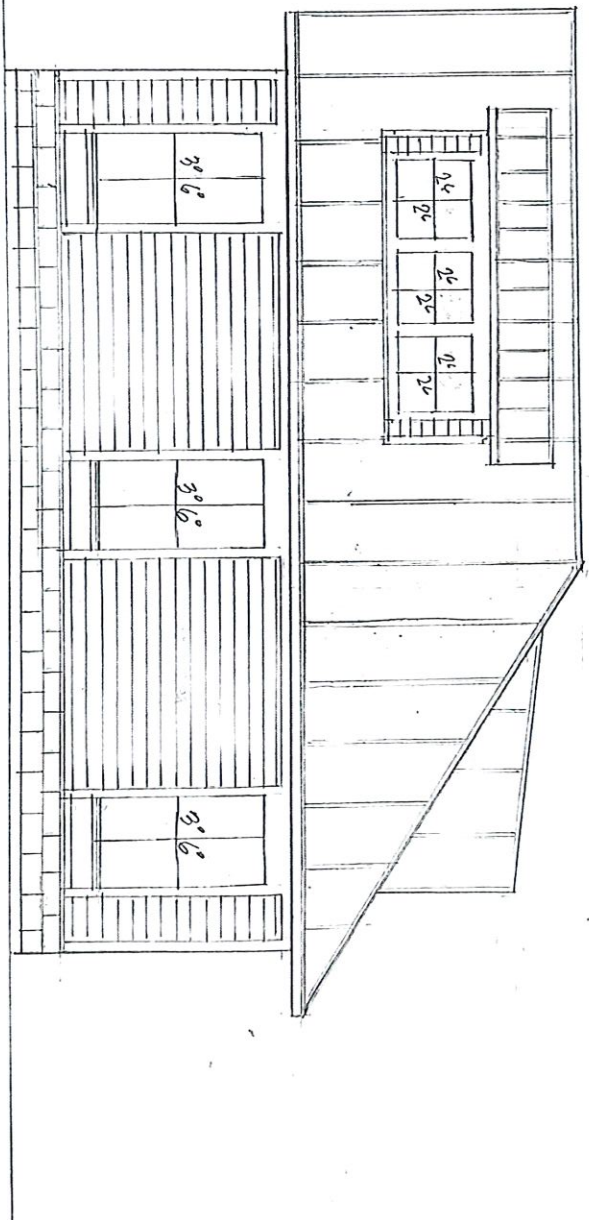
**Rear Elevation** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.



**Avenue D Elevation** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.

*Architectural Review*





Accessory Building – Garage and Office

**Seventh Street Elevation** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.

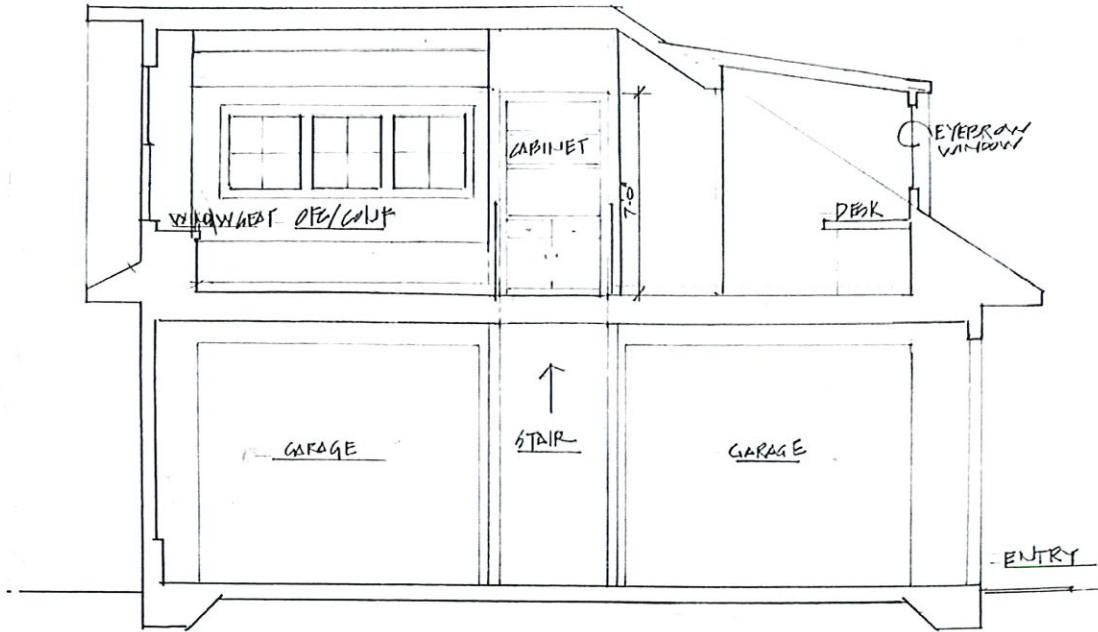


Accessory Building – Garage and Office

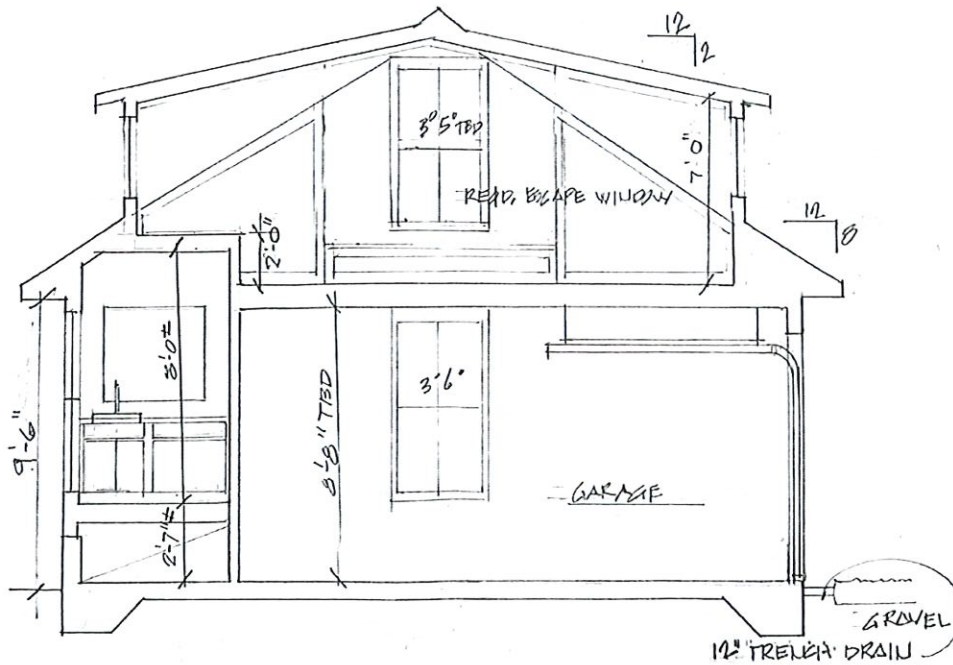
Alley Elevation Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.



