



Planning & Zoning Agenda

July 13th, 2026

Regular Meeting 6:00 P.M.

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
REGULAR MEETING
Monday, July 13th, 2026

City Meeting Room – 74 6th Street

Agenda

Regular Meeting: 6:00 PM

1. Approval of June 8th, 2026 regular meeting minutes.
2. Review, Discussion and Decision for Accessory Structure. **(R-1) @ 27 Myrtle Avenue**. Neels Addition Block 8 Lot 16. Owners: Al and Donna Ingle; Contractor: Self.
3. Review, Discussion and Decision for Fence. **(R-1) @ 226 Center Street**. Neels Addition Block 8 Lot 5 less south 76'. Owner: Emily Spear; Contractor: Self /TBD.
4. Review, Discussion and Decision for Fence. **(R-2) @ 224 17th Street**. Block 123 Lot 4. Owner: Carolina Narine; Contractor: Big Scrimpin'.
5. Review, Discussion and Decision for New Construction (Residential). **(R-2) @ 228 17th Street**. Block 123 Lot 5. Owner: RG Building and Framing Inc.; Contractor: Self.
6. Review, Discussion and Decision for Certificate of Appropriateness and Parking Plan. **(C-1) @ 155 Commerce Street**. Block G-1 Lots 12-13. Owner: Waddell Family Apalachicola Historical Preservation Society Inc.; Contractor: Galloway Construction Inc.

Other/New Business:

1. Overview of current stormwater management requirements and permitting process.
2. Appointment of a new chair from the full-time members.

Outstanding/Unresolved Issues:

1. Attorney update on P&Z Board term length and composition issue following June 16th City Commission workshop.

Motion to adjourn the meeting.



June 8th
Meeting Minutes

CITY OF APALACHICOLA

PLANNING AND ZONING BOARD

REGULAR MEETING

Monday, June 8th, 2026

City Meeting Room – 74 6th Street

Minutes

Attendance: Joe Taylor, Jim Bachrach, Greg Golgowski, Elizabeth Milliken, Bobby Miller, Ashley Leonard, alternate (voting)

Regular Meeting: 6:00 PM

1. Approval of May 11th, 2026 regular meeting minutes.
 - a. Motion to approve by Jim Bachrach; 2nd by Greg Golgowksi – all in favor, motion carried.
2. Review, Discussion and Decision for Accessory Structure. (R-3) @ 280 24th Avenue. Block 232 Lots 1-3. Owner: Tomas Juan; Contractor: Self / TBD.
 - a. Tomas Juan, Owner – Present. In response to a question from Greg Golgowski, stated that he was not sure of the spacing between the deck boards. Planner explained that 1/8-inch spacing allows an additional 10% maximum impervious surface on the property. Owner further clarified that there is an existing porch in poor condition in the same location, that will be removed and replaced.
 - b. Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken – all in favor, motion carried.
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.
 - a. Elizabeth Milliken asked for confirmation that the pool would not be located in the front yard. Planner stated that, according to the provided site plan, the pool would be located in the interior side and rear yards.
 - b. Motion to approve by Jim Bachrach; 2nd by Greg Golgowski – all in favor, motion carried.

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.
 - a. Daniel and Mary Lynn Walker, Owners – Present. In response to a question from Joe Taylor, stated that the detached garage does not contain any bonus rooms and is intended only to store a golf cart.
 - b. Jim Bachrach stated that the property seemed level and not necessarily wet in any specific area. Planner clarified that there are no wetlands on the property, though a portion is in Zone AE and has the potential to flood.
 - c. Ashley Leonard stated that the covered porch shown on the site plan was not included in the impervious surface calculation, though even with this addition they do not exceed the maximum permitted impervious surface area. She also requested additional information about the presence of protected trees on the property. Planner stated that the City's Building Department had worked with the Owners to determine the presence or absence of protected trees on the property.
 - d. Greg Golgowksi asked if any modifications were made to the stormwater management plan by the Planner. Planner confirmed that no changes were made to the plan following submission by the Owners. Owners confirmed that the red lines on the plan indicate water being diverted to the road rather than the neighbor's property. Owner agreed to modify the plan to direct runoff into rain barrels on equivalent catchment on the property instead.
 - e. Motion to approve on the condition that the stormwater management plan be revised to retain runoff on the site and not direct it into the street by Jim Bachrach; 2nd by Bobby Miller – all in favor, motion carried.
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.

- a. Jim Waddell, Representative – Present. Provided the following contextual information. The property is not owned by the Waddell Family directly, but rather by a nonprofit associated with the family. A 6-month extension on the grant deadline from the Division of Historical Resources was requested and received. The historic use of the building was as a general store selling marine supplies, fresh food, and other goods. The adjacent vacant lot will remain vacant and may be used for outdoor space for the subject property.
 - i. Chase Galloway, Contractor – Present. Provided additional information about the grant funding. The funding is to rebuild the structure as it is, with the addition of one new room at the rear.
- b. Jim Waddell addressed the stormwater management plan. Many other buildings in the downtown areas have gutters that send water directly into the street. The gravel retention bed proposed on the south side of the property can hold approximately 4” of water. Currently, gutters from the adjacent White Sands property direct water onto the subject property. The intent is to modify the gutter system on both buildings so that they converge into the same downspout and drain onto Commerce Street instead.
 - i. Greg Golgowski clarified that the south side of the property drains into the gravel area, and the north side drains into a downspout.
- c. Jim Waddell also addressed the parking plan. The parking calculation was not done correctly and should be less than presented on the agenda. The new total number of spaces required should be 13, rather than 19. Up to 8 spaces can be waived using the historic building exception. The remaining 5 would need to be mitigated. The parking plan does not consider space that may be available on the shoulder of the road, or in nearby grassy or unpaved areas. When the original commercial lots downtown were platted, it could not have been imagined nor intended that off-street parking be made available on those lots. Additionally, he believes there is sufficient parking available on the street and in the nearby city-owned parking lot.

According to his measurement, the city-owned lot is within 500' of the intersection of Commerce Street and Avenue G. Further, the intent when constructing this lot was to provide overflow parking.

- i. Jim Bachrach clarified that the measurement was taken from the intersection of the two streets, not from the subject lot to the city-owned lot.
 1. Ashley Leonard added that by her measurement, it is around ~568' from the subject lot to the city-owned lot. She also noted that the city-owned parking lot is always empty.
- d. Bobby Miller stated that the principal issue concerns parking. The City has the authority to approve the plan and must do so. P&Z cannot supersede the City on this issue.
- e. Joe Taylor suggested that the site plan be modified to include the location of the stools and tables. Ashley Leonard also noted that this would avoid the potential to overestimate the number of bar stools. She also stated that any potential outdoor seating must be accounted for on the site plan and parking plan.
- f. Susan Keith, Resident – Present. Stated that the issue of parking has once again come back before the Board. While she appreciates that the Waddell family wants to bring life and activity back to this area, she emphasized the importance of having the exact number of tables, stools, and outdoor seating on the parking plan. Additionally, the Owners must provide documentation the subject property is a historic structure. Finally, she stated that the City should not dedicate 13 street parking spaces to this one establishment, as future businesses wanting to operate in this area may have issues obtaining their own parking.
- g. Joe Taylor stated that the parking plan must go before the City Commission for approval, and that parking can be negotiated with the City Commission but not the Planning and Zoning Board. He emphasized that the stormwater issue is not resolved, as the submitted stormwater

management plan states that the north half of the building will drain directly into the street.

- i. Greg Golgowksi asked if the large gravel bed will provide excess storage of water on the site? Representative stated it would be sufficient, and that based on his experience as an engineer the stormwater runoff provisions of the Land Development Code (LDC) were flawed, especially for commercial lots with 0' lot line setbacks and high impervious surface coverage. Greg Golgowski responded that managing stormwater on small lots like these is very difficult.
 - ii. Joe Taylor asked if there is an exception from stormwater requirements for historic buildings. Planner responded that the stormwater chapter of the LDC only differentiates between residential and nonresidential uses. There is no exception specifically for historic buildings.
- h. Jim Bachrach stated that parking is available in the city-owned lot nearby. Further, the LDC clearly defines standards for parking and stormwater. The Board has always followed what is stated in the Code.
 - i. Bobby Miller added that conditional approvals have not always worked well for the Board in the past. When there are lots of moving parts, the phrasing of the conditional approval may be subject to criticism. He also raised the potential for the vacant lot at the rear of the subject property to be developed in the future, noting that parking will eventually be required for that property as well.
- i. Representative agreed to modify the stormwater management plan to not direct water into the street and retain water on the subject property instead.
- j. Elizabeth Milliken noted that new development in this area presents an opportunity for tourists and other visitors to start using the nearby city-owned lot.
- k. Motion to approve on the condition that (1) the stormwater management plan be revised to retain runoff on the site and not direct it into the street

and (2) the City Commission approve a parking plan which meets the minimum parking requirements for the proposed use as a restaurant by Jim Bachrach; 2nd by Bobby Miller – all in favor, motion carried.

Other/New Business:

N/A

Outstanding/Unresolved Issues:

1. Update on P&Z Board term length and composition issue following June 2nd City Commission meeting.
 - a. Planner explained that no action is needed at this time. The City Commission will hold a workshop on Tuesday, June 16th at 4:00 p.m. to discuss a draft amendment to the Code of Ordinances, Sections 2-38 through 2-48, addressing the Planning and Zoning Board. Attendance of current board members is encouraged, if possible, as the City Commission would like feedback about how any proposed changes may impact the Board.

Motion to adjourn the meeting by Jim Bachrach; 2nd by Greg Golgowski. All in favor – meeting adjourned at 7:24 p.m.



Accessory Structure
27 Myrtle 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 Al & Donna Ingle
 Address 27 Myrtle Ave
 City Apalachicola State FL Zip 32320
 Phone (850) 509 1162

CONTRACTOR INFORMATION

Contractor Name Owner
 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): 27 Myrtle Ave
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01 09S 08W 8360 0008 0160 Block: 8 Lot: 16
 Zoning District: R1 [] Historic District [X] Non-Historic District Neel's Addition
 FEMA Flood Zone: AE (13')

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y N
 Setback Requirements of Property:
 Front: 15' Rear: 5' Side: 5'
 Corner Lot? Y/N Street Sides: 15'
 Lot Coverage: 40%
 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).

See attached M.CORB Architectural Plans for 24' x 24' x 15' (nominal) height Pole Barn Plans (Carport).

