



Planning & Zoning Agenda

September 8th, 2025

Regular Meeting 6:00 P.M.

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
REGULAR MEETING

Monday, September 8th, 2025

City Meeting Room – 74 6th Street

Agenda

Regular Meeting: 6:00 PM

1. Approval of August 11th, 2025 meeting minutes.
2. Review, Discussion and Decision for New Residential Construction. **(R-3) @ 449 Morris Cannon Street**. Block 212 Lots 17-20. Owner: Pauline Farmer;
Contractor: Greg Lollie.
3. Review, Discussion and Decision for Certificate of Appropriateness & Fence. **(C-2) (Historic District) @ 98 10th Street**. Block 76 Lot 4. Owner: Margaret E. Weitz; Contractor: Raymond Glidewell.
4. Review, Discussion and Decision for Fence. **(R-2) @ 202 17th Street**. Block 121 Lot 1. Owner: Coastal Life Homes; Contractor: Ronnie E. Gooch.

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
REGULAR MEETING

Monday, August 11th, 2025

City Meeting Room – 74 6th Street

Minutes

Attendance: Joe Taylor, Myrtis Wynn, Greg Gologowski, Bobby Miller, Elizabeth Milliken, Lee McLemore, Jim Bachrach

Regular Meeting: 6:00 PM

1. Approval of July 14th, 2025 meeting minutes.
 - a. Motion to approve by Jim Bachrach; 2nd by Lee McLemore – all in favor, motion carried.
2. Review, Discussion and Decision for New Residential Construction. (R-2) @ 230 17th Street. Block 123 Lot 4. Owner: Coastal Life Homes LLC; Contractor: Ronnie E. Gooch.
 - a. Dawson Gooch, present on behalf of Ronnie Gooch – Informed the Board that this item was rescheduled from the July meeting to the August meeting to receive an updated parcel ID number.
 - b. Motion to approve by Jim Bachrach; 2nd by Myrtis Wynn – all in favor, motion carried.
3. Review, Discussion and Decision for Certificate of Appropriateness & Permeable Pavers. (R-1) (Historic District) @ 101 Bay Avenue. Block 36 Lots 1-5. Owner: Patricia McLemore; Contractor: Self.
 - a. Lee McLemore recused himself due to his personal relationship with the Owner.
 - b. Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken – all in favor, motion carried.
4. Review, Discussion and Decision for Commercial Sign. (R-3) @ 343 25th Avenue. Block 222 Lots 21-22. Owner: Daisy Jimenez (Clearwater Apalach LLC); Contractor: Self.

- a. City Attorney summarized past precedent set by the Board regarding both the use and the signage. The City requires that monthly vacation rentals have a sign on the property visible from the right-of-way stating that the property offers monthly rentals. Given that this is a residential district, it would be more appropriate to require the sign area to be reduced to three square ft and mounted on a wall or fence, rather than be freestanding. Accordingly, the sign would not need to be double-sided. City Attorney noted that the Board has previously approved a three square ft wall mounted monthly rental sign in the R-1 district.
 - b. Motion to approve on the condition that the sign area be no larger than three square feet, and that the sign be attached to the façade of the house or a fence by Bobby Miller.
 - i. City Attorney recommended that since the Owner was not present, the Board should decide whether to table this item until the September meeting.
 - ii. Elizabeth Milliken stated that since the approval conditions were quite different from what the Owner initially proposed, she would be inclined not to approve the item.
 - iii. Bobby Miller withdrew his motion.
 - c. Motion to table the item until the September 8th meeting by Jim Bachrach; 2nd by Greg Gologowski – all in favor, motion carried.
5. Review, Discussion and Decision for New Residential Construction. **(R-2) @ 162 Bay Colony Way**. Lot 11. Owners: Matt & Megan Lee; Representative: Jeff Stephens; Contractor: Jubilee Builders.
- a. Matt & Megan Lee, Owners – Present, made no comment to the Board and received no questions from the Board.
 - b. Motion to approve by Bobby Miller; 2nd by Lee McLemore – all in favor, motion carried.
6. Review, Discussion and Decision for Accessory Structure & Fence. **(R-2) @ 148 13th Street**. Block 90 Lot 2. Owners: John W. Swan & Lesley J. Wentworth; Contractor: Self.

- a. John Swan, Owner – Informed the Board that the existing chain link fence would be replaced with a taller wooden fence, and that they would like to install a new carport.
 - b. Greg Golowski asked how the carport would be accessed, John Swan confirmed it would be accessed from the alley.
 - c. Joe Taylor asked for confirmation that the 6' fence would not be in the front yard. City Planner confirmed the 6' fence would be in the side/rear yard only.
 - d. Motion to approve by Jim Bacrach; 2nd by Bobby Miller– all in favor, motion carried.
7. Review, Discussion and Decision for New Residential Construction. **(R-1) @ 245 7th Street**. Block 174 Lot 8. Owner: Alex Littlefield; Contractor: Self.
- a. Alex Littlefield, Owner – Confirmed that the tree was a hickory tree, though the exact species was not known. He asked if he needed to identify the species, and if it was not protected, he would not need a tree permit.
 - b. City Planner confirmed that if a tree is not listed as protected in the Code of Ordinances, there is no need to acquire a tree permit for removal.
 - c. Bryce Ward, Attendee – Commented that the City should consider more carefully the cumulative impact of multiple different fees for development, especially in the context of enticing new residents to move to the City and encouraging new development.
 - i. City Attorney encouraged Bryce Ward to attend City Commission meetings to express this sentiment, as the Planning and Zoning Board members are appointed by the City Commission and do not have control over this area.
 - ii. Joe Taylor affirmed that fees and the fee schedule are beyond the scope of the Planning and Zoning Board.
 - d. Motion to approve on the condition that it be determined whether the tree is a protected pecan (*Carya illinoensis*) requiring a tree permit for removal by Jim Bachrach; 2nd by Bobby Miller – all in favor, motion carried.

8. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. (R-1) (Historic District) @ 130 5th Street. Block 19 Lot 3. Owners: Ed & Tammy Davis; Contractor: Bryce Ward.
 - a. Bryce Ward, Contractor – Present, made no comments to the Board.
 - b. Seth Ward, Representative – Informed the Board that the owners would like a carport for the storage of a golf cart and bicycles.
 - c. Greg Golgowski asked if access to the carport would be along the side of the house. Seth Ward confirmed that access would be down the side of the house; while narrow there would be enough space for a golf cart.
 - d. Motion to approve by Bobby Miller; 2nd by Jim Bacrach – all in favor, motion carried.
9. Review, Discussion and Decision for Certificate of Appropriateness, New Residential Construction, Accessory Structure, Additional Lot Coverage, & Fence. (R-1) (Historic District) @ 911 Address Pending. Block 181 Lot 9. Owners: Christian & Audrey Robin; Contractor: Self.
 - a. Christian Robin, Owner – Informed the Board that a 911 address (205 6th Street) had been received from Franklin County a few days prior to the meeting. He also noted that the accessory structure will be built for access to the alley behind the lot, if it is cleared/developed.
 - b. Motion to approve on the condition that the accessory structure not be used for residential use by Jim Bachrach; 2nd by Myrtis Wynn – all in favor, motion carried.