Accessory Building – Garage and Office

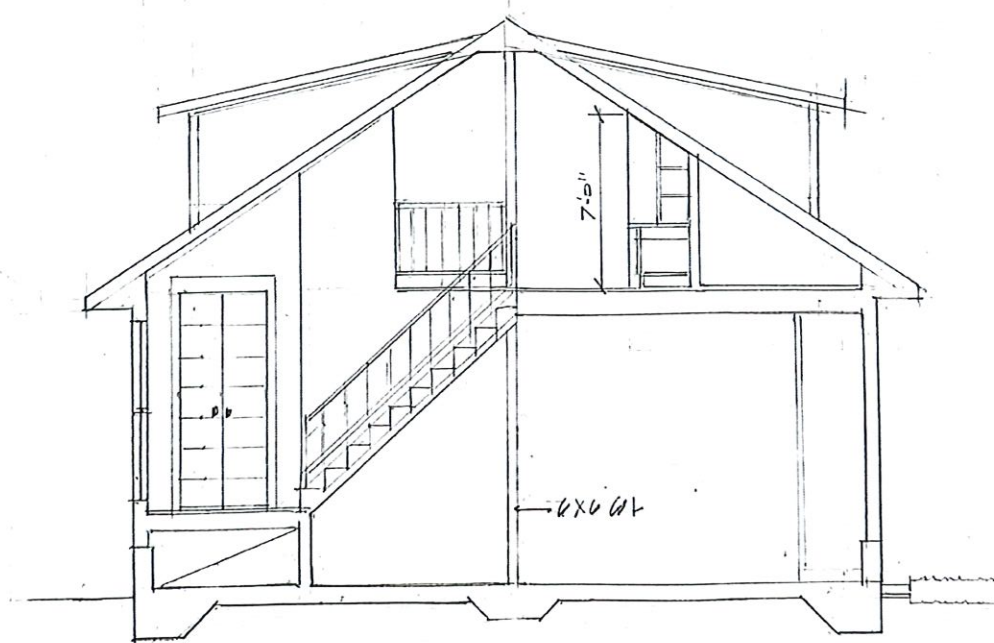


**Section A** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.



**Section B** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.

Accessory Building – Garage and Office



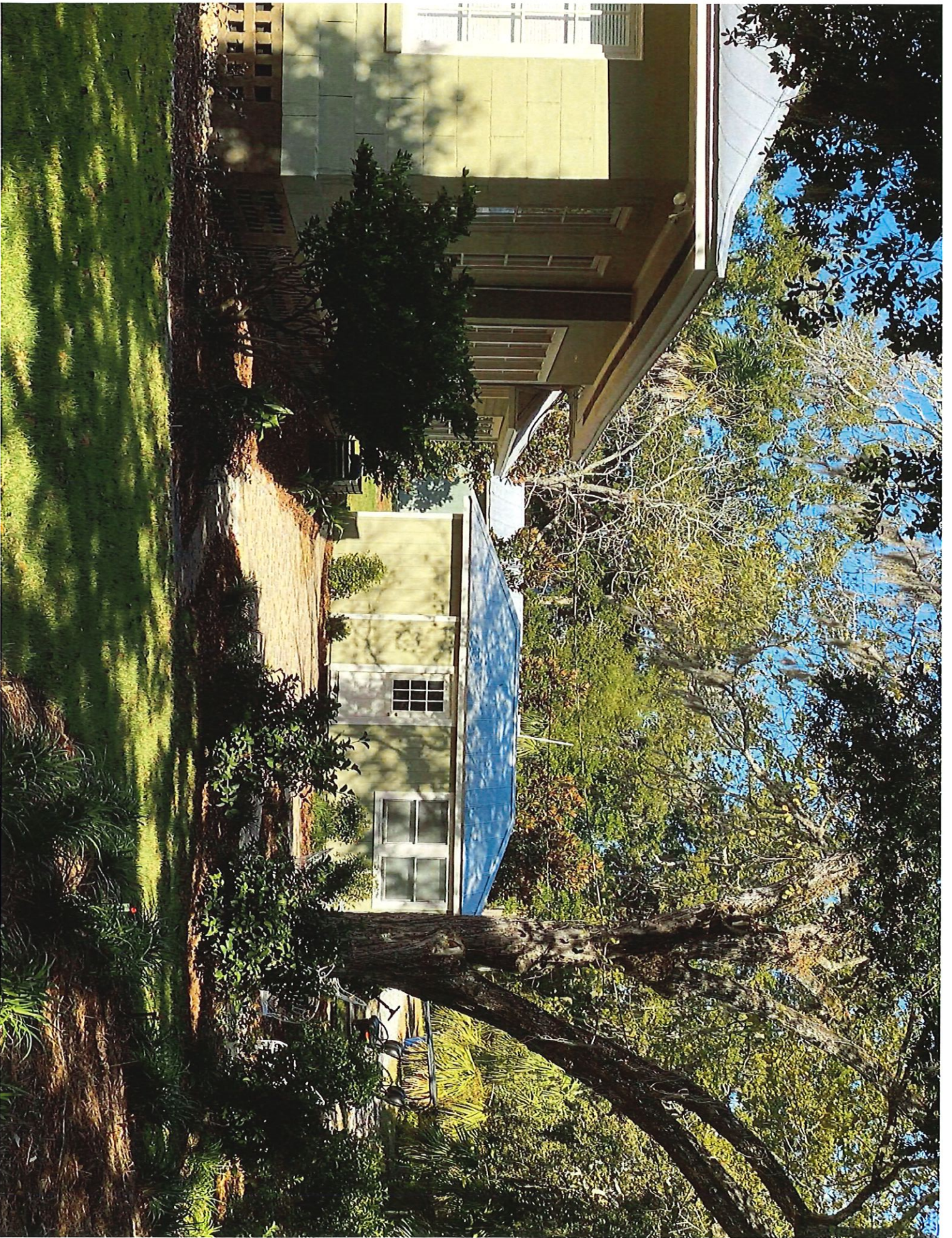
**Section C** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.



[illegible]

**Section D** Hart Residence - 87 Avenue D, Apalachicola, FL  
Richard Dagenhart, Architect – 174.5 Frederick S. Humphries Street, Apalachicola, FL.









**317 Earl King**  
**Accessory Structure**

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

Owner Elinor Mart-Simmons  
Address 317 Earl King St  
City Apalachicola State FL Zip 32320  
Phone (850) 323-0544

**CONTRACTOR INFORMATION**

Contractors Name James McConnell / Tool Time Building  
State License # CBC 125665 City License # \_\_\_\_\_  
Email Address permits.tooltime@gmail.com  
Phone (850) 481-1996

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 8x12 Portable Building

**PROPERTY INFORMATION:**

Street Address: 317 Earl King St City & State Apalachicola, FL Zip 32320  
☐ Historic District ☒ Non-Historic District Zoning District R-2  
Parcel #: 01-095-08W-8330-0207-0140 Block(s) 207 Lot(s) 14-16

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

**OFFICIAL USE ONLY**

Setback requirement of Property:

Front: 70 Rear: 7 Side: 7 Lot Coverage: 40%

Water Available: \_\_\_\_\_ Sewer Available: \_\_\_\_\_ Taps Paid: \_\_\_\_\_

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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City Planner

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*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).

8 x 12 portable Building

Project Scope	Manufacturer	Product Description	BL Product Approval #
Siding			
Doors	ELIXIR INC	DOORS	FL1722.3
Windows	KINCO INC	2030 WINDOW	FL2803.1
Roofing	UNION CORR	26-29 GA MASTERPIE	FL9555.2 FL9555.3
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other	UNITED STEEL PRO SIMPSON STRONG	ANCHORS, STRAPS RAFTER TIES	FL816 FL822.583 FL999

## 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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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.

DATE

6-13-23

SIGNATURE OF APPLICANT





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

DATE: 6-13-23 Permit Issued: \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: Elmer Mount-Simmons Email: \_\_\_\_\_

ADDRESS: 317 Earl King St

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-323-0544

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR'S NAME: James McConnell / Tool Time Build & Roofs  
Ass. Email: permits.tooltime@gmail.com

ADDRESS: ~~1117 Dealer Ave~~ 3822 East 15th St

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

STATE LICENSE NUMBER: CBC1256685 COMPETENCY CARD # \_\_\_\_\_  
RC 29027540

ADDRESS OF PROJECT: 317 Earl King St

PURPOSE OF PERMIT: 8x12 Portable Building

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

PROPERTY PARCEL ID # 01-095-08W-8330-027-0140

LEGAL DESCRIPTION OF PROPERTY: Block 14 Tracts 14 thru 16 620/299 ORIGINAL TO 100P/535  
1196/20

**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: Mark Mercer Ass.

ADDRESS: 1117 Dealer Ave CITY, STATE & ZIP: Panama City, FL 32404

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](mailto: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 74 Rear 7 L. Side 80  
R. Side 7  
Cost of Construction \$ 3845 Square Footage 96  
EPI 0 Flood Zone X Lowest Floor Elevation 1  
Area Heated/Cooled 0 # Of Stories 1 # Of Units 1  
Type of Roof Gulv Alum Type of Walls Alum Type of Floor wood  
Extreme Dimensions of: Length 12 Height 4 Width 8

**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 \_\_\_\_\_

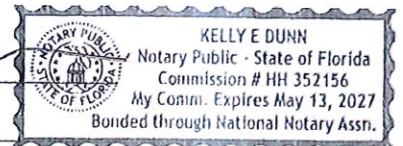
Notary as to Owner  
Date: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Signature of Contractor \_\_\_\_\_ Date 6-13-23

Notary as to Contractor  
Date: 6/13/2023

My Commission expires: 5/13/2027



APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.

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



## NOTICE OF COMMENCEMENT

Space Reserved For Recording:

PERMIT # \_\_\_\_\_ PARCEL ID # 01-095-08W-8330-0207-0140

STATE OF FLORIDA, COUNTY OF FRANKLIN

The **UNDERSIGNED** hereby gives notice that improvements will be made to certain real property, an in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

**LEGAL DESCRIPTION OF PROPERTY:** (Include Street Address)

317 Earl King St Apalachicola FL 32320 - BL 207 LOTS 14 THRU 16  
030/299 OR / 017/70 1008/535 1196/281

General Description of Improvements: portable Building

Owner Information or Lessee Information Contracted For The Improvements:

Name: Elinor Mount-Simmons Phone Number: 8503230544  
Address: 317 Earl King St Apalachicola FL 32320

Owner's Interest In Site Of The Improvement: \_\_\_\_\_

Name & Address Of Fee Simple Titleholder: \_\_\_\_\_

(If Different From Owner Listed Above): \_\_\_\_\_

Contractor's Name: James McConnell / Tool Time Building Phone Number: 8504811996  
Address: 3822 East 15th Street Panama City FL 32404

Surety: (If Applicable, A Copy Of The Payment Bond Is Attached): \_\_\_\_\_

Name & Address: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Lender Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

**PERSONS WITH IN THE STATE OF FLORIDA DESIGNATED BY THE OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED FOR BY FLORIDA STATUTE 713.13(1) (A) 7.**

NAME: \_\_\_\_\_

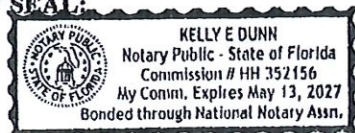
ADDRESS: \_\_\_\_\_

**IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LEINOR'S NOTICE AS PROVIDED IN SECTION 713.13 (1)(B) FLORIDA STATUTES:**

**EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DAT 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 I, 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 JOBSITE 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.**

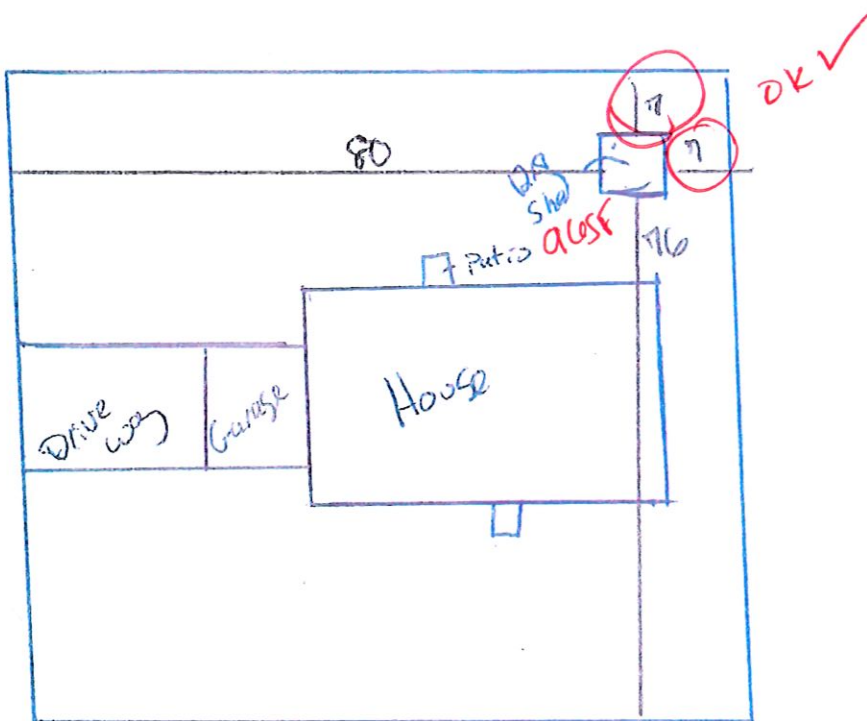
NOTARY SEAL:



Owner Signature: Elinor S. Mount-Simmons  
Printed Name: Elinor S. Mount-Simmons

Sworn to me this 31 day of May In the year of 20 23

Notary Signature: Kelly E. Dunn  
Printed Name: Kelly E. Dunn



Earl King St

Panel ID: 01-095-8330-0207-0146

Address: 317 Earl King St.

