



Planning & Zoning Agenda

June 8th, 2026

Regular Meeting 6:00 P.M.

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
REGULAR MEETING
Monday, June 8th, 2026

City Meeting Room – 74 6th Street

Agenda

Regular Meeting: 6:00 PM

1. Approval of May 11th, 2026 regular meeting minutes.
2. Review, Discussion and Decision for Accessory Structure. (R-3) @ 280 24th Avenue. Block 232 Lots 1-3. Owner: Tomas Juan; Contractor: Self / TBD.
3. Review, Discussion and Decision for Accessory Structure. (R-2) @ 121 Ellis Van Fleet Street. Block 251. Owners: Melissa Fox & Sean McDermott; Contractor: TideWater Pools & Spas Inc.
4. Review, Discussion and Decision for New Construction (Residential) & Accessory Structure. (R-1) @ 222 Center Street. Neels Addition Block 8 North Part Lots 7-8. Owners: Daniel and Mary Lynn Walker; Contractor: America's Home Place.
5. Review, Discussion and Decision for Certificate of Appropriateness, Alteration / Renovation & New Construction (Commercial). (C-1) @ 155 Commerce Street. Block G-1 Lots 12-13. Owner: Waddell Family; Contractor: Galloway Construction Inc.

Other/New Business:

Outstanding/Unresolved Issues:

1. Update on P&Z Board term length and composition issue following June 2nd City Commission meeting.

Motion to adjourn the meeting.



May 11th
Meeting Minutes

CITY OF APALACHICOLA

PLANNING AND ZONING BOARD

REGULAR MEETING

Monday, May 11th, 2026

City Meeting Room – 74 6th Street

Minutes

Attendance: Joe Taylor, Jim Bachrach, Lee McLemore, Elizabeth Milliken, Myrtis Wynn, Bobby Miller, Greg Golgowski, Ashley Leonard, Alternate (*non-voting*)

Regular Meeting: 6:00 PM

1. Approval of April 13th, 2026 regular meeting minutes.
 - a. Dennis Winterringer, Resident. Requested that P&Z meetings be recorded and posted to the City's website more consistently.
 - b. Apalachee Regional Planning Council to coordinate with the City Clerk to record all future meetings.
 - c. Motion to approve by Jim Bachrach; 2nd by Lee McLemore - all in favor, motion carried.
2. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 112 7th Street. Block 60 Lot 3. Owner: Josh Porter; Contractor: NRG Industries.
 - a. Josh Porter, Owner – Present. Stated that the floodplain administrator has approved the site plan.
 - b. Dennis Winterringer, Resident. Provided written and verbal comment on concerns about stormwater management between private residential properties.
 - c. Dan Hartman, City Attorney. Advised the Board to refrain from commenting and to allow private residents to resolve stormwater management disputes amongst themselves. He also noted that the City Manager has issued a request for proposals for continued engineering services, with additional details forthcoming.
 - d. Motion to approve by Jim Bachrach; 2nd by Lee McLemore - Elizabeth Milliken opposed, motion carried 6-1.

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.
 - a. Galloway Construction, Contractor – Present. Described the intended use of the property. The contractor stated that their design is consistent with the neighborhood and noted that the trees at the front of the property will be preserved, while those at the rear will be removed.
 - b. Greg Golgowski expressed concerns regarding the size of the storage and garage portions of the property.
 - c. Dan Hartmam, City Attorney. Stated that because there is no separate accessory structure and all uses are contained under one roof, with all portions being heated and cooled, the home's interior design falls within the discretions of the private property owner.
 - d. Greg Golgowski also expressed concerns about the industrial design of the building and requested that an additional vegetative buffer be included as a condition of approval.
 - e. Bobby Miller stated that the submitted site plan provides a sufficient vegetative buffer and that requiring additional screening beyond what is shown would not be necessary.
 - f. Motion to approve by Lee McLemore; 2nd by Bobby Miller - Greg Golgowski opposed, motion carried 6-1.
4. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1) @ 196 7th Street**. Block 170 Lot 4. Owners: Bill and Sherryl Eckles; Contractor: Bestway Portable Buildings.
 - a. Kayla Bronough, Contractor – Present.
 - b. Stella Kearns, Apalachee Regional Planning Council. Site plan meets all requirements of the Code of Ordinance including impervious lot coverage.
 - c. Motion to approve by Greg Golgowski; 2nd by Jim Bachrach - all in favor, motion carried.
5. Review, Discussion and Decision for Fence. **(R-2) @ 170 20th Avenue**. Block 246 Lots 1-3. Owner: Brooke Evans; Contractor: Mr. Fence of Florida.

- a. Brooke Evans, Owner – Present. Requested approval to install a six-foot vinyl fence in the same location as the previous galvanized fence. She stated that the galvanized fence had already been removed and provided photos of its previous condition.
 - b. Joe Taylor stated that the removal of the fence requires that any new fence comply with the Code of Ordinances, and the fence location would need to be adjusted accordingly.
 - c. Brooke Evans stated that existing trees and a well are located near the area where the Board has suggested the fence be placed.
 - d. Bobby Miller stated that either the trees would need to be removed and the well relocated, or that the property owner should consider installing a four-foot fence in the previous fence location.
 - e. Motion by Lee McLemore to approve two options for the owner's consideration: **Option 1:** Install a four-foot fence along the street side at the existing property line. **Option 2:** Install a six-foot fence along the street side (front lot line), attached to and aligned with the rear of the principal structure; 2nd by Jim Bachrach - all in favor, motion carried.
6. Review, Discussion and Decision for Accessory Structure & Fence. **(R-2) @ 197 14th Street**. Block 140 Lots 6-7. Owners: Michael and Constance Sams; Contractor: GeoFlora Group LLC.
- a. GeoFlora Group LLC, Contractor – Present. Stated that the pool's location and size is still undetermined by the property owners. The contractor indicated that the intent was to obtain approval for all items to avoid having to return to the Board. The contractor further states that the property can accommodate a pool exceeding 1,300 square feet while remaining within allowable impervious surface limits; however, the anticipated pool size is between 500 and 600 square feet.
 - b. Stella Kearns, Apalachee Regional Planning Council. Recommended that the Board to not approve the pool due to insufficient information provided by the applicant.

- c. Ashley Leonard, Alternate (non-voting at this meeting). Requested verbal confirmation that the parcels had been joined, as this is not reflected on the Property Appraiser's website, and inquired whether any protected trees are located on the property, noting that a tree survey was not included with the application.
 - d. GeoFlora Group LLC, confirmed that the parcels have been properly joined and stated that no protected trees are located on the property. The contractor noted that this can be verified by "Tree HELP! LLC."
 - e. Greg Golgowski inquired about requiring an additional 15-foot vegetative buffer as a condition of approval due to the industrial design of the property.
 - f. Dan Hartman, City Attorney. Stated that conditional approvals are typical for commercial developments; however, because this is a residential property, a conditional approval would not serve as a basis for denial.
 - g. Motion by Bobby Miller to approve fence and pole barn but require applicant to return to the Board with a separate application for the pool once they have the exact pool size and location determined; 2nd by Jim Bachrach - all in favor, motion carried.
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.
- a. GeoFlora Group LLC, Contractor – Present. Has returned before the Board following approval of the 8" x 8" columns at the March P& Z meeting. The contractor stated that the property owner had since determined the 8" columns were insufficient for the proportion of the home and noted that the proposed increase in size would have minimal visual impact from the roadway.
 - b. Bobby Miller inquired about the overall design intent of the project and stated that the proposed revisions by the contractor were architecturally sound.

- c. Greg Golgowksi inquired whether the sample images provided by the applicant reflected dimensions similar to those being requested.
- d. The contractor explained that the dimensions in the images could be estimated using the average door width as the reference point. The contractor noted that the columns were not directly measured but were approximated using this method and further clarified that the posts would be framed to achieve the desired aesthetic.
- e. Motion to approve by Jim Bachrach; 2nd by Bobby Miller - all in favor, motion carried.

Other/New Business:

- 1. Housekeeping items presented by Dan Hartman, City Attorney.
 - a. Joe Taylor has exceeded his term as Chair. The City Attorney recommended that the Board open nominations for the position of Chair, allowing for renomination, a new nominee, or for the current Chair to step down.
 - i. Jim Bachrach, Vice Chair, nominated Joe Taylor to continue serving as Chair. Joe Taylor accepted the nomination. 2nd by Greg Golgowski – all in favor, motion carried.
 - b. The following Board members have served beyond four-year terms and indicated willingness to continue serving: Elizabeth Milliken, Jim Bachrach, Lee McLemore, and Bobby Miller.
 - i. Dan Hartman, City Attorney, will report the status of these Board members to the City Commission.

Outstanding/Unresolved Issues: N/A

**Motion to adjourn the meeting by Lee McLemore; 2nd by Joe Taylor. All
in favor – meeting adjourned at 7:52 P.M.**



Accessory Structure

280 24th 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 TOMAS JUM
 Address 239 Rex Buzzett St.
 City Apalachicola State FL Zip 32320
 Phone 850-653-7374

CONTRACTOR INFORMATION

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

PROJECT TYPE

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input checked="" 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): 280 24th Ave.
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: _____ Block: _____ Lot: _____
 Zoning District: _____ [] 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.

T.J.
 Applicant Initial

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

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

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:

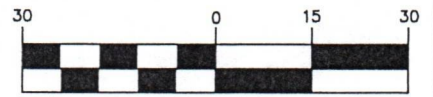
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

04/25/2020
DATE

TOMAS M...
SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 TOMAS JUAN and ANA BALTAZAR JUAN,
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE

