Planning & Zoning

Agenda Packet

November 13th, 2023
1. Approval of October 9th, 2023 meeting minutes.

2. Review, Discussion and Decision for Certificate of Appropriateness & Sign, (C-1)(Historic District) @ 71 Market Street, Block E2 Lots ½ 19&20. For Bottom's Up -Owner/Business; Contractor: Self

3. Review, Discussion and Decision for Certificate of Appropriateness & Sign, (C-2)(Historic District) @ 146 Avenue E, Block 49 Lot 6. For Izzy's -Owner/Business; Contractor: Sign Design

4. Review, Discussion and Decision for Certificate of Appropriateness & Sign, (C-1)(Historic District) @ 117 Market Street, Block F2 Lot 16. For Random Catch/Mermaid Lounge -Owner/Business; Contractor: Emily Kerr

5. Review, Discussion and Decision for Certificate of Appropriateness & Sign, (C-1)(Historic District) @ 170 Water Street, Block D1 Lot 4-9. For Apalachicola Yacht Club-Owner/Business; Contractor: Self

6. Review, Discussion and Decision for Certificate of Appropriateness & Fence, (C-1)(Historic District) @ 59 Commerce Street, Block D1 Lot 15. For Donna/Al Ingle -Owner; Contractor: Self

7. Review, Discussion and Decision for Certificate of Appropriateness & Fence, (C-1)(Historic District) @ 252 Water Street, Block G1 Lot 4. For John Bone -Owner; Contractor: Self

8. Review, Discussion and Decision for Fence, (R-3) @ 296 24th Ave, Block 229 Lots 11-12. For John Clifton Butler II -Owner; Contractor: TBD
9. Review, Discussion and Decision for Fence. (R-2) @ 152 Sawyer Lane, Block 118 Lot 8. For Hilary Stanton & Jonthan Creamer - Owner; Contractor: Self

10. Review, Discussion and Decision for Accessory Structure. (R-2) @ 140 21st Ave, Block 254 Lot 11-15. For Sterling Buskirk & Donna Duncan - Owner; Contractor: TBD

11. Review, Discussion and Decision for Accessory Structure. (R-2) @ 148 13th Street, Blcck 90 Lot ½2 & ½3. For Thomas Becknell & Pamela Erwin - Owner; Contractor: N/A

12. Review, Discussion and Decision for Mobile Home. (R-3) @ 297 24th Avenue, Block 228 Lots 19-20. For rose Griffin - Owner; Contractor: Cary Scott

13. Review, Discussion and Decision for Mobile Home. (R-3) @ 343 25th Avenue, Block 222 Lot 21-22. For Eliseo Jimenez - Owner; Contractor: TBD

14. Review, Discussion and Decision for Certificate of Appropriateness & New Construction. (R-1)(Historic District) @ 202 10th Street, Block 156 Lot 1. For Chris Presnell - Owner; Contractor: C.P. Squared

15. Review, Discussion and Decision for Certificate of Appropriateness + Addition, Renovation, Fence, & Pool. (R-1)(Historic District) @ 207 Avenue D, Block 107 Lots 9-10. For William & Caroline Jones - Owner; Contractor: David Duncan

16. Review, Discussion and Decision for New Construction. (R-2) @ 167 22nd Avenue, Block 245 Lot 23-25. For Zachary Ward - Owner; Contractor: Golden Construction Company

17. Review, Discussion and Decision for Certificate of Appropriateness & Additions – Public Restrooms & Pavilion. (R-1/R-2)(Historic District) @ 177 5th Street, Block 187 Lots 1-10. For FDEP Parks & Rec/Orman House State Park; Contractor: TBD
Other/New Business:

- N/A

Outstanding/Unresolved Issues:

- N/A

Motion to adjourn the meeting.
Minutes

October 9th, 2023
Attendance: Joe Taylor, Chase Galloway, Bobby Miller, Elizabeth Milliken

Regular Meeting: 6:00 PM

1. Approval of September 11th, 2023 meeting minutes.
   - Motion to approve by Chase Galloway; 2nd by Bobby Miller. All in favor – motion carries.

2. Review, Discussion and Decision for Shed. (R-3) @ 397 24th Ave, Block 223 Lots 15-16. For Melanie Lauer - Owner; Contractor: TBD
   - Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor – motion carries.

3. Review, Discussion and Decision for Sign & Certificate of Appropriateness. (C-1) (Historic District) @ 252 Water Street, Block G-1 Lots 2-4. For Melanie Lauer - Owner; Contractor: TBD
   - Handout (attached) shows updates to the application – one 8SF sign on the face of the building and one 3SF blade sign hanging in front of the building.
   - Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carries.

4. Review, Discussion and Decision for Sign & Certificate of Appropriateness. (C-1) (Historic District) @ 51 Market Street, Block 2 Lot 13. For Anthony Lucia - Owner; Contractor: TBD
   - Motion to approve by Chase Galloway; 2nd by Elizabeth Milliken. All in favor – motion carries.

5. Review, Discussion and Decision for Fence & Certificate of Appropriateness. (C-2) (Historic District) @ 120 MLK Blvd, Block 159 Lot 5. For Apalachicola Land and Development LLC - Owner; Contractor: TBD
CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, October 9th, 2023
Community Center - 1 Bay Avenue

Minutes

- Motion to approve by Chase Galloway; 2\textsuperscript{nd} by Bobby Miller. All in favor – motion carries.

6. Review, Discussion and Decision for Fence. (R-2) @ 303 Hwy 98, Block 271 Lots 18-19. For Kathryn McClure -Owner; Contractor: TBD
   - Motion to approve by Bobby Miller; 2\textsuperscript{nd} by Elizabeth Milliken. All in favor – motion carries.

Other/New Business:
- N/A

Outstanding/Unresolved Issues:
- N/A

Motion to adjourn the meeting by Bobby miller; 2\textsuperscript{nd} by Elizabeth Milliken.
Meeting adjourned.

Minutes approved by:

____________________________
Joe Taylor, Chair

____________________________
Date
Certificate of Appropriateness + Sign

71 Market Street
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**
- Owner: JF Ferguson Prop, LLC
- Address: 800 Kate Cove
- City: Oxford
- Zip: 38655
- Phone: 

**CONTRACTOR INFORMATION**
- Contractor Name: Jerry Hau
- State License #: 111-20
- City License #: 111-20
- Email Address: 
- Phone: 

**APPROVAL TYPES**
- [ ] Staff Approval
- [ ] Board Approval
- [ ] Board Denial
- Approval Date:

**REASON FOR DENIAL**
- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Renovation
- [ ] Demolition
- [ ] Signs

**PROPERTY INFORMATION**
- Street Address: 71 Market
- City & State: Apalachicola
- Zip: 32320
- Zoning District: C-1
- Parcel #: 01-09S-18W-830-00E2-0080
- Block(s): E-256
- Lot(s): 20 1/2 ft

**OFFICIAL USE ONLY**

- Setback requirement of Property: 24'5" on both sides
- Water Available: N/A
- Sewer Available: N/A
- Easements:
- Zoning District:
- Building Permit:

**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 to finalize the City of Apalachicola Building Permit.

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 structures.

See drawings attached for signs.

<table>
<thead>
<tr>
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<td>Other Signs</td>
<td>Facade Signs</td>
<td>Bottom's Up Signs</td>
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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 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 correct and that all information is true and complete.

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

3. I/We understand that the Zoning Board's review date 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 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 or staff in no way constitutes approval of a Building Permit for the 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 must be approved by the PZB before work commences on those changes. Changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fines/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 authorize work that is in violation of any Association rules or regulations.

05/26/2023

[Signature]

DATE

SIGNATURE OF APPLICANT
5/25/2023

Signs for Bottoms Up

#1 Corner Sign 30" x 82" Pre Existing

Sign #2 Facing Ave D, 29" x 72"
2'5" x 6' = 14.5 SF

Sign #3 Hanging Sign 13.5" x 41.5"
Facing Ave D

Sign #4 Hanging Sign 13.5" x 41.5"
Facing Market St

Ave D

11.3 (double sided)
14.5 (count towards each visible direction)
3.9

Market St.

5.7 SF

15.2 SF

4/15 code changed compliant!
22 May 2023

To whom it may concern:

I hereby grant permission for Up The Stairs Apalachicola dba Bottoms Up to attach any signs they deem necessary for conducting business to my building at 71 Market St. in Apalachicola, FL.

