



P&Z Agenda
May 13th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, May 13th, 2024
City Meeting Room – 74 6th Street
Agenda

Regular Meeting: 6:00 PM

1. Approval of April 8th, 2024 meeting minutes.
2. Review, Discussion and Decision for New Construction and Fence. **(R-2) @ 194 22nd Ave**, Block 237 Lots 1-3. For Chase Crum - Owner; Contractor: 1st Choice Builders Inc.
3. Review, Discussion and Decision for Additions. **(R-2) @ 108 22nd Ave**, Block 262 Lots 12-15. For James Grater/Kathleen Binder – Owner; Contractor: Self
4. Review, Discussion and Decision for Certificate of Appropriateness & Pervious Deck. **(Historic District) (R-1) @ 50 14th Street**, Block 96 Lot 3. For Steve & Janet Yon – Owner; Contractor: TBD
5. Review, Discussion and Decision for Certificate of Appropriateness, Additions, and Fence. **(Historic District) (R-1) @ 53 17th Street**, Block 108 Lots 9&10. For Chip Darnell/Paula Kendrick – Owner; Contractor: TBD
6. Review, Discussion and Decision for Relocation & Addition. **(R-2) @ 258 7th Street (911 ADDRESS NEEDED)**, Block 173 Lot 5. For Pete C. Thomas – Owner; Contractor: Ducky Johnson/Poloronis
7. Review, Discussion and Decision for Certificate of Appropriateness & Sign. **(Historic District) (C-1) @ 47 Market Street**, Block C-2 Lots 14-16. For Crystal Fisher – Owner; Contractor: Fisher Roofing
8. Review, Discussion and Decision for Certificate of Appropriateness & Sign. **(Historic District) (O/R) @ 221 Avenue E Suite A**, Block 115 Lots ½ 9 ½ 10. For LeeAnne Poloronis – Owner; Contractor: Self

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9. Review, Discussion and Decision for Certificate of Appropriateness & Sign. (Historic District) (C-1) @ 67 Commerce Street, Block D-1 Lots 13-14. For William Zingarelli – Owner; Contractor: TBD

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

April 8th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, April 8th, 2024
City Meeting Room – 74 6th Street
Minutes

Attendance: Chase Galloway – Vice-Chair, Myrtis Wynn, Elizabeth Milliken, Lee McLemore

Regular Meeting: **6:00 PM**

1. Approval of March 11th, 2024 workshop, regular meeting and public hearing minutes.
 - **Motion to approve by Lee McLemore; 2nd by Myrtis Wynn. All in favor – motion carried.**

2. Review, Discussion and Decision for Mobile Home. **(R-3) @ 338 22nd Ave**, Block 217 Lot 10,11,12. For Shuler Bros. Rentals, Inc. - Owner; Contractor: Ironwood homes, Inc.
 - **Motion to approve by Elizabeth Milliken; 2nd be Lee McLemore. All in favor – motion carried.**

3. Review, Discussion and Decision for Addition. **(R-2) @ 252 Jacobi Oneal Ln**, Block 226 Lot 1. For David & Harolyn Walker; Contractor: Scott's Framing Services, LLC.
 - **Motion to approve by Lee McLemore; 2nd be Elizabeth Milliken. All in favor – motion carried.**

4. Review, Discussion and Decision for Certificate of Appropriateness & Addition. **(O/R) (Historic District) @ 116 11th Street**, Block 78 Lot 4. For David & Tara Lynn Jones; Contractor: TBD
 - **Motion to approve by Lee McLemore; 2nd be Elizabeth Milliken. All in favor – motion carried.**

5. Review, Discussion and Decision for Certificate of Appropriateness & Addition/Renovation. **(R-1) (Historic District) @ 98 Bay Avenue**, Block 193 Lots 6-10. For Philip & Rhonda Shelley; Contractor: William Ross Development
 - **Motion to approve by Lee McLemore; 2nd be Myrtis Wynn. All in favor – motion carried.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, April 8th, 2024
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Minutes

6. Review, Discussion and Decision for Certification of Appropriateness & Signs. (C-1) (Historic District) @ 17 Avenue D, Block E-2, Front 40' of lots 1-2 and 40x18.5' of lot 3. For Apalachicola Oasis, LLC.; Contractor: Self
- **Motion to approve by Lee McLemore; 2nd be Elizabeth Milliken. All in favor – motion carried.**
7. Review, Discussion and Decision for Certification of Appropriateness & Accessory Structures/Stormwater Best Management Practice. (O/R) (Historic District) @ 92 Avenue E, Block 30 Lots SW 4&5. For Kevin Curry; Contractor: TBD
- **Applicant representative, Sam Berkheiser/We Love Land, presents the plans and the stormwater best management system being requested.**
 - **Discussion held – recording is available on City Website.**
 - **City Attorney asked if the project engineer would provide a no adverse impact letter. Sam Berkheiser stated he would provide this.**
 - **Motion to conceptually approve contingent on site specific geotechnical information on the water table being provided and approved as well as the Special Exception being granted at the upcoming P&Z meeting by Lee McLemore; 2nd by Elizabeth Milliken. All in favor – Chase Galloway, Lee McLemore, Elizabeth Milliken. Opposed – Myrtis Wynn. Motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

- **No update on 94 Bay Ave.**

Motion to adjourn the meeting by Myrtis Wynn; 2nd by Lee McLemore. Meeting adjourned.



New Construction & Fence

194 22nd Ave



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

Official Use Only
 Date Received: 4/29/24
 Meeting Date: 5/13/24
 Fees Due: 200.
 Date Fees Paid: 5/1/24

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>CHASE CRAM</u>	Contractor Name <u>1st Choice Bldgs. Inc.</u>
Address <u>251 Bobby Cato</u>	State License # <u>RB0066825</u> City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email <u>Bryce @ 1st choice builders.net</u>
Phone <u>850-294-3182</u>	Phone <u>850-653-7777</u>

PROJECT TYPE BRYCE WARD

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

PROPERTY INFORMATION

Street Address (911 Address): 194 22nd AVENUE
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0237-0010 Block: 237 Lot: 1, 2, 3
 Zoning District: R2 [] Historic District [] Non-Historic District
 FEMA Flood Zone: SEE PLAN

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y/N</u>	<i>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.</i>
Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u>	
Corner Lot? <u>Y/N</u> Street Sides: <u>15</u>	
Lot Coverage: <u>40%</u>	
STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC.</u> <u>-No C.o.A. needed!</u>	
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.

PBW
 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 PLAN FOR NEW SINGLE FAMILY HOME

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	<i>SEE PLAN</i>		
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.

4-26-2024

DATE

Bayle Wal

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

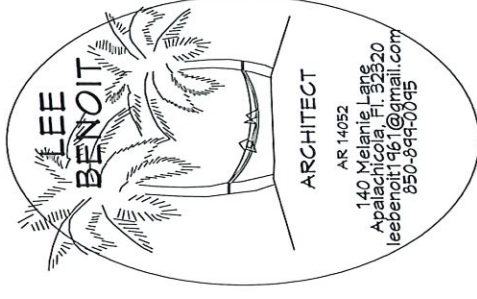

Applicant Initial

CRUM RESIDENCE

194 22ND AVENUE, APALACHICOLA, FL 32320

DRAWING INDEX:

- S-1 SURVEY (BY OTHERS)
- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 FOUNDATION
- A-5 PLUMBING PLAN
- A-6 ROOF PLAN
- A-7 ELECTRICAL
- A-8 STRUCTURAL SECTION



date	04/28/2024
REV	1
drawn	ZACH MARD

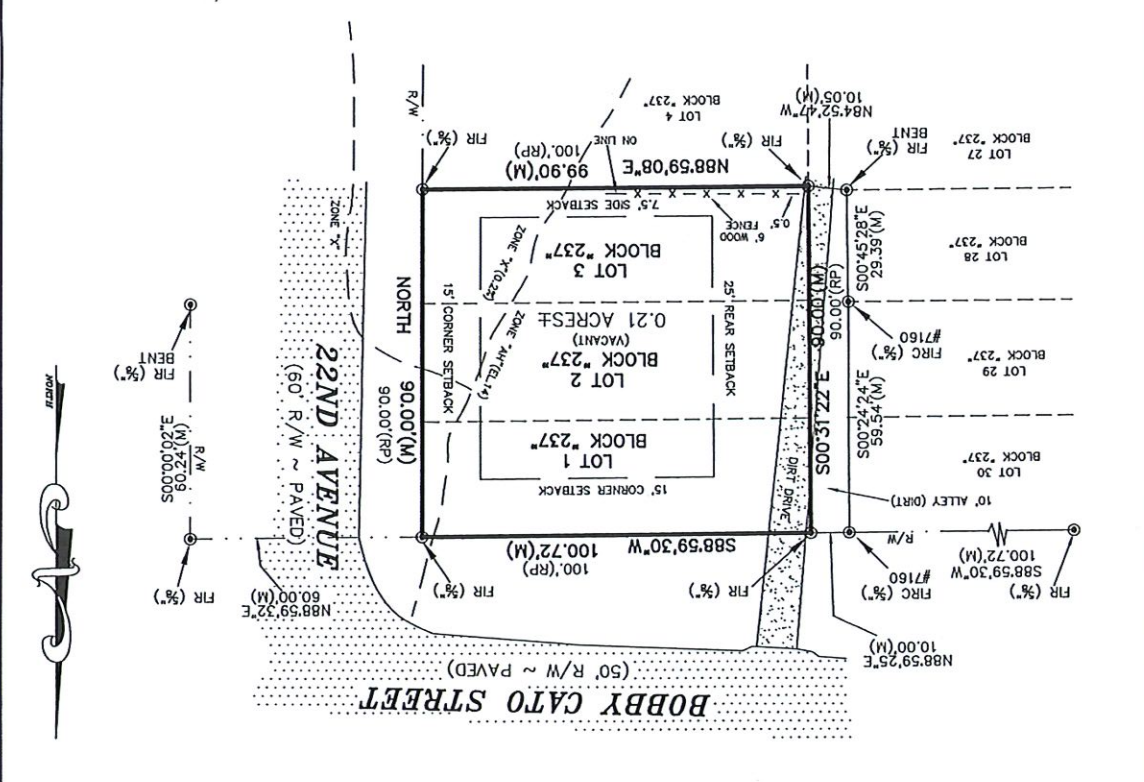
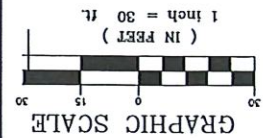
plans/194crum324

PLANS CONFORM TO THE 2020 F.B.C.

INFORMATION ON DRAWINGS AS PER 1606.1.1 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

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 FONDA DAVIS,
 DODD TITLE COMPANY, INC.,
 FIRST AMERICAN TITLE INSURANCE COMPANY



LEGEND

- FCM FOUND CONCRETE MONUMENT
- RP RECORD PLAT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- SIRC SET 5/8" RE-ROD #7160
- FIRC FOUND IRON ROD AND CAP
- FIR FOUND IRON ROD
- POINT NOT SET OR FOUND
- PRM PERMANENT REFERENCE MONUMENT

LEGAL DESCRIPTION:
 Lots 1, 2 & 3 Block "237", 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: Easterly boundary of subject parcel having an assumed bearing of North.
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. 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. Fence locations depicted hereon are exaggerated for clarity.