Property: 9,000

Flood Zone: X

Set Backs

Front 76

Rear 7

Left 80

Right 7

House 1104

Patio 48

Driveway 650

Garage 400

2202 Beta

~~1200~~ RXP 96

2298 After

OK ✓

BER





**270 Prado**

**Accessory Structure**

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
Application # _____ City Representative _____ Date Received _____		
OWNER INFORMATION	CONTRACTOR INFORMATION	
Owner <u>D.R. Horton, Inc.</u> Address <u>3606 MaClay</u> City <u>Tallahassee</u> State <u>FL</u> Zip <u>32312</u> Phone <u>(850) 850-687-4450</u>	Contractors Name <u>Veteran Construction Solutions</u> State License # <u>CGC015387</u> City License # _____ Email Address <u>Shannon.Yoder@onsightindustries.com</u> Phone <u>(321) 587-4477</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		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> New Construction  <input type="checkbox"/> Addition  <input type="checkbox"/> Alteration/Renovation  <input type="checkbox"/> Relocation  <input type="checkbox"/> Demolition             </div> <div style="width: 45%;"> <input type="checkbox"/> Fence  <input type="checkbox"/> Repair (Extensive)  <input type="checkbox"/> Variances  <input checked="" type="checkbox"/> Other <u>CBU Mailboxes on Concrete Pad (24'50"FT)</u> </div> </div>		
PROPERTY INFORMATION		
Street Address: <u>270 Prado Street</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-2</u> Parcel #: <u>01-09S-08W-8330-0265-0010</u> Block(s): <u>245</u> Lot(s): _____ FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: _____ Front: _____ Rear: _____ Side: _____ Lot Coverage: <u>45%</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 connected to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

OK  
BFR



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 proposed project is to install a 70" x 48" Concrete Pad with one 16 door vital standard and one 12 door vital standard mail kiosk on top of the concrete pad.

5.8' x 4' = 23.354

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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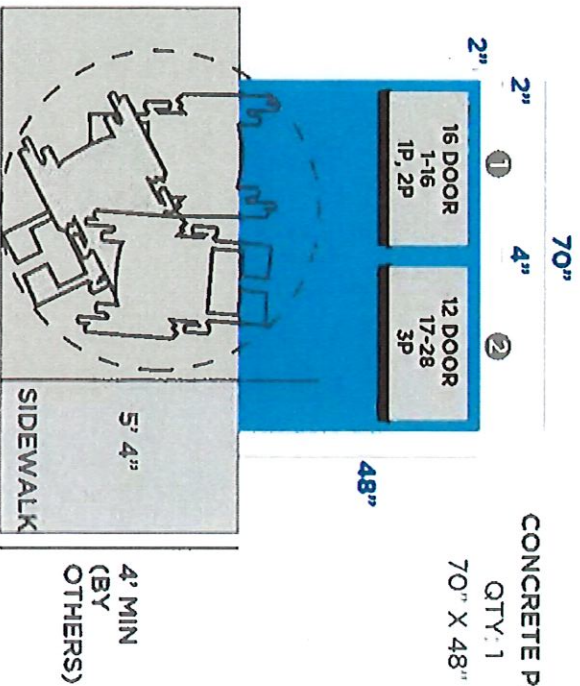
DATE

8/1/2023

SIGNATURE OF APPLICANT

Cheryl McChulff





CONCRETE PAD

QTY: 1

70" X 48"

16 DOOR VITAL STANDARD - 1570-16

QTY: 1

2 PARCEL LOCKER/1 MAIL SLOT  
SEQUENTIALLY NUMBERED

12 DOOR VITAL STANDARD - 1570-12

QTY: 1

1 PARCEL LOCKER/1 MAIL SLOT  
SEQUENTIALLY NUMBERED

4' MIN  
(BY  
OTHERS)

Postal  
Grey

MEASUREMENTS FOR PAD CALCULATED USING RADIUS TURN REQUIREMENTS AS DEFINED BY USPS CLUSTER BOX DEVELOPERS GUIDE (APPENDIX D G1-2-0 E-E3).  
ACCESSIBLE ROUTE DEFINED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (APPENDIX A TO PART 1191 - SECTION 4.3).

WO.342191 V.05.11.23

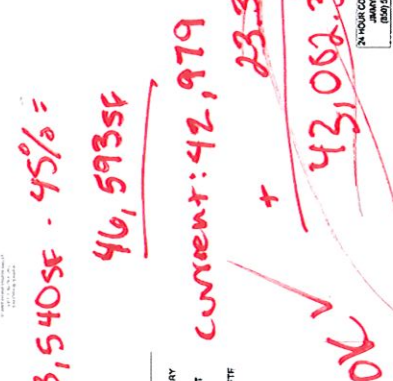
DR Horton - Tallahassee - Palmer Pointe Townhomes

CBU Pad

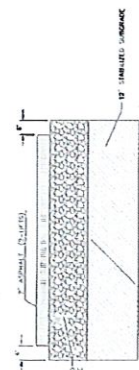


Q. FONTAINE  
C. NORCROSS

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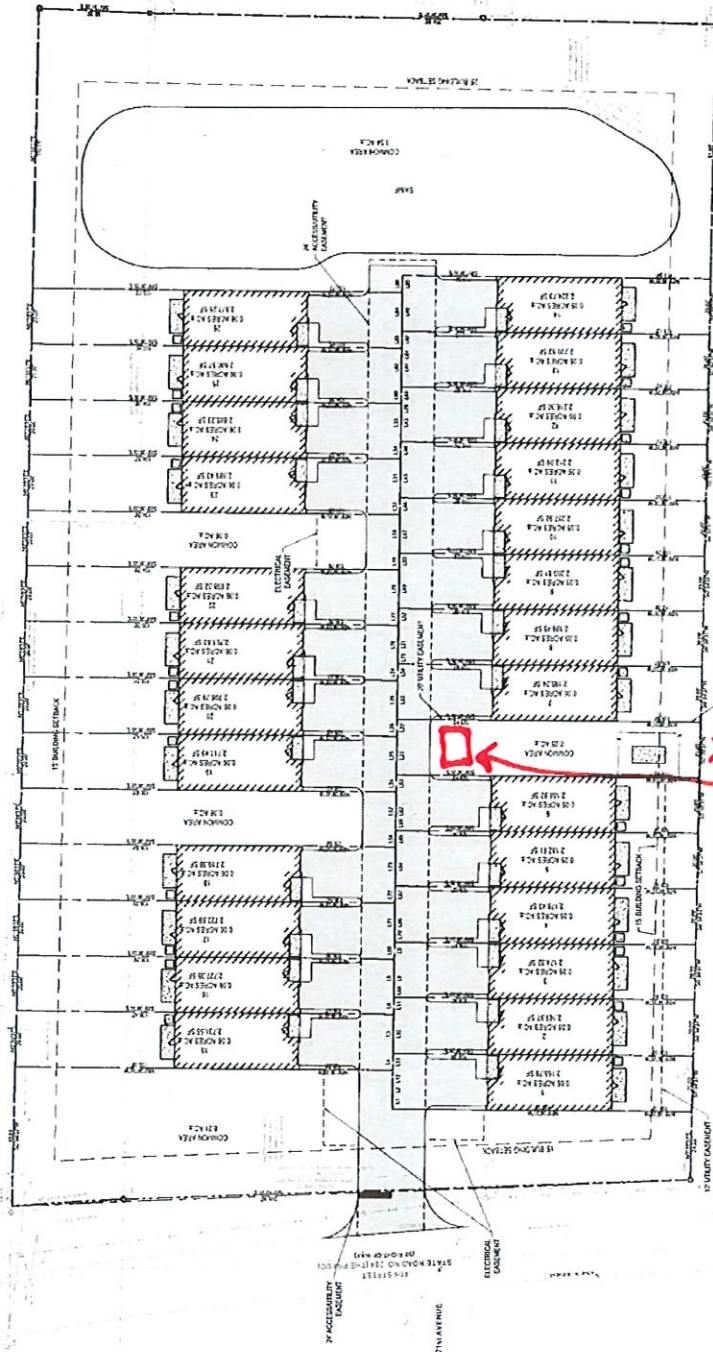


SITE DATA TABLE		FACILITY DATA		PERFORMANCE DATA	
NAME	ADDRESS	TYPE	STATUS	DATE	TIME
PARCEL G	01-050-000-030-010-020	2.38 AC	101-000-100	10/10/01	10:10:01
Total Area		2.38 AC	101-000-100	10/10/01	10:10:01
Building Footprint		21,400 SF	21,400 SF	21,400 SF	21,400 SF
Vehicle lot Area		15,300 SF	15,300 SF	15,300 SF	15,300 SF
Imp. Concrete		3,700 SF	3,700 SF	3,700 SF	3,700 SF
Proposed Impervious Area		30,800 SF	30,800 SF	30,800 SF	30,800 SF
Building Footprint		42,000 SF	42,000 SF	42,000 SF	42,000 SF
Vehicle lot Footprint		22,400 SF	22,400 SF	22,400 SF	22,400 SF
Imp. Concrete		17,500 SF	17,500 SF	17,500 SF	17,500 SF
Proposed Open Space		7,600 SF	7,600 SF	7,600 SF	7,600 SF
Proposed Open Space		60,400 SF	60,400 SF	60,400 SF	60,400 SF
Total Allowed (Units)		497 Units	497 Units	497 Units	497 Units
Total Allowed (Units)		20 Units	20 Units	20 Units	20 Units
Total Allowed (Units)		517 Units	517 Units	517 Units	517 Units

[illegible]