Other/New Business:

1. City Planner informed the Board there will be two special exception applications heard at a public hearing following the September 8th P&Z Meeting: 97 Martin Luther King Jr Ave (Bed and Breakfast) and 203 7th Street (African American Cultural Heritage Museum).
 - a. Joe Taylor asked whether letters would be sent requesting return comments or feedback from citizens. City Planner confirmed that while

letters would be sent informing citizens of the hearing date, time, and place, these letters would not request any information be returned to the City. Anyone wishing to provide comments on the applications should attend the public hearing following the regular meeting.

Outstanding/Unresolved Issues:

N/A

Motion to adjourn the meeting by Jim Bachrach; 2nd by Greg Golgowski. All in favor – meeting adjourned at 6:40 P.M.



New Residential Construction
449 Morris Cannon Street



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

Official Use Only

Date Received: _____

Meeting Date: _____

Fees Due: _____

Date Fees Paid: _____

OWNER INFORMATION

Owner Pauline Farmer
Address 449 Morris Cannon St.
City Apalachicola State Fl. Zip 32320
Phone _____

CONTRACTOR INFORMATION

Contractor Name Greg Lollie
State License # 14/102516 City License # _____
Email greglollie@gmail.com
Phone 850-209-2033

PROJECT TYPE

☐ New Construction

☐ Addition

☐ Alteration/Renovation

☐ Relocation

☐ Demolition

☐ Fence

☐ Accessory Structure

☐ Certificate of Appropriateness

☒ Other Manufactured Home
(Replacement)
to be → (Installed)

PROPERTY INFORMATION

Street Address (911 Address): 449 Morris Cannon Street
City & State: Apalachicola, Fl. Zip: 32320
Parcel ID #: 01-095-08W-8330-0212-0170 Block: 212 Lots # 17/18/19/20
Zoning District: 3 [] 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: 7 1/2'

Corner Lot? ☒ N Street Sides: 15'

Lot Coverage: _____

STAFF NOTES/RECOMMENDATIONS:

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).

Delivery & Set-up (New) Manufactured Home
 Anchor / Block & Tie down - Home
 Build Dirt Pad Install A/C unit / 200AMP Service Pole Connect

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation piers	mobile home Set-up	Mobile Home Being installed Replacement w/ dirt pad installed	
Shutters			
Porch/Deck Steps (2)	Greg Lollie		
Fencing			
Driveways/Sidewalks	Existing		
Other	Mobile/Manufactured Home to be installed		

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 Building Department.
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. 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.

7/23/25

DATE

SIGNATURE OF APPLICANT



Overview



Legend

- ☐ Parcels
- ☐ City Labels



Parcel ID	01-095-08W-8330-0212-0170	Alternate ID	08W09501833002120170	Owner Address	FARMER PAULINE J
Sec/Twp/Rng	1-95-8W	Class	MOBILE HOME		449 MORRIS CANNON STREET
Property Address	449 MORRIS CANNON St.	Acreage	n/a		APALACHICOLA, FL 32320
	APALACHICOLA				
District	3				
Brief Tax Description	BL 212 LOTS 17,18,19 & 20				
	(Note: Not to be used on legal documents)				

Date created: 7/29/2025
Last Data Uploaded: 7/29/2025 8:49:49 AM

Developed by **SCHNEIDER** GEOGRAPHICAL

Site Plan

Replacement
Home

Banton

Mayor
Brenda Ash

Commissioners
Anita Grove
Adriane Elliott
Despina George
Donna Duncan

CITY OF APALACHICOLA

192 Coach Wagoner Boulevard . Apalachicola, Florida 32320 .
850-653-9319 . Fax 850-653-2205 . www.cityofapalachicola.com

City Manager
Michael Brillhart

Finance Director
Lee Mathes

City Clerk
Sheneldra Cummings

City Attorney
Dan Hartman

7/11/2025

To Whom It May Concern,

The address at 449 25th Ave. (Morris Cannon) has water and sewer taps in place and is available for water and sewer. Lines would need to be run from the home to the meter.

Kindest regards,



Sonya Thompson-Shuman
Receptionist, City of Apalachicola
192 Coach Wagoner Blvd.
Apalachicola, FL 32320

Office: 850-653-9319

Fax: 850-653-2205

sshuman@cityofapalachicola.com



License Number: IH / 1025161 / 1 Name: GREGORY W. LOULIE

Order #: 6670	Label #: 121632	Manufacturer: Clayton	(Check Size of Home)
Homeowner: Pauline Farmer		Year Model: 2025	Single _____
Address: 449 Morris Cannon St.		Length & Width: 28X68	Double <input checked="" type="checkbox"/> _____
City/State/Zip: Apalachicola, FL 32320		Type Longitudinal System: Oliver Tee	Triple _____
Phone #:		Type Lateral Arm System: Oliver Tee	HUD Label #: _____
Date Installed:		New Home: <input checked="" type="checkbox"/> Used Home: _____	Soil Bearing / PSF: 1500
Installed Wind Zone: III		Data Plate Wind Zone: III	Torque Probe / in-lbs: 350
Note:		Permit #: _____	

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

121632

LABEL #

DATE OF INSTALLATION

GREGORY W. LOULIE

NAME

IH / 1025161 / 1

6670

LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.

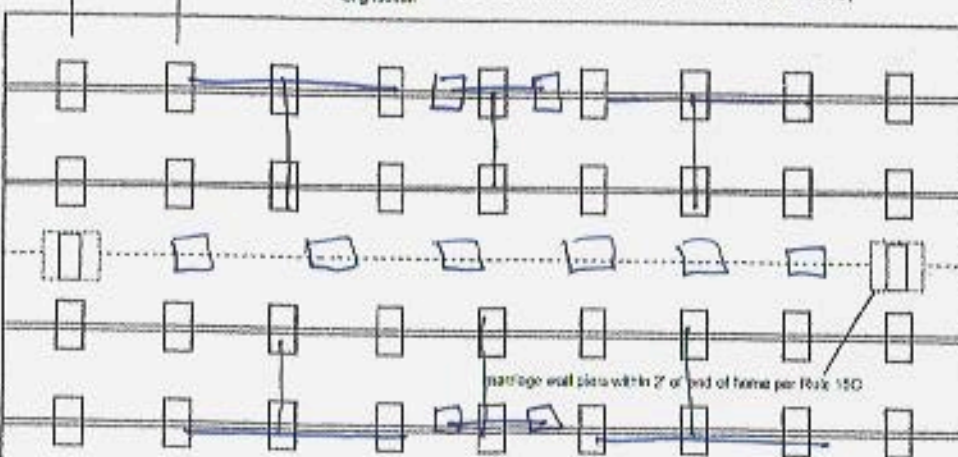
Mobile Home Permit Worksheet

Installer: Greg Lollie License #: IT/1025161
 Address of home being installed: 449 Morris Cannon St.
Apalachicola, Fl. 32320
 Manufacturer: Clayton Length x width: 28 x 68

NOTE: If home is a single wide fill out one half of the blocking plan
 if home is a triple or quad wide sketch in remainder of home
 I understand Lateral Arm Systems cannot be used on any home (new or used)
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials

Typical pier spacing



Application Number: _____ Date: _____

New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual ☒
 Home is installed in accordance with Rule 15-C ☐

