



P&Z Agenda
January 8th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, January 8th, 2024
Community Center - 1 Bay Avenue
Agenda

Regular Meeting: 6:00 PM

1. Approval of December 11th, 2023 meeting minutes.
2. Review, Discussion and Decision for Accessory Structures. **(R-2) @ 275 Avenue M**, Block 143 Lots 1-2. For Greg Krivonak & Bonnie Gauthier -Business; Contractor: Self
3. Review, Discussion and Decision for Sign. **(R-2) @ 192 Coach Wagoner Blvd**, Block 137. For Forgotten Coast Fitness -Owner/Business; Contractor: N/A
4. Review, Discussion and Decision for Certificate of Appropriateness & Fence. **(R-1)(Historic District) @ 189 Avenue G**, Block 101 Lot 1. For Brendan Pagliaro & Rebekah Keller - Owner; Contractor: Self
5. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1)(Historic District) @ 194 11th Street**, Block 150 Lot 4. For Noble & Danielle Davidson - Owner; Contractor: Self
6. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1)(Historic District) @ 115 10th Street**, Block 70 Lots 6-7. For Mike Roseberry -Owner; Contractor: Self
7. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1)(Historic District) @ 194 10th Street**, Block 157 Lots 3-4. For Ann & Doug Rauscher- Owner; Contractor: Construct Group SE Inc
8. Review, Discussion and Decision for Accessory Structure (Concrete). **(R-2) @ 169 22nd Avenue**, Block 245 Lots 26-30. For Michele Seawright -Owner; Contractor: Self

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Other/New Business:

- N/A

Outstanding/Unresolved Issues:

- N/A

Motion to adjourn the meeting.



Minutes

December 11th, 2023

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, December 11th, 2023
Community Center - 1 Bay Avenue
Minutes

Regular Meeting: 6:00 PM

Attendance: Joe Taylor, Bobby Miller, Lee McLemore, Jim Bachrach

1. Approval of November 13th, 2023 meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**
2. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1)(Historic District) @ 161 Avenue G, Block 89 Lot 1. For John Provenzano -Owner; Contractor: Erin Rodriguez Construction
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**
3. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. (R-1)(Historic District) @ 77 14th Street, Block 86 Lot 7. For John & Laurie Hallman - Owner; Contractor: TBD
 - **Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.**
4. Review, Discussion and Decision for Certificate of Appropriateness & Sign. (C-1)(Historic District) @ 127 Commerce Street Suite A, Block F1. For LeeAnne & Lindsey Poloronis for Sunkissed Boutique -Owner; Contractor: TBD
 - **Motion to approve by Jim Bachach; 2nd by Lee McLemore. All in favor – motion carried.**
5. Review, Discussion and Decision for Certificate of Appropriateness & Mural. (C-1)(Historic District) @ 122 Commerce Street, Block F2 Lot 5. For Cindy Boyd -Owner; Artist: Javier Villlegas
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

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6. Review, Discussion and Decision for Fence. **(R-2) @ 242 15th Street**, Block 133 Lot 1&2. For Jeff Keith -Owner; Contractor: TBD
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

7. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1)(Historic District) @ 91 10th Street**, Block 41 Lot 6-8. For Brenda Elliott/Richard Kerr - Owner; Contractor: TBD
 - **Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.**

8. Review, Discussion and Decision for New Construction, Accessory Structure, Fence & Pool. **(R-2) @ 216 15th Street**, Block 132 Lot 2. For Apalach Homes, LLC -Owner; Contractor: GeoFlora Group LLC
 - **Motion to approve a garage and office space in the accessory structure that will not be used as a dwelling by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

Other/New Business:

- City Planner reminded the board that there are a couple of new ordinances (topics including signs, murals, and decks) that the P&Z Board need to be aware of. City Planner extended an open invitation to any board members that would like to meet and go over details of any new ordinances.

Outstanding/Unresolved Issues:

- N/A

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

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, December 11th, 2023
Community Center - 1 Bay Avenue
Minutes

Minutes approved by:

Chair, Joe Taylor

Date



Accessory Structures

275 Avenue M



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/15/23
Meeting Date: 1/8/24
Fees Due: \$50.00
Date Fees Paid: 12/15/23

OWNER INFORMATION

Owner Greg Krivonozhuk / Bonnie Gauthier
Address 275 Ave. M
City Apalachicola State FL Zip 32320
Phone 808-769-3970

CONTRACTOR INFORMATION

Contractor Name Saf
State License # _____ City License # _____
Email _____
Phone _____

PROJECT TYPE

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

- ☐ Fence
☐ Repair
☐ Variance
☒ Other Accessory Structures
☐ Certificate of Appropriateness

PROPERTY INFORMATION

Street Address (911 Address): 275 Ave. M
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: _____ Block: 143 Lot: 1-2
Zoning District: R-2 [] Historic District [X] Non-Historic District
FEMA Flood Zone: N/A

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N
Setback Requirements of Property: accessory
Front: 5 Rear: 25 Side: 15'
Corner Lot? Y/N 15' on sides
Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:

- setbacks meet reqs.
- lot coverage under required.

OK

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff _____

Date Approved _____

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.

FK
Applicant Initial

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).

10' x 10' Garden Shed. Floor & wall framed in wood.
Roof to be metal.

+ 10' x 32' deck (22" off ground)

100sf

320
sf

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		wood	
Doors			
Windows			
Roofing		Metal	
Trim			
Foundation			
Shutters			
Porch/Deck		wood	
Fencing			
Driveways/Sidewalks			
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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 numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola 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 COA review time period will not commence until the application is deemed complete by staff and may take up to 10 business days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning & 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 Certificate of Appropriateness or Development Order application have to be approved by the P&Z Board before work commences on those changes. There will be no charge for revisions. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year after issuance. They are renewable for six months without cause if requested, 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 documents to City Staff, if needed.
9. I/We understand that P&Z Board approval is permission to obtain a permit for 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 there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

12/15/2023

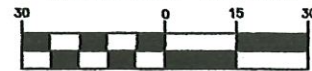
DATE



SIGNATURE OF APPLICANT

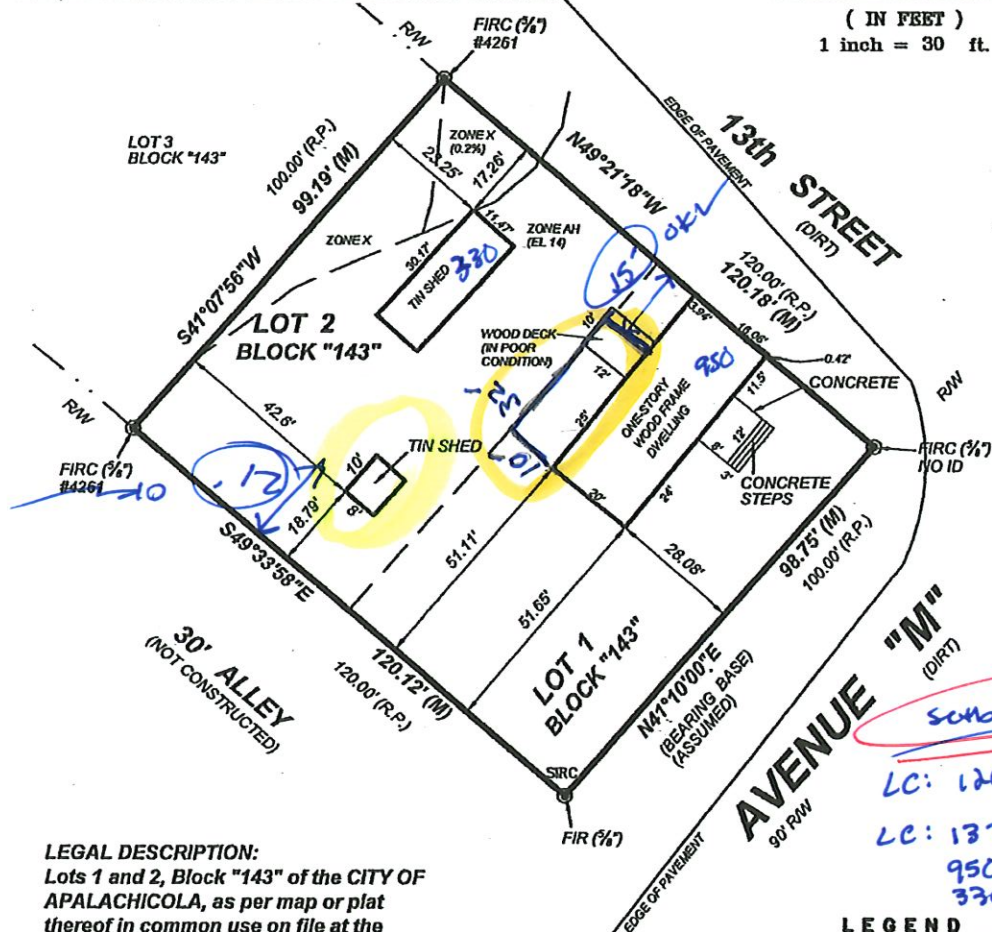
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
GREGORY P. KRIVONAK and BONNIE J. GAUTHIER,
HOMEBRIDGE FINANCIAL,
KRISTY BRANCH BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



LEGAL DESCRIPTION:

Lots 1 and 2, Block "143" of the CITY OF APALACHICOLA, as per map or plat thereof 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: Northwestly right of way boundary of Avenue "M" having an assumed bearing of North 41 degrees 10 minutes 00 seconds East.
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.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 53-17, .0517, .052 Florida Administrative Code).

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

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

FLOOD ZONE INFORMATION:

Subject property is located in Zone X, Zone "X" (0.2%) and Zone AH (EL 14) as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida.



THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 100 • 125 SHIELDON STREET • SOPCHOPPY, FLORIDA 32358

PHONE NUMBER: 904-962-2558 FAX NUMBER: 904-962-1103

LS # 7168

DATE: 10/12/20

DRAWN BY: JMD

COUNTY: Franklin

FILE: 99550.DWG

DATE OF LAST FIELD WORK: 10/09/20

JOB NUMBER: 99-550

LC: 120 x 99 = 11,880sf
LC: 132 + 100 = 1,832sf
950 + 320 = 1,270sf

= 15%

OK



Sign

192 Coach Wagoner Blvd.



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/20/23
Meeting Date: 1/8/24
Fees Due: \$0
Date Fees Paid:

OWNER INFORMATION

Owner FORGOTTEN COAST FITNESS
Address 192 COACH WAGNER BWD
City APALACHICOLA State FL Zip 32320
Phone 614 783 4485

CONTRACTOR INFORMATION

Contractor Name N/A
State License # City License #
Email
Phone

PROJECT TYPE

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>SIGN</u> |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Certificate of Appropriateness |

PROPERTY INFORMATION

Street Address (911 Address): 192 COACH WAGNER BWD
City & State: APALACHICOLA FL Zip: 32320
Parcel ID #: Block: 137 Chapman High School Lot: Block
Zoning District: R-2 [] Historic District [X] Non-Historic District
FEMA Flood Zone: N/A

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y (N)

Setback Requirements of Property: N/A

Front: Rear: Side:

Corner Lot? Y/N

Lot Coverage:

STAFF NOTES/RECOMMENDATIONS:

- Size & Placement meet ordinance.
- Could approve contingent on
City Manager approving placement in
grass + final rendering being
approved by P&Z @ 1/8/24 meeting.

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff

Date Approved

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.

Applicant Initial

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).