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.*

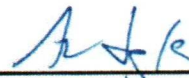
CERTIFICATION

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:

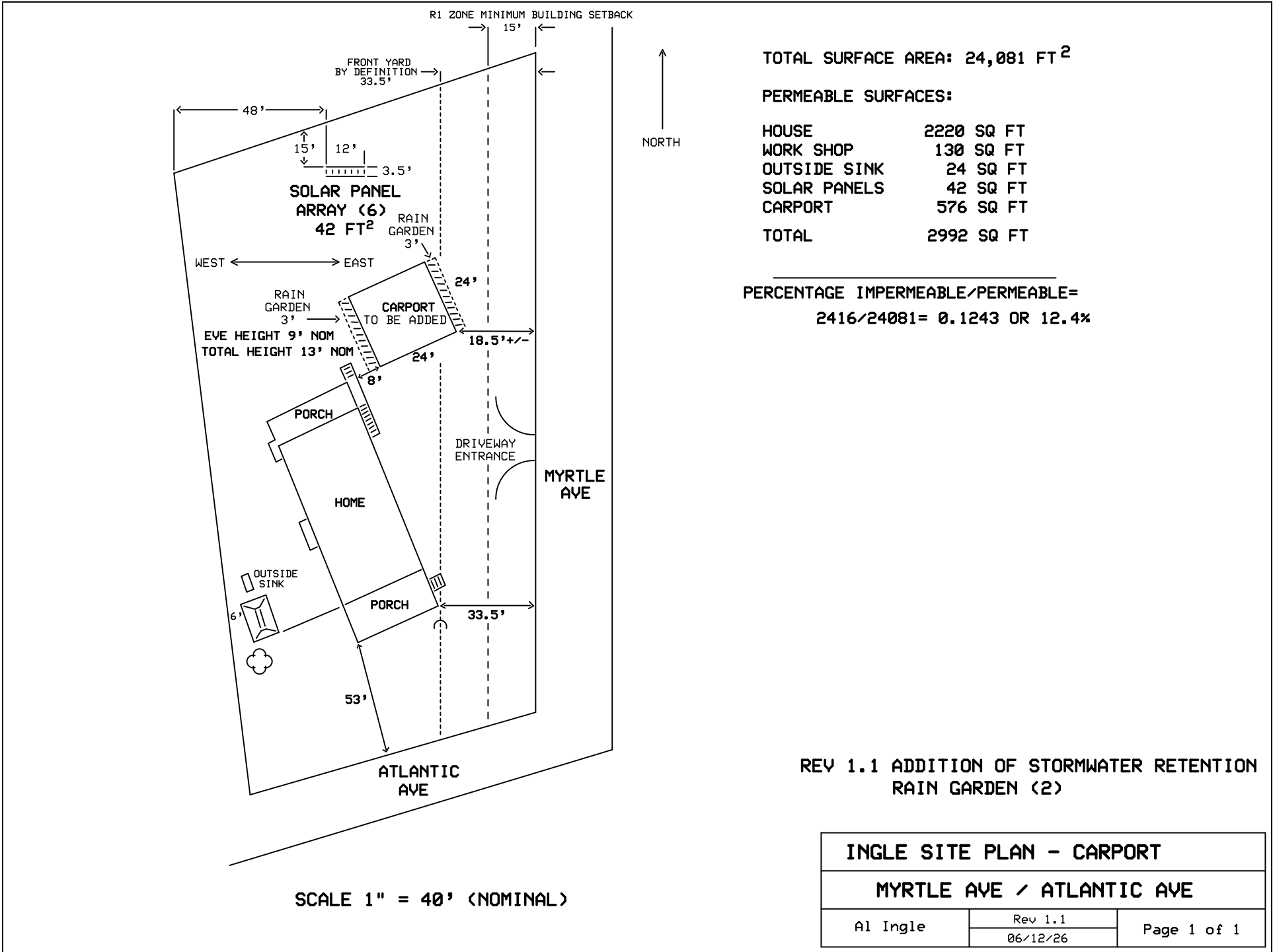
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

19 May 2026

DATE



SIGNATURE OF APPLICANT



TOTAL SURFACE AREA: 24,081 FT²

PERMEABLE SURFACES:

HOUSE	2220 SQ FT
WORK SHOP	130 SQ FT
OUTSIDE SINK	24 SQ FT
SOLAR PANELS	42 SQ FT
CARPORT	576 SQ FT
TOTAL	2992 SQ FT

PERCENTAGE IMPERMEABLE/PERMEABLE=
 $2416/24081 = 0.1243$ OR 12.4%

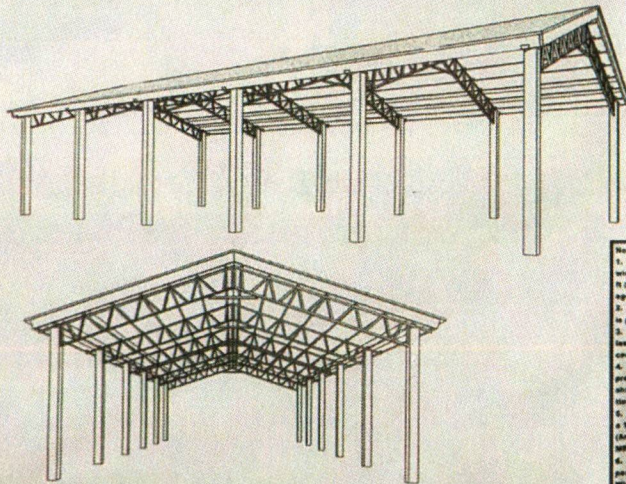
REV 1.1 ADDITION OF STORMWATER RETENTION
RAIN GARDEN (2)

INGLE SITE PLAN - CARPORT		
MYRTLE AVE / ATLANTIC AVE		
Al Ingle	Rev 1.1 06/12/26	Page 1 of 1

OPEN POLE BARN PLANS FOR: SURPLUS & SALVAGE 1600 HWY 90 CHIPLEY, FL 32428

DISCLAIMER:

THIS SET OF PLANS ARE NOT INTENDED FOR HABITABLE RESIDENTIAL CONSTRUCTION.



DIAGRAMMATIC REPRESENTATIONS
NTS

- Notes:
1. Values are ultimate design 3-second gust wind speeds in miles per hour (mph) at 33 ft (10m) above ground for Exposure C cat. (gust).
 2. Linear interpolation between contours is permitted.
 3. Islands and coastal areas outside the test contour shall use the test wind speed contour of the coastal area.
 - A. Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.
 4. Wind speeds correspond to approximately a 1% probability of exceedance in 50 years (Annual Exceedance Probability = 0.02033, WMI = 300 years).
 5. Location-specific wind speeds shall be permitted to be determined using the ASCE Wind Design Database. The ASCE Wind Design Database can be accessed at the ASCE Hazard Tool (<http://www.HazardTool.online>) or equivalent.

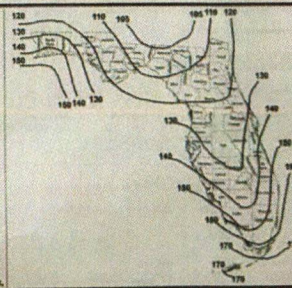


FIGURE 1609 34(4) ULTIMATE DESIGN WIND SPEEDS, VULT. FOR RISK CATEGORY I BUILDINGS AND OTHER STRUCTURES

DRAWING INDEX

PROJECT INFO	S1.0
PLANS & ELEVATIONS	S2.0
SECTION, SCHEDULES, SPECIFICATIONS	S3.0

LEGAL NOTES:

1. THE DESIGN SPECIFICATIONS, AND ANY RELATED DOCUMENTS, EITHER PHYSICAL OR ELECTRONIC MEDIA ARE THE SOLE PROPERTY OF M.CORB, LLC. M.CORB, LLC SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. ANY USE, REUSE, REPRODUCTION, OR MODIFICATION IS PROHIBITED WITHOUT EXPRESS PERMISSION OF M.CORB, LLC.
2. THESE PROJECT DOCUMENTS HAVE BEEN PREPARED AS A CONSTRUCTION GUIDE FOR THE SOLE PURPOSE OF OBTAINING A PERMIT FROM THE COUNTY OR CITY BUILDING DEPARTMENT PRESSING OVER THE SITE TO BE CONSTRUCTED UPON.
3. THESE PLANS ARE TO BE USED ONLY FOR THE POLE BARN, AS SUPPLIED BY SURPLUS & SALVAGE, CHIPLEY, FLORIDA & ARE DESIGNED TO ACCOMMODATE THE VARIOUS POLE BARN LENGTHS, WIDTHS, BAY WIDTHS, TRUSS SPANS, & TRUSS DEPTHS. THESE PLANS SHALL ONLY APPLY TO AN OPEN STRUCTURE, RISK CATEGORY I POLE BARN CONSTRUCTED WITHIN ANY LOCATION OF THE SPECIFIED WIND SPEEDS LISTED BY THE DESIGN CRITERIA BELOW.
4. THIS DRAWING PACKAGE HAS BEEN DEVELOPED BY M.CORB, LLC UNDER THE INSTRUCTION, CONTROL, AND RESPONSIBLE SUPERVISION OF THE ENGINEER OF RECORD. ANY AND ALL ENGINEERED DESIGN SPECIFICATIONS, OR LAYOUTS WITHIN THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED AND STAMPED WITH A RAISED SEAL BY A LICENSED ENGINEER FOR THE APPLICABLE PROJECT STATE. REPRODUCTION IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION IS PROHIBITED. DESIGN COPYRIGHT OF M.CORB, LLC.
5. M.CORB, LLC AND THE ENGINEER OF RECORD ASSUME NO LIABILITY FOR MANUFACTURER WARRANTIES OR FABRICATION DEFECTS OR DEFICIENCIES.
6. M.CORB, LLC & THE ENGINEER OF RECORD DO NOT ASSUME ANY LIABILITY AND WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY AND ALL CONSTRUCTION MEANS AND METHODS OR OMISSIONS OF THE BUILDER. THE BUILDER ASSUMES FULL RESPONSIBILITY FOR ANY WORK CONTRARY TO THESE ENGINEERED PLANS & ANY SUCH LAWS, CODES, OR REGULATIONS THAT APPLY TO ANY ASPECT OF THIS PROJECT.

DESIGN CRITERIA:

STATE OF FLORIDA PROJECTS - F & C - 2023 EDITION
ALABAMA & GEORGIA PROJECTS - I.R.C. - 2020 EDITION

BUILDING OCCUPANCY CATEGORY: I PER ASCE 7-22 TABLE 1-1

DESIGN LOADS:

• ROOF - DEAD LOADS - 20 PSF

WIND DESIGN:

EXPOSURE - B OR C

ENCLOSURE CLASSIFICATION - OPEN

INTERNAL PRESSURE COEFFICIENT - 0.0

ULTIMATE WIND DESIGN SPEED (VULT) = 150 / NOMINAL WIND DESIGN SPEED (VWDSD) - 138 mph

BASE VELOCITY DESIGN PRESSURE = 416 PSF (ALT. / 3407 MSF)

ROOF COMPONENT UPLIFT PRESSURES

ZONE 1: 47.40 PSF, ZONE 2: 57.40 PSF, ZONE 3: 73.90 PSF

SEE F.B.C. - FIGURE 1603(1) FOR COMPONENT AND CLADDING PRESSURE ZONES.

NOTE: PROJECTS LOCATED IN A EXPOSURE 'D' WIND ZONE ARE NOT COVERED BY THIS SET OF CONSTRUCTION DOCUMENTS & WILL REQUIRE ADDITIONAL ENGINEERING.

NOTE: PROJECTS LOCATED IN A EXPOSURE 'D' WIND ZONE ARE NOT COVERED BY THIS SET OF CONSTRUCTION DOCUMENTS & WILL REQUIRE ADDITIONAL ENGINEERING.