Single wide ☐ Wind Zone II ☐ Wind Zone III ☒

Double wide ☐ Installation Decal # _____

Triple/Quad ☐ Serial # WHC 033100GAABAC

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16' x 16' (256)	18 1/2' x 18 1/2' (342)	20' x 20' (400)	22' x 22' (484)*	24' x 24' (576)*	16' x 26' (676)
1000 psf	3'	3'	4'	5'	6'	7'	8'
1500 psf	4' 6"	4' 6"	6'	7'	8'	8'	8'
2000 psf	6'	6'	8'	8'	8'	8'	8'
2500 psf	7' 6"	7' 6"	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 17 x 25
 Perimeter pier pad size 16 x 16
 Other pier pad sizes (required by the mfg.) _____

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening Pier pad size
All openings 4' and or greater

POPULAR PAD SIZES

Pad Size	Sq in
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	448
24 x 24	576
26 x 26	676

ANCHORS

4 ft 5 ft
 FRAME TIE!
 within 2' of end of home spaced at 5' 4" oc

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
 Manufacturer Oliver Tec
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer Oliver Tec

OTHER TIES

Number
 Sidewall yes
 Longitudinal yes
 Marriage wall yes
 Shearwall yes

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to _____ pcf or check here to declare 1000 lb. soil _____ without testing.

x 1500 x 1450 x 1500

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

x 1450 x 1500 x 1500

TORQUE PROBE TEST

The results of the torque probe test is _____ inch pounds or check here if you are declaring 5' anchors without testing 350. A test showing 275 inch pounds or less will require 6 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. I understand 6 ft. anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb. holding capacity.

Installer's Initials [Signature]

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Greg Lollie
Date Tested 7/30/25

Electrical

Connect electrical conductors between multi-wire units, but not to the main power source. This includes the bonding wire between multi-wire units. Pg. yes

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. yes

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. yes

Application Number: _____ Date: _____

Site Preparation

Debris and organic material removed Yes
Water drainage: Natural _____ Swale Pad Other _____

Fastening multi wide units

Floor: Type Fastener: _____ Length: _____ Spacing: _____
Walls: Type Fastener: 8/11 Length: lag Spacing: Bolts
Roof: Type Fastener: _____ Length: _____ Spacing: _____
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's Initials [Signature]

Type gasket factory
Pg. _____
Installed:
Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg. _____
Siding on units is installed to manufacturer's specifications. Yes
Fireplace chimney installed so as not to allow intrusion of rain water. Yes N/A

Miscellaneous

Skirting to be installed Yes No _____
Dryer vent installed outside of skirting. Yes N/A
Range downflow vent installed outside of skirting. Yes N/A
Drain lines supported at 4 foot intervals. Yes
Electrical crossovers protected. Yes
Other: _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature [Signature]

Date 7/30/25

Florida

CDL



DL# L400-299-69-059-C

1 LOLLIE
2 GREGORY WAYNE
3 6619 REDDOL RD
4 GRAND RIDGE, FL 32442

5 DOB 02/19/1969 15SEX M
6 EXP 02/19/2026 16HGT 6'-02"
7 RES 5 9a END NONE

8a 02/21/2018

9 DOB 8831802210015



[Signature]

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.

♥ DONOR



Florida Mobile Home Installer License

LICENSEE: GREGORY W. LOLLIE

LICENSE NUMBER: IH/1025161

EFFECTIVE DATE: 10/01/2024

EXPIRATION DATE: 09/30/2025

THE LICENSEE IS HEREBY CERTIFIED UNDER THE PROVISIONS OF SECTION 320.8249,
FLORIDA STATUTES TO CONDUCT AND CARRY ON BUSINESS AS AN INSTALLER OF
MOBILE HOMES IN THE STATE OF FLORIDA

Robert R. Kynard

Director, Division of Motorist Services

State of Florida - Department of Highway Safety and Motor Vehicles - Division of Motorist Services



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Precision Insurance & Financial Services, Inc. 1650 N Kingshighway St Ste 207 Cape Girardeau MO 63701-2191	CONTACT NAME: Angel Cole PHONE: (A/C, No, Ext): 8003583073 E-MAIL: ADDRESS: angel@precisiontrucks.com	FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Republic-Vanguard Insurance Company		40479
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Lollie Mobile Home Service LLC
1981 Porter Ave
Grand Ridge FL 32442

LOLLMOB 08

COVERAGES

CERTIFICATE NUMBER: 980580490

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			RVA1058743	10/13/2024	10/13/2025	EACH OCCURRENCE \$1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Per occurrence) \$100,000
							MED EXP (Any one person) \$5,000
							PERSONAL & ADV INJURY \$1,000,000
							GENERAL AGGREGATE \$2,000,000
							PRODUCTS - COMPOUND AGG \$2,000,000
							\$
	<input type="checkbox"/> AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Per accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRE AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-SCHEDULED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> DED						\$
	<input type="checkbox"/> RETENTION \$						
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE \$
	ANY PROPRIETARY/INEXCLUSIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Gregory W. Lollie, License Number IH 1025161

CERTIFICATE HOLDER**CANCELLATION**

City of Apalachicola
192 Coach Wagoner Blvd
Apalachicola FL 32320

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Precision Insurance & Financial Services, Inc.
1650 N Kingshighway St
Ste 207
Cape Girardeau MO 63701-2191

CONTACT NAME: Angel Cole

PHONE (A/C, No. Ext): 8003583073

FAX (A/C, No):

E-MAIL ADDRESS: angel@precisiontrucks.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Republic-Vanguard Insurance Company

40479

INSURED
Lollie Mobile Home Service LLC
1961 Porter Ave
Grand Ridge FL 32442

(COLLIMOR OR

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 980580490

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SURR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		RVA1058743	10/13/2024	10/13/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000 \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A				FLR STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Gregory W. Lollie, License Number IH 1025161

CERTIFICATE HOLDER

CANCELLATION

City of Apalachicola
192 Coach Wagoner Blvd
Apalachicola FL 32320

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS INSTRUMENT PREPARED BY:

THOMAS S. GIBSON
Roth, Gibson & Scholtz, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 07-0295

Inst:2007004847 Date:08/01/2007 Time:11:11

Doc. Stamp-Deed : \$95.00

Sm BC, Marcia Johnson, FRANKLIN County 8:543 P:452

Parcel No. 01-093-08W-8330-0212-0170

WARRANTY DEED

THIS WARRANTY DEED made July 31, 2007, A.D.,

by **Joseph E. Cooper**, whose post office address is 317 Water Street Apalachicola, FL 32320, hereinafter called the Grantor,

to **Pauline J. Farmer**, whose post office address is 449 Morris Cannon Street, Apalachicola, FL 32320, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in Franklin County, Florida, viz:

Lots 17, 18, 19 and 20, Block 212, City of Apalachicola, Franklin County, Florida, less and except R/W for existing paved street and less and except the property described at ORB 667, Page 684, Public Records of Franklin County, Florida.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said grantee that the Grantor are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Amy Palmer
Witness Signature
Printed Name: Amy Palmer

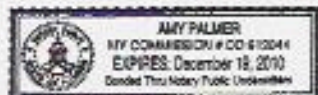
Joseph E. Cooper
Joseph E. Cooper

Deborah A. Brumbaugh
Witness Signature
Printed Name: Deborah A. Brumbaugh

STATE OF Florida
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 31st day of July 2007 by Joseph E. Cooper, who are personally known to me or who have produced a valid driver's license as identification.