BUILDING ENTRANCE SIGN 2'x6' MOUNTED ON (ANCHOR BOLTS)
STUCK FACE ABOVE FITNESS CENTER ENTRANCE
NORTH SIDE OF BUILDING. SIGN MADE OF POLYMETAL
ACM (ALUMINUM COMPOSITE MATERIAL) ✓

POC JIM JONES 614 783 4485
 fcsgif@gmail.com

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other SIGN	SIGN DE-SIGN EASTPOINT, FL		

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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

4'x8' MONUMENT SIGN MADE OF POLYMETAL ACM
~~(ALUMINUM COMPOSITE MATERIAL) PLUS WOOD POST + FRAME~~
~~NO MORE THAN 8' TALL NORTH SIDE OF PARKING LOT~~
~~ENTRANCE 35' WEST OF COACH WAGONER BLVD WEST POST~~
~~LINED UP WITH STOP SIGN + SIDEWALK IN FRONT OF CITY HALL~~
 POC JIM JONES 614 783 4485

fcsgif@gmail.com

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other SIGN	SIGN DE-SIGN EASTPOINT FL	4'x8' MONUMENT SIGN + WOOD FRAME	

see site plan
 ↓
 is with property lines.

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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20 DEC 2023

DATE



SIGNATURE OF APPLICANT

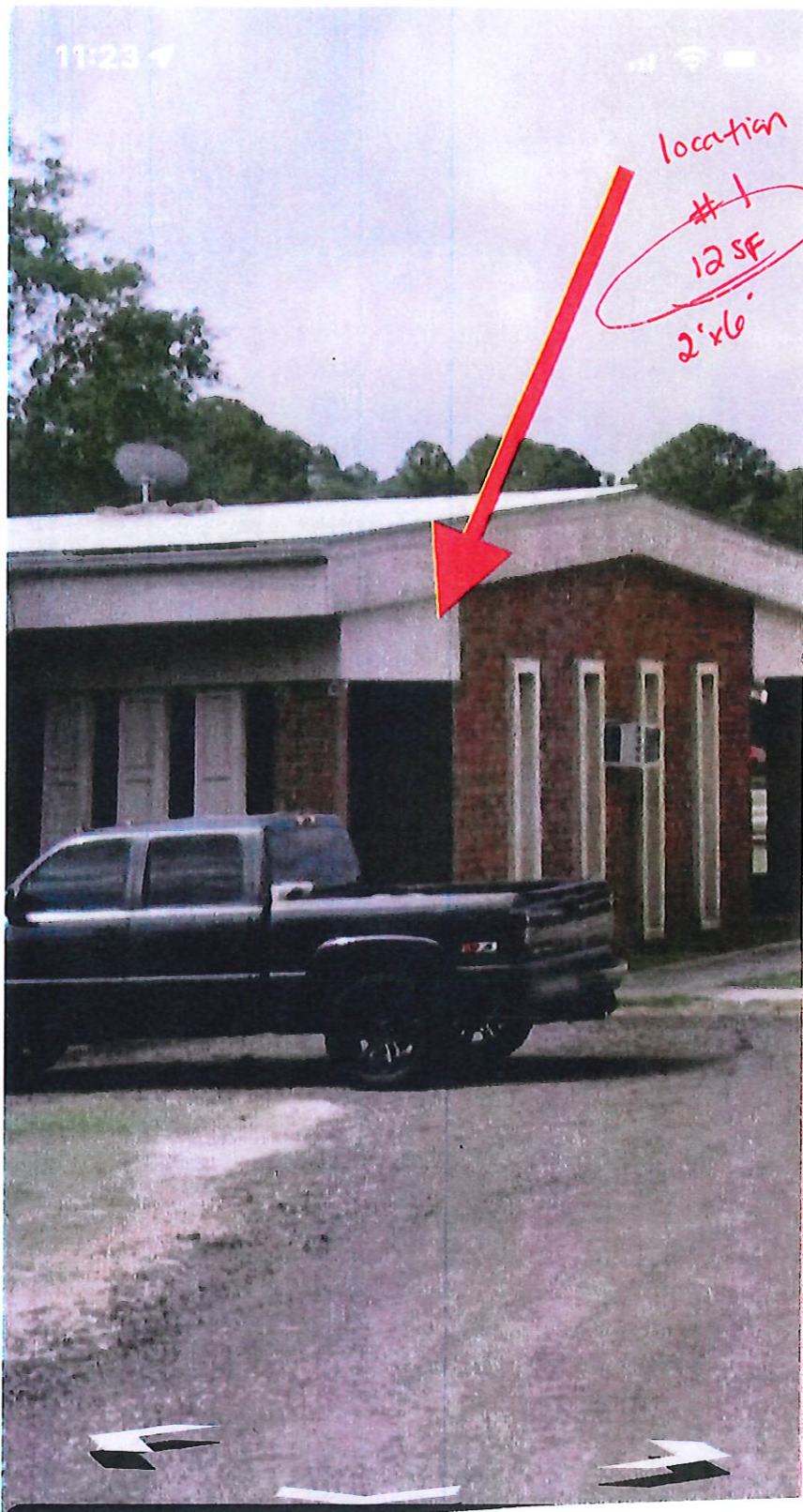


(FINAL DESIGN
TO FOLLOW)

*Applicant bringing
final rendering
to meeting.

FITNESS CENTER

FORGOTTEN COAST







Certificate of Appropriateness + Fence

189 Avenue G



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/21/23
Meeting Date: 1/8/24
Fees Due: \$25.00
Date Fees Paid: 12/21/23

OWNER INFORMATION

Owner Brendan Pagliaro and Rebekah Keller
Address 189 Avenue G
City Apalachicola State FL Zip 32320
Phone 614-579-4753

CONTRACTOR INFORMATION

Contractor Name N/A - Installed by owner
State License # _____ City License # _____
Email _____
Phone _____

PROJECT TYPE

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Certificate of Appropriateness |

PROPERTY INFORMATION

Street Address (911 Address): 189 Avenue G
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: 01-09S-08W-8330-0101-0010 Block: 101 Lot: 1
Zoning District: R-1 ☒ Historic District ☐ Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N

Setback Requirements of Property: _____

Front: _____ Rear: _____ Side: _____

Corner Lot? Y/N

Lot Coverage: _____

STAFF NOTES/RECOMMENDATIONS:

- meets fence height & placement reqs.
- review material for Certificate of Appropriateness (wood)

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff _____

Date Approved _____

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.

BQ
Applicant Initial

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 documents for description.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	Alexandria Moulding Pressure Treated Pine	1" x 6" x 6' 1" x 6" X 4'	N/A
Driveways/Sidewalks			
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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

12/20/2023

DATE



SIGNATURE OF APPLICANT

Legend x

Fence_Proposal

6

4

Lot Lines 



OK 

Fence Proposal at 189 Avenue G

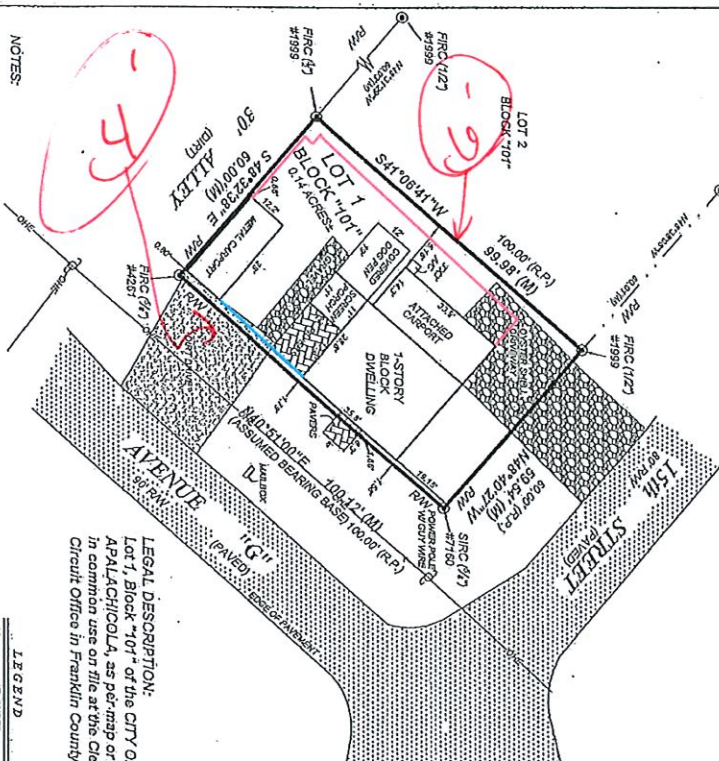
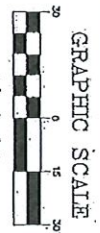
We are hoping to fence in a portion of our yard at 189 Avenue G. The fence will be constructed from pretreated-wood purchased from Ace Hardware. The fence will tie into the south corner of the home running southwest where it will tie into the corner of an existing metal carport (as specified on the included survey). As this portion of the fence is in the front yard, the fence will be 4 ft. in height. The fence will continue from the west corner of the metal carport paralleling the property line; this portion of the fence will be 6 ft. in height. The fence will stop short of the west corner of the property as there are several mature trees and an electrical pole. These trees and pole will be outside of the fence. The fence will continue along, paralleling the property line, running northeast until it reaches the north corner of the attached carport (as specified on the attached survey), again this portion of the fence will be 6 ft. in height. To tie into the north corner of the carport, we proposed a 6 ft. gate, also made from wood. The total length of the fence would be approximately 144 ft. In the included maps, pink/red lines indicate a fence height of 6 ft. and blue lines indicate a fence height of 4 ft.

As stated in the city's ordinances, the fence in the front yard (sections of fence on the road paralleling the intersecting streets), is more than 50 ft. from the intersecting streets. Fence will also be inside the property lines. ✓



OK

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
BRENDAN PAGLIARO, REBEKAH KELLER,
ROCKET MORTGAGE, LLC,
DONNA DUNCAN, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGAL DESCRIPTION:
Lot 1, Block "101" of the CITY OF
APALACHICOLA, as per map or plat
in common use on file at the Clerk of the
Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwesterly right of way boundary of Avenue "G" having an assumed bearing base of North 40 degrees 51 minutes 00 seconds East.
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 mapmaker.

LEGEND

- 1" MONUMENTED
- RP RECORDED PLAT
- FIRC FIDUCIAL POINT
- AND CAP
- SETTING FROM MONUMENT
- FOUND CONCRETE
- MONUMENT
- RIGHT-OF-WAY
- RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET BY SURV
- POWER POLE
- OVERHEAD ELECTRIC

FLOOD ZONE INFORMATION:

Subject property is located in Zone X as per Flood Insurance Rate Map Community Panel No. 120089 0526F Index dated February 5, 2014, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPMAKERS
200 WEST 10th Street, Suite 100
Tallahassee, Florida 32301
Phone: 904.433.1111
Fax: 904.433.1112

DATE: 10/27/23
DRAWN BY: JG/BA
SCALE: AS SHOWN
SHEET: 1 OF 1
COUNT: 100
NUMBER: 07-071

10/24/2023
10/24/2023
10/24/2023

Owners, Builders, Developers

PLASE NOTE:

1. If the proposed development is located within the City's Historic District; a Certificate of Appropriateness from the City's Planning & Zoning Board and Architectural Review Committee is necessary before any permitting can take place.
2. Required site plan elements and the Development Order/Certificate of Appropriateness applications are due 10 BUSINESS DAYS prior to the scheduled monthly meeting (second Monday of each month) of the Planning & Zoning Board.
3. Residential site plan approvals are valid for one year after issuance. If a building permit is not obtained within a year after receiving P&Z approval, the applicant must re-apply and receive P&Z approval again. (Commercial site plan approvals are valid for two years.)
4. After you have received your Planning & Zoning Approval and/or Certificate of Appropriateness, whichever applies, take all development documents to the Building Department at 192 Coach Wagoner Blvd, Apalachicola to apply for your building permit. A P&Z Development Order Application is not a building permit application – there will be building permit forms to fill out. Building permit issuance and all inspections will be coordinated with the Building Department Clerk. Please be advised that additional documentation may be required by the Building Clerk or Building Official. Please email buildingdept@cityofapalachicola.com or call City Hall at (850)653-7592 with any permitting questions.
5. Land Development regulations can be found on the City of Apalachicola website @ www.cityofapalachicola.com.
6. Please note that if any shrubs are planted or any materials (concrete, gravel, etc.) are placed in the City Right of Way that there is a possibility of removal at no expense to the City.