M.CORB
ARCHITECTURAL DESIGN
1346 N. RAILROAD AVE.
CHIPLEY, FL 32428
850-676-4206
WWW.MCORBDESIGN.COM

ENGINEER OF RECORD

FLORIDA

ENGINEERING BY:
JUSTINO R. FEDERER
PROFESSIONAL

PHONE
850-676-4206

EMAIL:
justinofederer@gmail.com

PE NO
7152

SET NUMBER:

050

CHECKED BY:

JB

OPEN POLE BARN PLANS
FOR:
SURPLUS & SALVAGE
1600 HWY 90
CHIPLEY, FL 32428

VERSION #: 05-2025-03

DRAWN BY: M.CORB

PLOT DATE: 4/27/2025

SHEET TITLE

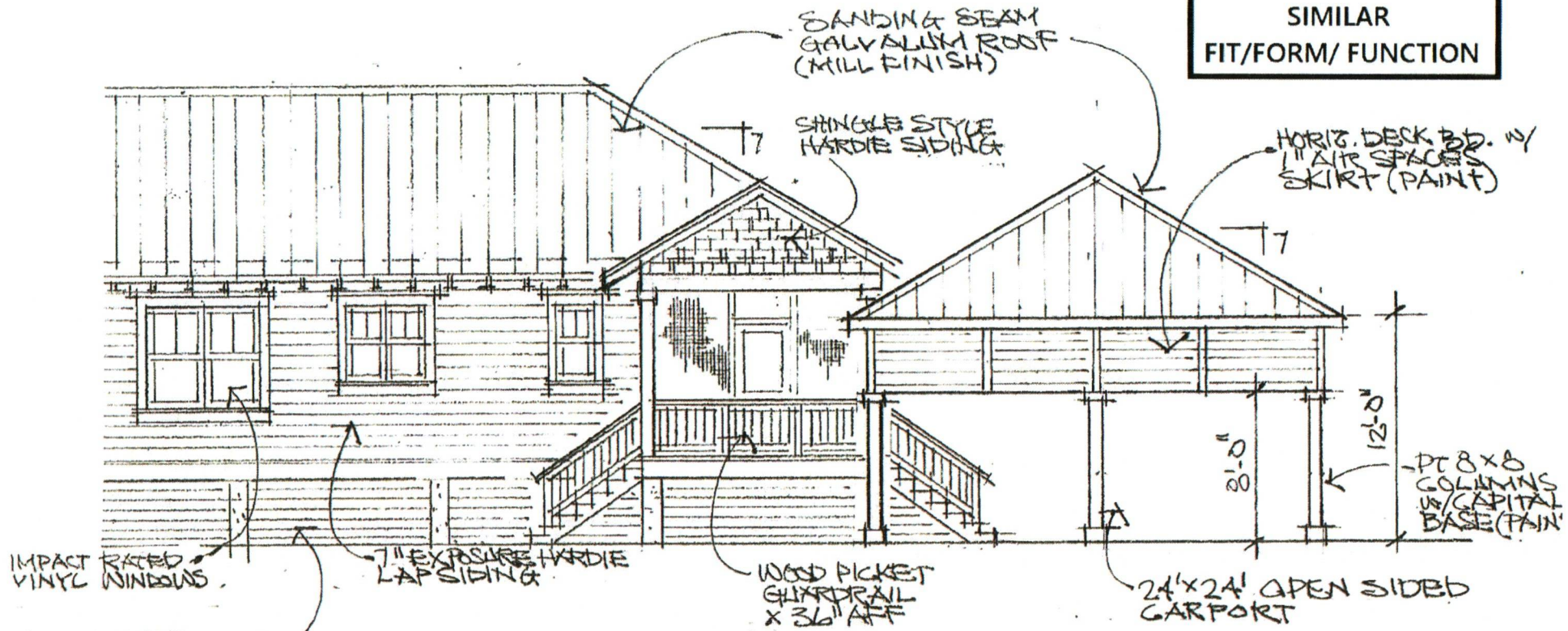
PROJECT NOTES

SHEET NUMBER

S1.0



ORIGINAL LAYOUT
 APPROVED IN 1/20
 SIMILAR
 FIT/FORM/ FUNCTION



MYRTLE AV (EAST) ELEVATION

$1/8" = 1'-0"$

1/22/20

STAFF FINDINGS REPORT

PROPERTY OWNER: Al and Donna Ingle

AGENT (if applicable): N/A

CONTRACTOR: Self

PROPERTY ADDRESS (if available): 27 Myrtle Avenue

→ Neels Addition Block 8 Lot 16

PARCEL ID: 01-09S-08W-8360-0008-0160

HISTORIC DISTRICT: No

CORNER LOT: Yes

ACREAGE: -- (~24,000 SF)

ZONING DISTRICT: R-1 Single-Family Residential

WETLANDS: None

FLOODPLAIN: "AE"

DESCRIPTION OF PROJECT:

→ Installation of a new 24' x 24' carport.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 101-8. Definitions.**

- **Corner lot** means a lot abutting upon two or more streets at their intersection or at a street corner having an interior angle not greater than 135 degrees. All boundaries abutting streets shall be considered front yards, and all other boundaries shall be considered side yards.
- **Front yard** means a yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the principal building or any projections thereof, other than the projections of uncovered steps, uncovered balconies or uncovered porches.

→ **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 / Side (corner): 15 ft (proposed ~18.5' to closest property line).
 - 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.
 - On corner lots, all lot lines other than the two front yards / lot lines are considered side yards / lot lines.
- **Maximum building restrictions:**
 - Lot coverage: 40%.
 - Existing: 2,416 SF.
 - Proposed: 576 SF.
 - Total: 2,992 SF or ~12%.
 - Building height: 35 ft.
 - Proposed: 15 ft.
- **Applicable regulations:**
 - In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.
 - No accessory structures are permitted within the required 15' front yard setback.

→ **Sec. 115-1. City Requirements.**

- **Residential.** Applications for all new residential development in special waterfront district or areas of special hazard (A&V zone) 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 best management practice that will be utilized.

RECOMMENDATION: Approval.



Fence

226 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

Owner Emily Spear
 Address 226 Center St
 City Apalachicola State FL Zip 32328
 Phone 850-597-1847

CONTRACTOR INFORMATION

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

PROJECT TYPE

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> 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): 226 Center St
 City & State: Apalachicola, FL Zip: 32328
 Parcel ID #: 01-095-08W-8360-0008-0050 Block: 8 Lot: 5
 Zoning District: AC [] 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 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.

ELS
 Applicant Initial

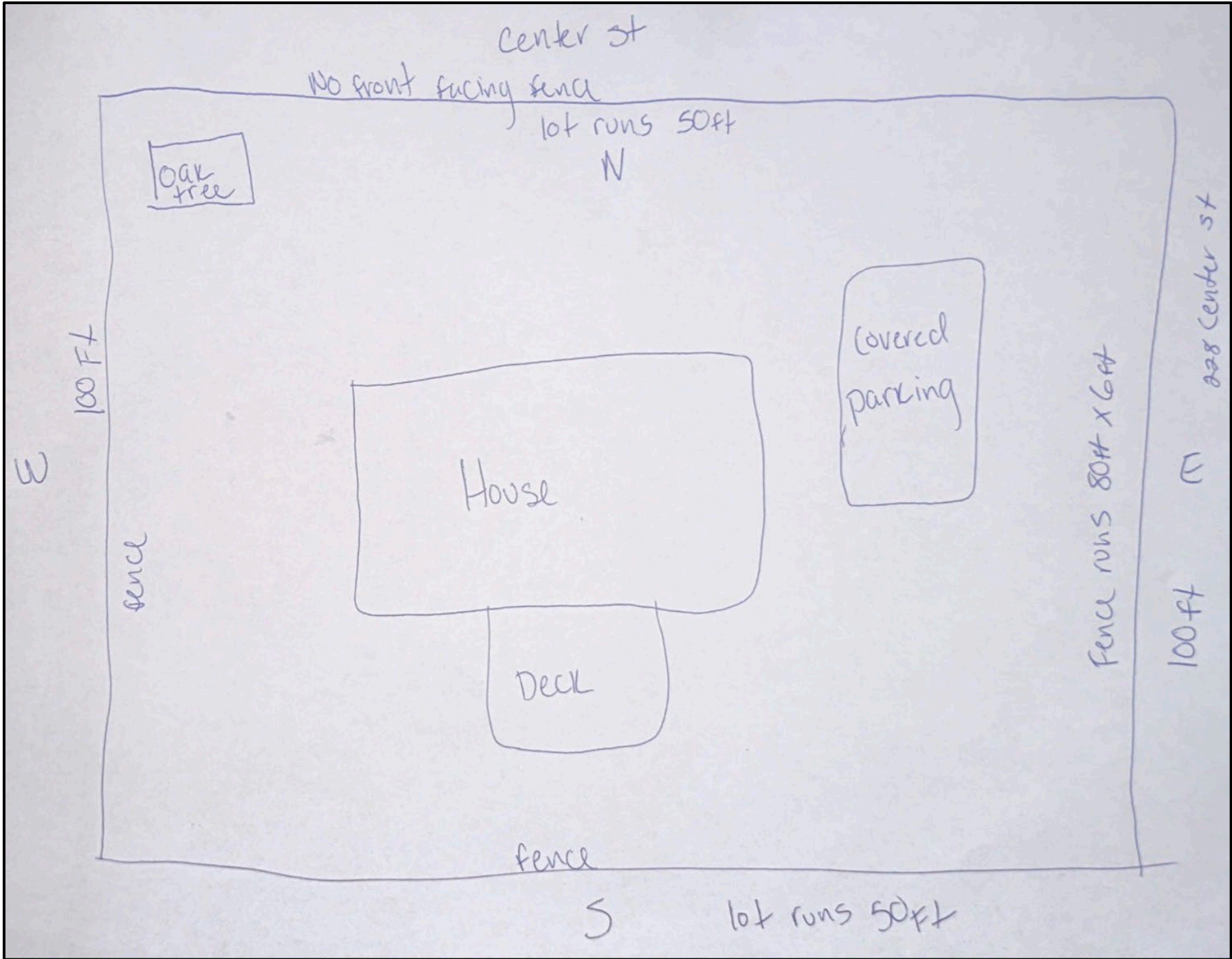
Describe the proposed project and materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

fence on east side of home

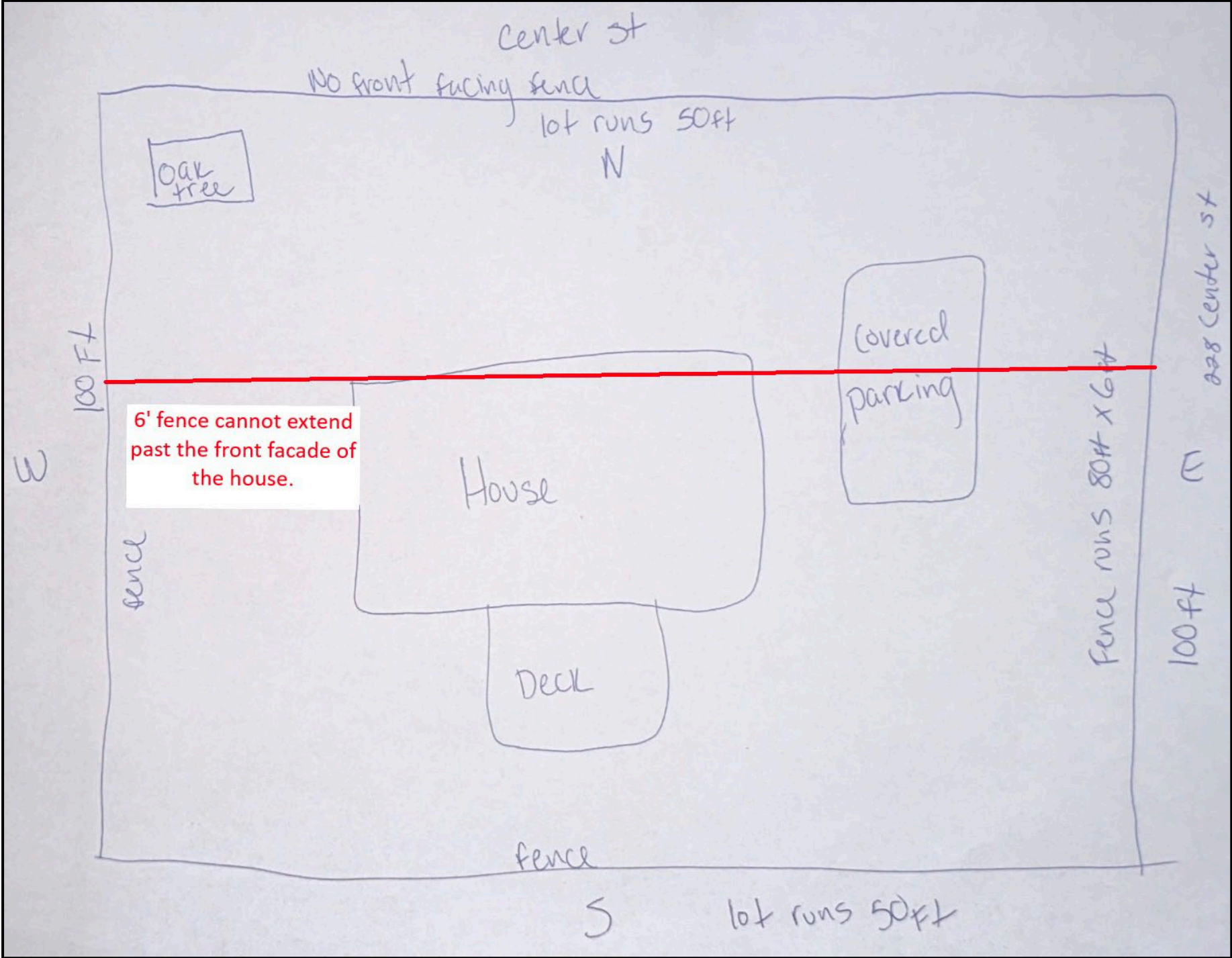
PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		wooden fence	
Driveways/Sidewalks			
Other			

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.