Amy Palmer
Notary Public, State of Florida
My Commission Expires: _____





THE MOROCCO

4 beds • 2 baths
1,791 sq. ft.



(850) 785-3302

Monday - Friday: 9am to 5pm

Saturday: 9am to 5pm Sunday: Closed

CLAYTON HOMES-PANAMA CITY

2310 E 15 ST

PANAMA CITY, FL 32405



Phone	(850) 785-3302	Ordered By	DC
Fax	(850) 769-6176	Square Footage	1904
Serial	WHC033100GAABAC	PO	547825
Model Name	MOROCCO	Plant Rep	SN# WHC033100GAABAC
Model No	30CEA28684AH25	Sales Note	
Quote	122079	To	181230
Quoted	06/09/2025	DBA	CLAYTON HOMES-PANAMA CITY - 2310 E 15 ST , PANAMA CITY, FL, 32405
Order	34968		
Ordered	07/22/2025	Financed By	0
		Run Number	0

EXTERIOR

Option	Description	Qty
183066	** WIND ZONE III- D/W >58'	1
67108	CLAYTON ENERGY SMART PACKAGE	0
60030	R38-R13-R22 INSULATION	1
	* SELF-ADHERING POLYMER-MODIFIED	0
	BITUMINOUS MEMBRANE APPLIED IN ALL	0
	VALLEYS, ROOF DECK PENETRATIONS, &	0
	ICE DAMMING BOTTOM EDGE ROOF DECK	0
141102	LOW-E ARGON THERMOPANE WINDOWS	1
60040	THERMAL ENVELOPE AIR SEAL	1
60042	* FLASHED WINDOW & DOOR OPENINGS	1

EXTERIOR

Option	Description	Qty
183068	OSB UNDERLAYMENT W/FULL HOUSE WRAP	1
10001	8' FLAT INTERIOR CEILINGS	1
102313	CRAFTSMAN STYLE FRONT DOOR - RHS	1
100012	SLIDING GLASS DOOR IN DINING ROOM	1
80713	EXTERIOR LANTERN-ALL EXTERIOR DOORS	2
130002	SHINGLES - WEATHERWOOD	1
130023	WHITE VINYL CORNER POSTS	1
130061	VINYL BLACK RAISED PANEL SHUTTERS	1
	> ON FRONT SIDE OF HOME	0
132410	OPEN FULL FACED DORMER	1
130092	SOUTHERN RANCH FRONT EXTERIOR	1
	- BOARD AND BATTEN OVER 5 ROWS OF	0
	VINYL LAP WAINSCOT ON FRONT OF HOME	0
	- COLUMNS ON EACH SIDE OF DORMER	0
130089	FLINT SIDING/GRAY B&B/WHITE COLUMNS	1
11193	IDLER AXLE W/TIRES	4
11194	BRAKE AXLE W/TIRES	6

APPLIANCES

Option	Description	Qty
251005	STAINLESS STEEL SIDE-BY-SIDE	1
	REFRIGERATOR WITH ICE MAKER	0
251006	STAINLESS STEEL SMOOTH-TOP RANGE	1
251004	STAINLESS STEEL DISHWASHER	1

KITCHEN

Option	Description	Qty
19043	** TRANQUILITY DECOR PACKAGE **	1
110070	DURACRAFT ISLAND - COLOR:CEMENT	1
110075	42" DURACRAFT OVERHEAD CABINETS	1
	--ALIBASTER WHITE KITCHEN CABINETS	0
111105	BLACK CABINET PULLS ON ALL CABINETS	1
19021	KITCHEN COUNTERTOPS -CALACATTA CAVA	1
273099	PYRAMID STAINLESS RANGEHOOD	1
271005	8" DEEP STAINLESS STEEL SINK	1
126901	PFISTER GOOSENECK METAL FAUCET	1

FLOOR

Option	Description	Qty
40704	2X6 FLOOR JOIST 16" ON CENTER	1
290024	SHAW FORTRESS LINOLEUM - PIEDMONT	1
	> UPGRADED LINOLEUM THROUGHOUT	0
25073	-- 8'COLOR MATCH MARRIAGE LINE BAR	4

PLUMBING & ELECTRICAL

Option	Description	Qty
80020	PHOTOVOLTAICS(PV)-READY	1
	- RENEWABLE-READY 1" CONDUIT DROP	0
	FROM PANEL BOX & PV BREAKER SPACE	0
60025	DEHUMIDIFIER-READY	1
	- POWER AND DRAIN LOCATION PROVIDED	0
80030	BROAN WHOLE HOUSE VENTILATION FAN	1

OTHER OPTIONS

Option	Description	Qty
	** DOE CERTIFIED ZERO ENERGY	1
	READY HOME **	1
	SOLAR AND WIND READY	1
	RHEEM HYBRID HEAT PUMP WATER HEATER	1
	SMART COMFORT HVAC HEAT PUMP	1
	(INSTALLED BY THE RETAIL PARTNER)	1
	ARGON GAS LOW-E WINDOWS	1
	ECOBEE SMART THERMOSTAT	1
	ENERGY STAR DISHWASHER	1
	AND REFRIGERATOR	1
	PFISTER WATER SAVING BATHROOM	1
	FIXTURES	1
	LED LIGHTING	1
	INSULATED EXTERIOR DOORS	1
	ZERO READY INSULATION PACKAGE	1
	SEALED DUCT SYSTEM	1
	WHOLE HOUSE VENTILATION SYSTEM	1
	ENERGY STAR VENTILATION FANS	1
70300	ENERGY STAR READY	1

MISCELLANEOUS

Option	Description	Qty
19045	ALIBASTER WHITE BEHIND FRIDGE	1
19047	COFFEE BAR - BACK WALL TRANQUILITY	1
19050	OAKLEY DECORATIVE WALL END CAPS	1
19051	OAKLEY DECORATIVE FEATURE WALL	1
	- OAKLEY PANEL WITH 3" STILE GRID	0
19060	TRANQUILITY DECORATIVE ACCENT PANEL	1
	- BEHIND RANGE AND RANGEHOOD	0
	- PRIMARY BATH WALL BEHIND VANITY	0
155015	OAKLEY TRIM THROUGHOUT	1
	- WINDOWS/DOORS/CEILING - 1.5" FLAT	0
	- BASEBOARD - 2" FLAT	0
	- CABINET TOP - 2" STILE	0
	- MIRROR TRIM - 3" STILE	0
155016	2" EASY CLOSE MARRIAGE WALL TRIM	1
153202	FINISH BEAM CLOSE UP KIT- OAKLEY 8"	1
102320	* STORM DOOR IN SHIP LOOSE - RHS	1
	>RIGHT HAND STORM DOOR WILL BE	0
	SHIPPED LOOSE TO BE INSTALLED BY	0
	RETAILER	0
120400	HUD LABEL FEE	2
120410	INSPECTION FEE	2

