



**Planning & Zoning Agenda**

**May 11<sup>th</sup>, 2026**

**Regular Meeting 6:00 P.M.**

**CITY OF APALACHICOLA**  
PLANNING AND ZONING BOARD  
REGULAR MEETING  
Monday, May 11<sup>th</sup>, 2026

**City Meeting Room – 74 6<sup>th</sup> Street**

Agenda

**Regular Meeting: 6:00 PM**

1. Approval of April 13<sup>th</sup>, 2026 regular meeting minutes.
2. Review, Discussion and Decision for Certificate of Appropriateness & Fence.  
**(R-1) @ 112 7<sup>th</sup> Street**. Block 60 Lot 3. Owner: Josh Porter; Contractor: NRG Industries.
3. Review, Discussion and Decision for New Residential Construction. **(R-2) @ 18 Adams Street**. Neels Addition Block 5 East 24' Lot 3 and Lot 4. Owner: Leslie Rindler; Contractor: Galloway Construction.
4. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1) @ 196 7<sup>th</sup> Street**. Block 170 Lot 4. Owners: Bill and Sherryl Eckles; Contractor: Bestway Portable Buildings.
5. Review, Discussion and Decision for Fence. **(R-2) @ 170 20<sup>th</sup> Avenue**. Block 246 Lots 1-3. Owner: Brooke Evans; Contractor: Mr. Fence of Florida.
6. Review, Discussion and Decision for Accessory Structure & Fence. **(R-2) @ 197 14<sup>th</sup> Street**. Block 140 Lots 6-7. Owners: Michael and Constance Sams; Contractor: GeoFlora Group LLC.
7. Review, Discussion and Decision for Certificate of Appropriateness. **(R-1) @ 67 Avenue C**. Block 15 Lots 1-2. Owner: Randy Fike; Contractor: GeoFlora Group LLC.

**Other/New Business:**

**Outstanding/Unresolved Issues:**

**Motion to adjourn the meeting.**



**April 13th**  
**Meeting Minutes**

**CITY OF APALACHICOLA**  
PLANNING AND ZONING BOARD  
REGULAR MEETING  
Monday, April 13<sup>th</sup>, 2026  
**City Meeting Room – 74 6<sup>th</sup> Street**  
Agenda

**Attendance: Joe Taylor, Jim Bachrach, Greg Gologowski, Lee McLemore, Bobby Miller, Ashley Leonard.**

**Regular Meeting: 6:00 PM**

1. Approval of March 9<sup>th</sup>, 2026 regular meeting minutes.
  - a. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Greg Gologowski – All in favor, motion carried.
2. Review, Discussion and Decision for Accessory Structure. (R-2) @ 170 19th Avenue. Block 247 Lots 1-13 and Lots 29-30. Owner: Edward Pearsall; Contractor: Self.
  - a. Edward Pearsall, Owner – Present. No comment or questions from the Board.
  - b. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Greg Gologowski – all in favor, motion carried.
3. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 126 Avenue D. Block 43 Lots 4-5. Owner: Conrad Walser; Contractor: Self.
  - a. Conrad Walser and Kathryn Chesser, Owners – Present. Confirmed that the height of the fence would not exceed 6'. As indicated on the survey, the fence will only run through the rear yard.
  - b. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Lee McLemore – all in favor, motion carried.
4. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 140 Avenue D. Block 48 NW 15' Lot 14 and Lot 15. Owner: John Cooke; Contractor: Self.

- a. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.
5. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 179 Avenue F. Block 93 Lots 1-2. Owner: Marjorie Howard; Contractor: Curtis Allen.
  - a. Joseph Howard, Owner's Son – Present. Confirmed to the Board that a new contractor will be hired to resolve all existing issues with the current fence. The Owners are willing to comply with all of the City's requirements and want everything to be done correctly.
  - b. Motion to approve on the conditions that: (1) the fence in the front yard shall not exceed 4' in height; (2) the finished face of the fence shall face the street; (3) the chain link fence shall not be visible from the street; and (4) the fence shall be located entirely on the lot of the owner by Lee McLemore; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.
6. Review, Discussion and Decision for Certificate of Appropriateness & New Residential Construction. (C-2) @ 190 7<sup>th</sup> Street. Block 170 Lot 3. Owners: Robert and Joyce Hall; Contractor: Hall Contracting and Construction Inc.
  - a. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Lee McLemore – all in favor, motion carried.
7. Review, Discussion and Decision for New Residential Construction (Renewal). (R-2) @ 197 22<sup>nd</sup> Avenue. Block 263 Lots 16-19. Owners: Ron and Regina Ramfjord; Contractor: Tyler Poloronis.
  - a. Ron and Regina Ramfjord, Owners – Present. Confirmed to the Board that there are no major changes proposed to the site plan. Any changes would be to the interior of the house only. Also confirmed that the front porch will be screened.
  - b. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach - all in favor, motion carried.
8. Review, Discussion and Decision for New Residential Construction. (R-2) @ 126 18<sup>th</sup> Avenue. Block 251. Owners: Robert and Andrea Brown; Contractor: Bryce Ward.

- a. Bryce Ward – Contractor. Present. Bobby Miller asked for clarification about the location of the property and Contractor provided more detailed information.
  - b. Greg Golgowski commented that the attached garage sticks out past the front façade of the building. Contractor confirmed that it did.
  - c. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.
9. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 112 7<sup>th</sup> Street. Block 60 Lot 3. Owner: Josh Porter; Contractor: NRG Industries.
- a. Dennis Winterringer, Attendee – Presented the following concerns to the Board. There is no approved stormwater management plan. The Owners placed fill on this property without a sealed grading plain or floodplain management permit. The placement of the fill will cause drainage issues because one side of the lot is higher than the other. A drainage ditch may be necessary where the fence is proposed. The Board should not approve this application and should wait for the decision of the Floodplain Administrator.
  - b. Bobby Miller stated that there is no alley on this block, instead there is a drainage ditch.
  - c. Joe Taylor and Jim Bacrach confirmed that the application on the agenda is for the fence, and that the fence meets all the requirements of the Land Development Code.
    - i. Attorney confirmed that the Owners would proceed with construction of the fence at risk, if it turns out drainage or anything else is necessary on the recommendation of the Floodplain Administrator.
  - d. Ashley Leonard asked if the approval could be conditioned on compliance with the Land Development Code. Attorney stated that if there is an issue with compliance, it becomes a Code Enforcement problem. No development would be allowed if out of compliance. Additionally, it is not

necessary to condition approval on compliance with the Code because compliance with the Code is already required. Further, the Attorney stated there is a difference between stormwater standards for residential and nonresidential developments; if the review of the stormwater management plan is more technical in nature than the Board may defer to Staff review and recommendation.

- i. Bobby Miller stated that the Board is not in the business of stormwater engineering.
- e. Greg Golgowski stated that if the current request is approved but the stormwater management plan / floodplain management permit requires alterations to the site plan, the applicant must come back before the Board.
- f. Jim Bachrach questioned on what basis the fence could be denied, as it is unrelated to the stormwater management plan.
- g. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller. Following discussion, motion amended to read as follows:
  - i. Motion to table this item until the next meeting the Owners or Contractor can attend by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.

**10. Review, Discussion and Decision for Certificate of Appropriateness, New Residential Construction, Accessory Structure & Fence. (R-1) 104 9<sup>th</sup> Street. Block 70 Lot 1. Owners: Stephen and Betty Bailey; Contractor: Construct Group SE Inc.**

- a. City Planner summarized changes made to the application following the February meeting.
- b. Stephen and Betty Bailey, Owners – Present. Confirmed that the sabal palm is on their property and that they intend to retain it where it is. Confirmed that the intent with the fill is to level the property. Clarified that the Army Corps permit took a long time to obtain because the property had to be inspected for historical and archaeological resources. None were found.

- c. Glen Coxwell, Contractor – Present. Stated that the purpose of the 3' brick wall is to help mitigate stormwater issues; directional weep holes could be added to the wall to further help with drainage. Additionally, he reaffirmed that all City requirements would be met in addition to those outlined in the Florida Department of Environmental Protection (FDEP) permit.
- d. Ashley Leonard expressed concern about the requirements of the FDEP and the impact of the brick wall on undisturbed wetlands. City Attorney clarified that the City does not regulate wetlands; if the Owners are found to violate their permit with FDEP, there would be consequences from FDEP.
- e. Tom Brocato – Attendee. Stated that this area has experienced flooding problems for the past 50 years. Further stated that even though vacant properties in this area can hold water, it isn't enough to mitigate flooding problems.
- f. Caroline Widen – Attendee. Explained how the drainage changed after the lot next to hers was cleared for development. As a result, the water backs up into the lot and doesn't drain the way it did before it was cleared. Her concern is that the brick wall will prevent the water from draining and hold it in the lot.
- g. Matt Tucker – Attendee. Stated that allowing fill on this lot will increase the flood risk for the surrounding lots and potentially increase insurance rates accordingly. There are no brick fences or walls in this neighborhood. Additionally, though reduced from the previous meeting the height of the building is still too large compared to the surrounding area.
- h. Dennis Winterringer – Attendee. Presented the following concerns to Board. There are no brick walls in the City, so this proposal would look out of place. Bobby Miller clarified there is a brick wall by the Chapman house. The elevations don't show an enclosure around the bottom of the building; open foundations may be allowed but the Board should require an enclosure. The stormwater management plan is inadequate and the floodplain management permit has not been obtained. The sabal palm

should be relocated out of the path of the brick wall. The concrete apron around the driveway should be removed, as it will result in extra runoff. Permeable pavers or brick would be more suitable.

- i. The Contractor stated that there are houses in the Historic District with brick pilings; brick could be added to the pilings here if required. He also confirmed (1) that weep holes could be built into the brick wall to facilitate the movement of water and drainage of that water and (2) that the brick wall will sit on a concrete footer installed below grade. The brick will not sit on the ground.
- i. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller – Lee McLemore opposed, motion carried 5-1.

**Other/New Business:**

N/A

**Outstanding/Unresolved Issues:**

N/A

**Motion to adjourn the meeting by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller.**

**All in favor - meeting adjourned at 7:35 PM.**



**Certificate of Appropriateness  
& Fence  
112 7th 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	CONTRACTOR INFORMATION
Owner <u>Josh Porter</u>	Contractor Name <u>NPG Industries</u>
Address <u>1943 Nantcoke Cir</u>	State License # <u>CRC 1332374</u> City License # <u>N/A</u>
City <u>Tallahassee</u> State <u>FL</u> Zip <u>32303</u>	Email <u>decoydevelopmentllc@gmail.com</u>
Phone <u>850-508-4776</u>	Phone <u>850-508-4776</u>

**PROJECT TYPE**

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Fence
<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<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): 112 Dr Frederic S. Hughes St.  
 City & State: Apalachicola, FL Zip: 32320  
 Parcel ID #: 01-095-00W-8320-0000-0020 Block: 60 Lot: 3  
 Zoning District: \_\_\_\_\_ [  ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone: AE

**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: _____ _____ _____ _____	<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 &amp; Zoning Board and a building permit is authorized to be issued.</i>
	City Staff _____ Date Approved _____

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

\_\_\_\_\_  
**Applicant Initial**

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

new fence on new construction lot  
 see red lines on site plan, nothing forward of the house.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		N/A	
Doors		N/A	
Windows		N/A	
Roofing		N/A	
Trim		N/A	
Foundation		N/A	
Shutters		N/A	
Porch/Deck		N/A	
Fencing	YellaWood	wood - Pressure treated	
Driveways/Sidewalks		N/A	
Other		N/A	

**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, fence heights, and the location, size and species of protected trees (refer to tree permit for a list of protected trees). 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.

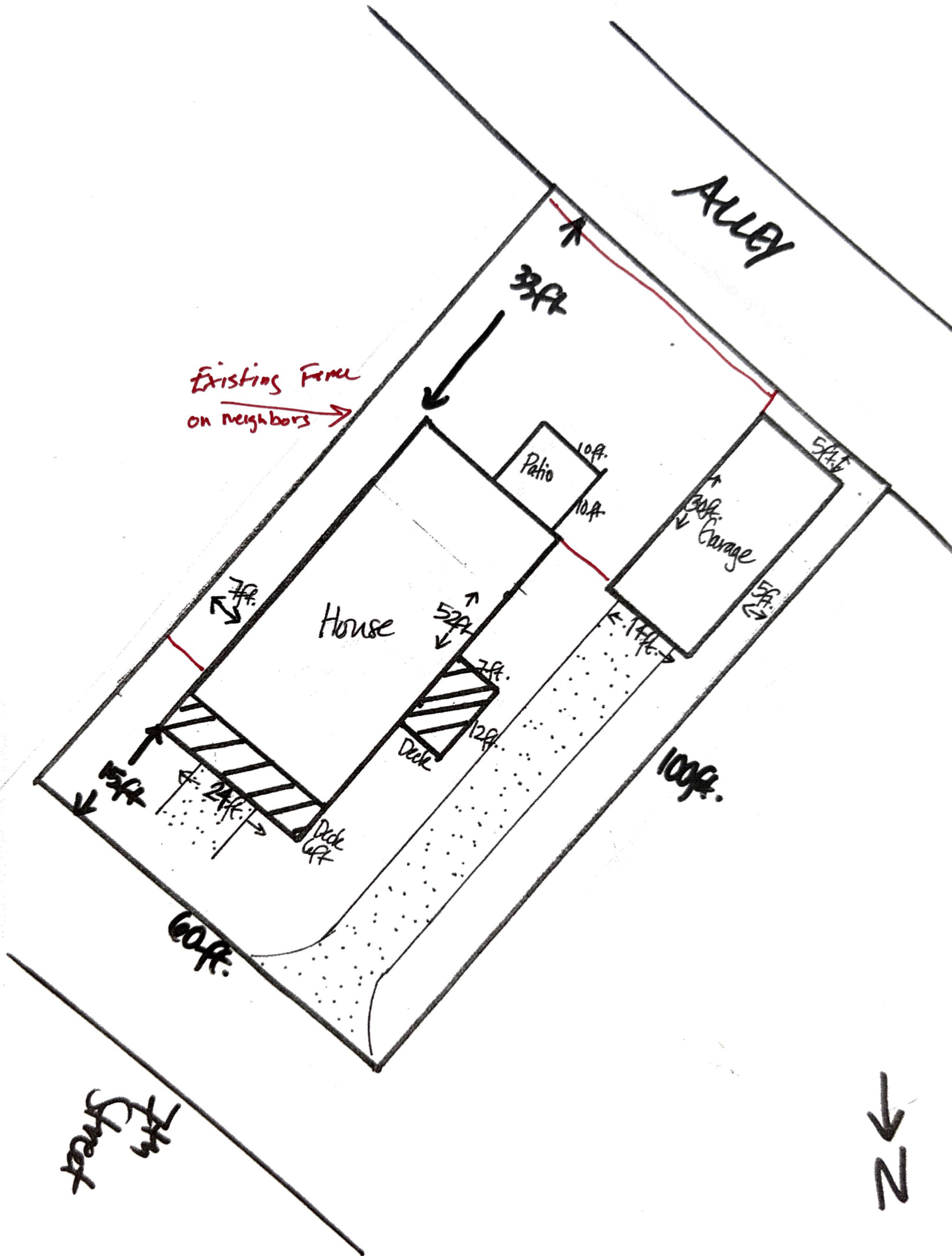
## CERTIFICATION

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.
11. **I/We understand that the City of Apalachicola will never request a P&Z fee greater than the amount(s) outlined in the adopted fee schedule, nor will the City of Apalachicola request fee payment be made by wire transfer. Please contact City Hall directly with any questions regarding fee payment.**

03/27/20  
DATE

  
SIGNATURE OF APPLICANT



Existing Fence  
on neighbors →

ALLEY

House

Patio

Garage

Deck

Deck

7th Street

→ N



# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Josh Porter

**AGENT** (if applicable): N/A

**PROPERTY ADDRESS** (if available): 112 7<sup>th</sup> Street

→ Block 60 Lot 3

**PARCEL ID:** 01-09S-08W-8330-0060-0020

**HISTORIC DISTRICT:** Yes

**CORNER LOT:** No

**ACREAGE:** -- (~6,000 SF)

**FUTURE LAND USE:** R-1 Single-Family Residential

**WETLANDS:** No

**FLOODPLAIN:** "AE"

**DESCRIPTION OF PROJECT:**

→ Installation of new 6' wood fence with 4' wood gates in the side and rear yard.