Parcel Line Table		
Line #	Length	Direction
1.1	11.00	N07°22'55"E
1.2	5.00	S47°17'55"W
1.3	14.00	N07°22'55"E
1.4	11.00	S07°22'55"W
1.5	5.00	S07°17'55"W
1.6	14.20	S47°17'55"W
1.7	5.00	N07°22'55"E
1.8	1.45	S07°22'55"E

Partial Time Table		
Time	Temp.	Distance
1.1	14.25	56723726
1.2	14.25	56723726
1.3	14.25	56723726
1.4	14.25	56723726
1.5	14.25	56723726
1.6	14.25	56723726
1.7	14.25	56723726
1.8	14.25	56723726
1.9	14.25	56723726
2.0	14.25	56723726
2.1	14.25	56723726
2.2	14.25	56723726
2.3	14.25	56723726
2.4	14.25	56723726
2.5	14.25	56723726
2.6	14.25	56723726
2.7	14.25	56723726
2.8	14.25	56723726
2.9	14.25	56723726
3.0	14.25	56723726

Period Under Test		
Case #	Length	Duration
1.00	1.00	50:27:12.70
1.01	1.00	50:27:12.70
1.02	1.00	50:27:12.70
1.03	1.00	50:27:12.70
1.04	1.00	50:27:12.70
1.05	1.00	50:27:12.70
1.06	1.00	50:27:12.70
1.07	1.00	50:27:12.70
1.08	1.00	50:27:12.70
1.09	1.00	50:27:12.70
1.10	1.00	50:27:12.70
1.11	1.00	50:27:12.70
1.12	1.00	50:27:12.70
1.13	1.00	50:27:12.70
1.14	1.00	50:27:12.70

Pond Line Table		
Line #	Length	Direction
1	14.80	N 67° 22' 25" E
2	13.40	N 67° 22' 25" W
3	13.40	S 67° 22' 25" W
4	14.80	S 67° 22' 25" E
5	14.80	N 67° 22' 25" E
6	14.80	S 67° 22' 25" E
7	14.80	S 67° 22' 25" E
8	14.80	N 67° 22' 25" E
9	14.80	N 67° 22' 25" E
10	14.80	N 67° 22' 25" E
11	14.80	N 67° 22' 25" E
12	14.80	N 67° 22' 25" E
13	14.80	N 67° 22' 25" E
14	14.80	N 67° 22' 25" E
15	14.80	N 67° 22' 25" E
16	14.80	N 67° 22' 25" E
17	14.80	N 67° 22' 25" E
18	14.80	N 67° 22' 25" E
19	14.80	N 67° 22' 25" E
20	14.80	N 67° 22' 25" E
21	14.80	N 67° 22' 25" E
22	14.80	N 67° 22' 25" E
23	14.80	N 67° 22' 25" E
24	14.80	N 67° 22' 25" E
25	14.80	N 67° 22' 25" E
26	14.80	N 67° 22' 25" E
27	14.80	N 67° 22' 25" E
28	14.80	N 67° 22' 25" E
29	14.80	N 67° 22' 25" E
30	14.80	N 67° 22' 25" E
31	14.80	N 67° 22' 25" E
32	14.80	N 67° 22' 25" E
33	14.80	N 67° 22' 25" E
34	14.80	N 67° 22' 25" E
35	14.80	N 67° 22' 25" E
36	14.80	N 67° 22' 25" E
37	14.80	N 67° 22' 25" E
38	14.80	N 67° 22' 25" E
39	14.80	N 67° 22' 25" E
40	14.80	N 67° 22' 25" E
41	14.80	N 67° 22' 25" E
42	14.80	N 67° 22' 25" E
43	14.80	N 67° 22' 25" E
44	14.80	N 67° 22' 25" E
45	14.80	N 67° 22' 25" E
46	14.80	N 67° 22' 25" E
47	14.80	N 67° 22' 25" E
48	14.80	N 67° 22' 25" E
49	14.80	N 67° 22' 25" E
50	14.80	N 67° 22' 25" E
51	14.80	N 67° 22' 25" E
52	14.80	N 67° 22' 25" E
53	14.80	N 67° 22' 25" E
54	14.80	N 67° 22' 25" E
55	14.80	N 67° 22' 25" E
56	14.80	N 67° 22' 25" E
57	14.80	N 67° 22' 25" E
58	14.80	N 67° 22' 25" E
59	14.80	N 67° 22' 25" E
60	14.80	N 67° 22' 25" E
61	14.80	N 67° 22' 25" E
62	14.80	N 67° 22' 25" E
63	14.80	N 67° 22' 25" E
64	14.80	N 67° 22' 25" E
65	14.80	N 67° 22' 25" E
66	14.80	N 67° 22' 25" E
67	14.80	N 67° 22' 25" E
68	14.80	N 67° 22' 25" E
69	14.80	N 67° 22' 25" E
70	14.80	N 67° 22' 25" E
71	14.80	N 67° 22' 25" E
72	14.80	N 67° 22' 25" E
73	14.80	N 67° 22' 25" E
74	14.80	N 67° 22' 25" E
75	14.80	N 67° 22' 25" E
76	14.80	N 67° 22' 25" E
77	14.80	N 67° 22' 25" E
78	14.80	N 67° 22' 25" E
79	14.80	N 67° 22' 25" E
80	14.80	N 67° 22' 25" E
81	14.80	N 67° 22' 25" E
82	14.80	N 67° 22' 25" E
83	14.80	N 67° 22' 25" E
84	14.80	N 67° 22' 25" E
85	14.80	N 67° 22' 25" E
86	14.80	N 67° 22' 25" E
87	14.80	N 67° 22' 25" E
88	14.80	N 67° 22' 25" E
89	14.80	N 67° 22' 25" E
90	14.80	N 67° 22' 25





116 5th

Demo

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only
		Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION	CONTRACTOR INFORMATION	
* Owner <u>See Lauren Wilson</u> Address <u>5718 Stonewall Rd</u> City <u>Little Rock AR</u> State _____ Zip <u>72207</u> Phone (____) _____	* Contractors Name <u>Jeremy Willoughby</u> State License # _____ City License # _____ Email Address _____ Phone <u>(850) 323-0769</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		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> New Construction  <input type="checkbox"/> Addition  <input type="checkbox"/> Alteration/Renovation  <input type="checkbox"/> Relocation  <input checked="" type="checkbox"/> Demolition             </div> <div style="width: 45%;"> <input type="checkbox"/> Fence  <input type="checkbox"/> Repair (Extensive)  <input type="checkbox"/> Variance  <input type="checkbox"/> Other _____             </div> </div>		
PROPERTY INFORMATION		
Street Address: <u>116 5th St</u> City & State: <u>Apalachicola</u> Zip: <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>R-1</u> Parcel #/ <u>61-095-08W-8330-0018-0040</u> Block(s) <u>18</u> Lot(s) <u>4</u> FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: _____ Rear: _____ Side: _____ Lot Coverage: _____ 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  
PER