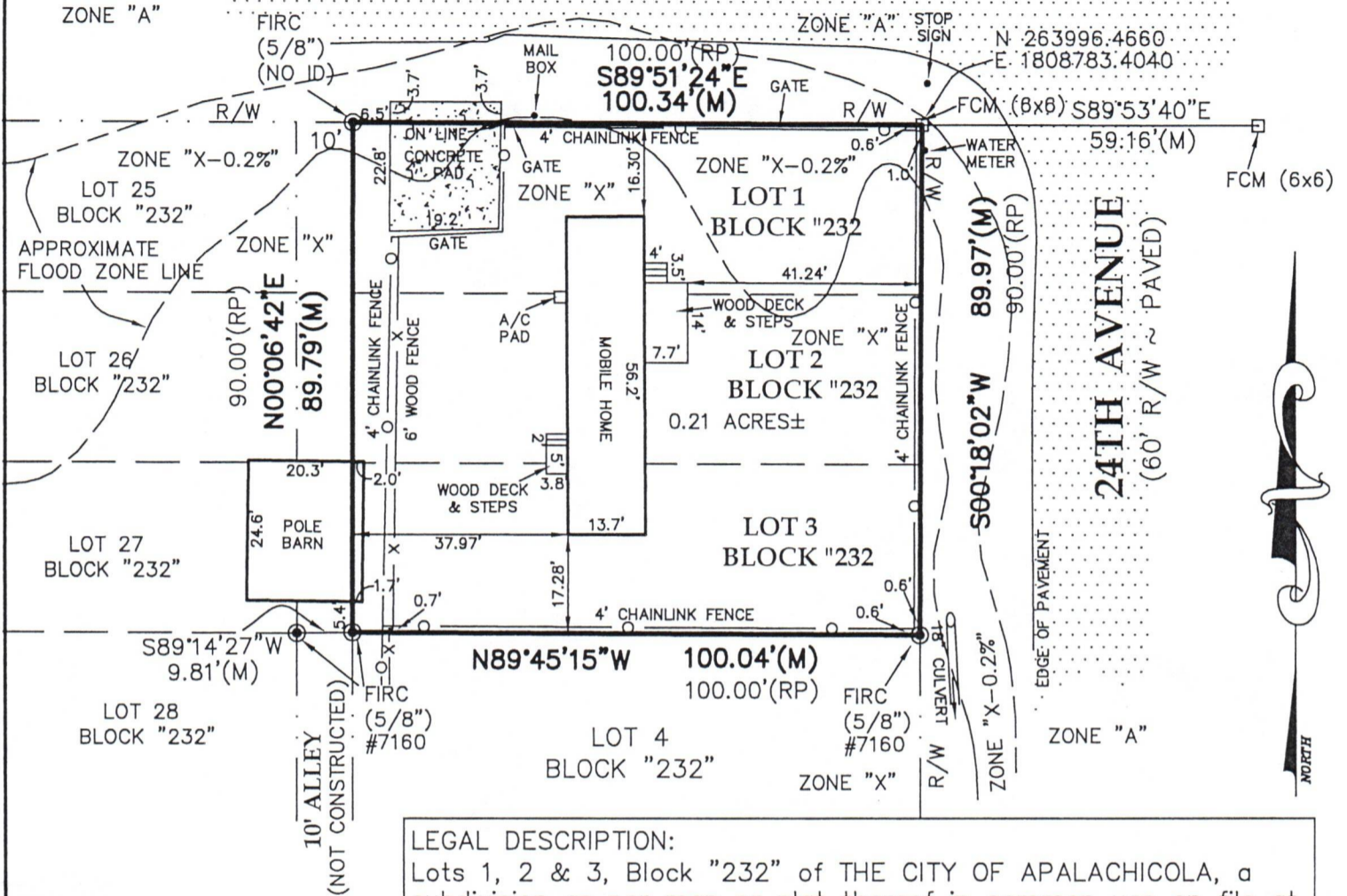


(IN FEET)

1 inch = 30 ft.

TIMOTHY SIMMONS STREET

(50' R/W ~ 13TH STREET ~ PAVED)



LEGAL DESCRIPTION:
 Lots 1, 2 & 3, Block "232" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: 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.
8. ELEVATIONS depicted hereon were established using NAVD 1988 datum.

LEGEND

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

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones "X" and "X-0.2%" as per Flood Insurance Rate Map Community Panel No: 120089 0507G index date: October 10, 2024, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.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
 Surveyor and Mapper
 Florida Certificate No: 4261

TR & A	Thurman Roddenberry & Associates, Inc.		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160		
DATE: 03/15/26	DRAWN BY: BB	N.B. PER PLAT	COUNTY: Franklin
FILE: 12190.DWG	DATE OF LAST FIELD WORK: 03/12/26	CHECKED BY: TR	JOB NO: 12-190



Property Search

You are here: Franklin County > Property Search

Parcel 01-095-08W-8330-0232-0010

Owners

CORA'S COTTAGE LLC
73 WORLEY DRIVE
APALACHICOLA, FL 32320

Parcel Summary

Location	280 24TH AVE APALACHICOLA, FL 32320
Use Code	000200: MOBILE HOME
Tax District	3: CITY OF APALACHICOLA
Acreage	.0000
Section	1
Township	9S
Range	8W



Keyline Description

BL 232 LOTS 1 2 & 3
OR 120/281 GREATER APALACH
OR/146/588 830/90 937/41
1051/750 1070/288 1131/118
1353/775

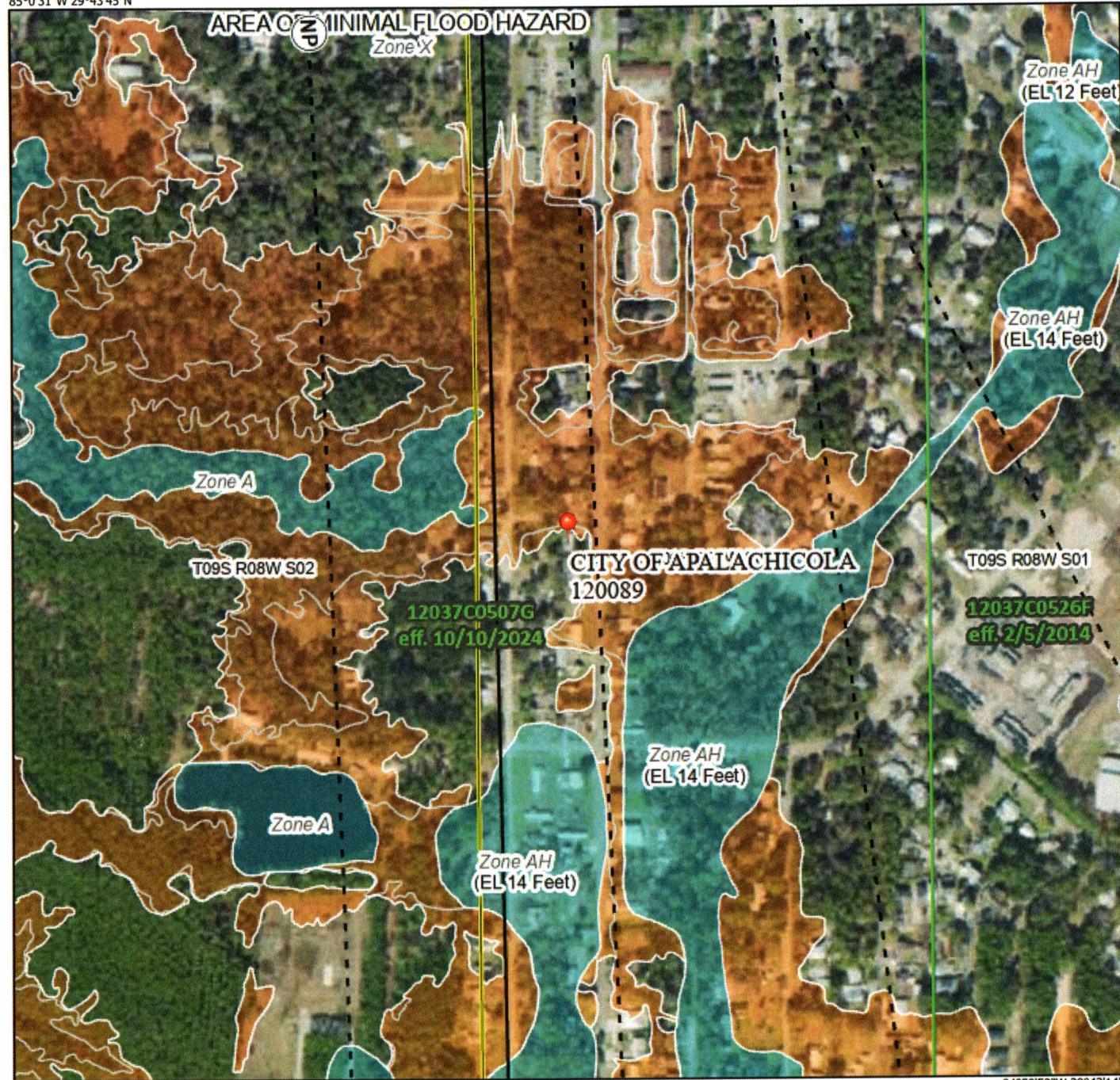
Value History

	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$19,272	\$14,014	\$12,263	\$12,263
Total Extra Features Value	\$432	\$432	\$432	\$432	\$432	\$432
Land Value	\$52,065	\$52,065	\$24,030	\$20,426	\$31,639	\$16,020

National Flood Hazard Layer FIRMette



85°0'31"W 29°43'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

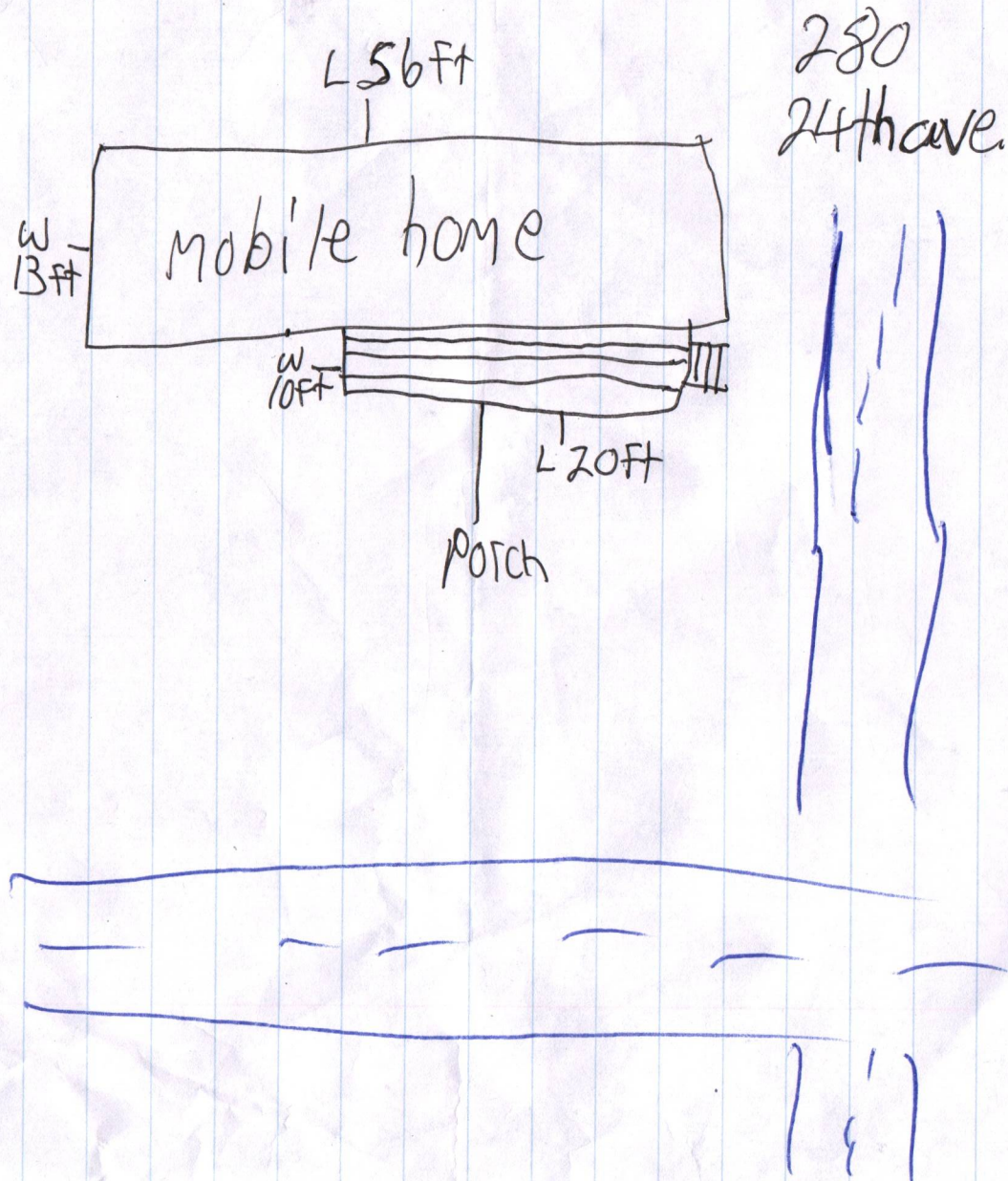
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2026 at 12:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SITE PLAN



STAFF FINDINGS REPORT

PROPERTY OWNER: Tomas Juan

AGENT (if applicable): N/A

CONTRACTOR: Self / TBD

PROPERTY ADDRESS (if available): 280 24th Avenue

→ Block 232 Lots 1-3

PARCEL ID: 01-09S-08W-8330-0232-0010

HISTORIC DISTRICT: No

CORNER LOT: Yes

ACREAGE: -- (~9,000 SF)

FUTURE LAND USE: R-3 Mobile Home Residential

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Construction of a 10' x 20' (200 SF) wood porch/deck attached to an existing 13' x 56' (728 SF) mobile home.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 111-270. R-3 Mobile Home 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.
 - 16.3' to Timothy Simmons; 41.24' to 24th Avenue.
 - 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.

