September 11th
Planning & Zoning

Workshop 5:15PM
Regular Meeting 6:00PM
Agenda Packet
Joint Workshop: 5:15PM

- Joint Workshop to discuss an amendment to the LDC to consider wooden decks spaced properly as pervious. Please see attached report and previous meeting minutes.

Regular Meeting: 6:00 PM

1. Approval of August 14th, 2023 meeting minutes.

2. Review, Discussion and Decision for Fence. (R-2) @ 213 17th Street, Block 125 Lot 9. For Brenda Ash - Owner; Contractor: TBD

3. Review, Discussion and Decision for Addition, Removals, & Accessory Structures. (R-2) @ 245 12th Street, Block 153 Lots 6-8. For Dana Allen - Owner; Contractor: TBD

4. Review, Discussion and Decision for Fence. (R-1) @ 190 Avenue B, Block 58 Lots 1-5. For Roy & Becky Morton - Owner; Contractor: TBD

5. Review, Discussion and Decision for Accessory Structures. (R-2) @ 6 Ellis Van Fleet, Block 264. For WCC Management – Owner; Contractor: TBD/Owner

6. Review, Discussion and Decision for Addition & Accessory Structures. (R-2) @ 242 Prado, NA Block 3, Lots 4-5. For Cutler Edwards - Owner; Contractor: TBD

7. Review, Discussion and Decision for New Construction (Principal + Accessory) & Certificate of Appropriateness. (R-1) (Historic District) @ 109 16th Street, Block 100 Lots ½ 7 & 8. For Dane Clemons – Owner; Contractor: TBD

8. Review, Discussion and Decision for Sign & Certificate of Appropriateness. (C-1) (Historic District) @ 33 Market Street, Block 9 Lot 1. For Franklin County Board of County Commissioners – Owner; Contractor: Sign Design
9. Review, Discussion and Decision for Addition & Certificate of Appropriateness (C-1) 
   (Historic District) @ 51 Commerce Street, Block C Lots 10-11. Peyton Morton – Owner: 
   Contractor: Owner

10. Review, Discussion and Decision for Accessory Structure within Encroachment & Breezeway + Certificate of Appropriateness. (O/R) (Historic District) @ 101 12th Street, Block 78 Lot 10. For William Zester – Owner; Contractor: James Pendleton

11. Review, Discussion and Decision for Accessory Structure + Certificate of Appropriateness. (O/R) (Historic District) @ 105 11th Street, Block 75, Lots 9 and ½ 10 For Brent Mabrey – Owner; Contractor: TBD

Other/New Business:
- N/A

Outstanding/Unresolved Issues:
- N/A

Motion to adjourn the meeting.
Joint Workshop
Deck Permeability
City Planner Report
Bree Robinson
9/1/23
Reviewed and approved by:
Daniel Hartman, City Attorney

Decks – Impervious

Background & Review:

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.
P&Z Board Recommendations:

- The P&Z members were in consensus with a 10% lot coverage allowance just for pervious decks spaced at least 1/8 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.
- The P&Z members were in consensus with at least 1/8 inch between boards, wooden or faux wood, being sufficient to consider pervious, allowing water to pass through.
- The P&Z members were in consensus to allow the 10% allocation for pervious decking in residential and commercial zones.

Applicable Code & Potential Changes:

Below are DRAFT changes! These are subject to change and will be in ordinance format for a first reading by the City Commission. These changes have been reviewed by the City Attorney.

- **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.) **Accessory structures shall include, but not be limited to:** patios, decks (pervious and impervious), gazebos, arbors, trellises, sheds, pools, spas, and mechanical swimming pool or spa equipment.

- **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. Exceptions: Items identified on a site plan as a best management practice to treat stormwater shall be allowed within open space and not considered impervious and pervious decks defined as decks with a minimum spacing of 1/8 inch between boards. Pervious decks shall be limited to an additional 10% (above the Code maximum for impervious coverage applicable to each zoning category) of lot coverage. (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.)

- **NEW**: Define deck: TBD
Regular Meeting
August 14th P&Z Workshop & RM Minutes
NOTE: The equipment recording the audio of these meetings malfunctioned – the recordings are inaudible. City of Apalachicola apologizes for the inconvenience.

Attendance:

- Joe Taylor, Chase Galloway, Bobby Miller, Lee McLemore, Elizabeth Milliken, Jim Bachrach in attendance for the workshop and regular meeting – Myrtis Wynn joined the board for the regular meeting.

Workshop: 5:00PM

- Workshop to discuss an amendment to the LDC to consider wooden decks spaced properly as pervious. 2nd P&Z Workshop on this topic.
- Group consensus from the first workshop was a 10% lot coverage allowance just for pervious decks spaced at least 1/8 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 2nd workshop:
  - Stick to 10%?
  - Stick to 1/8 spacing?
  - Will 10% apply for commercial areas also, or just residential (Ex: C-1 is allowed 80% standard lot coverage.)

- 2nd Workshop Minutes:
- City Planner, Bree Robinson, started the conversation by going over the determinations from the first workshop as stated in the agenda packet. She asked the board to begin with discussing the 10% allocation first.
CITY OF APALACHICOLA
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WORKSHOP & REGULAR MEETING
Monday, August 14th, 2023
Community Center - 1 Bay Avenue
Minutes

- A citizen, Richard Dagenhart, during public comment questioned if this possible change in the code would be simple for an average citizen to interpret and prompted discussion – the P&Z Board along with the City Planner assured that this would be a simple interpretation of the Code to move forward with.

- Board member, Lee McLemore, brought up other materials that might be pervious, such as pervious pavers, and asked if they should be included in this 10% allocation – City Planner agreed to discuss this after the 3 main discussion topics had been addressed.

- The P&Z members were in consensus with a 10% lot coverage allowance just for pervious decks spaced at least 1/8 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.

- The P&Z members were in consensus with at least 1/8 inch between boards, wooden or faux wood, being sufficient to consider pervious, allowing water to pass through.

- The P&Z members discussed if the same 10% allocation should be applicable for commercial zones as well – the City Planner was asked if there were any unintended consequences to allowing this in the commercial zones and she stated she was not aware of any. The board asked the City Planner if someone could then place a pervious deck on a vacant lot if they own another lot downtown – City Planner explained that noncontiguous lots would still have to meet LDC which requires a principal structure before any accessory structures are built. If a business has the extra land after their principal structure to add their 10% pervious accessory decking, then they would be allowed to do so.

- The P&Z members were in consensus to allow the 10% allocation for pervious decking in residential and commercial zones.
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- The topic of pavers or other pervious materials picked back up and the P&Z board discussed keeping it simple and only discussing decks at this time – City Attorney, Dan Hartman, stated that pervious pavers with appropriate documentation have been pervious and not contributing to lot coverage by the City in the past. Anita Grove also offered public comment on this and agreed that pervious pavers should not be part of this conversation.

- The P&Z Board agreed that they had reached a consensus for recommendation to the City Commission. City Planner stated that if the P&Z Board’s discussion was over, that they could adjourn the meeting and the next step would be for a joint workshop with the City Commission to be scheduled. For the joint meeting, the City Attorney and City Planner would draft any changes needed in the COA LDC to make the recommendations possible and at the joint workshop these would be discussed with the City Commission and P&Z Board.

- Meeting adjourned!

JOINT WORKSHOP SCHEDULED FOR MONDAY, SEPTEMBER 11th 5:15PM!

Regular Meeting: 6:00 PM

1. Approval of July 10th, 2023 meeting minutes.
   - Despina George came forward for public comment and asked for a correction to be made and incorporated into the July meeting minutes –
     - “Despina George came forward for public comment and stated that the elements for this approval were not included in the plans presented to P&Z for site plan approval, and it should have been known from the beginning that those elements would exceed 35’, as because the roofline is at 35’, and that the window’s walk is a new design that has not appeared on any previous designs.”
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- Motion to approve with correction noted by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.

2. Review, Discussion and Decision for Fence. (R-1) @ 214 Avenue C. For Jim Bachrach - Owner; Contractor: N/A
   - Jim Bachrach, applicant, removed himself from the board for this item – please see attached Form 8B.
   - Motion to approve by Chase Galloway; 2nd by Bobby Miller. All in favor – motion carried.

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
   - Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.

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
   - City Planner clarified that the only sign eligible for P&Z approval is the one with dimensions noted in the agenda packet.
   - Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.

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
   - Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.

6. Review, Discussion and Decision for Accessory Structure. (R-2) @ 164 13th, Block 139, Lot 2. For Jeannie Walker -Owner; Contractor: TBD
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- Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.

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
   - City Planner asked for the applicant to sign the application certification page and to affirm the fence would be in property lines – applicant confirmed and signed certification is attached.
   - Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carried.

8. Review, Discussion and Decision for Accessory Structures. (R-2) @ 242 15th Street, Block 133 Lots 1 & ½ 2. For Jeff Keith – Owner; Contractor: TBD
   - Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.

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
   - Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.

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
    - Motion to approve by Chase Galloway; 2nd by Lee McLemore. All in favor – motion carried.

11. Review, Discussion and Decision for Accessory Structure. (R-2) @ 270 Prado, Block 265. For D.R. Horton – Owner; Contractor: Veteran Construction Solutions
Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.

12. Review, Discussion and Decision for Demo. (R-1) (Historic District) @ 116 5th Street, Block 18 Lot 4. For Sue Lawren Wilson – Owner; Contractor: Jeremy Willoughby
   - Motion to approve by Chase Galloway; 2nd by Bobby Miller. All in favor – motion carried.