Original Site Plan



Site Plan Edited to Reflect Recommendation







STAFF FINDINGS REPORT

PROPERTY OWNER: Emily Spear

CONTRACTOR (if applicable): Self / TBD

PROPERTY ADDRESS (if available): 226 Center Street

→ Neels Addition Block 8 Lot 5 less south 76'

PARCEL ID: 01-09S-08W-8360-0008-0050

HISTORIC DISTRICT: No

CORNER LOT: No

ACREAGE: -- (~5,500 SF)

ZONING DISTRICT: R-1 Single-family Residential

WETLANDS: No

FLOODPLAIN: Predominantly "X" minor "AE"

DESCRIPTION OF PROJECT:

→ Installation of a 6' wood privacy fence.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 101-8. Definitions.**

- **Corner lot** means a lot abutting upon two or more streets at their intersection or at a street corner having an interior angle not greater than 135 degrees. All boundaries abutting streets shall be considered front yards, and all other boundaries shall be considered side yards.
- **Street frontage** means the distance for which a lot line of a zone lot adjoins an opened public street from one lot line intersecting said street to the furthest distance lot line intersecting the same street. Driveways or alleys are not to be used to determine or calculate street frontage.

→ **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).
- 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.
- 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.
- All fence construction, repair and replacement of any section or portion thereof must be consistent with the remaining fence on the property. The intent of this section is to ensure that all fencing erected on a property is uniform and consistent in construction and appearance.

RECOMMENDATION: Approval, on the condition that the 6' fence cannot extend past the front façade of the house.



Fence

224 17th Street



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

Official Use Only

Date Received: _____
 Meeting Date: _____
 Fees Due: _____
 Date Fees Paid: _____

OWNER INFORMATION

Owner Carolina Nyrine
 Address 224 17th Street
 City Apalachicola State FL Zip 32320
 Phone 850-6536388

CONTRACTOR INFORMATION

Contractor Name Big Scrimpin
 State License # _____ City License # _____
 Email DJones04091965@G.M.A.I.
 Phone 770-374-4377

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): _____
 City & State: _____ Zip: _____
 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.

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).

Build wooden 6 foot fence around back yard, using all pressure treated lumber and stainless steel hardware. It will be 3 foot off property lines on all sides

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		6' privacy fence, around backyard	
Driveways/Sidewalks			
Other			

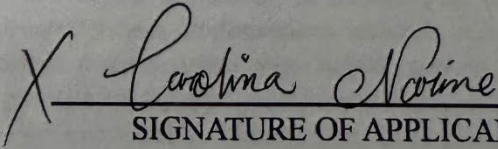
NOTE: Please have a site plan prepared to turn in with your application. At minimum, the site plan needs to contain: a North arrow, surrounding streets, lot lines, lot dimensions, setbacks, current structure dimensions, proposed structure dimensions, fence locations, fence heights, and the location, 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:

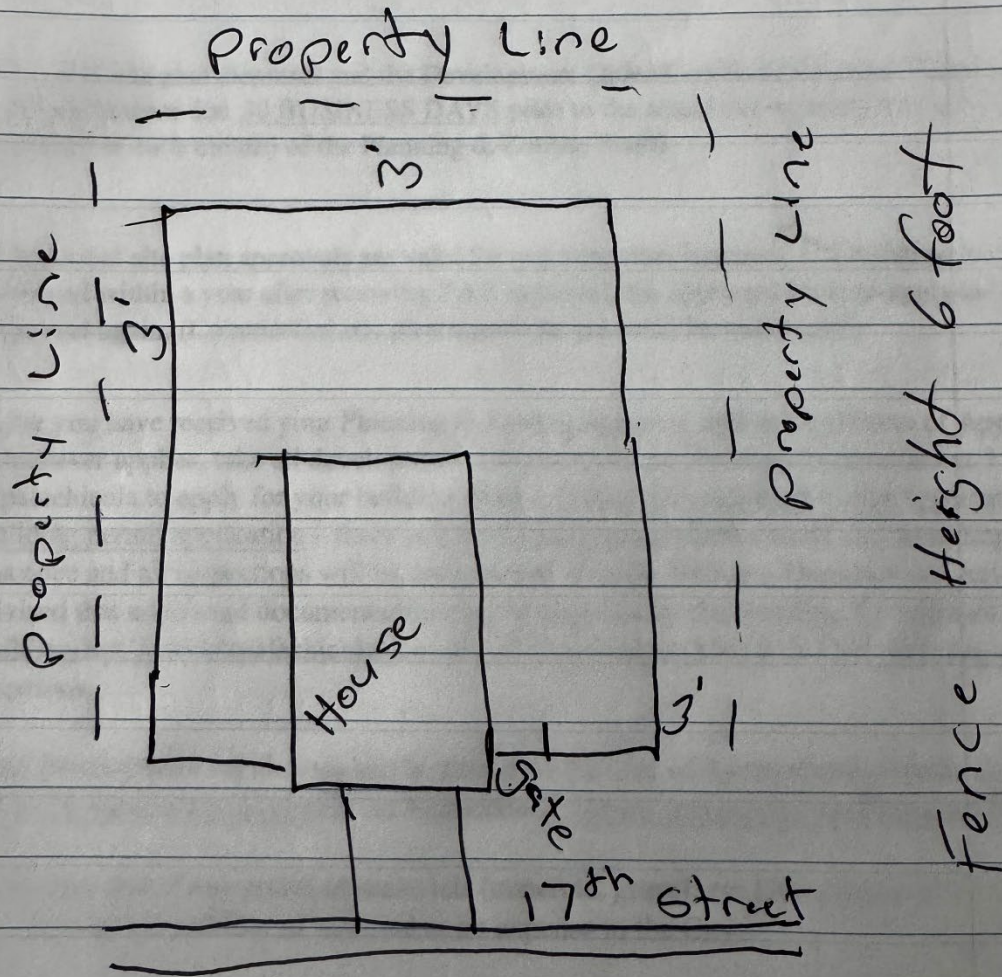
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

DATE



SIGNATURE OF APPLICANT

site plan 224 17th street
All treated lumber and stainless
steel hardware.



STAFF FINDINGS REPORT

PROPERTY OWNER: Carolina Narine

CONTRACTOR: Big Scrimpin'

PROPERTY ADDRESS (if available): 224 17th Street

→ Block 123 Lot 4

PARCEL ID: 01-09S-08W-8330-0123-0040

HISTORIC DISTRICT: No

CORNER LOT: No

ACREAGE: -- (~6,000 SF)

ZONING DISTRICT: R-2 Multifamily Residential

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

- Installation of a 6' wood privacy fence in the side and rear yards.
 - Fence will be 3' off of respective property lines on all sides.

STAFF FINDINGS:

Code of Ordinances:

- **Section 111-288(e).**
 - Requirements apply to **all zoning districts** and the **historic district**.
 - 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.
 - 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).

- The fence will be built within the side and rear setbacks.
 - A fence may abut but shall not be located on any property line.
 - The fence will be 3' from both the side and rear property lines.
- **All residential districts.**
 - 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 6' fence will be attached to both sides of the house at or behind the front façade of the house.
 - 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 will not exceed 6'.
 - All fence construction, repair and replacement of any section or portion thereof must be consistent with the remaining fence on the property. The intent of this section is to ensure that all fencing erected on a property is uniform and consistent in construction and appearance.
 - There is currently no fence on the subject property; the new fence will be completely uniform in appearance.

RECOMMENDATION: Approval.



**New Construction
(Residential)
228 17th Street**



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

Official Use Only

Date Received: _____
 Meeting Date: _____
 Fees Due: _____
 Date Fees Paid: _____

OWNER INFORMATION

Owner RG BUILDING & FRAMING INC
 Address 1722 HAMILTON ROAD
 City LAGRANGE State GA Zip 30241
 Phone 404-427-9108

CONTRACTOR INFORMATION

Contractor Name RG BUILDING & FRAMING
 State License # CRC1334576 City License # 24-411
 Email RGBFINCO@GMAIL.COM
 Phone 404-427-9108

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): 228 - 17TH STREET
 City & State: APALACHICOLA FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0123-0050 Block: 234 Lot: 5
 Zoning District: 3 [] Historic District [X] Non-Historic District
 FEMA Flood Zone: X-FLOOD

OFFICIAL USE ONLY

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

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

 City Staff

 Date Approved

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

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).

CONSTRUCT NEW SINGLE FAMILY RESIDENCE
 1116' HEATED 1329' UNDER ROOF PLANS ATTACHED

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	JAMES HARDIE	HARDIE SIDING	
Doors	THERMA-TRU	DB50 STEEL DOORS	
Windows	COMFORT VIEW	DB50 WHITE VINYL	
Roofing		STANDING SEAM	
Trim	JAMES HARDIE	3/4x5/4 HARDIE TRIM	
Foundation		SLAB	
Shutters	SITE BUILT	HARDIE B&B	
Porch/Deck			
Fencing			
Driveways/Sidewalks		PAVERS	
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.

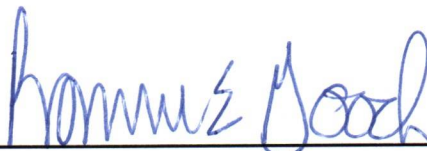
CERTIFICATION

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.**

6-2-26

DATE



SIGNATURE OF APPLICANT



Overview



Legend

- Parcels
- City Labels

Parcel ID	01-09S-08W-8330-0123-0050	Alternate ID	08W09S01833001230050	Owner Address	RG BUILDING & FRAMING, INC
Sec/Twp/Rng	1-9S-8W	Class	VACANT		1722 HAMILTON ROAD
Property Address	228 17TH ST	Acreage	0.13		LAGRANGE, GA 30241
	APALACHICOLA				
District	3				
Brief Tax Description	ALL OF BLK 234				

(Note: Not to be used on legal documents)

Date created: 6/2/2026
 Last Data Uploaded: 6/2/2026 10:46:19 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

**PLAT OF BOUNDARY SURVEY FOR:
RG BUILDING & FRAMING, INC**

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida State Plane (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.

LEGEND

△	POINT NOT SET OR FOUND
RP	RIGHT OF WAY
R/W	RIGHT OF WAY
M	MISAPPROPRIATED
—	NOT TO SCALE
SIRC	SFT 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FRC	FOUND IRON ROD AND CAP (3/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRUMPLED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND
LO	LIVE OAK
P	PINE TREE

LEGAL DESCRIPTION:

Lot 5, Block "123" of the CITY OF APALACHICOLA, a subdivision as per map or plat filed for common use on file at the Clerk of the Circuit Office in Franklin County, Florida

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "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 is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5-17, §517.002 Florida Administrative Code).