OTHER OPTIONS

Option	Description	Qty
70600	EBUILT ELECTRIC	1

PLUMBING & ELECTRICAL

Option	Description	Qty
161719	--4815 CARRIER 15KW AC21	1

PRIMARY BEDROOM

Option	Description	Qty
80704	**WIRE & BRACE FOR FAN-BOX WITH CAP	1

LIVING ROOM

Option	Description	Qty
80704	**WIRE & BRACE FOR FAN-BOX WITH CAP	1

DEN

Option	Description	Qty
80704	**WIRE & BRACE FOR FAN-BOX WITH CAP	1

MISCELLANEOUS

Option	Description	Qty
151051	-- WELCOME HOME CARE PACKAGE --	1
179907	>>>>>>>> EPIC CARE - DBL <<<<<<<<<	1
	- INTERIOR TRIM-OUT	0
	- HOME INSPECTION	0
	- EBUILT COMPLIANCE REVIEW	0
	- COSMETIC WARRANTY REPAIRS	0
19027	MAIN WALL COLOR : GRAIN PHONIC ZEN	1
100024	RAISED PANEL INTERIOR DOORS	1

PLUMBING & ELECTRICAL

Option	Description	Qty
111118	DURACRAFT SHELF OVER WASHER & DRYER	1
	> OAKLEY SHELF	0
80032	BROAN BATHROOM VENTILATION FANS	1
30405	WHOLE HOUSE WATER SHUT OFF VALVE	1
30404	WATER SHUT OFF VALVES THROUGHOUT	1
250530	ECOBEE SMART THERMOSTAT	1
85032	LED CAN LIGHTING THROUGHOUT	1
80010	USB RECEPTACLE ON KITCHEN ISLAND	1
85058	SWITCHED LIGHTS AT WALK/IN CLOSETS	1
19023	BATHROOM COUNTERTOPS-CALACATTA CAVA	1
110074	DURACRAFT BATHROOM CABINETS -CEMENT	1
270105	PORCELAIN SQUARE SINKS IN ALL BATHS	1
271006	DOUBLE SINKS IN PRIMARY BATH	1
270106	PFISTER METAL FAUCETS IN BATHROOMS	1
110015	3" FRAMED MIRRORS IN ALL BATHROOMS	1
35400	** PRIMARY BATH DELUXE SUITE **	1
	- 3 HIGH SET 24"X24"PICTURE WINDOWS	0
	- SERENITY FIBERGLASS SOAKER TUB	0
	- 42"X60" FIBERGLASS SHOWER	0
35318	GUEST BATH - FIBERGLASS TUB/SHOWER	1
30606	EXTERIOR WATER FAUCET - REAR	1
30609	EXTERIOR RECEPTICAL ON BACK OF HOME	1
274000	HYBRID HEAT PUMP WATER HEATER 40GAL	1
167191	OVERHEAD DUCTWORK DW	1
161715	** CARRIER UP-FLOW FURNACE	1

STAFF FINDINGS REVIEW

PROPERTY OWNER: Pauline J. Farmer

AGENT (if applicable): N/A

CONTRACTOR: Greg Lollie

PROPERTY ADDRESS (if available): 449 Morris Cannon Street

→ Block 212 Lots 17-20

PARCEL ID: 01-09S-08W-8330-0212-0170

HISTORIC DISTRICT: No

CORNER LOT: Yes

ACREAGE: -- (~13,000 square feet)

FUTURE LAND USE: R-3 (Mobile Home Residential)

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Installation of replacement mobile home (28' x 68').

- Original mobile home on the property was destroyed by fire, see police report included in agenda.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 111-270. R-3 Mobile Home Residential.**

- Mobile and modular homes (constructed in accordance with the Florida Building Code) are a permitted principal use in this district.
- Maximum lot coverage for a single-family residence is 40%, up to 50% for multifamily.
 - *Approximate lot coverage is 16% for 28' x 68' (1,904 SF) mobile home and 14' x 10' (140 SF) carport (as described by the property appraiser, not clearly marked on site plan).*
- Maximum building height is 35 ft.
- Minimum building setbacks are:
 - Front: 15 ft.

- Side (corner lot): 15 ft.
- Rear: 25 ft.

RECOMMENDATION: Approval, meets all requirements of the Code of Ordinances.



Certificate of Appropriateness & Fence
98 10th Street

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner: Margaret E Weitz
Address: 98 10th Street
City: Apalachicola State: FL Zip: 32320
Phone: 850 774 2949

CONTRACTOR INFORMATION

Contractors Name: Raymond Glidewell
State License #: 86-3209682 City License #: in process
Email Address: Marta Ray Fencing@gmail.com
Phone: 850 556-0655

Approval Type: ☐ Staff Approval Date: _____ ☐ Board Approval ☐ Board Denial Date: _____

*Reason for Denial _____

PROJECT TYPE

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

- ☒ Fence Replacement
- ☐ Repair (Extensive)
- ☐ Variance
- ☐ Other: Block 76 A16 of lot 4

City of Apalachicola GRB 1163/729

PROPERTY INFORMATION:

Street Address: 98 10th Street City & State: Apalachicola FL Zip: 32320
☐ Historic District ☒ Non-Historic District Zoning District: Neighborhood Commercial
Parcel #: 01-095-08W-8330-0076-0040 Block(s): 76 Lot(s): Lot 4
FEMA Flood Zone/Panel #: No FEMA Flood zone # 12037L05267 map.
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: Old lines
Front: 25ft Rear: _____ Side: 10ft Lot Coverage: 100
Water Available: ☒ Sewer Available: ☒ Taps Paid: ☒

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

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).

complete replacement of all existing fencing with like or same materials (Board Fencing) with exception of using metal corners and posts.

The front gate will be made from repurposed metal. Pictures included.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	BACK - Wood Plank	Complete Replacement	
	Front - Wood Pickets	Custom Gate	
Driveways/Sidewalks			
Other			

CERTIFICATION

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

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

DATE

SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

- ___ 1. Approval From City Planning & Zoning Board
- ___ 2. Complete Building Permit Application
- NA 3. 2 COMPLETE SETS OF PLANS INCLUDING:
- Site plan
 - Final Site Plan(New Construction)-Stormwater Mgt.
 - Signed/Sealed Structural Drawings
 - Wall section foundation through the roof
 - Elevations
 - Floor Plan
 - Fire Protection
 - Drawn to scale
- ✓ 4. Contractor Information *see enclosed*
- *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- X 5. Contract/Scope of Work *Fence Replacement*
- NA 6. Energy Forms
- ___ 7. Notice of Commencement on all permits of \$2500 or more
- NA 8. Flood Elevation Certificate
- NA 9. Fill permit application
- NA 10. Floodplain Management Application (if not in flood zone X)
- NA 11. Water/Sewer Impact Fees Receipt (if applicable)

M E Weitz
Applicant

8-10-2025
Date

Building Official

Date


Building Department: 850.653.1522 towens@cityofapalachicola.com
(Applications can be found on cityofapalachicola.com)

Re: Fencing Permit information

From Ron Nippe <rnippe@cityofapalachicola.com>

Date Mon 7/28/2025 12:35 PM

To Raymond Glidewell <mantarayfencing@gmail.com>

 5 attachments (777 KB)

Fence Ordinance dated July 6 2021.pdf; SETBACKS - Apalachicola FL Code of Ordinances 4 21 2025.docx; Building-Credit-Card-Authorization-Form-2023.pdf; P and Z Forms Links.docx; P-and-Z-Process-July-2025-Forward.pdf;

Good afternoon,

If the fence being replaced is equal to or less than 50% of the total current fencing, and being replaced "like in kind, same materials, type, etc., there is no permit necessary.