13. Review, Discussion and Decision for New Construction/Certificate of Appropriateness. (C-1) (Historic District) @ 121 Market Street, Block F-2 Lots 14 & 15. For Jason O'Steen – Owner; Contractor: TBD
   - City Planner stated that the following could be contingencies of approval and were all things that the board needed to review:
     o Architectural Review and Certificate of Appropriateness approved, if any aspect of the design changes it is subject to return to P&Z for Architectural Review.
     o DEP Permitted Engineered Stormwater Plan submitted to Building Official prior to permitting.
     o Certified Flood Administrator must review for all City and FEMA elevation and floodproofing requirements and approve prior to permitting - if elevation changes it is subject to return to P&Z for Architectural Review.
     o Additional 2 parking spots needed must be resolved prior to permitting either by mitigation directly with the City Commission or through P&Z by returning and showing to provide 2 spots within 500'.
     o Encroachment agreement for balconies must be presented to and approved by the City Commission prior to any permitting - if not approved or design changes it is subject to return to P&Z for architectural review.
     o Site plan surpasses 80% - applicant must agree to remove rear additions to meet 80% LDC and must also meet fire code requirements.
o Trash - Applicant must provide on-site space for trash storage until pick up.
  • Applicant, Jason O’Steen, stated that the rear additions are removed from the application in order to meet the 80% LDC lot coverage requirement.
  • Applicant stated that there would be on-site space for trash storage in the rear of the building, not on the sidewalk.
  • Bobby Miller asked if the floodproofing shown in the submittal would be sufficient for this area of downtown and the applicant explained that it follows FEMA recommendations – the City Planner assured the board that it would all have to be reviewed and approved by a certified Floodplain Administrator before permitting.
  • Jim Bachrach made a motion to approve if all contingencies noted by the City Planner were passed; 2nd by Bobby Miller. All in favor – motion carried.
  o Final contingencies of P&Z Approval:
    • Architectural Review and Certificate of Appropriateness approved, if any aspect of the design changes it is subject to return to P&Z for Architectural Review.
    • DEP Permitted Engineered Stormwater Plan submitted to Building Official prior to permitting.
    • Certified Flood Administrator must review for all City and FEMA elevation and floodproofing requirements and approve prior to permitting - if elevation changes it is subject to return to P&Z for Architectural Review.
    • Additional 2 parking spots needed must be resolved prior to permitting either by mitigation directly with the City Commission or through P&Z by returning and showing to provide 2 spots within 500'.
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- Encroachment agreement for balconies must be presented to and approved by the City Commission prior to any permitting - if not approved or design changes it is subject to return to P&Z for architectural review.
- Original site plan surpassed 80% - applicant agreed to remove rear additions to meet 80% LDC and must also meet fire code requirements.
- Trash – Applicant agreed to provide on-site space for trash storage until pick up.

Other/New Business:
- P&Z Alternate to be appointed at the 8/8/23 City Commission meeting.
  - Myrtis Wynn appointed as alternate P&Z member by City Commission.

Outstanding/Unresolved Issues:
- Ethics & Sunshine Law Training on 8/15/23 from 3PM-7PM.
  - Despina George offered public comment and reminded everyone that there would be a workshop August 23rd at 5PM in the Community Center to discuss policies and procedures within the building department – she welcomed everyone to attend!

Motion to adjourn the meeting by Jim Bachrach; 2nd by Chase Galloway. All in favor – meeting adjourned.

Meeting minutes approved by:

____________________  ______________________
Chair, Joe Taylor            Date
WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ______________________________________, hereby disclose that on ________________________, 20__:

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

☑ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, ____________________________;

___ inured to the special gain or loss of my relative, ____________________________;

___ inured to the special gain or loss of ____________________________, by whom I am retained; or

___ inured to the special gain or loss of ____________________________, which is the parent organization or subsidiary of a principal which has retained me.

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

Agenda item #2, review, discussion and decision regarding construction of a fence at my home.

Date Filed: ____________________________

Signature: ____________________________

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

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

2. I/We authorize staff from the City of Apalachicola and the Planning and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submitted may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for 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 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 issue to be approved by the PZB before work commences on those changes. There will be no change for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.

7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.

8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must attach all requests for extensions in writing and provide appropriate support documentation, if needed.

9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.

10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.

11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rules or regulations.

8/14/2023

[Signature]

DATE

SIGNATURE OF APPLICANT
# CITY OF APALACHICOLA
## CERTIFICATE OF APPROPRIATENESS APPLICATION

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<thead>
<tr>
<th>OWNER INFORMATION</th>
<th>CONTRACTOR INFORMATION</th>
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<tbody>
<tr>
<td><strong>Owner</strong></td>
<td><strong>TBD</strong></td>
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<tr>
<td><strong>Address</strong> 213 17th St</td>
<td><strong>License#</strong></td>
</tr>
<tr>
<td>City: Apalachicola</td>
<td><strong>City License#</strong></td>
</tr>
<tr>
<td><strong>Phone</strong> (850) 232-0590</td>
<td><strong>State License#</strong></td>
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| Approval Type: [ ] Staff Approval Date: [ ] Board Approval [ ] Board Denial Date: [ ]
| *Reason for Denial: [ ]

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<th>PROJECT TYPE</th>
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<td>[ ] Addition</td>
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<td>[ ] Alteration/Renovation</td>
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<td>[ ] Demolition</td>
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<tr>
<th>PROPERTY INFORMATION:</th>
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<tbody>
<tr>
<td><strong>Street Address</strong> 213 17th St</td>
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<tr>
<td>City &amp; State Apalachicola</td>
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<tr>
<td><strong>Zip</strong> 32320</td>
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<tr>
<td>[ ] Historic District [X] Non-Historic District</td>
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<tr>
<td><strong>Zoning District</strong> R-2</td>
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<tr>
<td><strong>Parcel #</strong> 01-095-08W-8330-0125-0090</td>
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<tr>
<td><strong>Block(s)</strong> 125 <strong>Lot(s)</strong> 9</td>
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<tr>
<th>OFFICIAL USE ONLY</th>
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<tr>
<td>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.</td>
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<tr>
<td>Certificate of Appropriateness Approval</td>
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<tr>
<td>Chairperson, Apalachicola Planning &amp; Zoning Board</td>
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*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 Permit.*

Bree Robinson
City Planner
850.323.0985 / b robinson@cityofapalachicola.com
Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

4' x 10' Sensor

See attached examples

<table>
<thead>
<tr>
<th>Project Scope</th>
<th>Manufacturer</th>
<th>Product Description</th>
<th>EL Product Approval #</th>
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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 submission requirements and procedures and have read and understood the following:

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

2. I/We authorize staff from the City of Apalachicola and the Planning 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 submission 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 schedule Planning and Zoning Board Meeting.

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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.

8/23/23

_Date_

[Signature]

SIGNATURE OF APPLICANT
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
BRENDA ASH,
CITIZENS FEDERAL SAVINGS BANK OF PORT ST. JOE,
DODD TITLE CO., INC.,
STEWARD TITLE GUARANTY CO.

LEGAL DESCRIPTION:
Lot 9, Block "125" of the CITY OF APALACHICOLA,
as per map or plat in common use on file at the
Clerk of the Circuit Office in Franklin County, Florida.

REVISED: 05/15/00; FOUNDATION LOCATION
REVISED: 08/30/00; FINAL LOCATION

NOTES:
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeasterly right of way boundary of 17th Street having
   an assumed bearing of North 48 degrees 43 minutes 20 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCORCHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signatures and the original raised seal of
   a Florida licensed surveyor and mapper.

LEGEND
R/W RIGHT OF WAY
M MEASURED
R/P RECORD PLAT
SIRC SET IRON ROD & CAP #4261

FLOOD ZONE INFORMATION:
Subject property is located in Zone "C" as per Flood Insurance Rate Map Community Panel No:120089 00018,
index date: August 03, 1992, Franklin County, Florida.

James "Thurman" Roddenberry
Professional Land Surveyor
Florida Certificate No. 4261

Surveyor and Mapper
Florida Certificate No. 4261

DATE: 08/30/90
DRAWN BY: BR
PL.B21 pg. 67
COUNTY: FRANKLIN
FILED: 09/19/90
DATE OF LAST FIELD WORK: 08/30/90
JOB NUMBER: 00-119
245 12th Street

Addition, Removals, & Accessory Structures
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION

Owner: DANA ALLEN
Address: 245 12TH A
City: APALACHICOLA, Fla., Zip: 32320
Phone: 702-467-9705

CONTRACTOR INFORMATION

Contractors Name: TBD
State License #: City License #
Email Address:
Phone:

Approval Type: [ ] Staff Approval [ ] Board Approval [ ] Board Denial

*Reason for Denial

PROJECT TYPE

[ ] New Construction  [ ] Addition
[ ] Alteration/Remodeling  [ ] Renovation
[ ] Demolition  [ ] Accessory

PROPERTY INFORMATION

Street Address: 245 12TH A
City & State: APALACHICOLA, Fla., Zip: 32320

Historic District: [ ] Yes, Non-Historic District: [ ] No
Zoning District: R-2
Parcel #: 01-09S-08W-8330-0153-0070  Block: 15 3 Lot: 7-8

FEMA Flood Zone/Panel #:

For A, B, C, D, or VE please complete attached Flood Application

OFFICIAL USE ONLY

Setback requirements of Property:
Front: 15'  Rear: 25'  Side: 16'  Lot Coverage: 40%

Water Available:  [ ] Sod Available:  [ ] Type Field: [ ]

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:

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

Bree Robinson
City Planner
850.323.0985 / brobinson@cityofapalachicola.com
Describe the Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

SEE ATTACHED SITE PLAN FOR ADDITIONS & REMOVALS.