It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



Certificate of Appropriateness + Accessory Structure

194 11th Street



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/22/23

Meeting Date: 1/8/24

Fees Due: \$90.00

Date Fees Paid: _____

OWNER INFORMATION

Owner NOBLE + DANIELLE DAVIDSON
Address 194 11TH ST
City APALACHICOLA State FL Zip 32320
Phone 757-333-1578

CONTRACTOR INFORMATION

Contractor Name SELF CONSTRUCTED
State License # _____ City License # _____
Email _____
Phone _____

PROJECT TYPE

☐ New Construction

☐ Addition

☐ Alteration/Renovation

☐ Relocation

☐ Demolition

☐ Fence

☐ Repair

☐ Variance

☒ Other ACCESSORY STRUCTURE

☒ (SHED)
Certificate of Appropriateness

PROPERTY INFORMATION

Street Address (911 Address): 194 11TH ST
City & State: APALACHICOLA, FL Zip: 32320
Parcel ID #: 01-095-08W-8330-0150-0040 Block: 150 Lot: 4
Zoning District: R-1 ☒ Historic District ☐ Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N

Setback Requirements of Property:

Front: 15' Rear: 25' Side: 10/5'

Corner Lot? Y ☒ N

Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:

- meets lot coverage reqs +
5' accessory setbacks
- P&Z Board to review
architecture for C.O.A.

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff _____

Date Approved _____

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.

[Signature]
Applicant Initial

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).

10x16' SHED CONSTRUCTED OF WOOD FRAMING ON
 CONCRETE PIER W/ GRAVEL BED FOUNDATION NO
 MORE THAN 1.5 FE OFF GRADE. EXTERIOR FINISH
 TO MATCH EXISTING PRIMARY RESIDENCE (WHITE
 CEMENT BOARD LAP SIDING, STANDING SEAM METAL
 ROOF, PAINTED DOOR TO MATCH PRIMARY)

Permit
 required
 after
 P+2
 approval.)

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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 numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola 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 COA review time period will not commence until the application is deemed complete by staff and may take up to 10 business days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning & 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 Certificate of Appropriateness or Development Order application have to be approved by the P&Z Board before work commences on those changes. There will be no charge for revisions. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year after issuance. They are renewable for six months without cause if requested, 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 documents to City Staff, if needed.
9. I/We understand that P&Z Board approval is permission to obtain a permit for 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 there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

12/22/23

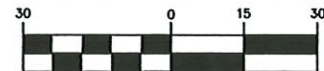
DATE



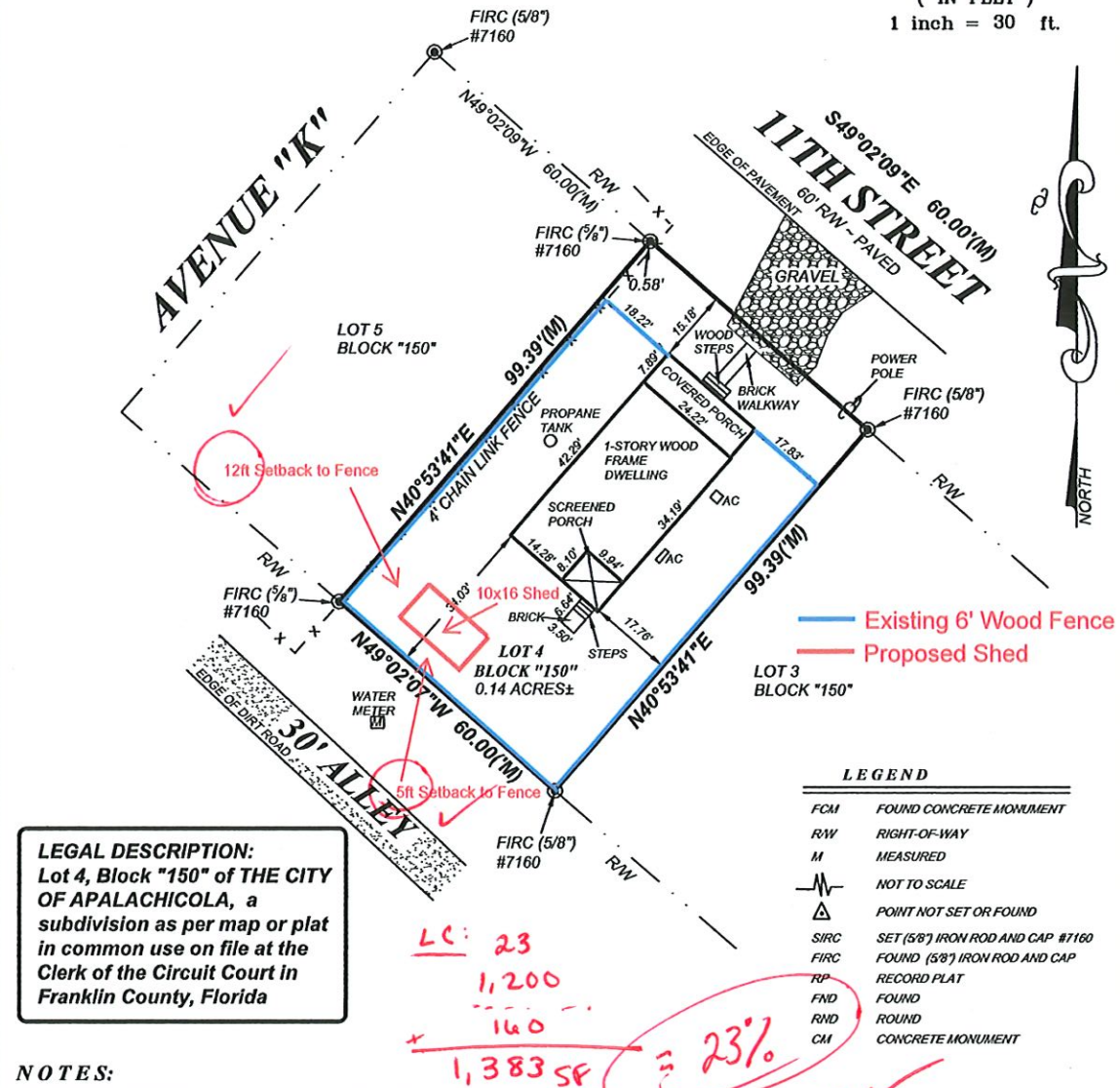
SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
STEPHANIE POTTER AND DAVID POTTER,
MANAUSA, SHAW & MINACCI, P.A.,
INVESTORS TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Easterly boundary of subject parcel having an assumed bearing of North 40 degrees 53 minutes 41 seconds East
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.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.0511.052).