**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.**

- 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 fence will not be located in the front yard.
- 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.
  - The fence extending from the side of the house to the side lot line will not exceed 6' 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 6' fence in the rear yard will begin from the rear of the principal structure façade.
- 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.
  - All fencing proposed for the subject property is uniform in appearance.

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



**New Residential Construction**  
**18 Adams 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 Leslie Rindler  
 Address 109 Bay Avenue  
 City Apalachicola State FL Zip 32320  
 Phone 312-420-9171

**CONTRACTOR INFORMATION**

Contractor Name Galloway Construction  
 State License # \_\_\_\_\_ City License # \_\_\_\_\_  
 Email jerry@gallowayfl.com  
 Phone 850-670-1032

**PROJECT TYPE**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Fence                          |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Accessory Structure            |
| <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): 18 Adams Street  
 City & State: Apalachicola Zip: 32320  
 Parcel ID #: 01-09S-08W-8360-0005-0040 Block: 5E24 Lot: Lot 3 & 4  
 Zoning District: \_\_\_\_\_ [ ] Historic District [X] Non-Historic District  
 FEMA Flood Zone: AE (Ele 11); X

**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.

LSR  
**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).

In the 1920's-1930's, Apalachicola resident A.J. Zingarelli built a garage on the corner of Avenue F and 5th St. The design of this building, now fallen into disrepair, is very appealing. We wish to build a new residence building with garage and storage space to be a modern interpretation of this historic Apalachicola building.

Sized - 90'x30', sheet metal walls & roof, gable ends, metal garage doors. Colors to be very industrial looking - grays and mill finish.

<b>PROJECT SCOPE</b>	<b>MANUFACTURER</b>	<b>PRODUCT DESCRIPTION</b>	<b>FL PRODUCT APPROVAL #</b>
<b>Siding</b>	Gulf Wave corrugated 20" wide panels	26 guage 10 ft metal panels charcoal color - vertical	FL 33818.2
<b>Doors</b>	Barnett millworks	Fiberglass smooth full light exterior doors	FL 15213.1
<b>Windows</b>	Plygem impact rated windows	White vinyl single hung - 3050 (3), 3060 (2), 5020 (2), 2630 (1)	FL 16102, 16103
<b>Roofing</b>	Galvalume screw down metal	26 guage mill finish screw down roof panels	FL10736-1 R5
<b>Trim</b>	Metal corner window trim; door trim	26 guage charcoal color corrugated metal	FL 33818.2
<b>Foundation</b>	Concrete slab w/ raised monoslab	1/3 of slab 24" raised for living; 2/4 slab on grade	
<b>Shutters</b>	N/A		
<b>Porch/Deck</b>	176 sq ft raised concrete under roofline	Corner wood posts with wood stairs	
<b>Fencing</b>	Leave existing	Repair any damage in like kind	
<b>Driveways/Sidewalks</b>	Limerock 5-7 stone	Locally sourced rock driveway and sidewalk	
<b>Other</b>	Backside will have vinyl siding	Side not shown, board and batten vinyl siding in	

**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, fence heights, and the location, size and species of protected trees (refer to tree permit for a list of protected trees). 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

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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. 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.
11. **I/We understand that the City of Apalachicola will never request a P&Z fee greater than the amount(s) outlined in the adopted fee schedule, nor will the City of Apalachicola request fee payment be made by wire transfer. Please contact City Hall directly with any questions regarding fee payment.**

4/8/26

DATE



SIGNATURE OF APPLICANT

**Rindler Residence Project**  
**18 Adams Street**  
**Apalachicola**  
**February 23, 2026**

**I. Contact Information**

Michael Rindler

Phone: 312-420-0937

Leslie Rindler

Phone: 312-420-9171

Email:

rindlergroup@aol.com

Address:

109 Bay Avenue

Apalachicola, FL 32320

**II. Project Overview**

A. Historical Perspective

In the 1920s-1930s, Apalachicola resident A.J. Zingarelli built a garage on the corner of Avenue F and 5th Street.



The design of this building, now fallen into disrepair, is very appealing. We wish to build a new residence building with garage and storage space to be a modern interpretation of this historic Apalachicola building.

TREES TO BE REMOVED

NO	DESCRIPTION	DATE
1	GENERAL	01/25/26
2	GENERAL	02/02/26
3	SMALL HGT	02/15/26
4	FOUNDATION	03/01/26

SURVEY (BY OTHERS)

RINDLER RESIDENCE  
18 ADAMS STREET  
APALACHICOLA, FL 32320

WARD DRAFTING, LLC  
167 22ND AVENUE  
APALACHICOLA, FL 32320

DATE: 3/2/26

SCALE: 1" = 20'

SHEET: A-2

**PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:  
LESLIE S. RINDLER,  
KRISTY BRANCH BANKS, P.A.,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

HEAVY FOREST  
TO BE LEFT  
ALONE

DRIVEWAY IS ALREADY IN

CLUSTER OF  
PINE, WATER  
OAK, SWAMP  
TITI, WAX  
MYRTLE.  
TO BE REMOVED

SPORADIC PINE,  
OAK, MYRTLE ON  
BUILD SITE  
TO BE REMOVED

**LEGAL DESCRIPTION:**

EAST 24' OF LOT 3 & ALL OF LOT 4  
BLOCK "5", OF NEELS ADDITION TO THE  
CITY OF APALACHICOLA, A SUBDIVISION  
AS RECORDED IN DEED BOOK "S", PAGE  
302 OF THE PUBLIC RECORDS OF FRANKLIN  
COUNTY, FLORIDA

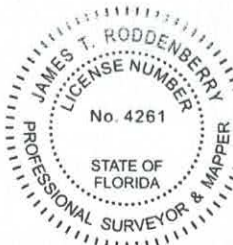
**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown 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.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 17-17.051/052).

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

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



**EFFECTIVE FLOOD ZONE INFORMATION:**

Subject property is located in Zones "X"(0.2%) & "AE"(EL.11) as per Flood Insurance Rate Map Community Panel No: 120088 0528F index date: February 5, 2014, Franklin County, Florida.

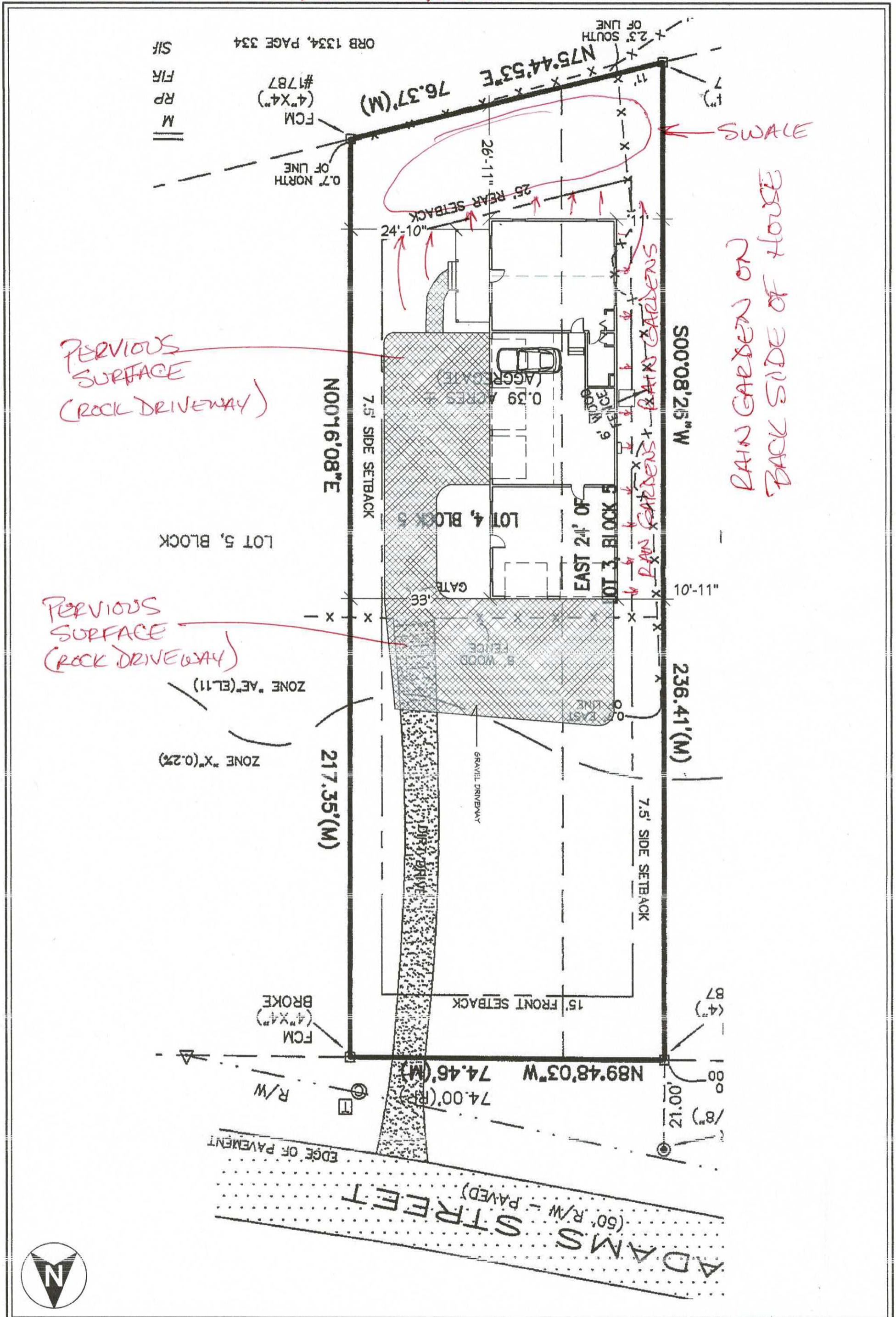
**LEGEND**

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD & CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
⚡	NOT TO SCALE
△	POINT NOT SET OR FOUND
⊕	POWER POLE
⊞	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
G	GROUND SHOT ELEVATION

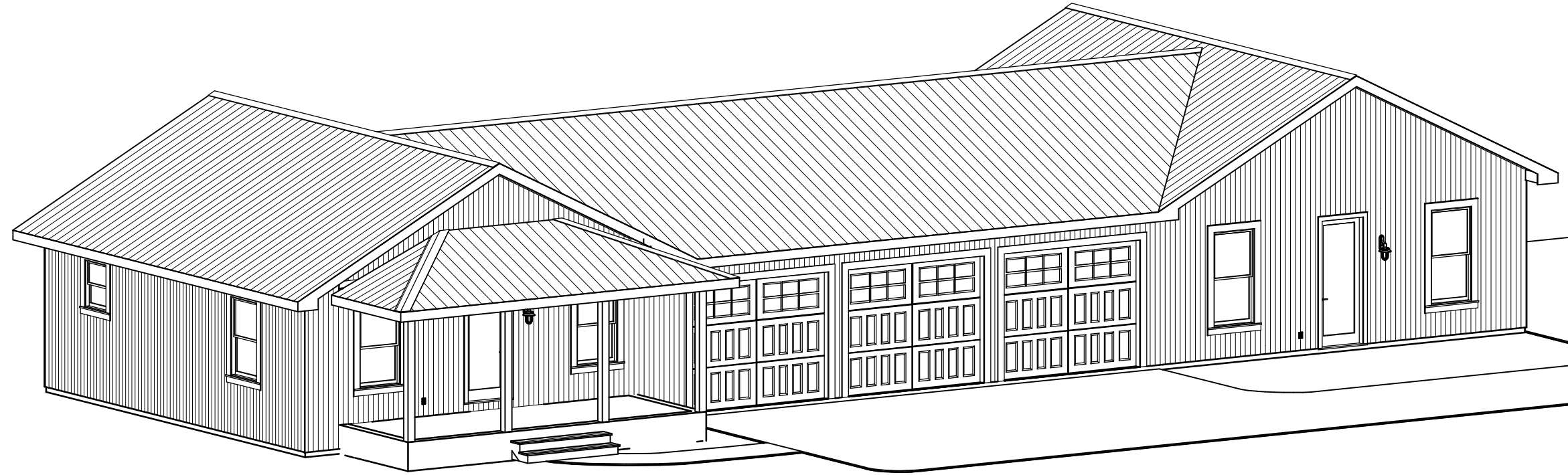
**TR & A THURMAN RODDENBERRY & ASSOCIATES, INC**  
PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358  
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103  
LB # 7160

DATE: 02/27/26	DRAWN BY: RA/MD	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 04162.DWG	DATE OF LAST FIELD WORK: 02/27/26	CHECKED BY: TR	JOB NO: 04-162