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Applicant is working toward Code compliance. There are sections to be removed and separated between principal & accessory.  

-B.R.
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8-21-23

DATE

SIGNATURE OF APPLICANT
Notes:
1. Survey source: Record plat and field survey performed by the undersigned surveyor.
2. Bearing reference: Southwesterly boundary of subject parcel having in all directions at North 45 degrees 05 minutes 14 seconds East as per a previous survey by this firm.
3. No improvements have been located in the survey other than shown herein.
4. There are no visible enhancements other than those shown herein.
5. This survey is based upon existing monuments.
6. Not valid without the signature and original seal of a Florida licensed surveyor and mapper.
7. Flood zones and setbacks depicted herein are not to be used for construction permitting purposes. All flood zones and setbacks should be verified by the appropriate County Departments.

Legal description: Lots 6, 7, and 8, Block "133" of City of Apalachicola, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

Total area = 17,998 sq.ft.
Dwelling = 3,173 sq.ft.
Covered area = 12,508 sq.ft.
Wood deck = 406 sq.ft.
Planter = 285 sq.ft.
Concrete = 1,449 sq.ft.
Wood dock = 169 sq.ft.

Total improvements = 3,155 sq.ft.
19.5% Flood Zone Information: Subject property is located in Zones "A", "X-0.26", "AH (EL 14)" and "AH (EL 14)" as per Flood Insurance Rate Map Community Panel No. 120-026-0526N, index date: February 05, 2014, Franklin County, Florida.

Truax Rudesbery & Associates, Inc.
Professional Surveyors and Mapmakers
P.O. Box 360, 1344 Exchange Street, Panama City, FL 32401

Datum: 1928 North American
Projected Coordinate System: Florida State Plane 1928
Datum: North American 1983

T: 18692 R: 52905

= current
= proposed & meets LDC
= has to be removed
= attorney review for "fence"
= wood planter
190 Avenue B

Fence
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION

Owner: Broy & Becky Morton
Address: 190 Ave B
City: Apalachicola, State: FL
Zip: 32320
Phone: (205) 919-3514, (305) 589-4365

CONTRACTOR INFORMATION

Contractor Name:
State License #: __________________ City License #: __________________
Email Address:
Phone: __________________

Approval Type: [ ] Staff Approval [ ] Board Approval [ ] Board Denial

Reason for Denial:

PROJECT TYPE

☐ New Construction
☐ Addition
☐ Alteration/Remodeling
☐ Relocation
☐ Demolition
☐ Other [ ]

☐ [ ]

PROPERTY INFORMATION

Street Address: 190 Ave B
City & State: Apalachicola, Zip: 32320

Property District: [ ] Non-Residential District
Zoning District: R-1
Parcel #: 01-095-08W-0058-0010
Block(s): 58
Lot(s): 1-5

OFFICIAL USE ONLY

Setback Requirement of Property:

Front: 15 Rear: 25 Eider: 5 Lot Coverage: 40%

Water Available: [ ] Sewer Available: [ ] Taxes Paid:

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

Certificate of Appropriateness Approval:

Chad Robinson, Apalachicola Planning & Zoning Board

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

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

The fence would be to fit all.

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8/3/23

DATE

[Signature]

SIGNATURE OF APPLICANT
6 Ellis Van Fleet

Accessory Structure
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Contractor Information</th>
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<tbody>
<tr>
<td><strong>Owner:</strong> WCC Management, LLC</td>
<td><strong>Contractors Name:</strong> TBD / Owners Rep: Drew Robertson</td>
</tr>
<tr>
<td><strong>Address:</strong> 1062 Liberty Grove Rd Alpharetta GA 3004</td>
<td><strong>State Lic#:</strong></td>
</tr>
<tr>
<td><strong>City:</strong> Alpharetta</td>
<td><strong>Email Address:</strong> <a href="mailto:drobertson@geoflora.com">drobertson@geoflora.com</a></td>
</tr>
<tr>
<td><strong>State:</strong> GA</td>
<td><strong>Phone:</strong> 850-745-4226</td>
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<tr>
<td><strong>Zip:</strong> 30004</td>
<td><strong>ZIP:</strong></td>
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<tr>
<td><strong>Phone:</strong> 770-313-1581</td>
<td><strong>ZIP:</strong></td>
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**Approval Type:** [ ] Staff Approval [ ] Board Approval [ ] Board Denial [ ] Date

*Reason for Denial:

**PROJECT TYPE**

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Relocation
- [ ] Demolition
- [ ] Repair (Extensive)
- [ ] Renovation
- [ ] Other: Lead/fiberglass/steel or shed or garage or how

**PROPERTY INFORMATION**

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<thead>
<tr>
<th>Street Address</th>
<th>City &amp; State</th>
<th>Zip</th>
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<tr>
<td>6 Ellis Van Vleet</td>
<td>Apalachicola, FL 32320</td>
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[ ] Historic District  [ ] Non-Historic District

**Zoning District:** R-1  **Block(s):** 264  **Lot(s):** 09

**OFFICIAL USE ONLY**

**Seashore Requirement of Property**

- **Distance:** 15',  **Reast:** 25',  **Slab:** 15' x 5'  **Lot Coverage:** 40%

**Water Available:**  **Sewer Available:**  **Tapa Paid:**

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

On the existing shed, south of the home, owner would like to install a lean to roof approximately 10'x10' to cover future golf cart parking.

On south side of the home and east of shed, owner would like to create a patio area, constructed with permeable pavers, approximate area of 25'x25'.

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2023-08-04

DATE

[Signature of Applicant]

Agent for owner
Drew Robertson
Pervious Pavers

The porous appearance of these units allows rainfall to directly enter and pass through because concrete has no fines. Like other pavers, the units are fitted together over bedding; pea gravel is recommended. Sanding the joints is not recommended as this could clog the pavers. Porous units do not meet the requirements of ASTM C 936; however, these units have strength of 4,000+ psi with a permeability of over 40 inches per hour.

The best use is for pedestrian areas, bicycle paths, and residential applications. We offer pervious pavers in our 4x8, Old Towne, 6x9, and 6x6 profiles and in all of our standard blends.

Some of the benefits:
- Reduction of runoff by as much as 100% from frequent, low-intensity and short duration storms.
- Increased recharge of ground water.
- Eliminates flooding and puddling in parking lots
- Reduction or elimination of retention ponds
- Conservation of space on site and reduction of impervious cover

More info is available at ICPI website: http://www.icpi.org/design/permeable_pavers.cfm

Tremron Group, Arcadia (863) 491-0990 www.tremrongroup.com
Testing of Solid Concrete Paving Units

Compressive Strength – test date 7/23/07 at 14 days of age

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>4A</th>
<th>4B</th>
<th>4C</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Received weight, lbs</td>
<td>9.17</td>
<td>9.29</td>
<td>9.53</td>
<td>9.33</td>
</tr>
<tr>
<td>Width, inches</td>
<td>6.26</td>
<td>6.32</td>
<td>6.32</td>
<td>6.30</td>
</tr>
<tr>
<td>Height, inches</td>
<td>2.40</td>
<td>2.37</td>
<td>2.40</td>
<td>2.39</td>
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<tr>
<td>Length, inches</td>
<td>9.42</td>
<td>9.42</td>
<td>9.43</td>
<td>9.42</td>
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<tr>
<td>Saw-cut length, inches</td>
<td>4.71</td>
<td>4.77</td>
<td>4.70</td>
<td>4.73</td>
</tr>
<tr>
<td>Net Area, in²</td>
<td>28.48</td>
<td>30.15</td>
<td>28.70</td>
<td>29.78</td>
</tr>
<tr>
<td>Load, lbs</td>
<td>139,380</td>
<td>132,780</td>
<td>137,850</td>
<td>136,660</td>
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<tr>
<td>Compressive Strength, psi</td>
<td>4,730</td>
<td>4,400</td>
<td>4,640</td>
<td>4,590</td>
</tr>
</tbody>
</table>

Compression tests were performed in accordance with ASTM C140.