Patrick Ferguson

CEO J P Ferguson Properties LLC
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

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**Owner Information**

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<table>
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<tr>
<th>Phone</th>
<th>(904) 105-1027</th>
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**Contractor Information**

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<th>State License #</th>
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**Approval Type**

| 1 (Direct Approval) | Board Decision |

| Reason for Approval |

**Sign Replacement for Code Compliance**

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| Sign Replacement |

| Sign for Non-Code Compliance |

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| Sign Replacement |

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**Property Information**

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**Zoning District**

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<th>Requirement of Property</th>
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<th>Bree Robinson</th>
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City Planner

850.323.9985 / brobinson@cityofapalachicola.com

**NOTE:** This is a conditional 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.
Current sign is a 4x8 (32.4 sq ft), made of durable metal, and affixed to building all the way around with durable straps. If variance is not granted, new proposed sign will be exactly the same in a 4x8 size to be compliant with code.

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

2. I/We authorize staff from the City of Apache Hills and the Planning and Community and Economic Development Offices 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 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 or staff in no way constitutes approval of a Building Permit for construction from the City of Apache Hills Community and Economic Development Offices.

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 unless approved by the Board of Appeals or the Texas A & M University.

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. It is renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant shall 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.

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DATE

5/25/23

SIGNATURE OF APPLICANT
current is 4' x 8', approved

SASH
sign in a 4' x 6' to be in compliance of sign ordinance.

1/7 code has been changed, sign is now compliant.
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION

Owner: Brenda Elliot
Address: 117 Market St
City: Apalachicola
State: FL
Zip: 32320
Phone: 903-637-5036

CONTRACTOR INFORMATION

Contractor Name: Emily Keen
State License #: 
City License #: 
Email Address: 
Phone: 850-660-2512

Approval Type: [ ] Staff Approval [ ] Board Approval [ ] Board Denial
*Reason for Denial:

PROJECT TYPE

[ ] New Construction
[ ] Addition
[ ] Alteration/Remodel
[ ] Relocation
[ ] Demolition
[ ] Other: 

PROPERTY INFORMATION:

Street Address: 117 Market St
City & State: Apalachicola, FL
Zip: 32320

[ ] Historic District [ ] Non-Historic District

Parcel #: 
Block(s): 
Lot(s): 

OFFICIAL USE ONLY

Setback Requirement of Property:

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’s 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

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1. I/We hereby state that the above applied property address(es), parcel number(s), and legal description(s) is/are the true and proper identification of the use 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 files.

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.

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DATE 10/27/23

SIGNATURE OF APPLICANT

Brenda M Elliott
City of Apalachicola

SIGN PERMIT APPLICATION

Owner's Name: Brenda Ellist d/b/a: Random Catch
Address of Sign Location: 117 Market St. The Mermaid Lounge
Building
Phone Number: 703 887 5036 850 653 1020
Property Tax ID Number or Business License Number: 20-006
Zoning of Property: Commercial

Company installing sign: Self Ph#: 703 887 5036
Building Owner's Name: Lynn Wilson Ph#: 305-588-5885

Please include the following in your application:

1. A complete list describing each existing sign on the premises, including sign type, copy, sign area, location on premises and date to be installed.
2. Site Plan showing the location of the affected lot, buildings and signs showing both existing and proposed signs.
3. A scale drawing of each proposed sign or sign revision, including location, size, height, copy, structural and footing details, material, method of attachment, illumination, front and end views of canopies and any other information required to ensure compliance with appropriate laws.
4. Written consent of the owner of the building, structure, or property where the sign is to be erected.

Each applicant for a sign permit shall, upon request of the enforcement officer, submit any additional information deemed necessary.

Photographs of completed sign placement on premises within 30 days of issuance of permit.

Please see Apalachicola Land Development Code, Section 113, Sign Regulations, for additional information about sign regulations, https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeId=SPBLADECO_CH113SIRE

Lynn Wilson Date: 10/21/23
Owner

Date: Chair, Planning & Zoning Board

Date: Code Enforcement Officer Approval

Date: Building Official

Fee Assessed: Paid Date:
Random Catch/dba The Mermaid Lounge

- Completed application.
- Page 2 - The existing sign for Random Catch remains on the front of the building. It is 8 X 2 and was approved by the city in 2020. It is metal with vinyl lettering and is attached with screws and strapping.
- Page 3 - Current sign that has been approved prior, but we have removed from the side of the building to facilitate the stairway to be built - recently approved by the city of Apalachicola. We would have an identical sign 8 x 2 with the lettering that is represented at the right on page 3 for the "The Mermaid Lounge Café and Bakeshop".
- Page 4 - New small sign that fits under the eave of the existing balcony where a previous sign has been. 26" x 18. Sign to be made of metal. Hung on existing cabinet screws and chain.
① Existing sign #8 previously approved
② This sign would be replaced

The Mermaid Lounge Proposed Signs

The Mermaid Lounge
Bakeshop and Café
New sign to hang under balcony eave.

The Mermaid Lounge
Bakeshop and Café

18"
26"
Certificate of Appropriateness + Sign

170 Water Street
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**

Owner: Apalachicola Yacht Club, LLC
Address: 170 Water Street
City: Apalachicola, FL zip: 32320
Phone: (850) 490-4621

**CONTRACTOR INFORMATION**

Contractor Name: self
State License #: ________________________ City License #: ______
Email Address: ________________________
Phone: (_____) ________________________

**Approval Types:** [ ] Staff Approval Date [ ] Board Approval [ ] Board Dental Date

**Reason for Dental:**

**PROJECT TYPE**

☐ New Construction
☐ Addition
☐ Alteration/Remodeling
☐ Renovation
☐ Demolition

☐ Piers
☐ Repair (Extensive)
☐ Yacht Club
☐ Other: Site Installation

**PROPERTY INFORMATION**

Street Address: 170 Water Street
City & State: Apalachicola, FL zip: 32320

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

Parcel #: 01-045-08W-0933-0041-0010
Block(0): D-1 Lot(0): 6-9

FEMA Flood Zone/Plood #: AE-13

**OFFICIAL USE ONLY**

Setback requirement of Property: 

Drivit: ○ Ress: ○ Side: ○ Lost Coverage: 0% 

Water Available: ✓ Sewer Available: ✓ Tap Paid: ✓

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

- Sign installation on front of building facing Wake St.
- Sign installation on terrace facing Ave. D.

<table>
<thead>
<tr>
<th>Project Scope</th>
<th>Manufacturer</th>
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<tr>
<td>Other</td>
<td>S16N</td>
<td>Polycarbonate signage from front &amp; back</td>
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</tr>
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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 completed all of the submitted requirements and procedures and have read and understood the following:

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

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

3. If/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. If/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. If/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. If/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 an Stop Work Order being placed on the entire project and additional fees/penalties.

7. If/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within sixty (60) days after the decision of the PZB; otherwise the decision of the PZB will be final.

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

11. If/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.

[Signatures]

DATE: 10/17/23

SIGNATURE OF APPLICANT:
Letter of consent: 170 Water Street - Apalachicola Yacht Club

From: Shelley Shepard (shelshep@yahoo.com)
To: claytoncmathis@yahoo.com
Date: Friday, October 13, 2023 at 01:17 PM EDT

To whom it may concern:

As Manager of Because We Can, LLC, owner/Landlord of 170 Water Street, I consent to Clayton Mathis installing the signs as described below:

1 - 50"w by 30" tall anchor logo sign on front of building facing water st.
1 - 18"w by 11" tall anchor logo sign on top of trellis facing Ave D.

Feel free to call me with any questions,

Shelley Shepard
850-653-6621
City of Apalachicola

SIGN PERMIT APPLICATION

Owner’s Name: Apalachicola Yacht Club, LLC d/b/a: Apalach Yacht Club

Address of Sign Location: 170 Water St, Apalachicola, FL 32320

Phone Number: (850) 490-4521

Property Tax ID Number or Business License Number: 24-156

Zoning of Property: C-1

Company installing sign: Self & Must See Magazine Ph#: (850) 227-6986

Building Owner’s Name: Rex Humphries & Shelley Slepard Ph#: (850) 323-0119

Please include the following in your application:

1. A complete list describing each existing sign on the premises, including sign type, copy, sign area, location on premises and date to be installed.

2. Site Plan showing the location of the affected lot, buildings and signs showing both existing and proposed signs.

3. A scale drawing of each proposed sign or sign revision, including location, size, height, copy, structural and footing details, material, method of attachment, illumination, front and end views of canopies and any other information required to ensure compliance with appropriate laws.

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

Each applicant for a sign permit shall, upon request of the enforcement officer, submit any additional information deemed necessary.