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

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

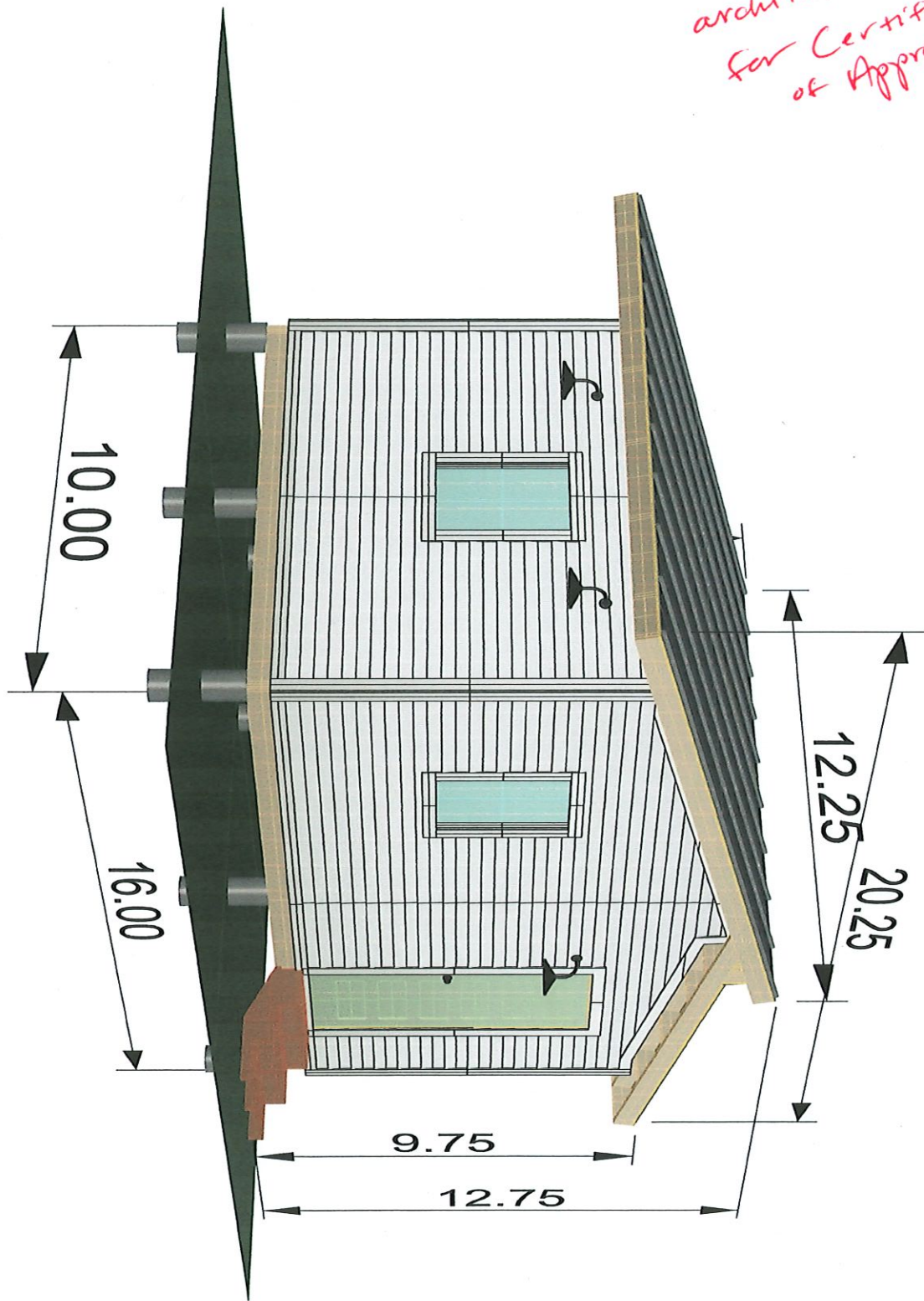


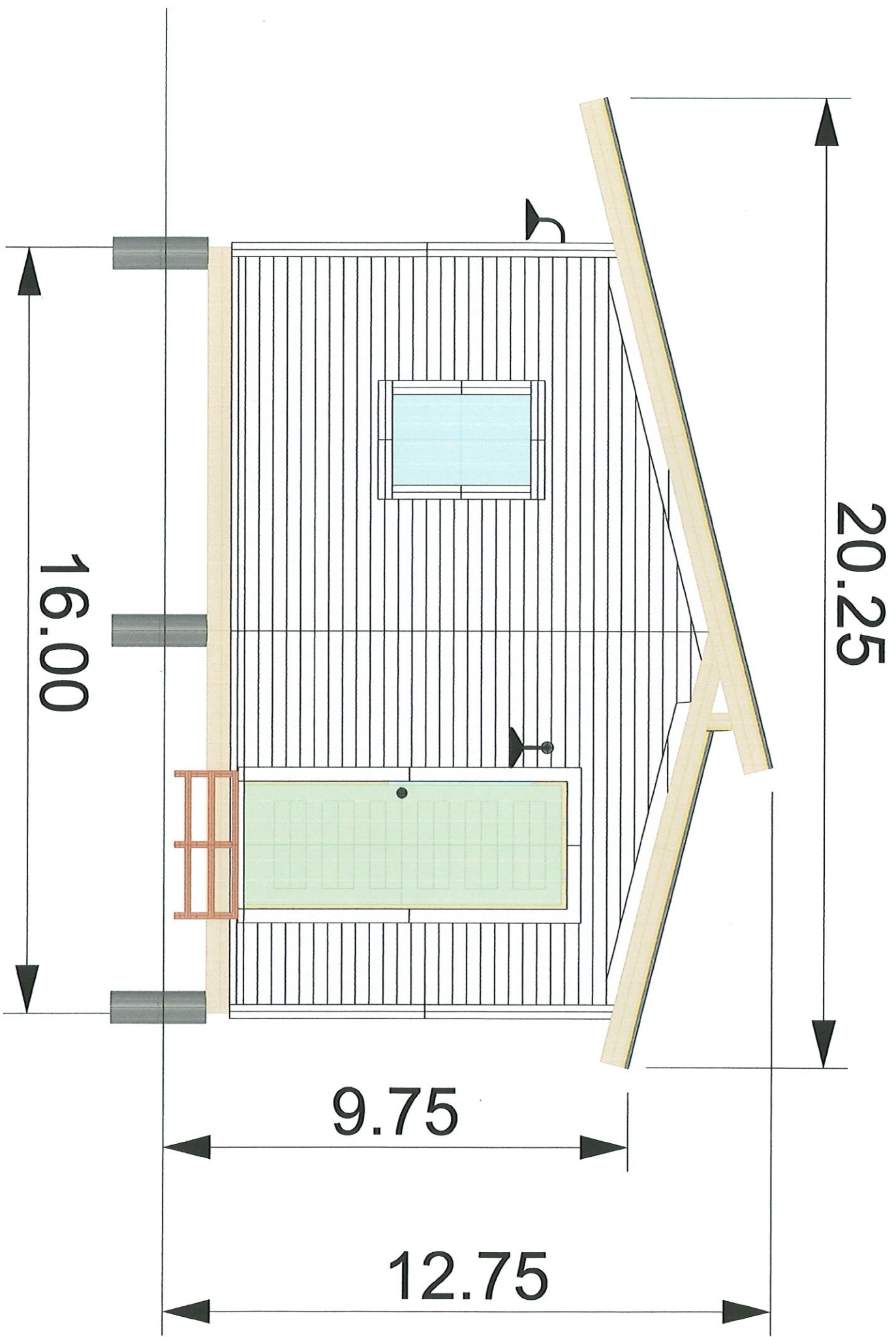
FLOOD ZONE INFORMATION:

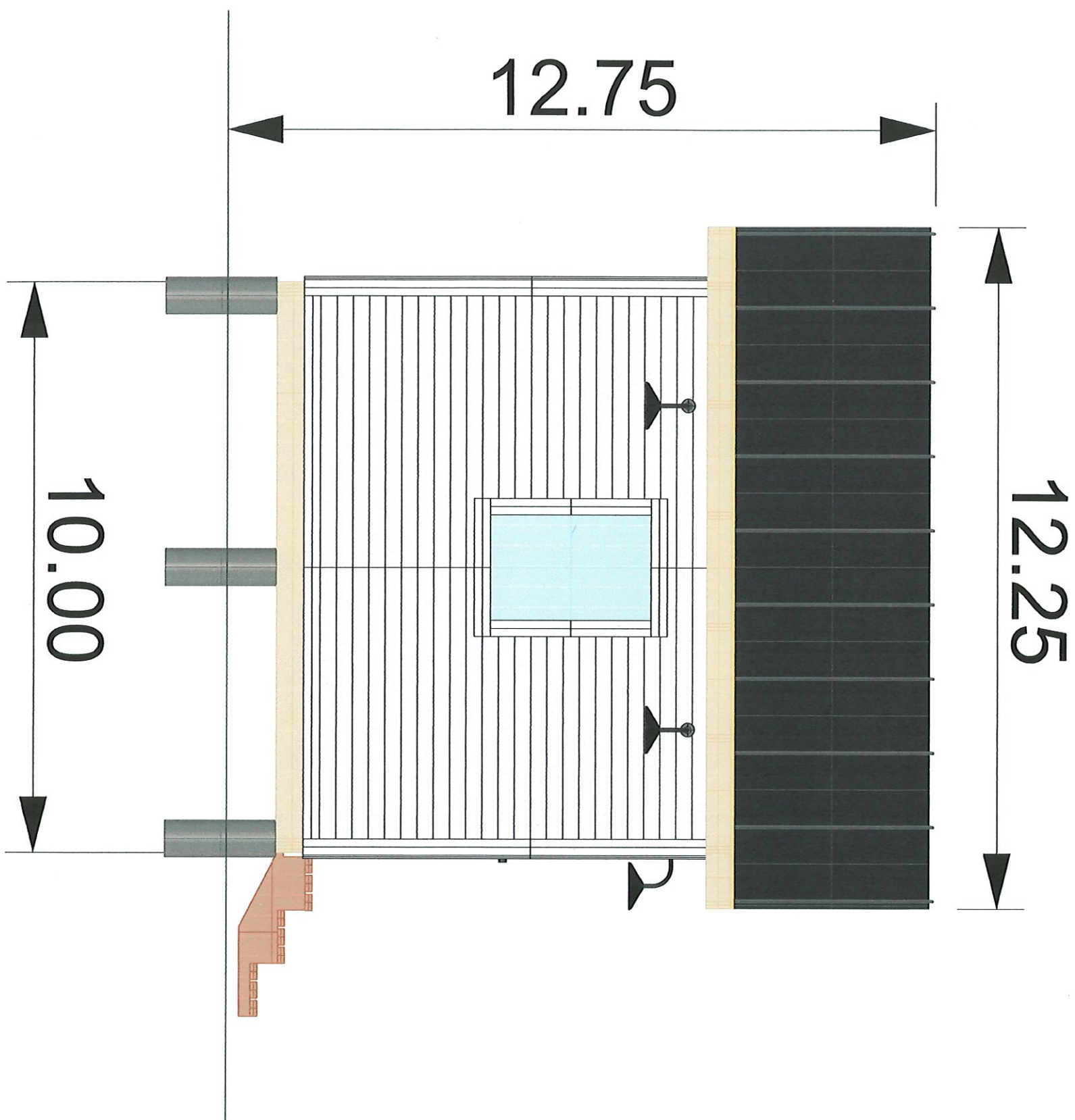
Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida.

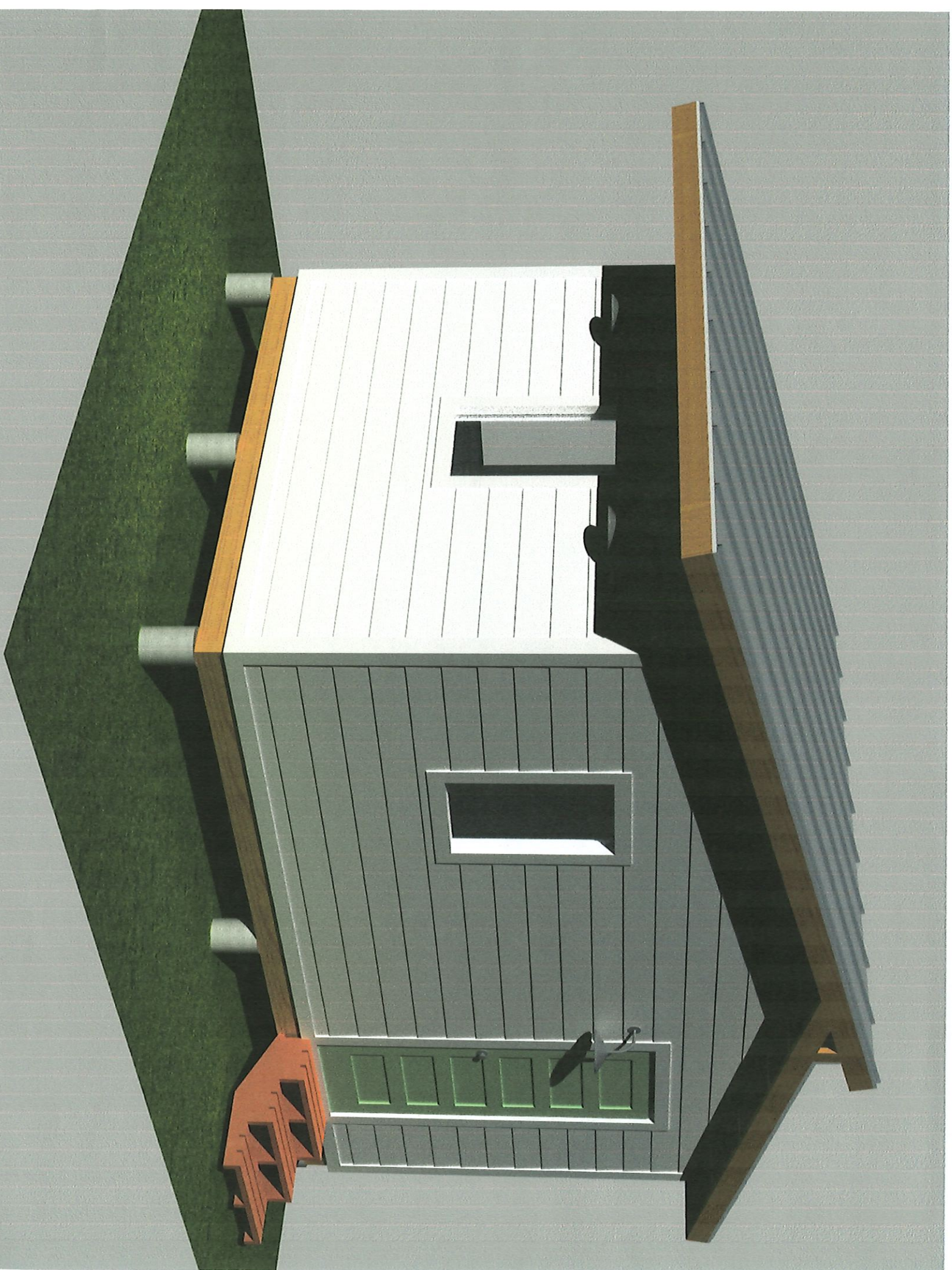
Thurman Roddenberry & Associates, Inc. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHIELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-963-2538 FAX NUMBER: 850-963-1183 LB # 7160			
DATE: 10/14/21	DRAWN BY: LMD	N.B. PLAT	COUNTY: Franklin
FILE: 17121.DWG	DATE OF LAST FIELD WORK: 10/13/21	JOB NUMBER: 17-121	

at review
architecture
for Certificate
of Appropriateness, at









Owners, Builders, Developers

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It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



Certificate of Appropriateness + Accessory Structure

115 10th Street



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/22/23

Meeting Date: 1/8/24

Fees Due: 90.00 ✓

Date Fees Paid: 12/22/23

OWNER INFORMATION

Owner MIKE ROSEBERRY
Address 115 10th ST
City APALACHICOLA State FL Zip 32320
Phone 404 735-4464

CONTRACTOR INFORMATION

Contractor Name SELF
State License # _____ City License # _____
Email _____
Phone _____

PROJECT TYPE

☐ New Construction

☐ Addition

☐ Alteration/Renovation

☐ Relocation

☐ Demolition

☐ Fence

☐ Repair

☐ Variance

☒ Other STORAGE BLDG

☒ Certificate of Appropriateness

PROPERTY INFORMATION

Street Address (911 Address): 115 10th ST
City & State: APALACHICOLA FL Zip: 32320
Parcel ID #: _____ Block: 70 Lot: 657
Zoning District: R-1 [☒] Historic District [☐] Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N

Setback Requirements of Property:

Front: 15 Rear: 25 Side: 15 ft plus

Corner Lot? Y/N

Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:

- meets setback & lot coverage
- needs Certificate of Appropriateness
approval.