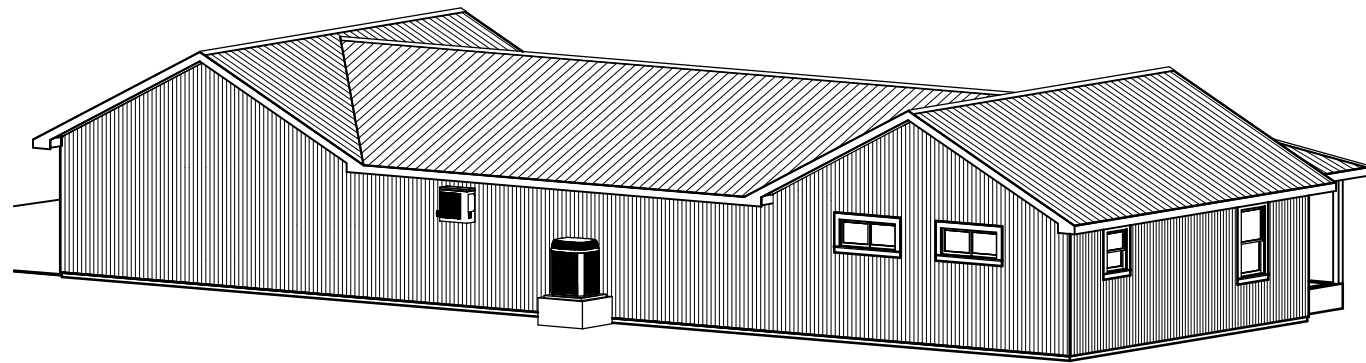
# STORM WATER MANAGEMENT



A-3	SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE
		1" = 20'	3/2/26	WARD DRAFTING, LLC 167 22ND AVENUE APALACHICOLA, FL 32320	RINDLER RESIDENCE 18 ADAMS STREET APALACHICOLA, FL 32320					
							1	GENERAL	ZBM	01/25/26
							2	GENERAL	ZBM	02/08/26
							3	WALL HGT	ZBM	02/15/26
							4	FOUNDATION	ZBM	03/01/26



FRONT PERSPECTIVE



REAR PERSPECTIVE

**DRAWING INDEX:**

- A-1 PROJECT OVERVIEW
- A-2 SURVEY (BY OTHERS)
- A-3 SITE PLAN
- A-4 FLOOR PLAN
- A-5 ELEVATIONS
- A-6 FOUNDATION PLAN
- A-7 ROOF PLAN
- A-8 ELECTRICAL PLAN
- A-9 STRUCTURAL DETAILS

**BUILDING AREA:**

- 906 SF H&C
- 990 SF GARAGE
- 805 SF STORAGE

**NOTES:**

- PLANS CAN BE PRINTED AT 200% ON 24"x36" PAPER FOR 1/4" SCALE
- FOUNDATION TYPE: SLAB
- LIVING AREA CEILING HEIGHT 8' 1 1/8" (VAULTED)
- GARAGE/ STORAGE CEILING HEIGHT 10' 1 1/8"
- 2x6 EXTERIOR WALLS

NO.	DESCRIPTION	BY	DATE
1	GENERAL	ZBVA	01/25/26
2	GENERAL	ZBVA	02/09/26
3	WALL HGT	ZBVA	02/15/26
4	FOUNDATION	ZBVA	03/01/26

SHEET TITLE:  
**PROJECT OVERVIEW**

PROJECT DESCRIPTION:  
**RINDLER RESIDENCE  
18 ADAMS STREET  
APALACHICOLA, FL 32320**

DRAWINGS PROVIDED BY:  
**WARD DRAFTING, LLC  
167 22ND AVENUE  
APALACHICOLA, FL 32320**

DATE:  
3/2/26

SCALE:  
NTS

SHEET:  
**A-1**

NO.	DESCRIPTION	BY	DATE
1	GENERAL	ZBA	02/25/26
2	GENERAL	ZBA	02/02/26
3	WALL/HGT	ZBA	02/15/26
4	FOUNDATION	ZBA	02/01/26

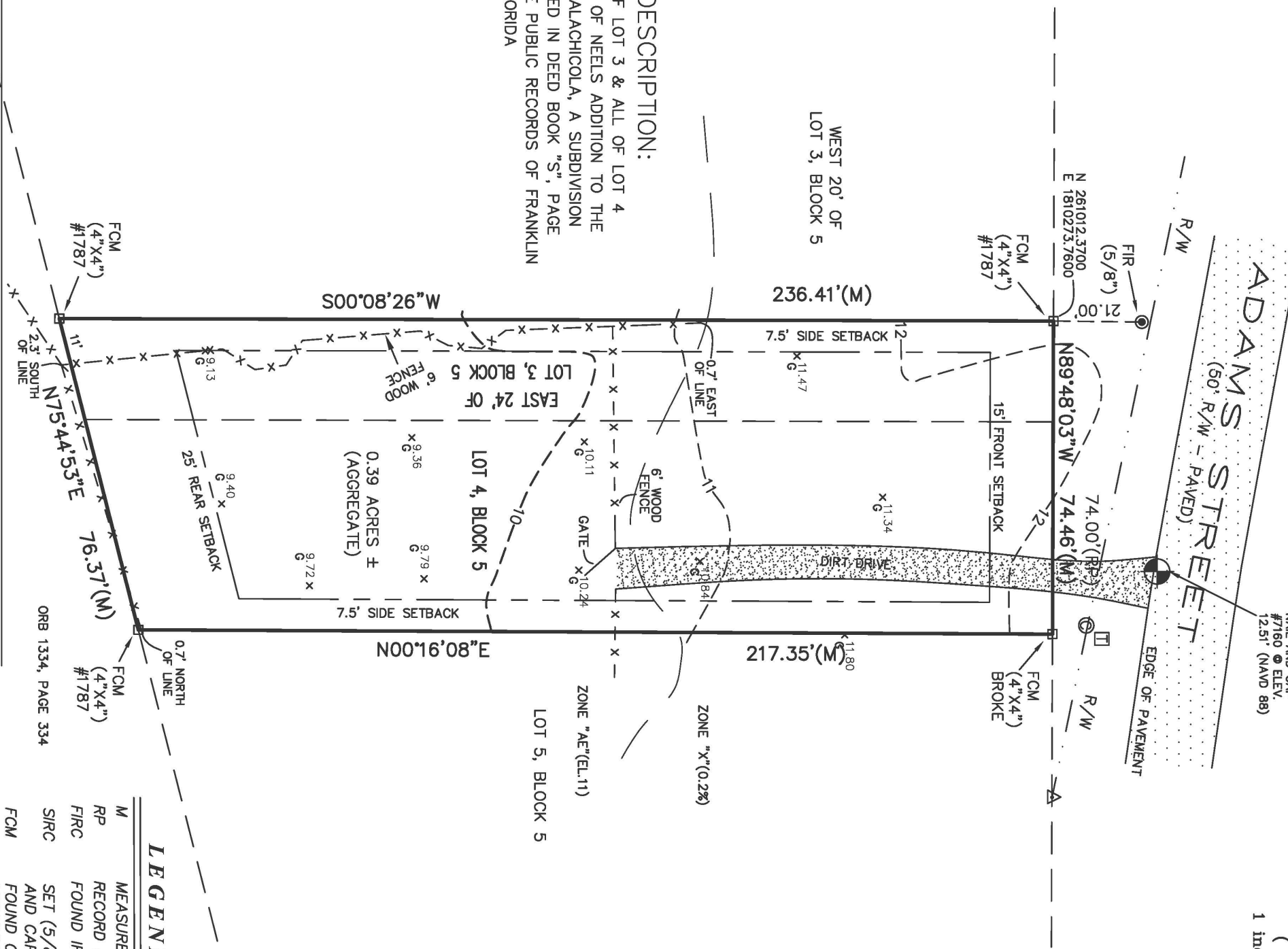
(SHEET) (B) YEARS  
SHEET TITLE:

002026 FL 32326  
18 ADAMS STREET  
RINDLER RESIDENCE

002026 FL 32326  
167 22ND AVENUE  
WARD DRAFTING

DATE: 3/2/26  
SCALE: 1" = 20'  
SHEET: A-2

**PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:  
LESLIE S. RINDLER,  
KRISTY BRANCH BANKS, P.A.,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**



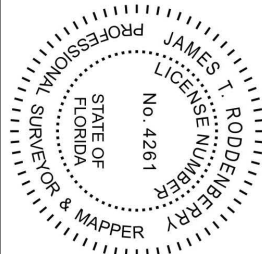
**LEGAL DESCRIPTION:**  
EAST 24' OF LOT 3 & ALL OF LOT 4  
BLOCK "5", OF NEELS ADDITION TO THE  
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AS RECORDED IN DEED BOOK "S", PAGE  
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COUNTY, FLORIDA

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
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I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5L-17.051/052).

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

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



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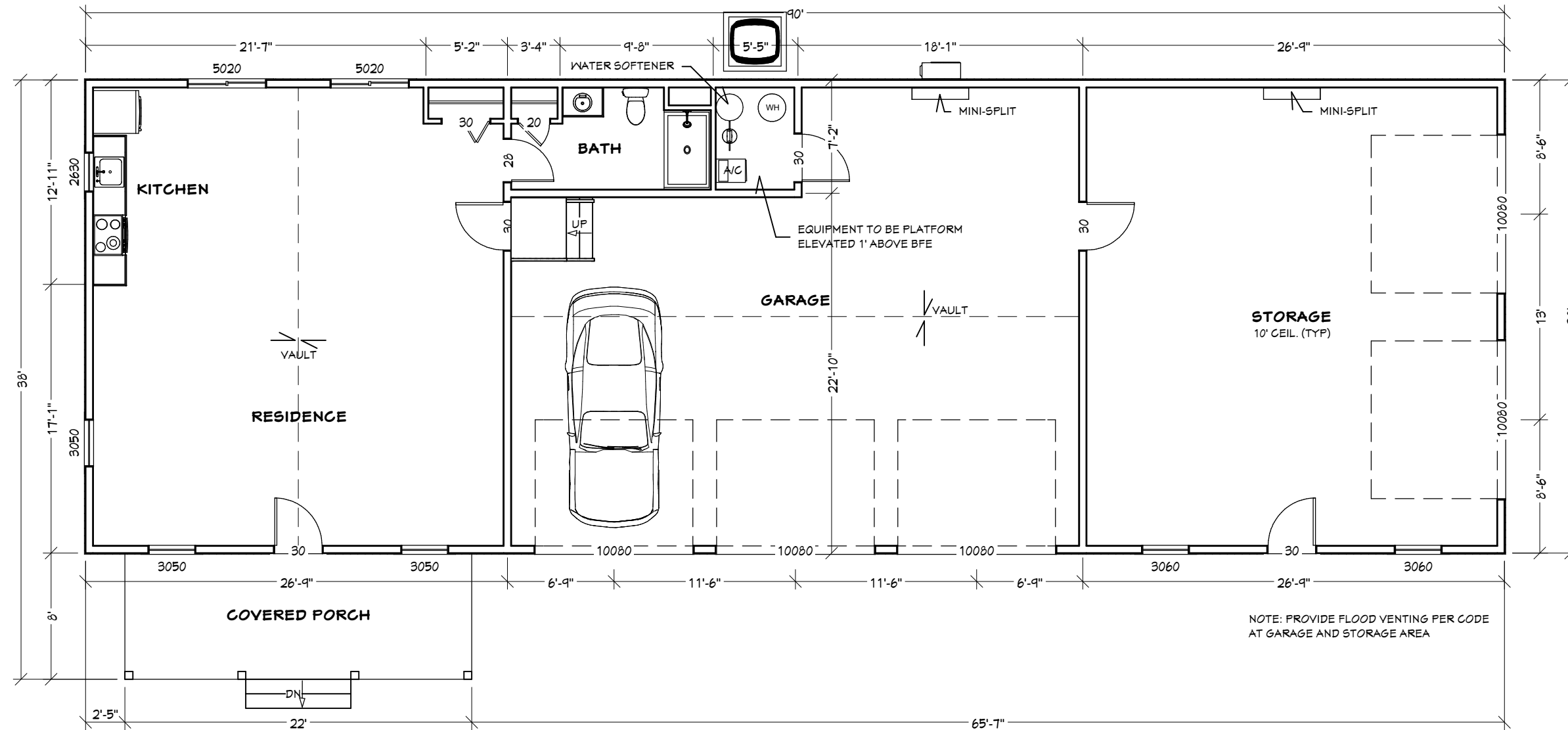
**THURMAN RODDENBERRY & ASSOCIATES, INC**



PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32338  
PHONE NUMBER: 850-962-2338 FAX NUMBER: 850-962-1103  
LR # 7160

DATE: 02/27/26	DRAWN BY: RA/MD	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 04162.DWG	DATE OF LAST FIELD WORK: 02/27/26	CHECKED BY: JR	JOB NO: 04-162