Photographs of completed sign placement on premises within 30 days of issuance of permit.

Please see Apalachicola Land Development Code, Section 113, Sign Regulations, for additional information about sign regulations, https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeId=SPBLADECO_CH113SIRE

Owner ___________________________ Date: 10/13/23

Chair, Planning & Zoning Board ___________________________ Date:

Code Enforcement Officer Approval ___________________________ Date:

Building Official ___________________________

Fee Assessed: ___________ Paid Date: ___________
= octagonal picnic table
☐ = table
☐ = barstool
☐ = parking

Sign #1

4 on-site parking spots

10' hole Battery Park Parking

Avenue D parking

8 on street parking spots

Avenue D parking

Sign #2

PRELIMINARY LANDSCAPE DESIGN FOR:
CAGLE, SHULL, SANCHEZ, PIERCE

APALACHEE, FLORIDA
SANCHEZ 1 REV 1 4-83

PDZ:

* parcels must be combined with FC property appraisal

* fence limited to 6'.
List of existing signs on premises

No existing signs on premises.

1.) A 50" wide x 30' tall sign to be installed on front of building, under current lamp, facing Water street. Sign is a polyethylene base surrounded by aluminum covering on both sides. One sided sign less than 1" thick. No illumination (besides lamp above sign). Apalachicola Yacht Club Anchor logo. To be installed after approval in November or before if possible. Sign will be attached via screws.

2.) A 18" wide by 11" tall sign to be installed on the top of the trellis leading in from city sidewalk from Avenue D. Sign is a polyethylene base surrounded by aluminum covering on both sides. One sided sign less than 1" thick. No illumination. Apalachicola Yacht Club Anchor logo. To be installed after approval in November or before if possible. Sign will be attached via screws.
Certificate of Appropriateness + Fence

59 Commerce Street
### Certificate of Appropriateness Application

**Owner Information**

- **Name:** Donna A. Jingle
- **Address:** 59 Commerce St
- **City:** Apalachicola
- **State:** FL
- **Zip:** 32326
- **Phone:** 255-509-1508

**Contractor Information**

- **Name:**
- **State License:**
- **City License:**
- **Email Address:**
- **Phone:**

**Approval Type**

- [ ] Staff Approval Date
- [ ] Board Approval Date

**Reason for Denial**

**Project Type**

- [ ] New Construction
- [x] Addition
- [ ] Alteration/Renovation
- [ ] Demolition
- [ ] Demolition
- [ ] Repair (Extensive)
- [ ] Historic
- [ ] Other

**Property Information**

- **Street Address:** 59 Commerce St
- **City & State:** Apalachicola, FL
- **Zip:** 32326
- **Zoning District:** Commercial
- **Parcel #:**
- **Block(s):** D-1
- **Lot(s):** 15

**Official Use Only**

- **Use of the Property:**
- **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 / brainson@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.

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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 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) be/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 onto the property in question during regular city business hours in order to take photos which will be placed in the permanent files.

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

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

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

Date: 10-30-2023

Signature of Applicant: [Signature]
CITY OF APALACHICOLA
BUILDING DEPT.
192 Coeh Wagener Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 10/30/23

OWNER’S NAME: Art & Donna Ingle

ADDRESS: 59 Commerce St.
CITY, STATE & ZIP CODE: Apalachicola, FL 32320
PHONE #: 850-653-1031
850-509-1508

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER):

ADDRESS:
CITY, STATE & ZIP CODE:

CONTRACTOR’S NAME: owner

ADDRESS: 27 Myrtle Ave
CITY, STATE & ZIP CODE: Apalachicola, FL 32320
PHONE #: 850-509-1508 (cell)

STATE LICENSE NUMBER: __________________ COMPETENCY CARD #

ADDRESS OF PROJECT: 59 Commerce St. Apalachicola

PURPOSE OF PERMIT: Construct a fence

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

YES __ NO __

PROPERTY PARCEL ID #: 01-095-08W-S330-0001-0150

LEGAL DESCRIPTION OF PROPERTY: City of Apalachicola Block "D" Lot 15

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 buildingdept@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

<table>
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<tr>
<th>Single Family</th>
<th>Townhouse</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Shed</th>
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<tr>
<td>Multi-Family</td>
<td>Swimming Pool</td>
<td>Roof</td>
<td>Sign</td>
<td>Pole Barn</td>
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<td>Temp Pole</td>
<td>Demolition</td>
<td>Other</td>
<td>FENCE</td>
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<tr>
<td>Addition, Alteration or Renovation to building</td>
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</table>

Distance from property lines:
R. Side:
Front
Rear
L. Side

Cost of Construction $4500
Square Footage 6' x 30' + 6' x 9'

BPI
Flood Zone
Lowest Floor Elevation

Area Heated/Cooled

# Of Stories

# Of Units

Type of Roof
Type of Walls
Type of Floor

Extreme Dimensions of:
Length 35' 30' 6' 9'
Height 6'
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

Notary as to Owner
Date: 10/30/2023
My Commission expires

Signature of Contractor

Notary as to Contractor
Date: 10/30/2023
My Commission expires

APPLICATION APPROVED BY:

(email to: buildingdept@cityofapalachicola.com or drop off in City drop box)
(make checks payable to City of Apalachicola)
CONSTRUCTION NOTES:
FENCE CONSTRUCTED OF PT 4 X 4 X 8' POSTS, SPACED 8'+/-
SECURED INTO GROUND WITH CONCRETE ANCHORS
HORIZONTAL PIRLING CONSIST OF PT 2 X 4 8' STUDS.
VERTICAL TIN SIDING CONTINUOUS ACROSS THE PROPERTY BOUNDARY

RIVER'S EDGE APALACHICOLA
EASTERN BOUNDARY FENCE

Al Ingle Rev 1.0
10/30/2023 Page 1 OF 1
Certificate of Appropriateness + Fence

252 Water Street
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>Owner: John R. Jones</td>
<td>Contractor Name: NA</td>
</tr>
<tr>
<td>Address: 140 Pogy Road</td>
<td>State License #:</td>
</tr>
<tr>
<td>Apalachicola, FL Zip 32320</td>
<td>City License #:</td>
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<tr>
<td>Phone: (678) 472-1487</td>
<td>Roll Address:</td>
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<td>Phone: (_____)</td>
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<td>Approval Type:</td>
<td>Staff Approval Date:</td>
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<td>*Reason for Denial:</td>
<td>Board Denial:</td>
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PROJECT TYPE

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Relocation
- [ ] Demolition
- [ ] Fence
- [ ] Repair (Extensive)
- [ ] Yacht
- [ ] Other

PROPERTY INFORMATION:

- Street Address: 252 Water Street
- City & State: Apalachicola, FL Zip 32320
- Historic District: [ ]
- Non-Historic District: [ ]
- Zoning District: B-1
- Parcel #: 01-095-00-1-030-0061-0020 Block(s): C Lot(s): 1
- FEMA Flood Zone/Panel #: [Blank]

OFFICIAL USE ONLY

Setback requirement of Property
- Front: _______ Back: _______ Side(s): _______ Lot Coverage: _______
- 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 to complete the City of Apalachicola Building Permit.

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).

Remove chain link fence that is poor condition. Replace with wood fence and move 30 feet creating a small court yard. New fence is 23’ 11” long and 6’ high. Headed over gate is 7’ 3” high.

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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 submittal requirements and procedures and have read and understand the following:

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

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

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Date: Oct 16, 2023
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)

Applicant: [Signature] Date: 16/11/2023

Building Official Date

Building Department: 850.653.1522 buildingdept@cityofaplachicola.com
(Applications can be found on cityofaplachicola.com)
Fence

296 24th Ave
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

<table>
<thead>
<tr>
<th>OWNER INFORMATION</th>
<th>CONTRACTOR INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner:</strong> John Afton Butler II</td>
<td><strong>Contractor Name:</strong> TBD</td>
</tr>
<tr>
<td><strong>Address:</strong> 145 N. Bayshore Dr</td>
<td><strong>State Lic. #:</strong> (Blank)</td>
</tr>
<tr>
<td><strong>City:</strong> Eastpoint</td>
<td><strong>Email Address:</strong> (Blank)</td>
</tr>
<tr>
<td><strong>Phone:</strong> (850) 653-6848</td>
<td><strong>Phone:</strong> ( )</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Approval Type</th>
<th>[ ] Staff Approval Date</th>
<th>[ ] Board Approval</th>
<th>[ ] Board Denial</th>
<th>Date</th>
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<th>PROJECT TYPE</th>
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<tr>
<td>[ ] Addition</td>
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<tr>
<td>[ ] Alteration/Remodel</td>
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<td>[ ] Demolition</td>
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<tr>
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<td>[ ] Pane</td>
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<td>[ ] Repair (Extensive)</td>
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<td>[ ] Variance</td>
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<tr>
<td>[ ] Other</td>
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<table>
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<th>PROPERTY INFORMATION</th>
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<tbody>
<tr>
<td><strong>Street Address:</strong> 296 24th Ave</td>
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<tr>
<td><strong>Zip:</strong> 32320</td>
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<td>[ ] Historic District</td>
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<tr>
<td>[ ] FEMA Flood Zone/PANEL II</td>
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<tr>
<td>[ ] (For A, X, AH or VE Please complete attached Flood Application)</td>
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<td>[ ] Front</td>
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<td>[ ] Stoy Coverage</td>
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</table>

| Water Available | [ ] Sewer Available |
| [ ] Taps Yield |

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

Chairperson, Apalachicola Planning & Zoning Board

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).