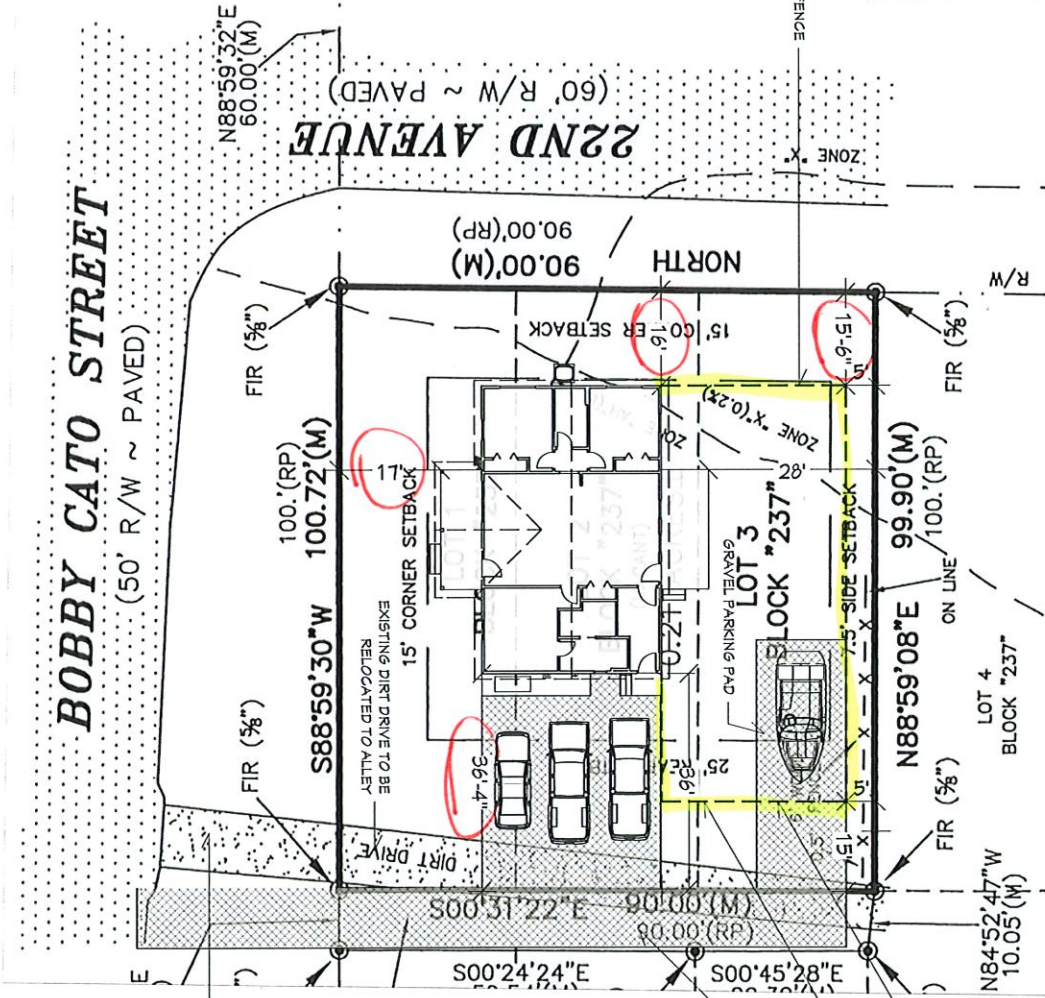
I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveying and Mapping (F.S.C. 54-17.001).
 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 or records, unrecorded deeds, easements or other instruments which could affect the boundaries.
 JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4261

TR & A
THURMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 904-933-3538 FAX NUMBER: 904-933-1100 LB # 1710

DATE: 01/05/21	DRAWN BY: RA	CHECKED BY: M.B. 658 pg 23	COUNTY: FRANKLIN
FILE: 211230.DWG	DATE OF LAST FIELD WORK: 01/05/21	JOB NUMBER: 21-1230	



SITE PLAN
 1" = 20' (11"x17" @ 100%)
 1" = 10' (24"x36" @ 200%)



THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION. FLOOD ZONES, WETLANDS AND SETBACKS DEPICTED SHOULD BE VERIFIED BY THE APPROPRIATE COUNTY DEPARTMENT'S PRIOR TO START OF CONSTRUCTION.

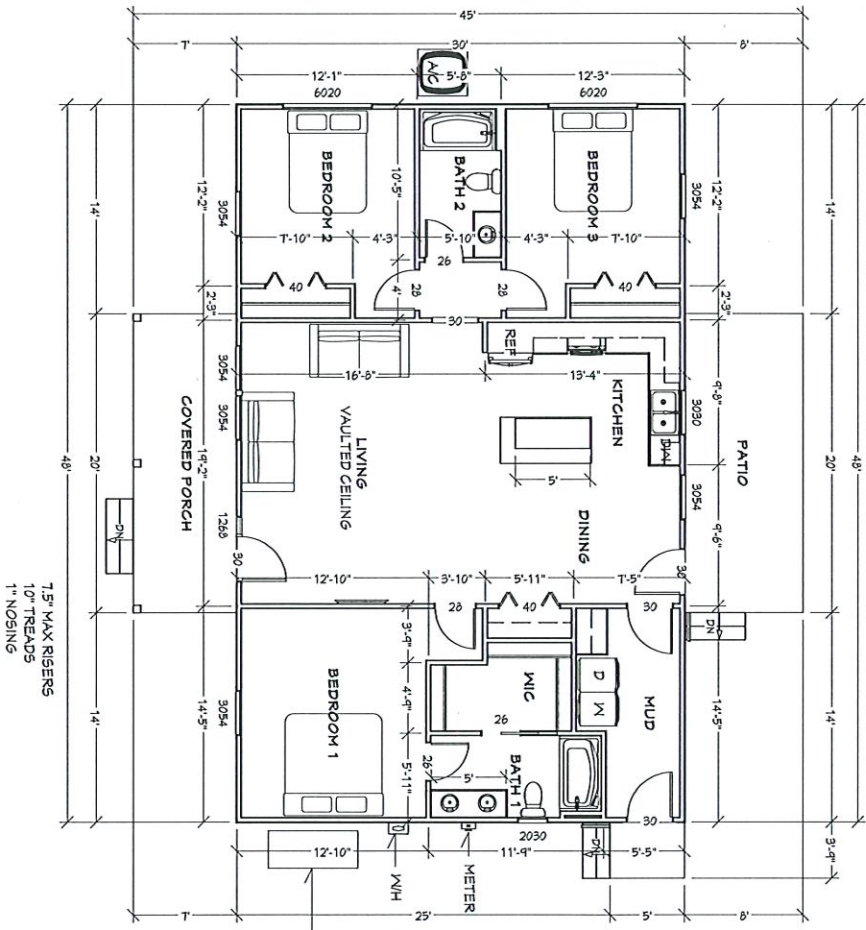
FLOOD ZONE INFORMATION:
 SUBJECT PROPERTY IS LOCATED IN ZONES "X", "X" (0.2%) & "V4H" (EL. 14) AS PER FIRM COMMUNITY PANEL NO. 120088 0507F
 INDEX DATE: FEBRUARY 5, 2014, FRANKLIN COUNTY, FL.

IMPERVIOUS SURFACE RATIO (MAX 0.40):
 RESIDENCE AREA: ~1,713 SQ FT
 LOT AREA: ~4,000 SQ FT
 IMPERVIOUS SURFACE RATIO: ~0.196

FLOOR PLAN

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

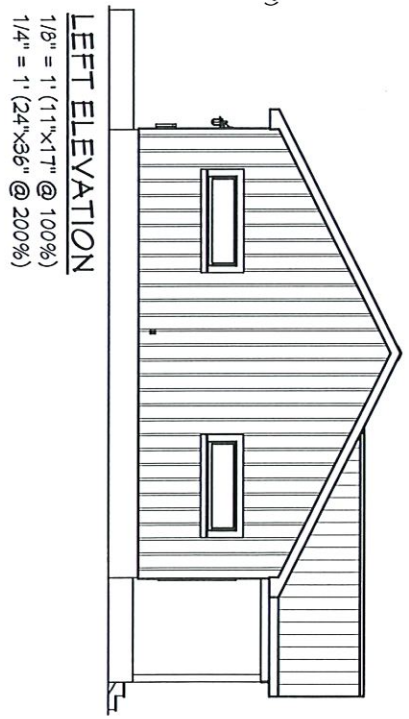
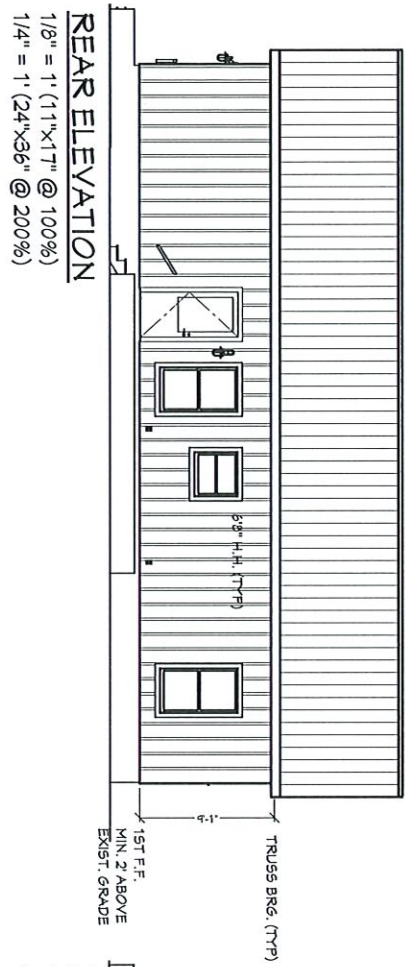
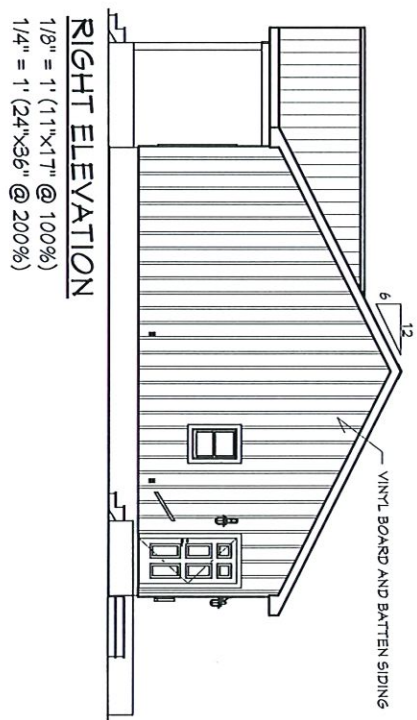
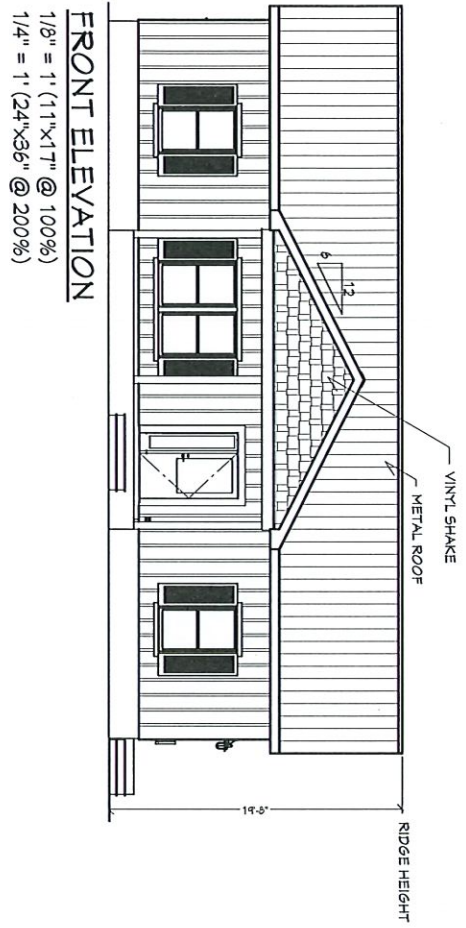
1,440 sq ft H&C

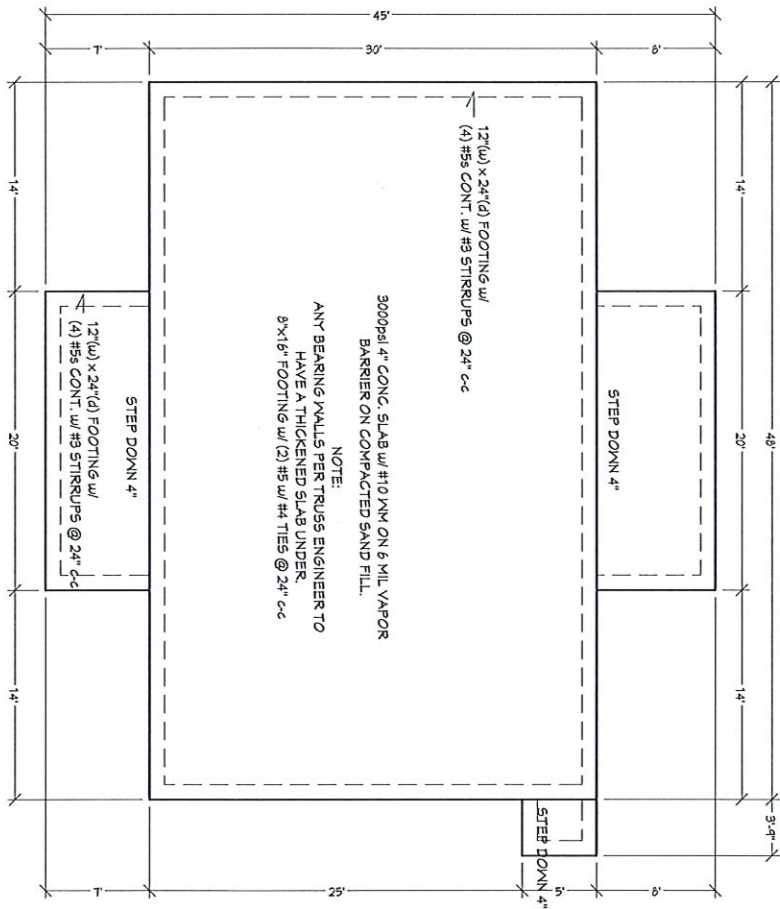


- NOTES:
- 2x4 STUD @ 16" C-C EXTERIOR WALLS
 - 2x4 STUD @ 16" C-C INTERIOR WALLS
 - VAULT LIVING/KITCHEN/DINING
 - 8' CEILING HEIGHT
 - 6-9" H.H. (TYP)
 - HVAC IN ATTIC