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>Permeability</th>
</tr>
</thead>
<tbody>
<tr>
<td>4D</td>
<td>44.4 inches/hour (3.1 x 10⁻² cm/s)</td>
</tr>
</tbody>
</table>

Respectfully submitted,

QORE, Inc.
Russell Scribner
Materials Laboratory Manager

Report Distribution:
Tremron / Mr. Mike Somers

11420 Johns Creek Parkway  Duluth, Georgia 30097  (770) 476-3555  fax (770) 476-0213
242 Prado

ADDITIONS/ACCESSORY STRUCTURES
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

<table>
<thead>
<tr>
<th>OWNER INFORMATION</th>
<th>CONTRACTOR INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner: Cutler Edwards</td>
<td>Contractors Name: tbd</td>
</tr>
<tr>
<td>Address: 242 The Prado</td>
<td>State License #: City License #:</td>
</tr>
<tr>
<td>Apalachicola, FL, Zip: 32320</td>
<td>Bank Address:</td>
</tr>
<tr>
<td>Phone: 850-935-7323</td>
<td>Phone:</td>
</tr>
</tbody>
</table>

**Approval Type:** [ ] Staff Approval Date: [ ] Board Approval [ ] Board Denial Date: [ ]

**Reason for Denial:**

<table>
<thead>
<tr>
<th>PROJECT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] New Construction</td>
</tr>
<tr>
<td>[ ] Addition</td>
</tr>
<tr>
<td>[ ] Alteration/Renovation</td>
</tr>
<tr>
<td>[ ] Alteration</td>
</tr>
<tr>
<td>[ ] Demolition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address: 242 The Prado</td>
</tr>
<tr>
<td>City &amp; State: Apalachicola, FL Zip: 32320</td>
</tr>
<tr>
<td>Zoning District: R-2</td>
</tr>
<tr>
<td>Parcel #: 01-09S-08W-8360-0003-0050 &amp; 01-09S-08W-8360-0003-0060</td>
</tr>
<tr>
<td>Neels Add Block 3 Lots 4 &amp; 5 Block(s) ______ Lot(s) ______</td>
</tr>
<tr>
<td>FEMA Flood Zone/Panel #: X</td>
</tr>
</tbody>
</table>

**OFFICIAL USE ONLY**

- 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

Bree Robinson
City Planner
850.323.0985 / brobinson@cityofapalachicola.com

---

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

- Pole barn, wood posts and metal roof, up to 25x30 (final size TBD)
- Extend roof over existing deck, approx. 16x20
- Add small (20 x 5) covered deck/gazebo in front of garage apt.

<table>
<thead>
<tr>
<th>Project Scope</th>
<th>Manufacturer</th>
<th>Product Description</th>
<th>FL Product Approval #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siding</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing</td>
<td></td>
<td>galvalume</td>
<td></td>
</tr>
<tr>
<td>Trim</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation</td>
<td></td>
<td>tbd, per pole barn contractor</td>
<td></td>
</tr>
<tr>
<td>Shutters</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch/Deck</td>
<td></td>
<td>treated 5/4, galvalume</td>
<td></td>
</tr>
<tr>
<td>Framing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveways/Sidewalks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CERTIFICATION

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

1. I/we hereby state 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 Planning and Community and Economic Development Office to enter upon the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/we understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submitted may cause my application to be referred 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 schedule 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 any 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 revocable 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 purely made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.

10. I/we understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.

11. I/we understand that there will be no issuance of a COA without the property owner obtaining Homeowner’s Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rules or regulations.

8/24/2023

DATE

[Signature]

SIGNATURE OF APPLICANT
THE PRADA

EXISTING HOUSE
1264 sq ft incl front porch per Prop Appraiser.

EXISTING DECK
16 x 28

PROPOSED: ADD 5120 sq ft to existing deck

PROPOSED: EXTEND ROOF-MONTO TO COVER EXISTING DECK

EXISTING GARAGE/APT
294 sq ft

PROPOSED POOL 25 x 30 (Max) PILE BARN

Total Property sq ft
15000
Proposed total coverage
2956
Coverage %
19.7%
### Coverage Calculator

**Existing Impervious:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>House, including open front porch (per Prop Appraiser)</td>
<td>1264</td>
</tr>
<tr>
<td>Garage apt – 21 x 14 = 294</td>
<td>294</td>
</tr>
<tr>
<td>Existing shed: 8 x 12.5 = 100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Existing Pervious?**

- Deck: 16 x 28 = 448
- (*after cover, only 8 x 16 remaining, 128)

**Proposed Impervious addition:**

- Pole Barn 25 x 30 = 750
- Gazebo 5 x 20 = 100
- Porch over deck 16 x 20 = 320 (redundant of existing deck)

**Total property size = 100 x 150**

- Total impervious coverage after proposed additions: 2,828
- Remaining uncovered deck: 128

**Total coverage, impervious + decking:**

- 2,956

**% of coverage, total. 2956/15000 =**

- 19.7%
Boro Block = New Roof Extension

*Representative Images of Base Plan & Gazebo Attached*
Parcel 01-09S-08W-8360-0003-0050

Tax Collection for this Parcel · Print this page · County GIS

Owners
EDWARDS CUTLER C &
BROGAN MARILYN M
BROGAN MARILYN M
242 THE PRADO
APALACHICOLA, FL 32320

Parcel Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>32320</th>
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<tbody>
<tr>
<td>Use Code</td>
<td>000100: SINGLE FAMILY</td>
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<tr>
<td>Tax District</td>
<td>3: CITY OF APALACHICOLA</td>
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<tr>
<td>Section</td>
<td>1</td>
</tr>
<tr>
<td>Township</td>
<td>9S</td>
</tr>
<tr>
<td>Range</td>
<td>8W</td>
</tr>
<tr>
<td>Exemptions</td>
<td>01: HOMESTEAD (196.031a&amp;b) (100%)</td>
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</table>

Keyline Description
BL 3 LOT 5
NEELS ADD
OR 291/312
ORB 385 PAGE 169
655/410 686/191 857/593
866/337 1193/399

Value History
Buildings

Building # 1, Section # 1, 76453, RESIDENTIAL

<table>
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<tr>
<th>Type</th>
<th>Model</th>
<th>Heated Sq Ft</th>
<th>Repl Cost New</th>
<th>Yr Bld</th>
<th>WAY</th>
<th>Other % Dpr</th>
<th>Normal % Dpr</th>
<th>% Cond</th>
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<tr>
<td>000101</td>
<td>01</td>
<td>1240</td>
<td>$260,224</td>
<td>1939</td>
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<td>0.00%</td>
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Structural Elements

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<th>Details</th>
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<td>Exterior Wall</td>
<td>04</td>
<td>SINGLE SID</td>
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<tr>
<td>RS</td>
<td>Roof Structure</td>
<td>03</td>
<td>GABLE/HIP</td>
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<tr>
<td>RC</td>
<td>Roof Cover</td>
<td>03</td>
<td>COMP SHNGL</td>
</tr>
<tr>
<td>IW</td>
<td>Interior Wall</td>
<td>05</td>
<td>DRYWALL</td>
</tr>
<tr>
<td>IF</td>
<td>Interior Flooring</td>
<td>11</td>
<td>CLAY TILE</td>
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<tr>
<td>IF</td>
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<td>12</td>
<td>HARDWOOD</td>
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<tr>
<td>AC</td>
<td>Air Conditioning</td>
<td>03</td>
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<tr>
<td>BDR</td>
<td>Bedrooms</td>
<td>2.0C</td>
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<tr>
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<td>1</td>
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Subareas

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<th>Gross Area</th>
<th>Percent of Base</th>
<th>Adjusted Area</th>
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<tbody>
<tr>
<td>BAS</td>
<td>1,040</td>
<td>100%</td>
<td>1,040</td>
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<tr>
<td>BAS</td>
<td>200</td>
<td>100%</td>
<td>200</td>
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<tr>
<td>FOP</td>
<td>24</td>
<td>30%</td>
<td>7</td>
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Extra Features

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<tr>
<th>Code</th>
<th>Description</th>
<th>Length</th>
<th>Width</th>
<th>Units</th>
<th>Unit Price</th>
<th>AYB</th>
<th>% Good Condition</th>
<th>Final Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>0120</td>
<td>C L FENCE 4</td>
<td></td>
<td></td>
<td>240.00</td>
<td>$4</td>
<td>0</td>
<td>85%</td>
<td>$816</td>
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<tr>
<td>0180</td>
<td>FPLC AVERAGE</td>
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<td>$2,500</td>
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<td>CONCRETE</td>
<td>38</td>
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<td>85%</td>
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<td>0080</td>
<td>DECK</td>
<td></td>
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<td>$5</td>
<td>2002</td>
<td>95%</td>
<td>$1,140</td>
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</table>
109 16th

NEW CONSTRUCTION
February 15, 2021

Apalachicola City Hall
192 Coach Wagoner Blvd.
Apalachicola, FL 32320

Re: Dane Clemens
Parcel ID
SE Half of Lot 7 & All of Lot 8 / 16th Street
GEA File No. 20-115

To Whom It May Concern:

By this letter, we are requesting the referenced project be placed on the March 8, 2021 Planning and Zoning meeting. The project site is located adjacent to 16th Street. The proposed project consists of:

To aid you in your review, please find attached the following items:

1) City of Apalachicola Application;
2) Property Appraiser Sheet;
3) NWFWMD Report – FEMA Map (FEMA X Zone);
4) Site Plan Drawings.

The purpose of the project is to site prep the lot for a future dwelling. The work consists of creating a fill pad landscaped to direct runoff to the sides and rear of the lot. Those areas will be landscaped into a series of graduated swales that will treat and convey stormwater in a manner that the pre-stormwater discharge and post stormwater discharge is a net 0. Flow will not be directed onto neighboring lots by the design but will be directed to the
drainage system on the city's right of way (ROW). The ROW will require some long overdue maintenance to complete the project.

The lot owner understands that any additional work on the site will require building permits.

If you have any questions, please let us know.

Sincerely,

[Signature]

Dan Garlick, PWS
Garlick Environmental Assoc., Inc.