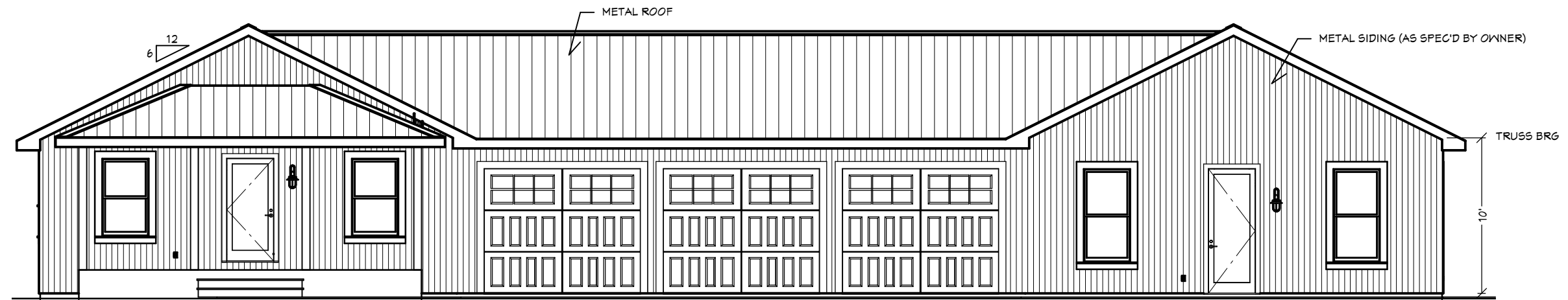




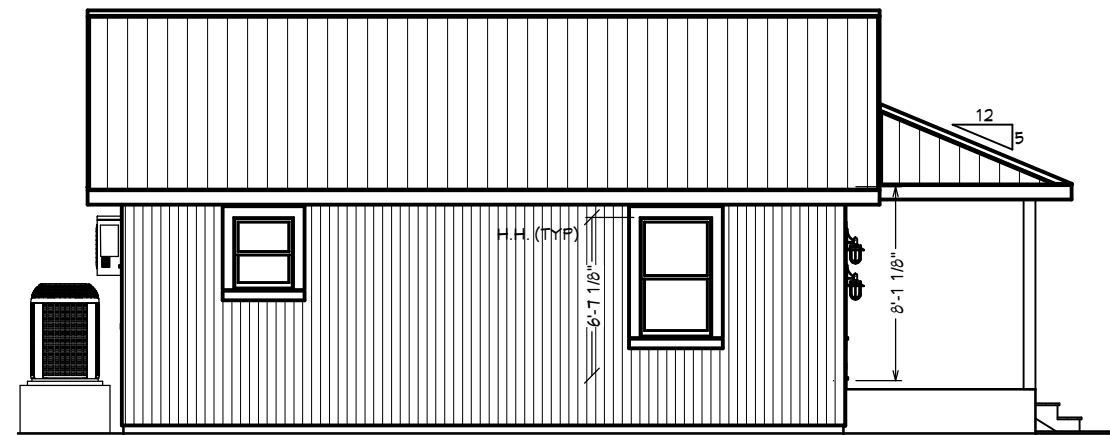
NOTE: PROVIDE FLOOD VENTING PER CODE AT GARAGE AND STORAGE AREA

**BUILDING AREA:**  
 906 SF H&C  
 990 SF GARAGE  
 805 SF STORAGE

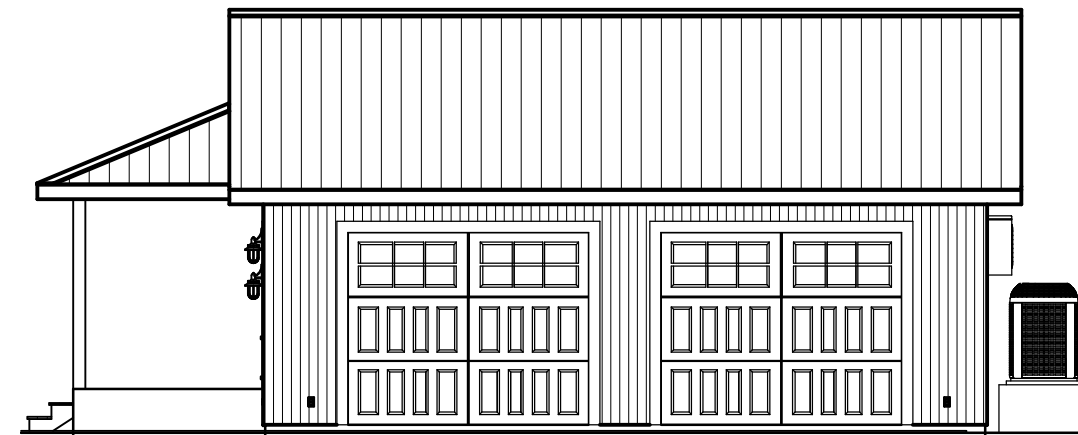
DRAWINGS PROVIDED BY:		WARD DRAFTING, LLC 167 22ND AVENUE APALACHICOLA, FL 32320	
PROJECT DESCRIPTION:		RINDLER RESIDENCE 18 ADAMS STREET APALACHICOLA, FL 32320	
SHEET TITLE:		FLOOR PLAN	
NO.	DESCRIPTION	BY	DATE
1	GENERAL	ZBKA	01/25/26
2	GENERAL	ZBKA	02/09/26
3	WALL HGT	ZBKA	02/15/26
4	FOUNDATION	ZBKA	03/01/26
DATE:		3/2/26	
SCALE:		1/8" = 1'	
SHEET:		A-4	



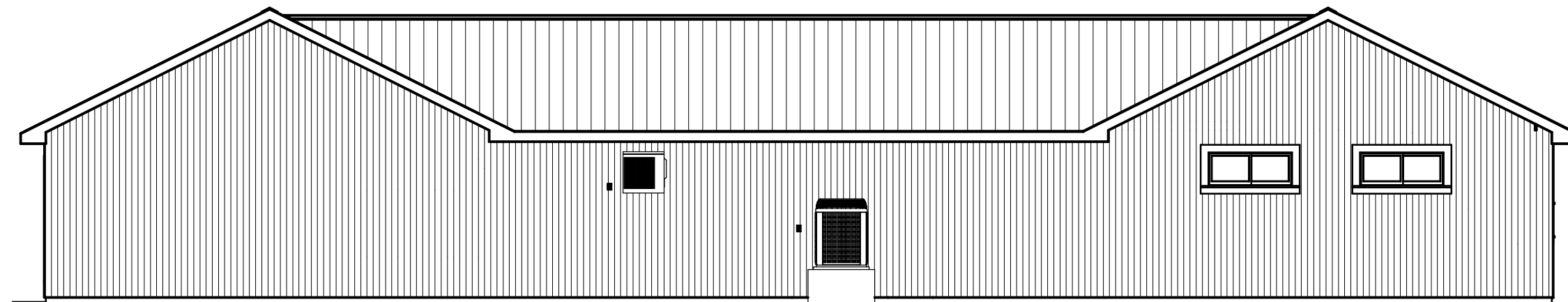
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

NO.	DESCRIPTION	BY	DATE
1	GENERAL	ZBKA	01/25/26
2	GENERAL	ZBKA	02/09/26
3	WALL HGT	ZBKA	02/15/26
4	FOUNDATION	ZBKA	03/01/26

SHEET TITLE:  
**ELEVATIONS**

PROJECT DESCRIPTION:  
**RINDLER RESIDENCE  
18 ADAMS STREET  
APALACHICOLA, FL 32320**

DRAWINGS PROVIDED BY:  
**WARD DRAFTING, LLC  
167 22ND AVENUE  
APALACHICOLA, FL 32320**

DATE:

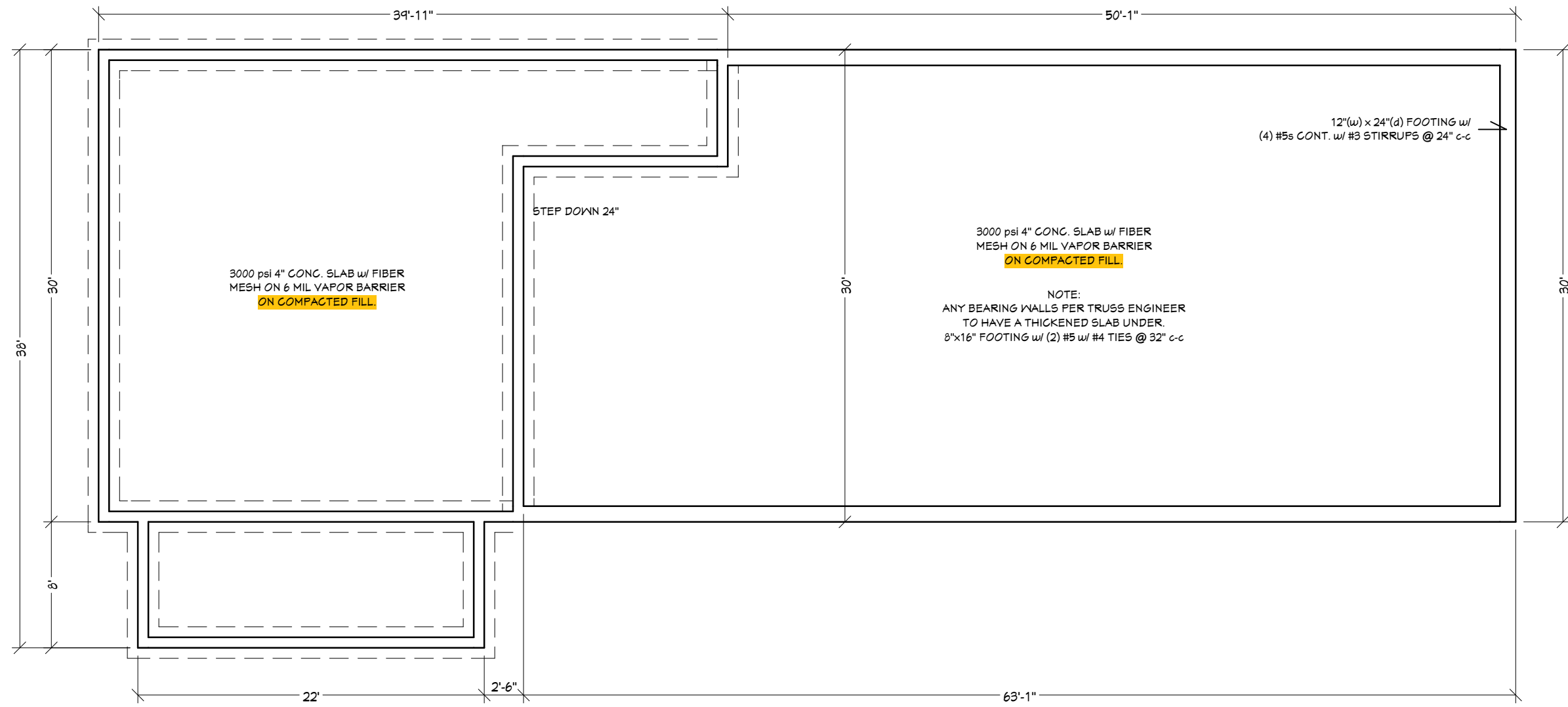
3/2/26

SCALE:

1/8" = 1'

SHEET:

**A-5**



NO.	DESCRIPTION	BY	DATE
1	GENERAL	ZBVA	01/25/26
2	GENERAL	ZBVA	02/09/26
3	WALL FGT	ZBVA	02/15/26
4	FOUNDATION	ZBVA	03/01/26

SHEET TITLE:  
**FOUNDATION PLAN**

PROJECT DESCRIPTION:  
**RINDLER RESIDENCE  
18 ADAMS STREET  
APALACHICOLA, FL 32320**

DRAWINGS PROVIDED BY:  
**WARD DRAFTING, LLC  
167 22ND AVENUE  
APALACHICOLA, FL 32320**

DATE:  
3/2/26

SCALE:  
1/8" = 1'

SHEET:  
**A-6**

# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Leslie Rindler

**AGENT** (if applicable): N/A

**CONTRACTOR:** Galloway Construction

**PROPERTY ADDRESS** (if available): 18 Adams Street

→ Neels Addition Block 5 East 24' Lot 3 and Lot 4

**PARCEL ID:** 01-09S-08W-8360-0005-0040

**HISTORIC DISTRICT:** No

**CORNER LOT:** No

**ACREAGE:** 0.4 (~17,424 SF)

**FUTURE LAND USE:** R-2 Multi-family Residential

**WETLANDS:** No

**FLOODPLAIN:** "X" and "AE"

## **DESCRIPTION OF PROJECT:**

→ Construction of a new single-family residential home with attached garage and storage space.

## **STAFF FINDINGS:**

### **Code of Ordinances:**

→ **Section 111-269. R-2 Multifamily Residential.**

- **Development standards:**

- **Minimum lot size:**

- Single-family & home occupations: 6,000 SF (60' x 100').

- **Minimum building size:**

- Single-family: 800 SF.

- **Minimum building setbacks:**

- Front: 15 ft.
    - Side (interior lot): 7½ ft. each side, or any combination on each side that equals at least 15 ft. No such setback shall be less than 5 ft.

- Rear: 25 ft. (principal structure); 5 ft. (accessory structure).
  - All setbacks met per provided site plan (A-3).
- **Maximum building restrictions:**
  - Lot coverage: 40% or ~6,970 SF.
    - Proposed: 2,701 SF
      - Heated and cooled: 906 SF.
      - Garage: 990 SF.
      - Storage: 805 SF.
  - Building height: 35 ft.

→ **Section 111-288(i). Parking Requirements.**

- There shall be provided at the time of the erection of any principal building or structure parking space with adequate provisions for ingress and egress no less than the following space requirements.
  - **Dwelling.** One parking space for each dwelling unit or room for rent.
    - The attached garage will be used to meet the minimum parking requirement.

→ **Sec. 115-1. City requirements.**

- **Residential.** Applications for all new residential development in special waterfront district or areas of special hazard (A&V zones) must include a stormwater management plan which may consist of a best management practice (BMP) as part of their site plan. Proposed improvements that increase lot coverage shall also provide for stormwater treatment by indicating the stormwater treatment best management practice that will be utilized.
  - Temporary stormwater controls shall be maintained until permanent controls are installed. Permanent controls, when required, shall be constructed prior to the issuance of a certificate of occupancy.
- Stormwater impacts shall be minimized by using site-suitable BMP's that maximize infiltration of stormwater and prevent or minimize offsite discharge. Stormwater flow paths for property as it is planned to be developed shall be determined and berms, shallow depressions, swales, contouring, terracing, landscaping, rain gardens, rain barrels, paving materials, concrete pavers and other stormwater management practices shall be included in the plan to intercept, infiltrate and treat stormwater before it reaches wetlands, surface waters or the city's stormwater conveyances.

- Combination of rain gardens and a swale will be used to minimize stormwater impacts on this site per provided stormwater management plan.

→ **Sec. 115-2. Fill and lot grading requirements.**

- **Up to ten cubic yards of fill.** Fill as defined, lot grading and/or landscaping activities involving the deposition/addition, movement and placement of soils involving less than ten cubic yards of fill on an individual lot or parcel shall require a building permit and floodplain management permit.
- **More than ten cubic yards.** Fill or lot grading involving more than the deposition of ten cubic yards of fill shall [require] a building permit and floodplain management permit. Additionally, the application requires a sealed grading plan prepared by a Florida licensed professional architect, surveyor, or engineer.
  - See LDC Sec. 115-2(1)(B) for full description of required grading plan.
- No lot shall be filled to a height that would result in water being conveyed to an adjacent property. No fill shall be placed in city rights-of-way.
  - After site improvements are completed and prior to the issuance of a certificate of occupancy by the city, when applicable, an "As Built" Certification from a Florida licensed engineer, surveyor or architect must demonstrate there will be no discharge of stormwater to adjacent properties and that the filled lot is not higher than the centerline of the road and the adjacent lot on all sides.