BURIED PROPANE TANK

7.5" MAX RISERS
 10" TREADS
 1" NOSING

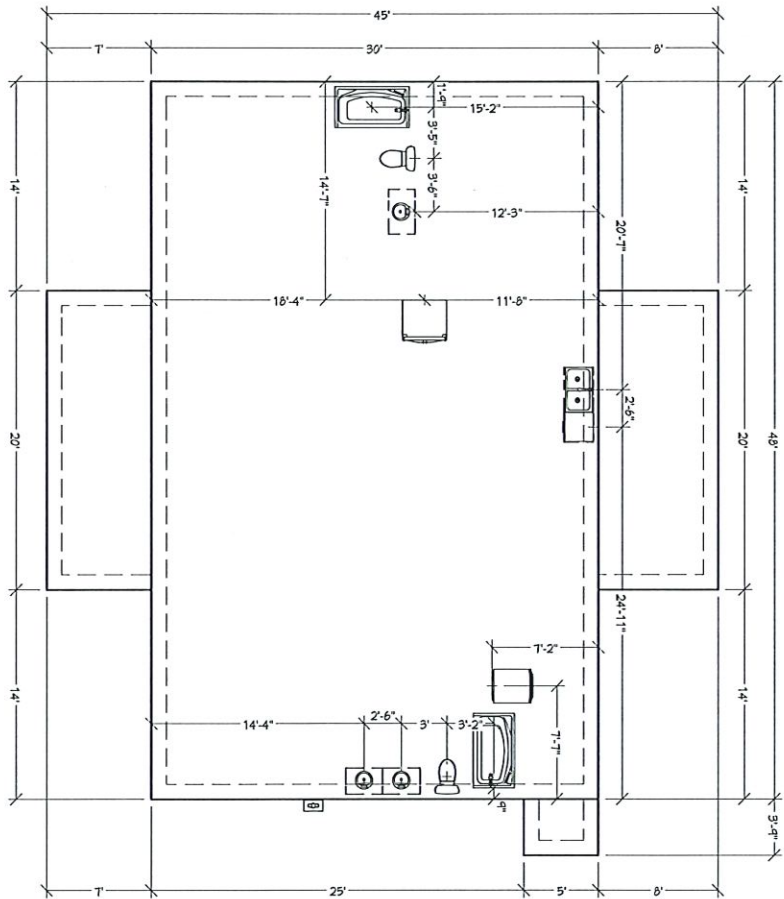


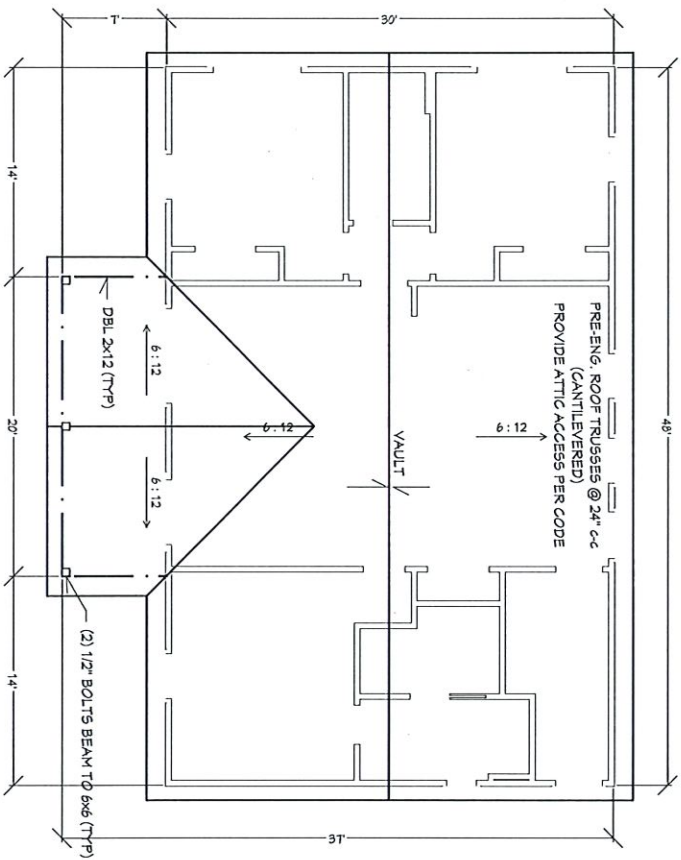


FOUNDATION

1/8" = 1' (1" x 17" @ 100%)
 1/4" = 1' (24" x 36" @ 200%)

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

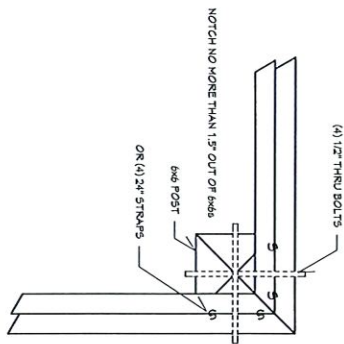
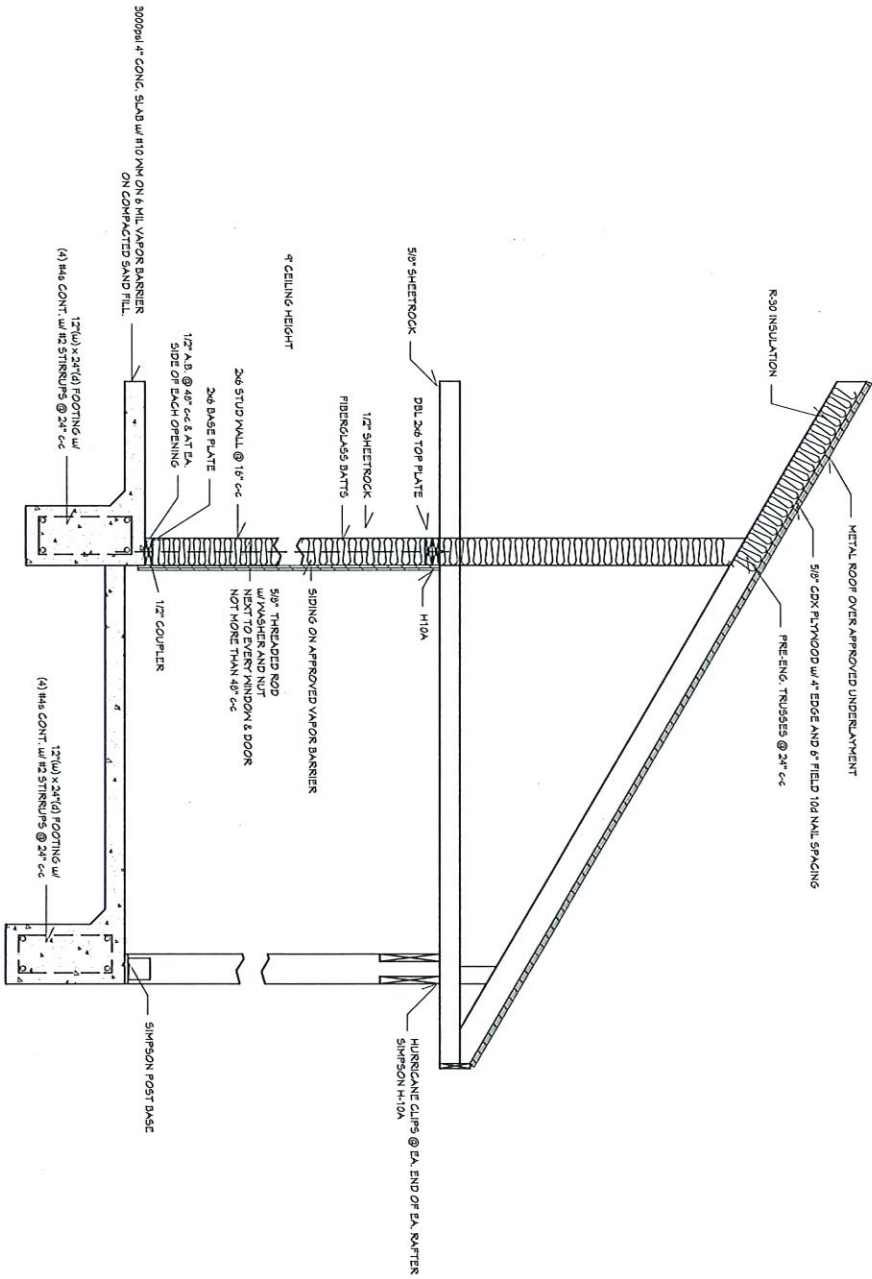




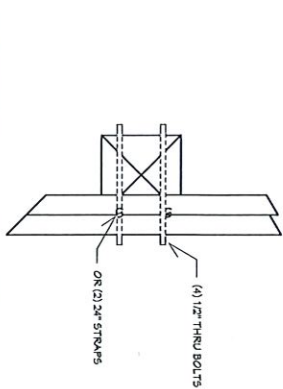
ROOF PLAN NOTES:
 NO TRUSS PLAN PROVIDED. IT IS THE RESPONSIBILITY OF THE TRUSS MFG.
 TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
 TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
 PROVIDE MAX VAULT IN LIVING/ KITCHEN/ DINING

ROOF PLAN

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



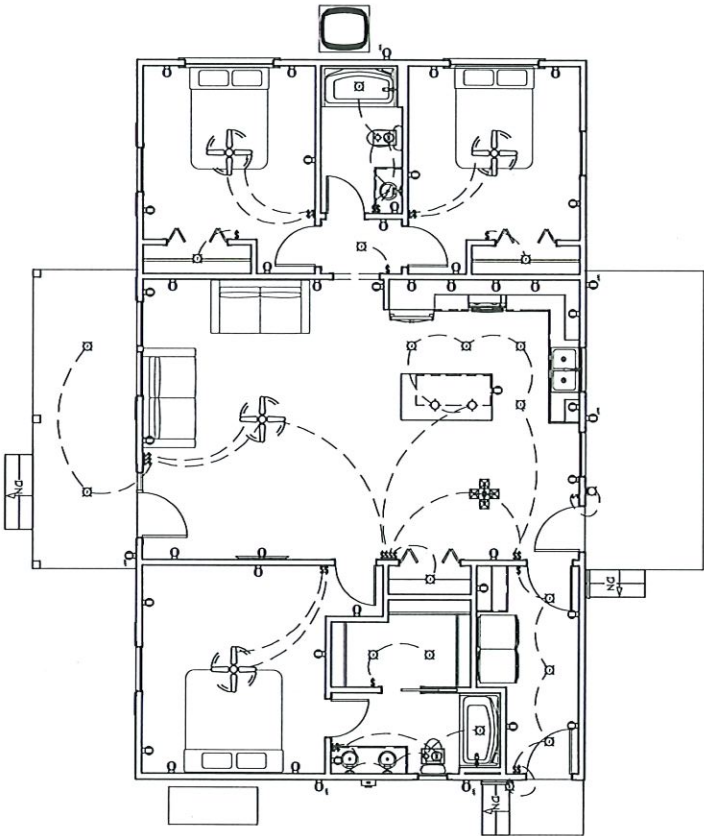
6x6 TO BEAM DETAIL
 1" = 1'
 OR (6) 5" DOCK SCREWS



CENTER POST DETAIL
 1" = 1'
 OR (4) 5" DOCK SCREWS

STRUCTURAL SECTION

1/2" = 1' (1 1/4" x 1 7/8" @ 100%)
 1" = 1' (24" x 36" @ 200%)



ELECTRICAL PLAN IS SCHEMATIC
 CONSULT OWNER FOR FINAL
 PLACEMENT AND QUANTITIES
 HVAC IN ATTIC

ELECTRICAL

1/8" = 1' (11'x17" @ 100%)
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Additions

108 22nd Ave



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

Official Use Only

Date Received: 4/26/24
 Meeting Date: 5/13/24
 Fees Due: \$50.00
 Date Fees Paid: 5/2/24

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner James Gester / Kathleen Blinder
 Address 108 22ND Ave
 City APALACHICOLA State FL Zip 32320
 Phone 202-506-0757

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

PROJECT TYPE

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>ROOF OVER PATIO</u> |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other <u>WALKWAY TO DOOR</u> |

PROPERTY INFORMATION

Street Address (911 Address): 108 22ND Avenue
 City & State: APALACHICOLA, FL Zip: 32320
 Parcel ID #: 01-095-08W-8830-0262-0120 Block: 262 Lot: 12-15
 Zoning District: R-2 [] Historic District [X] 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: 5
 Corner Lot? Y/N Street Sides: 15
 Lot Coverage: 40%
 STAFF NOTES/RECOMMENDATIONS:
- meets LDC.