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff _____

Date Approved _____

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.

mn
Applicant Initial

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).

10x10' pre-fab shed

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular business hours in order to take photos which will be placed in the permanent file.
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12-21-23

DATE



SIGNATURE OF APPLICANT

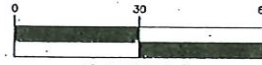
Lot 6 & 7, Block "M" of the City of Apalachicola, a subdivision as per map or plat thereof recorded in Deed Book "M", Page 437 in the Public Records of Franklin County, Florida.

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Franklin County, Florida, Community-Panel Number 12037C 0526.F; Date of Firm Index: February 5, 2014. This Property is located in Zone "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

LEGEND

- ID - IDENTIFICATION
- INV - INVERT ELEVATION
- FND - FOUND
- FND - FOUND NAIL AND CAP
- RB - RE-BAR
- BRK - BROKEN OR DISTURBED MONUMENT
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SND - SET NAIL & CAP #6475
- FTE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- BM - BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- L - ARC LENGTH
- C - CALCULATED
- R/C - ROAD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVATURE
- CL - CENTER LINE
- C.O.T. - CITY OF TALLAHASSEE
- TVDB - CABLE TELEVISION BOX
- S.P.C. - ST. JOE PAPER COMPANY
- CH-E - OVERHEAD ELECTRIC LINE
- HOA - HOME OWNERS ASSOCIATION
- SCN - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWER/SHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PRM - PERMANENT REFERENCE MONUMENT
- RND - ROUND
- PI - POINT OF INTERSECTION
- PCO - POINT OF COMPOUND CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- POT - POINT OF TERMINUS
- PO - POWER POLE
- - SRB 5/8" #6475
- INDICATES FENCE & TIE TO PROPERTY LINE
- LINE NOT TO SCALE
- FND CONCRETE MONUMENT (4X4 #6475 UNLESS NOTED OTHERWISE)
- SERVICE POLE
- - FND MONUMENTATION (SEE DESCRIPTION)
- - TOP OF MANHOLE
- - STORM DRAIN MANHOLE
- LI - LINE TAG (SEE LINE TABLE)
- CI - CURVE TAG (SEE CURVE TABLE)
- ED - ELECTRIC BOX
- XX - FIRE HYDRANT
- WV - WATER VALVE
- PD - PHONE BOX
- WM - WATER METER
- RCP - RIGID CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- CMP - CORRUGATED METAL PIPE
- HDPF - HIGH DENSITY PLASTIC PIPE

(DISTANCE)

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS * ENGINEERS
(850) 826-3016 858-433-4436 FAX (850) 826-8160
P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32328

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

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

JUN 05 2014

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 6475)

CERTIFIED TO:
MIKEL L. ROSEBERRY & KATHY W. ROSEBERRY;
SANDERS AND DUNCAN, P.A.;
CHICAGO TITLE INSURANCE COMPANY;

PLAT OF BOUNDARY SURVEY PREPARED FOR
MIKEL & KATHY ROSEBERRY

PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL. 32326 (850) 926-3016

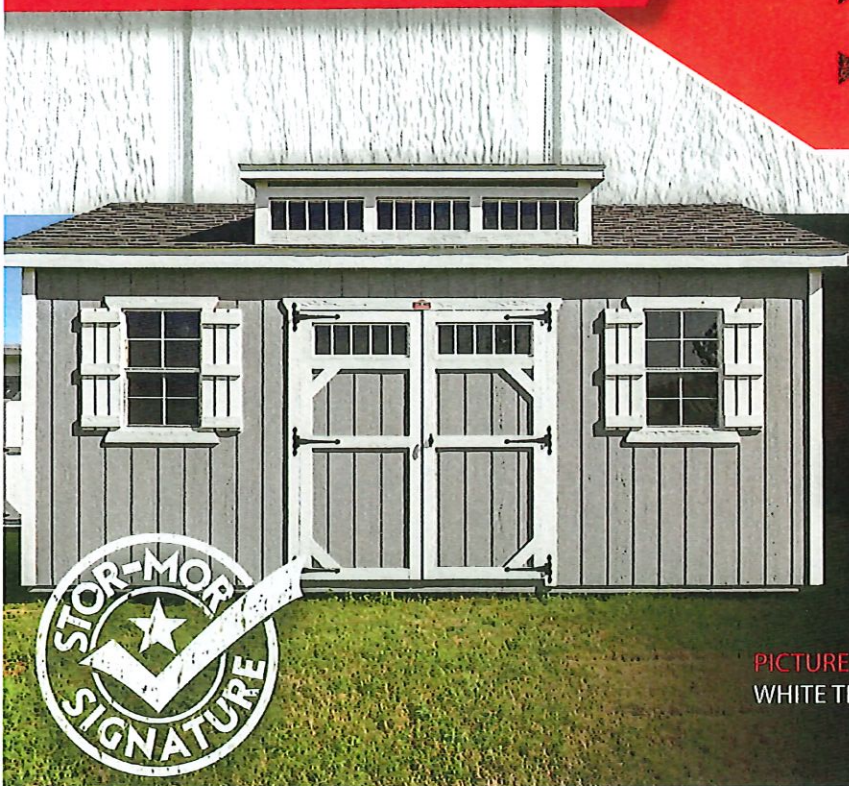
NOTEBOOK/PAGE: 801/68	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 1	SCALE: 1"=30'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 9-SOUTH	SURVEY DATE: JUNE 4, 2014	
SHEET: 1 OF 1	RANGE: 8-WEST	JOB NUMBER	PSC#
DATE:		14-123	35345
REVISION:			

SHEDS

STANDARD WITH:

▶ SPRING LATCH BOLTED DOORS

▶ HIGH END DURABLE HINGES



Signature SIDE UTILITY

STEEPER PITCHED GABLE ROOF •
TRANSOM DORMER • TWO 2 x 3 WINDOWS
• 70" DOUBLE WOODEN DOORS WITH
TRANSOM WINDOWS • SHINGLES •
SHUTTERS • DECORATIVE HINGES

AVAILABLE SIZES: 8 x 16 - 16 x 60

PICTURED: 10 x 20 CAPE COD GRAY SIDING,
WHITE TRIM, ESTATE GREY SHINGLES



SIDE UTILITY

STANDARD PITCHED GABLE ROOF • TWO 2 x 3
WINDOWS • 70" DOUBLE WOODEN DOORS

*ALSO AVAILABLE IN METAL, SEE DEALER FOR DETAILS

AVAILABLE SIZES: 8 x 16 - 16 x 60

PICTURED: 10 x 20 HUNTER GREEN SIDING,
WHITE TRIM, GALVALUME ROOF

C.O.A.
★

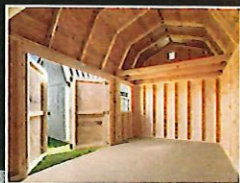
SIDE LOFTED BARN

TWO LOFTS AT OPPOSITE ENDS • TWO 2 x 3
WINDOWS • 70" WIDE DOUBLE DOORS

*ALSO AVAILABLE IN METAL, SEE DEALER FOR DETAILS

AVAILABLE SIZES:
8 x 16 - 16 x 40

PICTURED: 10 x 16 SLATE BLUE SIDING,
SUPER WHITE TRIM, CHARCOAL GRAY ROOF



★ 1-window

www.STORMOR.com

Owners, Builders, Developers

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5. Land Development regulations can be found on the City of Apalachicola website @ www.cityofapalachicola.com.
6. Please note that if any shrubs are planted or any materials (concrete, gravel, etc.) are placed in the City Right of Way that there is a possibility of removal at no expense to the City.

It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



Certificate of Appropriateness + Accessory Structure

194 10th Street



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/22/23
Meeting Date: 1/8/24
Fees Due: \$90.00
Date Fees Paid: 12/22/23

OWNER INFORMATION

Owner Ann and Doug Rauscher
Address 194 10th Street
City Apalachicola State FL Zip 32323
Phone _____

CONTRACTOR INFORMATION

Contractor Name Construct Group SE Inc
State License # CGC1513032 City License # _____
Email constructgroupse@yahoo.com
Phone 850.694.1555

PROJECT TYPE

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>Deck</u> |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Certificate of Appropriateness |

PROPERTY INFORMATION

Street Address (911 Address): 194 10th Street
City & State: Apalachicola, Florida Zip: 32320
Parcel ID #: 01-09S-08W-8330-0157-0030 and 01-09S-8330-0157-0040 Block: 157 Lot: 3 & 4
Zoning District: R-1 [☒] Historic District [☐] Non-Historic District
FEMA Flood Zone: x

OFFICIAL USE ONLY

Certificate of Appropriateness Required? ☒ Y ☐ N

Setback Requirements of Property:

Front: _____ Rear: _____ Side: _____

Corner Lot? Y ☒ N ☐

Lot Coverage: 40% + 10% 'perverse deck'

STAFF NOTES/RECOMMENDATIONS:

- lot coverage + setbacks OK
- needs C.O.A.
- approval contingent on 1/8"
spacing between deck boards.

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff _____

Date Approved _____

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.

Applicant Initial _____

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).
adding deck to back yard

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck	site built	Pressure Treated material	
Fencing			
Driveways/Sidewalks			
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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:

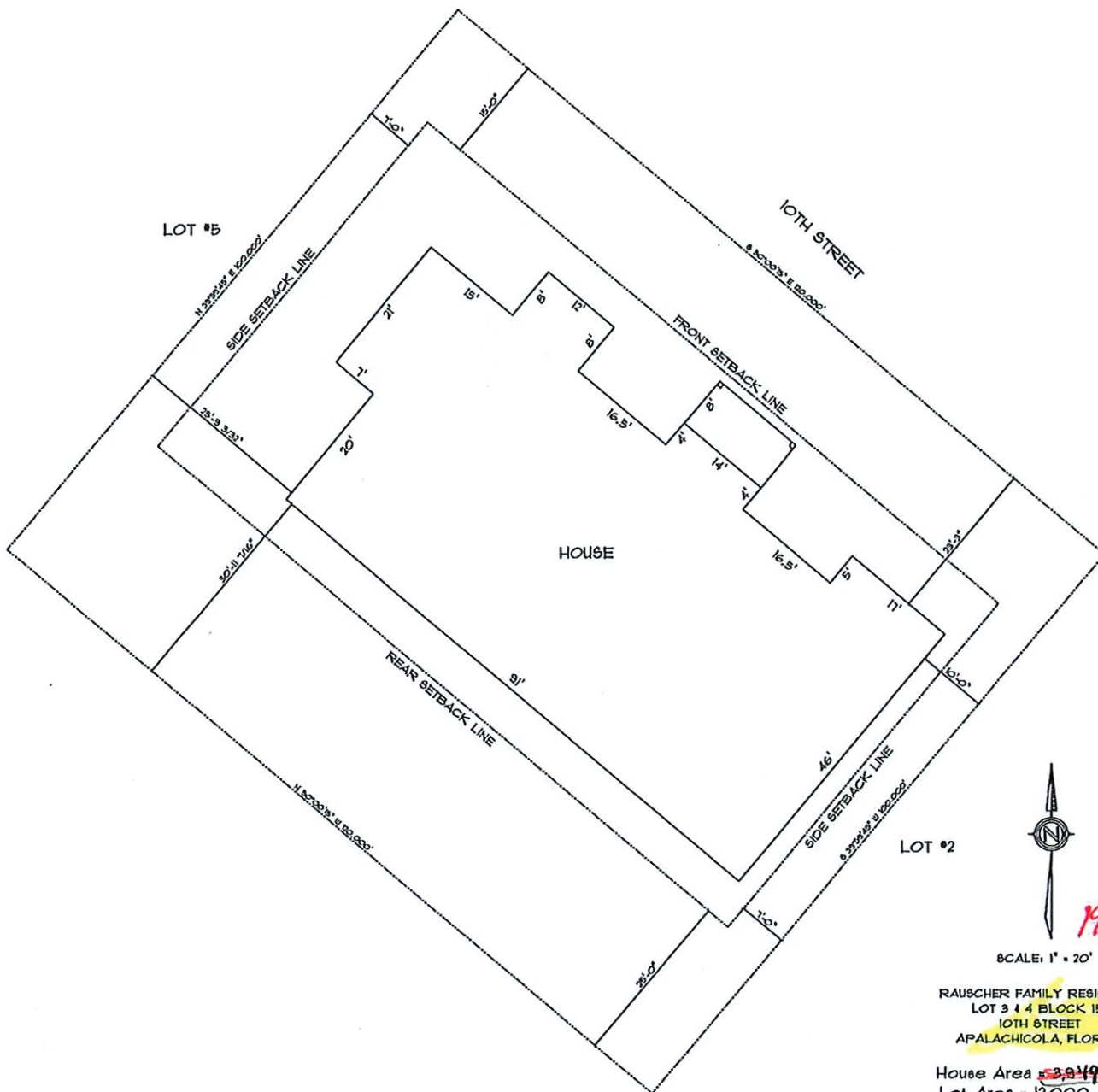
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 business days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning & 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 Certificate of Appropriateness or Development Order application have to be approved by the P&Z Board before work commences on those changes. There will be no charge for revisions. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year after issuance. They are renewable for six months without cause if requested, 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 documents to City Staff, if needed.
9. I/We understand that P&Z Board approval is permission to obtain a permit for 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 there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

12.20.2023

DATE



SIGNATURE OF APPLICANT



SCALE: 1" = 20'

RAUSCHER FAMILY RESIDENCE
LOT 3 & 4 BLOCK 151
10TH STREET
APALACHICOLA, FLORIDA

House Area = 3,949 sq. ft.
Lot Area = 12,000 sq. ft.

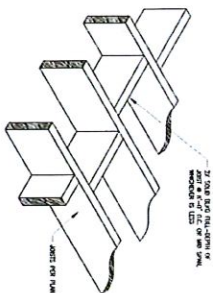
lot $120 \times 100 = 12000$
 $40\% = 4800$ allowance imp.

dw ✓ ~~3949~~ proposed

4,329.58 current
+ 687.47 decking

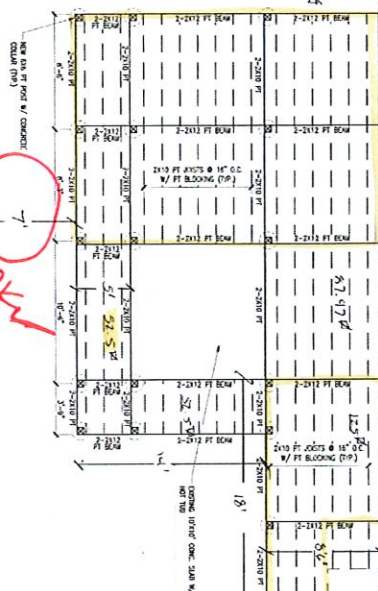
4,800 lot cover
1,200 permeable decking

4
WOOD JOISTS BRIDGING
NOT TO SCALE



Panel No.	Dimensions (m)				Features			
	W	H	B	Depth	Stair	Door	Window	Door
U020C2	1.116	4.34	1.34	0.102	0.100	-	-	-
U020C3	1.116	4.34	1.34	0.102	0.100	4.02 P.W.1	4.02 P.W.1	-
U020C4	1.116	4.34	1.34	0.102	0.100	4.02 P.W.2	4.02 P.W.2	-
U020C5	1.116	4.34	1.34	0.102	0.100	4.02 P.W.3	4.02 P.W.3	-
U020C6	1.116	4.34	1.34	0.102	0.100	4.02 P.W.4	4.02 P.W.4	-
U020C7	1.116	4.34	1.34	0.102	0.100	4.02 P.W.5	4.02 P.W.5	-
U020C8	1.116	4.34	1.34	0.102	0.100	4.02 P.W.6	4.02 P.W.6	-
U020C9	1.116	4.34	1.34	0.102	0.100	4.02 P.W.7	4.02 P.W.7	-
U020C10	1.116	4.34	1.34	0.102	0.100	4.02 P.W.8	4.02 P.W.8	-
U020C11	1.116	4.34	1.34	0.102	0.100	4.02 P.W.9	4.02 P.W.9	-
U020C12	1.116	4.34	1.34	0.102	0.100	4.02 P.W.10	4.02 P.W.10	-

Site Plan



Existing House

Existing House

Task	125d
	87.17d
	52.52d
	52.52d
	370.02d
Total New Det	627.47d



FRAMING PLAN and DETAILS		DECK ADDITION	
Doug Rauacher 194 10th Street Aptelchicoda, FL			
Project No.	23-00564	Sheet	S-1
Date	12 / 2023		
AS NOTED			



PROFESSIONAL • INNOVATIVE • RELIABLE

240 Bond Street, Suite A
Plymouth, MA 01960
617.837.1400
www.n2eng.com

No.	Revision/Issues	Date

GENERAL

FOUNDATION AND SITE WORK

FOUNDATION AND SITE WORK

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

ALL REINFORCING

1. ADJUSTABLE POSITION SUPPORT, OR SECURE REINFORCEMENT FROM DEPENDANT DUE TO FORWARD, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS, LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLLERS, SPACERS, AND WANDS AT A MAXIMUM 3'-FOOT SPACING.
2. TENSILE REINFORCING STEEL IN STANDARD HOOPS, UNLESS OTHERWISE SHOWN, PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICAL.
3. PROVIDE REINFORCING BAR DETAILS IN FOOTINGS, PILE CAPS AND OTHER SUPPORTS/IMPROVEMENTS.
4. MEMBERS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING, U.O.A.

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

K. HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO

--

STRUCTURAL STEEL

4. NON-SHANK GROUT SHALL HAVE $f_c = 7000$ PSI, MIN.
5. CONCRETE MIXES SHALL USE TYPE II CEMENT AND BE DESIGNED BY AN APPROVED LABORATORY AND BEAR THE STAMP OF A CO REGISTERED ENGINEER.

STRUCTURAL STEEL

1. JOISTENG ANCHORS SHALL BE HILTI "HIA ANCHORS", SIMPSON "SET SCURT" OR AN APPROVED EQUIVALENT.
2. MISCELLANEOUS STEEL ROLLED SHAPES, PLATED PLATES AND ANGLES SHALL CONFORM TO ASTM A36.
3. FELLOW STRUCTURAL SHAPES ARE TO CONFORM TO ASTM A500 GRADE B.
4. MINIMUM YIELDPOINT IS 42 KSI FOR ROUND HSS AND 45 KSI FOR RECTANGULAR HSS.
5. WELD PLATE BEAM TO BE A572, MINIMUM YIELDPOINT IS 50 KSI.
6. LATEST EDITION, CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.
7. LATEST EDITION, ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO ASTM A5.
8. ANCHOR BOLTS SHALL CONFORM ASTM A307/ASTM 71554 GR38 (F=58-90 KSI).

1

2. **PANEL SHEETING:** IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA—THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STANDARD.

1. TREATED WOOD PRESERVATIVE TREATED WOOD - AKA STANFORD UO AND M
2. A FOUNDATION SHALL BE DESIGNED TO BE PROTECTED FROM WATER AND BLOWN EARTH DAMAGE. A FOUNDATION SHALL BE PRESERVE TREATED.
B. EACH FLOOR DECKING SHALL BE PRESERVE TREATED.
3. MOISTURE CONTENT OF PRESERVATIVE TREATED WOOD SHALL BE 1% OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR FINISHING MATERIALS.
4. ENGINEERED WOOD PRODUCTS SUCH AS THE FOLLOWING: COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE TREATED OR PRESERVED. THE INTERIOR OF SUCH TRUSSES SHALL BE PROTECTED FROM WATER AND BLOWN EARTH DAMAGE. IF SUCH TRUSSES ARE APPLIED TO THE DESIGN OF THE ROOF, THE ROOF SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE, TO PROTECT THE ROOF FROM WATER AND BLOWN EARTH DAMAGE.

- SMOKER LEATHER, USE HIGH-TEMPER ZINC-COATED STEEL, AND
TREATED OR NON-TREATED LUMBER, AND OTHER PRELIMINARY PREPARATION
C. BOLTS AND THREADED RODS, ASTM A307, SQUARE OR HEXAGONAL, HARDENED
MACHINE BOLTS WITH ASTM A563 NUTS, USE MALLEABLE IRON WASHERS
UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD.
D. PLATE WELDERS, AT ALL PLACES, USE 3/16"x1/4" AS MINIMUM PLATE
THICKNESS, 1/4" MINIMUM WELD SIZE, 1/2" MINIMUM WELD LENGTH, AND
IDENTICALLY SLOTTED WITH A WIDTH OF UP TO 1/16" 1/4"x1/4".
E. BOLTS AND A SLOT LENGTH NOT TO EXCEED 1-3/4".
F. PROVIDE A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE
WASHER AND THE NUT.
G. LUG SCREWS, ASTM A307, ANGLE/SLANT STANDARD B11.3, USE ANS
B11.3. PROVIDE BOLTS UNDER LUG WITH IN CONTACT WITH WOOD.
H. DOUBLE-ENDED NAIL OR ROUND HEAD SCREWS AT TIE-TO WOOD
AND WOOD-TO WOOD OR ROUND HEAD SCREWS AT TIE-TO WOOD
AND WOOD-TO NAIL OR ROUND HEAD SCREWS.
I. MISCELLANEOUS STEEL, ANS A56.
J. BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO
WEATHER, USE GALVANNEAL STEEL OR GALVANIZED STEEL.
K. PLATING: USE SHEET LUGS, STRAPS, FITZ, SPRINGS, UNDERLAYS, OR
SLATERS WITH NO REPAIRS, REWORKS OR REWORKS ARE BASED ON
SURFACES GALVANNEAL REPAIRS, INSTALL PER MANUFACTURER
RECOMMENDATIONS AND REQUIREMENTS.
L. HARDWARE CONNECTION BOLTS AND NUTS, REQUIRE APPROVED
WASHERS AND PLATE WELDER, AND BE IDENTIFIED AS FIRST TO
CONTACT THE WALL FRAMES.
M. HARDWARE HARDWARE MUST BE SECURED IN PLACE PRIOR TO
FOUNDATION INSPECTION.