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 House

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

DATE

SIGNATURE OF APPLICANT

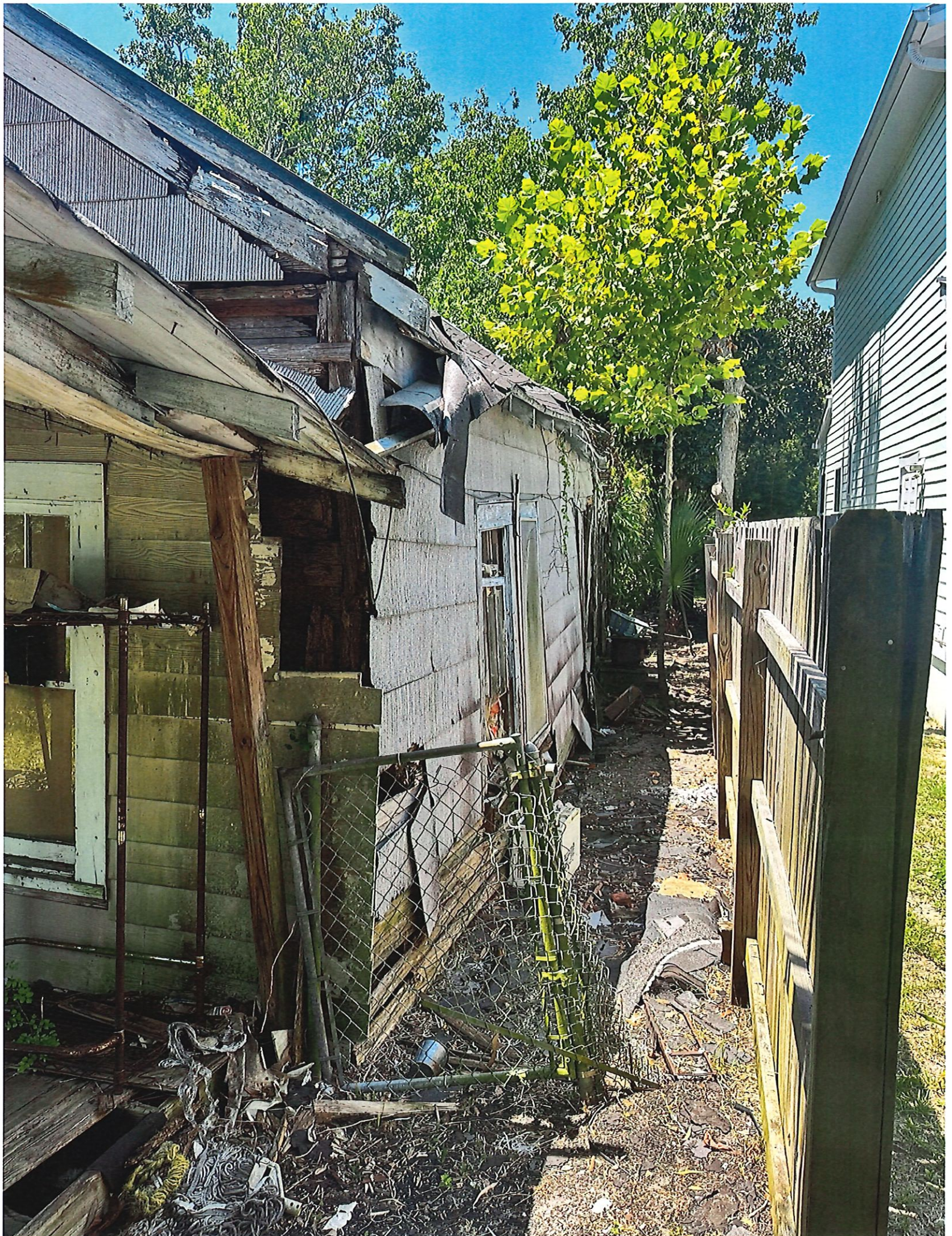
















**121 Market**

**NEW CONSTRUCTION**



<div style="border: 2px solid red; border-radius: 15px; padding: 5px; display: inline-block;"> <b>CITY OF APALACHICOLA</b>  <b>CERTIFICATE OF APPROPRIATENESS APPLICATION</b> </div>		<b>Official Use Only</b>  Application # _____ City Representative _____ Date Received _____
<b>OWNER INFORMATION</b>  Owner <u>121 Market St. LLC / Jason O'Steen</u> Address <u>2900 E. Park Ave</u> City <u>Tallahassee</u> State <u>FL</u> Zip <u>32301</u> Phone <u>(850) 510-1900</u>	<b>CONTRACTOR INFORMATION</b>  Contractors Name <u>N/A</u> State License # _____ City License # _____ Email Address _____ Phone (____) _____	
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
<b>PROJECT TYPE</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> New Construction  <input type="checkbox"/> Addition  <input type="checkbox"/> Alteration/Renovation  <input type="checkbox"/> Relocation  <input type="checkbox"/> Demolition         </div> <div style="width: 45%;"> <input type="checkbox"/> Fence  <input type="checkbox"/> Repair (Extensive)  <input type="checkbox"/> Variance  <input type="checkbox"/> Other _____         </div> </div>		
<b>PROPERTY INFORMATION:</b> Street Address: <u>121 Market Street</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>01-095-08W-8330-00F2-0140 &amp; -0151</u> Block(s): <u>F-2</u> Lot(s): <u>14 &amp; 1/2 15</u> FEMA Flood Zone/Panel #: <u>AE-12</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>		
<b>OFFICIAL USE ONLY</b>		
Setback requirement of Property: Front: <u>0</u> Rear: <u>0</u> Side: <u>0</u> Lot Coverage: <u>80%</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

- notes in red.

- New Construction requires DEP stormwater plan.



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).

Attached.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		Split Faced CMU Block	
Doors		Steel & Aluminium	
Windows		Aluminium	
Roofing		Corrugated Galvalume Metal Roofing	
Trim			
Foundation		Concrete Slab	
Shutters		N/A	
Porch/Deck		Wood	
Fencing		N/A	
Driveways/Sidewalks			
Other			



## CERTIFICATION

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

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

6-20-23  
DATE

SIGNATURE OF APPLICANT

Jason O'Steen / 121 Market St. LLC

### Project Description:

The proposed project is a mix-used building consisting of two commercial retail units downstairs (approximately 1186 sf each) and one residential unit upstairs (approximately 2800 sf). The goal is to have the building blend with the existing architectural look and feel of downtown Apalachicola and to extend the casual, walkable shopping experience of Market Street. Every major design element was taken from other nearby existing downtown buildings. These elements include the classic store-front facade with large display windows, the tin roofs, coastal style front balcony, covered walkway, and wrought iron accents, which all follow and honor the unique character of historic downtown Apalachicola.

### Estimated Parking Needs:

*Calculated pursuant to Sec 111-288 of Apalachicola Code of Ordinance.*

2 Retail Establishments (1186 sf)	= 2 space for the first 1000 sf x 2 units	= 4 ✓
2 Employees at peak shifts	= 1 space for two persons at peak shift	= 1 ✓
1 Dwelling	= 1 space for residential dwelling	= 1 ✓
Total Spaces Needed		= 6

### Non-Residential Floodproofing:

To conform with the look and feel of current buildings on Market Street and to best achieve the walkable shopping experience, we plan to utilize building techniques detailed in FEMA's requirements for floodproofing non-residential buildings. Attached is design analysis of the project. Once the building designs are finalized, certified engineering plans will be provided to the Building Department that shall meet the FEMA requirements for floodproofing non-residential buildings.

\* only 4 on-street available. lacking 2. parking mitigation?

- Needs to be reviewed by Floodplain Admin.
- If design needs to change, must come back to P+Z for architectural review.



[illegible]

## INDEX OF DRAWINGS

<u>GENERAL</u>	
G0.1	COVER SHEET
G1.1	SITE PLAN
<u>ARCHITECTURAL</u>	
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

## MATERIAL SYMBOLS

CATH	FLYMOOD
SHALLABILL TILL	ACROSTIC OR CRYPTIC TILL
CHOCICE	STACCO/PISTO
CHOCICE VINT	MOSS INSULATION
MOSS	BATT INSULATION
INSULATED WOOD	
WOOD WOOD (COMBINATION)	
WOOD WOOD (NOT COMBINATION)	

[illegible]

### ABBREVIATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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BLF-2 LOT 14 1138/300 1303/330 1304/266 AND  
BLF-2 THE NW 1/4 OF LOT 15 242/66 765/623 1173/565 1303/326 1304/266

## PROJECT DATA

MAIL ADDRESS AND PHONE NUMBER OF OWNER  
 JASON OSTEN  
 121 MARLET ST  
 APT 100  
 FL 32320  
 850-877-1028

PROJECT ADDRESS:  
 121 MARLET ST  
 APT 100  
 FL 32320

OCCUPANCY CLASSIFICATION:  
 M / R-2

CONSTRUCTION TYPE:  
 VB

ALLOCATION LEVEL:  
 NA

3212 (GROSS SQ FT) OF BUILDING  
 1ST FLOOR A/C = 2720 SQ. FT.  
 2ND FLOOR A/C = 2720 SQ. FT.  
 GROSS N/A = 5440 SQ. FT.

PORCHES/STAIRS = 813 SQ. FT.

## APPLICABLE CODES

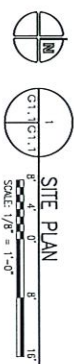
2020 FLORIDA BUILDING CODE RESIDENTIAL  
2020 FLORIDA BUILDING CODE EXISTING CONSERVATION  
2020 FLORIDA BUILDING CODE ENERGY CONSERVATION  
2020 FLORIDA BUILDING CODE FUEL GAS  
2020 FLORIDA BUILDING CODE PLUMBING  
2020 FLORIDA BUILDING CODE MECHANICAL  
2020 FLORIDA BUILDING CODE TEST PROTOCOLS  
2020 FLORIDA BUILDING CODE HIGH VELOCITY HURRICANE ZONE  
2020 FLORIDA ACCESSIBILITY CODE

## PROJECT TEAM

**ARCHITECT:**  
VBA DESIGN, INC.  
2424 JENKS AVE., SUITE B  
PANAMA CITY, FL 32405  
(850) 769-3357

**ELECTRICAL ENGINEER:**  
X

**STRUCTURAL ENGINEER:**  
X



encroachment  
agree must  
meet with  
City Commission  
8' x 44' 8"

lot = 80 x 45  
= 3,600 SF  
80% = 2,880 SF

8.75' x 27'  
= 236.25 SF

2,858.88 SF

proposed:

building = 64' x 44.67'

~ 2,858.88 SF

OK, w/  
21.12 SF  
left

rear porch  
access

236.25 SF

215.13 SF  
over  
80%  
=

\* rear porch/access  
makes this over  
80%.

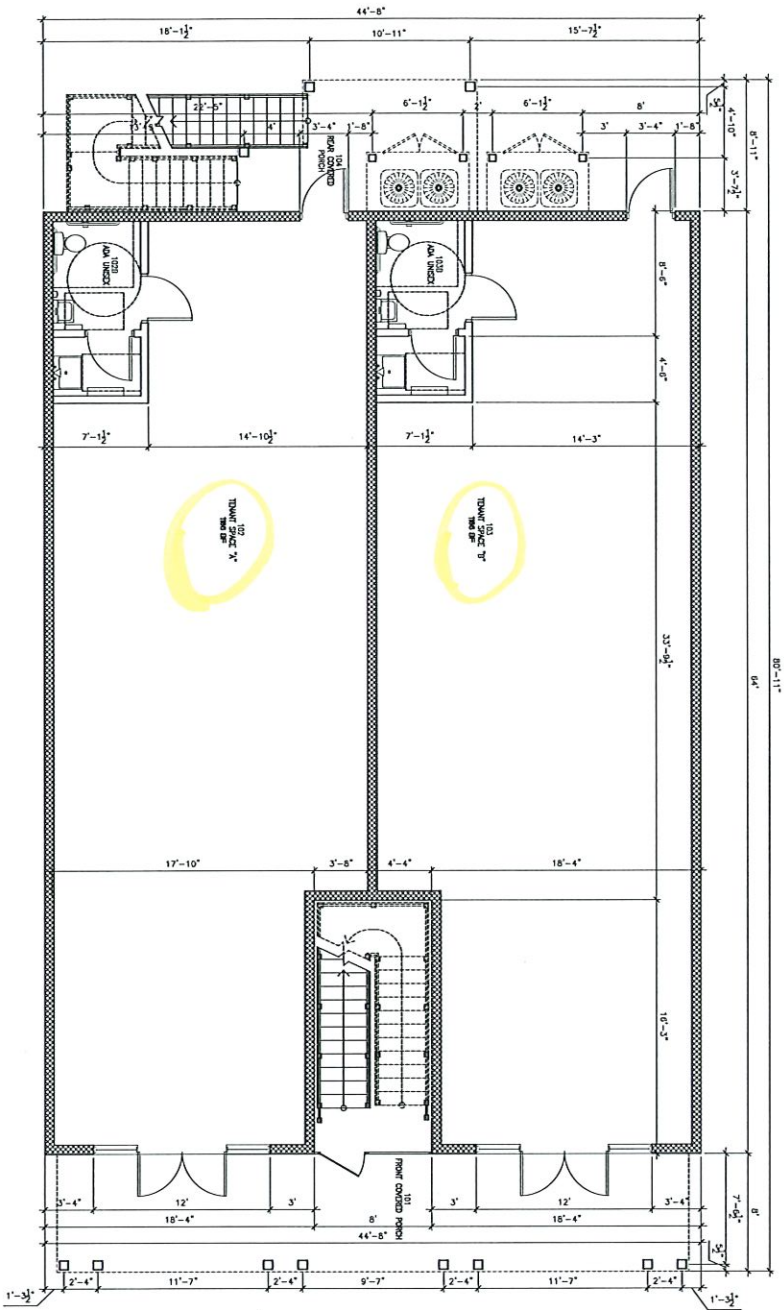
SCHEMATIC DESIGN

G1.1	SITE PLAN		PROJECT / 2235		<b>VBA DESIGN, INC.</b> ARCHITECTS AND PLANNERS 2424 JENKS AVENUE, SUITE B PANAMA CITY, FLORIDA 32405 "DESIGNING A BETTER EXPERIENCE"	LICENSE NO. AR94000 PHONE: 850 769 3357 FAX: 850 763 0410 <small>Reproduction or electronic transmission of these drawings or any part thereof is prohibited without written approval of the architect, VBA Design, Inc. These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.</small>
	NEW DESIGN FOR					
	JASON OSTEEN					
	121 MARKET STREET					
APALACHICOLA	FL					