Attachments
**CITY OF APALACHEOLA**

**Certificate of Appropriateness Application**

- **Historic District Only**

**Owner Information**

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dane Clemons</td>
<td>850-713-4658</td>
</tr>
</tbody>
</table>

**Contractor Information**

<table>
<thead>
<tr>
<th>Contractor Name</th>
<th>License</th>
<th>City License</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Approval Type**

- [ ] Staff Approval
- [ ] Board Approval
- [ ] Board Denial

**Reason for Request**

- [ ] Additions
- [ ] Alteration/Remodel
- [ ] Removal

**Project Type**

- [ ] New Construction
- [ ] Repurpose

**Property Information**

- **Address:** 1467 Lloyds Cove Rd, Tallahassee, FL 32301
- **City:** Tallahassee, FL 32301
- **Zip Code:** 32301

**Special Use Permit Application**

- **Site Plan:** 100 ft.
- **Lot Size:** 40 ft.
- **Lot Line:** All 

**Official Use Only**

- **Site Plan:** 100 ft.
- **Lot Size:** 40 ft.
- **Lot Line:** All

**Certificate of Appropriateness Approval**

- **Certification:** Appaloosa Planning & Zoning Board

**Certification:** Appaloosa Planning & Zoning Board

**NOTE:** This is a conceptual approval through the City based on our Local Development Code (LDC). Mean in every other documentation may be required by the Building Official required to issue the City of Apalacheola Building Permit, BPCL.

**Terry Owens:**

Permitting and Development Coordinator

(850) 683-1523

towens@apalacheolafl.gov
EPCI
CITY OF APALACHICOLA
BUILDING DEPT.
112 Cash Wagner Blvd.
APPLICATION FOR BUILDING PERMIT

DATE: 2-15-2021 Permit # ______ Permit Fee: ______ (payable to EPCI)

OWNER'S NAME: Dane Clemons Email: dane.clemons@gmail.com

ADDRESS: Not Available

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE #: 850-743-9458

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

ADDRESS: __________________________

CITY, STATE & ZIP CODE: __________ PHONE #: ______

CONTRACTOR'S NAME: __________________________ Email: __________________________

ADDRESS: __________________________

CITY, STATE & ZIP CODE: __________________________ PHONE #: ______

STATE LICENSE NUMBER: __________________________ COMPETENCY CARD #: __________________________

ADDRESS OF PROJECT: __________________________

PURPOSE OF PERMIT: __________________________

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

PROPERTY PARCEL ID #: 01-099-01W-8320-0100-0070

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Blk 28, Lot 7, Blk 28

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

BONDING COMPANY: __________________________

ADDRESS: __________________________ CITY, STATE & ZIP: __________________________

ARCHITECT'S/ENGINEER'S NAME: __________________________

ADDRESS: __________________________ CITY, STATE & ZIP: __________________________

MORTGAGE LENDER'S NAME: __________________________

ADDRESS: __________________________ CITY, STATE & ZIP: __________________________

WATER SYSTEM PROVIDER: __________________________ SEWER SYSTEM PROVIDER: __________________________

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

PURPOSE OF BUILDING:

____ Single Family  _____ Townhouse  _____ Commercial  _____ Industrial  _____ Shed

____ Multi-Family  _____ Swimming Pool  _____ Storage  _____ Sign  _____ Pole Barn

____ Temp Pole  _____ Demolition  _____ Other: Site Preparation

Please see site plan

Addition, Alteration or renovation to building:

Distance from property lines: Front ________ Rear ________ Left Side ________ Right Side ________

Cost of Construction: $________ Square Footage: ________

E.P.I: ________ Flood Zone: ________ Lowest Floor Elevation: ________

Area Heated/Cooled: ________ # Of Stories: ________ # Of Units: ________

Type of Roof: ________ Type of Walls: ________ Type of Floor: ________

Extends Dimensions: ________ Length: ________ Width: ________

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 record or any subsequent inspection can be performed. Failure of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPC: The EPC/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 Contractor: ________ Date: ________

Notary as to Contractor: ________ Date: ________

My Commission expires: ________ My Commission expires: ________

APPLICATION APPROVED BY: ________ BUILDING OFFICIAL

(email to: citivafl@gmail.com or drop off in City drop box)

(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)
Clemens Residence

Historic Appropriation

Area
- First Story: 1606
- Second Story: 195
- Total Living: 1801
- Garage: 302
- Front Porch: 233
- Rear Porch: 217
- Total: 2029

Engineer of Record
NWFWMD Report

Geographical Information

Latitude/Longitude: 29.72060, -84.9943
Address: 192 Avenue G, Apalachicola, FL, 32320, USA
Parcel ID: 01-095-68W-8180-0109-0069
Firm Panel (Preliminary): 12637C053168
Firm Panel (Effective): 12637C052068

Flood Information

Flood Zone Information
Preliminary Flood Zone
Location of Interest: N/A
Parcel: X; 100%
Base Flood Information*: N/A
Effective Flood Zone
Location of Interest: X
Parcel: X; 100%
Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). State Flood Elevations (SFE) are shown on Flood Insurance Rate Maps (FIRM) and on the flood profiles. The SFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the SFE and a structure’s elevation determines the flood insurance premium. Datum of measurement is NAVD88.
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**

Owner: Franklin County Board of County Commissioners
Address: 33 Market Street, Suite 203
City: Apalachicola
State: FL
Zip: 32320
Phone: (850) 563-9783

**CONTRACTOR INFORMATION**

Contractor Name: SIGN DE-SIGN
State License #: N/A
City License #: N/A
Email Address: EASTPOINTSIGNS@GMAIL.COM
Phone: (850) 670-5757

Approval Type: [ ] Staff Approval Date: ______
[ ] Board Approval [ ] Board Dental Date: ______

*Reason for Dental: ______

**PROJECT TYPE**

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Relocation
- [ ] Demolition
- [ ] Fence
- [ ] Barn/Office
- [ ] VRBO
- [x] Other: SIGN

**PROPERTY INFORMATION:**

Street Address: 66 4TH STREET (FORT COOMBS ARMORY) City & State: APALACHICOLA, FL Zip: 32320
[ ] Historic District [ ] Non-Historic District
Zoning District: C-1
Parcel #: 01-09s-08w-8330-0009-0010

[ ] HMA
[ ] Flood Zone/Panel: 0.2%
[ ] (For all A, X, AE, 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: ______

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

*3mm max metal ACM outdoor sign with full color digital print with an UV over laminate 2' x 3' (6 square feet) surface area. Affixed to Armory Building. Rendering of sign is attached. Proposed location in relation to the historic Armory is indicated by attached image.*

<table>
<thead>
<tr>
<th>Project Scope</th>
<th>Manufacturer</th>
<th>Product Description</th>
<th>HL Product Approval #</th>
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<td>Roofing</td>
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<td>Driveways/Sidewalks</td>
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<tr>
<td>Other</td>
<td>SIGN-DESIGN</td>
<td>3 mm max metal ACM outdoor sign</td>
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</table>


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 also certify that I understand and have complied with all of the submitted 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) are the true and proper identification of the area of this petition.

2. I/We authorize staff from the City of Appalachics 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/We 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 websites 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 Appalachics Community and Economic Development Office.

6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no change for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.

7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.

8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

9. I/We understand that the COA is merely 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 authorize work that is in violation of any association rules or regulations.

August 24, 2023
DATE

[Signature]
SIGNATURE OF APPLICANT
CareerSource GULF COAST

(850) 338-6606
careersourceGC.com

Tuesday - Thursday 8 a.m. - 4 p.m.
Monday and Friday By Appointment Only
51 Commerce Street
ADDITION
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**

Owner: Minton Morton  
Address: P.O. Box 149  
City: Apalachicola  
Phone: (690) 842-2053  
Approval Type:  

**CONTRACTOR INFORMATION**

Contractor Name: OWNER  
State License #:  
City License #:  
Email Address:  
Phone:  

**REASON FOR DENIAL**

*Reason for Denial  

**PROJECT TYPE**

- New Construction  
- Addition  
- Alteration/Remodel  
- Restoration  
- Demolition  
- Other  

**PROPERTY INFORMATION:**

Street Address: 51 Commerce St  
City & State: Apalachicola, FL  
Zip: 32320  
Zoning District: C-1  
Parcel #: 01-099-0811-0001-0000  
Block: C  
Lot: 10411  

**ORIGINAL USE ONLY:**

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

Certificate of Appropriateness Approval  
Chairperson, Apalachicola Planning & Zoning Board  

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

Bree Robinson  
City Planner  
850.323.0985 / brobinson@cityofapalachicola.com
Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

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<tbody>
<tr>
<td>Siding</td>
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<tr>
<td>Doors</td>
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<td>Metal standing seam</td>
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<tr>
<td>Trim</td>
<td>Hardie</td>
<td>Trim heading</td>
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</tr>
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</table>
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 understand and have complied with all of the submitted requirements and procedures and have read and understand the following:

1. I/We hereby state to the best of the above applicant's knowledge that the true and proper identification of the use of the property.

2. I/We authorize staff from the City of Apalachicola and the Planning and Community and Economic Development Office to enter onto the property for the purpose of taking photographs which will be placed in the permanent file.

3. I/We understand that the COA review process will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submitted may cause my application to be deferred to the next posted deadline.

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 schedule Planning and Zoning Board Meeting.

5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in any way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.

6. I/We understand that any changes to the approved scope of work stated in a COA have to be reviewed/approved by the PZB before work commences on those changes. There will be no change for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.

7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.

8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause and for an additional six months upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.

10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.

11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rules or regulations.