If any changes to location with regard to "setbacks", changes in height, changes in material, etc., you would need the property owner to apply to the Planning & Zoning Board for approval.

The next available P & Z for them would be September 8th meeting with an application submission date of August 22 at 5PM.

I am attaching the Planning and Zoning meeting Guidelines, application etc. Once approved you then need to apply for and secure a Fence permit from my office. Best case scenario, if you were able to get your submission into the Sept 8th meeting, and if approved, I would be able to generate your fence permit on September 9th.

Please review the attached.

Ron Nippe
City of Apalachicola Building Department
1 Bay Ave
Apalachicola, FL 32320

To Contact; Please email me at rnippe@cityofapalachicola.com

Please submit permit applications and supporting documents by email when possible.

If your inquiry is regarding permitting, I will respond with the General Information Sheet.

From: Raymond Glidewell <mantarayfencing@gmail.com>

Sent: Monday, July 28, 2025 11:40 AM

To: Ron Nippe <rnippe@cityofapalachicola.com>

Subject: Fencing Permit information

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

Good afternoon. My name is Ray Glidewell. Owner and operator of Manta Ray Fencing based out of Tallahassee Florida. We are licensed and insured. I've recently acquired a customer that wants to replace her entire fence at 98 10th st. Apalachicola Fl. 32320. Here in Tallahassee, permits are not required for residential fencing. Which leaves me needing to figure out the permit process there in Apalachicola. If you could please advise me on the necessary steps, id like to get the process started. This project is scheduled to begin on September 8th 2025, and could run as long as September 19th 2025 as its completion date. The layout is staying the same as what is currently there. Please advise. I look forward to hearing back from you. Thank you.

Sent from my iPad

Florida

CDL



CLASS A

4d DLN **G434-730-82-064-0**



1 **GLIDEWELL**
2 **RAYMOND JOHN WESLEY**
3 **10167 SANDY ROCK LN**
4 **TALLAHASSEE, FL 32305-6004**

5 DOB **02/24/1982** 5SEX **M**
6 EXP **02/24/2030** 6HGT **5'-10"**
12 REST **5A** 9a END **A**

SAFE DRIVER

DONOR

4a ISS **03/31/2021**

SDD **B762103310000**



Raymond J. Wesley

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.



North?
~~South~~ Front
Property Pin



Metal to be
made into
New gate.

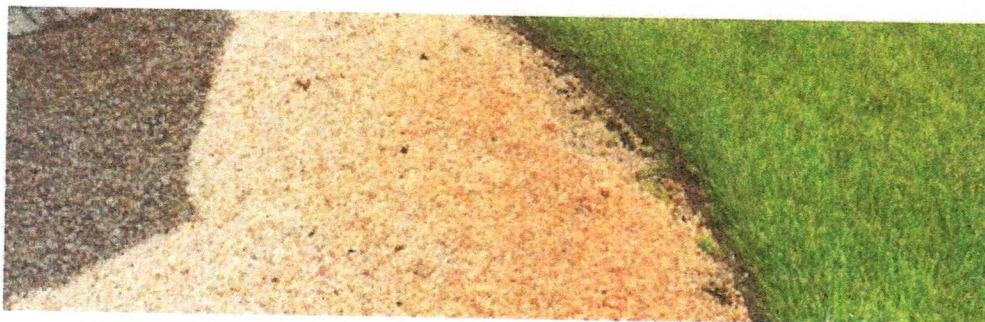




Noah Front
Property Pin
(Robby Smith)



Front pickets
Gate Replaced
with Custom
Metal Gate



Existing
Privacy
Fence





South Rear
corner
(Patsy Smith)



Back Gate
Replacing with
double Swing
Gates



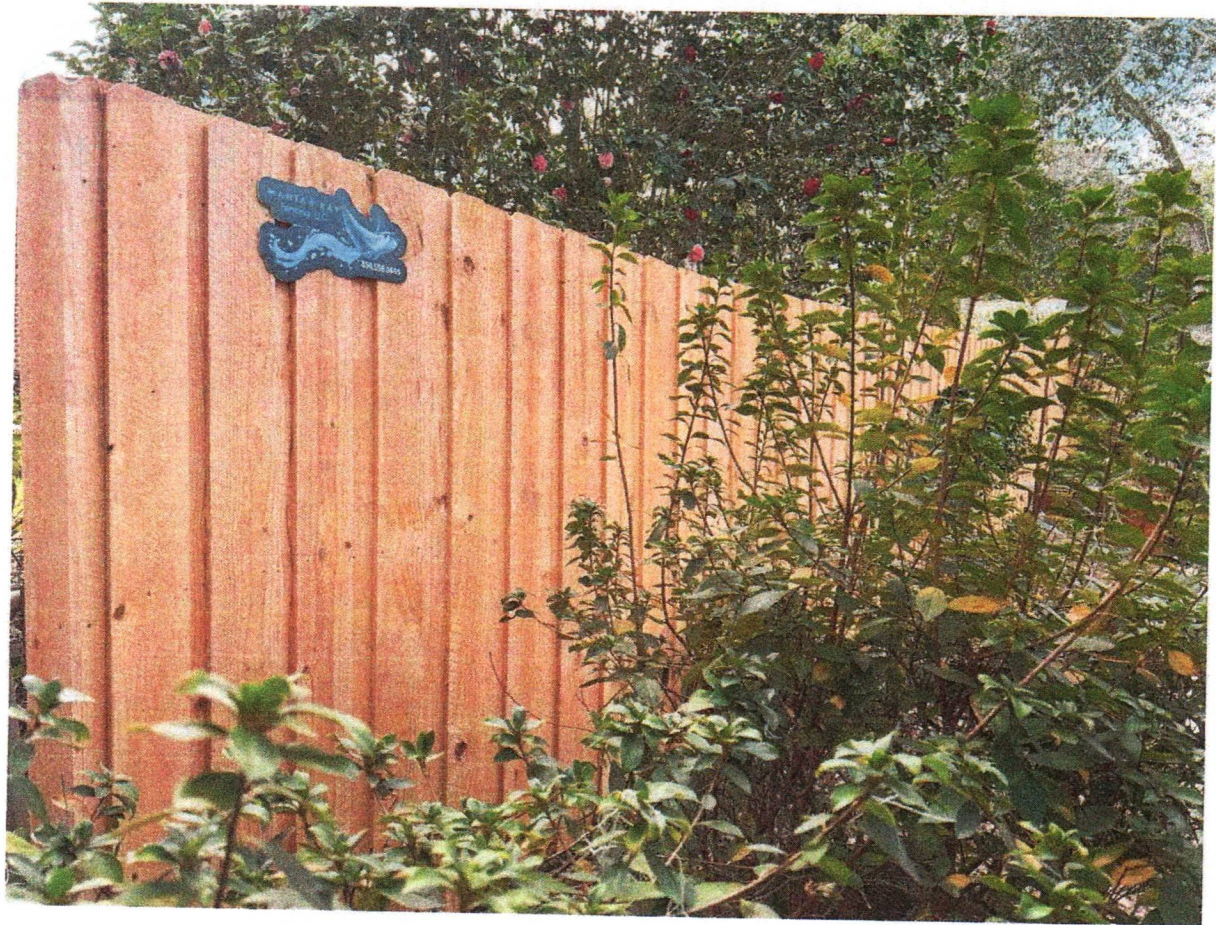
Rear North
Property Marker



South Rear
corner
(Patsy Smith)