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



### NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TAKEN TO THE FACE OF THE STUD, COMPONENT OR CASU.
2. ALL CASEWORK IS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION CONTACT THE PROJECT MANAGER FOR CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
4. VERIFY ALL ON SITE DIMENSIONS AND EQUIPMENT LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN ORDER TO COMPLETE THE REQUIREMENTS OF THIS CONTRACT.
5. MECHANICAL AND ELECTRICAL EQUIPMENT ARE SHOWN FOR DIAGNOSTIC PURPOSES ONLY. SHEETS FOR MECHANICAL AND ELECTRICAL SHEETS FOR WORK.

REFER TO COVER SHEET FOR PLAN SYMBOL DESIGNATIONS.

### LEGEND

- 1. INTERIOR ELEVATION DESIGNATION
- 2. DOOR DESIGNATION SEE SHEET A6.1
- 3. WALL TYPES - SEE 2/A1.1
- 4. NEW WINDOW - SEE SHEET A6.2
- 5. EXTERIOR ELEVATION DESIGNATION

SCHEMATIC DESIGN

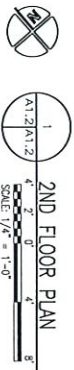
1ST FLOOR PLAN  
NEW DESIGN FOR  
JASON OSTEEN  
121 MARKET STREET

APALACHICOLA  
FL

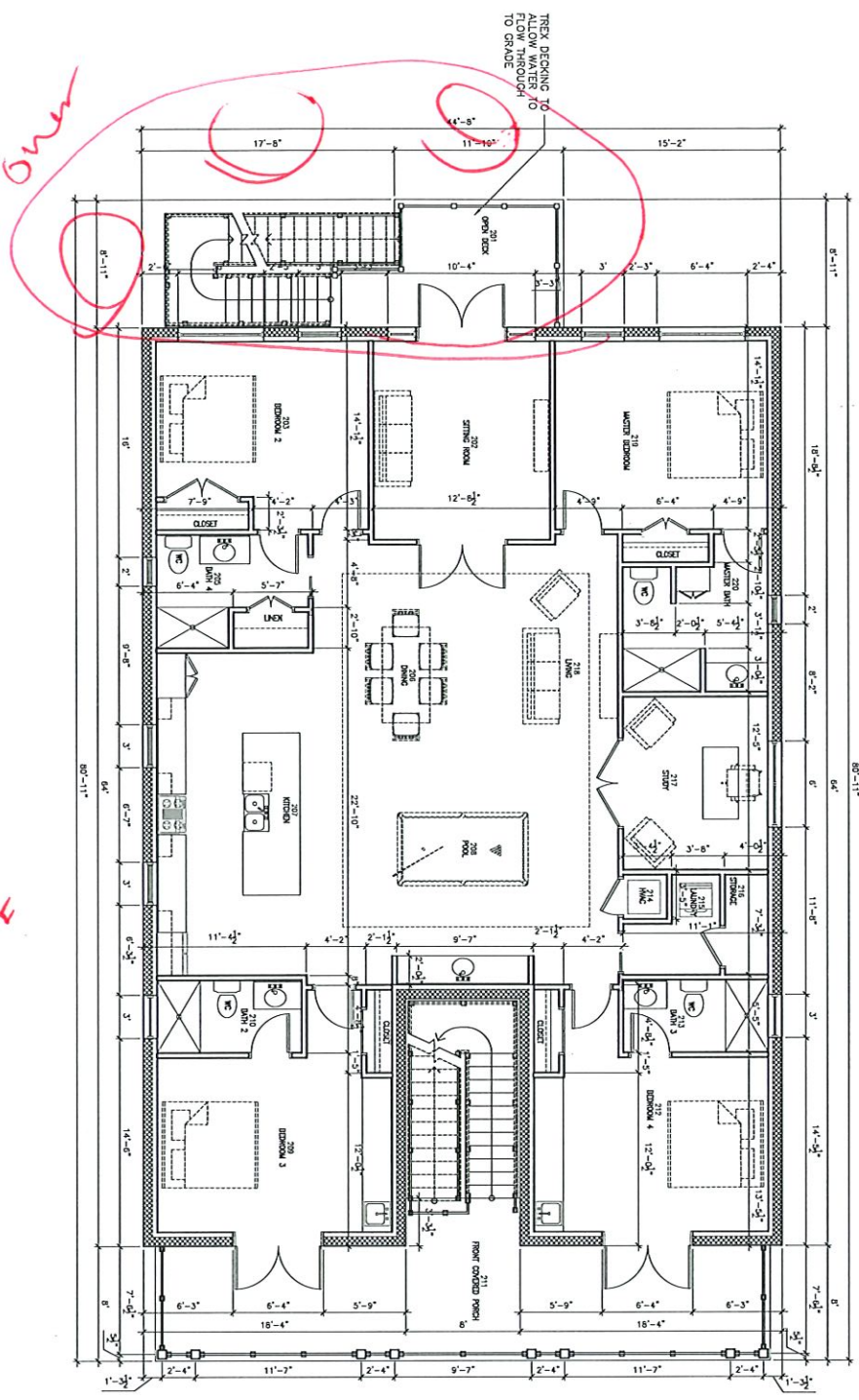
PROJECT #	2235
DATE	7/20/2023
BY	WV
CHECKED	WV
DATE	7/20/2023
SCALE	1/4" = 1'-0"
SHEET NO.	1
TOTAL SHEETS	1

**VBA DESIGN, INC.**  
ARCHITECTS AND PLANNERS  
1424 JENKS AVENUE, SUITE B  
PANAMA CITY, FLORIDA 32405  
"DESIGNING A BETTER EXPERIENCE"

LICENSE NO. AR94000  
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FAX: 850 763 0410  
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OK ✓  
1 duelling  
per 2,400 SF  
lot.



THEY DESIGNED TO  
ALLOW WATER TO  
FLOW THROUGH  
TO GRADE

### LEGEND

- 1. INTERIOR ELEVATION DESIGNATION
- 2. DOOR DESIGNATION SEE SHEET A6.1
- 3. WALL TYPES - SEE 2/A1.1
- 4. NEW WINDOW - SEE SHEET A6.2
- 5. EXTERIOR ELEVATION DESIGNATION

- ### NOTES
1. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TAKEN TO THE FACE OF THE STUD. CONCRETE OR CMU.
  2. ALL CASEWORK IS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
  3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION CONTACT THE PROJECT MANAGER FOR CLARIFICATION BEFORE COMMENCING WITH CONSTRUCTION.
  4. VERIFY ALL ON SITE DIMENSIONS AND EQUIPMENT LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN ORDER TO COMPLETE THE REQUIREMENTS OF THIS CONTRACT.
  5. MECHANICAL AND ELECTRICAL ELEMENTS ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO MECHANICAL AND ELECTRICAL SHEETS FOR WORK.
- REFER TO COVER SHEET FOR PLAN SYMBOL DESIGNATIONS.