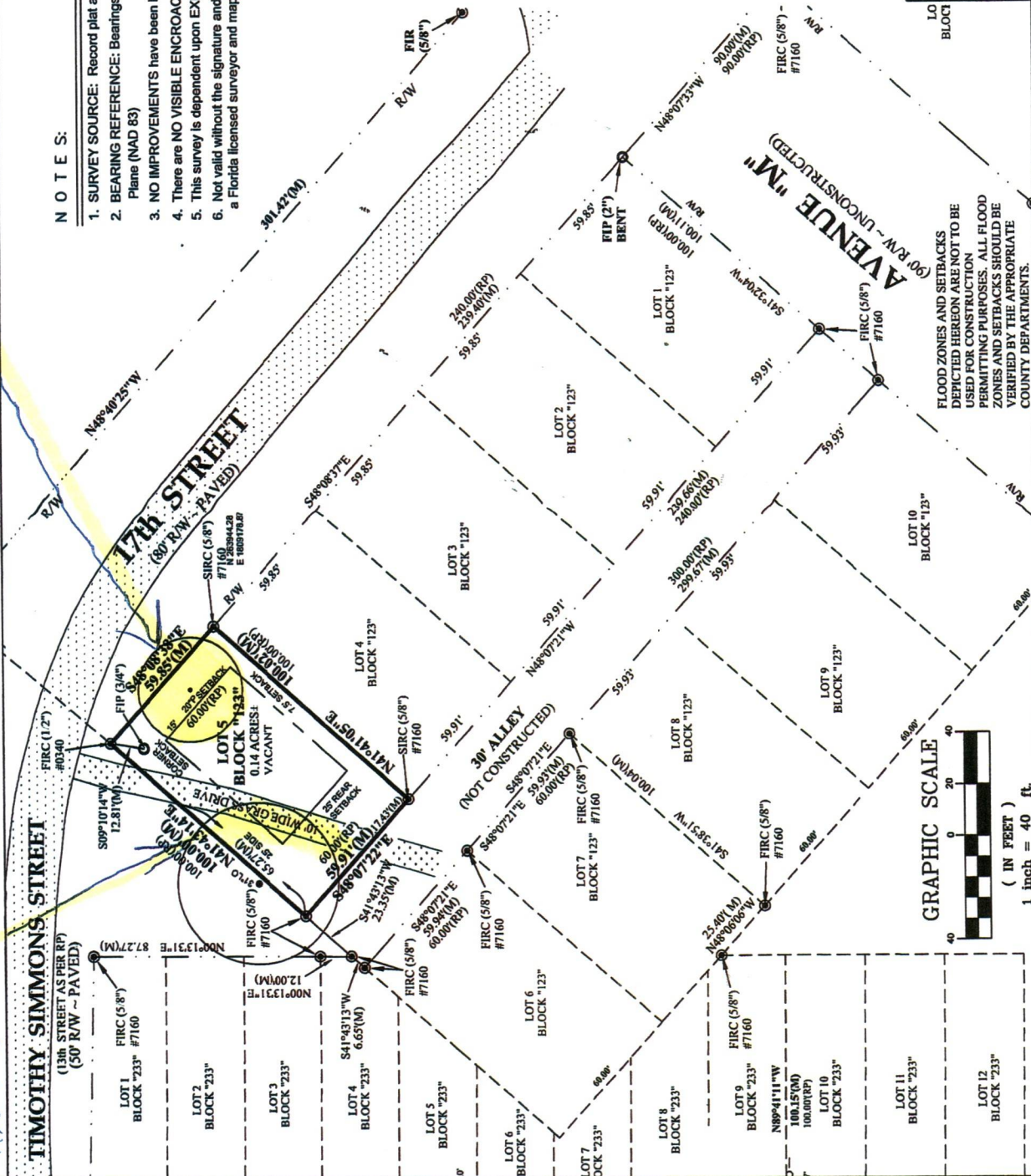
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting the site or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

REVISED 05/10/24; ADDED TREES - MD
REVISED 06/10/24; UPDATED FLOOD - MD

TR & A
THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 25 SHILTON STREET • GOROCLOFT, FLORIDA 32358
PHONE: 904.866.5538 FAX: 904.866.1603

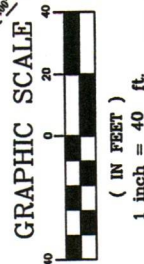
DATE: 04/22/25	DRAWN BY: JMD	COUNTY: Franklin
FILE: 25230.DWG	DATE OF LAST FIELD WORK: 05/15/25	JOB NUMBER: 25-230



TREES TO BE REMOVED
FEE BEING PAID

TRIM LOW BRANCHES
THAT WILL HANG OVER
HOUSE THAT INSURANCE
WILL NOT ALLOW

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.



TIMOTHY SIMMONS STREET

**PLAT OF BOUNDARY SURVEY FOR:
RG BUILDING & FRAMING, INC**

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida State Plane (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.

LEGEND

- POINT NOT SET OR FOUND
- RECORD PLAT
- RIGHT-OF-WAY
- MEASURED
- NOT TO SCALE
-
- FOUND CONCRETE MONUMENT
-
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CRIMPED IRON PIPE
- FOUND PINCHED IRON PIPE
- FOUND
- ROUND
- LIVE OAK
- PINE TREE

LEGAL DESCRIPTION:

Lot 5, Block "123" 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

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "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 is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 6J-17, .051 .052 Florida Administrative Code).

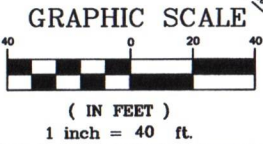
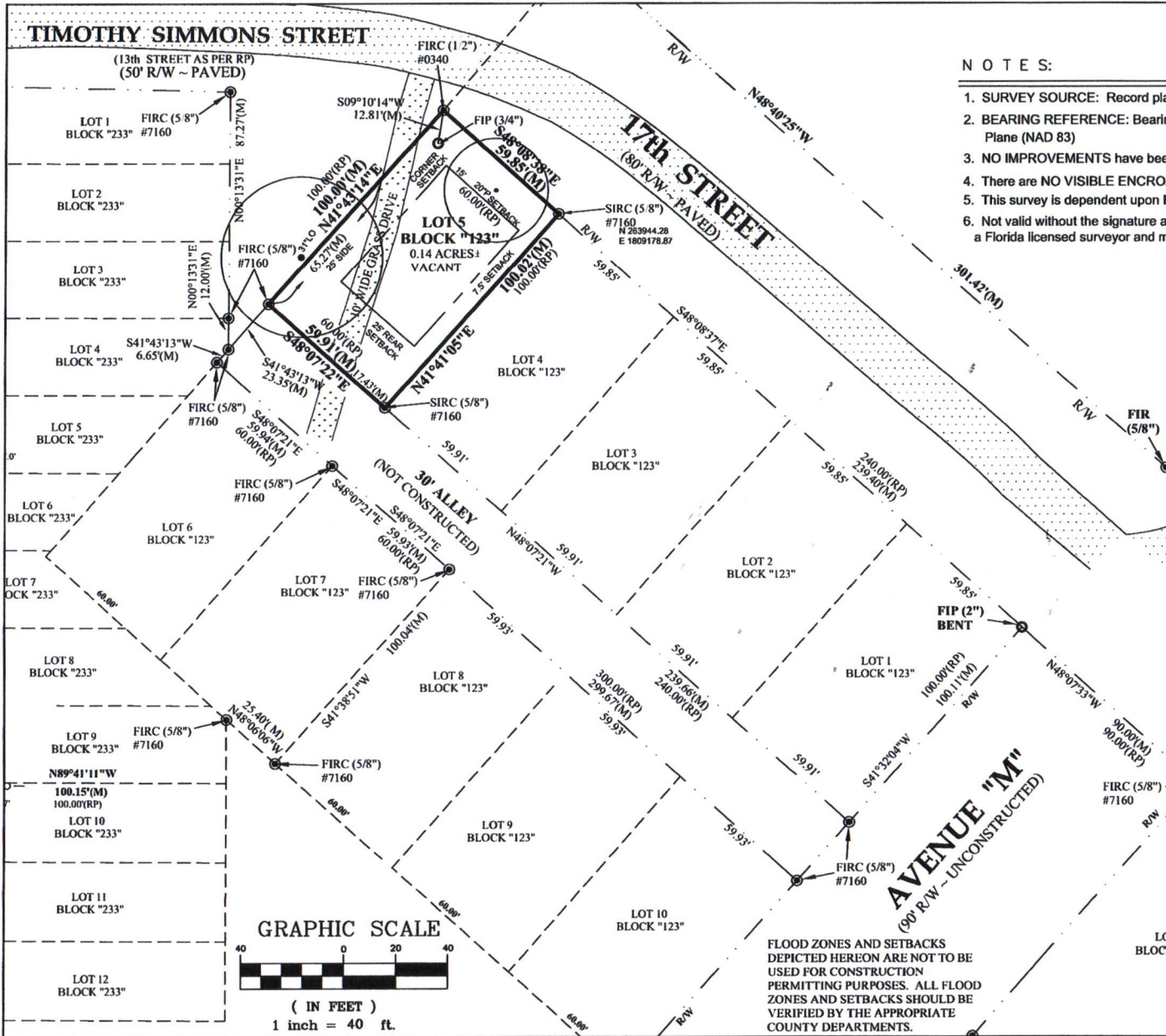
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

REVISED 05/19/26; ADDED TREES - MD
REVISED 06/10/25; UPDATED FLOOD - MD

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 110 • 125 SHELDON STREET • GOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-963-2538 FAX NUMBER: 850-963-2349
LS # 7160

DATE: 04/22/25	DRAWN BY: MMD	COUNTY: Franklin
FILE: 25230.DWG	DATE OF LAST FIELD WORK: 05/15/25	JOB NUMBER: 25-230



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.



TIMOTHY SIMMONS STREET

PLAT OF BOUNDARY SURVEY FOR: RG BUILDING & FRAMING, INC

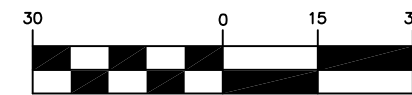
NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida State Plane (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.

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
	LIVEOAK
	PINE TREE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PROPOSED IMPERVIOUS:
SITE: 5989 SQ FT
HOUSE : 1722 SQ FT
DRIVE: 261 SQ FT
TOTAL 1983 SQ FT
0.33% IMPERVIOUS

LEGAL DESCRIPTION:

Lot 5, Block "123" 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

EFFECTIVE FLOOD ZONE INFORMATION:

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

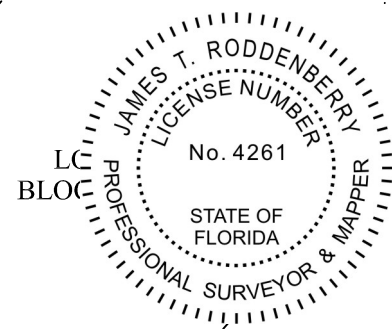
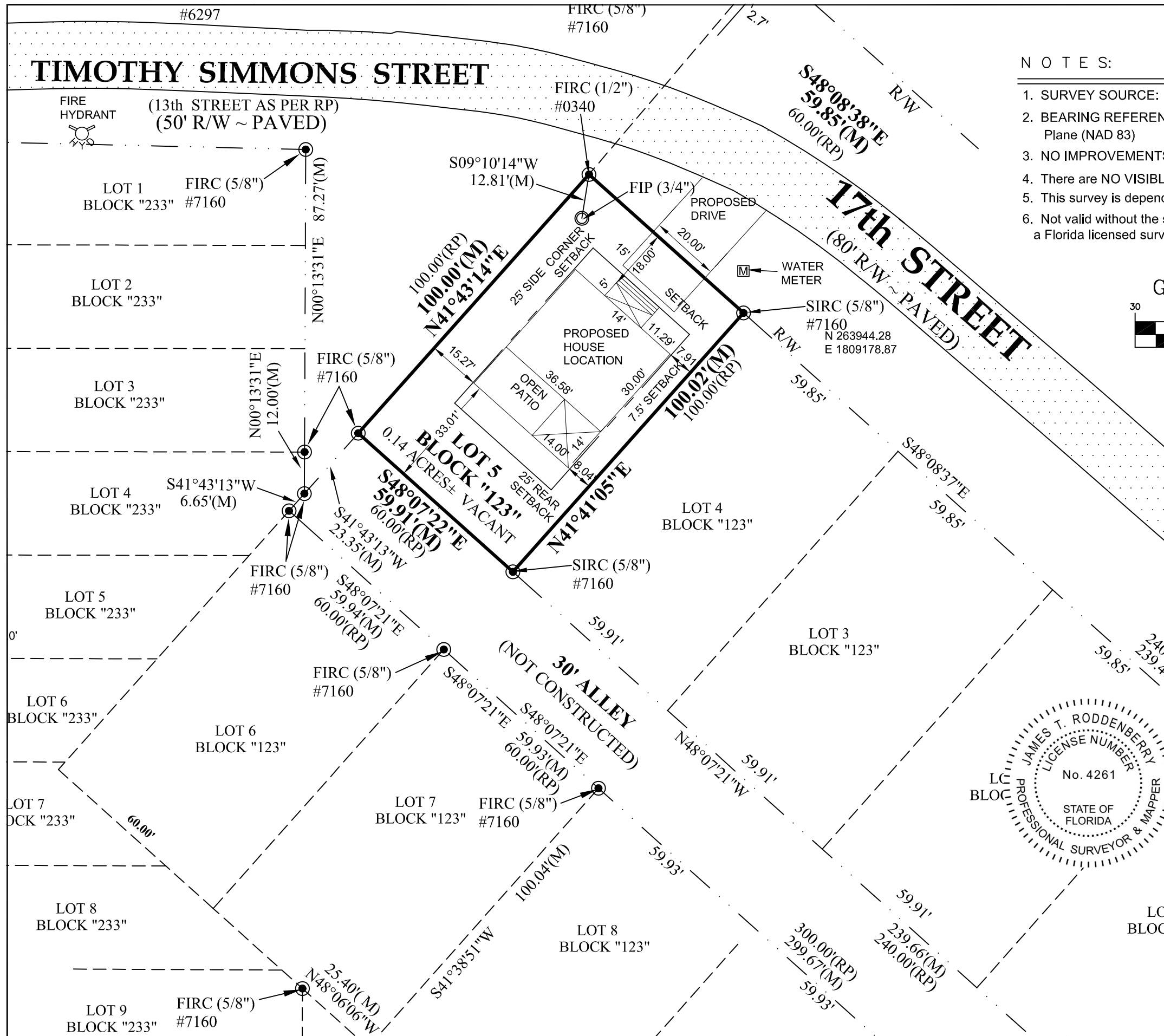
I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, .0517 .052 Florida Administrative Code).

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

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.
REVISED 05/19/26; ADDED TREES - MD
REVISED 06/10/25; UPDATED FLOOD - MD

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: 04/22/25	DRAWN BY: MMD	COUNTY: Franklin
FILE: 25230.DWG	DATE OF LAST FIELD WORK: 05/15/26	JOB NUMBER: 25-230



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

STAFF FINDINGS REPORT

PROPERTY OWNER: RG Building and Framing, Inc

AGENT (if applicable): N/A

CONTRACTOR: Owner

PROPERTY ADDRESS (if available): 228 17th Street

→ Block 123 Lot 5

PARCEL ID: 01-09S-08W-8330-0123-0050

HISTORIC DISTRICT: No

CORNER LOT: No

ACREAGE: 0.14 (~6,000 SF)

ZONING DISTRICT: R-2 Multifamily Residential

WETLANDS: No

FLOODPLAIN: “X”

DESCRIPTION OF PROJECT:

→ Construction of a new 1,722 SF single-family residential home and removal of a 20” pine due to proximity to building footprint.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 101-8. Definitions.**

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

→ **Section 111-269. 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 (proposed 15 ft).
 - Side (interior): 7½ ft. each side, or any combination on each side that equals at least 15 ft. (proposed 7½ ft).
 - Side (corner): 15 ft (proposed 25 ft).
 - Rear: 25 ft (proposed 25 ft).
- **Maximum building restrictions:**
 - Lot coverage: 40%.
 - Principal: 1,722 SF.
 - *Includes covered front patio and uncovered concrete rear patio.*
 - Driveway: 261 SF.
 - Total: ~1,980 SF or ~33%.
 - 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.

→ **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.**

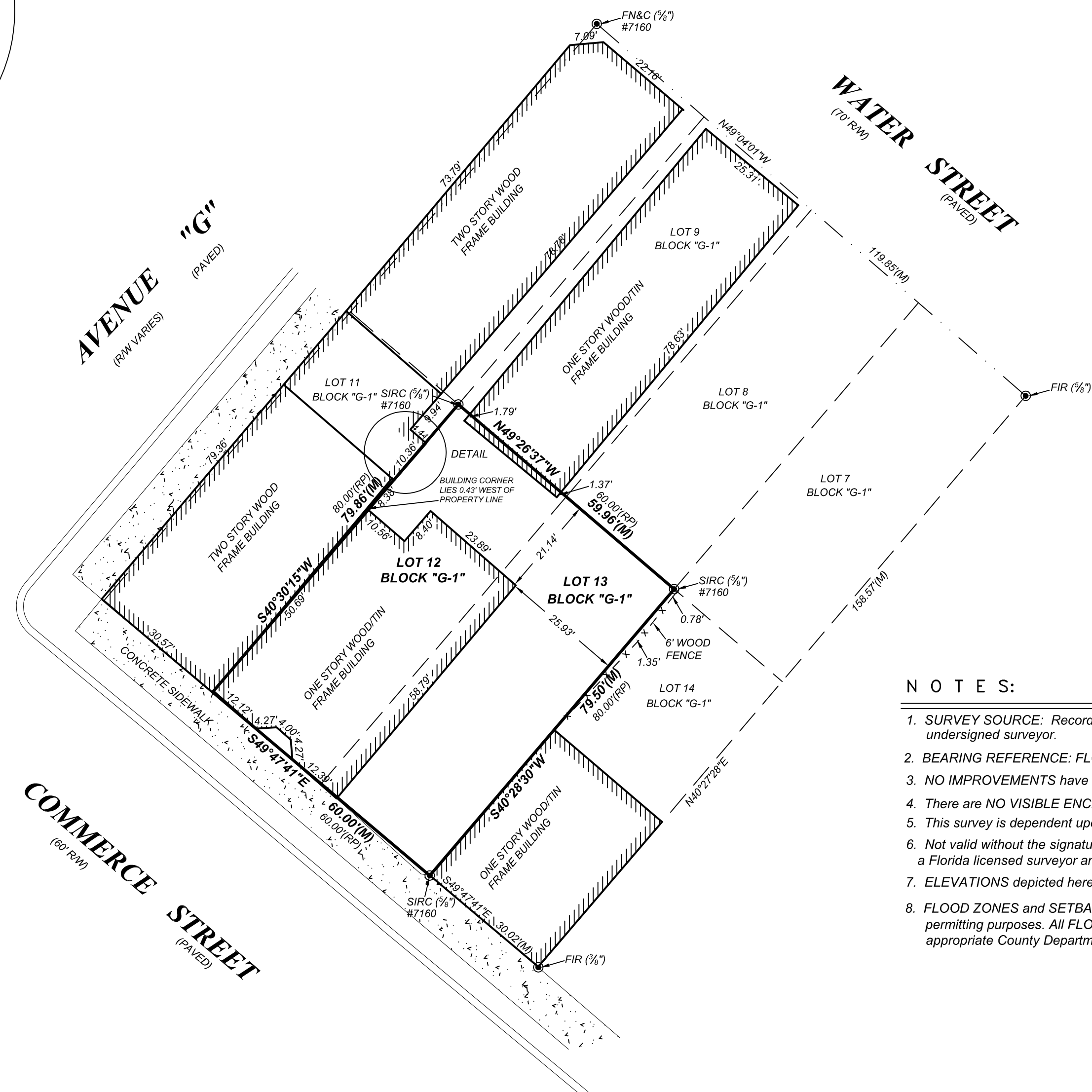
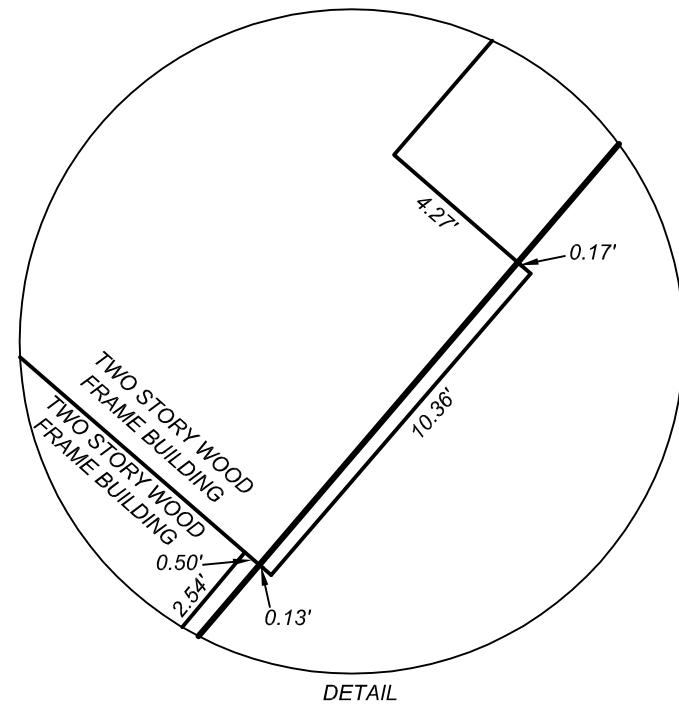
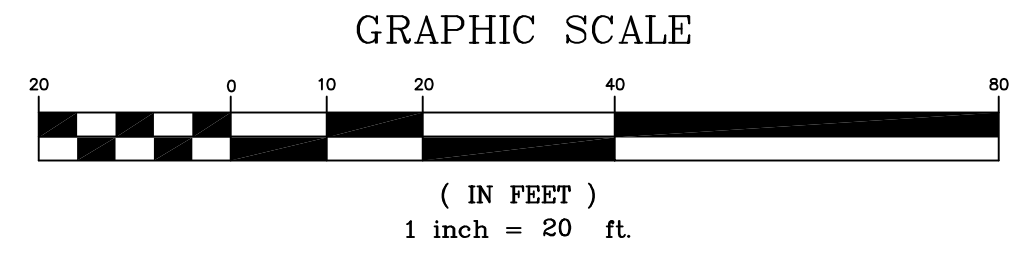
- There shall be provided at the time of the erection of any principal building or structure parking space with adequate provisions for ingress and egress no less than the following space requirements.
 - **Dwelling.** One parking space for each dwelling unit or room for rent.
 - Driveway will be used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

RECOMMENDATION: Approval.