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



**Certificate of Appropriateness  
& Accessory Structure  
196 7th 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 Bill + Sherryl Eckles  
 Address 196 Dr. Fredrick S Humphries  
 City Apalachicola State FL Zip 32320  
 Phone 615-708-5634

**CONTRACTOR INFORMATION**

Contractor Name Michael Koppel / Bestway Portable Buildings  
 State License # CR882811428 City License # \_\_\_\_\_  
 Email bestwayportablebuildings@gmail.com  
 Phone 850-747-8974

**PROJECT TYPE**

- |  |   |
|--|---|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Fence  |
| <input type="checkbox"/> Addition              | <input checked="" type="checkbox"/> Accessory Structure <u>SHED 12x20</u> |
| <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): 196 Dr. Fredrick S Humphreys St.  
 City & State: Apalachicola, FL Zip: 32320  
 Parcel ID #: 01-095-08W-8330-0170-0040 Block: 170 Lot: 4  
 Zoning District: SFR [  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: \_\_\_\_\_

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.

mkh  
 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).

12x20 Aluminum shed with an attached  
12x20 Carport.

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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, fence heights, and the location, size and species of protected trees (refer to tree permit for a list of protected trees). 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:

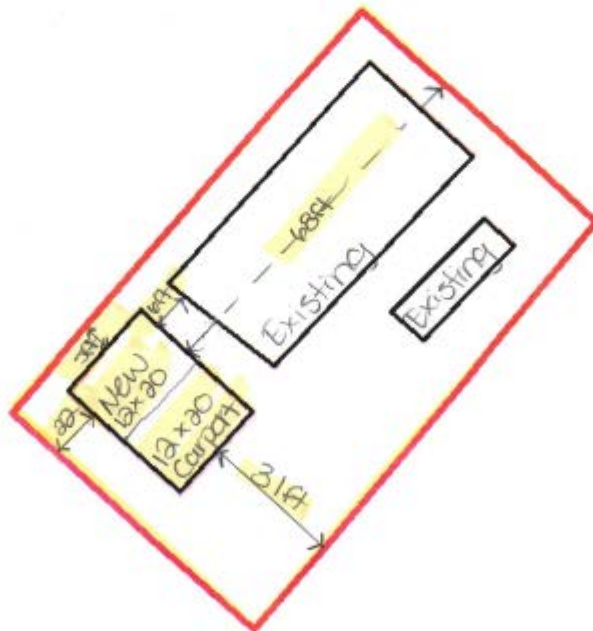
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular 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 30 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.
11. **I/We understand that the City of Apalachicola will never request a P&Z fee greater than the amount(s) outlined in the adopted fee schedule, nor will the City of Apalachicola request fee payment be made by wire transfer. Please contact City Hall directly with any questions regarding fee payment.**

4/17/25  
DATE

  
SIGNATURE OF APPLICANT

# Site Plan

Owner: Bill & Sherryl Eckles  
Address: 196 Dr. Fredrick S Humphries Ave  
Parcel ID: 01-09S-08W-8330-0170-0040



# 12' DP. X 20' W. PORTABLE BUILDING W/12' X 20' CARPORT AT 196 DR. FREDRICK S. HUMPHREYS ROAD, APALACHICOLA, FLORIDA FOR BESTWAY PORTABLE BUILDINGS

## BUILDING CODE SUMMARY

CODES REFERENCED: FLORIDA BUILDING CODE 2023  
 GROSS SQUARE FOOTAGE: 240  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY CLASSIFICATION: U

BUILDING SPECIFIC INFORMATION				
BUILDING DEPTH	BUILDING WIDTH	BAY WIDTH	NO. OF BAYS MAXIMUM NO. OF BAYS ALLOWED - 5	EAVE HEIGHT
12'	20'	N/A	N/A	8'

WIND DESIGN DATA						
V ult.	V nom.	RISK CATEGORY	WIND EXPOSURE	ENCLOSURE CLASSIFICATION	INTERNAL PRESSURE COEFFICIENT	DESIGN PRESSURE: COMPONENTS & CLADDING
140	101	1	B	ENCLOSED	0.18	+23.41/-46.38

NOTE: THESE PLANS ARE DESIGNED IN ACCORDANCE WITH CHAPTER 16 REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR 140 MPH WINDLOAD COMPLIANCE. THE PLANS ARE FOR STRUCTURES CLASSIFIED OCCUPANCY RISK CATEGORY I BUILDINGS ONLY AS DEFINED BY THE FLORIDA BUILDING CODE. IT IS NOT DESIGNED FOR HABITATION. THIS IS DESIGNED AS A FREE STANDING BUILDING AND IS NOT TO BE ATTACHED TO ANY OTHER STRUCTURE OR WITHIN 5'-0" OF ANY STRUCTURE.

THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ARCHITECT, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTIONAL COSTS.

## INDEX OF DRAWINGS

- 1 OF 5 GENERAL BUILDING INFORMATION
- 2 OF 5 FLOOR PLAN
- 3 OF 5 WALL SECTION
- 4 OF 5 ELEVATIONS/PROJECT SPECIFIC FLOOR PLAN
- 5 OF 5 BUILDING COMPONENT SCHEDULE

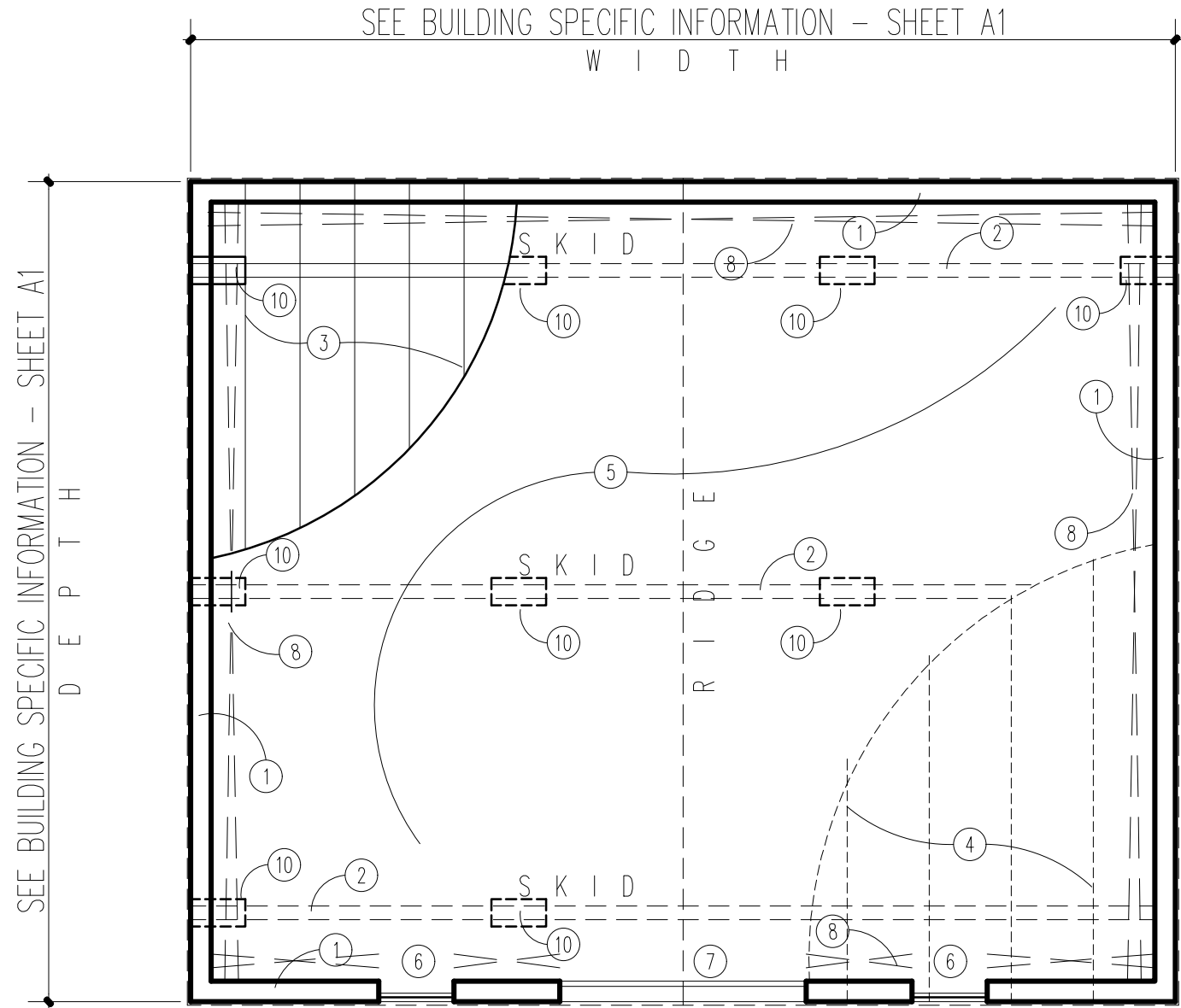


A1		PROJECT NO.
PREPARED BY	REVIEWED BY	COVER SHEET
MERCER	MERCER	
ISSUE DATE	SCALE	SHEET 1 OF 5
04-07-2026	AS SHOWN	

12' DP. X 20' W. PORTABLE BUILDING W/12' X 20' CARPORT  
 AT 196 DR. FREDRICK S. HUMPHREYS ROAD  
 FOR BESTWAY PORTABLE BUILDINGS

APALACHICOLA, FL

MARK MERCER & ASSOCIATES, INC.  
 1117 JENKS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8072  
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**FLOOR PLAN DIAGRAM**  
NTS

**FLOOR PLAN KEYNOTES**

- ① WOOD STUD WALL CONSTRUCTION – SEE BUILDING COMPONENT SCHEDULE
- ② P.T. 4 x 6 WOOD SKID – SEE BUILDING COMPONENT SCHEDULE FOR NUMBER OF ROWS
- ③ FLOOR JOISTS(PROPER ORIENTATION SHOWN) – SEE BUILDING COMPONENTS SCHEDULE FOR SIZE AND SPACING
- ④ RAFTERS ABOVE(PROPER ORIENTATION SHOWN) – SEE BUILDING COMPONENTS SCHEDULE FOR SIZE AND SPACING
- ⑤ PLYWOOD FLOOR DECKING – SEE BUILDING COMPONENT SCHEDULE
- ⑥ 22 x 36 ALUMINUM WINDOW – LOCATION AT OWNERS OPTION
- ⑦ 2 - 3'-0" x 7'-0" WALK-THROUGH DOORS – LOCATION AT OWNERS OPTION
- ⑧ 1-1/4" x 20 GA. STRAP CROSS BRACING
- ⑨ 4" CONCRETE SLAB REINFORCED WITH 6 x 6 19/10 W.W.F. ON 6 MIL POLYETHYLENE VAPOR BARRIER
- ⑩ 4" X 8" X 16" CONCRETE SKID SUPPORT @ 6'-0" O. C.

**CONCRETE SKID SUPPORT SCHEDULE**  
4" X 8" X 16" SOLID CONCRETE BLOCK

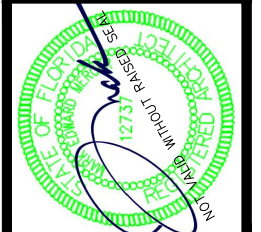
BUILDING WIDTH	MIN. NUMBER OF SUPPORTS PER SKID – MAX. SPACING 8'
12'	2
16'	3
20'	3
24'	4
32'	5

**A2**  
SHEET 2 OF 5

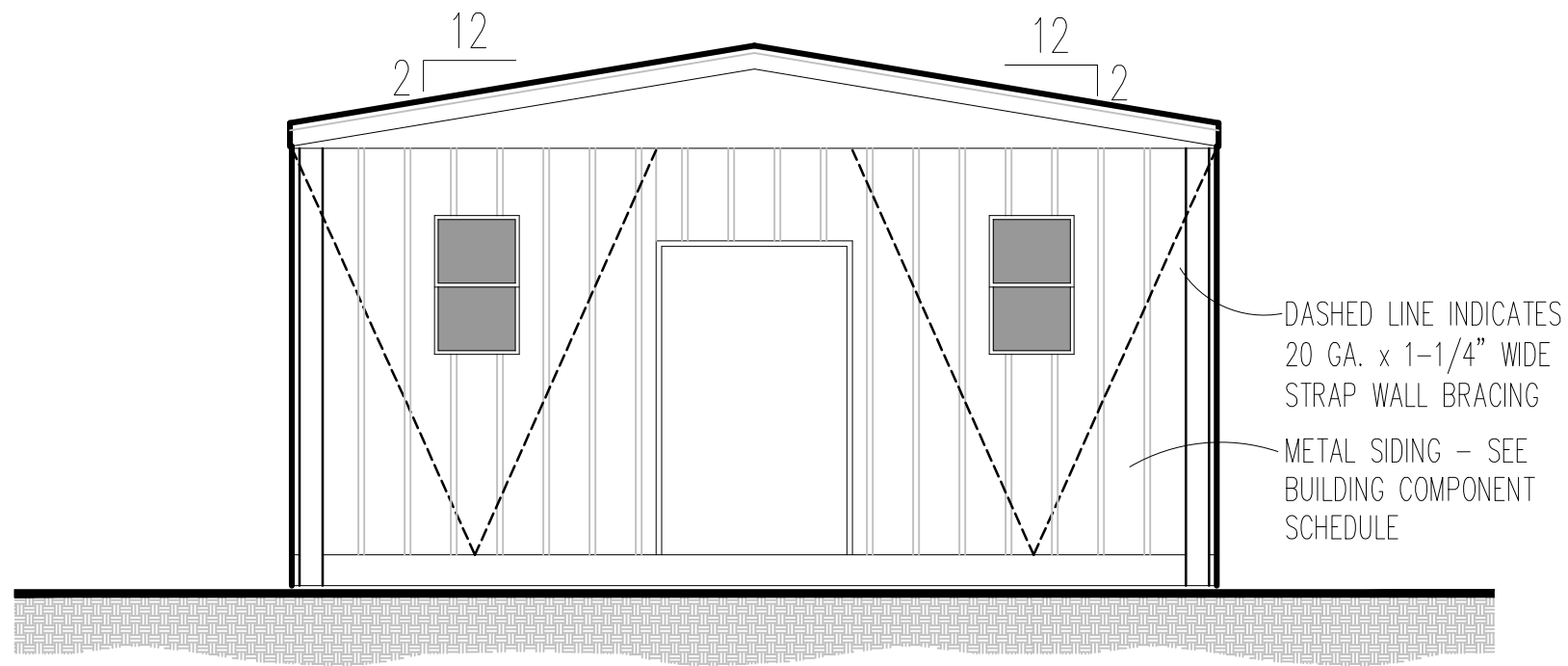
PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
04-07-2026	AS SHOWN