[Signature]

DATE

[Signature]

SIGNATURE OF APPLICANT

8-18-23
CITY OF APALACHICOLA
BUILDING DEPT.
192 Coach Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: _____________________________ Permit Issued: _____________________________ Permit Fee _____________________________

OWNER’S NAME: PEYTON MORTON Email: peytonmorton@yahoo.com

ADDRESS: P.O. BOX 1149,

CITY, STATE & ZIP CODE: HAZARD, KY 41702 PHONE # (606) 216-2083

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER):

ADDRESS:

CITY, STATE & ZIP CODE: _______ PHONE # _______

CONTRACTOR’S NAME: OWNER Email:

ADDRESS:

CITY, STATE & ZIP CODE: _______ PHONE # _______

STATE LICENSE NUMBER: COMPETENCY CARD #

ADDRESS OF PROJECT: 51 COMMERCE ST., APALACHICOLA, FL. 32320

SCOPE OF PERMIT: 12’x16’ SCREENED PORCH ADDITION

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

PROPERTY PARCEL ID #: 01-099-08W-8330-00D1-0100

LEGAL DESCRIPTION OF PROPERTY: BLOCK "C", LOTS 10 & 11; 51 COMMERCE ST.

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

BONDING COMPANY:

ADDRESS: _________________________ CITY, STATE & ZIP: _________________________

ARCHITECT’S/ENGINEER’S NAME:

ADDRESS: _________________________ CITY, STATE & ZIP: _________________________

ADDRESS: _________________________ CITY, STATE & ZIP: _________________________

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 townes@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. **12' x 16' SCREENED PORCH ADDITION**

Distance from property line: Front __ 3'   Rear __ 61'   L. Side __ 0'
R. Side __ 18'

Cost of Construction $ __ 10,000    Square Footage __ 192'

Area Heated/Cooled __ E    # Of Stories __    # Of Units __

Type of Roof __ Type of Walls __ Type of Floor __

Extreme Dimensions of: Length __    Height __    Width __

---

**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** __ Peyton Warne __ Date __ 8-11-23 __

**Signature of Contractor** __ Peyton Warne __ Date __ 8-11-23 __

**Contractor Printed Name:** Peyton Warne

**Notary as to Owner**

Date: __ 8/11/23 __

**Notary as to Contractor**

Date: __ 8/11/23 __

My Commission expires: __ 4/27/26 __

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

(make checks payable to City of Apalachicola)

*Be sure to call for inspections to avoid $75 fee*
**ELEVATION CERTIFICATE**

Important: Read the instructions on pages 1–9.

**SECTION A – PROPERTY INFORMATION**

A1. Building Owner’s Name: Peyton Morton

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

51 Commerce Street

City: Apalachicola State: FL ZIP Code: 32320

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

City of Apalachicola, Block "C" R-1, Lots 10 & 11, (01-088-008-W-8330-00C1-0100)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

Commercial

A5. Latitude/Longitude: Lat. N29°43'38.4" Long. W84°58'59.6"

Horizontal Datum: NAD 1927 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: 1

A8. For a building with a crawlspace or enclosure(s):

| a) Square footage of crawlspace or enclosure(s) | N/A sq ft |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade | N/A sq in |
| c) Total net area of flood openings in A8b | N/A sq in |
| d) Engineered flood openings? | No |

A9. For a building with an attached garage:

| a) Square footage of attached garage | N/A sq ft |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade | N/A sq ft |
| c) Total net area of flood openings in A9b | N/A sq in |
| d) Engineered flood openings? | No |

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP Community Name & Community Number

Franklin 120089

B2. County Name

Franklin

B3. State

FL

B4. Map/Panel Number: 12037C00526

B5. Suffix: E

B6. FIRM Index Date: 6/17/02

B7. FIRM Panel Effective/Revised Date: 6/17/02

B8. Flood Zone(s)

AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9:

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

☐ Yes ☒ No

**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.


Benchmark Utilized: Previously set by EBA

Vertical Datum: NGVD1929

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)
- b) Top of the next higher floor
- c) Bottom of the lowest horizontal structural member (V Zones only)
- d) Attached garage (top of slab)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)
- f) Lowest adjacent (finished) grade next to building (LAG)
- g) Highest adjacent (finished) grade next to building (HAG)
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

C1: 10.20 feet 0.00 meters

C2: 13.05 feet 0.00 meters

C3: 8.92 feet 0.00 meters

C4: 10.00 feet 0.00 meters

C5: N/A

C6: N/A

C7: N/A

**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.

☒ Check here if comments are provided on back of form.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?

☒ Yes ☐ No

Certifier’s Name: Wade G. Brown

License Number: 5959

Title: Surveyor

Company Name: Edwin Brown and Associates

Address: 2813 Crawfordsville Highway

City: Crawfordsville

State: FL

ZIP Code: 32326

Signature:

Date: 5/2/13

Telephone: 850-626-3016

FEMA Form 086-0-33 (7/12)

See reverse side for continuation.

FEMA Form 086-0-33 (7/12) replaces all previous editions.
IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Blgd. No.) or P.O. Route and Box No.
51 Commerce Street
City Apalachicola State FL ZIP Code 32320

FOR INSURANCE COMPANY USE
Policy Number:

Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments
Section A5: Latitude/Longitude were scaled from LABINS aerial imagery
Section C2e: is the bottom of an electric control box.
EBA JOB NO: 13-057-34618

Signature Date 5/2/13

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (W/O 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 B and/or 9 (see pages 8–9 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’s or Owner’s Authorized Representative’s Name

Address

Signature City State ZIP Code Date Telephone

Comments □ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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.

G1. □ 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.)

G2. □ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. □ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: □ New Construction □ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ________ feet ________ meters Datum ________

G9. BFE or (in Zone AO) depth of flooding at the building site: ________ feet ________ meters Datum ________

G10. Community’s design flood elevation: ________ feet ________ meters Datum ________

Local Official’s Name Title

Community Name Telephone

Signature Date

Comments □ Check here if attachments.
Building Photographs
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

<table>
<thead>
<tr>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy Number:</td>
</tr>
<tr>
<td>Company NAIC Number:</td>
</tr>
</tbody>
</table>

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
51 Commerce Street

City Apalachicola
State FL
ZIP Code 32320

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.

Pictures Taken 5/2/13

Front View

Side View

Rear View

Side View

FEMA Form 086-0-33 (7/12)
Replaces all previous editions.
Building Photographs
Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
</tr>
<tr>
<td>State</td>
</tr>
<tr>
<td>ZIP Code</td>
</tr>
</tbody>
</table>

FOR INSURANCE COMPANY USE

| Policy Number:                                                                                   |
| 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.
2x6 RAFTERS 16' O.C.

EXISTING METAL ROOF
STANDING SEAM

DOUBLE 2x4 BEAM

4x6 POSTS

16'

HURRICANE STRAPS OVER RAFTERS AND RIDGE BEAM
HURRICANE CONNECTORS AT ALL RAFTER + BEAM INTERSECTIONS
101 12th Street

ENCROACHING ACCESSORY & BREEZEWAY
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

### OWNER INFORMATION

**Owner:** William * Collent Lector  
**Address:** 101 12th Street  
**City:** Apalachicola  
**Phone:** (973) 652 3918

### CONTRACTOR INFORMATION

**Contractor Name:** James Pandelton  
**State License #:**  
**City License #:** 14-091  
**Email Address:** takefre@gmail.com  
**Phone:** (850) 653 5372

### PROJECT TYPE

- [x] New Construction  
- [x] Renovation  
- [ ] Addition  
- [ ] Alteration/Remodeling  
- [ ] Relocation  
- [ ] Demolition

### PROPERTY INFORMATION:

- **Street Address:** 101 12th Street  
- **City & State:** Apalachicola, FL  
- **Zip:** 32320

- **Zoning District:** 018  
- **Parcel #:** 01-095-08W-0078-0000  
- **Block:** 78  
- **Lot:** 10

### OFFICIAL USE ONLY

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

**Certificate of Appropriateness Approval**

Chesapeake, Apalachicola Planning & Zoning Board

**NOTE:** This is a conceptual approval through the City based on the 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 / brobbinon@cityofnapalachicola.com
**Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).**

1. **Prefab Shed 12 x 20** $8,995.00 **Prepare existing concrete.** **Wooden**
2. **Attach Shed to House w/ Breezeway 3 x 12** $1,500.00 **Wooden**
3. **Golf cart cover over concrete basement 8.5 x 10** **Wooden**
   **Amend basement to allow cover.** $1,950.00

<table>
<thead>
<tr>
<th>Project Scope</th>
<th>Manufacturer</th>
<th>Product Description</th>
<th>FL Product Approval #</th>
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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 submission requirements and procedures and have read and understood the following:

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

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10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.

11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rules or regulations.