- 17.28' to 278 24th Avenue.
- Side (corner): 15 ft.
 - 16.3' to Timothy Simmons Street; 41.24' to 24th Avenue.
- Rear: 25 ft. (principal structure); 5 ft. (accessory structure).
 - 37.97' to alley.
- **Maximum building restrictions:**
 - Lot coverage: 40% or 3,600 SF.
 - Existing: ~ 1,166 SF.
 - Manufactured home (728 SF) + concrete pad (~438 SF).
 - Proposed: 200 SF
 - Total: 1,366 SF.
 - Building height: 35 ft.

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



Accessory Structure
121 Ellis Van Fleet 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 Melissa Fox & Sean McDermott
 Address 121 Ellis Van Fleet St.
 City Apalachicola State FL Zip 32328
 Phone (480) 586-0389

Contractor Name TideWater Pool & Spas Inc.
 State License # CPC1460043 City License # 25-455
 Email Clint@twpsinc.com
 Phone (919) 530-0372

PROJECT TYPE

- | | |
|--|--|
| <input 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 <u>Fiberglass Swimming Pool</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 121 Ellis Van Fleet St.
 City & State: Apalachicola FL. Zip: 32320
 Parcel ID #: 01-09S-08W-8330-0251-0160 Block: 251 Lot: _____
 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 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.

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).

Installation of 12x25 Fiberglass Swimming Pool - Installation of Concrete Based Pavers 1000 sq ft. Total Dimensions 60x17 - Lot will require just minimal excavation for the pool - No removal of Trees or Plants Required Pool and Deck will be adjacent to current structure.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck	Tremron	Concrete Based Pavers	
Fencing			
Driveways/Sidewalks			
Other	Latham Pools	10x16 Fiberglass Swimming Pool	

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

04/27/2026

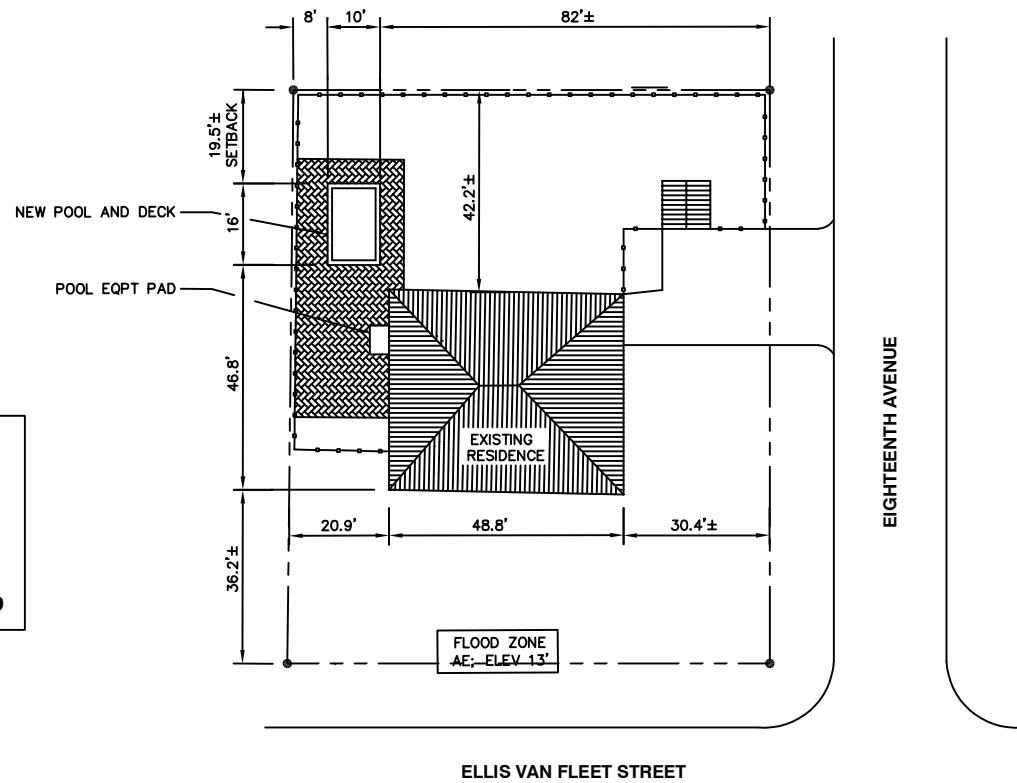
DATE



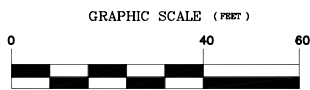
SIGNATURE OF APPLICANT



BL 251 119.64 X 99.56 IN SE
 OF BLOCK 80/506 129/212
 314/204 164/214 193/309
 164/214 193/309 230/309
 372/142 428/314 1073/567
 L/E-1336/427 1349/28 1421/239

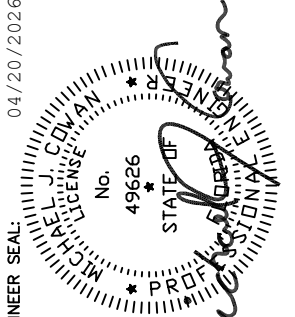


1 SITE PLAN
 AS SHOWN



GENERAL NOTES:

1. POOL DESIGN MUST MEET THE STANDARDS OF RULE 62B.005(7) AND MUST REMAIN FULL OF WATER DURING A COASTAL STORM EVENT.
2. THE SWIMMING POOL DESIGN WILL NOT INCREASE THE RISK OF DAMAGE TO THE DWELLING DURING COASTAL STORM EVENTS, PURSUANT TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 62B-33.005(7).
3. ALL WATER DISCHARGED FROM THE POOL MUST BE ACCOMPLISHED WITHIN THE PROPERTY LIMITS ON THE LANDWARD SIDE OF THE POOL.
4. POOL WATER IS RECIRCULATED AND FILTERED. AS PER POOL MANUFACTURER WATER IS NOT DISCHARGED UNDER NORMAL OPERATING CONDITIONS.
5. ALL REQUIREMENTS FOR POOL INSTALLATION AND OPERATION MUST BE IN COMPLIANCE WITH FLORIDA BLDG CODE (2007) AND OTHER STATE OF FLORIDA REGULATIONS, INCLUDING PERIMETER FENCE.
6. REFER TO DETAILED SWIMMING POOL DESIGN, DETAILS, AND INSTALLATION REQUIREMENTS BY THE SWIMMING POOL MANUFACTURER.
7. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF STRUCTURE LOCATION. ANY CONFLICT OR DISCREPANCY SHALL BE RESOLVED BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH FEDERAL, STATE / COUNTY LAWS, CODES, AND ORDINANCES APPLICABLE TO THE PROJECT, INCLUDING D.E.P. PERMIT CONDITIONS.
9. PROPERTY OWNERS: MELISSA FOX AND SEAN MCDERMOTT

ENGINEER SEAL:  No. 49626 STATE OF FLORIDA PROFESSIONAL ENGINEER MICHAEL J. COWAN PE 49626		ENGINEER SEAL: 04/20/2026
Project No. 0426-1 Date: 4/18/26 Checked By: Client Approval	Design by: MJC Drawn By: MSP Approved: MJC	FILE NO. PROJECT ENGINEER: MICHAEL COWAN, P.E. CIVIL ENGINEERING • STRUCTURAL ENGINEERING 1228 North 9th Street • Quincy, Illinois 62301 (850) 630-5980 cell Email: m.jcowan@fastmail.com
FOX - MCDERMOTT RESIDENCE 121 ELLIS VAN FLEET ST; APALACHICOLA, FL 32320		
Drawing Title: SWIMMING POOL SITE PLAN	Revision: 0 Date: 4/18/2026	Description: INITIAL SUBMITTAL
Sheet Number C-1 of 1		

STAFF FINDINGS REPORT

PROPERTY OWNER: Melissa Fox & Sean McDermott

AGENT (if applicable): N/A

CONTRACTOR: TideWater Pools & Spas Inc.

PROPERTY ADDRESS (if available): 121 Ellis Van Fleet Street

→ Block 251

PARCEL ID: 01-09S-08W-8330-0251-0160

HISTORIC DISTRICT: No

CORNER LOT: Yes

ACREAGE: -- (~12,000 SF)

FUTURE LAND USE: R-2

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Construction of a new 10' x 16' (160 SF) fiberglass swimming pool with ~1,000 SF concrete paver pool deck.

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.
 - 30.4' to 18th Avenue; 36.2' to Ellis Van Fleet Street.
 - Side (interior):

- Single-family: 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.
 - 30.4' to 18th Avenue; 36.2' to Ellis Van Fleet Street.
- Rear: 25 ft. (principal structure); 5 ft. (accessory structure).
 - 42.2' to 126 18th Avenue.
- **Maximum building restrictions:**
 - Lot coverage: 40% or 4,800 SF.
 - Existing: 2,160 SF
 - Proposed: 1,160 SF
 - Total: 3,320 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 pool and pool deck will not be located in the front yard.

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



**New Construction (Residential)
& Accessory Structure
222 Center 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 Daniel & Mary Lynn Walker
 Address 7104 Dolphin Bay Blvd
 City Panama City Beach State FL Zip 32407
 Phone 850-708-2743

Contractor Name America's Home Place
 State License # CRC1330787 City License # _____
 Email invoice63@americashomeplace.com
 Phone 850-899-9028

PROJECT TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> New Construction Single Family home with detached Garage | <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): 222 Center Street
 City & State: Apalachicola, Florida Zip: 32320
 Parcel ID #: 01-095-08W-8360-0008-0070 Block: 8 Lot: 7 & 8
 Zoning District: City of Apalach (3) [] Historic District [] Non-Historic District
 FEMA Flood Zone: X (0.2%)

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
 Setback Requirements of Property:
 Front: _____ 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.

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 construction of a 1,705 SF single family residence, three-bedroom, two-full-bathrooms and will also have a 24 x 24 detached garage. The house style is the Durham which is a ranch style

All construction will comply with 2023 8th Edition Building Codes, NEC, And IRC, and will meet 140 MPH Wind Load Provisions.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	MI	Fiberglass Ext Door	FL 15521.1
Doors	MI	Fiberglass Ext Door	FL 15521.
Windows	MI Windows	MI impact coastal series windows	21637
Roofing	Galvalume Metal	Galvalume metal screw down	FL30540-R1
Trim	Cement Board trims	Cement Board Trims	FL20742
Foundation	Concrete	Raised Mono Slab	n/a
Shutters	Decorative	non active	n/a
Porch/Deck	Concrete slab		n/a
Fencing	Not applicable		n/a
Driveways/Sidewalks	Gravel		n/a
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.