Word privacy fence.

4' x 6' x 6'

<table>
<thead>
<tr>
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<td>Porch/Deck</td>
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<td>Driveways/Sidewalks</td>
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<td>Other</td>
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DATE

SIGNATURE OF APPLICANT

10/20/23

Cliff Braddock
Fence

152 Sawyer Lane
# Certificate of Appropriateness Application

**City of Apalachicola**

**Certificate of Appropriateness Application**

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## Owner Information

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Jonathan Crumner</th>
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<table>
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<tr>
<th>Address</th>
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<table>
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<th>Phone</th>
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## Contractor Information

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<tr>
<th>Contractor Name</th>
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<th>Email Address</th>
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<th>Phone</th>
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## Approval Type

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

<table>
<thead>
<tr>
<th>Date</th>
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## Reason for Denial

### PROJECT TYPE

- [ ] New Construction
- [X] Addition
- [ ] Fence
- [ ] Alteration/Remodeling
- [ ] Renovation
- [ ] Demolition

### Project Information

<table>
<thead>
<tr>
<th>Street Address</th>
<th>152 Sawyer Ln</th>
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<th>Lot(s)</th>
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## OFFICIAL USE ONLY

**Setback Requirement of Property**

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<th>Front</th>
<th>Rear</th>
<th>Side</th>
<th>Lot Coverage</th>
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<tr>
<th>Water Available</th>
<th>Sewer Available</th>
<th>Tape� Field</th>
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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 contacted to handle the City of Apalachicola Building Permit.

---

**Bree Robinson**

City Planner

**850.323.0985 / brobinson@cityofapalachicola.com**
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<td>wood/metal</td>
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DATE: 10/27/23

SIGNATURE OF APPLICANT: [Signature]
Fence Permit Application

Date Submitted: 10/27/23  FEE: $50.00  Date Paid: 10/27/23

Owner's Name: Jonathan Creamer  email: jcreamer82@yahoo.com

Address: 152 Sawyer Ln
Ph# 850-653-6352

Address of Project: 152 Sawyer Ln

Property Parcel ID#: 01-095-08W-8330-0118-0090

Legal Description of Property:
BLK 118 LOT 18  Part of BL 248  being 19 Ac

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permit must be secured for structural work, electrical, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

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

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

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

Date: 10/27/23

Owner Or Agent

P.J. Erwin, Code Enforcement Officer  Planning & Zoning Chair
850-653-8222

Date:  

Date:  
Materials:
Wood
Metal

Fred Myer

15’ ‘front yard’ street frontage per code limited to 4’.

Property has 2 street frontages.

Technically first 15’ facing Fred myer are limited to 4’ fence height.
Accessory Structure

140 21st Ave
# Certificate of Appropriateness Application

**City of Apalachicola**

**Certificate of Appropriateness Application**

**Official Use Only**

- Application #: 
- City Representative: 
- Date Received: 

$50

## Owner Information

- **Owner:** Sterling Backus
- **Address:** 140 21st Avenue
- **City:** Apalachicola, State FL, Zip 32320
- **Phone:** (850) 370-0102

## Contractor Information

- **Contractor Name:** TBD
- **State License #:** 
- **City License #:** 

## Approval Types

- **Staff Approval Date:** [ ] 
- **Board Approval:** [ ]
- **Board Denial:** [ ]
- **Reason for Denial:**

## Project Type

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

## Property Information

- **Street Address:** 140 21st Avenue
- **City & State:** Apalachicola, FL, Zip 32320
- **Historic District:** [ ]
- **Non-Historic District:** [ ]
- **Zoning District:** R-2
- **Parcel #:** 01-095-06N-8330-0254-0120
- **Block(s):** 254
- **Lot(s):** 1112131415

## FEMA Flood Zone/Panel

(For A, X, AH or VE, please complete the flood zone application)

## Official Use Only

- **Surfack Requirement of Property:**
  - Front: 5'
  - Rear: 5'
  - Side: 5'
  - Lot Coverage: 40
- **Water Available:** 
- **Sewer Available:** 
- **TAPA 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 Brandon, Apalachicola Planning & Zoning Board**

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

Bree Robinson

City Planner

850.323.0985 / 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).

Putting prebuilt shed on our property near (outside) some existing stuff. Directly on ground on concrete press.

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4. I/W, 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/W, 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/W, we understand that all changes to the approved scope of work stated in a COA must 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.

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

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

DATE: 10/20/23

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

DATE: 7/20/23 Permit Issued: ________________________ Permit Fee: ________________________

OWNER'S NAME: Sterling Buskirk and Donna Duncan Email: addunca@fairpoint.net

ADDRESS: 140 21st Street

CITY, STATE & ZIP CODE: Apalachicola FL PHONE #: 850 310 0102

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): n/a

ADDRESS: ________________________________

CITY, STATE & ZIP CODE: __________________ PHONE #: ________________________________

CONTRACTOR'S NAME: Sterling Buskirk Email: substantialstructures1@aol.com

ADDRESS: PO Box 5246

CITY, STATE & ZIP CODE: Apalachicola FL PHONE #: 850 340 0075

STATE LICENSE NUMBER: CGC1507498 COMPETENCY CARD #: ______________________________

ADDRESS OF PROJECT: 140 21st Street

PURPOSE OF PERMIT: Storage shed

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

PROPERTY PARCEL IE #: 01-095-08W-8330-0254-0120

LEGAL DESCRIPTION OF PROPERTY: BL254 Lots 12,13,14,15 also Lot 11 or/522/148

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

BONDING COMPANY: n/a

ADDRESS: ________________________________ CITY, STATE & ZIP: ________________________________

ARCHITECT’S/ENGINEER’S NAME: ________________________________

ADDRESS: ________________________________ CITY, STATE & ZIP: ________________________________

MORTGAGE LENDER’S NAME: ________________________________

ADDRESS: ________________________________ CITY, STATE & ZIP: ________________________________

WATER SYSTEM PROVIDER: __________________ SEWER SYSTEM PROVIDER: __________________

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

**PURPOSE OF BUILDING:**

- Single Family
- Townhouse
- Commercial
- Industrial
- **Shed**
- Multi-Family
- Swimming Pool
- Roof
- Sign
- Pole Barn
- Temp Pole
- Demolition
- Other

Addition, Alteration or Renovation to building.

Distance from property lines: Front 21', Rear 20', L. Side 120', R. Side 30'.

Cost of Construction $4,300, Square Footage 2,000.

EPL Flood Zone

Lowest Floor Elevation 17'.

Area Heated/Cooling 600

# Of Stories 1

# Of Units 1

Type of Roof Metal

Type of Walls Wood

Type of Floor Wood

Extreme Dimensions of: Length 20', Height 10', Width 10'.

**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 10-24-23

Signature of Contractor 10-24-23

Notary as to Owner
Date: 10-24-23

My Commission expires: 8-28-26

Notary as to Contractor
Date: 10-24-23

My Commission expires: 8-28-26

APPLICATION APPROVED BY: ________________________ BUILDING OFFICIAL

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

(make checks payable to City of Apalachicola)
Detail by Entity Name

Florida Profit Corporation
SUBSTANTIAL STRUCTURES, INC.