8/2/23

DATE

Signature of Applicant
BUILDING PERMIT APPLICATION CHECKLIST

___ 1. Approval From City Planning & Zoning Board

___ 2. Complete Building Permit Application

___ 3. 2 COMPLETE SETS OF PLANS INCLUDING:
   • Site plan
   • Final Site Plan (New Construction)-Stormwater Mgt.
   • Signed/Sealed Structural Drawings
   • Wall section foundation through the roof
   • Elevations
   • Floor Plan
   • Fire Protection
   • Drawn to scale

___ 4. Contractor Information
   *License
   *Photo ID of License Holder
   *COI: Workers Comp/General Liability
   *Letter of Authorization

___ 5. Contract/Scope of Work

___ 6. Energy Forms

___ 7. Notice of Commencement on all permits of $2500 or more

___ 8. Flood Elevation Certificate

___ 9. Fill permit application

___10. Floodplain Management Application (if not in flood zone X)

___11. Water/Sewer Impact Fees Receipt (if applicable)

[Signature]
Applicant

Date

[Signature]
Building Official

Date

Building Department: 850.653.1522 towens@cityofapalachicola.com
(Applications can be found on cityofapalachicola.com)
BOX PORTABLE BUILDINGS
3106 Coastal Highway, Crawfordville, FL 32327
Phone: 850.626.8247 Fax: 850.626.8248
Authorized Agent for Weather King Portable Buildings

SALESMAN: Clayson

INV. 6

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<th>BATHROOMS</th>
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PURCHASER NAME: William zester

MAILING ADDRESS:
101 12th St
appalachicola, FL
973 650 3318

DELIVERY ADDRESS:
101 12th St
appalachicola, FL
973 650 3318

CASH SALE
PG-12x20

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**MAKE ALL CHECKS PAYABLE TO WEATHER KING PORTABLE BUILDINGS**

FOR ALL WARRANTY REPAIRS CALL (850) 626-0440

WEATHER KING PORTABLE BUILDINGS 
3106 Coastal Highway, Crawfordville, FL 32327
Phone: 850.626.8247 Fax: 850.626.8248

**MAKE ALL CHECKS PAYABLE TO**
***WEATHER KING PORTABLE BUILDINGS***

DIRECT TO CASH
Dear to Cash

Weather King Portable Buildings and its agents are not responsible for lost or delivery, property damage permits, estimates, restrictions, or conversions. If questionable, please consult your local codes, transportation department or Homeowners Association. It is up to the customer to decide whether the conditions are suitable for delivery. Weather King Portable Buildings is not responsible per permits delivery is needed. If a lost or delivery permit is needed, please contact the customer for all warranty repairs. Call (850) 626-0440

**REMEMBER TO RETURN BALANCE CHECK**

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Customer Signature: 
Roof Color: Galvalume
Clasp/Ends: Clay No. 4
Weathering: Clay No. 4

Garage

Window

Door 6 panel

12' Roll up 96'

20' Side
City of Apalachicola
Encroachment/Variance Agreement

WHEREAS a request has been made to the City of Apalachicola by the owner(s) of the property set forth in the survey attached as Exhibit "A", property being more specifically described as Lot(s) 10, Block 78, pursuant to the official map of the City of Apalachicola, Franklin County, Florida now in common use, for the City to authorize the existing setbacks and encroachments of the metal carport located in the alley between Avenue F and Avenue G and 11th Street and 12th Street, sidewalk and concrete pad located on Avenue F, and concrete sidewalk located on 12th Street into the right-of-way as shown in attached Exhibit "A".

WHEREAS, said applicant(s) by their signature below hereby certify that they have provided all data and information regarding said property to the City and that the City has determined that it finds no objection or reason to deny the request; and

WHEREAS, said applicant(s) by their signature below hereby agree and bind the applicant(s) and all owners, successors and assigns of the subject property to the obligations, conditions and responsibilities set forth in this document and that such obligations and conditions shall constitute covenants that run with said land or property; and

WHEREAS, the applicant(s) hereby certify that their signatures set forth below as applicant(s) constitutes the total owners of the property and all persons who are required to bind the property to these conditions; and

WHEREAS, the applicant(s) and their successors and assigns by their signature below hereby agree to indemnify, hold harmless and defend the City of Apalachicola from and against all personal injury and property damage, claims, demands, suits or judgments which may be made against it by reason of said encroachment and existing setbacks or any characteristics thereof; and

WHEREAS, the applicant(s) by their signature below agree and bind said applicant(s) and their successors and assigns that this allowance of encroachments is subject to the rights of the City with respect to maintenance of any utilities that may underlie the said encroachments; and

WHEREAS, the applicant(s), by their signature below hereby bind said applicant(s) and their successors and assigns to the agreement that the encroachment shall and may only be repaired and maintained, and that once the structure to which the encroachment is connected is destroyed by 50% or more as determined by the Building Inspector/Official this variance and agreement shall cease and the encroachment shall be removed; and

WHEREAS, the City Commission of the City of Apalachicola, based on the above certifications and agreements, has agreed to allow the existing encroachments conditioned upon the requirements set herein on the part of the applicant(s).

NOW, THEREFORE, conditioned and based on the agreements and requirements set forth herein, the City of Apalachicola has approved the existing encroachments illustrated in Exhibit "A" to extend onto City of Apalachicola property subject to said conditions.
Dated this 11th day of May, 2018.

FOR THE CITY OF APALACHICOLA

Van W. Johnson, Sr., Mayor

ATTEST:

Lee Mathes, MMC
City Administrator

By the signature(s) below, I/we hereby certify that I/we are the sole owners of the property on which the structure is principally located as set forth in the attached survey and that I/we by the signatures below agree, warrant and certify to the matters set forth above in this agreement and hereby bind our successors and assigns of the subject property to these conditions as covenants running with the land.

Executed this _ day of August, 2018.

Witness Signature: ^Elizabeth L. Kirvin
Printed Name: Milton B. Ward

Witness Signature: Nancy Schuler
Printed Name: Debra Louisi Provost

STATE OF FLORIDA
COUNTY OF FRANKLIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Milton Ward, Adie D. Ward, Debra Louis Provost, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above named person: personally known to me, and that an oath (was) (was not) taken.

WITNESS, my hand and official Seal in the County and State aforesaid this _ day of August, 2018.

My Commission Expires:

Kim L. Johnson
Commission # FF 64235
Expires January 15, 2020
Debted to Tell Tell Tell Insurance 800-336-2019

Page 2 of 2 – Lot 10, Block 78
36" Corrugated Metal on Roof w/ Flashing
2 4" On Centers
Attatched to House w/ 2x6 Rafter
10 foot, keep run straight from one
3x4 rafters over line line with shea
All stainless steel screws with 1/4" P.T. hex bolts.


degauss attached to house & steel

2 x 6 2x151 1/2" on centers

L.E. 111


LEGAL DESCRIPTION:
Lot 10, Block "78" of THE CITY OF APALACHICOLA, a subdivision as per map or plot thereof in common use on file at the Clerk of the Circuit Office in of Franklin County, Florida.

FLOOD ZONE INFORMATION:
Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 G526F
Index date: February 5, 2014, Franklin County, Florida.
105 11th Street

Accessory Structure
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC DISTRICT ONLY

OWNER INFORMATION
Owner: Barbara Wesley / Michael Johnson
Address: 105 11th St
City: Apalachicola, State FL, Zip: 32320
Phone: (850) 653-82-23

CONTRACTOR INFORMATION
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 (Selective)
[ ] Variance
[ ] Shed/Garage

PROPERTY INFORMATION:
Street Address: 105 11th St
City & State: Apalachicola, FL, Zip: 32320
[ ] Historic District
[ ] Non-Historic District
Zoning District:

PARCEL #
 Parcel #: 220.00
 Block(1) 1B.00
 Lot(s) 1

RMA, Flood Zone: P-01-95-08W-0 330-0075-0090
(For All AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY
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.

Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
Permitting and Development Coordinator
(850) 653-1612
shawndavanhicle@gmail.com
Describe the Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

**Steel Shed 12'x24'**

(2.88) accessory

<table>
<thead>
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9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I/We 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: 8/1/23

SIGNATURE OF APPLICANT: [Signature]
EPCI
CITY OF APALACHICOLA
BUILDING DEPT.
192 Coach Wagner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 12/17/21 Permit # Permit Fee (payable to EPCI)

OWNER’S NAME: Barbara Lechery / Janet Mahaffey Email: b lechery d media com복 ng c

ADDRESS: 105 11th St

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 650 650 3 223

FER SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): NA

ADDRESS:

CITY, STATE & ZIP CODE:

PHONE #

CONTRACTOR’S NAME: NA Email:

ADDRESS:

CITY, STATE & ZIP CODE:

PHONE #

STATE LICENSE NUMBER:

COMPETENCY CARD #

ADDRESS OF PROJECT: 105 11th St

PURPOSE OF PERMIT: Replace garage

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? Y N

PROPERTY PARCEL ID #: 01-095 - 09 - 9330 - 0075 - 0090

LEGAL DESCRIPTION OF PROPERTY:

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

BONDING COMPANY: NA

ADDRESS: CITY, STATE & ZIP:

ARCHITECT’S/ENGINEER’S NAME:

ADDRESS: NA CITY, STATE & ZIP:

MORTGAGE LENDER’S NAME:

ADDRESS: CITY, STATE & ZIP:

WATER SYSTEM PROVIDER: CITY SEWWBR SYSTEM PROVIDER: CITY

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

**PURPOSE OF BUILDING:**

<table>
<thead>
<tr>
<th>Single Family</th>
<th>Townhouse</th>
<th>Commercial</th>
<th>Industrial</th>
<th>X Shed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family</td>
<td>Swimming Pool</td>
<td>Roof</td>
<td>Sign</td>
<td>X Pole Barn</td>
</tr>
<tr>
<td>Temp Pole</td>
<td>Demolition</td>
<td>Other</td>
<td>Garage</td>
<td></td>
</tr>
</tbody>
</table>

Addition, Alteration or Renovation to building.

---

Distance from property lines: Front 10' Rear 30' L. Side.
R. Side 70' 90' Square Footage.

---

**WARNING TO OWNEE:** 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 the 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. Filling of the documents that have been certified may be done by mail, facsimile or hand delivery.

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

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

**Signature of Owner or Agent**

**Signature of Contractor**

Notary as to Owner or Agent Date: January 7, 2022

My Commission expires: 7-30-22

APPLICATION APPROVED BY: BUILDING OFFICIAL.