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

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		cement (CW6204 - cem salt)	
Doors	barnett millworks	craftsman w/ 6-lite (CW2936 - quartersawn oak)	
Windows	MI windows	4-over-4	
Roofing		metal	
Trim	alside	white	
Foundation		concrete (gray)	
Shutters	mid-amenca	raised 2-panel (black)	
Porch/Deck		concrete (gray)	
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.**

5/21/26
DATE

Mary Lynn Walker
SIGNATURE OF APPLICANT

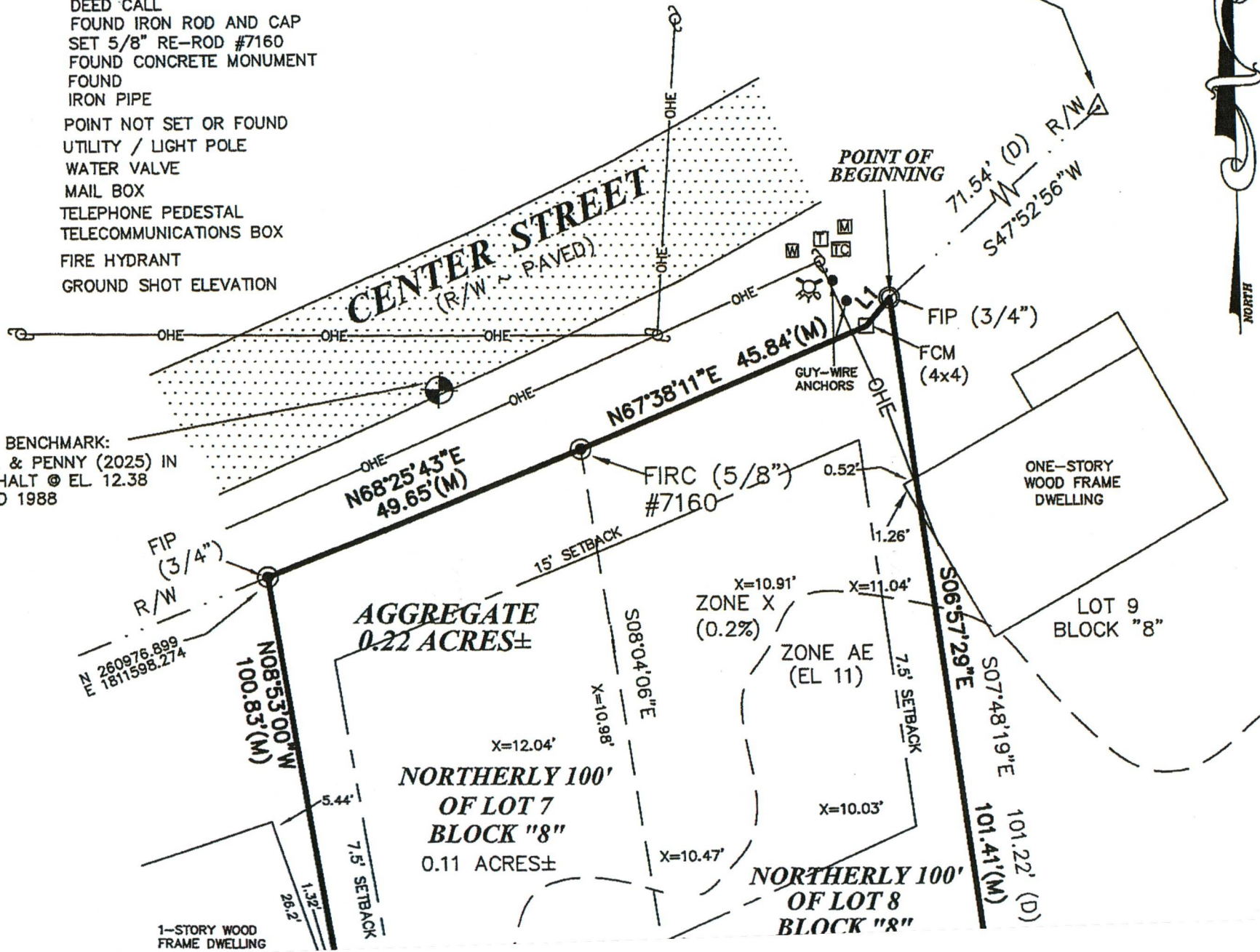
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
LYNN WALKER & DAN WALKER**

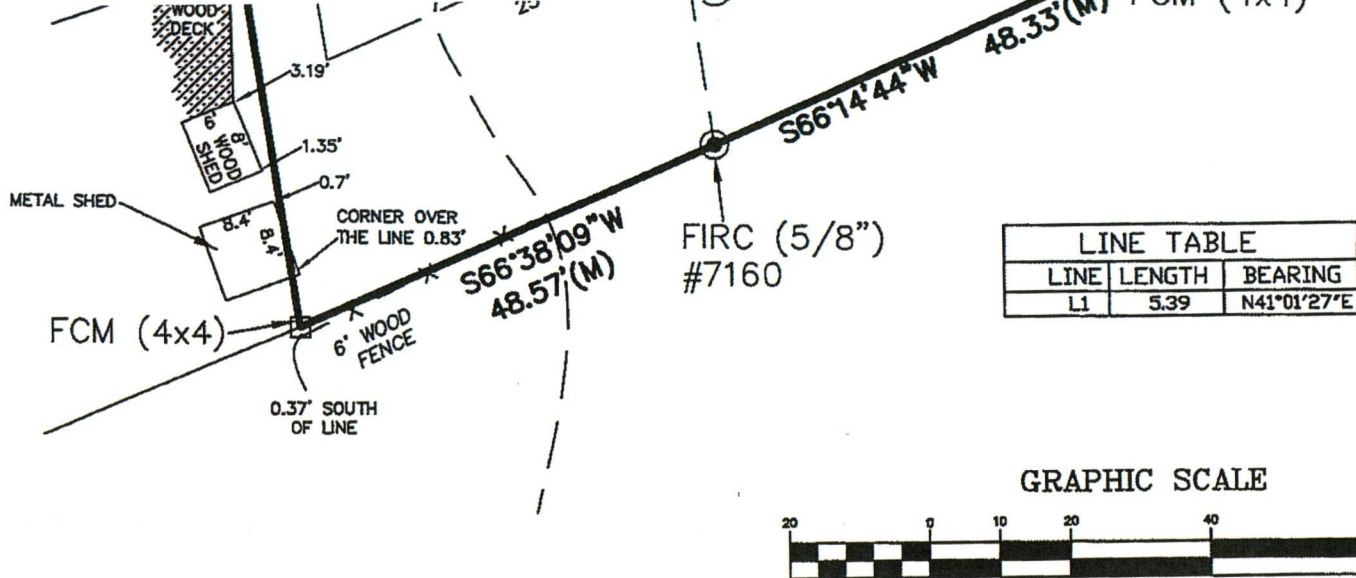
POINT OF COMMENCEMENT
NORTHEAST CORNER OF LOT 9, BLOCK "8"
OF NEEL'S ADDITION TO THE CITY OF
APALACHICOLA, A SUBDIVISION AS PER MAP
OR PLAT THEREOF RECORDED IN THE PUBLIC
RECORDS OF FRANKLIN COUNTY, FLORIDA.

LEGEND

- R/W RIGHT OF WAY
- M MEASURED
- D DEED CALL
- FIRC FOUND IRON ROD AND CAP
- SIRC SET 5/8" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- FND FOUND
- IP IRON PIPE
- △ POINT NOT SET OR FOUND
- ⊕ UTILITY / LIGHT POLE
- ⊕ WATER VALVE
- ⊕ MAIL BOX
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELECOMMUNICATIONS BOX
- ⊕ FIRE HYDRANT
- X= GROUND SHOT ELEVATION

SITE BENCHMARK:
NAIL & PENNY (2025) IN
ASPHALT @ EL. 12.38
NAVD 1988





The limits of the flood zones shown hereon are shown in approximate locations only as transposed from F.I.R.M. and were not field located.

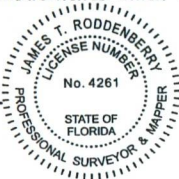
FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) and Zone "AE" (EL 11) as per Flood Insurance Rate Map Community Panel No: 120089 0528F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plot and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.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



NOTES:

1. SURVEY SOURCE: A boundary survey prepared by this firm (job# 00-291, dated 06/27/16 and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: All bearings established by Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

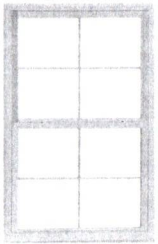
TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160		
DATE: 05/07/26	DRAWN BY: RA.	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 00291.DWG	DATE OF LAST FIELD WORK: 05/05/26	CHECKED BY: TR	JOB NO: 00-291

SHEET LIST - DESIGN	
SHEET NUMBER	SHEET NAME
DP-0	COVER SHEET
DP-1	FRONT & REAR ELEVATIONS
DP-2	LEFT & RIGHT ELEVATIONS
DP-3	FIRST FLOOR PLAN
DP-4	FIRST FLOOR ELECTRICAL

ABBREVIATION LEGEND:

1R1S	ONE SHELF AND ONE ROD	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
2R2S	TWO SHELVES AND TWO RODS	H.D.G.	HOT DIPPED GALVANIZED	S.C.	SUPPLY IN CEILING (HVAC)
5 SH.	FIVE SHELVES	HDWD	HARDWOOD	S.D.	SMOKE DETECTOR
6 SH.	SIX SHELVES	HDR	HEADER	SH	SINGLE HUNG
A.F.F.	AS FLOOR FLOOR	HT.	HEIGHT	S.J.	SINGLE JOIST
B.C.		INT.	INTERIOR	SM/CO	SMOKE AND CARBON MONOXIDE DETECTOR
C.H.		K.S.	KNEE SPACE	SPEC.	SPECIFIED
C.J.		KDAT	KILN DRIED AFTER TREATMENT	SPF	SPRUCE/PINE/FIR
C.M.U.		K.W.	KNEE WALL	S.R.O.	SHEETROCK OPENING
C.O.		L.B.W.	LOAD BEARING WALL	S.Y.P.	SOUTHERN YELLOW PINE
CONC.		L.S.	LAUNDRY SINK or LAZY SUSAN	T&G	TONGUE AND GROOVE
C.R.V.		LVP	LUXURY VINYL PLANK	TEMP.	TEMPERED
D.H.		LVT	LUXURY VINYL TILE	T.O.P.	TOP OF PLATE
DWR		O.C.	ON CENTER	TRAP.	TRAPEZOID (WINDOW)
D.S.		O.H.	OVERHEAD	U.N.O.	UNLESS NOTED OTHERWISE
EVP		OPT.	OPTIONAL	UTIL.	UTILITY
		O.W.H.	OVER THE WALL HEIGHT	U.S.	UTILITY SINK
		P.T.	PRESSURE TREATED	VAN.	VANITY
		PANT.	PANTRY	W/H	WATER HEATER
		R/A	RETURN AIR (HVAC)	W.H.H.	WINDOW HEADER HEIGHT
		REINF.	REINFORCED	W.I.C.	WALK IN CLOSET

4 Over 4 Grid Pat



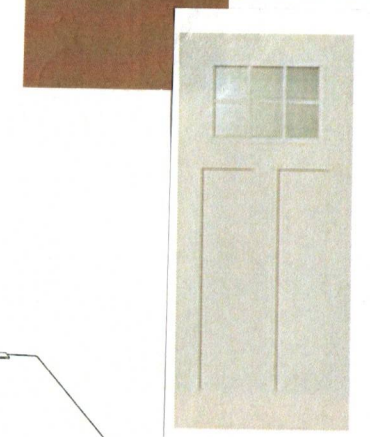
Windows with 4 Over 4 Grid Pat



Black

Mid America

5172034
ICE
PROVAL



Barnett Millworks

metal roof

cement siding

5172034

FRONT PERSPECTIVE



OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%

PRELIMINARY DESIGN PLANS

TO REPORT COPYRIGHT VIOLATIONS CALL (770) 532-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$1000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.
 © COPYRIGHT-ALL RIGHTS RESERVED NOTE: VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.