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.

JMG KMB
 Applicant Initial

3:05 pm
 4/26/24

CERTIFICATION

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

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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.

4/25/24
DATE

Juanita M. Grater
SIGNATURE OF APPLICANT

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

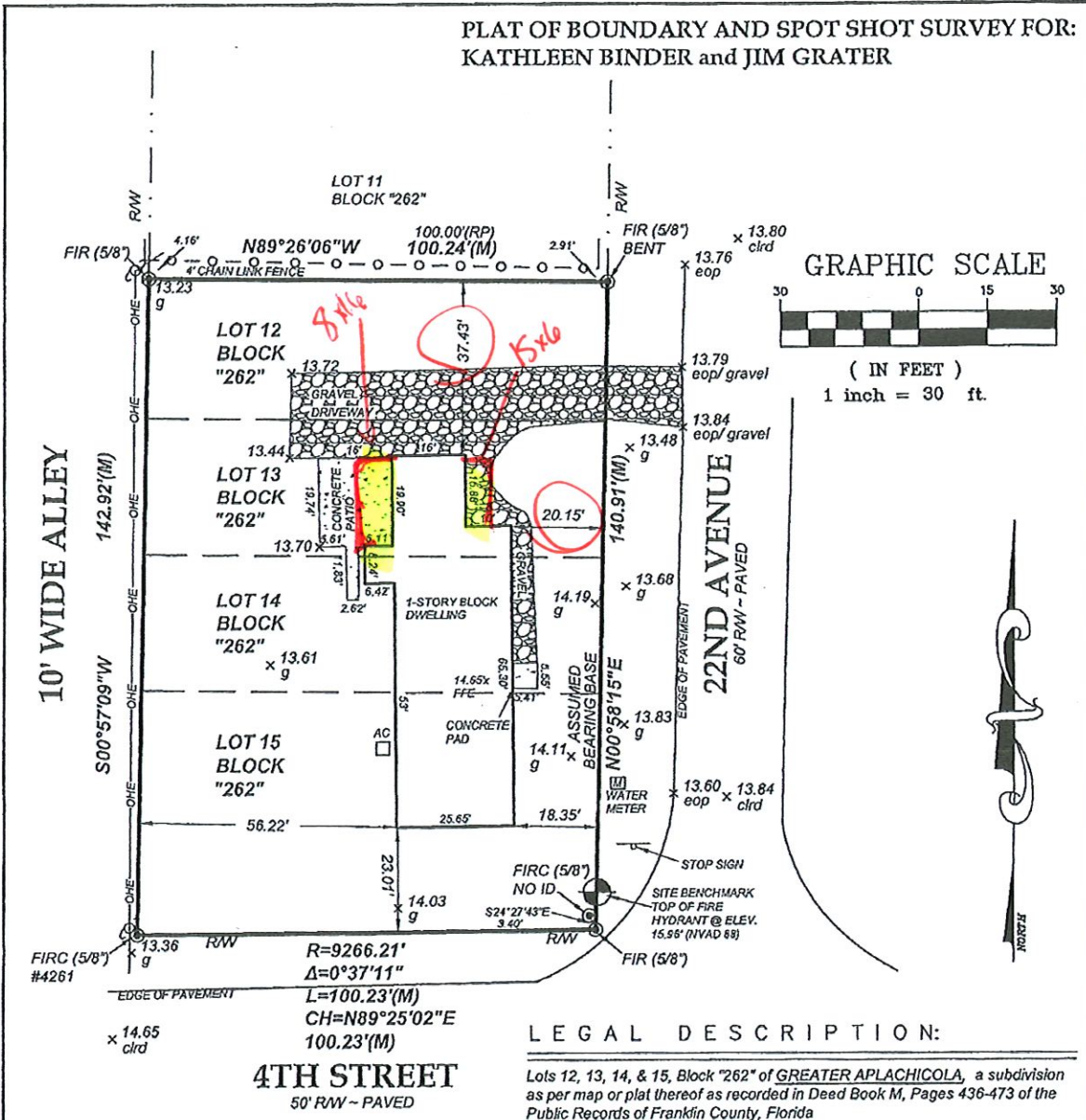
1) PORCH AWNING - 8X16 ; Secured to existing fascia board with hurricane straps; 2x4's, 1x4's + 6x6 posts - pressure treated

2) DECK WALKWAY - NOT ATTACHED TO HOUSE; pressure treated joists/supports with deck boards - MATERIAL TO BE DETERMINED

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing	METAL GALVALUME	- ROOF - Pressure Treated 2x4, 1x4 2x6	
Trim			
Foundation			
Shutters			
Porch/Deck	TO BE DETERMINED	CLAMPED DECK BOARDS 2x4 pressure treated Lumber	
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.

PLAT OF BOUNDARY AND SPOT SHOT SURVEY FOR:
KATHLEEN BINDER and JIM GRATER



LEGAL DESCRIPTION:

Lots 12, 13, 14, & 15, Block "262" of GREATER APLACHICOLA, a subdivision as per map or plat thereof as recorded in Deed Book M, Pages 436-473 of the Public Records of Franklin County, Florida

LEGEND

△	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
---	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND
G	GROUND SHOT ELEVATION

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly right-of-way boundary of 22nd Avenue having an assumed bearing of North 00 degrees 58 minutes 15 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 6J-17, .0517, .052 Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title of 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" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120089 0509F index date: February 5, 2014, Franklin County, Florida.

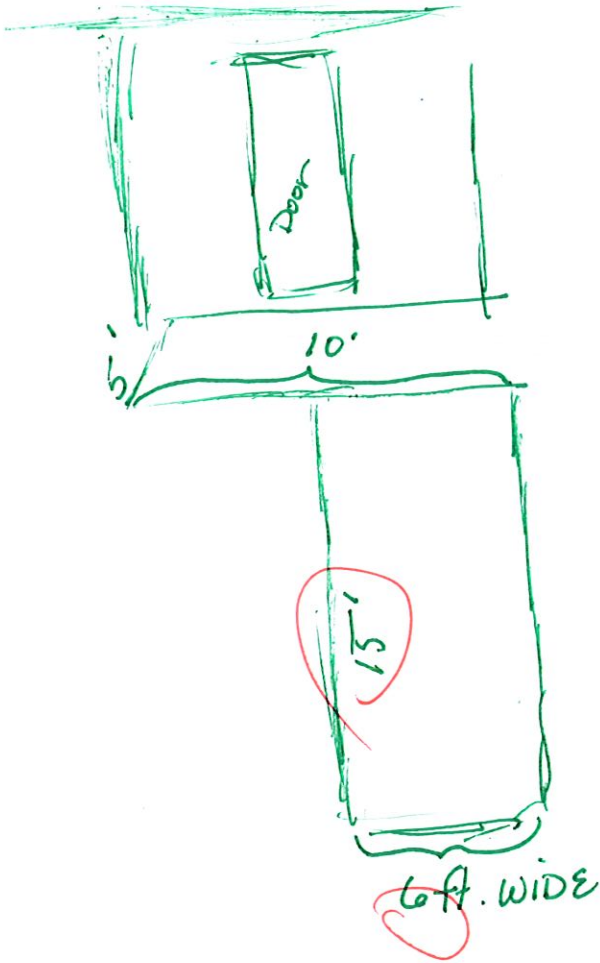
THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2531 FAX NUMBER: 850-962-3123 LS # 7160		
DATE: 11/18/21	DRAWN BY: JMD	COUNTY: Franklin
FILE: 98494.DWG	DATE OF LAST FIELD WORK: 11/15/21	JOB NUMBER: 98-494

LC:
14,000
40%:
5,000
1,657.5
40
330
+ 90
+ 128
2,245.50

PRADO -

DECK/WALKWAY TO DOOR

22ND Avenue



ADD Gutter To EXISTING roof LINE

Side



22ND AVE

PORCH AWNING/NEW

- SHED ROOF -
STYLE OVER PORCH

EXISTING
ROOF

1x4s

2x4s

EXISTING
SHED

EXISTING
SHED

PRADO

Girder
2x6

POST

SHOWER

WINDOW

DOOR

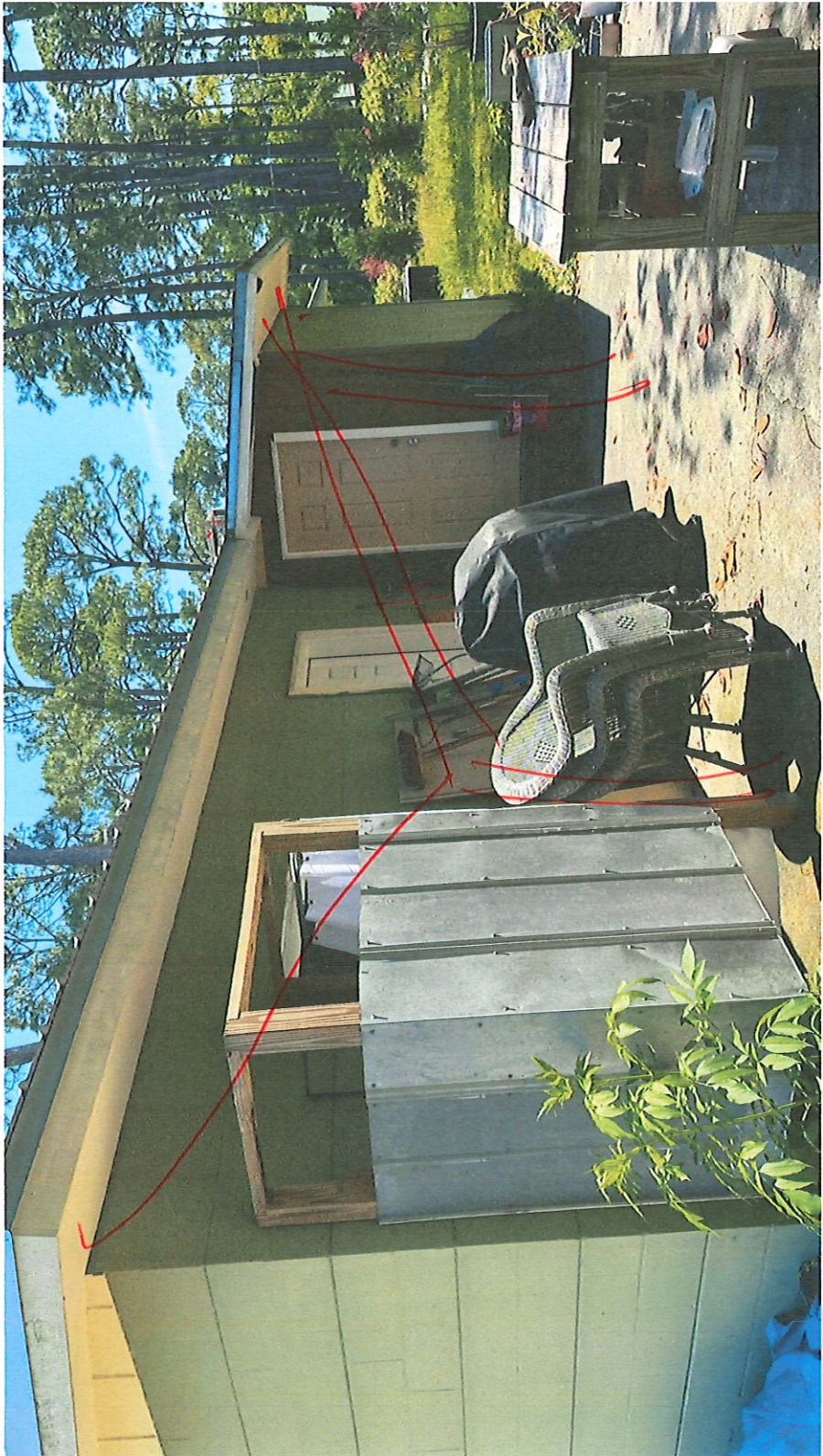
2 (or 3) ^{6x6} posts for support

AWNING ROOF IS

@ 8x16

24TH









COA & Pervious Deck

50 14th Street



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

Official Use Only

Date Received: 4/29/24
 Meeting Date: 5/13/24
 Fees Due: \$90
 Date Fees Paid: 4/28/24

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner STEVE + JANET YON
 Address 50 14th St.
 City APALACHICOLA, State FL Zip 32320
 Phone 216.272.6062, 216.548.9012

Contractor Name TED
 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"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>DECK</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 50 14th STREET
 City & State: APALACHICOLA, FL Zip: 32320
 Parcel ID #: 01-095.02W.8330.0096.0030 Block: 96 Lot: 3
 Zoning District: R-1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X, 0.2%

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N
 Setback Requirements of Property:
 Front: 15 Rear: 25 Side: 5
 Corner Lot? Y/N Street Sides: —
 Lot Coverage: 40% +10% previous deck
 STAFF NOTES/RECOMMENDATIONS:
— Needs LDC.
— Needs 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.