AD

- a. FLOOR SHALL BE 3/4" OF 1/2" THICK DRYER, HERE SPECIFIED AND WHEN PAINTED, THICK TO STIFF.
- b. ALL-ROUND JOINTS TO BE FULL-BLIND NAILS, NOT EXPOSED NAILS.
- c. JOINTS TO BE FULL-BLIND NAILS, NOT EXPOSED NAILS.
- d. END SUPPORT SHALL BE AT WALLS, CLAD FLOOR SHEATHING AT ALL POINTS OF CONTACT.
- e. MACHINE DRIVEN NAILS, UNLESS THEY PREVENT THE CUTTER FROM TURNING SHALL BE REMOVED FOR A HAND WRAHER OR IF THE MINIMUM ALLOWABLE DEEP DIMENSION IS NOT MAINTAINED THE INSTALLATION SHALL BE REWORKED.
- f. SHEATHING, EXCEPTED SHEATH SHALL BE USED IN NO STRUCTURAL PANEL, SHEAR WALL SHALL HAVE THE SAME DIMENSIONS AS THAT REQUIRED FOR HAND DRIVEN WALLS, INCLUDING DUAL, END LENGTH AND MIN. 1/8" DIA. CLIPPED HOLE OR BOX WALLS ARE NOT ACCEPTABLE.
- g. JOINTS TO BE FULL-BLIND NAILS, NOT EXPOSED NAILS.
- h. JOINTS TO BE FULL-BLIND NAILS, NOT EXPOSED NAILS.
- i. FLOOR JOINTS SHALL BE AT WALLS, CLAD FLOOR SHEATHING AT ALL POINTS OF CONTACT.
- j. STRUCTURAL PANELS SHALL CONFORM TO PER 2004.
- k. MINIMUM NAILING TO BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

- B. DRILL PRE-DRILL HOLE HOLDS FOR WOOD SCREWS AS FOLLOWS:
 1. DRILL LEO HOLD FOR THE SHANK TO GO DEEPER EQUAL TO THE LENGTH OF THE UNTHEADED PORTION IN THE WOOD MEMBER. USE A DRILL BIT 7/8" DIA. DIAMETER OF THE WOOD SCREW.
 2. EXTEND THE LEO HOLD FOR THE THEATED PORTION OF THE SCREW WITH THE POINT OF THE SCREW. THE LEO HOLD IS 7/8" DIA. DIAMETER OF THE SCREW AT THE POINT OF THE THREAD.
- C. INSERT THE SCREW INTO LEO HOLD BY TURNING. DO NOT DRIVE WITH A HAMMER.
- D. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
- E. DRILL THE LEO HOLD FOR THE SHANK TO GO DEEPER EQUAL TO THE LENGTH OF THE UNTHEADED PORTION IN THE WOOD MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE LEO SCREW.
 2. EXTEND THE LEO HOLD FOR THE THEATED PORTION OF THE LEO SCREW WITH A DRILL BIT WHOS' DIAMETER IS 60 PERCENT OF THE SCREW'S DIAMETER.
- F. INSERT LEO SCREW INTO LEO HOLD BY TURNING. DO NOT DRIVE WITH A HAMMER.
- G. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
- H. BLOCKING: INSTAL SOAP OR BEESWAX BETWEEN JOISTS AT ENDS AND OTHER SPACINGS ON SOLID BERMING WALLS AND JOISTS IN SPANS EXACTLY SPACED 8 FEET ON CENTER BETWEEN AND JOISTS INDICATED.
- I. SHOWS DO NOT USE WOOD SHINGLE SHIPS UNDER STUDS, JOISTS, BEAMS, OR PLAYS.

- [illegible]

100

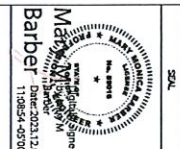
1. DESIGN SELECTION (LOADS ARE IN ACCORDANCE WITH SHOWN STRUCTURE)
- | | |
|-----------------------|-----------|
| A. RESIDENTIAL: | |
| LIVE LOAD | = 40 PSF |
| DEAD LOAD | = 15 PSF |
| B. ROOF: | |
| DEAD LOAD | = 15 PSF |
| ROOF LIVE LOAD | = 20 PSF |
| C. WIND: | |
| WIND SPEED (ULTIMATE) | = 133 MPH |
| D. SEISMIC: | |
| SEISMIC CATEGORY | "B" |

- S-0 GENERAL NOTES
- S-1 FRAMING PLAN and DETAILS

[illegible]

DECK ADDITION
Doug Raucher
194 10th Street
Apalachicola, FL

23-0054	S-0
12.7.2023	
AS NOTED	



		SEA	
<div style="text-align: center;"> ENGINEERING MECHANICAL • PLUMBING • ELECTRICAL <small>1101 West Dixie Avenue Suite 100 Fort Lauderdale, FL 33304 Phone: 954-347-0000 Fax: 954-347-0001 www.md-engineering.com</small> </div>			
FRAMING PLAN and DETAILS			
DECK ADDITION			
Doug Blumberg			
194 10th Street			
Aventura, FL			
Project No.	20-0094	Date	1
Rev.	12.7.2023	Scale	S-1
AS NOTED			



Accessory Structure

169 22nd Ave



City of Apalachicola Planning & Zoning
Application for Development/Site Plan Approval

Official Use Only

Date Received: 12/28/23

Meeting Date: 1/8/24

Fees Due: \$50.00

Date Fees Paid: 1/2/24

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner MICHELE SEANWRIGHT
Address 169 22nd AVE
City APALACHICOLA State FL Zip 32320
Phone (770) 630-1877

Contractor Name TBD
State License # _____ City License # _____
Email _____
Phone _____

PROJECT TYPE

☐ New Construction

☐ Addition

☐ Alteration/Renovation

☐ Relocation

☐ Demolition

☐ Fence

☐ Repair

☐ Variance

☒ Other SEDE IMPROVEMENTS

☐ Certificate of Appropriateness

PROPERTY INFORMATION

Street Address (911 Address): 169 22nd AVE
City & State: APALACHICOLA, FL Zip: 32320
Parcel ID #: 01-095-0361-0330-0245-0280 Block: 245 Lot: 26,27,28, 29,30
Zoning District: R-2 [] Historic District [X] Non-Historic District
FEMA Flood Zone: X and X(0.2%)

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y (N)

Setback Requirements of Property:

Front: 15 Rear: 25 Side: 15

Corner Lot? (Y)/N

Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:

- Approval contingent upon
removals listed in application
confirmed by City Staff as
removed.

This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.

City Staff

Date Approved

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.

MS
Applicant Initial

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).

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks	GRAVEL DRIVEWAYS + PARKING AREAS # 57 LEMEROCK GRAVEL PATHWAYS # 39 LEMEROCK <u>CONCRETE PAVEMENT PATHWAYS + PATIOS</u>		
Other			

NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, and fence heights. Applications requiring a Certificate of Appropriateness will also need to submit renderings/elevations of any proposed structures and note the materials proposed. More information may be requested by City Staff.

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12/28/2023
DATE

Michele S. J.
SIGNATURE OF APPLICANT

Owners, Builders, Developers

PLEASE NOTE:

1. If the proposed development is located within the City's Historic District; a Certificate of Appropriateness from the City's Planning & Zoning Board and Architectural Review Committee is necessary before any permitting can take place.
2. Required site plan elements and the Development Order/Certificate of Appropriateness applications are due 10 BUSINESS DAYS prior to the scheduled monthly meeting (second Monday of each month) of the Planning & Zoning Board.
3. Residential site plan approvals are valid for one year after issuance. If a building permit is not obtained within a year after receiving P&Z approval, the applicant must re-apply and receive P&Z approval again. (Commercial site plan approvals are valid for two years.)
4. After you have received your Planning & Zoning Approval and/or Certificate of Appropriateness, whichever applies, take all development documents to the Building Department at 192 Coach Wagoner Blvd, Apalachicola to apply for your building permit. A P&Z Development Order Application is not a building permit application – there will be building permit forms to fill out. Building permit issuance and all inspections will be coordinated with the Building Department Clerk. Please be advised that additional documentation may be required by the Building Clerk or Building Official. Please email buildingdept@cityofapalachicola.com or call City Hall at (850)653-7592 with any permitting questions.
5. Land Development regulations can be found on the City of Apalachicola website @ www.cityofapalachicola.com.
6. Please note that if any shrubs are planted or any materials (concrete, gravel, etc.) are placed in the City Right of Way that there is a possibility of removal at no expense to the City.

It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

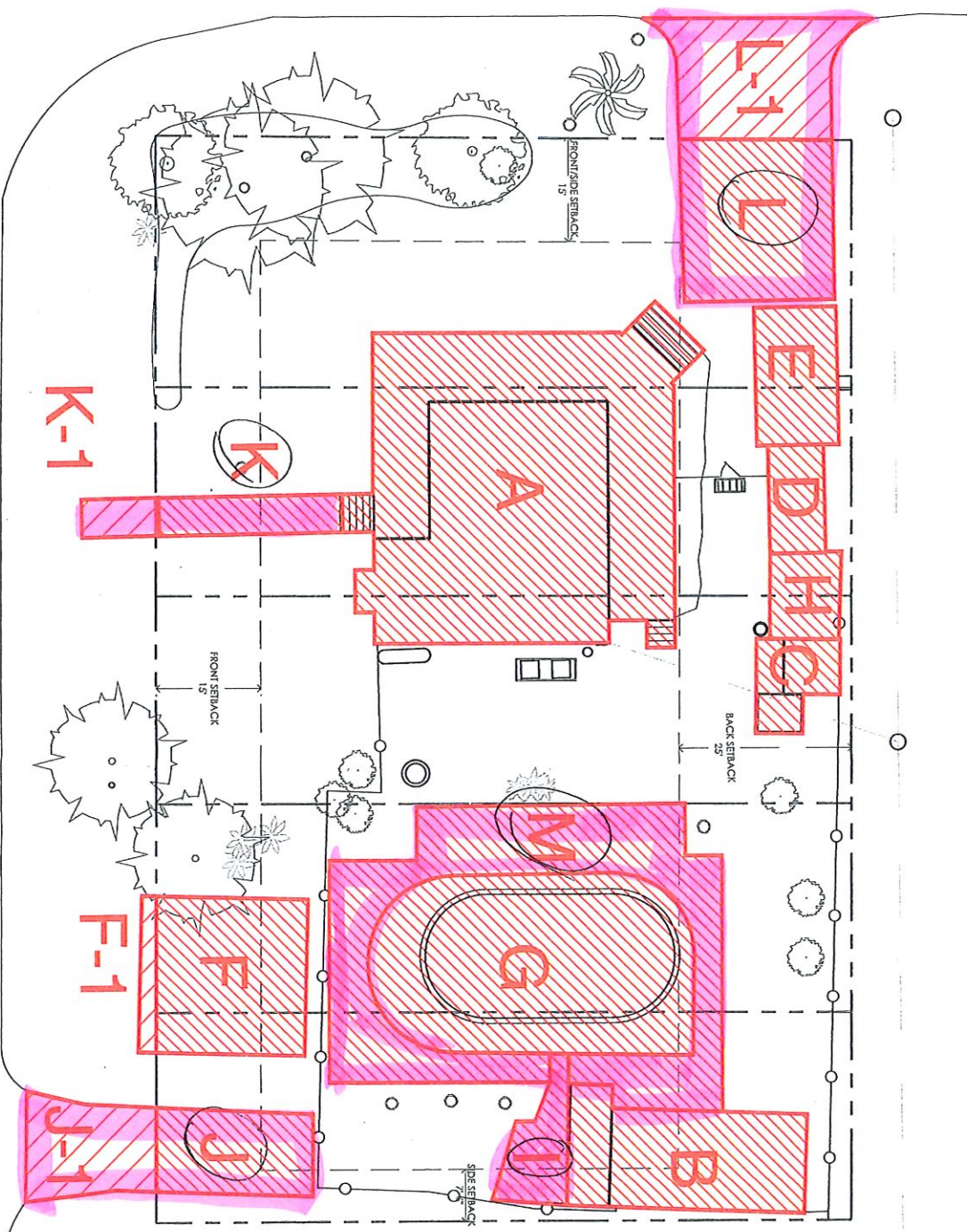
Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

removals

CORNELLUS RIZER ST.
(50' R/W - PAVED)