PAPER SIZE: 11" x 17"

SCALE: 1/8" = 1'-0"

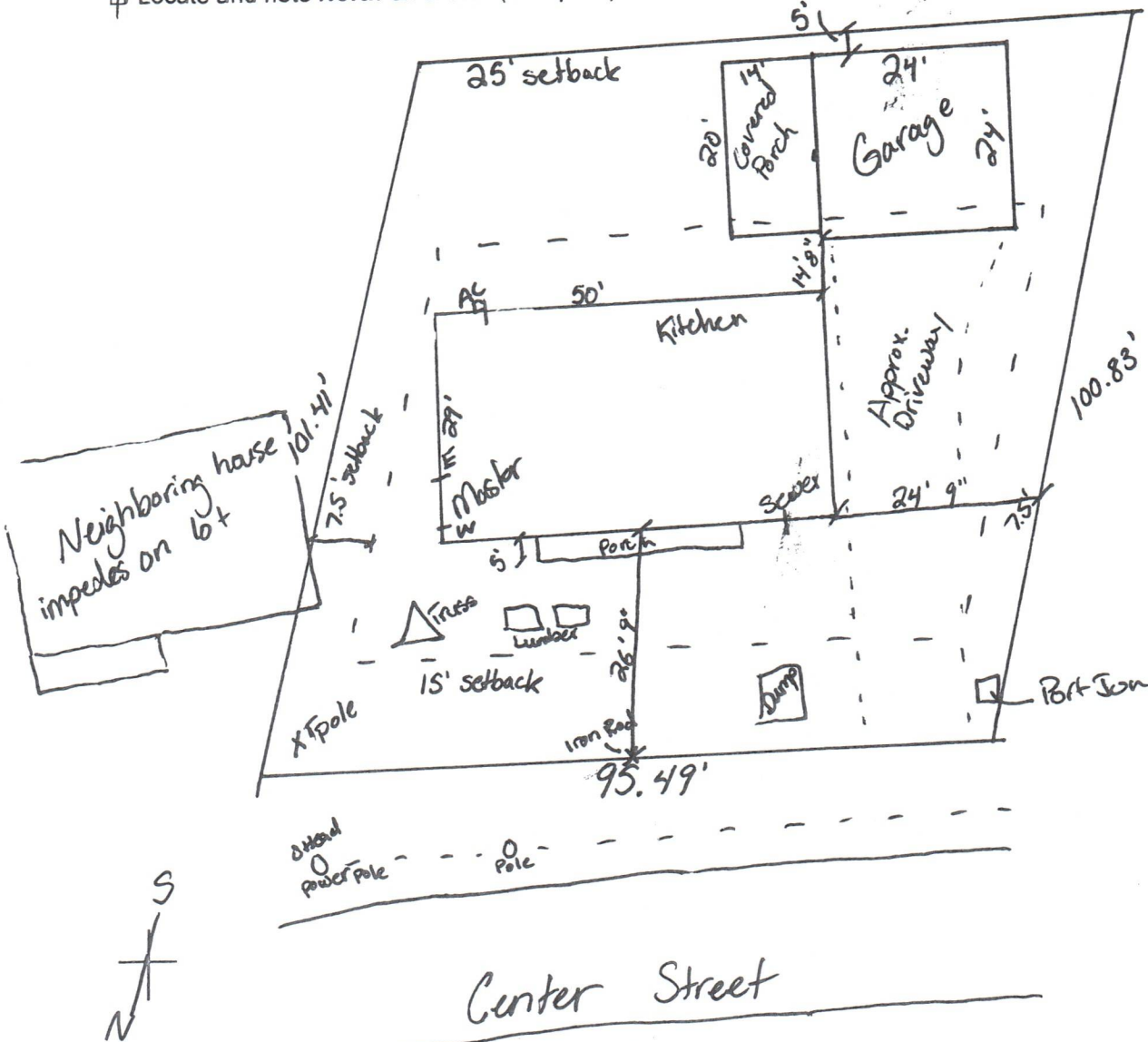
SHEET #	PROPERTY OF	DRAWN BY:	JOB #	TIME	REVISION SCHEDULE			
					REV #	DATE		
DP-0	[Logo]	DRAFTER	XXX-XX-XXX	FOR: Walker, Dan & Lynn	1	1,450 SF		
					CHECKER	2	1,450 SF	
					PRINTED:	3	130 SF	
					2/24/2008	4	1,300 SF	
					10:04:35 AM	5	1,960 SF	
					6	20 SF		
					7	187 SF		
					8	207 SF		

COVER SHEET

SITE MEETING CHECKLIST FOR SLAB HOMES SITE SKETCH

Use a straight edge to draw a Foot Print (or reduce a foundation plan and copy to this form) of the location of the house, garage, porches, landings, steps, driveway, walkway and conditions of the lot. Show the location of all applicable items on the list below. (Label on **SITE SKETCH** and check off each item)

- | | |
|--|--|
| <input type="checkbox"/> Dimension ALL sides of house to Property lines | <input type="checkbox"/> Air conditioner condenser unit location |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Precise spot for trusses |
| <input type="checkbox"/> Sewer/ Septic Stub Out & Field Lines | <input type="checkbox"/> Precise spot for lumber |
| <input type="checkbox"/> Water supply stub out | <input type="checkbox"/> Dumpster location |
| <input type="checkbox"/> Gas line stub out | <input type="checkbox"/> Port-a-john location |
| <input type="checkbox"/> Power meter base | <input type="checkbox"/> Driveway and walkway sketch |
| <input type="checkbox"/> Locate Temporary Power Pole & service type | <input type="checkbox"/> Note ALL field elevations at EACH offset of house |
| <input type="checkbox"/> Closest Utility Pole / Transformer & Proposed Poles | <input type="checkbox"/> Locate ALL existing structures and field conditions |
| <input type="checkbox"/> Well or water meter location & water lines | <input type="checkbox"/> Locate Required Erosion Control Fencing |
| <input type="checkbox"/> Hose bibs | <input type="checkbox"/> Locate Grade Heights at Each Corner |
| <input type="checkbox"/> Locate and note North on sketch (Compass) | <input type="checkbox"/> Take pictures of site (driveway and house site) |



(N, S, E, W) (Front Property Line) Center Street Drive / Road / Highway (Circle One)

Dan Walker
Owner Signature

5/15/26
Date

Mary L Walker
Owner Signature

5/15/26
Date

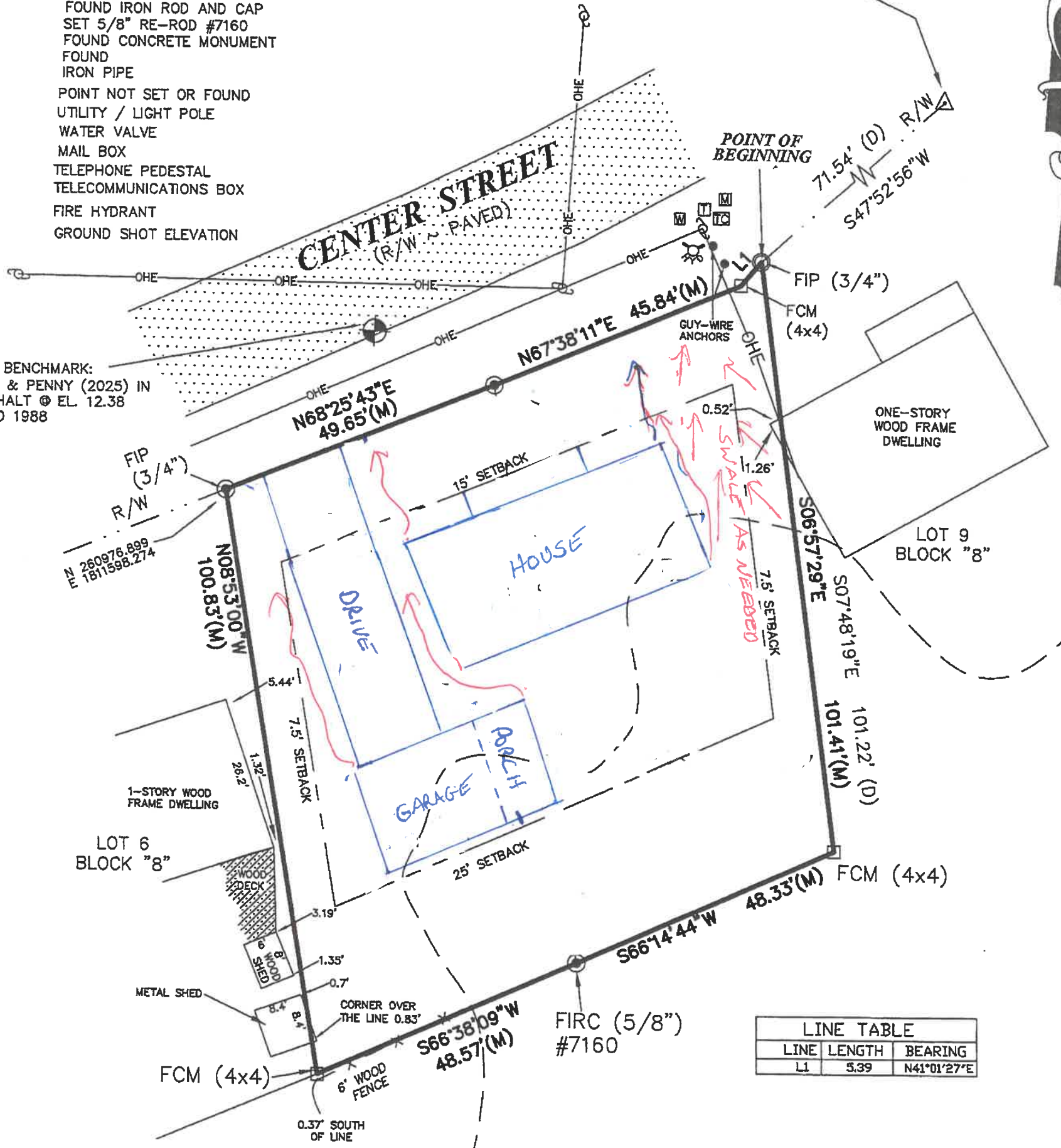
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NORTHEAST CORNER OF LOT 9, BLOCK "8"
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LEGEND

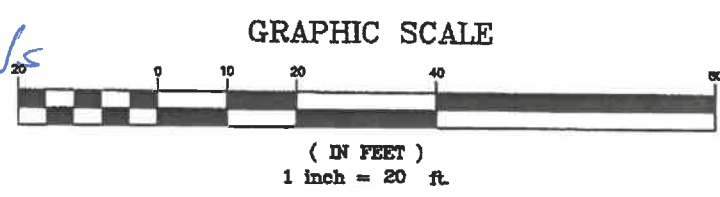
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- FIRE HYDRANT
- X= GROUND SHOT ELEVATION

SITE BENCHMARK:
NAIL & PENNY (2025) IN
ASPHALT @ EL. 12.38
NAVD 1988



N 260976.899
E 1811598.274

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.39	N41°01'27"E



** STORM WATER AND DOWNSPOUTS
TO BE DIRECTED TOWARDS
CENTER STREET*

The limits of the flood zones shown hereon are shown in approximate locations only as transposed from F.I.R.M. and were not field located.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) and Zone "AE" (EL 11) as per Flood Insurance Rate Map Community Panel No: 120089 0528F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.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.