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

(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)
Parcel Summary

Parcel ID: 01-095-06W-8330-0075-0090
Location Address: 105 13TH ST
32320

Brief Tax Description: BL 75 LOT 95 SW 1/2 LOT 10 OR 110/613 APALACHICOLA OR 333/292

Property Use Code: SINGLE FA (0000100)
Year/Type: 1-95-RW
Tax District: Apalachicola (District 3)
Millage Rate: 20.2323
Acreage: 0.000
Homestead: Y

View Map

Owner Information

Primary Owner:
Ladily Barbara Jean
505 11th Street
Apalachicola, FL 32320

Land Information

<table>
<thead>
<tr>
<th>Code</th>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>00018B</td>
<td>SFR CHAPMAN/ APALACH</td>
<td>90.00</td>
<td>FF</td>
<td>0</td>
<td>0</td>
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</table>

Residential Buildings

Building 1

<table>
<thead>
<tr>
<th>Type</th>
<th>CITY OF AP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>1,352</td>
</tr>
<tr>
<td>Heated Area:</td>
<td>1,352</td>
</tr>
<tr>
<td>Exterior Walls:</td>
<td>CONC BLOCK</td>
</tr>
<tr>
<td>Roof Cover:</td>
<td>COMP SHING.</td>
</tr>
<tr>
<td>Interior Walls:</td>
<td>DRY WALL</td>
</tr>
<tr>
<td>Frame Type:</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Cover:</td>
<td>VINYL ASB</td>
</tr>
<tr>
<td>Heat:</td>
<td>AIR DUCTED</td>
</tr>
<tr>
<td>Air Conditioning:</td>
<td>CENTRAL</td>
</tr>
<tr>
<td>Bathrooms:</td>
<td>1</td>
</tr>
<tr>
<td>Bedrooms:</td>
<td>0</td>
</tr>
<tr>
<td>Stories:</td>
<td>1</td>
</tr>
<tr>
<td>Effective Year Built:</td>
<td>1974</td>
</tr>
</tbody>
</table>

Extra Features

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Number of Items</th>
<th>Length x Width x Height</th>
<th>Units</th>
<th>Unit Type</th>
<th>Effective Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>0570</td>
<td>CON WALK</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>60</td>
<td>UT</td>
<td>1982</td>
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<tr>
<td>0650</td>
<td>CON DRYWAY</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>350</td>
<td>UT</td>
<td>1982</td>
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<tr>
<td>0610</td>
<td>SHEL UID</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>240</td>
<td>UT</td>
<td>1992</td>
</tr>
<tr>
<td>0410</td>
<td>WDD FENCE</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>200</td>
<td>UT</td>
<td>1992</td>
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<tr>
<td>0310</td>
<td>WDD WALK</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>24</td>
<td>UT</td>
<td>1992</td>
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<tr>
<td>0310</td>
<td>WDD WALK</td>
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<td>0 x 0 x 0</td>
<td>15</td>
<td>UT</td>
<td>1992</td>
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<tr>
<td>0320</td>
<td>CONCRETE</td>
<td>1</td>
<td>0 x 0 x 0</td>
<td>21</td>
<td>UT</td>
<td>1992</td>
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</table>

Sales

<table>
<thead>
<tr>
<th>Multi Parcel</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Book</th>
<th>Page</th>
<th>Qualification</th>
<th>Vacant/Improved</th>
<th>Grantor</th>
<th>Grantee</th>
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</thead>
<tbody>
<tr>
<td>N</td>
<td>03/10/1969</td>
<td>$2,000</td>
<td>WD</td>
<td>91</td>
<td>626</td>
<td>Unqualified (U)</td>
<td>Improved</td>
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<td></td>
</tr>
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</table>

https://qpublic.schneidercorp.com/Application.aspx?AppId=816&LayerId=14540&PageTypeID=4&PageId=6407&Q=5352060052&KeyValue=01-095-4... 1/2
## Valuation

<table>
<thead>
<tr>
<th></th>
<th>2021 Certified</th>
<th>2020 Certified</th>
<th>2019 Certified</th>
<th>2018 Certified</th>
<th>2017 Certified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Value</td>
<td>$74,243</td>
<td>$49,606</td>
<td>$50,159</td>
<td>$49,804</td>
<td>$49,044</td>
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<tr>
<td>Extra Features Value</td>
<td>$11,864</td>
<td>$9,064</td>
<td>$9,864</td>
<td>$9,864</td>
<td>$9,864</td>
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<tr>
<td>Land Value</td>
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<td>$57,150</td>
<td>$57,150</td>
<td>$57,150</td>
<td>$57,150</td>
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<tr>
<td>Land Agricultural Value</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Agricultural (Market) Value</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td>Just (Market) Value</td>
<td>$145,607</td>
<td>$110,700</td>
<td>$111,173</td>
<td>$104,619</td>
<td>$110,648</td>
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<tr>
<td>Assessed Value</td>
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<td>$87,521</td>
<td>$85,553</td>
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<td>$82,231</td>
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<td>Exempt Value</td>
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<td>$50,000</td>
<td>$50,000</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$36,746</td>
<td>$37,521</td>
<td>$35,553</td>
<td>$33,958</td>
<td>$32,231</td>
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<tr>
<td>Maximum Save Our Homes Portability</td>
<td>$56,661</td>
<td>$25,179</td>
<td>$25,620</td>
<td>$20,860</td>
<td>$28,457</td>
</tr>
</tbody>
</table>

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

### TRIM Notice 2021
- 2021 TRIM Notice (PDF)

### TRIM Notice 2020
- 2020 TRIM Notice (PDF)

### TRIM Notice 2019
- 2019 TRIM Notice (PDF)

### Sketches

#### No data available for the following modules: Commercial Buildings.

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https://qpublic.schneicercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=5352865052&KeyValue=01-09S-0...
LUMBERJACK
WOOD AND STEEL FRAME

Just one look at the Lumberjack and you will see the unlimited storage opportunities that this unit provides.

The massive eight foot high walls give you that super size room that you need for those oversize and awkward items that just won't fit in your average storage building. Built to the same rigid standards as all of our buildings, the Lumberjack is designed and engineered not only to be big on storage, but to be big on uncompromising durability and product value.

If you prefer, the Lumberjack is available in the Accu-Steel model. This unit comes with the same impressive features as our wood frame plus the outstanding advantages that you get with a steel frame unit.

We realize everyone does not need the outstanding and unique features that come with the Lumberjack. However, if you agree that bigger is better, look no further. The Lumberjack is not only the building you need but the building you deserve.
Sec. 111-272. - O/R office residential.

(a) *District intent.* The provisions of the O/R district are intended to apply to areas with a specialized intensive residential character wherein a variety of housing types and compatible limited non-retail commercial, education, religious, recreation uses are permitted. This district shall occur in that area shown as office residential on the Official Land Use Map of Apalachicola.

(b) *Permitted uses and structures.*

(1) *Principal.*
   b. Two-family residential.
   c. Professional offices and services.
   d. Studios and galleries for photography, music, art, dance, vocal and drama.
   e. Medical offices and services.
   f. Bed and breakfasts.

(2) *Accessory.* Accessory uses and structures are considered incidental and subordinate to permitted principal and approved special exception uses and structures. Habitable accessory uses are not permitted. All accessory uses must be approved by special exception. Accessory uses are subject to the following requirements: the accessory use must be subordinate to the principal use; must be related to the principal use; is not a separate commercial or retail business; does not require separate signage; and does not increase traffic or parking beyond the principal use requirements. Additional restrictions governing accessory uses, including, but not limited to, size and parking may be determined by the planning and zoning board.

(3) *Special exceptions.* After public notice and hearing and appropriate conditions and safeguards, the planning and zoning board may permit as special exceptions:
   a. Funeral homes.
   b. Utilities substations.
   c. Hospitals and clinics.
   d. Public buildings.
   e. Cemeteries.
   f. Churches and church-sponsored businesses.
   g. Schools.
   h. Residential apartment units.
   i. Child care centers.

(c) *Prohibited uses and structures.*

(1) Mobile homes or housetrailers.
(2) Establishments for the conduct of retail trade.

(3) Storage yards or warehouses.

(4) Any structure or use not of a nature specifically or provisionally permitted herein.

(d) Development standards.

(1) Minimum lot or site size.
   a. Single-family and other principal uses.
      1. Area: 6,000 square feet.
      2. Width: 60 feet.
      3. Depth: 100 feet.
   b. Two-family.
      1. Area: 9,000 square feet.
      2. Width: 90 feet.
      3. Depth: 100 feet.

(2) Minimum building setbacks.
   a. Front: 15 feet.
   b. Side, interior lot: 7½ feet each side, or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than five feet.
   c. Side, corner lot: 15 feet.
   d. Rear: 25 feet.


(4) Maximum building restrictions.
   a. Lot coverage: 40 percent.
   b. Permissible building height: 35 feet.

(e) Applicable regulations.

(1) Parking regulations. See section 111-288.

(2) Special exceptions. Unless otherwise specified, special exceptions must comply with development standards for principal uses. If deemed appropriate by the planning and zoning board in order to grant a special exception, certain more stringent standards may be imposed. Any accessory use proposed as part of a special exception request must meet the following conditions: must not be for habitable purposes, must be subordinate to the principal use; must be related to principal use; is not a separate commercial or retail business; does not require separate signage and does not increase traffic or parking beyond the principal use requirements. Additional restrictions concerning accessory uses, including, but not limited to, size and parking may be determined by the planning and zoning board.