Filing Information
Document Number P04000023068
FEI/EIN Number 42-1617118
Date Filed 01/26/2004
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/20/2019

Principal Address
140 21st Avenue
Apalachicola, FL 32320

Changed: 02/02/2022

Mailing Address
PO BOX 546
APALACHICOLA, FL 32329 UN

Changed: 03/08/2011

Registered Agent Name & Address
Donna Duncan, P.A.
80 Market Street
APALACHICOLA, FL 32320

Name Changed: 04/06/2023

Address Changed: 04/06/2023

Officer/Director Detail
Name & Address
Title President
BUSKIRK, STERLING L
140 21st Avenue  
Apalachicola, FL 32320

### Annual Reports

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<thead>
<tr>
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<th>Filed Date</th>
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<td>02/02/2022</td>
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<tr>
<td>2023</td>
<td>04/06/2023</td>
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### Document Images

- 09/09/2023 -- ANNUAL REPORT  
  View image in PDF format
- 02/02/2022 -- ANNUAL REPORT  
  View image in PDF format
- 03/18/2021 -- ANNUAL REPORT  
  View image in PDF format
- 05/18/2020 -- ANNUAL REPORT  
  View image in PDF format
- 02/20/2019 -- REINSTATEMENT  
  View image in PDF format
- 01/09/2017 -- ANNUAL REPORT  
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- 03/06/2016 -- ANNUAL REPORT  
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- 01/16/2015 -- ANNUAL REPORT  
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- 04/28/2010 -- ANNUAL REPORT  
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- 04/09/2009 -- ANNUAL REPORT  
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- 04/17/2008 -- ANNUAL REPORT  
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- 03/05/2007 -- ANNUAL REPORT  
  View image in PDF format
- 01/27/2006 -- ANNUAL REPORT  
  View image in PDF format
- 03/04/2005 -- ANNUAL REPORT  
  View image in PDF format
- 01/20/2004 -- Domestic Profit  
  View image in PDF format
Licensee Details

Licensee Information

| Name:          | BUSKIRK, STERLING L [Primary Name] |
|               | SUBSTANTIAL STRUCTURES INC [DBA Name] |
| Main Address: | PO BOX 546 |
|               | APALACHICOLA Florida 32329 |
| County:       | GILCHRIST |

License Information

| License Type:        | Certified General Contractor |
| Rank:                | Cert General |
| License Number:      | CGC1507498 |
| Status:              | Current, Active |
| Licensure Date:      | 07/14/2004 |
| Expires:             | 08/31/2024 |

Special Qualifications

| Construction Business | 07/14/2004 |

Alternate Names

View Related License Information

View License Complaint
Accessory Structure
148 13\textsuperscript{th} Street
**CITY OF APALACHICOLA**
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Owner</th>
<th>Pamela Erwin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>148 13th ST</td>
</tr>
<tr>
<td>City</td>
<td>Apalachicola, FL</td>
</tr>
<tr>
<td>Zip</td>
<td>32320</td>
</tr>
<tr>
<td>Phone</td>
<td>(651) 434-8824</td>
</tr>
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**CONTRACTOR INFORMATION**

| Contractor Name | N/A |

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<tr>
<th>Shdn License #</th>
<th>City License #</th>
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<th>Board Approval</th>
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*Reason for Denial*

**PROJECT TYPE**

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<th>Addition</th>
<th>Alteration/Remodel</th>
<th>Relocation</th>
<th>Demolition</th>
<th>Roof</th>
<th>Repair (Extensive)</th>
<th>Addition</th>
<th>Yarn</th>
<th>Other</th>
<th>Other</th>
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<th>10x10</th>
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**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>148 13th ST</th>
<th>City &amp; State</th>
<th>Apalachicola, FL</th>
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</thead>
<tbody>
<tr>
<td>Zip</td>
<td>32320</td>
<td></td>
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</tbody>
</table>

| Parcel # | 01095 08W 8330 0090 0020 |
| Block(s) | 0 |
| Lot(s) | NW 1/2 LOT 2 |

<table>
<thead>
<tr>
<th>FEMA Flood Zone/Panel #</th>
<th>X</th>
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</thead>
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| Setback requirement of Property |
|                               |
| Twin  | 15 |
| Twn  | 25 |
| Sft  | 145 |

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<tr>
<th>Water Available</th>
<th>sewer Available</th>
<th>Tents Paid</th>
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<tr>
<td>N/A</td>
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**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 contracted 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).

**Wood shed 10 x 10**

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<th>RL Product Approval #</th>
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<tr>
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<td>Driveways/Sidewalks</td>
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<tr>
<td>Other</td>
<td>shed</td>
<td>10' x 10'</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 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 attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) before the true and proper identification of the area of this petition.

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

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DATE

SIGNATURE OF APPLICANT

10-26-23
Mobile Home

297 24th Ave
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION

Owner: Rose Griffin
Address: 297 24th Ave
City: Apalachicola
Phone: (850) 273-9422

CONTRACTOR INFORMATION

Contractor Name: TBD

PROJECT TYPE

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Rehabilitation
- [ ] Demolition
- [ ] Fence
- [ ] Repair (Extensive)
- [ ] Veneer
- [ ] Other

PROPERTY INFORMATION

Street Address: 297 24th Ave
City & State: Apalachicola FL
Zip: 32320

Historic District: [ ]
Non-Historic District: [X]
Zoning District: R-3

Parcel #: 01-095-086-0228-0190
01-095-086-0330-0228-0200

Block(s): 228
Lot(s): 19

Setback requirement of Property:
- 15 feet Rear: 25
- 15 feet Sides: 15

Water Available: Yes
Sewer Available: Yes
Taps Paid: Yes

FINANCIALS

Application #: $200 paid
City Representative: 
Date Received: 

NOTE: 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

Bree Robinson
City Planner
850.323.0985 / brobinson@cityofapalachicola.com
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DATE

SIGNATURE OF APPLICANT
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Owner Information**
- **Owner:** Eliseo Jimenez
- **Address:** 301 1157
- **City:** Apalachicola
- **State:** FL
- **Zip:** 32320
- **Phone:** (850) 330 9113
- **Approval Type:** 1
- **Staff Approval Date:**
- **Board Approval:** 1
- **Board Denial:**
- **Reason for Denial:**

**Contractor Information**
- **Contractor Name:** TBD
- **State License #:**
- **City License #:**
- **Email Address:**
- **Phone:**

**Project Type**
- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Renovation
- [ ] Demolition

**Property Information**
- **Street Address:** 343 25th Ave
- **City & State:** Apalachicola, FL
- **Zip:** 32320
- **District:** R-3
- **Parcel #:**
- **Block(s):** 222
- **Lot(s):** 2142

**Official Use Only**

- **Setback Requirement of Property:**
  - **Amount:** 15
  - **Row:** 25
  - **Site:** 7.6
  - **Lot Coverage:** 40%
- **Water Available:**
- **Sewer Available:**
- **Tapa 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

---

**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 to handle the City of Apalachicola Building Permits.

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com
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See attached mobile home.

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<td>Other</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 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 best of my knowledge that the above supplied property address(es), parcel number(s), and legal description(s) are 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.

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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 regulation.

10/30/23

Eliseo Jimenez
Herminia Perez

DATE
SIGNATURE OF APPLICANT
LEGAL DESCRIPTION:

Lots 21 & 22, BLOCK "222" of Greater Apalachicola, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: All bearings established by Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. ELEVATIONS depicted hereon were established using NAVD 1988 datum.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and correct to the best of my knowledge and belief.

The undersigned surveyor has not been granted a warrant, license, or certificate of competency over any line or boundary in the United States of America, is not licensed as a surveyor in the State of Florida, and is not acting as an engineer for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.S. L.61-12158).

JAMES T. RODDENBERY
Surveyor and Mapper
License No. 5301

THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 115 SHILLON STREET • BROOKLYN, FLORIDA 32539
PHONE 904/347-0350 • FAX 904/347-0324

DATE: 10/09/23
DRAWN BY: BB
N.B. PER PLAT: 100
COUNTY: FRANKLIN
FILE: 88033.39G
DATE OF LAST FIELD WORK: 10/09/23
CHECKED BY: AH
KB NUMBER: 09-033
Certificate of Appropriateness + New Construction

202 10th Street
CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION

Owner: Chris R. Presnell
Address: 202 10th St
City: Apalachicola, State: FL, Zip: 32320
Phone: 850-509-7491

CONTRACTOR INFORMATION

Contractor Name: C.P. Squared
State License #: CBC1253287
City License #: 0386
Email Address: chris.presnell1@gmail.com
Phone: 850-509-7491

Approval Type: Board Approval
Board Approval Date: ________
Board Denial Date: ________
Reason for Denial: ________

PROJECT TYPE

☐ New Construction
☐ Addition
☐ Alteration/Remodel
☐ Relocation
☐ Demolition

☐ Fence
☐ Exterior Repairs
☐ Fences
☐ Other

PROPERTY INFORMATION

Street Address: 202 10th St
City & State: Apalachicola, FL Zip: 32320

Historic District: ☐ Yes ☐ No
Non-Historic District: ☐ Yes ☐ No
Zoning District: ☐ R-1

Parcel #: 01-059-08W-8330-0156-0016 Block(s): 156 Lot(s): 1

FEMA Flood Zone:
Zone X
(For AE, A, A1, A2 or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Sethrock requirement of Property:
Permit: 15' setback 25' side, 15' lot coverage

Water Availability: ________ Sewer Availability: ________ Tera Peal: ________

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
Chesirson, Apalachicola Planning & Zoning Board

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

Bree Robinson
City Planner
850.323.0985 / brobinson@cityofapalachicola.com

-C.O.A.-
-C.O.F.-
-AER-
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).