NOTES:

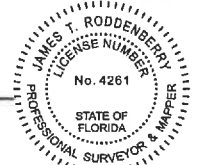
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4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.



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

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



DATE: 05/07/26	DRAWN BY: RA	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 00291.DWG	DATE OF LAST FIELD WORK: 05/05/26	CHECKED BY: TR	JOB NO: 00-291

STAFF FINDINGS REPORT

PROPERTY OWNER: Daniel & Mary Lynn Walker

AGENT (if applicable): N/A

CONTRACTOR: America's Home Place

PROPERTY ADDRESS (if available): 222 Center Street

→ Neels Addition Block 8 North Part Lots 7-8

PARCEL ID: 01-09S-08W-8360-0008-0070

HISTORIC DISTRICT: No

CORNER LOT: No

ACREAGE: -- (~12,000 SF)

FUTURE LAND USE: R-1 Single-Family Residential

WETLANDS: No

FLOODPLAIN: Mixed "X" and "AE"

DESCRIPTION OF PROJECT:

→ New construction of a 1,705 SF single-family home with a 576 SF accessory detached garage.

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:**

- Front: 15 ft.
 - Proposed 26'9".
 - 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.

- Proposed greater than 7.5' each side; together each side greater than 25'.
 - Rear: 25 ft. (principal structure)
 - Proposed greater than 25'.
 - Accessory: 5 ft.
 - Proposed 5'.
 - **Maximum building restrictions:**
 - Lot coverage: 40% or 4,800 SF
 - Proposed: 2,281 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 detached garage will be located in the rear yard.

→ **Section 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.
 - 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.
 - Property owner confirmed contractor intends to construct a swale on the property for stormwater retention.

→ **Section 111-288. Supplementary Regulations, in general.**

- **(c) Alleys.** Ten-foot alleys are intended to accommodate utility lines, such as water and sewer, and are not intended to support traffic. Ten-foot alleys are not to be used for ingress and egress.
- **(k)** All development shall be required to connect to the city water and sewer system where and when it is available.

→ **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 detached garage will be used to meet the parking requirement.

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

→ If stormwater management plan not received on or before June 8th, table until the next scheduled meeting when the stormwater management plan may be included with the agenda item.



**Certificate of Appropriateness,
Alteration/Renovation &
New Construction (Commercial)
155 Commerce 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 Waddell Family Apalachicola Historical Preservation Society, Inc.
Address 6260 Old Water Oak Road
City Tallahassee State Florida Zip 32312
Phone 850.545.3322

CONTRACTOR INFORMATION

Contractor Name Galloway Construction, Inc.
State License # CGC1526000 City License # _____
Email Tim Anthuis Tim@gallowayfl.com
Phone 850.340.3669 cell 850.670.1032 office

PROJECT TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input checked="" type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Other <u>Adaptive Reuse of Existing Material and New Construction as contemplated in approved Dept of State Division of Historic Resources Grant 25.h.sc.100.056</u> |
| <input type="checkbox"/> Demolition | |
- Note to Reviewer: Multiple Categories Apply.

PROPERTY INFORMATION

Street Address (911 Address): 155 Commerce Street
City & State: Apalachicola, Florida Zip: 32320
Parcel ID #: 01-09S-08W-8330-00G1-0120 Block: G1 Lot: 12.13
Zoning District: _____ [] Historic District [] Non-Historic District
FEMA Flood Zone: AE(EL 12)

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.

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).

The proposed project may generally be described as adaptive reuse of salvageable building materials and space to restore the Demo George Building. The scope of work includes a main building of approximately 2,100 GSF, a side porch, courtyard for outside seating. The space is planned to be used as a restaurant. Features of the project will be consistent with the conditions set forth in the Florida Dept. of State DHR Grant 25.h.sc.100.056. To maintain historical context, the building exterior will be tin clad, with a storefront reconstructed from salvaged materials, including historic doors, windows, and signage. In keeping with the original structure, a post supported roof will cover the sidewalk, similar to other buildings downtown. It is planned for the building to be floodproofed.

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.**

Waddell Family Apalachicola Historical Preservation Society, Inc.
By: James F. Waddell III, Director

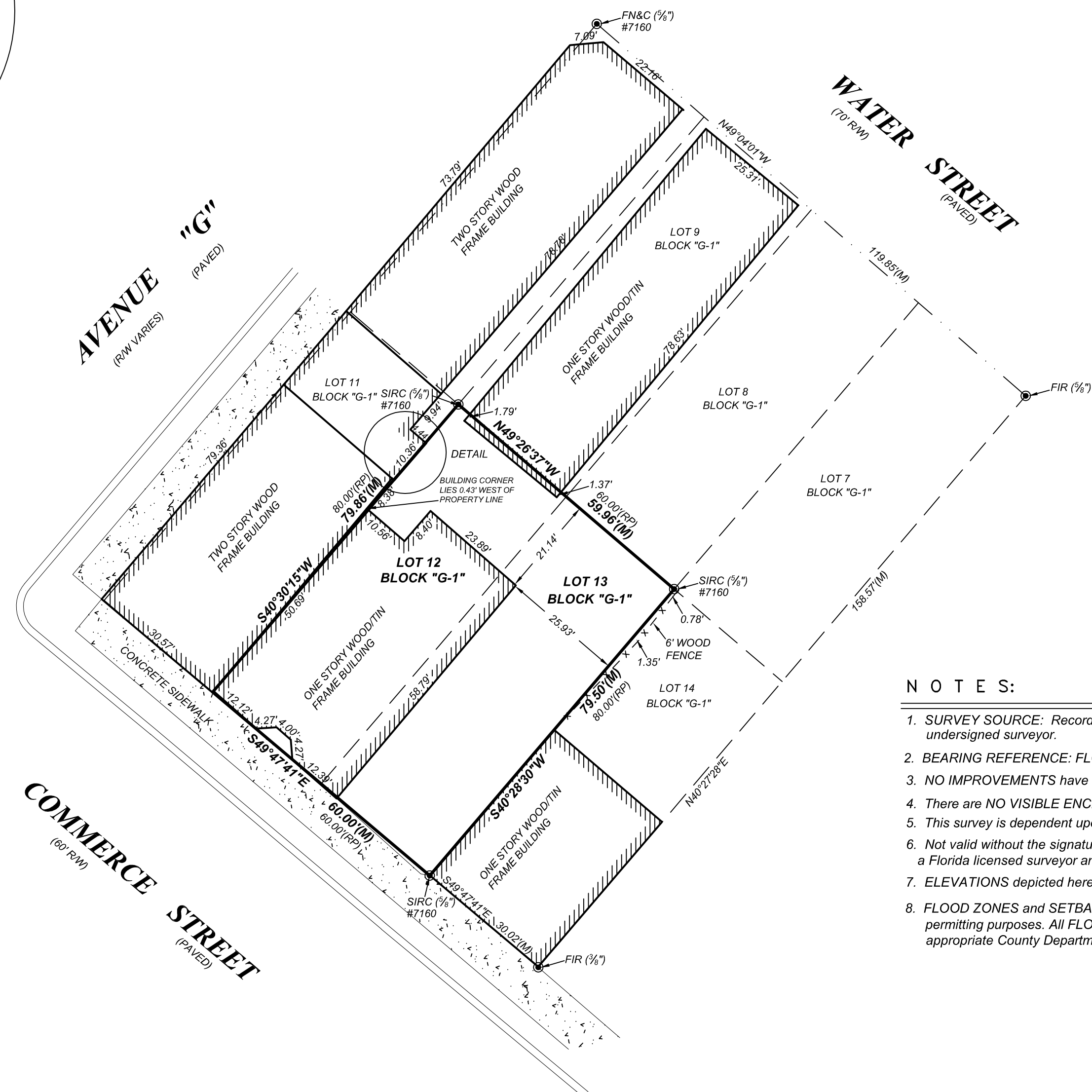
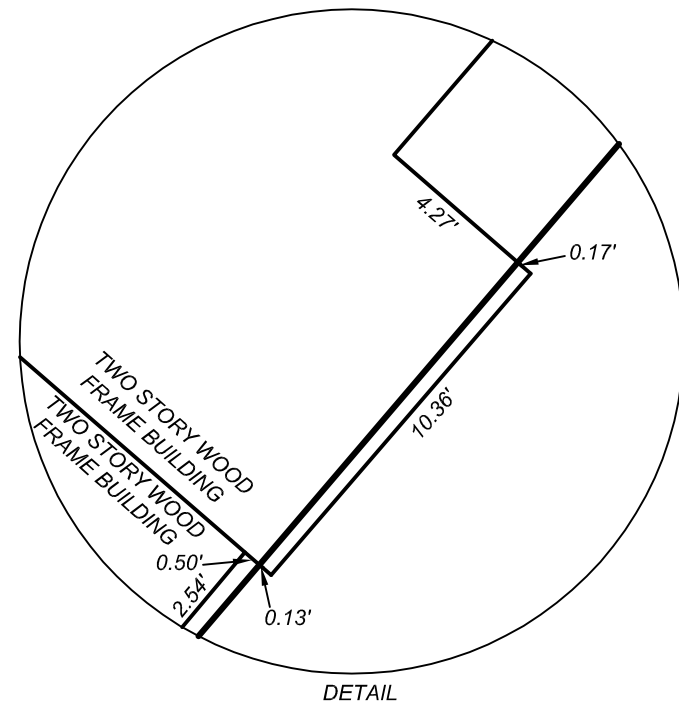
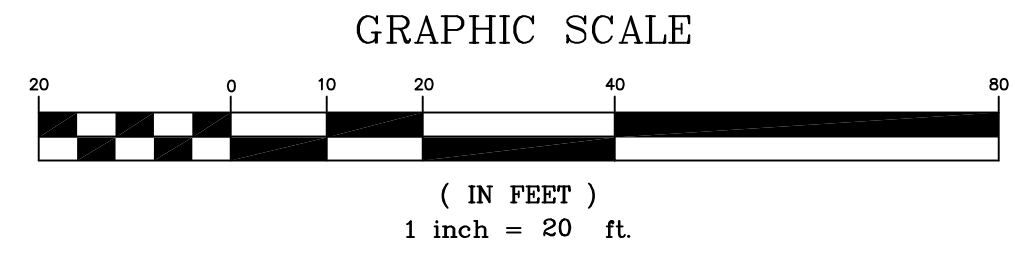


SIGNATURE OF APPLICANT

4.3.2026

DATE

**PLAT OF BOUNDARY SURVEY FOR:
INOVIA CONSULTING GROUP**



LEGEND

	POINT NOT SET OR FOUND
	RECORD PLAT
	RIGHT-OF-WAY
	MEASURED
	NOT TO SCALE
	SET 5/8" RE-ROD #7160
	FOUND CONCRETE MONUMENT
	FOUND IRON ROD AND CAP (5/8")
	FOUND IRON ROD
	FOUND IRON PIPE
	FOUND CRIMPED IRON PIPE
	FOUND PINCHED IRON PIPE
	FOUND
	ROUND

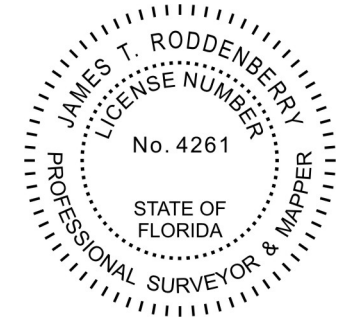
LEGAL DESCRIPTION:
Lots 12 and 13, Block "G-1" of "The City of Apalachicola", a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

- NOTES:**
1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: FLORIDA GRID NORTH (NAD 83)
 3. NO IMPROVEMENTS have been located in this survey other than 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. ELEVATIONS depicted hereon were established using NAVD 1988 DATUM.
 8. 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. 5J-17.051/.052).