**FLOOR PLAN**  
PROJECT NO.

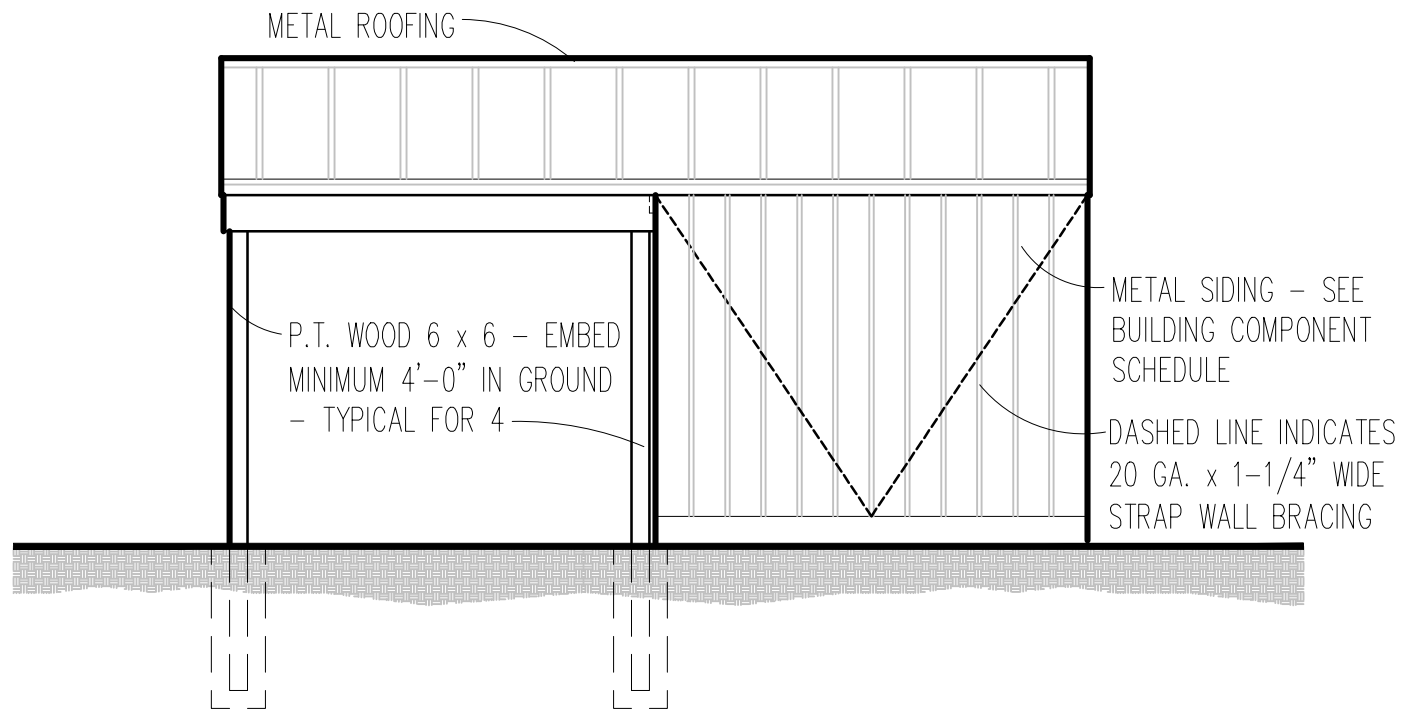
**12 DR. X 20 W. PORTABLE BUILDING W/ 20 CARPORT  
AT 196 DR. FREDRICK S. HUMPHREYS ROAD  
FOR BESTWAY PORTABLE BUILDINGS**  
APALACHICOLA, FL



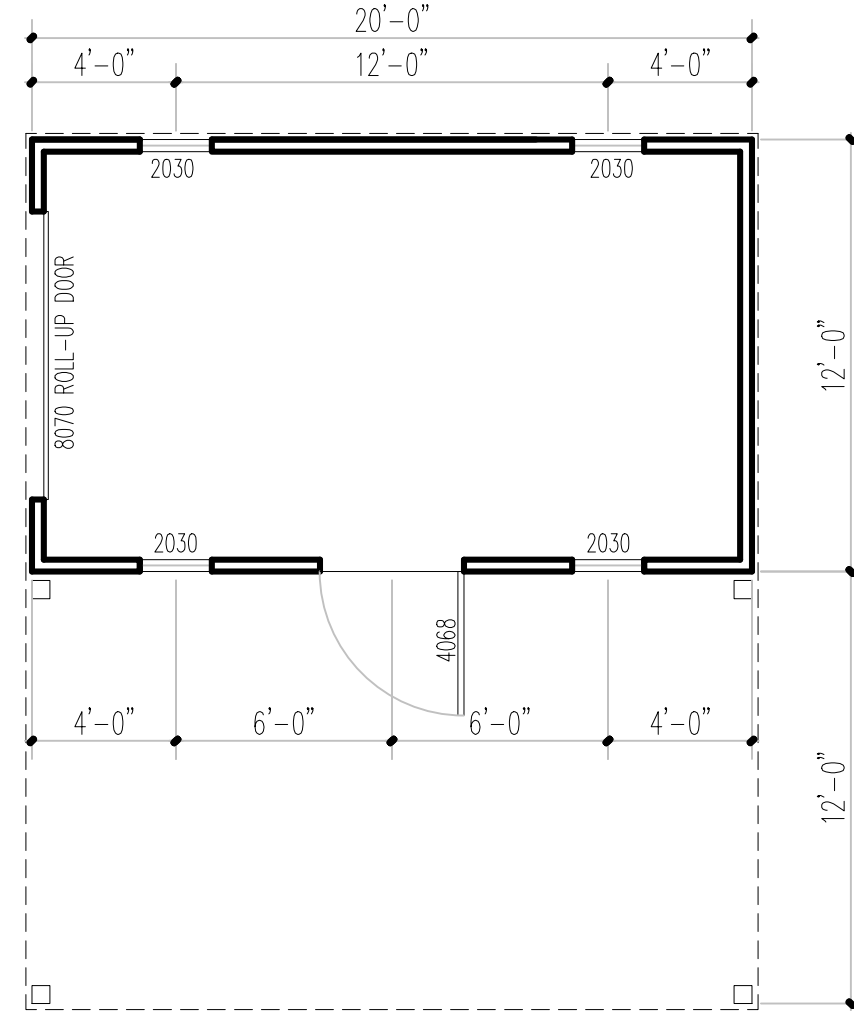
**MARK MERCER & ASSOCIATES, INC.**  
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**FRONT ELEVATION**  
1/4" = 1'-0"



**SIDE ELEVATION**  
3/16" = 1'-0"



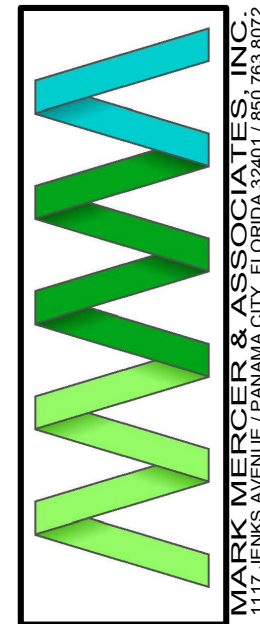
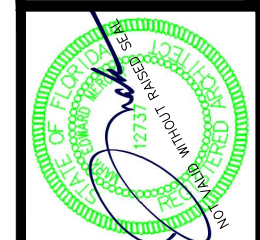
**PROJECT SPECIFIC FLOOR PLAN**  
3/16" = 1'-0"

**A4**  
SHEET 4 OF 5

PREPARED BY	MERCER	SCALE	AS SHOWN
ISSUE DATE	04-07-2026	ELEVATIONS/PROJECT SPECIFIC FLOOR PLAN	

**12 DR. X 20 W. PORTABLE BUILDING W/ X 20 CARPORT  
AT 196 DR. FREDRICK S. HUMPHREYS ROAD  
FOR BESTWAY PORTABLE BUILDINGS**

**APALACHICOLA, FL**



# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Bill & Sherryl Eckles

**AGENT** (if applicable): N/A

**CONTRACTOR:** Bestway Portable Buildings

**PROPERTY ADDRESS** (if available): 196 7<sup>th</sup> Street (196 Dr Frederick S. Humphries Street)

→ Block 170 Lot 4

**PARCEL ID:** 01-09S-08W-8330-0170-0040

**HISTORIC DISTRICT:** Yes

**CORNER LOT:** No

**ACREAGE:** -- (~6,000 SF)

**FUTURE LAND USE:** R-1 Single-Family Residential

**WETLANDS:** No

**FLOODPLAIN:** "X"

## **DESCRIPTION OF PROJECT:**

→ Construction of a new 12' x 20' aluminum shed with attached 12' x 20' carport on improved parcel.

## **STAFF FINDINGS:**

### **Code of Ordinances:**

→ **Section 111-268. R-1 Single-Family Residential.**

- **Development standards:**

- **Minimum lot size:**

- Single-family & home occupations: 6,000 SF (60' x 100').

- **Minimum building size:**

- Single-family: 800 SF.

- **Minimum building setbacks:**

- Rear: 5 ft. (accessory structure).
      - 22 ft. from rear property line.
      - 5 ft. from side one and 31 ft. from side two.

- **Maximum building restrictions:**

- Lot coverage: 40% or 2,400 SF.

- Existing: 1,322 SF
  - Proposed: 1,803 SF
    - Shed: 240 SF
    - Carport: 240 SF
  - Building height: 35 ft.
- **Applicable regulations:**
  - In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.
    - The proposed accessory structure will not be located in the front yard.

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



**Fence**

**170 20th Avenue**



**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 Brooke Evans  
Address 170 20<sup>th</sup> Avenue  
City Apalachicola State FL Zip 32320  
Phone 850-653-6229

**CONTRACTOR INFORMATION**

Contractor Name Mr. Fence of Florida  
State License # P1900003257 City License # 36-4939839  
Email mr.fenceofflorida1@jobnimbustmail.com  
Phone 850-604-0900

**PROJECT TYPE**

- |  |   |
|--|---|
| <input type="checkbox"/> New Construction      | <input checked="" type="checkbox"/> Fence               |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Accessory Structure            |
| <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): 170 20<sup>th</sup> Avenue  
City & State: Apalachicola Florida Zip: 32320  
Parcel ID #: 0109508W833002460016 Block: 246 Lot: 1-3  
Zoning District: \_\_\_\_\_ [ ] Historic District [X] Non-Historic District  
FEMA Flood Zone: AE

**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.

BE  
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).

New white vinyl fence being installed in place of previous metal and wood fence. Fence will be taking up the same surface area as previous fence. Fence will not exceed left tall and will resemble the same style as the old fence.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		Hector white vinyl 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, fence heights, and the location, size and species of protected trees (refer to tree permit for a list of protected trees). 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.

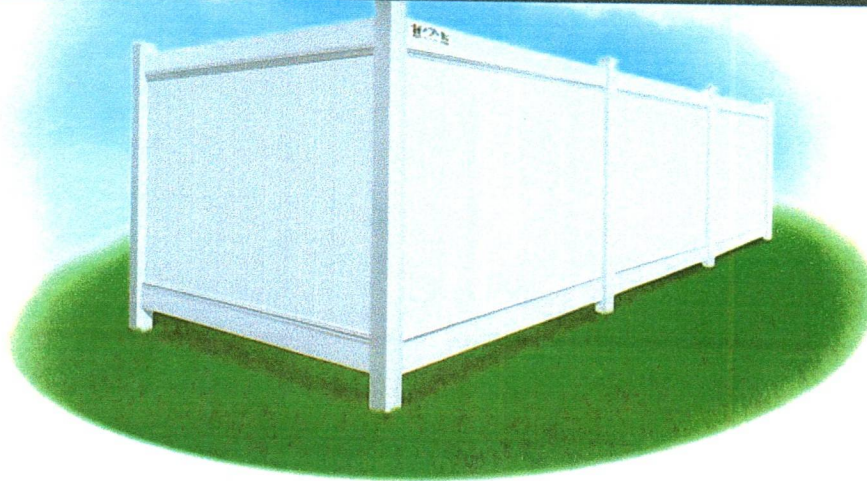
## CERTIFICATION

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.
11. **I/We understand that the City of Apalachicola will never request a P&Z fee greater than the amount(s) outlined in the adopted fee schedule, nor will the City of Apalachicola request fee payment be made by wire transfer. Please contact City Hall directly with any questions regarding fee payment.**

4/21/2026  
DATE

  
SIGNATURE OF APPLICANT



## Hector Style Vinyl Privacy Fence

**Complete PRIVACY and STRENGTH for your Panama City, Florida Property**

Hector white vinyl fence is a classic white vinyl privacy fence with 2x7 Decorative rails. It is easy to install and adds great aesthetic and value to your home. Our Hector white vinyl privacy fence is offered in various heights, such as 4', 5', 6', and 8'. These vinyl privacy fences are HOA approved fences, with little to no maintenance.