YON
 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 INCLUDES DECKING PROPOSED IN REAR YARD. EXISTING CONDITIONS INCLUDE A GRAVEL AREA; MUCH OF THAT AREA WILL BE REMOVED AND REPLACED W/ DECKING AND TURF GRASS

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck	WEARDECK	COMPOSITE DECKING	
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.
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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.

04.25.2024

DATE

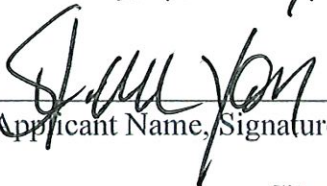


SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

(ALL STEPS MAY NOT APPLY TO SMALLER PROJECTS)

- _____ 1. Approval from City Planning & Zoning Board
- _____ 2. Complete Building Permit Application
- _____ 3. TWO COMPLETE SETS OF PLANS INCLUDING:
- Site Plan
 - Final Site Plan (New Construction) – Stormwater Management Plan
 - Signed/Sealed Structural Drawings
 - 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 (All permits valued at \$2,500 or more)
- _____ 8. Flood Elevation Certificate
- _____ 9. Fill Permit Application
- _____ 10. Floodplain Management Application (NOT if Flood Zone X)
- _____ 11. Water/Sewer Impact Fees Receipt (if applicable)

STEVE YON


Applicant Name, Signature

4-25-24

Date

City of Apalachicola Building Department
192 Coach Wagoner Blvd. Apalachicola, FL 32320
(850)653-9319

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.

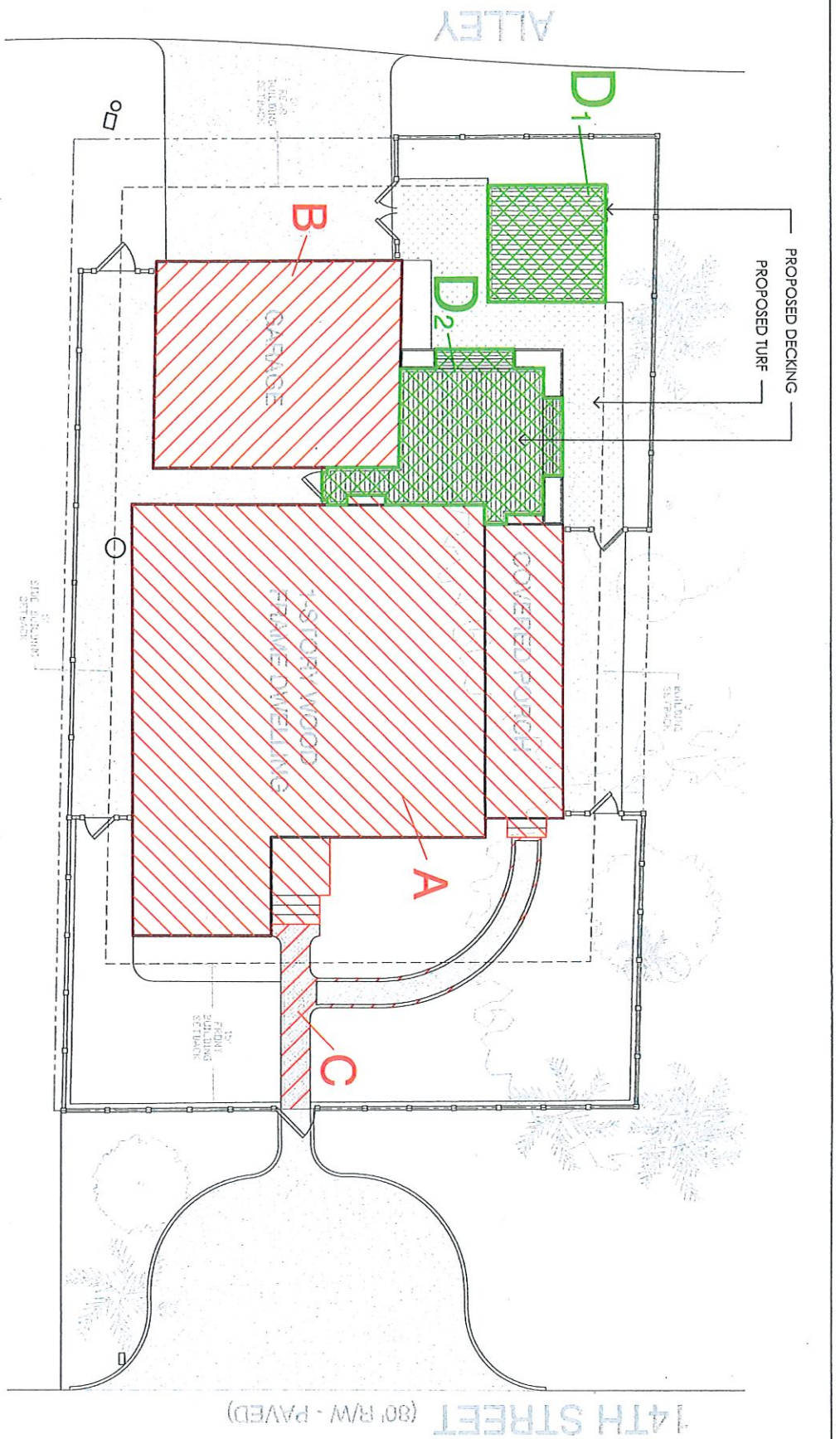
It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with 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



EXISTING IMPERVIOUS AREA CALCULATIONS WITHIN PROPERTY LINES FOR BLOCK 94 LOT 3:

- A. WOOD FRAME DWELLING, PORCHES, AND STAIRS 1,702 SF (or 28.3% of 6,000 SF)
- B. GARAGE 538.56 SF (9% of 6,000 SF)
- B. BRICK WALKWAY 83.79 SF (1.4% of 6,000 SF)

TOTAL EXISTING IMPERVIOUS AREA TO REMAIN: 2,324.35 SF (or 38.7% of 6,000 SF)

PROPOSED DECKING AREA:

- D1. PROPOSED DECKING 144 SF (or 2.4% of 6,000 SF)
- D2. PROPOSED DECKING 272.94 SF (4.6% of 6,000 SF)

TOTAL PROPOSED DECKING AREA = 416.94 SF (or 7% of 6,000 SF)

*ALL PROPOSED DECK TO HAVE A 1/8" GAP BETWEEN BOARDS

under 10%



WE LOVE LAND STUDIO, INC.

Designers
We Love Land Studio, Inc.
(850) 370 - 0215
www.welovelandstudio.com

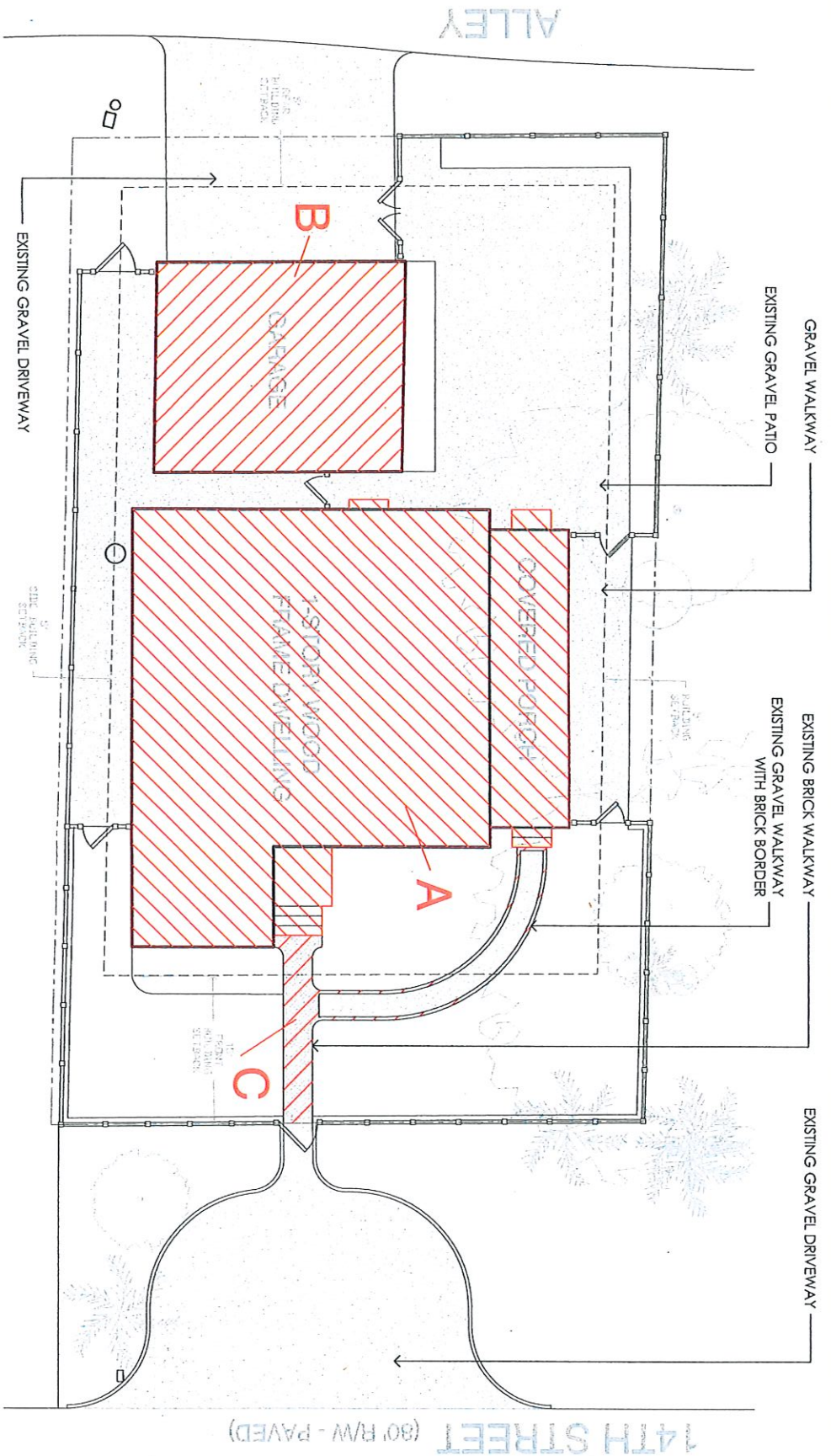
No.	Date	Revision
1	08/25/2024	ISSUED FOR PLAN REVIEW

Project Information
Rear Yard Site Work:
New Decking

Client Information
The Yon Residence
50 14th St
Apalachicola, FL 32320

Drawing Title
PROPOSED SITE PLAN
IMPERVIOUS AREA

Project No.	Checked By	Date
22-03	SB & LB	04/24/2024
Project No.	Checked By	Date
L-250	SB	08/25/2024



EXISTING IMPERVIOUS AREA CALCULATIONS WITHIN PROPERTY LINES FOR BLOCK 96 LOT 3:

- A. WOOD FRAME DWELLING, PORCHES, AND STAIRS 1,702 SF (or 28.3% of 6,000 SF)
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- C. BRICK WALKWAY 83.79 SF (1.4% of 6,000 SF)

TOTAL EXISTING IMPERVIOUS AREA TO REMAIN: 2,324.35 SF (or 38.7% of 6,000 SF)

*TOTAL PROPERTY AREA LOT CALCULATIONS:
BLOCK 96 LOT 3

APPX. 60' x 100' = 6,000 SF
TOTAL AREA = 6,000 SF



WE LOVE LAND studio, inc.

Designers
We Love Land Studio, Inc.
(850) 370 - 0215
www.welovelandstudio

No.	Date	Revision
1	04/25/2024	ISSUED FOR PER REVIEW

Project Information
Rear Yard Site Work:
New Decking

Client Information
The Yon Residence
50 14th St
Apalachicola, FL 32320

Drawing Title
EXISTING SITE PLAN
IMPERVIOUS AREA

CONCEPTUAL PLAN
NOT FOR CONSTRUCTION

Date	04/25/2024
Project No.	22-03
Drawn By	SA A LB
Checked By	AB
Drawing No.	L-150
Sheet No.	