SCHEMATIC DESIGN

2ND FLOOR PLAN  
NEW DESIGN FOR  
JASON OSTEEN  
121 MARKET STREET  
APALACHICOLA

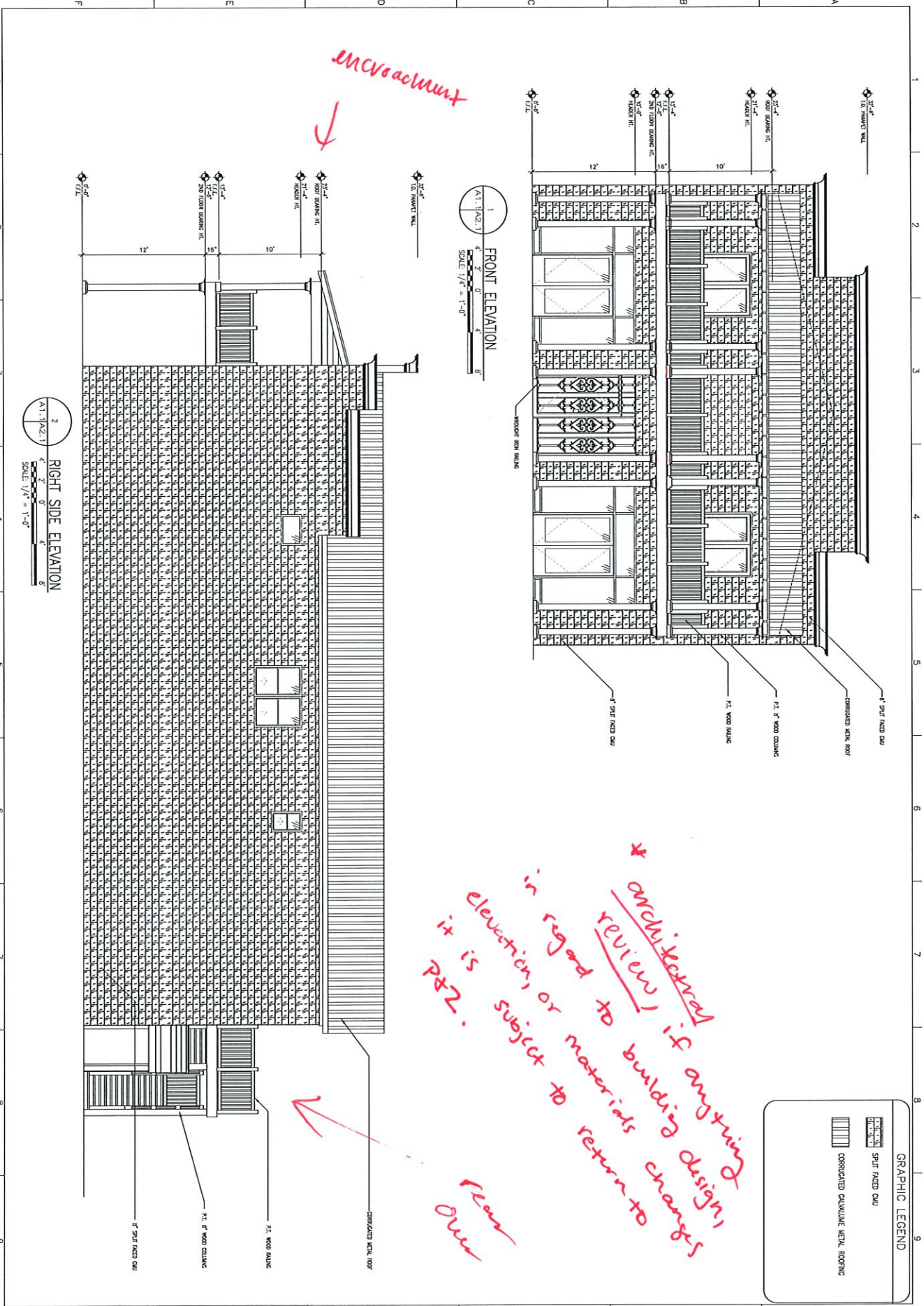
PROJECT #	2235
DATE	10/20/2023
BY	WV
CHECKED	WV
DATE	10/20/2023
PROJECT	2235
DATE	10/20/2023
BY	WV
CHECKED	WV
DATE	10/20/2023

**VBA DESIGN, INC.**  
ARCHITECTS AND PLANNERS  
2424 JENKS AVENUE, SUITE B  
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**SCHEMATIC DESIGN**

EXTERIOR ELEVATIONS

**NEW DESIGN FOR**

**JASON OSTEEN**

**121 MARKET STREET**

APALACHICOLA

DATE: 02-28-2023

DESIGNED BY: VBA

CHECKED BY: VBA

PROJECT # 2235

**VBA DESIGN, INC.**

ARCHITECTS AND PLANNERS

2424 JENKS AVENUE, SUITE B

PANAMA CITY, FLORIDA 32405

"DESIGNING A BETTER EXPERIENCE"

LICENSE NO. AR94000

PHONE: 850 769 3357

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**VBA DESIGN, INC.**  
ARCHITECTS AND PLANNERS  
2424 JENKS AVENUE, SUITE B  
PANAMA CITY, FLORIDA 32405  
\*DESIGNING A BETTER EXPERIENCE\*

EXTERIOR ELEVATIONS  
NEW DESIGN FOR  
JASON OSTEEN  
121 MARKET STREET

APALACHICOLA

## SCHEMATIC DESIGN

## A2.2.2



rendering







Jason Osteen Building, Apalachicola, FL  
Project No. 3738

FLOODPLAIN

# DESIGN ANALYSIS

## Point of Contact

Brett Parker, Flood Mitigation Specialist | (601) 672-9481 |  
bparker@floodproofing.com

VBA Design, Inc.  
Jason Stewart

PREPARED FOR

Floodproofing.com  
Jim Rycek, CFM

PREPARED BY

*& must be  
reviewed by  
Floodplain  
administration*

*- Floodplain admin variance?  
City Commission?*



**FLOOD**  
DESIGN TEAM



# Product Options



## Custom Door + Window Flood Barrier

FRA FLOOD PANEL

BUDGETARY ESTIMATE

\$39,482.00

The Flood Risk America (FRA) Flood Panel creates a watertight seal to protect any opening against flood water and is highly resistant to heavy impact forces. Each panel is custom-engineered to meet individual installation requirements.

### STORAGE SPACE



Some Storage Required

### DEPLOYMENT SPEED



No Tools Needed

### MORE INFO?



[LEARN MORE](#)

### LEAD TIME



8 - 10 Weeks

### UNIQUE FEATURES

- Customizable sizes
- Toolless deployment
- No permanent brackets
- <5lbs psf

*NOTE: ASCE 24-14 allows glass curtain walls to be protected by flood barriers that fasten to the structure. Per FEMA TB-3, released in January 2021, FEMA identifies a glass curtain wall as a "wall", therefore a deployable flood barrier system over a glass curtain wall, would not be compliant and does meet the CFR, in its eyes. In conclusion, FEMA's position is that any temporarily installed means of flood protection that cover such walls that are not structural and substantially impermeable, would not be considered complaint.*



## FLOODPROOFING.COM® DRY FLOODPROOFING PRODUCT SCHEDULE

Project Number:	3738	Date:	12/13/2022
Project Name:	Jason Osteen Building	Contact:	Jason Stewart
Project Address:	121 Market St.	Email:	jstewart@vbdesign.us
Project City, State, Zip:	Apalachicola, FL 32320	Based on Plans Dated:	12/27/2022

Number	Opening Details					Product Details				
	Opening Type	Length (ft.)	In.	Height (ft.)	Area (sq. ft.)	Recommended Product	Length (ft.)	Height (ft.)	Area (sq. ft.)	Pricing
1	Single Door (Tenant Space A)	3.4	40.8	6.0	20.4	FRA Flood Panel	4.4	6.0	26.4	\$ 4,356.00
2	Single Door (Tenant Space B)	3.4	40.8	6.0	20.4	FRA Flood Panel	4.4	6.0	26.4	\$ 4,356.00
3	Double Door w/ Sidelites (Tenant Space B)	12.0	144.0	6.0	72.0	FRA Flood Panel	13.0	6.0	78.0	\$ 12,870.00
4	Double Door w/ Sidelites (Tenant Space A)	12.0	144.0	6.0	72.0	FRA Flood Panel	13.0	6.0	78.0	\$ 12,870.00
					<b>TOTAL SQ. FT.:</b>				<b>208.8</b>	

### Comments:

- Expert installation is available for an additional fee. If interested, please request a quote.
- All wall conditions are assumed to be smooth, level, and plumb concrete or filled CMU free of obstruction.

Wall Material: Appears to be brick.

Cost:	\$34,452.00
Additional Materials:	\$5,030.00
<b>Total Cost:</b>	<b>\$39,482.00</b>
NOTE: Budgetary Estimate; Prices are Not Final and Do Not Include Taxes or Freight Cost	

This is a Budgetary Estimate; Prices are Not Final and Do Not Include Taxes or Freight Costs

FLOODPROOFING.COM

19 MANTUA ROAD, MOUNT ROYAL, NJ 08061

1-800-507-0865

PLANS@FLOODPROOFING.COM





# Custom Door & Window Flood Barrier

FRA FLOOD PANEL



**A custom-engineered barrier that protects any sized opening against intrusion & flood water damage.**

The Flood Risk America (FRA) Flood Panel uses sustainable flood-seal technology to protect any opening against flood water & is highly resistant to heavy impact forces. Each panel is custom-engineered to meet individual installation requirements & job-specific demands. It is easy to install, deploy, & remove.



*Storefront Protection Door & Window Barrier*



## Applications

Storefronts | Windows/Doors | Vehicle Access Points | Drain Covers



Storefront Application



Single Door Barrier



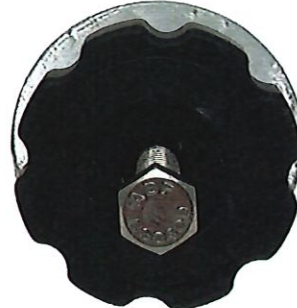
Extended Run Barrier With Corner

## Technical Specifications

<b>MATERIAL</b>	High Density Foam Core, Fiberglass Skin, Structural Coating
<b>SEAL</b>	Gasket Compression
<b>HARDWARE</b>	Stainless Steel Anchors
<b>WEIGHT</b>	4 lbs PSF
<b>DESIGN</b>	Meets FEMA & ASCE Requirements
<b>WARRANTY</b>	Lifetime (Panel Only)



Custom Egress Entrance Application



Close Up of Easy-Turn Knob

## HAND TIGHTENING TOOLLESS DEPLOYMENT



## FEATURES



### Durable

Strong Composite Materials



### Custom Sizes

Dimensions to Fit Your Needs



### Lightweight

Less Than 4 Pounds Per Ft<sup>2</sup>



### Quick Deployment

Panels Are Easy To Transport & Install



### Versatile

Gasket Conforms To Uneven Surfaces



# NOTES:

STORAGE HANDLING  
DO NOT STORE FLOOD PANELS IN A MANNER THAT WILL COMPRESS DAMAGE GASKETS OR THAT WILL CAUSE DAMAGE TO THE PANELS, CHANNELS, ANGLES, OR ANCHORS. HANDLING FLOOD PANELS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE PANELS, CHANNELS, ANGLES, OR ANCHORS CAUSED BY STORAGE CONDITIONS.

INSTALLATION  
REFER TO ALL MANUFACTURER'S INSTALLATION NOTES AND DRAWINGS. INSTALL FLUMING SQUARE, AND LEVEL INSURING CONTINUOUS AND EVEN GASKET CONTACT. DO NOT DRILL OR PENETRATE ANY SURFACE OF PANELS WITHOUT CONSULTING MANUFACTURER. USE ONLY FASTENERS PROVIDED BY THE MANUFACTURER (UNLESS OTHERWISE NOTED).