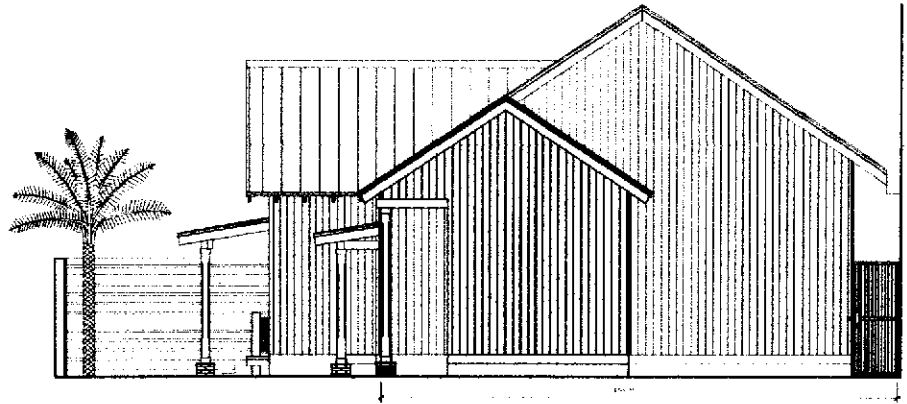
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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



EFFECTIVE FLOOD ZONE INFORMATION:
Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120143 0309F index date: August 18, 2009, Leon County, Florida.

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: 05/23/22	DRAWN BY: MD	N.B.619 pg.66	COUNTY: FRANKLIN
FILE: 22423DWG	DATE OF LAST FIELD WORK: 05/18/20	CHECKED BY:	JOB NUMBER: 22-423



REAR WALL ELEVATION (LOOKING TOWARDS COMMERCE STREET)

SCALE 1/8" = 1'-0"



FRONT ENTRY ELEVATION (LOOKING FROM COMMERCE STREET)

SCALE 1/8" = 1'-0"



4M Design Group PA

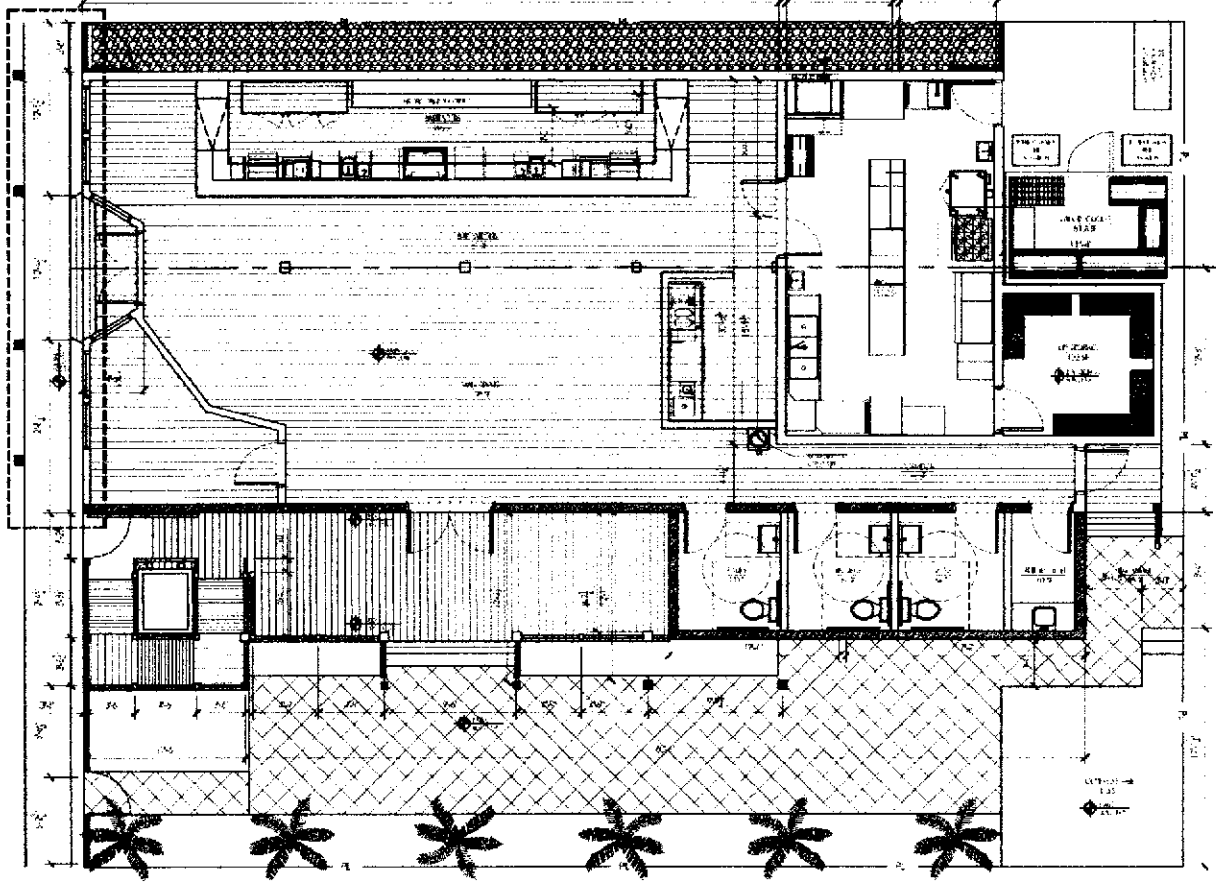
Architecture
Preservation
Sustainability



ADAPTIVE REUSE OF
DEMO GEORGE BUILDING
155 COMMERCE STREET
APALACHICOLA FLORIDA 32320

ARCHITECTS
CONSTRUCTION
CLIENTS

ALTERNATE 1



PROPOSED FLOOR PLAN - ALTERNATE 1

SCALE 1/8" = 1'-0"



4M Design Group PA

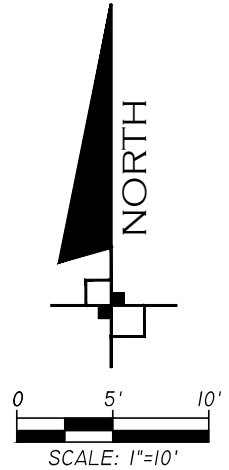


Architecture
 Preservation
 Sustainability

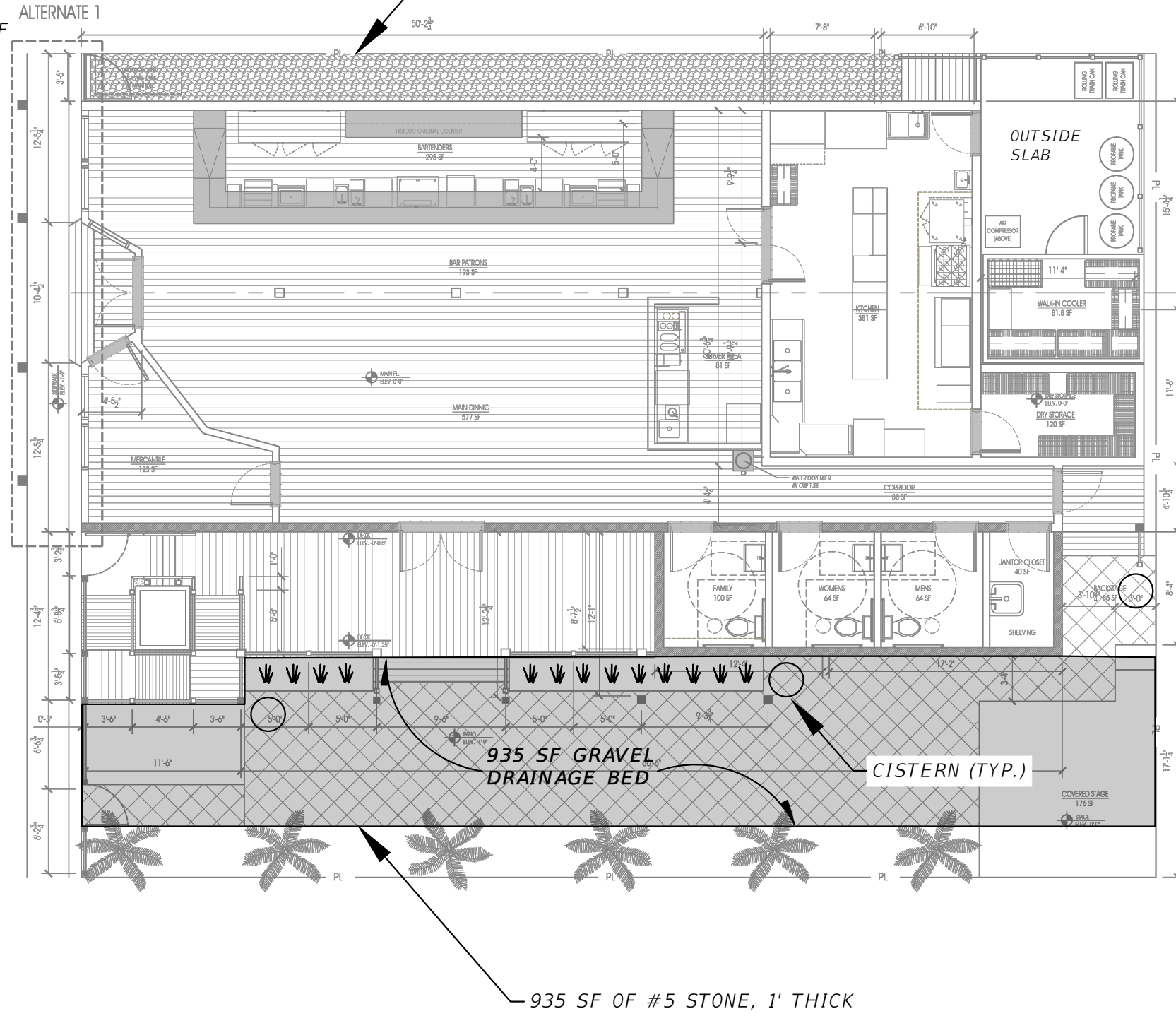
1220 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 754.341.4444
 Fax: 754.341.4444
 Email: info@4mgroup.com

ADAPTIVE REUSE OF
 DEMO GEORGE BUILDING
 155 COMMERCE STREET
 APALACHICOLA FLORIDA 32320

DATE: 12/15/2024
 DRAWING NO.: 2024-001
 PROJECT NO.: 2024-001



NORTH HALF OF BUILDING RUNOFF
TO COMMERCE CLOSED DRAINAGE
SYSTEM



SITE STATISTICS

- LOT AREA (2 LOTS)
60' x 80' = 4,800 SF
- EXISTING BUILDING: 1,957 SF
- PROPOSED BUILDING: 2,513 SF
- OUTSIDE SLAB: 253 SF
2,766 SF

EXISTING IMPERVIOUS AREA % = 41%
PROPOSED IMPERVIOUS AREA % = 58%

- NOTE: REMAINDER OF PROPERTY TO BE PERVIOUS SURFACE

STORMWATER MANAGEMENT PLAN

- PROVIDE RAIN BARRELL CISTERNS FOR RUNOFF FROM SOUTH HALF OF BUILDING
- NORTH HALF OF BUILDING AND RUNOFF FROM NICHOLS (WHITE SANDS BUILDING) TO BE COLLECTED IN GUTTER/DOWNSPOUTS TO STREET
- ONSITE STORMWATER MANAGEMENT

PARKING: ON-STREET
CITY PUBLIC LOT

DATE	REVISIONS	BY	NO.