COA, Additions & Fence

53 17th Street



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

Official Use Only

Date Received: 4/25/24
 Meeting Date: 5/13/24
 Fees Due: \$90.00
 Date Fees Paid: 4/25/24

OWNER INFORMATION		CONTRACTOR INFORMATION	
Owner <u>Chip Darnell / Paula Kendrick</u>	Contractor Name <u>TBA</u>		
Address <u>53 17th St</u>	State License # _____ City License # _____		
City <u>Apalach</u> State <u>FL</u> Zip <u>32320</u>	Email _____		
Phone <u>813 917-2644</u>	Phone _____		

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 53 17th St
 City & State: Apalach Zip: 32320
 Parcel ID #: _____ Block: 108 Lot: 9+10
 Zoning District: R-1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	<i>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.</i>
Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u> Corner Lot? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Street Sides: <u>15</u> Lot Coverage: <u>40% + 10% previous decking</u>	
STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC.</u> <u>-needs C.O.A.</u>	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.

CS
 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).

15'x20 Gazebo at Pool
 7'x12' Master Closet (siding to match house)
 7x13' Wood deck w/ Metal roof

vertical shadowbox fencing

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.
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4/25/24

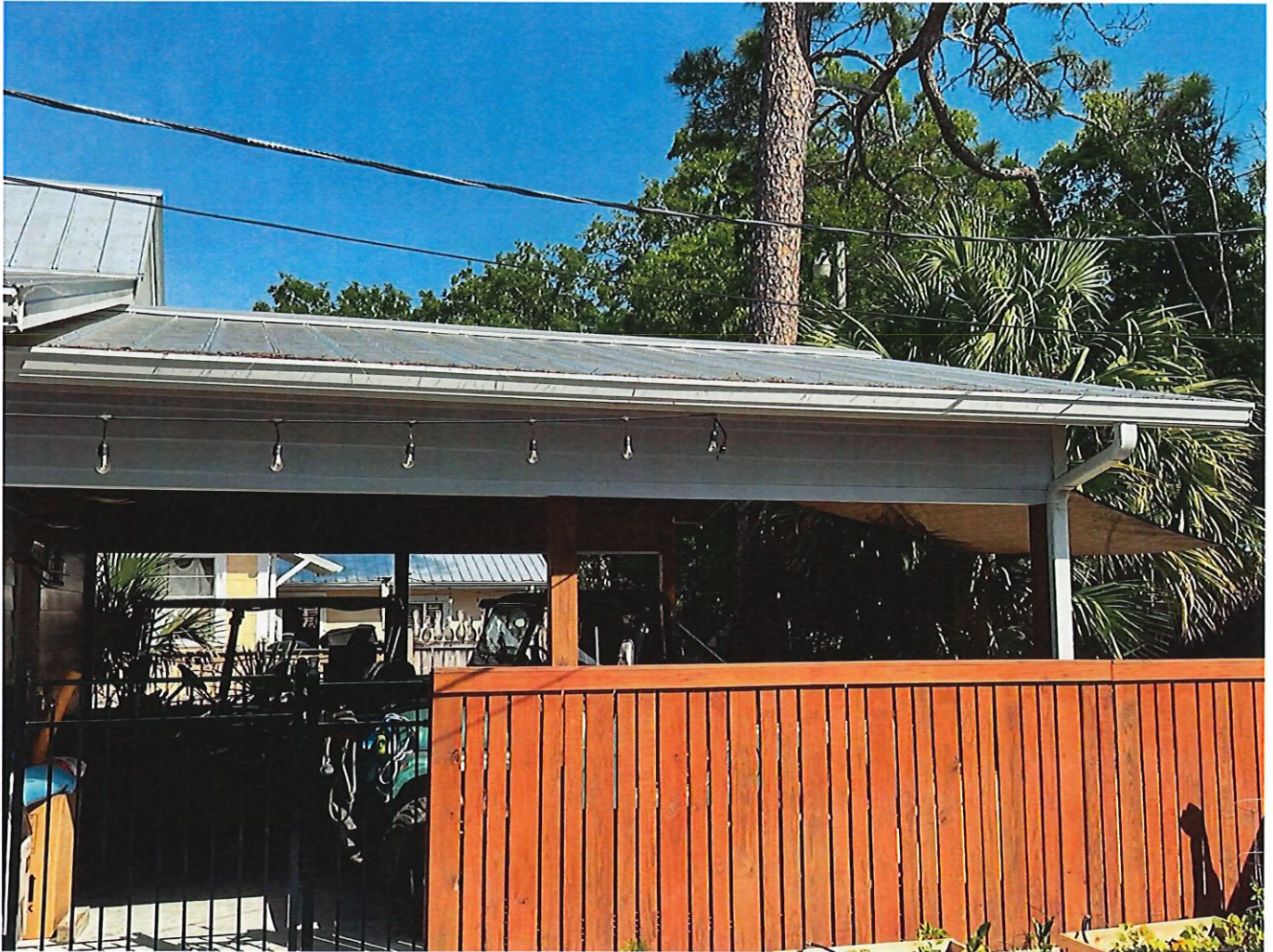
DATE



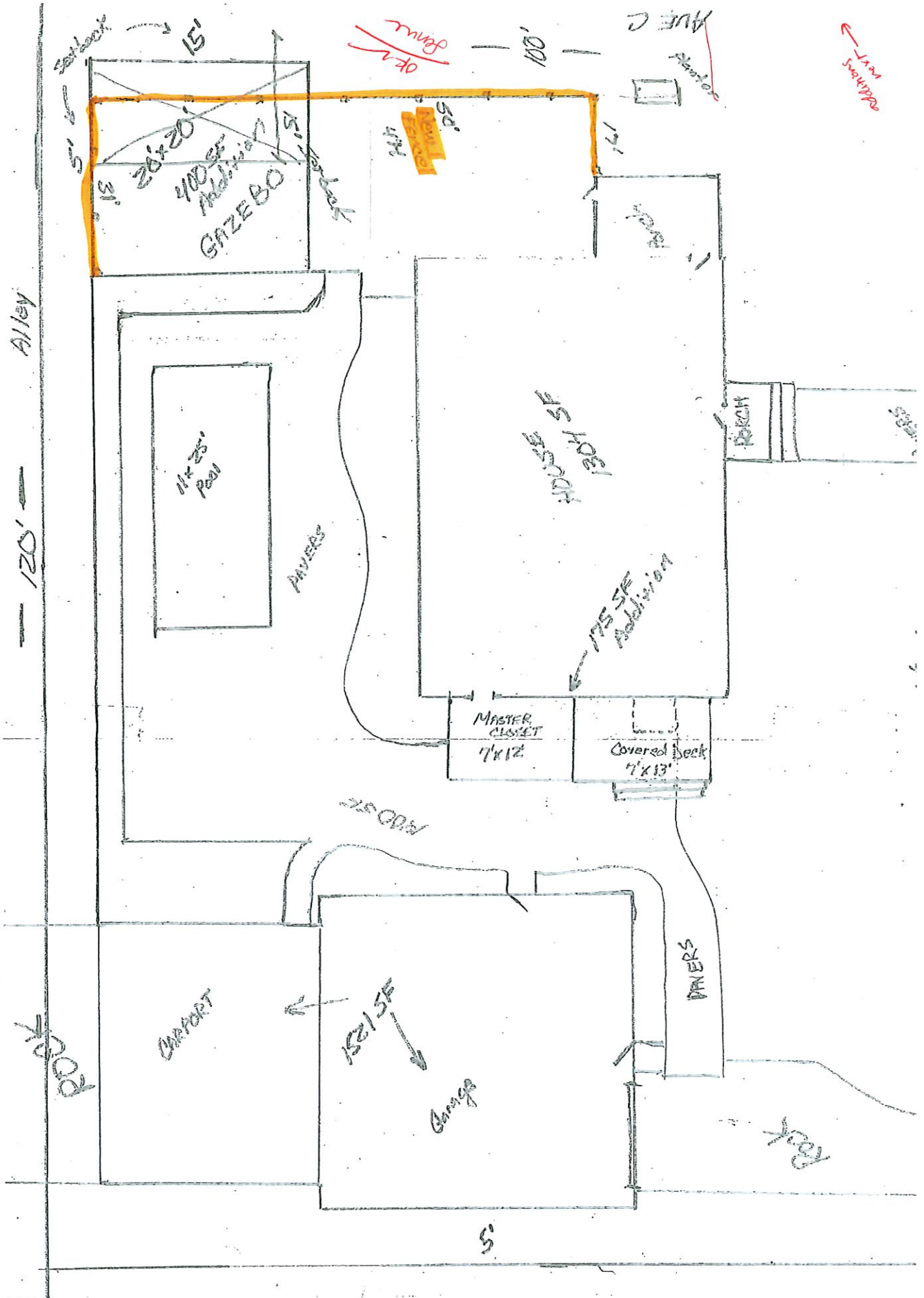
SIGNATURE OF APPLICANT

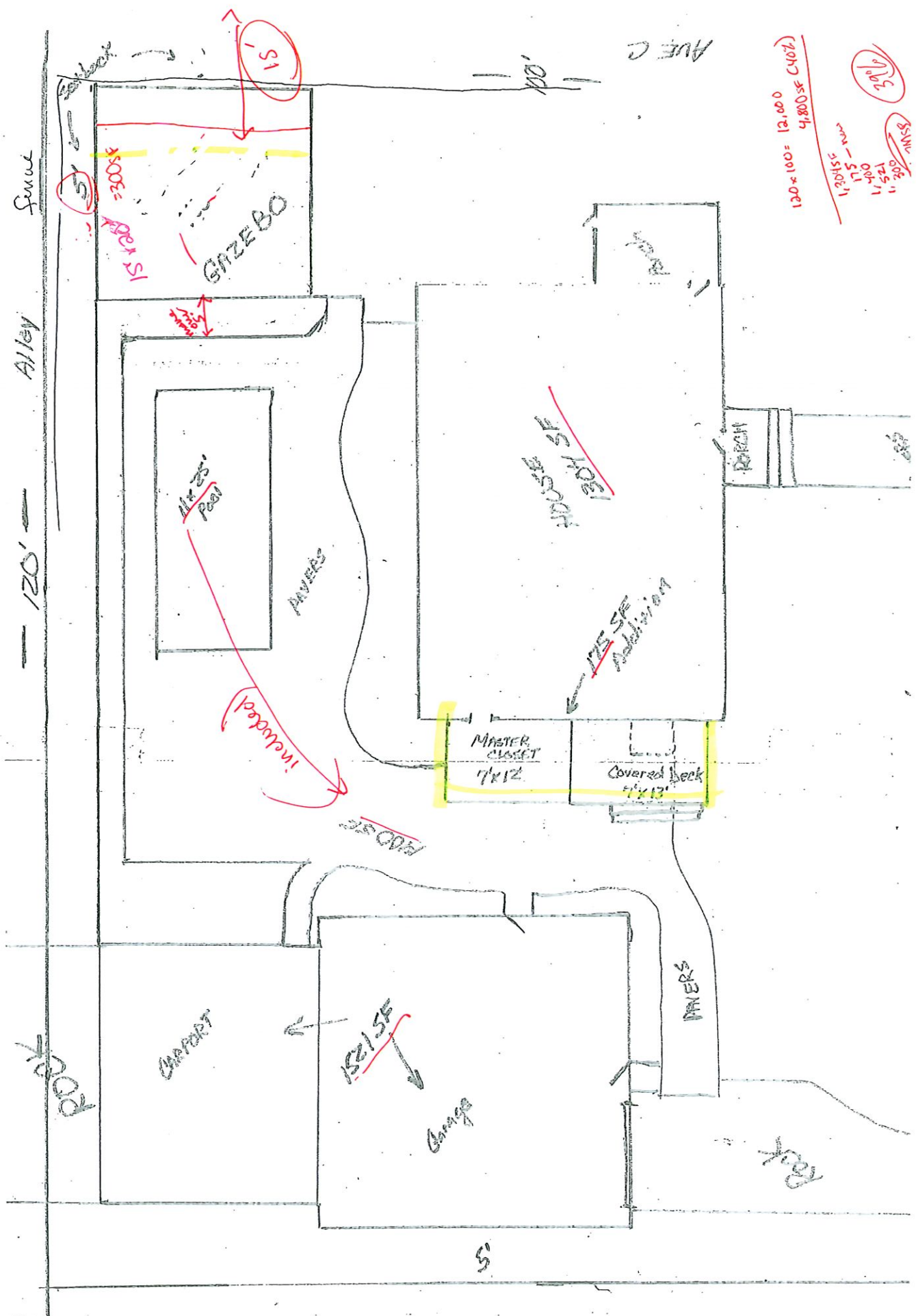
Gazebo image

I'm going to just duplicate my existing Carport as shown. I may increase the pitch slightly. I will wrap the eaves as shown with the same material as on the existing carport and house.