**Certificate of Appropriateness
& Parking Plan
155 Commerce Street**

**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

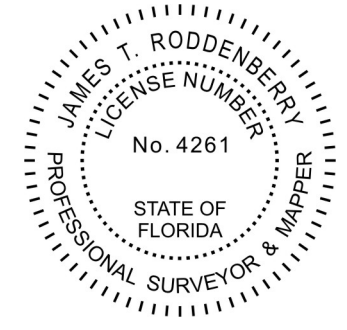
LEGAL DESCRIPTION:
Lots 12 and 13, Block "G-1" of "The City of Apalachicola", a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

- 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



AR=0
 SS=1024
 CM=1
 RG=3
 BR=0
 Total=1028

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
FR00062	CM	CHESNUT STREET CEMETERY	Apalachicola	Established 1831, Graves = 587		
FR00065	SS	JOHN GORRIE MUSEUM				
FR00066	SS	RANEY, DAVID G HOUSE	128 Market ST, Apalachicola	1838 Greek Revival		NR Listed - Sep 22, 1972
FR00067	SS	TRINITY EPISCOPAL CHURCH		1839 Greek Revival		NR Listed - Jun 30, 1972
FR00080	SS	SPANO, S HOUSE	56 COMMERCE ST, APALACHICOLA	1901 Frame Vernacular		NR Contrib - FR00350
FR00081	SS	TEAGUE, S E HOUSE	11 9th ST, Apalachicola	1910- Queen Anne (Revival)		NR Contrib - FR00350
FR00082	SS	WILLIAMS, SUSAN HOUSE	159 4TH ST, APALACHICOLA	c1870 Frame Vernacular		NR Contrib - FR00350
FR00083	SS	MURPHY, ANNIE HOUSE	90 I AVE, Apalachicola	c1910 Frame Vernacular		NR Contrib - FR00350
FR00084	SS	SMITH, S S HOUSE	89 AVE H, APALACHICOLA	c1899 Frame Vernacular		
FR00085	SS	CROWSON, CHARLES HOUSE	93 AVE H, APALACHICOLA	c1880 Frame Vernacular		NR Contrib - FR00350
FR00086	SS	AVERA GREENE HOUSE	102 11TH ST, APALACHICOLA	1891 Neo-Classical Revival		
FR00087	SS	URIAH M WRIGHT HOUSE	115 BAY AVE, APALACHICOLA	1885 Bungalow		NR Contrib - FR00350
FR00088	SS	ANNIE C STUART HOUSE	48 13TH ST, APALACHICOLA	1884 Queen Anne (Revival)		NR Contrib - FR00350
FR00089	SS	S G JOHNSON HOUSE	17 8TH ST, APALACHICOLA	c1885 Neo-Classical Revival		
FR00090	SS	DANIEL GILLIS HOUSE	68 9TH ST, APALACHICOLA	1891 Neo-Classical Revival		NR Contrib - FR00350
FR00091	SS	J M BARRMORE HOUSE	184 AVENUE F, APALACHICOLA	c1880 Neo-Classical Revival		
FR00092	SS	J RICHARDS HOUSE	111 AVE B, APALACHICOLA	1866 Frame Vernacular		
FR00093	SS	MADDOX WEFING HOUSE	123 AVE E, APALACHICOLA	c1880 Neo-Classical Revival		NR Contrib - FR00350
FR00094	SS	FRANK MESSINA HOUSE	111 4TH ST, APALACHICOLA	1887 Colonial Revival		NR Contrib - FR00350
FR00095	SS	C H LOVETT HOUSE	122 AVE E, APALACHICOLA	1877 Neo-Classical Revival		NR Contrib - FR00350
FR00096	SS	HICKEY BOURKE HOUSE	121 AVE B, APALACHICOLA	c1884 Neo-Classical Revival		
FR00097	SS	H F GORDON HOUSE	116 AVE E, APALACHICOLA	1887 Neo-Classical Revival		NR Contrib - FR00350
FR00098	SS	HAMILTON MARKS HOUSE	65 AVE E, APALACHICOLA	c1845 Colonial Revival		NR Contrib - FR00350
FR00099	SS	F J EGBERT HOUSE	148 5th ST, Apalachicola	c2016 Neo-Classical Revival		NR Contrib - FR00350
FR00100	SS	WILLIAMS-LIND HOUSE	18 7TH ST, APALACHICOLA	c1860 Neo-Classical Revival		NR Contrib - FR00350
FR00101	SS	BRADDOCK WILLIAMS HOUSE	28 7TH ST, APALACHICOLA	1877 Colonial Revival		NR Contrib - FR00350
FR00102	SS	D REFROE HOUSE	136 AVE G, APALACHICOLA	1885 Neo-Classical Revival		NR Contrib - FR00350
FR00103	SS	CALVIN WILLIAMS HOUSE	248 6TH ST, APALACHICOLA	c1890 Neo-Classical Revival		NR Contrib - FR00350
FR00104	SS	GEORGE GREDLER HOUSE	241 12TH ST, APALACHICOLA	-RESOURCE DESTROYED- 1886 Frame Vernacular		
FR00105	SS	WILLIAM E JONES HOUSE	89 AVE D, APALACHICOLA	c1881 Colonial Revival		NR Contrib - FR00350
FR00106	SS	CAMPBELL SHARIT HOUSE	84 AVE D, APALACHICOLA	1888 Neo-Classical Revival		NR Contrib - FR00350
FR00107	SS	FRANK ARMSTEAD HOUSE	180 S 6th ST W, Apalachicola	1925		
FR00108	SS	HANSERD-FRY HOUSE	96 5TH ST, APALACHICOLA	1866 Neo-Classical Revival		NR Contrib - FR00350
FR00109	SS	JOHN WAKEFIELD HOUSE	67 AVE C, APALACHICOLA	1906 Frame Vernacular		NR Contrib - FR00350
FR00110	SS	ANDREW WING HOUSE	23 7th ST, Apalachicola	c1883 Colonial Revival		NR Contrib - FR00350
FR00111	SS	W S MADDOX HOUSE	123 AVE F, APALACHICOLA	1884 Neo-Classical Revival		NR Contrib - FR00350
FR00112	SS	97 AVE I	97 AVE I, APALACHICOLA	Frame Vernacular		NR Contrib - FR00350
FR00113	SS	H B TUCKER HOUSE	152 S 6th ST W, Apalachicola	1910		
FR00114	SS	J W HOLLAND HOUSE	142 5TH ST, APALACHICOLA	-RESOURCE DESTROYED- 1892 Neo-Classical Revival		
FR00115	SS	NICHOLS-SHIPKA HOUSE	112 AVE C, APALACHICOLA	1877 Frame Vernacular		NR Contrib - FR00350
FR00116	SS	JAMES NELSON HOUSE	173 8TH ST, APALACHICOLA	1872 Frame Vernacular		NR Contrib - FR00350
FR00117	SS	177 8TH ST	177 8TH ST, APALACHICOLA	c1890 Frame Vernacular		NR Contrib - FR00350

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
FR00267	SS	EGBERT, F. J. HOUSE	160 5th ST, Apalachicola	1982 Other		NR Contrib - FR00350
FR00268	SS	BEARD, YORK HOUSE	65 AVE I, APALACHICOLA	1877 Frame Vernacular		
FR00269	SS	PRESTON, P HOUSE	166 7TH ST, APALACHICOLA	1866 Frame Vernacular		NR Contrib - FR00350
FR00270	SS	180 MARKET ST	180 MARKET ST, APALACHICOLA	Colonial Revival		NR Contrib - FR00350
FR00271	SS	MESSINA, JOSEPH HOUSE	170 5TH ST, APALACHICOLA	1891 Frame Vernacular		NR Contrib - FR00350
FR00272	SS	MESSINA, FRANK AND ANTHONY HOUSE	50 AVE F, APALACHICOLA	1885 Neo-Classical Revival		NR Contrib - FR00350
FR00273	SS	FRANKLIN COUNTY COURTHOUSE	33 Market ST, Apalachicola	1940 Neo-Classical Revival		
FR00274	SS	U S POST OFFICE AND CUSTOMS HOUSE	32 Avenue D, Apalachicola	1920- Masonry Vernacular		
FR00275	SS	162 COMMERCE ST	162 COMMERCE ST, APALACHICOLA	-RESOURCE DESTROYED- c1890 Frame Vernacular		
FR00276	SS	MARSHALL, JOHN HOUSE	24 16TH ST, APALACHICOLA	-RESOURCE DESTROYED- c1893 Queen Anne (Revival)		NR Contrib - FR00350
FR00277	SS	MARSHALL, GEORGE HOUSE	54 15TH ST, APALACHICOLA	1887 Frame Vernacular		NR Contrib - FR00350
FR00278	SS	217 7TH ST	217 7TH, APALACHICOLA	-RESOURCE DESTROYED- c1910 Frame Vernacular		NR Contrib - FR00350
FR00279	SS	197 8TH ST	197 8TH ST, APALACHICOLA	c1890 Italianate		NR Contrib - FR00350
FR00280	SS	183 AVE E	183 AVE E AVE, Apalachicola, FL	1900 Frame Vernacular	Eligible	NR Contrib - FR00350
FR00281	SS	SAWYER, FRED HOUSE	219 AVE E, APALACHICOLA	-RESOURCE DESTROYED- 1900 Bungalow		NR Contrib - FR00350
FR00282	SS	POWER GENERATING PLANT	WATER ST, APALACHICOLA	1922 Commercial		
FR00283	SS	JOHN MARSHALL NOVELTY WORKS	131 COMMERCE ST, APALACHICOLA	c1890 Frame Vernacular		
FR00284	SS	GIBSON INN	51 AVENUE C, APALACHICOLA	1903 Frame Vernacular		
FR00285	SS	NORTH MARINE WAYS	WATER ST, APALACHICOLA	1913 Frame Vernacular		
FR00286	SS	KIMBALL MARINE WAYS	WATER ST, APALACHICOLA	1887		
FR00287	SS	107 AVE B	107 Ave B, Apalachicola	1910 Frame Vernacular		NR Contrib - FR00350
FR00288	SS	OYSTER PACKING HOUSE	81 Water ST, Apalachicola	1900- Industrial Vernacular		
FR00289	SS	DALY, JAMES HOUSE	36 9TH ST, APALACHICOLA	c1900 Colonial Revival		NR Contrib - FR00350
FR00290	SS	BROWN HOUSE	46 AVE F, APALACHICOLA	1860 Colonial Revival		NR Contrib - FR00350
FR00291	SS	COOK BLDG	71-73 MARKET ST, APALACHICOLA	1909 Masonry Vernacular		NR Contrib - FR00350
FR00292	SS	BUZZETTS DRUG STORE	MARKET ST, APALACHICOLA	1909 Commercial		
FR00293	SS	ACE HARDWARE	81 MARKET ST, APALACHICOLA	1909 Masonry Vernacular		
FR00293A	SS	MARGUERITE'S BEAUTY SHOP	77 MARKET ST, APALACHICOLA	1909 Masonry Vernacular		NR Contrib - FR00350
FR00293B	SS	BARBER SHOP	79 MARKET ST, APALACHICOLA	1909 Masonry Vernacular		
FR00294	SS	HOFFMAN'S STORE	83-85 MARKET ST, APALACHICOLA	1900 Frame Vernacular		NR Contrib - FR00350
FR00295	SS	87 MARKET ST	87 MARKET ST, APALACHICOLA	1900 Frame Vernacular		
FR00296	SS	ZINGARELLI BUILDING	32 AVENUE E, APALACHICOLA	c1900 Frame Vernacular		NR Contrib - FR00350
FR00297	SS	FRADOZIA BUILDING	84-88 MARKET ST, APALACHICOLA	1901 Frame Vernacular		NR Contrib - FR00350
FR00298	SS	PICKETT BUILDING	76 MARKET ST, APALACHICOLA	1900 Masonry Vernacular		NR Contrib - FR00350
FR00299	SS	PAT LOVETT GROCERY	94 MARKET ST, APALACHICOLA	1900 Commercial		NR Contrib - FR00350
FR00300	SS	THE GRILL	98-100 MARKET ST, APALACHICOLA	1900 Commercial		NR Contrib - FR00350
FR00301	SS	FLATAUER'S STORE	27 AVENUE E, APALACHICOLA	1909 Commercial		
FR00302	SS	DIXIE THEATRE BUILDING	AVE E, APALACHICOLA	1913 Commercial		
FR00303	SS	155 COMMERCE ST	155 COMMERCE ST, APALACHICOLA	1922 Frame Vernacular		NR Contrib - FR00350
FR00304	SS	160 COMMERCE ST	160 COMMERCE ST, APALACHICOLA	-RESOURCE DESTROYED- c1897 Frame Vernacular		NR Contrib - FR00350
FR00305	SS	154 COMMERCE ST	154 COMMERCE ST, APALACHICOLA	-RESOURCE DESTROYED- 1909 Commercial		
FR00306	SS	156 COMMERCE ST	156 COMMERCE ST, APALACHICOLA	-RESOURCE DESTROYED- 1909 Commercial		
FR00307	SS	159 COMMERCE ST	159 COMMERCE ST, APALACHICOLA	1913 Frame Vernacular		NR Contrib - FR00350
FR00308	SS	PEOPLE'S ICE COMPANY	280 WATER ST, APALACHICOLA	1909 Frame Vernacular		NR Contrib - FR00350
FR00309	SS	BAKERY	132 COMMERCE ST, APALACHICOLA	-RESOURCE DESTROYED- 1913 Frame Vernacular		NR Contrib - FR00350