MAINTENANCE - INSPECTION  
PERIODIC INSPECTION AND MAINTENANCE OF FLOOD BARRIER INSTALLATIONS INCLUDING SEALANT, GASKETS, ANCHORS, AND OPERATING HARDWARE IS THE RESPONSIBILITY OF THE OWNER.

STRUCTURAL REVIEW  
STRUCTURAL ANALYSIS OF THE BUILDING CAPACITY TO WITHSTAND ALL FLOOD BARRIER SERVICE LOADS THAT ARE TRANSFERRED TO THE STRUCTURE SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER AND BE BASED ON SERVICE LOADS AS INDICATED ON THESE PLANS. FLOOD RESISTANCE IS NOT RESPONSIBLE TO ENSURE THE BUILDING'S ABILITY TO HANDLE THE IMPOSED LOADS AND SHALL NOT BE RESPONSIBLE FOR EXISTING / AS BUILT FIELD CONDITIONS THAT VARY FROM THESE PLANS.

## PERFORMANCE

FLOOD BARRIERS ARE DESIGNED TO CONTROL SHORT TERM HYDROSTATIC, HYDRODYNAMIC AND DEBRIS IMPACT LOADS UP TO THE DESIGNATED WATER HEIGHT NOTED ON THESE DRAWINGS. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER.

## DESIGN CRITERIA

### DESIGN LOADS

- 1) HYDROSTATIC LOADS TO ELEVATION AS INDICATED ON DRAWINGS BASED ON HYDROSTATIC WATER LOAD (64 PCF).
- 2) HYDRODYNAMIC LOADS ON VERTICAL SURFACES OF MOVING FLOODWATERS AS 1 FEET PER SECOND
- 3) DEBRIS IMPACT LOAD OF A 1,000 LB OBJECT FOR A 1 SECOND DURATION

### ANCHORAGE

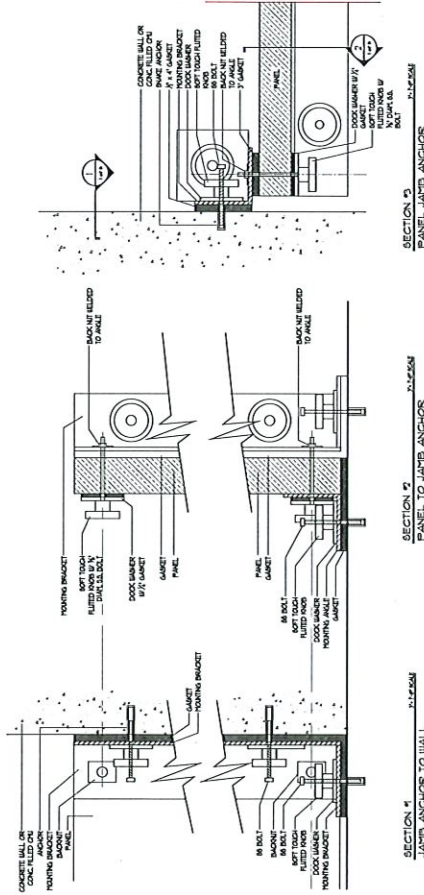
ALL ANCHOR DESIGNS ARE BASED ON ATTACHING TO STRUCTURE CALLED OUT IN THE DRAWINGS. FLOOD RESISTANCE PANELS ARE TO BE ANCHORED INTO CONCRETE OR MASONRY. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER. ANY SUBSTRATE OTHER THAN THAT AS NOTED Voids THE WARRANTY OF THE MANUFACTURER.

DESIGN TO VARIABILITY TO EXISTING STRUCTURE FLOOD RESISTANCE PANELS ARE NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN THAT VARY FROM THESE DRAWINGS OR NOTED IN THE DRAWINGS. FLOOD RESISTANCE PANELS ARE NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN THAT VARY FROM THESE DRAWINGS OR NOTED IN THE DRAWINGS. FLOOD RESISTANCE PANELS ARE NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN THAT VARY FROM THESE DRAWINGS OR NOTED IN THE DRAWINGS.

FIELD CONDITIONS DIFFER FROM THESE PLANS. FLOOD RESISTANCE PANELS ARE NOT RESPONSIBLE FOR THE ANCHOR MOUNTING TO THE STRUCTURE BE DESIGNED AND INSTALLED BY BUILDINGS FOR BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING THESE DRAWINGS.

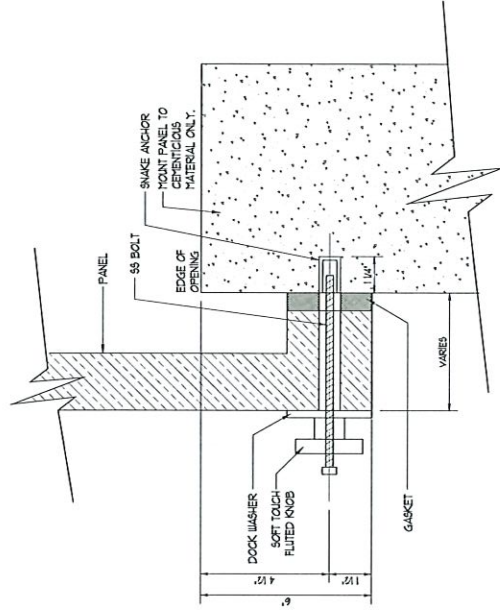
REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION INSTRUCTIONS AND REQUIREMENTS.

## Sample FRA Panel Connection Details for Reference Only



JAMB MOUNTED BRACKET DETAILS  
JAMB ANCHOR TO WALL

SPLINE POST DETAIL B2  
(PANEL TO POST)



CONNECTION DETAIL C1  
DOOR PANEL TO CONC.

CONNECTION DETAIL D1  
CONCRETE

FINAL CHECK DRAWING REVIEW  
☐ APPROVED  
☐ APPROVED AS NOTED (REVISIONS NOT REQUIRED)  
☐ APPROVED AS NOTED (REVISIONS REQUIRED)  
☐ REJECTED (REVISIONS REQUIRED)

DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

FLOOD RISK AMERICA  
 10000 10TH AVE N  
 SUITE 100  
 MINNEAPOLIS, MN 55412  
 TEL: 612.338.1100  
 FAX: 612.338.1101  
 WWW.FLOODRISKAMERICA.COM

Revisions:  
 Date Description  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 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528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 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# Complementary Flood Insurance Review

Our floodproofing assessment helped ensure your structure was designed to be properly protected. Now, make sure it reaps the benefits with our complementary review which will lead to a lower flood insurance premium.

## — TAKE ADVANTAGE OF — These Discounts



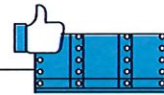
### Proper Venting Discount

Flood risk can be reduced by installing flood vents that prevent foundation damage which can lead to flood insurance discounts.



### Correct Rating

There are many nuances to flood insurance. We can make sure projects or properties are rated correctly + receiving the lowest premium possible.



### Dry Floodproofing Credit

It can be difficult to get approved for dry floodproofing credit. Our specialists can help ensure maximum flood insurance savings with the proper credits.

## — IMPORTANT FACTS — About Our Success

**20 YEARS**  
of helping others

**50%**  
average savings

**5K**  
insurance reviews

## — ARE YOU THE — Property Owner?

### CONTACT OUR EXPERTS

[insurance@floodproofing.com](mailto:insurance@floodproofing.com)  
1 (800) 507 0865



## 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 121 MARKET STREET, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. MARKET STREET				Company NAIC Number:	
City APALACHICOLA		State Florida		ZIP Code 32320	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 14 AND THE NORTHWESTERLY HALF OF LOT 15, BLOCK "F2" OF THE CITY OF APALACHICOLA					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29.72841</u> Long. <u>-84.98512</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 0526	B5. Suffix F	B6. FIRM Index Date 02-05-2014	B7. FIRM Panel Effective/ Revised Date 02-05-2014	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) <u>12.0'</u>
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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. MARKET STREET			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: 7.53 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)   | 13.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 13.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 5.9  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 7.3  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | N/A  | <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 01-31-2023 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#13-247 PSC#0147  
C2a & C2e= ESTABLISHED BY ADDING 1.0 FOOT TO THE (B9) BASE FLOOD ELEVATION.  
SITE BENCHMARK IS THE TOP OF AN IRON ROD MARKING THE NORTHWESTERLY CORNER OF SUBJECT PARCEL.  
NO CONSTRUCTION PLANS WERE PROVIDED TO THIS FIRM.



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

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

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code



Signature Date Telephone

Comments

☐ Check here if attachments.

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. MARKET STREET			Policy Number:	
City APALACHICOLA	State Florida	ZIP Code 32320	Company NAIC Number	
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>				
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>				
G4. Permit Number	G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for:      <input type="checkbox"/> New Construction   <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters   Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters   Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters   Datum _____</p>				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable)				
<input type="checkbox"/> Check here if attachments.				



**BUILDING PHOTOGRAPHS**OMB No. 1660-0008  
Expiration Date: November 30, 2022**ELEVATION CERTIFICATE**

See Instructions for Item A6.

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. MARKET STREET			Policy Number:
City APALACHICOLA	State Florida	ZIP 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

Photo One Caption

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. MARKET STREET			Policy Number:
City APALACHICOLA	State Florida	ZIP 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

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four





19 MANTUA ROAD,  
MT ROYAL, NJ 08061

(800) 507-0865  
info@floodproofing.com

May 22, 2023

**To: Jason O'Steen**

**Subject: 121 Market St Apalachicola Floodproofing Assessment**

Dear Mr. O'Steen:

Floodproofing.com has provided a complimentary assessment of the design plans to determine compliant dry floodproofing techniques. The dry floodproofing system that was recommended for this project is the FRA Flood Panel, which is a proven and tested flood barrier system. It meets or exceeds FEMA and NFIP Regulations and Building Code Requirements. When dry floodproofing, per building code, the walls of the building must be structural and waterproofed up to the Design Flood Elevation and openings such as doors, windows, and vehicular entrances must be protected by flood protection system that are bolted into the structural elements of the building. If the walls are designed and constructed to code, our assessment provides compliant flood barriers to protect openings that will result in a compliant design, as it relates to flood protection.

Sincerely,

*Brendan Kane*

Brendan Kane  
Flood Design Team Director