Relocation & Addition

258 7th Street



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

Official Use Only
 Date Received: 4/29/24
 Meeting Date: 5/13/24
 Fees Due: 200.00
 Date Fees Paid: 4/29/24

OWNER INFORMATION	CONTRACTOR INFORMATION
-------------------	------------------------

Owner <u>Pete C. Thomas</u> Address <u>PO Box 6454</u> City <u>Thomasville</u> State <u>GA</u> Zip <u>31758</u> Phone <u>229-224-0467</u>	Contractor Name <u>Ducky Johnson Housemoving</u> State License # <u>11M/Paloforts</u> City License # _____ Email _____ Phone <u>850-718-7918 Wayne</u>
--	---

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 258 7th Street - Not 911 Address
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: _____ Block: 173 Lot: 5
 Zoning District: R-2 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> / <u>N</u> Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u> Corner Lot? <u>Y</u> / <u>N</u> Street Sides: <u>15</u> Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>- contingent on 911 Address</u> <u>- lot coverage meets LDC</u> <u>- need to follow setbacks</u> <u>in red or work with</u> <u>staff to finalize.</u>	<p><i>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.</i></p> <hr/> 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.

PT
 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).

Slotted house in accordance with building codes & historical requirements

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL#
Siding		Wood - either board & batten or scalloped siding	
Doors		Wood	
Windows		according to FL code	
Roofing		Tin	
Trim		Wood	
Foundation		Block	
Shutters		wood	
Porch/Deck		wood Decking 5/4 or 2x6	
Fencing		No plan	
Driveways/Sidewalks		According to Historical District	
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.
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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.

4/9/24
DATE


SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

(ALL STEPS MAY NOT APPLY TO SMALLER PROJECTS)

_____ 1. Approval from City Planning & Zoning Board

_____ 2. Complete Building Permit Application

_____ 3. TWO COMPLETE SETS OF PLANS INCLUDING:

- Site Plan
- Final Site Plan (New Construction) – Stormwater Management Plan
- Signed/Scaled Structural Drawings
- 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

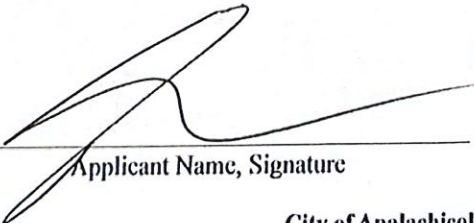
_____ 7. Notice of Commencement (All permits valued at \$2,500 or more)

_____ 8. Flood Elevation Certificate

_____ 9. Fill Permit Application

_____ 10. Floodplain Management Application (NOT if Flood Zone X)

_____ 11. Water/Sewer Impact Fees Receipt (if applicable)



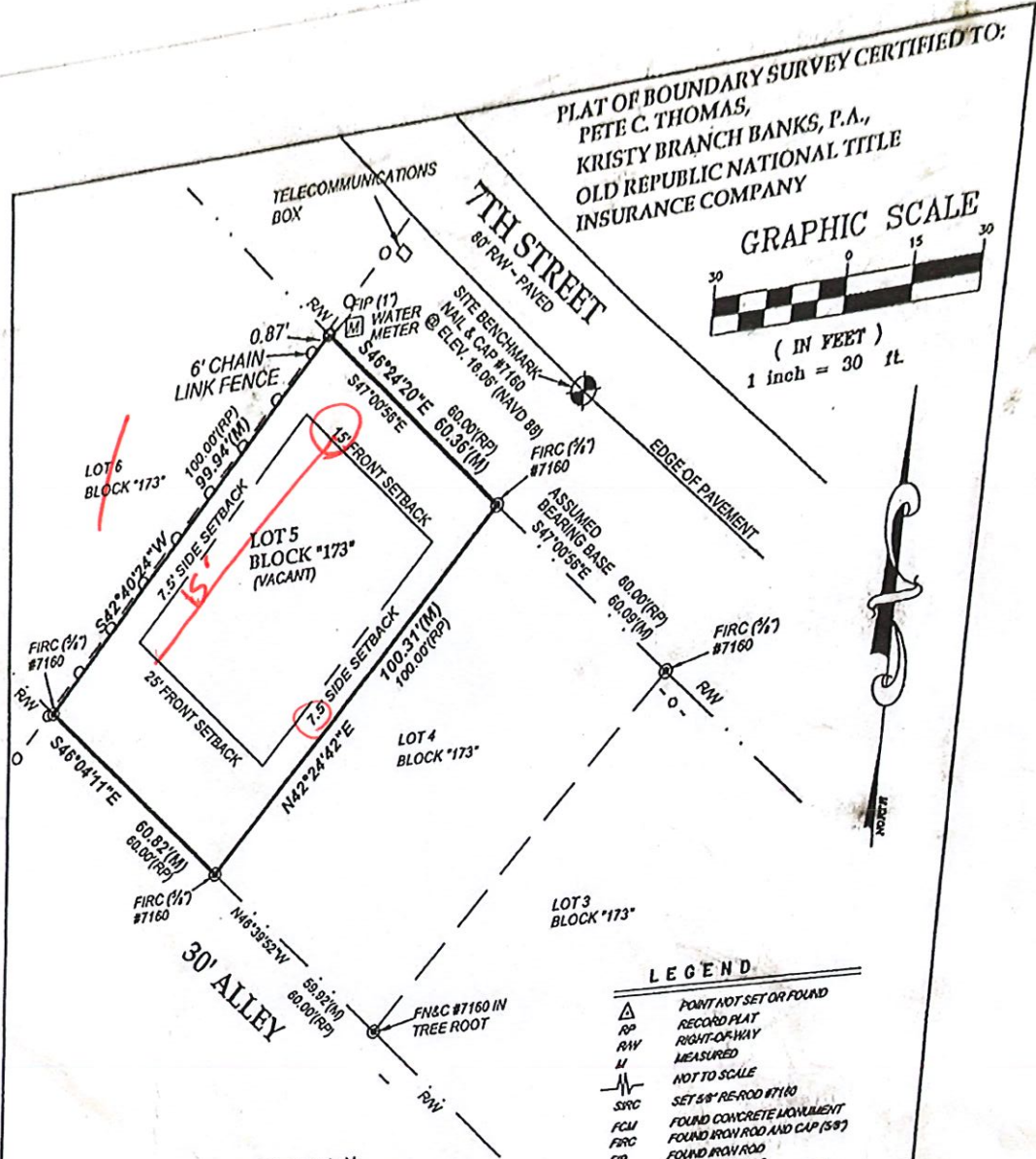
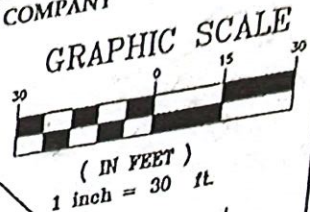
Applicant Name, Signature

4/9/24

Date

City of Apalachicola Building Department
192 Coach Wagoner Blvd. Apalachicola, FL 32320
(850)653-9319

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 PETE C. THOMAS,
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE
 INSURANCE COMPANY



LEGAL DESCRIPTION:

Lot 5, Block "173" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwestly right-of-way boundary of 7th Street having as assumed bearing of South 47 degrees 00 minutes 56 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 and that this survey meets the minimum technical standards of the Florida Surveying Chapter 3317, 645.11, 652.11, 652.12, 652.13, 652.14, 652.15, 652.16, 652.17, 652.18, 652.19, 652.20, 652.21, 652.22, 652.23, 652.24, 652.25, 652.26, 652.27, 652.28, 652.29, 652.30, 652.31, 652.32, 652.33, 652.34, 652.35, 652.36, 652.37, 652.38, 652.39, 652.40, 652.41, 652.42, 652.43, 652.44, 652.45, 652.46, 652.47, 652.48, 652.49, 652.50, 652.51, 652.52, 652.53, 652.54, 652.55, 652.56, 652.57, 652.58, 652.59, 652.60, 652.61, 652.62, 652.63, 652.64, 652.65, 652.66, 652.67, 652.68, 652.69, 652.70, 652.71, 652.72, 652.73, 652.74, 652.75, 652.76, 652.77, 652.78, 652.79, 652.80, 652.81, 652.82, 652.83, 652.84, 652.85, 652.86, 652.87, 652.88, 652.89, 652.90, 652.91, 652.92, 652.93, 652.94, 652.95, 652.96, 652.97, 652.98, 652.99, 653.00.

The undersigned surveyor has been provided a current file copy of all records affecting the boundary to the subject property. It is possible that records of records, surveys or other documents which could affect the boundary are not in the file.

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

LEGEND

- △ POINT NOT SET OR FOUND
- RP RECORD PLAT
- RHW RIGHT-OF-WAY
- M MEASURED
- NS NOT TO SCALE
- SIRC SET 58" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD AND CAP (58")
- FR FOUND IRON ROD
- FRP FOUND IRON PIPE
- FCP FOUND CRAMPED IRON PIPE
- FRP FOUND PINCHED IRON PIPE
- FRD FOUND
- RND ROUND

FLOOD ZONE INFORMATION:

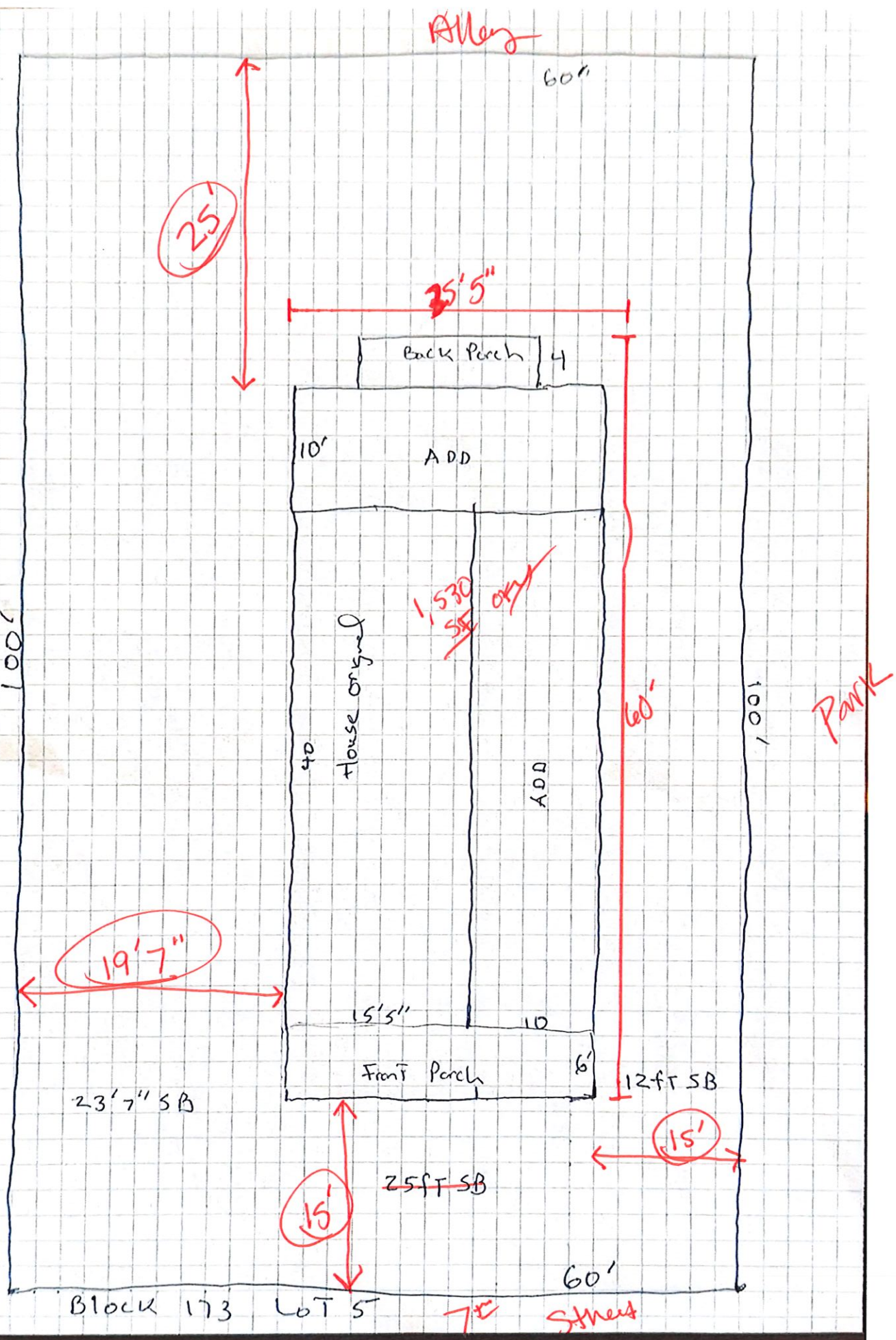
REVISED 03/07/24; RECERTIFICATION ONLY (NOT FIELD UPDATED) - NO
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120069 0526F
 Index date: February 5, 2014, Franklin County, Florida.