EXISTING IMPERVIOUS AREA CALCULATIONS:
BLOCK 245 LOTS 26,27,28,29,30:

- A. WOOD FRAME DWELLING, PORCHES, AND STAIRS 1,998.96 SF
- B. METAL SHED | POOL AREA 505.20 SF
- C. WOOD SHED & OUTDOOR SHOWER 135.37 SF
- D. METAL SHED 126.44 SF
- E. METAL CARPORT 238.07 SF
- F. CARPORT 483.94 SF
- G. POOL & CONCRETE DECKING 1,111.68 SF
- H. WOOD DECKING 127.32 SF
- I. CONCRETE AREA 138.13 SF
- J. CONCRETE DRIVE 268.07 SF
- K. CONCRETE PATHWAY 147.67 SF
- L. CONCRETE DRIVEWAY 510.95 SF
- M. WOODEN POOL DECKING 1,063.70 SF

EXISTING IMPERVIOUS AREA:
6,855.50 SF (or 43.8% of 15,650 SF)

EXISTING IMPERVIOUS AREA TO REMAIN:
4,726.98 SF (or 30.20% of 15,650 SF)

EXISTING IMPERVIOUS AREA TO BE REMOVED:
H+J+K+L+M 1,138.13+268.07+147.67+510.95+1,063.70 = 2,128.52 SF (or 13.6% of 15,650 SF)

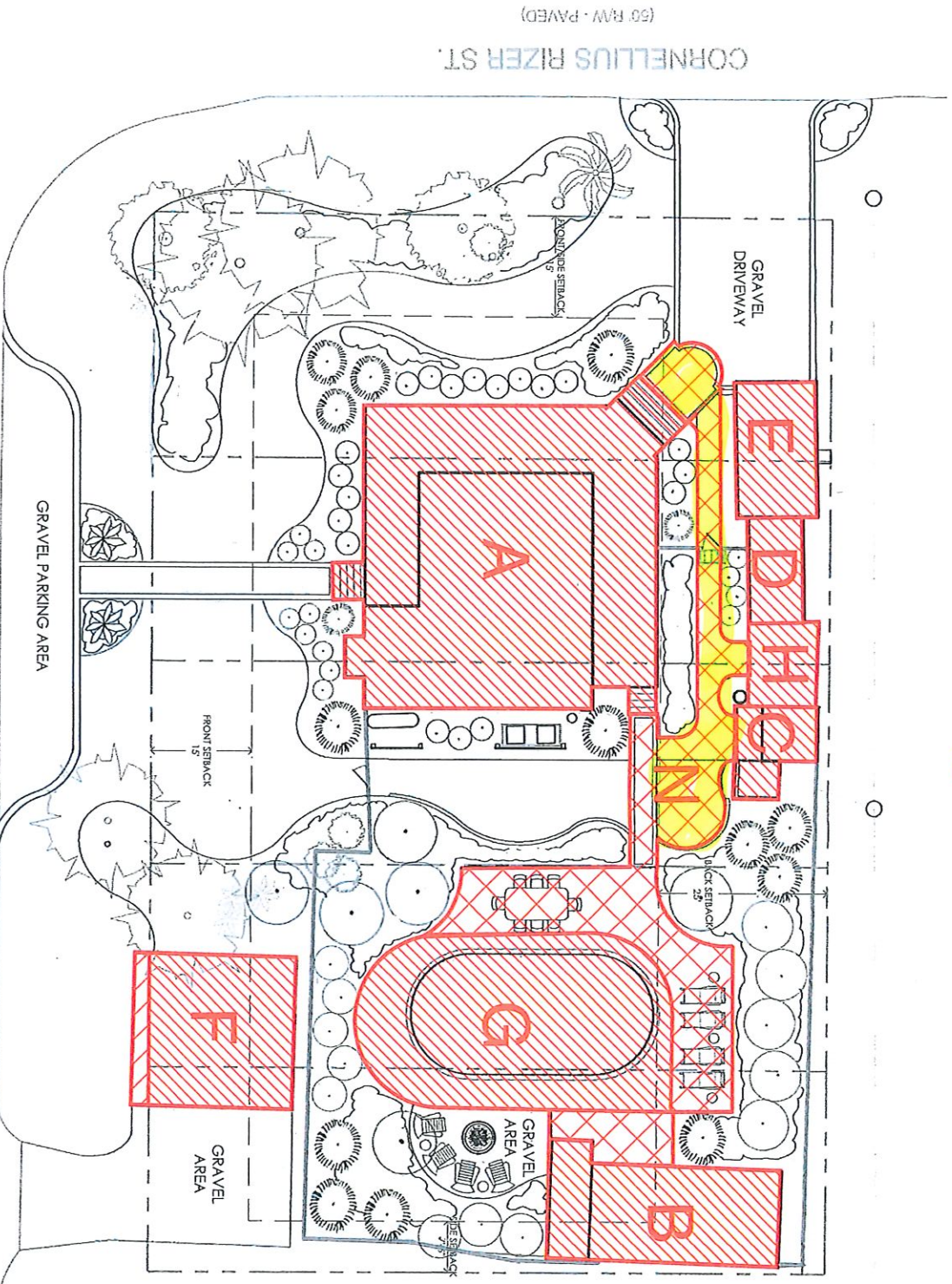
*ADDITIONAL IMPERVIOUS AREA LOCATED IN CITY R.O.W. TO BE REMOVED: J-1+K-1+L-1 (247.63+147.67+416.48) = 811.78 SF

*TOTAL PROPERTY AREA LOT CALCULATIONS:
BLOCK 245, LOTS 26,27,28,29,30
APPX. 100' X 156.50' = 15,650 SF
TOTAL AREA = 15,650 SF

22ND AVENUE
(30' R/W - PAVED)



proposed



(50' R/W - PAVED)

CORNELLIUS RIZER ST.

22ND AVENUE

(50' R/W - PAVED)

GRAVEL PARKING AREA

GRAVEL DRIVEWAY

FRONT SETBACK

FRONT SETBACK

GRAVEL AREA

GRAVEL AREA

EXISTING IMPERVIOUS AREA CALCULATIONS:
BLOCK 245, LOTS 26,27,28,29,30:

- A. WOOD FRAME DWELLING, PORCHES, AND STAIRS 1,998.96 SF
- B. METAL SHED | POOL AREA 505.20 SF
- C. WOOD SHED & OUTDOOR SHOWER 135.37 SF
- D. METAL SHED 126.44 SF
- E. METAL CARPORT 238.07 SF
- F. CARPORT 483.94 SF
- G. POOL & CONCRETE DECKING 1,111.68 SF
- H. WOOD DECKING 127.32 SF

EXISTING IMPERVIOUS AREA TO REMAIN:
4,726.98 SF (or 30.20% of 15,650 SF)

PROPOSED NEW IMPERVIOUS AREA:
N. CONCRETE PAVERS PATHWAYS & PATIOS 1,232.04 SF

TOTAL APPROXIMATE IMPERVIOUS AREA POST SITE WORK:
EXISTING-4,726.98 SF (30.20%)
+ PROPOSED-1,232.04 SF (7.87%)
5,959.02 SF or 38.08%

*ADDITIONAL IMPERVIOUS AREA LOCATED IN CITY R.O.W. TO BE REMOVED: = 811.78 SF

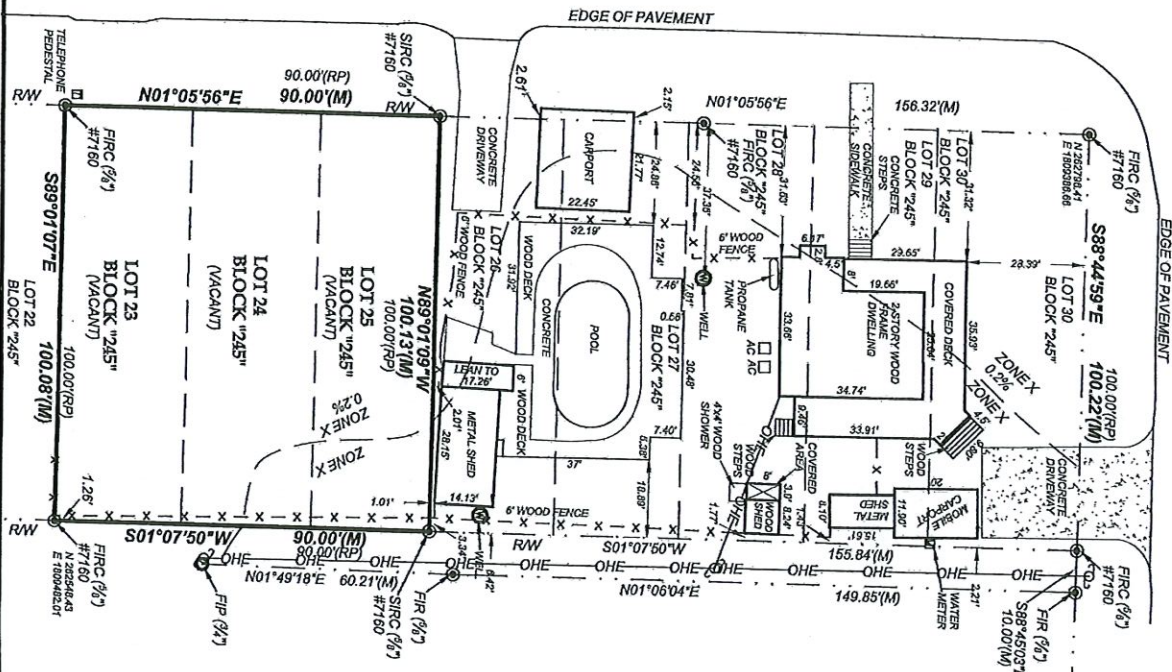
TOTAL PROPERTY AREA LOT CALCULATIONS:
BLOCK 245, LOTS 26,27,28,29,30
APPX. 100' X 156.50' = 15,650 SF
TOTAL AREA = 15,650 SF

22ND AVENUE

60' RW - PAVED

CORNELLIUS RIZER STREET

50' RW - PAVED



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ZACHARY WARD AND KATELYN WARD,
CENTENNIAL BANK,
MANAUSA, SHAW and MINACCI, P.A.,
INVESTORS TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

Lots 23, 24 & 25, Block "245" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof 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: FLORIDA GRID NORTH (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

REVISED 10/12/22, ENCROACHMENT REMOVED



LEGEND

△	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
NOT TO SCALE	
SET 65' RE-ROD RT160	
FOUND CONCRETE MONUMENT	
FOUND IRON ROD AND CAP (65')	
FOUND IRON ROD	
FOUND IRON PIPE	
FOUND CHURNED IRON PIPE	
FOUND IRON PIPE	
FOUND	
FOUND	
OVERHEAD ELECTRICAL LINE	

GRAPHIC SCALE



FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" and "Y" (0.2%) as per Flood Insurance Rate Map Community Panel No. 120090 0607F
Index date: February 5, 2014, Franklin County, Florida.

TR & A
THUKMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 190 • 125 SHELTON STREET • SONGHOY, FLORIDA 32358
PHONE: (904) 860-0000 FAX: (904) 860-0000

DATE: 10/04/22 DRAWN BY: LMD
DATE OF LAST FIELD WORK: 10/03/22 JOB NUMBER: 20-453
COUNTY: Franklin

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the requirements of the Florida Statutes (Chapter 34-17, 451, 452 Florida Administrative Code).

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4267