Board on Board 100% privacy



Board on Board 100% privacy



Steel posts can be cover with a picket to maintain the look of an all wood fence

this side will be facing
Patsy Smith's house =



Steel gate posts and steel gate frame



Re: Apalachicola Fence Ordinance Question

From Bree Robinson <breer@franklincountyflorida.gov>

Date Thu 8/14/2025 2:02 PM

To Brianna Williams <bwilliams@arpc.org>

Hi Brianna!

I would still have it conform to the residential district standards - C-2 encompasses most of the Hill area that is 'neighborhood commercial' and they were always held to the residential fence standards.

Hope this helps,

Bree Robinson

County Planner
Franklin County
o: 850-653-5390
breer@franklincountyflorida.gov



Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Brianna Williams <bwilliams@arpc.org>

Sent: Thursday, August 14, 2025 1:50 PM

To: Bree Robinson <breer@franklincountyflorida.gov>

Subject: Apalachicola Fence Ordinance Question

Hi Bree,

Sorry to come back to your inbox again with more questions about Apalachicola's fence ordinance. I think this one should be straightforward at least! We have an application to completely replace an existing fence at 98 10th Street, a single-family residential home, in the C-2 District.

Even though it's a residential use, because it's a commercial district does that mean only the requirements of Section 111-288(e)(1) apply? Or would you still want it to conform to the residential district fence height restrictions of (e)(2) because it's a residential home?

Thanks for your time!

Brianna Williams



Outlook

Re: 98 10th Street Fence Application Question

From Raymond Glidewell <mantarayfencing@gmail.com>**Date** Thu 8/14/2025 2:23 PM**To** Brianna Williams <bwilliams@arpc.org>

Hight of the back yard fence will be 72". Hight of the front yard fence will not exceed 48". I hope this helps. Let me know if you need any more info. Thank you.

On Thu, Aug 14, 2025 at 2:17 PM Brianna Williams <bwilliams@arpc.org> wrote:

Good afternoon,

I've completed a preliminary review of the replacement fence application submitted for 98 10th Street in Apalachicola. I understand that the new fence will be of a similar material to the existing fence, but could you please provide more detailed information about the height of the new fence?

The City's Code of Ordinances requires the following for residential fences:

1. No fence or wall in excess of four feet (48 inches) in height shall be allowed in the front yard.
2. No fence or wall in excess of six feet (72 inches) in height shall be allowed in side and/or rear yards.

The Planning and Zoning Board would like to see a site plan which indicates both the location and height of the fence (including the metal gate), to ensure it is compliant with the above height guidelines.

Additionally, because this property is located in the historic district, the owner will need to pay a \$25 fee for the certificate of appropriateness. Fees are most easily paid by cash, check, or money order in person at City Hall in Apalachicola, though I believe it is also possible to pay over the phone.

Sincerely,

Brianna Williams
Growth Management Planner
Apalachee Regional Planning Council
[2507 Callaway Road, Suite 100](#)
[Tallahassee, FL 32303](#)
(850) 312-3910

STAFF FINDINGS REVIEW

PROPERTY OWNER: Margaret E. Weitz

AGENT (if applicable): N/A

CONTRACTOR: Raymond Glidewell

PROPERTY ADDRESS (if available): 98 10th Street

PARCEL ID: 01-09S-08W-8330-0076-0040

→ Block 76 Lot 4

HISTORIC DISTRICT: Yes

CORNER LOT: No

ACREAGE: -- (~6,000 square feet)

FUTURE LAND USE: C-2 (Neighborhood Commercial)

WETLANDS: No

FLOODPLAIN: "X"

CERTIFICATE OF APPROPRIATENESS: Yes

DESCRIPTION OF PROJECT:

→ Complete replacement of all existing fencing with like/similar materials; posts and corners will be metal. Front gate will be metal.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 111-288(e).**

- Requirements apply to **all zoning districts** and the **historic district**.
 - a.** Application for approval of any new fence or material alteration of an existing fence must be made in the same manner as for authorization of a building permit with a full description of materials to be used, dimensions and placement clearly stated on the plans. It is not necessary for a landscape architect or engineer to draw or sign and seal the plans.
 - b.** Fences shall be erected on the lot of the applicant and shall not extend into a public right-of-way. Fences may be erected within the

required setback area (i.e., area between the front, side, and rear property lines and the front, side, and rear setback lines).

c. A fence may abut but shall not be located on any property line.

○ **All residential districts.**

- If there are located utility electrical transformer banks, water towers or other facilities owned or leased by a public utility in residential zones which require the fencing of such for safety precautions, the responsible utility provider shall erect fences at least six feet (72 inches) in height around them.
- No fence or wall in excess of four feet (48 inches) in height shall be allowed in the front yard (for corner lots, the two sides of the lot paralleling the two street).
 - *The section of the fence in the front yard will not exceed 48 inches (see attached email).*
- A fence extending from the side of a principal structure to the side lot line shall attach to the structure no closer to the front lot line than where the facade (not including any covered front porch, uncovered porch, uncovered steps, and uncovered balconies) is located. These fences shall not exceed six feet (72 inches) in height.
- No fence or wall in excess of six feet (72 inches) in height shall be allowed in side and/or rear yards. These fences may begin from the rear of the principal structure facade.
 - *The section of the fence in the side/rear yards will be 72 inches (see attached email).*
- All fence construction, repair and replacement of any section or portion thereof must be consistent with the remaining fence on the property. The intent of this section is to ensure that all fencing erected on a property is uniform and consistent in construction and appearance.

RECOMMENDATION: Approval, meets all requirements of the Code of Ordinances.



Fence

202 17th Street



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

Official Use Only

Date Received: _____

Meeting Date: _____

Fees Due: _____

Date Fees Paid: _____

OWNER INFORMATION

Owner Coastal Life Homes LLC
Address 708 East Pine Ave
City St George Island State FL Zip 32328
Phone 980 358 3777

CONTRACTOR INFORMATION

Contractor Name Ronnie Gooch
State License # CRC1335254 City License # 25-443
Email rgbfine@gmail.com
Phone 404 427 9108

PROJECT TYPE

☐ New Construction

☐ Addition

☐ Alteration/Renovation

☐ Relocation

☐ Demolition

☒ Fence

☐ Accessory Structure

☐ Certificate of Appropriateness

☐ Other _____

PROPERTY INFORMATION

Street Address (911 Address): 202 17th St
City & State: Apalachicola FL Zip: 32328
Parcel ID #: 01-095-08W - 8330-0121-0010 Block: 121 Lot: 1
Zoning District: _____ [] Historic District [X] Non-Historic District
FEMA Flood Zone: X - Flood

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N

Setback Requirements of Property:

Front: _____ Rear: _____ Side: _____

Corner Lot? Y / N Street Sides: _____

Lot Coverage: _____

STAFF NOTES/RECOMMENDATIONS:

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.