Historical style new construction home

see attached

<table>
<thead>
<tr>
<th>Project Scope</th>
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<tbody>
<tr>
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10-26-2023

Chris R. Reeves
SIGNATURE OF APPLICANT
WHITNEY LAKE

1274 Sq. Ft. Heated/Cooled

1478 Sq. Ft. Under Roof
Certificate of Appropriateness + Addition, Renovation, Fence, & Pool

207 Avenue D
# Certificate of Appropriateness Application

**City of Apalachicola**

**Owner Information**

- **Owner**: William & Caroline Jones
- **Address**: 251 Maple Dr, Circle
- **City**: Tallahassee, State: FL, Zip: 32308
- **Phone**: (850) 645-3448

**Contractor Information**

- **Contractor Name**: David C. Durcan
- **State License #:** GCO-126447
- **City License #:**
- **Email Address**: db_durcan@hotmail.com
- **Phone**: (850) 370-1990

**Approval Type**

- [ ] Self Approval
- [ ] Board Approval
- [ ] Board Denial

**Reason for Denial**

- [ ] Not Constructible
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Relocation
- [ ] Demolition

**Project Type**

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Remodel
- [ ] Relocation
- [ ] Demolition

**Property Information**

- **Street Address**: 207 Avenue "D"
- **City & State**: Apalachicola, Florida, Zip: 32320
- **Histoic District**: X
- **Zoning District**: R-1
- **Parcel #:** 01-014S-000-0330-0181-0090
- **Block**: 107
- **Lot**: 9-10
- **FEMA Flood Zone (Parcel #)**: 1200A, 0528E

**Official Use Only**

- **Soil Compaction Requirement of Property**
  - [ ] Required
  - [ ] Not Required
  - [ ] Side Lot Coverage: 0.345
- **Water Available**: Yes
- **Sewer Available**: Yes

**Certificate of Appropriateness Approval**

- **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**

<table>
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<th>Chappison, Apalachicola Planning &amp; Zoning Board</th>
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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 to complete the City of Apalachicola Building Permit.  

Bree Robinson  
City Planner  
850.323.0985 / brobinson@cityofapalachicola.com  

---  

- Confirm site heights  
- Full back in access  
- C. A. A.
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).

There will be renovations to the existing structure by enclosing carport and additions, addition of an auxiliary structure (garage, office, workshop, etc.) as well as a swimming pool.

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<th>Product Description</th>
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<td>James Hardie</td>
<td>Remodel hip siding</td>
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<tr>
<td>Doors</td>
<td>ThermaTru</td>
<td>Fiberglass / Glass</td>
<td></td>
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<tr>
<td>Windows</td>
<td>N-Vinyl</td>
<td>Vinyl double hung</td>
<td></td>
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<td>Roofing</td>
<td>Metal Standing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trim</td>
<td>James Hardie</td>
<td>Concrete block trim</td>
<td></td>
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<td>Foundation</td>
<td>Concrete</td>
<td></td>
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DATE: 10/30/2023

SIGNATURE OF APPLICANT
JONES RENOVATION
207 AVENUE D, APALACHICOLA, FL 32320

DRAWING INDEX:
A-1 EXISTING SITE PLAN
A-2 PROPOSED SITE PLAN
A-3 EXISTING FLOOR PLAN
A-4 PROPOSED FLOOR PLAN
A-5 PROPOSED ELEVATIONS
A-6 PROPOSED ROOF PLAN
A-7 PROPOSED ELECTRICAL PLAN
A-8 SECTION @ ADDITION
A-9 NEW AUX. STRUCTURE PLAN & FOUNDATION PLAN
A-10 AUX. STRUCTURE ELEVATIONS
A-11 AUX. STRUCTURE ROOF PLAN & ELECTRICAL PLAN
A-12 AUX. CROSS SECTION

PLANS CONFORM TO THE 2020 F.B.C.

INFORMATION ON DRAWINGS AS PER 1606.1.7 FLORIDA BUILDING CODE
1 BASIC WIND SPEED: 140 MPH
2 WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE, HURRICANE PROTECTED
3 WIND EXPOSURE: C
4 APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
5 COMPONENTS AND CLADDING DESIGN PRESSURE: 45 PSF

To the best of my knowledge these plans are drawn to comply with owner’s and/or builder’s specifications and any changes made on transfer prints are made at the owner’s and/or builder’s expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Lee Benoit, Architect is not liable for errors made in construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the contractor can not guarantee against human error. The owner and/or architect must check all dimensions and other details prior to construction and be jointly responsible therefor.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND SERVICE REQUIREMENTS.
PROPOSED ELECTRICAL PLAN

1/8" = 1' (11x17" @ 100%)
1/4" = 1' (24x36" @ 200%)

NOTE: PROVIDE UNDER CABINET LIGHTING IN KITCHEN AS SPECIFIED BY OWNER

ELECTRICAL PLAN IS SCHEMATIC - CONSULT OWNER FOR FINAL PLACEMENT AND QUANTITIES
NOTE: HANG IN ATTIC

UNFURNISHED CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.
AUX STRUCTURAL SECTION

1/2" = 1' (11"x11" @ 100%)
1" = 1' (24"x24" @ 200%)
Warranty Deed

This Warranty Deed made this 14th day of June, 2023 between Steven Davis Fortunas whose post office address is 47 Gibson Road, Apalachicola, FL 32320, Jeanne Marie Marsh whose post office address is 1132 Ashmore Drive, St. Johns, FL 32259 and Nicole F. Harvell whose post office address is 1994 Bushy Hall Road, Tallahassee, FL 32309, grantor, and William E. Jones and Caroline W. Jones, Husband and Wife whose post office address is 2511 Harrington Circle, Tallahassee, FL 32308, grantee:

(Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Franklin County, Florida to-wit:

Lot 9 and Lo: 10 of Block 107 of the City of Apalachicola, in the County of Franklin and the State of Florida according to the map or plat of said city in common use.

Parcel Identification Number: 01-09S-08W-8330-0107-0090

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

Not Homestead:

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: [Signature]

[Signature]
Witness
Printed Name: [Signature]

[Signature]
Nicole F. Harvell

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this [ ] day of June, 2023 by Steven Davis Fortunas and Nicole F. Harvell who [ ] are personally known or [ ] have produced drivers' licenses as identification.

[Seal]
Notary Public
Print Name: [Signature]
My Commission Expires: [Signature]
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Jill M. Griffin

[Signature]
Witness
Printed Name: Athene Ritter

State of Florida
County of [County]

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this [Day] day of June, 2023 by Joanne Marie Marsh who [ ] is personally known to me, or [ ] have produced drivers' licenses as identification.

[Seal]
Notary Public
Print Name: JILL M. GRIFFIN
My Commission Expires: Sept 5, 2027

JILL M GRIFFIN
Notary Public - State of Florida
Commission # HI 344931
My Comm. Expires Mar 28, 2027
LEGAL DESCRIPTION:

LOTS 9 & 10, BLOCK "107", OF "THE CITY OF APALACHICOLA, IN THE COUNTY OF FRANKLIN AND STATE OF FLORIDA", ACCORDING TO THE MAP OR PLAT OF SAID CITY IN COMMON USE.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown heron.
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6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and registrant.
7. FLOOD ZONES and SETBACKS depicted heron are not to be used for construction permitting purposes. ALL FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

REVISED 06/02/23; ENCROACHMENT REMOVED - MD

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0528F
index date: February 5, 2014, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 195 • 101 BILTMORE STREET • SAVANNAH, FLORIDA 13311
PHONE NUMBER: 904-293-9568 FAX NUMBER: 904-293-3100

DATE: 06/02/23 DRAWN BY: JO
SHEET NO: 06/02/23
FILE: 23078 DATE OF LAST FIELD WORK: 06/02/23
COUNTY: FRANKLIN
JOB NUMBER: 06-023

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and correct to the best of my knowledge and belief.