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHILTON STREET • SEPOCHOFF, FLORIDA 32358
 PHONE NUMBER: 904 802 2204 FAX NUMBER: 904 802 2242
 E-MAIL: JTR@TRANDASURV.COM

DATE: 07/22/21	DRAWN BY: LMD	COUNTY: Franklin
FILE: 21724LWG	DATE OF LAST FIELD WORK: 9/7/20/21	JOB NUMBER: 21-724



Relocate/Remodel



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
brobins@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA

Applicant Initial



COA & Sign

47 Market Street



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

Official Use Only

Date Received: 4/24/24
 Meeting Date: 5/13/24
 Fees Due: \$50
 Date Fees Paid: 4/24/24

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Crystal Fisher</u>	Contractor Name <u>Fisher Roofing</u>
Address <u>47 Market St.</u>	State License # <u>ecc 1330604</u> City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email <u>shelby120599@gmail.com</u>
Phone <u>850-340-0492</u>	Phone <u>850-370-0574</u>

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 checked="" type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other <u>Sign</u>
<input type="checkbox"/> Demolition	

PROPERTY INFORMATION

Street Address (911 Address): 47 Market St.
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0002-0140 Block: 080800 Lot: 14-15-16
 Zoning District: C-1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: B

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> / N Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? Y/N _____ Street Sides: _____ Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>-Needs Certificate of Appropriateness</u> <u>-meets LDC</u>	<p><i>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.</i></p> <hr/> City Staff _____ <hr/> 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

CERTIFICATION

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4/24/24

DATE



SIGNATURE OF APPLICANT

- Sassy Sunflower -
My New sign will replace
the Simplicittee sign

OLD
CUFF
HOP
SELL TRADE
& COLLECTIBLES

16 ft

21 ft

Simplicittee

16 ft

21 ft

49
PARKING

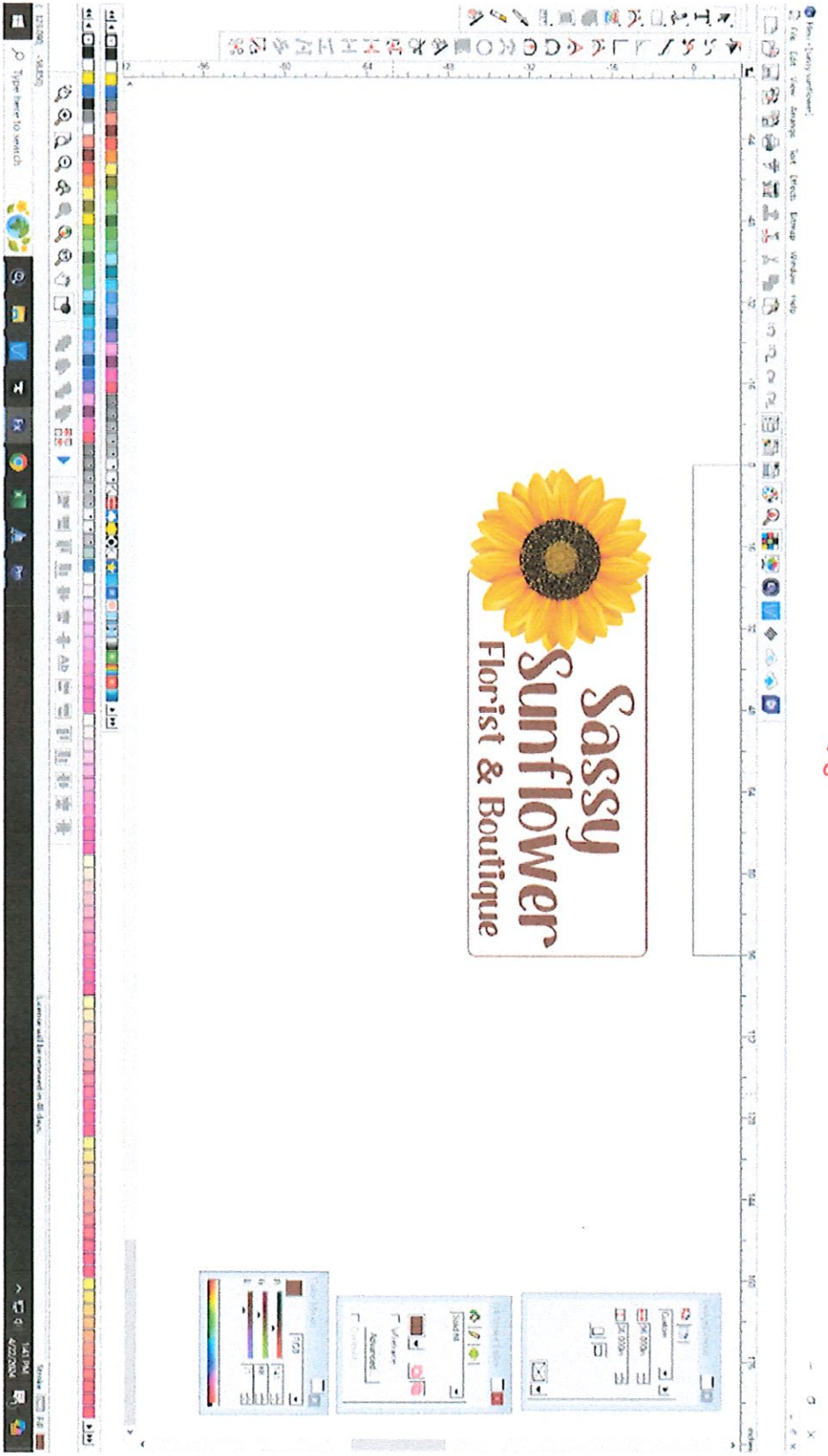


47

RESERVED
PARKING

305

OPEN



245F

Sassy
Sunflower
Florist & Boutique





COA & Sign

221 Avenue E Suite A



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

Official Use Only

Date Received: 4/17/24
 Meeting Date: 5/13/24
 Fees Due: \$50.⁰⁰
 Date Fees Paid: 4/17/24

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>LeeAnne Poloronis</u>	Contractor Name <u>N/A sign</u>
Address <u>221 Avenue E Suite A</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>850 653 6472</u>	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"/> Certificate of Appropriateness
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other <u>sign</u>

PROPERTY INFORMATION

Street Address (911 Address): 221 Avenue E Suite A
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0115-0090 Block: 115 Lot: 1/2 9+10
 Zoning District: O/R [] Historic District [] Non-Historic District
 FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>(Y)</u> / N Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? Y/N _____ Street Sides: _____ <u>N/A</u> Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC</u> <u>-needs C.o. A.</u>	<i>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.</i>
City Staff _____	
Date Approved _____	

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 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 sign to existing sign structure

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

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4-17-24
DATE


SIGNATURE OF APPLICANT



Planning & Zoning Approval
must precede Sign Permit
Application.

P&Z Approval Date: 5/13/24

City of Apalachicola SIGN PERMIT APPLICATION

*w/a
DBA as
Coastal
Self-
Care*

Business Owner's Name: LeeAnne Poloronis d/b/a: Coastal Counseling & Consulting
Address of Sign Location: 221 Avenue E, Apalach Phone#: 850-653-6472
Business License Number: _____ Zoning of Property: Commercial
Building Owner's Name: Ralph Robertson * Ph# 850-899-5353
Property/Parcel ID# 01-095-08W-8330-015-0090 * Blue Heron Investments
Company installing sign: Sign Design Ph# 850-670-5757

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. Detailed drawing 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.

After installation of sign, applicant must submit photographs of completed sign placement on premises within 30 days of issuance of permit.

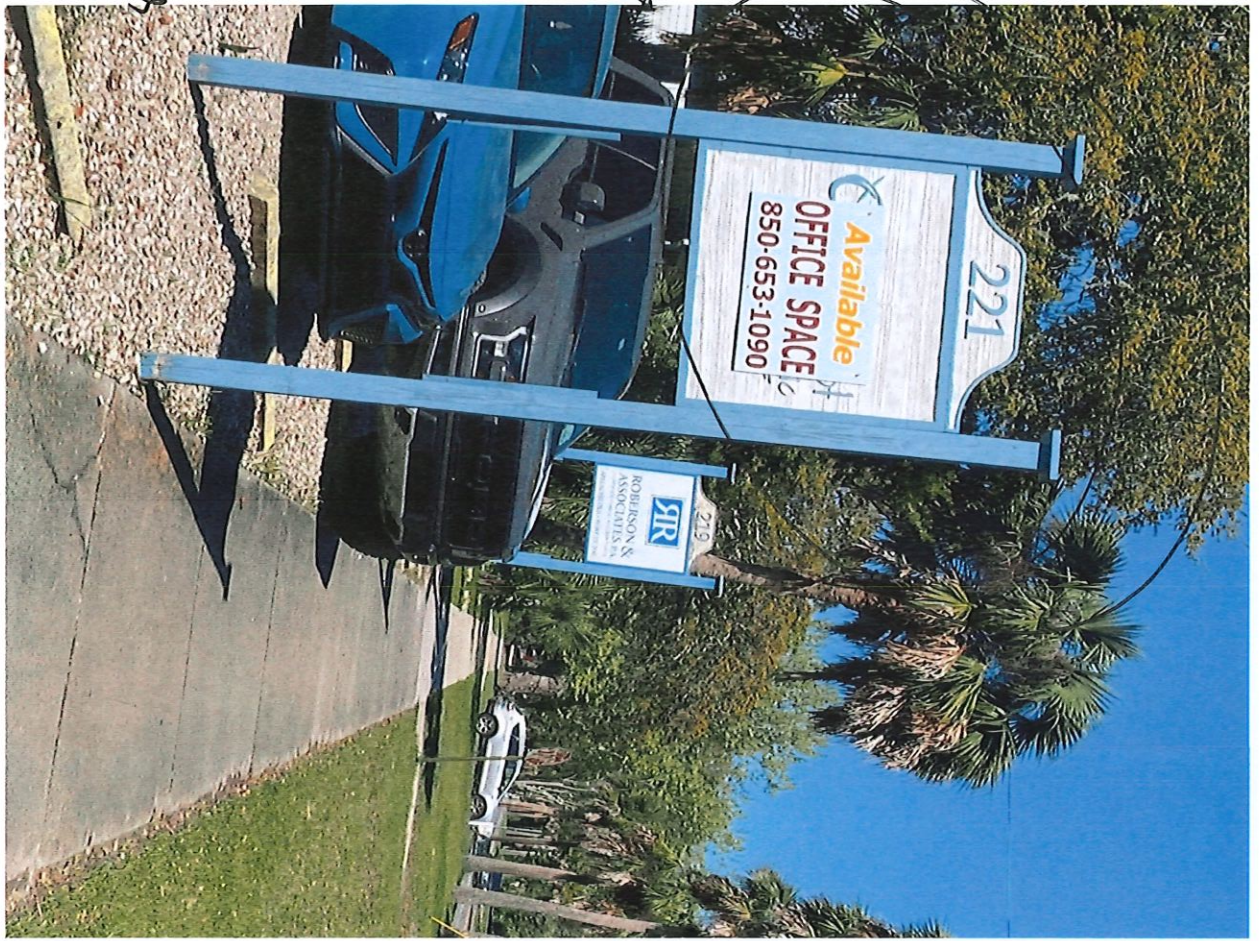
LeeAnne Poloronis Date: 3/18/24
Business Owner

Code Enforcement Officer Date: _____ Building Official Date: _____

OFC USE	FEES:
Application Fee:	\$50.00
Sign Fee*:	_____
Total:	_____
*\$2.00 per sf	
Paid:	_____

Sign is
34.5" x
34.5"
and will
sit on top
of sign

no





Coastal

COUNSELING
&
SELF CARE



COA & Sign

67 Commerce Street



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

Official Use Only

Date Received: 4/29/24
 Meeting Date: 5/13/24
 Fees Due: 50.00
 Date Fees Paid: 4/18/24

OWNER INFORMATION

Owner: WILLIAM ZINGARELLI
 Address: 10324 SW 48TH PLACE
 City: GAINESVILLE State: FL Zip: 32608
 Phone: 352-213-5194

CONTRACTOR INFORMATION

Contractor Name: _____
 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 checked="" type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>Signage for vacation rental</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 67 Commerce Street - Upstairs Unit
 City & State: APALACHICOLA, FL Zip: 32320
 Parcel ID #: 01-09S-08W-8330-00D1-0130 Block: D-1 Lot: 13/14
 Zoning District: C1 Historic District | Non-Historic District
 FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
 Setback Requirements of Property:
 Front: _____ Rear: _____ Side: _____
 Corner Lot? Y / N Street Sides: _____
 Lot Coverage: _____

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.

STAFF NOTES/RECOMMENDATIONS:

C.o.A. needed for signage

City Staff _____

Date Approved _____

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WJZ
 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).

Vacation rental sign (1'6" x 2') - sign is metal and will be placed on the metal door of the unit.

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

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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.

4/26/24
DATE

William J. Jungasell, MD
SIGNATURE OF APPLICANT

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Vacasa

VACATION HOME MANAGEMENT

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