DMG

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).

6ft privacy fence, white vinyl, between neighbor and new home construction

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		6ft white vinyl privacy fence	
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:

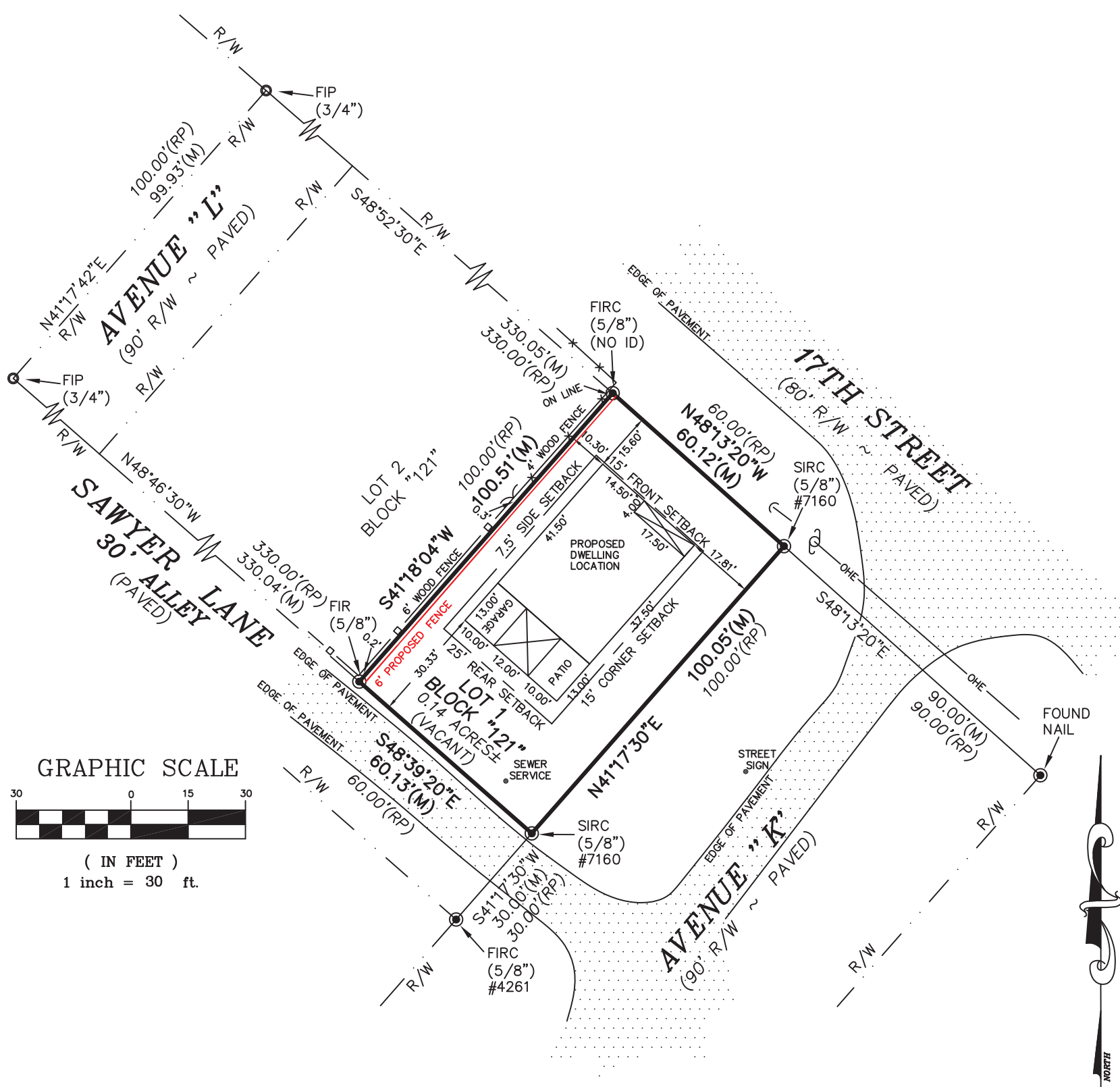
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular 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 Building Department.
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. 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.

08/25/2025

DATE



SIGNATURE OF APPLICANT



STAFF FINDINGS REVIEW

PROPERTY OWNER: Coastal Life Homes

AGENT (if applicable): N/A

CONTRACTOR: Ronnie E. Gooch

PROPERTY ADDRESS (if available): 202 17th Street

→ Block 121 Lot 1

PARCEL ID: 01-09S-08W-8330-0121-0010

HISTORIC DISTRICT: No

CORNER LOT: Yes

ACREAGE: --

FUTURE LAND USE: Residential (R-2 Multifamily Residential)

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Installation of a 6 ft vinyl privacy fence along the side lot line.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 101-8. Definitions.**

- *Lot, corner:* a lot abutting upon two or more streets at their intersection or at a street corner having an interior angle not greater than 135 degrees. All boundaries abutting streets shall be considered front yards, and all other boundaries shall be considered side yards.

→ **Section 111-288(e).**

- *Visibility at intersections in residential districts.* On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such manner as materially to impede vision between a height of two and one-half feet (30 inches) and ten feet (120 inches) above the centerline grade of the intersecting street in the area bounded by the street lines of such

corner lots and a line joining points along said street lines 50 feet from the point of the intersection.

- *The proposed 6' fence will be placed along the interior side lot line, more than 50 feet from the point of the intersection of 17th Street and Avenue K.*
- Requirements apply to **all zoning districts** and the **historic district**.
 - a. Application for approval of any new fence or material alteration of an existing fence must be made in the same manner as for authorization of a building permit with a full description of materials to be used, dimensions and placement clearly stated on the plans. It is not necessary for a landscape architect or engineer to draw or sign and seal the plans.
 - b. Fences shall be erected on the lot of the applicant and shall not extend into a public right-of-way. Fences may be erected within the required setback area (i.e., area between the front, side, and rear property lines and the front, side, and rear setback lines).
 - c. A fence may abut but shall not be located on any property line.
- **All residential districts.**
 - No fence or wall in excess of four feet (48 inches) in height shall be allowed in the front yard (for corner lots, the two sides of the lot paralleling the two street).
 - *The proposed fence will be on the interior side lot line, not the front yard (e.g., the two sides parallel to the streets).*
 - As required in section 111-288(b) above, front-yard fences on corner lots may not exceed two and one-half feet (30 inches) in height within 50 feet of the point of intersection of two streets.
 - See "Visibility at intersections in residential districts" above.
 - No fence or wall in excess of six feet (72 inches) in height shall be allowed in side and/or rear yards. These fences may begin from the rear of the principal structure facade.
 - *The fence in the side yard will be 6'.*
 - All fence construction, repair and replacement of any section or portion thereof must be consistent with the remaining fence on the property. The intent of this section is to ensure that all fencing erected on a property is uniform and consistent in construction and appearance.

RECOMMENDATION: Approval, meets all the requirements of the Code of Ordinances.