Florida Surveyor and Mapper
Florida Certificate No 0451

Surveyor's Seal

[Diagram and legal descriptions]
Franklin County, FL

Parcel Summary
Parcel ID: 01-095-08W-8330-0107-0090
Location Address: 207 AVE D
32352
Brief Tax Description: BL 107 LOTS 9 10 ORB 190 PAGE 382 970/48 1366/471
(Tax description not to be used on legal documents.)
Property Use Code: SINGLE FAMILY (000100)
Sec/Twp/Rng: 1-95-EW
Tax District: CITY OF APALACHICOLA (3)
Millage Rate: 19.7461
Acreage: 0
Homestead: N

Owner Information
Primary Owner:
JONES CAROLINE W
2511 HARRIMAN CIRCLE
TALLAHASSEE, FL 32308

Land Information
Land Use: 00100 - SFR
Number of Units: 120
Unit Type: FF
Frontage: 0
Depth: 0

Building Information
Type: CITY OF AP
Total Area: 1,816
Heated Area: 1,350
Exterior Walls: CONC BLOCK
Roof Cover: COMPSHINGL
Interior Walls: DRYWALL
Frame Type: CONSTRUCTION
Floor Cover: HARDWOOD

Heat: CONVECTION
Air Conditioning: NONE
Bathrooms: 2
Bedrooms: 0
Stories: 1
Actual Year Built: 1950

Extra Features
Code: Description
0020: CONFERENCE
0320: CONCRETE
0520: CONCRETE
0650: BOAT SHED
0620: SHED MT
0500: PATIO
0410: WD FENCE
0170: FRP/LC BELOW AVERAGE

Length x Width: Units: Effective Year Built
4 x 20 x: 80, 1982
20 x 20 x: 80, 1982
19 x 10 x: 190, 1992
12 x 8 x: 96, 1992
13 x 21 x: 273, 1992
0 x 0: 13, 1992
0 x 0: 1, 1992

Sales
Sale Date: 6/14/2023
Sale Price: $370,000
Parcel: N
Instrument: WD: 1366/471
Grantee: JONES WILLIAM

Sale Date: 7/14/2008
Sale Price: $100
Parcel: N
Instrument: WD: 970/48
Grantee: FORTUNAS MARSH/ HARVELL/ FORTUNAS

Valuation
2023 Preliminary Values
2022 Certified Values
2021 Certified Values
2020 Certified Values
2019 Certified Values

Building Value: $112,256
Extra Features Value: $4,696
Land Value: $192,000
Land Agricultural Value: $0
Just (Market) Value: $309,222
Assessed Value: $309,222
Exempt Value: $0
Taxable Value: $309,222
Maximum Save Our Homes Portability: $0

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

TRIM Notice 2022

2022 TRIM Notice (PDF)
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation is at the user's own risk. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

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<tr>
<td>UST</td>
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Last Data Upload: 10/30/2023, 7:50:46 AM
New Construction

167 22\textsuperscript{nd} Ave
**Owner Information**

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<th>Zachary Ward</th>
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<tbody>
<tr>
<td>Address</td>
<td>PO Box 100</td>
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<tr>
<td>City</td>
<td>Eastpoint</td>
</tr>
<tr>
<td>State</td>
<td>FL</td>
</tr>
<tr>
<td>Zip</td>
<td>32320</td>
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<tr>
<td>Phone</td>
<td>(850) 533-6478</td>
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**Contractor Information**

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<tr>
<th>Contractor Name</th>
<th>Golden Construction Co.</th>
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<tr>
<td>State License #</td>
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<tr>
<td>City License #</td>
<td></td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:frewnmekenzie@yahoo.com">frewnmekenzie@yahoo.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td>(850) 509-0376</td>
</tr>
</tbody>
</table>

**Approval Type**

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

**Reason for Denial**

- New Construction

**Property Information**

- Street Address: 167 2nd Avenue
- City & State: Apalachicola, FL
- Zip: 32320
- Historic District: [ ]
- Non-Historic District: [ ]
- Zoning District: R-2
- Parcel #: 123-456
- Block(s): 245
- Lot(s): 23-25

**Official Use Only**

- Required Property Information:
  - Front: 15
  - Rear: 25
  - Side: 9
  - Lot Coverage: 45
  - Water Available: Yes
  - Sewer Available: Yes
  - Tapa Field: 10

- 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 (LDO). 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 / 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).

<table>
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<tr>
<td>Other</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 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 attest to the fact that the above supplied property addresses, parcel numbers, and legal descriptions
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 onto the property in question during regular city business hours in order to take photos which will be
placed in the permanent files.

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 any
application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's
website approximately one week before the scheduled Planning and Zoning Board Meeting.

5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes
approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development
Office.

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

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 law 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 instance 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 my association rules or regulations.

10/27/2023

DATE

SIGNATURE OF APPLICANT
Certificate of Appropriateness + Additions (Public Restrooms & Pavilion)

177 5th Street
**CITY OF APALACHICOLA**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Owner</th>
<th>FDEP Rec &amp; Parks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3900 Commonwealth Blvd</td>
</tr>
<tr>
<td>City</td>
<td>Tallahassee</td>
</tr>
<tr>
<td>State</td>
<td>FL</td>
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<tr>
<td>Zip</td>
<td>32399</td>
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<tr>
<td>Phone</td>
<td>850-245-157</td>
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**CONTRACTOR INFORMATION**

<table>
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<th>Contractor Name</th>
<th>TBD</th>
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<td>State License #</td>
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<td>Email Address</td>
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**APPROVAL TYPES**

- [ ] Staff Approval
- [ ] Board Approval
- [ ] Board Dental

**REASON FOR DENTAL**

**PROJECT TYPE**

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<tr>
<td>☐ New Construction</td>
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<tr>
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<tr>
<td>☐ Repairs</td>
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<tr>
<td>☐ Demolition</td>
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**PROPERTY INFORMATION**

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<tr>
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<td>Apalachicola, FL</td>
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<tr>
<td>Zip</td>
<td>32320</td>
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<tr>
<td>[X] Historic District</td>
<td>[ ] Non-Historic District</td>
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<tr>
<td>Zoning District</td>
<td>R-1 &amp; R-2</td>
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<tr>
<td>Parcel #: 01-098-08W-8330-0187-0010</td>
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| FEMA Flood Zone/Parcel #: X 0.2 AE12 |
| (For AE, 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.

Certificate of Appropriateness Approval:

Chaperson, Apalachicola Planning & Zoning Board

---

**NOTE:** This is a concept 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 / b robinson@cityofapalachicola.com

---

- C.o.A.
- Contingent on CC Final Approval
- OK
- BE
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).

Orman House State Park is to have the addition of a Public Restroom added to an area with existing concrete and pavers. There is also to be the construction of an open pavilion that will connect to the existing side walk. Sanitation, Water, and Electricity will be extended.

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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 submittal may cause my application to be deferred to the next posted deadline date.

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10/2/23
DATE

SIGNATURE OF APPLICANT
CITY OF APALACHICOLA
FLOODPLAIN MANAGEMENT
Permit Application

DATE: September 27, 2023

APPLICANT NAME: FDEP Rec & Parks

ADDRESS:
3900 Commonwealth Blvd, Tallahassee, FL 32399
CITY, STATE & ZIP CODE)

PHONE: 850-245-2157

EMAIL: Del.L.Cccb@FloridaDEP.gov

ADDRESS OF JOB: 177 5th St, Apalachicola, FL 32320

PARCEL I.D. 31-09S-08W-8330-0187-0010

DESCRIPTION OF DEVELOPMENT (MUST INCLUDE SITE PLAN)

Orman House State Park is to have the addition of a Public Restroom added to an area with existing concrete and pavers. There is also to be the construction of an open pavilion that will connect to the existing sidewalk. Sanitation, Power and Water will be extended.