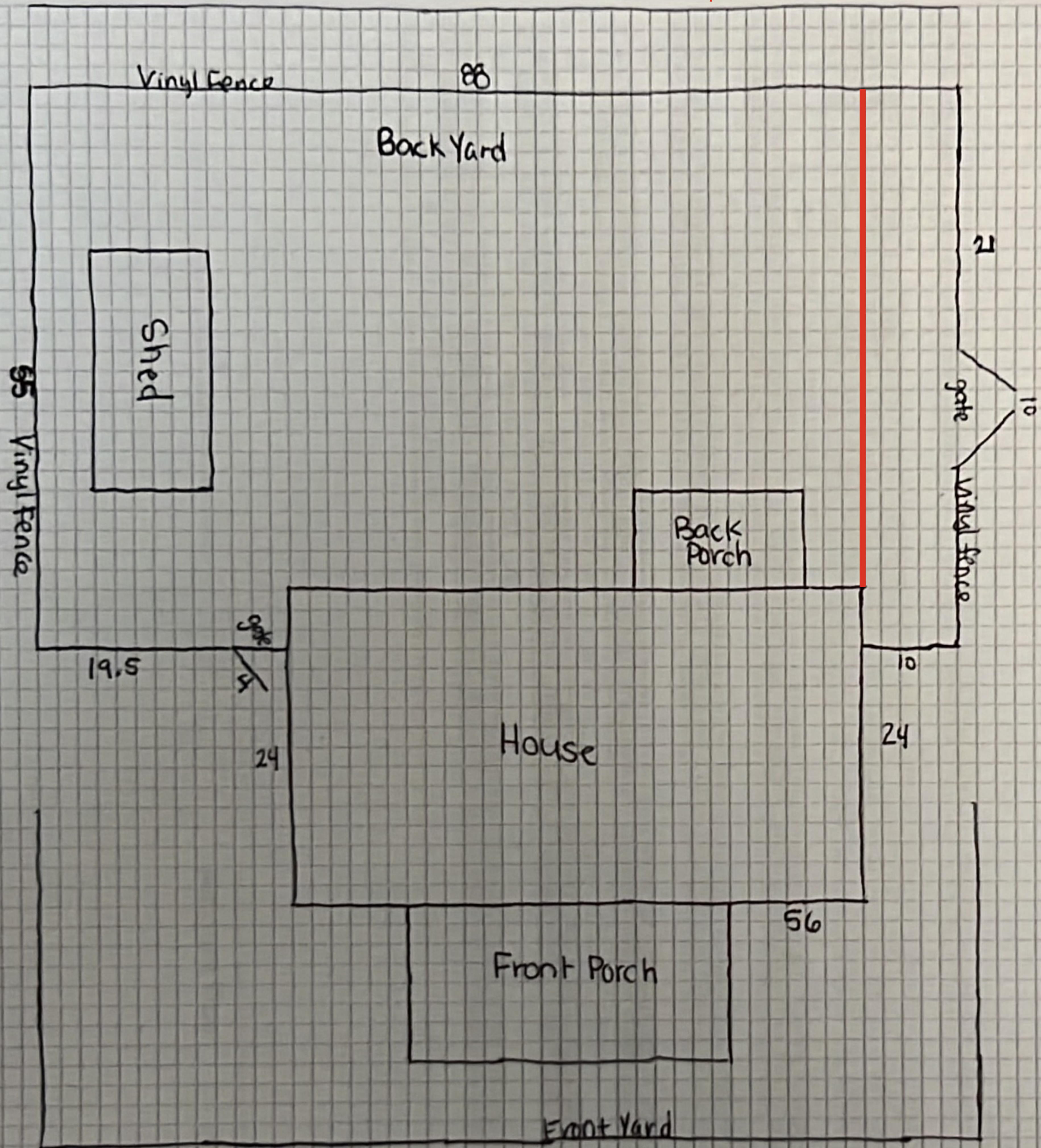
When purchasing a white vinyl fence from us, you are also getting a Fence that is rust and fade resistant. Wh you can give it a light pressure wash, or you can down with a wet cloth to remove all your accumu. and debris. Vinyl fences from Mr. Fence of Florida are an extremely economical option for any Florida homeowner.



Roadway behind is 21<sup>st</sup> Avenue

Required fence location indicated by red line

17020<sup>th</sup> Avenue  
Apalachicola, FL 32320



Roadway Whispering Pines

Home sits on a corner lot

Roadway 20<sup>th</sup> Avenue

# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Brooke Evans

**AGENT** (if applicable): N/A

**PROPERTY ADDRESS** (if available): Mr. Fence of Florida

→ Block 246 Lots 1-3

**PARCEL ID:** 01-09S-08W-8330-0246-0010

**HISTORIC DISTRICT:** No

**CORNER LOT:** Yes

**ACREAGE:** -- (~9,000 SF)

**FUTURE LAND USE:** R-2 Multi-family Residential

**WETLANDS:** No

**FLOODPLAIN:** "X"

## **DESCRIPTION OF PROJECT:**

- Installation of new 6' white vinyl fence to replace existing metal and wood fence.
  - Placement of new fence on the property will not be the same as the existing fence.

## **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).





**Accessory Structure & Fence**

**197 14th 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**

**CONTRACTOR INFORMATION**

Owner Michael and Constance Sams  
 Address 197 14th St (BL 6)  
 City Apalachicola State FL Zip 32320  
 Phone 404-277-9025

Contractor Name Joseph Drew Robertson (GeoFlora Group, LLC)  
 State License # CGC1534033 City License # 24-176  
 Email drew@geofloragroup.com/office@geofloragroup.com  
 Phone 850-745-4226/850-210-9257

**PROJECT TYPE**

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

**PROPERTY INFORMATION**

Street Address (911 Address): 197 14th St  
 City & State: Apalachicola Zip: 32320  
 Parcel ID #: 01-09s-08w-8330-0140-0070 Block: 140 Lot: 6,7  
 Zoning District: \_\_\_\_\_ [ ] Historic District [ x ] 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  
 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.*

  
**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).

Construction of pole barn, fence and pool (through licensed pool contractor)

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

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

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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.
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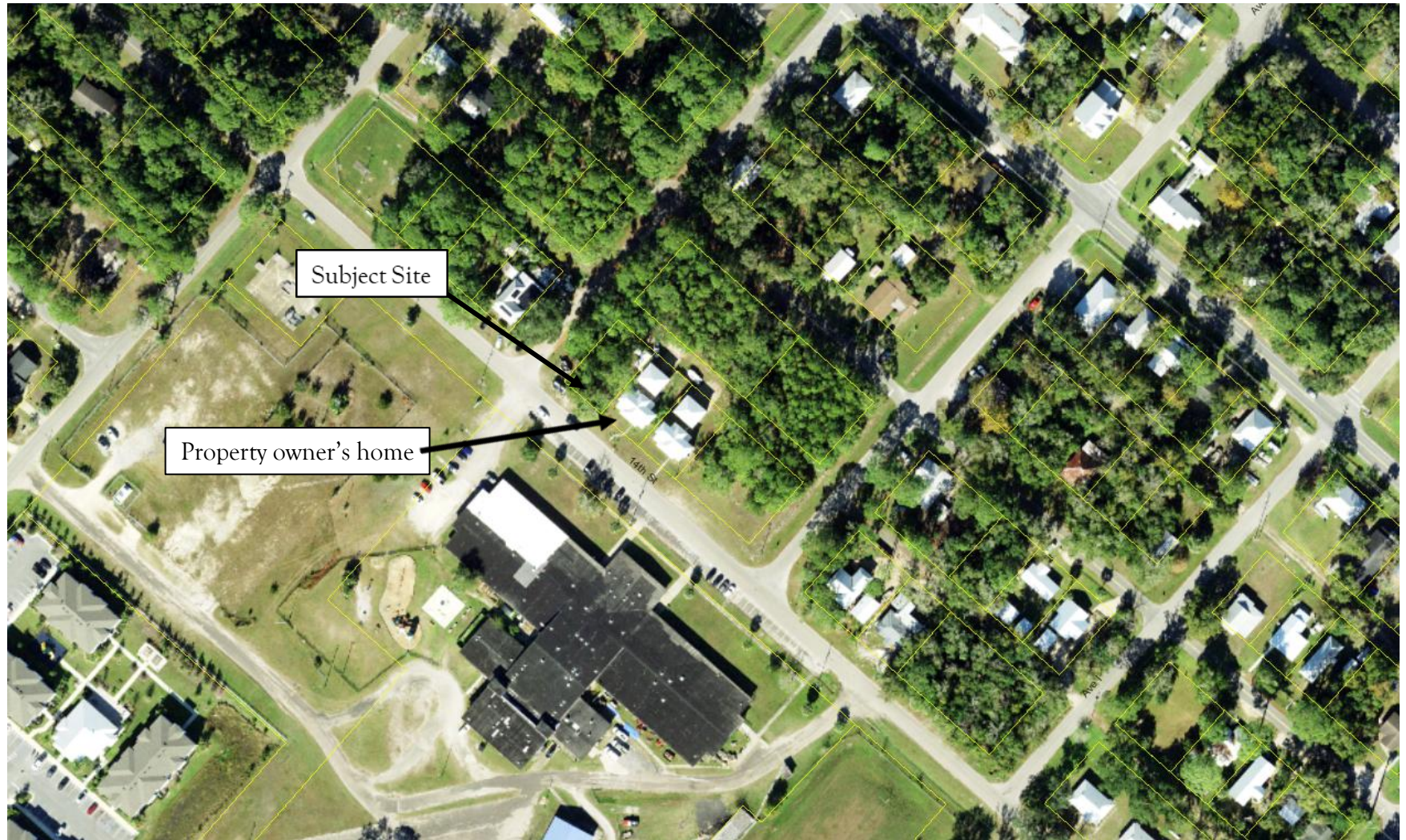
4/22/26

DATE

  
SIGNATURE OF APPLICANT

**Site Location**  
Sams Residence  
Lot 6 & 197 14<sup>th</sup> St  
Apalachicola FL, 32320

**Overall Parcel Location**  
Source: Franklin Co Prop Appraiser  
Scale: Not to Scale  
Date: April 2026



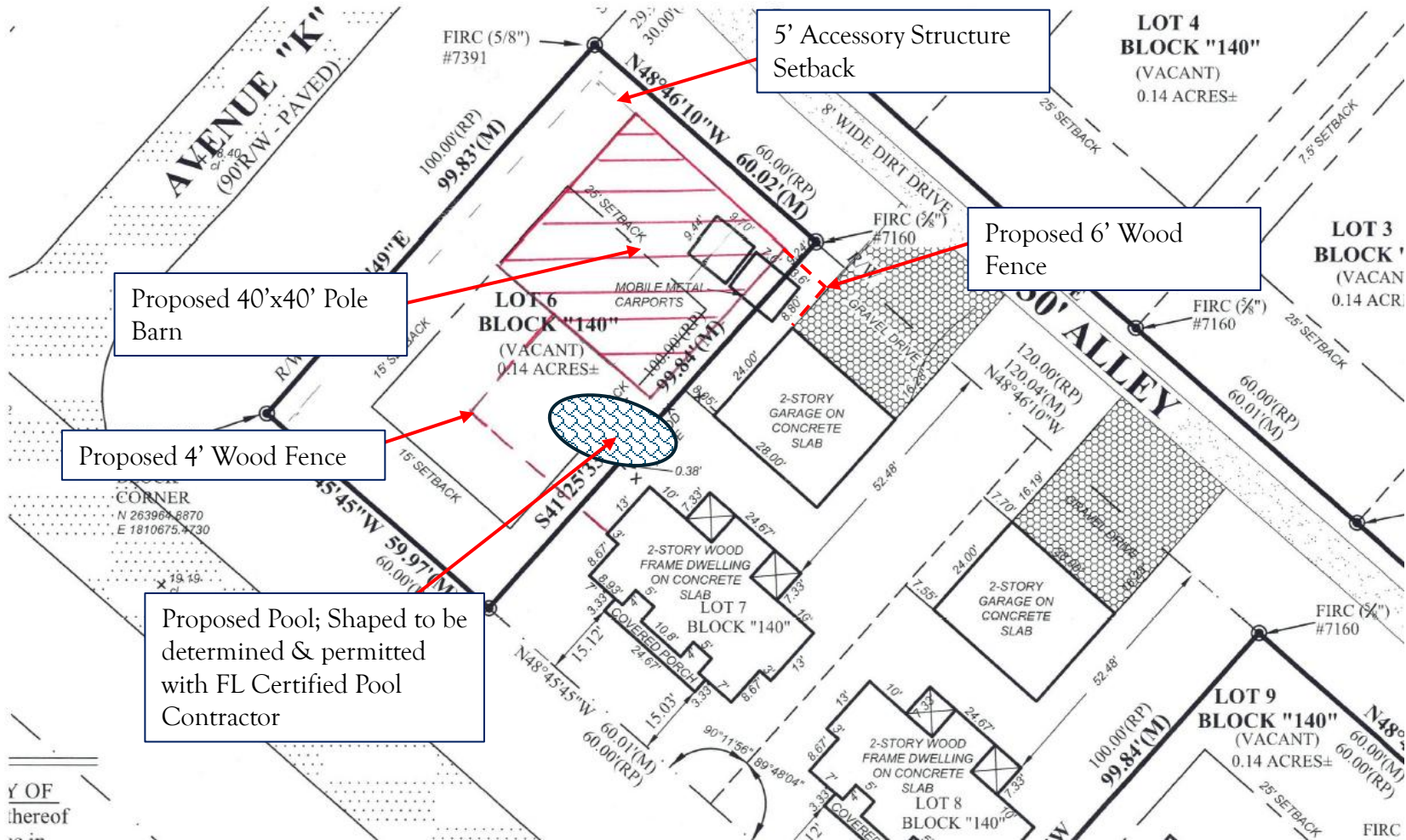
Site Location  
Sams Residence  
Lot 6 & 197 14<sup>th</sup> St  
Apalachicola FL, 32320

Overall Parcel Location  
Source: Franklin Co Prop Appraiser  
Scale: Not to Scale  
Date: April 2026



Site Location  
Sams Residence  
Lot 6 & 197 14<sup>th</sup> St  
Apalachicola, FL, 32320

Site Plan  
Source: Roddenberry & Assoc  
Scale: Not to Scale  
Date: April 2026



Proposed 40'x40' Pole Barn

Proposed 4' Wood Fence

Proposed Pool; Shaped to be determined & permitted with FL Certified Pool Contractor

5' Accessory Structure Setback

Proposed 6' Wood Fence

**\*\*Contractor confirmed there are no protected trees proposed to be removed.**

**Site Location**  
Sams Residence  
Lot 6 & 197 14<sup>th</sup> St  
Apalachicola Fl, 32320

**Proposed Conditions**  
Source: GeoFlora Site photo  
Scale: Not to Scale  
Date: April 2026



This image depicts a larger-scale example of the proposed pole barn design, consisting of a pole barn with two attached lean-to structures.

Prepared by and return to:

**Kristy Banks**

**Kristy Branch Banks, P.A.**

**171 US Hwy 98 W Suite A**

**Eastpoint, FL 32328**

**(850) 670-1255**

**File Number: FP26-56**

**Will Call No.:**

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 18<sup>TH</sup> day of March, 2026 between Harold M. Knowles, a married man whose post office address is 528 East Park Avenue, Tallahassee, FL 32301, grantor, and Michael Owen Sams and Constance M. Sams, Husband and Wife whose post office address is 197 14th Street, Apalachicola, FL 32320, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**Lot 6, Block 140 in the City of Apalachicola, Franklin County, Florida, according to the map of plat of said city in general use.**

**Parcel Number: 01-09s-08W-8330-0140-0010**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2025**.

**Not Homestead:**

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alfreda James  
Witness  
Printed Name: ALFREDA JAMES  
P.O. Address: 1733 Bodea Drive  
Tallahassee, FL 32311

Harold M. Knowles  
Harold M. Knowles

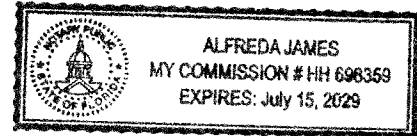
Clayton Knowles  
Witness  
Printed Name: Clayton Knowles  
P.O. Address: 523 E Park Ave  
Tall, FL 32301

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18th day of March, 2026 by Harold M. Knowles who  is personally known or  has produced a driver's license as identification.