CLIENT	WADDELL FAMILY APALACHICOLA HISTORIC PRESERVATION SOCIETY, INC.
PROJECT	ADAPTIVE REUSE OF DEMO GEORGE BUILDING
SHEET	PLANNING AND ZONING SITE PLAN SUBMITTAL

PLAN RELEASE STATUS	
<input type="checkbox"/>	PROGRESS PRINT
<input type="checkbox"/>	PERMIT RELEASE
<input type="checkbox"/>	BID RELEASE
<input type="checkbox"/>	CONSTRUCTION RELEASE
RELEASE DATE: 15 MAY 26	
DRAWN BY	DND
CHECKED BY	JFW
SCALE: AS SHOWN	

JAMES F. WADDELL, P.E.
PE NO.: 46019
DATE: 15 MAY 26

Demo George Building

Parking Plan and Summary

Legend



Google Earth

Image © 2026 Airbus

500 ft



Demo George Building

Parking Plan and Summary

Legend

Water Street

Avenue G

Commerce Street

Avenue F

280 ft

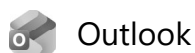
14 Spaces Each Side of Road @ 20 ft. (280 ft.)

Parking Summary:

Required Parking Spaces = 19

On Street Parking Available on Facing Block = 28
(Based on 20 ft Stall and 280 ft of curb each side, exclusive of curb returns and crosswalks as shown)





RE: 155 Commerce Street P&Z Application Questions

From Jim Waddell <jfw@inoviagroup.com>
Date Wed 5/20/2026 12:54 PM
To Brianna Williams <bwilliams@arpc.org>
Cc Mark Tarmey <mark@4mdesigngroup.com>



External (jfw@inoviagroup.com)



[Graymail](#) [Spam](#) [Phish](#) [More...](#)

Brianna,
On behalf of the Waddell Family Apalachicola Historical Preservation Society, Inc. I am requesting a waiver of maximum proportion of required onsite parking for the Demo Building project. I am making this request in the capacity of the Director of the Society, who owns the land associated with the subject project.

Please feel free to call with any questions.

Jim Waddell, PE
Principal



401 East 9th Avenue | Tallahassee, Florida 32303
p: 850.298.4213 ext. 106
c: 850.545.3322
e: jfw@inoviagroup.com

From: Brianna Williams <bwilliams@arpc.org>
Sent: Wednesday, May 20, 2026 11:51 AM
To: Jim Waddell <jfw@inoviagroup.com>; Ron Nippe <rnippe@cityofapalachicola.com>
Cc: Jerry Baxley <jerry@gallowayfl.com>; Chase Galloway <chase@gallowayfl.com>; Tim Anthuis <tim@gallowayfl.com>; Heath Galloway <heath@gallowayfl.com>; Mark Tarmey <mark@4mdesigngroup.com>
Subject: Re: 155 Commerce Street P&Z Application Questions

A letter attached to an email (.docx or .pdf) or an email alone should suffice, whichever you prefer. I don't believe there is a dedicated form, and the piece of the Code in question is not very specific:

"Restoration of an historic structure in the C-1, C-4 and RF districts may request waiver of up to 100 percent of required on-site parking not to exceed eight spaces. Documentation that the structure for which a waiver is sought qualifies as an historic structure, as provided in this

PROJECT NARRATIVE
DEMO GEORGE BUILDING
155 COMMERCE STREET APALACHICOLA, FLORIDA

GENERAL

The subject project is located at 155 Commerce Street in the Apalachicola Historic District. It is situated on two City lots, 40 X 80 per plat, comprising a total of **4,800 sf** of total project area. Approximately one half of the property is covered by the existing building, the remainder is vacant. The existing building will be selectively deconstructed, and materials salvaged such that they can be reused in the proposed building.

The project has been funded by the Florida Department of State Division of Historical Resources. The plan has been conceptually approved, with final approval pending completion of architectural plans.

EXISTING USE

Historically beginning in the early 1900's, the building was a general store offering marine supplies, dry goods and groceries. Three generations of the George family operated the store, until it closed in the early 1990's.

ZONING/PROPOSED USE

The property is zoned C-1 Commercial. The proposed project consists of reconstruction of the building and adaptive reuse of the space as a restaurant. The project meets all setbacks (basically 0 ft.) all around. In the proposed condition the impervious area coverage is 58%.

STORMWATER MANAGEMENT

Stormwater management will be handled in the following manner:

1. Notwithstanding exempt status that may be afforded properties in the Historic District and due to project size which is less than 4,800 sf, stormwater treatment will be provided on site with rain barrels in the courtyard, along with a gravel drainage bed to capture an equivalent volume of 4 in. of rainfall over the difference in impervious area between existing and proposed (809 sf). This estimated volume accounts for treatment over the entire site, plus volume of additional runoff associated with the larger building.
2. Roof leaders for the north side of the Demo Building will be routed to the Commerce Street closed conduit system.

PARKING

Parking for the repurposed building will be provided in the form of on-street parking, use of the City Lot, which is in direct access/proximity to the project, and pedestrian traffic already parked somewhere else in town. This parking scheme has been successfully utilized for several projects/repurposed buildings in the downtown area.

The calculation for parking may be enumerated as follows:

Dining: $39/4$ per table = 9.75 tables, say 10. $10 \text{ Tables}/2 = 5$ spaces.

Bar: 39 patrons/ 4 stools = 9.75 parks, say 10 spaces.

Staff: Peak Shift 8 employees, $8/2$ per employee = 4 spaces.

Total Parking Calculation: 19 Spaces.

Note: Occupancy numbers based on Building Code Requirements.

FLOOD INFORMATION

The proposed project is in a flood zone (AE12). Notwithstanding exempt status that buildings may be afforded in the historic district, the building will be floodproofed. It only seems prudent as a steward of the grant funds to take this additional step in protecting the investment.

STAFF FINDINGS REPORT

PROPERTY OWNER: Waddell Family

AGENT (if applicable): N/A

CONTRACTOR: Galloway Construction Inc.

PROPERTY ADDRESS (if available): 155 Commerce Street

→ Block G-1 Lots 12-13

PARCEL ID: 01-09S-08W-8330-00G1-0120

HISTORIC DISTRICT: Yes

CORNER LOT: No

ACREAGE: -- (~4,800 SF)

FUTURE LAND USE: C-1 General Commercial

WETLANDS: No

FLOODPLAIN: "AE"

DESCRIPTION OF PROJECT:

→ Combination of new construction and renovation/remodel of existing historic structure for use a restaurant.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 111-273. C-1 General Commercial Downtown.**

- **District intent.** The provisions of the C-1 District are intended to apply to areas that serve a wide variety of commercial needs of the community. This district accommodates certain residential and bed and breakfast applications, but these uses must accept existing commercial uses in the district and accept overall general commercial noise, traffic, smells, etc. (nuisances notwithstanding). Because all of the C-1 district falls within the historic district, it is the district intent that all development within the district have an aesthetic compatibility with the nature of the historic downtown.
- **Development standards:**
 - **Permitted uses and structures.**
 - Eating and drinking establishments (among others).

- **Minimum lot size:**
 - Principal uses: Platted lot of record platted prior to 1991.
 - Usually 2,400 SF (30' x 80').
 - Existing plats may not be subdivided to create smaller lots.
- **Minimum building size:** None.
- **Minimum building setbacks:**
 - Front: 0 ft.
 - Side (interior lot): 0 ft.
 - Side (corner lot): 0 ft.
 - Rear: 0 ft.
- **Maximum building restrictions:**
 - Lot coverage: 80% or 3,840 SF.
 - Proposed: 2,784 SF or 58%.
 - Building height: 35 ft.
 - Building footprint: 8,500 SF for a single commercial development.
- **Applicable regulations:**
 - Commercial development requires a department of environmental regulation permitted stormwater management plan.
 - All required off-street parking will be provided either on the same parcel of land as the principal building or structure or on a separate parcel located within 500 feet of the principal building or structure.

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

- **Off-street parking.** Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons or employees of the principal use served. Parking for disabled persons shall be provided pursuant to F.S. § 316.1957.
- 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:
 - **Eating and/or drinking establishments.** One off-street parking space for each two persons at work on peak shifts, plus one for each two tables for service, plus one for each four stools at the service counter.
 - Per provided narrative, a total of 19 parking spaces will be provided:
 - Peak shift: 8 employees = 4 parking spaces.
 - Tables: 10 tables = 5 spaces.
 - Bar: 39 stools = 10 spaces.

- **On-street parking.** An allowable commercial use of an existing building upon adoption of Ord. No. 91-7, adopted December 3, 1991, may use on-street parking as part of its required parking. **An increase in the intensity of use of an existing building after the adoption of Ord. No. 91-7 on December 3, 1991, must comply with the parking requirements** as provided in subsection (i)(2) of this section [see above “eating and/or drinking establishments”].
- The following provisions in Sec. 111-288(i) allow for the partial mitigation of off-street parking requirements. There is no provision which allows for 100% mitigation of all required off-street parking.
 - New commercial development or expanded intensity of an existing building use in the C-1, C-4 and RF districts may mitigate up to 50 percent of the required on-site parking through an approved mitigation plan as provided in subsection (h)(2)(a)(2) of this section. This provision does not apply to other zoning districts.
 - (h)(2)(a)(2): Where alterations of wetlands are necessary in order to allow reasonable use of property, either the restoration of the disturbed wetlands will be provided or additional wetlands will be created at a 4:1 ratio to mitigate any wetland destruction.
 - New commercial development within the C-1, C-4 and RF districts may use on-street parking to meet part of the required parking standard as provided in subsection (i)(2) of this section [see above “eating and/or drinking establishments”].
 - Restoration of a historic structure in the C-1, C-4 and RF districts may request waiver of up to 100 percent of required on-site parking not to exceed 8 spaces. Documentation that the structure for which a waiver is sought qualifies as an historic structure, as provided in this subsection, shall be included in the request for waiver and be included as part of the permit application.

→ **Section 115-1. City Requirements.**

- **Non-residential.** Applications for all non-residential development exempt from State permitting pursuant to Rule 62-330 Fl. Administrative Code for more than 4,800 square feet must provide a stormwater management system by an engineer to provide for treatment for a 24-hour 25-year event. Individual lots or combination of lots less than 4,800 square feet may treat stormwater with BMPS that include provisions for compensatory storage.
- 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.

▪ **Stormwater runoff control.**

- During construction, building debris shall be removed from the stormwater flow path and deposited in trash receptacles and temporary stormwater control barriers shall be installed and maintained.
- 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.
- **Direct connection between building gutters and downspouts and onsite stormwater systems into the city's stormwater conveyances is not allowed.**

RECOMMENDATION: Either of the following at the discretion of the Board:

1. CONDITIONAL APPROVAL. On the following conditions, as well as any others deemed necessary by the Board:

- a. Revise the stormwater management plan so that runoff from gutters/downspouts are not connected directly to the City's stormwater conveyances.
- b. Obtain approval from the City Commission for the parking plan which includes a minimum of 19 parking spaces.
- c. Return to the Planning and Zoning Board for approval of the parking plan, following City Commission approval.

2. TABLE. Until the parking plan has been reviewed and approved by the City Commission, to allow the Planning and Zoning Board to simultaneously review the site plan and the parking plan.