RESIDENTIAL:______ COMMERCIAL: X NEW STRUCTURE: X

SUBSTANTIAL IMPROVEMENT:______

FLOOD ZONE INFORMATION:

PANEL NO: 120089
12037C0526F
FIRM ZONE: X, 0.2, AE BFE: 12'
GRADE ELEVATION: 8'-10'

ELEVATION OF LOWEST HORIZONTAL SUPPORTING MEMBER OF STRUCTURE: Approx 10'
AND/OR TOP OF THE BOTTOM FLOOR: 9.35', 8.1', 8.45' (PER PLANS)

SQUARE FEET OF ENCLOSURE BELOW BFE 664 sq ft bathroom (PER PLANS)
1830 sq ft pavilion

*NOTE: IF ADDITIONAL INFORMATION REQUESTED, APPLICANT HAS 30 DAYS FROM DATE OF REQUEST TO REPLY OR A NEW FILL PERMIT APPLICATION & FEES WILL APPLY.
FLOOD ZONE DISCLOSURE NOTICE

We, have been made aware by the City of Apalachicola Building Department that my/our property is located in a 100 year flood zone based on FEMA Maps dated February 5, 2014. My/our property may be affected by the changes to the FIRM Maps, which took effect in 2014. My/our property may be adversely affected by these changes and could result in higher Base Flood Elevation Requirements and/or higher insurance premiums.

STREET ADDRESS: 177 5th St, Apalachicola, FL
PARCEL I.D.: 01-09S-08W-8330-0187-0010
EFFECTIVE FLOOD ZONE: AE, 0.2, X
PRELIMINARY FLOOD ZONE: AE, 0.2, X

Attach information sheet for this parcel which indicates both the effective and preliminary flood zones for this parcel.

[Signature] [Date]

Owner Signature

Materials used for enclosure below BFE:

- Solid wall/Breakaway wall [X], Flow through Vents [ ], (sf of vent openings [ ]).
- Screen wire, Lattice or Louvers [ ].
- Type of foundation: [Concrete Slab]
  (Pile support, Concrete block stem wall, other)

*See City of Apalachicola Land Development Code Ordinance 2013-02 for complete regulations

OWNER/APPLICANT STATEMENT

I hereby certify, affirm, and swear that I am the owner or the authorized agent for the owner of the property for which this permit is requested. The information provided herein is true and correct to the best of my knowledge. I release the City of Apalachicola from all responsibility for damages incurred as a result of the permitted activity.

[Signature] [Date]

Signature of Applicant

Application meets all requirements for the flood zone designation [ ]

Floodplain Administrator [ ] [Date]

(email to: buildingdept@cityofapalachicola.com or drop off in City drop box)
CITY OF APALACHICOLA

FLOODPLAIN MANAGEMENT

Inspection Report

Foundation meets the requirement for the flood zone designation: ____________________

Under construction elevation certificate has been submitted and meets elevation standards for flood zone: ____________________

Enclosures below the BFE are designed/constructed as required by the flood plain management ordinance: ____________________

Final elevation certificate has been submitted and all aspects of the structure meet designated flood zone requirements: ____________________

All mechanical/AC equipment meet the required elevation for the designated BFE: ____________________

Final inspection on structure meets all requirements designated in the City of Apalachicola Floodplain Management ordinance 2013-02: ____________________

Floodplain Administrator ____________________ Date ____________________
ORMAN HOUSE HISTORIC STATE PARK
DISTRICT 1
FRANKLIN COUNTY
BATHROOMS & PAVILION ADDITION
PROJECT # 61444C

APPLICATION CODES AND DESIGN DATA

SCOPE OF PROJECT
ADD RESTROOM & CHANGING ROOM UNITS, AND A PAVILION

INDEX OF DRAWINGS

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<tr>
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<th>Sheet Title</th>
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JASON LAMAR TOOLE, PE

Division of Recreation and Parks Bureau of Design and Construction

Print Name

INITIAL ISSUE DATE

Digitally signed by Jason L Toole
DN: C=US, O=Florida,
cn=Jason L Toole
Reason: I am the author of this document
Location: Florida
Date: 2003.10.05 11:17:19-0500
File: PhantomPDF Version: 10.1.0
CONTRACTOR:

1. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND ACCEPTING THE EXISTING CONDITIONS OF THE SITE PRIOR TO BEGINNING.

2. EXACT MEASUREMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL ENSURE THAT THE UTILITY SYSTEMS DO NOT CONFLICT WITH THE PROPOSED PROJECT. CONTRACTORS SHALL BE RESPONSIBLE TO THE PROJECT MANAGER.

3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PEDESTRIAN WALKS, EXISTING SYSTEMS, EXISTING SYSTEMS, AND THE EXISTING SITE. ALL EXISTING SITE CONDITIONS SHALL BE DETERMINED BY THE CONTRACTOR IN CONFORMITY WITH THE EXISTING SITE CONDITIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL GAS, WATER, AND LAYERS LEVELS.

5. NO SEWER PIPELINE WILL BE MADE FOR DRAINAGE. THE WILLS FOR SEWAGE ARE INCLUDED IN THE UNIT PRICES FOR CONSTRUCTING THE PROJECT.

6. ALL HOOD, DRAIN, DRAINAGE, PARKING LANE, ETC., DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION.

7. THE CONTRACTOR WILL HAVE ALL REQUIRED PERMITS IN-PLACE PRIOR TO BEGINNING CONSTRUCTION, AND WILL PRODUCE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS DECIDED BY THE OWNER AND THE PERMITS DECIDED BY THE CONTRACTOR.

8. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT TO THE CITY/PROJECT MANAGER A SCHEDULE OF UTILITIES, A CONSTRUCTION SCHEDULE, AND A SAFETY PLAN.

9. THE CONTRACTOR SHALL CONSIDER IN DETAIL HOW THE CONSTRUCTION IS TO BE PERFORMED, ESTIMATE TIME AND COSTS FOR ALL SIGNIFICANT CONSTRUCTION ACTIVITIES, AND NOTIFY THE COUNTY OF ALL SIGNIFICANT CONSTRUCTION ACTIVITIES.

10. ANY AREAS OF CONSTRUCTION AGREEMENTS WITHIN THE LIMITS OF CONSTRUCTION MUST BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PROJECT MANAGER.

11. PRIOR TO ANY CONDUCTED INTRODUCTION OF UTILITY SERVICES, THE CONTRACTOR WILL COMPARE SUCH INTERVENTION WITH THE UTILITY PROVIDER AND WILL PROVIDE A WRITTEN IN-HOUSE NOTICE TO THE AFFECTED PARTIES. THE CONTRACTOR WILL NOTIFY THE ELECTRIC UTILITY A WRITTEN IN-HOUSE NOTICE PRIOR TO CONSTRUCTION IN THE AREA OF YOUR FACILITIES.

12. NO FUELS WILL BE ALLOWED TO DAMAGES UTILITY SYSTEMS.

13. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR UNDERTAKING OF THE UTILITY SYSTEMS AND WILL BE DUTY COME TO THE CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND WILL BE DUTY COME TO THE CONTRACTOR TO PROTECT THE UTILITY SYSTEMS AND WILL BE DUTY COME TO THE CONTRACTOR TO PROTECT THE UTILITY SYSTEMS.


15. THE CONTRACTOR MUST PROTECT THE UTILITY SYSTEMS WITHIN THE PROJECT SITE, AND IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES WITHIN THE PROJECT SITE.

16. THE CONTRACTOR SHALL ENGAGE ALL CONSTRUCTION ACTIVITIES, AND IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES WITHIN THE PROJECT SITE.

17. ALL WORKS PERFORMED ON THE PROJECT SITE WILL BE CONDUCTED IN THE BEST INTERESTS OF THE OWNER.

18. ALL WORKS PERFORMED ON THE PROJECT SITE WILL BE CONDUCTED IN THE BEST INTERESTS OF THE OWNER.

19. CONSTRUCTION TO BE DONE WITHIN THE PERMITTED AREA.

20. A SCHEDULE OF CONSTRUCTION ACTIVITIES MUST BE PREPARED AND SUBMITTED TO THE PROJECT MANAGER PRIOR TO BEGINNING CONSTRUCTION.

SECTION 2.1.1:

1. ALL EXISTING AND REMOVAL WORKS SHALL BE INSTALLED PRIOR TO ANY LAND-SCAPING ACTIVITIES.

2. ALL EXISTING AND REMOVAL WORKS SHALL BE INSTALLED PRIOR TO ANY LAND-SCAPING ACTIVITIES.

3. ALL EXISTING AND REMOVAL WORKS SHALL BE INSTALLED PRIOR TO ANY LAND-SCAPING ACTIVITIES.

4. UNDER NO CIRCUMSTANCES SHALL SECTIONS BE PREPARED TO ESTABLISH THE PROJECT LIMITS, INCLUDING FENCES WITHIN PARK HOURS. THE CONTRACTOR SHALL MAINTAIN ALL REQUIREMENTS TO THE BEST INTERESTS OF THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL REQUIREMENTS TO THE BEST INTERESTS OF THE OWNER.