[Seal]

Alfreda James  
Notary Public  
Print Name: ALFREDA JAMES  
My Commission Expires: \_\_\_\_\_



This Document Prepared By and Return to:  
Donna Duncan  
Fla. Bar # 63869  
Donna Duncan, P.A.  
80 Market Street  
Apalachicola, FL 32320  
850-653-8976

Inst: 202219003401 Date: 06/02/2022 Time: 4:12PM  
Page 1 of 2 B: 1337 P: 701, Michele Maxwell, Clerk of Court Fran  
County, By: BM  
Deputy ClerkDoc Stamp-Deed: 3143.00

Parcel ID Number: 01-09S-08W-8330-0140-0010 (PORTION OF)

## Warranty Deed

**This Indenture, Made this 2nd day of June, 2022 A.D., Between Great Northwest Developers, Inc., a Florida for Profit Corporation of the County of Leon, State of Florida, grantor, and Constance M. Sams, and Michael Owen Sams, wife and husband, whose address is: 197 14th Street, Apalachicola, FL 32320 of the County of Franklin, State of Florida, grantee.**

**Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Franklin, State of Florida to wit:**

**Lot 7, Block 140, in the City of Apalachicola, Franklin County, Florida, according to the map or plat of said city in general use.**

**Subject to all reservations, covenants, restrictions and easements of record, as set forth in Chicago Title Insurance Company's Commitment for Title Insurance #10219883, without intent to reimpose the same, and subject to all applicable zoning ordinances and / or restrictions imposed by governmental authorities, if any, and subject to taxes for the current year. AND TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Said property is not the homestead of the Grantors, nor is it contiguous thereto.**

**And the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons**

whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jami Roy-Hutchinson  
Printed Name: Jami Roy-Hutchinson  
Witness

Veronica Wallace  
Printed Name: Veronica Wallace  
Witness

Great Northwest Developers, Inc., a Florida for Profit Corporation

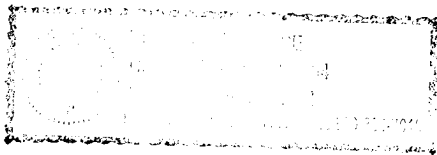
By: [Signature] (Seal)

Harold Knowles  
Chief Operating Officer  
P.O. Address: 3065 Highland Oaks Terrace  
Tallahassee, FL 32301

State of Florida  
County of Franklin

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 2nd day of June, 2022, by Harold Knowles, Chief Operating Officer of Great Northwest Developers, Inc., a Florida for Profit Corporation on behalf of the corporation, who has produced his Florida driver's license as identification.

Veronica Wallace  
Veronica Wallace  
Notary Public  
My Commission Expires: 08/28/2022



# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Michael and Constance Sams

**AGENT** (if applicable): N/A

**CONTRACTOR:** GeoFlora Group LLC

**PROPERTY ADDRESS** (if available): 197 14<sup>th</sup> Street

→ Block 140 Lots 6-7

**PARCEL ID:** 01-09S-08W-8330-0140-0070

**HISTORIC DISTRICT:** No

**CORNER LOT:** Yes

**ACREAGE:** -- (~12,000 SF)

**FUTURE LAND USE:** R-2 Multifamily Residential

**WETLANDS:** No

**FLOODPLAIN:** "X"

**DESCRIPTION OF PROJECT:**

→ Construction of a 40' x 40' (1,600 SF) pole barn and wood fence.

**STAFF FINDINGS:**

**Code of Ordinances:**

→ **Section 111-269. R-2 Multifamily Residential.**

○ **Development standards:**

▪ **Minimum lot size:**

- Single-family & home occupations: 6,000 SF (60' x 100').

▪ **Minimum building size:**

- Single-family: 800 SF.

▪ **Minimum building setbacks:**

- Front: 15 ft.
- Side (interior): 7½ ft. each side, or any combination on each side that equals at least 15 ft. No such setback shall be less than 5 ft.
- Side (corner): 15 ft.

- Rear: 5 ft. (accessory structure).
      - Proposed 5' setback from rear property line.
  - **Maximum building restrictions:**
    - Lot coverage: 40% (4,800 SF)
      - Existing: 1,851 SF.
      - Proposed:
        - Pole barn: 1,600 SF.
        - Pool: 500-600 SF.
      - **Total: 4,051 SF.**
    - Building height: 35 ft.
- **Applicable regulations:**
  - In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.
    - The proposed accessory structure will not be located in the front yard; it is not within the required 15' front lot line setback for corner lots.

→ **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.**
  - 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 4' in height.
  - 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.

- There is approximately 60' between the intersection of Avenue K and 14<sup>th</sup> Street and the corner of Lot 6.
- 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 fence in the rear yard will not exceed 6' in height.
- 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:**

1. **Fence:** Approval, meets all requirements of the Code of Ordinances.
2. **Pole Barn:** Approval, meets all requirements of the Code of Ordinances.
3. **Pool:** Applicant should apply separately, once exact pool size and location are determined.



**Certificate of Appropriateness**

**67 Avenue C**



**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**

**CONTRACTOR INFORMATION**

Owner Randy L. Fike  
 Address 67 Ave C  
 City Apalachicola State FL Zip 32320  
 Phone 850-247-5888

Contractor Name Joseph Drew Robertson (GeoFlora Group, LLC)  
 State License # CGC1534033 City License # 24-176  
 Email drew@geofloragroup.com/office@geofloragroup.com  
 Phone 850-745-4226/850-210-9257

**PROJECT TYPE**

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

**PROPERTY INFORMATION**

Street Address (911 Address): 67 Ave C  
 City & State: Apalachicola FL Zip: 32320  
 Parcel ID #: 01-09s-08w-8330-0015-0010 Block: BL 15 Lot: Lots 1/2  
 Zoning District: R1 [  ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone: x

**OFFICIAL USE ONLY**

Certificate of Appropriateness Required? Y / N  
 Setback Requirements of Property:  
 Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_  
 Corner Lot? Y / N  
 Lot Coverage: \_\_\_\_\_  
 STAFF NOTES/RECOMMENDATIONS:

*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.

RF  
**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).

Removal and replacement of existing columns with new, durable columns

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PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other	N/A	Standard 12"x12" Wood post in framed vernacular style to match historic style of home	

**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.

2026/02/09

\_\_\_\_\_  
DATE

*W. Fike*

\_\_\_\_\_  
SIGNATURE OF APPLICANT

Site Location  
Fike Residence  
67 Ave C  
Apalachicola FL, 32320

Overall Parcel Location  
Source: Franklin Co Prop Appraiser  
Scale: Not to Scale  
Date: April 2026



Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Existing Conditions  
Source: GeoFlora Site photo  
Scale: Not to Scale  
Date: April 2026



These are the existing columns at 67 Ave C.  
The Apalachicola Land Development Code,, Subpart B, Appendix A, Article A, Section 16 and the Florida Master File defines this home as *Frame Vernacular* style, aligning with the historic character and architectural patterns of the surrounding area.

Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Supporting Data  
Source: Florida Master Site File-  
Apalachicola LDC  
Scale: N/A  
Date: April 2026



Sec. 16. - Frame Vernacular (1821—1940).

new



Identifying features:

- Common wood frame construction;
- Simple unadorned porches (usually full width entrance);
- Gabled, hipped, or pyramidal roofs;
- Simple jig-sawed woodwork detailing.

Foundation: Wood piers (pre-Civil War), brick piers (late 19th and early 20th centuries), and concrete block piers (beginning 1920).

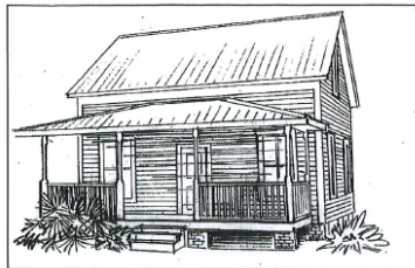
Height: One to two-and-one-half stories.

Plan: Regular rectangular, ell, and irregular (all common).

Exterior finishes: Horizontal wood siding, wood shingles, and board and batten (less common).

Chimney: Typically small (16" x 24") cross section brick exterior, with corbelling (common).

Roof materials: Wood shingles (early 19th century), metal shingles or v-crimp (late 19th to early 20th centuries), and composition and asbestos shingles (beginning 1920s).



Frame Vernacular architecture denotes no particular "high" style, but rather describes the common wood frame constructed forms of largely self-taught builders, and building techniques passed from generation to generation. This architectural form was a dominant "style" of building in Florida from the territorial period and throughout Apalachicola's historic period of development. With associated wood frame out buildings, these buildings make up the most common wood frame buildings in the district.

**Site Location**  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Source: Florida Master Site File-  
Apalachicola LDC  
Scale: Not to Scale  
Date: April 2026



As the form was influenced by environmental considerations, Florida versions uniformly featured large, frequently full-width porches. House types included single pen, hall and parlor, dog-trot, I-house, and Creole Cottage. With the increased popularity of the high style architecture spread and milled woodwork began to be more readily available, due to expanded railroad transportation, frame vernacular buildings began to commonly feature high-style influences. A simple I-house design is depicted in the figure and photograph that immediately follows. Another illustration and photographs of different types of frame vernacular buildings are shown in the figures that follow these. See also Folk Victorian.



Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Proposed conditions  
Source: GeoFlora photo  
Scale: Not to Scale  
Date: April 2026



This image provides a reference for the proposed column design only (Chapman House).

Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Proposed conditions  
Source: GeoFlora photo  
Scale: Not to Scale  
Date: April 2026



This image provides a reference for the proposed column design in the Apalachicola Historic District.

Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Proposed conditions  
Source: GeoFlora photo  
Scale: Not to Scale  
Date: April 2026



This image provides a reference for the proposed column design in the Apalachicola Historic District.

Site Location  
Fike Residence  
67 Ave C  
Apalachicola Fl, 32320

Proposed conditions  
Source: GeoFlora photo  
Scale: Not to Scale  
Date: April 2026



This image provides a reference for the proposed column design in the Apalachicola Historic District.

# STAFF FINDINGS REPORT

**PROPERTY OWNER:** Randy Fike

**AGENT** (if applicable): N/A

**CONTRACTOR:** Joseph Drew Robertson (GeoFlora Group LLC)

**PROPERTY ADDRESS** (if available): 67 Avenue C

→ Block 15 Lots 1-2

**PARCEL ID:** 01-09S-08W-8330-0015-0010

**HISTORIC DISTRICT:** Yes

**CORNER LOT:** Yes

**ACREAGE:** -- (~12,000 SF)

**FUTURE LAND USE:** R-1 Single-Family Residential

**WETLANDS:** No

**FLOODPLAIN:** "X"

**DESCRIPTION OF PROJECT:**

→ Removal and replacement of existing columns with 12" x 12" wood posts.

**STAFF FINDINGS:**

**Code of Ordinances:**

→ **Section 109-22. Administration.**

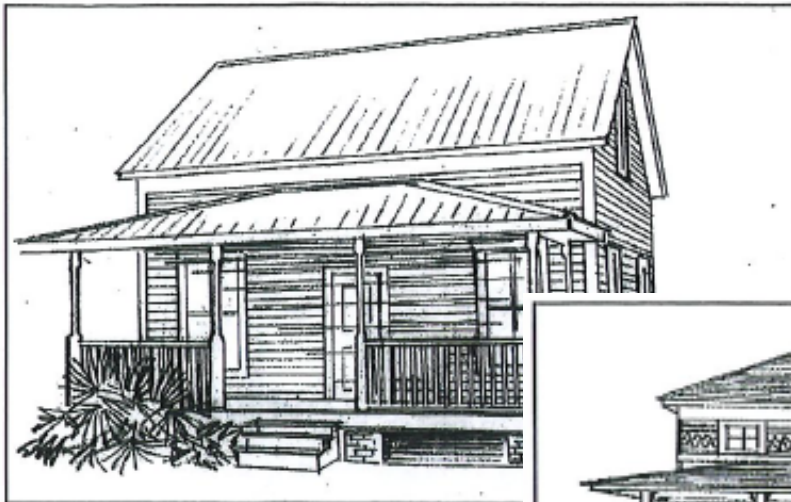
- **Certificate of appropriateness required.** A certificate of appropriateness issued by the building inspector after approval by the board shall be required before a permit is issued for any of the following:
  - Material change in the exterior appearance of existing buildings classified as historic by additions, reconstruction, or alteration.
    - **67 Avenue C:** Frame Vernacular c. 1906
- **Preservation of historic buildings within all zones in the historic district.** A building or structure classified as historic or any appurtenance related thereto, including, but not limited to, stone walls, fences, light fixtures, steps, paving and signs shall only be moved, reconstructed, altered or maintained in a manner that will preserve the historical and architectural character of the building, structure or appurtenance thereto.

- **Visual compatibility factors.** Within historic district, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered or repaired shall be visually compatible with buildings, squares, and places to which they are visually related.
  - Examples of Frame Vernacular homes on Avenue C include:
    - **87 Avenue C**, c. 1882.
    - **99 Avenue C**, c. 1870.
    - **142 Avenue C**, c. 1900.
  - Examples of this style of column (submitted by the applicant):
    - **40 7th Street:** Neo-Classical Revival c. 1857.
    - **28 7th Street:** Colonial Revival c. 1877.
    - **101 Avenue B:** Colonial Revival c. 1860.
    - **131 Bay Avenue:** Frame Vernacular c. 1868.

**Appendix A. Historic Guidelines.**

→ **Section 16. Frame Vernacular (1821-1940).**

- Identifying features:
  - Wood frame construction.
  - Simple unadorned porches.
  - Simple jig-sawed woodwork detailing.
- These are the most common wood frame buildings in the Historic District.



**Example** images from Sec. 16. (left and below).



- **Frame Vernacular architecture** denotes no “high” style, but rather describes the common wood frame constructed forms of largely self-taught builders, and building techniques passed from generation to generation. This architectural form was a dominant "style" of building in Florida from the territorial period and throughout Apalachicola's historic period of development. With associated wood frame out buildings, these buildings make up the most common wood frame buildings in the district.

**RECOMMENDATION:** Approval, if the Board determines the requested change is visually compatible with the surrounding area.