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 = 20

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)



Demo George Building

Parking Plan and Summary

Legend

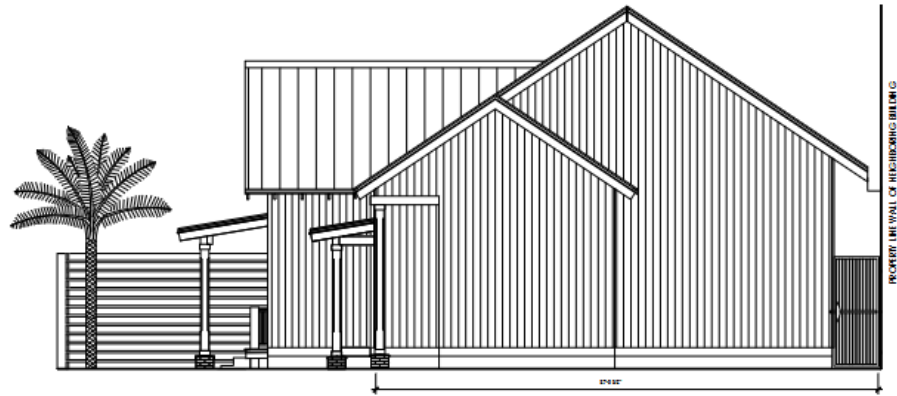


Project

494 ft

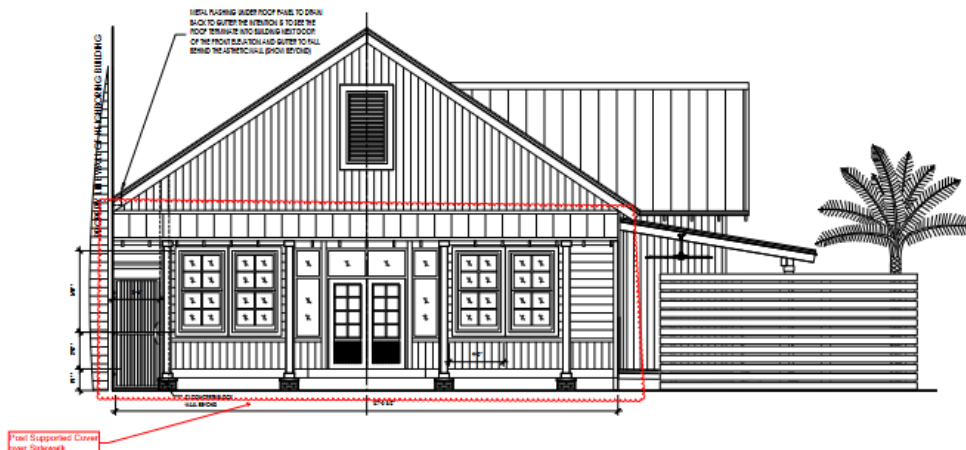
804 ft





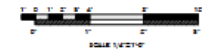
REAR WALL ELEVATION (LOOKING TOWARDS COMMERCE STREET)

SCALE: 1/4"=1'-0"



FRONT ENTRY ELEVATION (LOOKING FROM COMMERCE STREET)

SCALE: 1/4"=1'-0"



4M Design Group PA

300 Southside
Tallahassee, FL 32303
904.432.3610
www.4mdesign.com

Architecture
Preservation
Sustainability

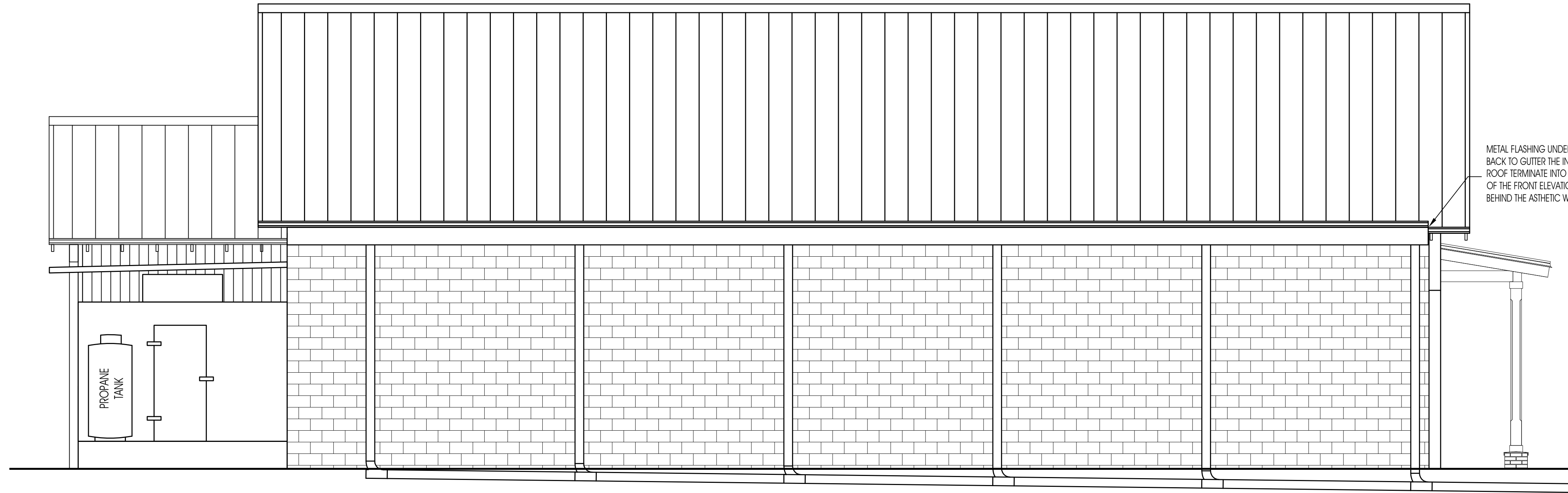
ADAPTIVE REUSE OF
DEMO GEORGE BUILDING
1.55 COMMERCE STREET
APALACHICOLA, FLORIDA 32320

NO.	DESCRIPTION

JAN. 19TH, 2026
CONSTRUCTION
DOCUMENTS
4M Proj. # 411-2024-005

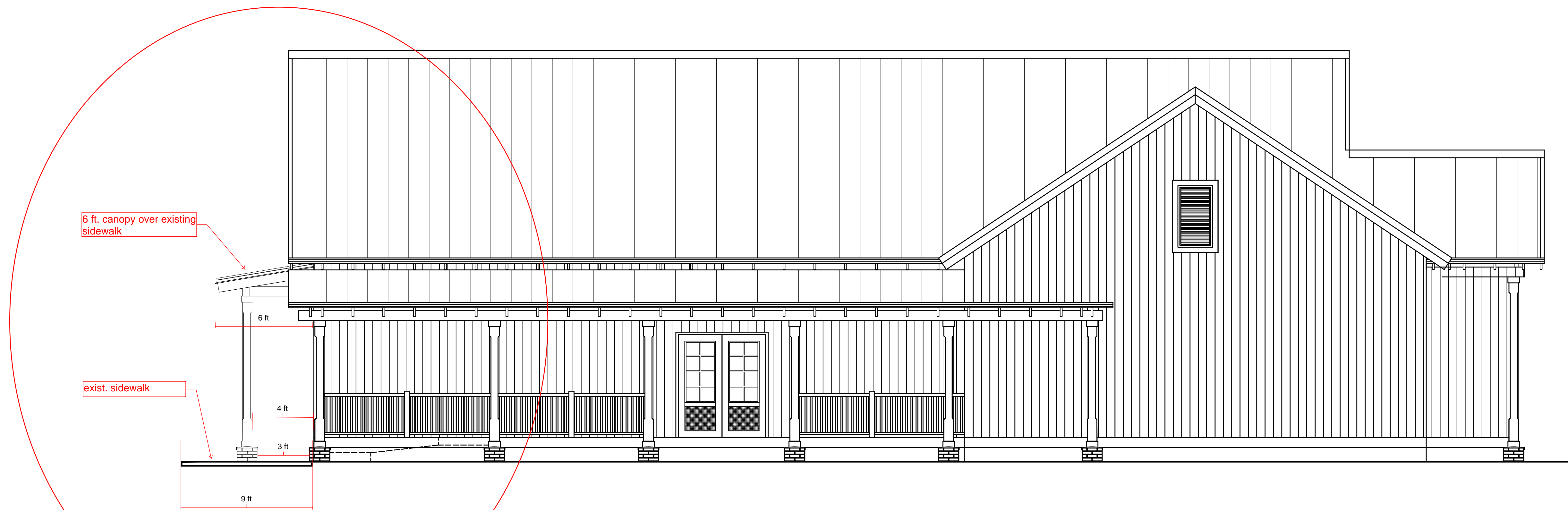
PROPOSED
FRONT & REAR
ELEVATION

AR-2.1



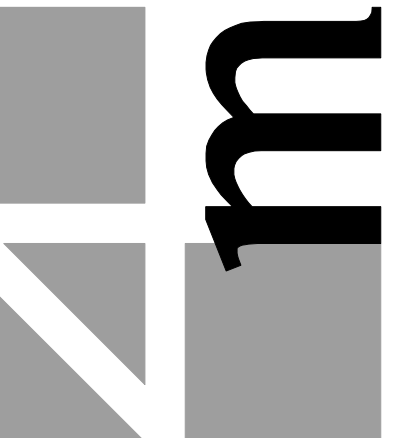
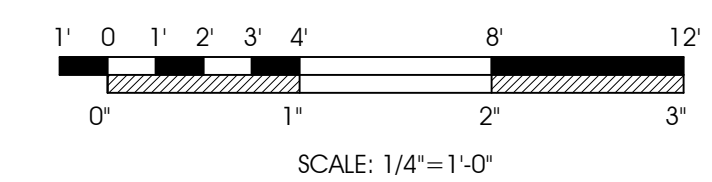
NORTH ELEVATION (NEW CMU WALL)

SCALE: 1/4"=1'-0"



SOUTH ELEVATION (COURTYARD)

SCALE: 1/4"=1'-0"



4M Design Group PA

322 Beard Street
Tallahassee, FL 32303
850.422.3676
850.421.3676 fax
Architecture Reg. AA26001466

Architecture
Preservation
Sustainability

© Copyright 2024, 4M Design Group PA. All Rights Reserved. Unrehearsed, unapproved, and the design are not to be used without the written consent of 4M Design Group PA. Whether the project for which this drawing is prepared is located or not, it is the responsibility of the client to obtain all necessary permits and approvals for the project. The client is responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to verify the accuracy of the information provided in this drawing.

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

Rev. #	Description

Official Seal
APRIL 14TH, 2026
CONSTRUCTION
DOCUMENTS
4M Proj. # 4M-2024-005

PROPOSED
COURTYARD
ELEVATION

Drawn By: JED

AR-2.2

STAFF FINDINGS REPORT

PROPERTY OWNER: Waddell Family Apalachicola Historical Preservation Society

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.
 - *This agenda item is for a certificate of appropriateness (based on new south elevation) and final approval of parking plan following the City Commission's decision on July 7th.*

STAFF FINDINGS:

Code of Ordinances:

- **Sec. 36-49. Obstructions and encroachments prohibited without permit from city.**
 - No person shall erect, construct, place, exhibit, show or maintain any item (including, but not limited to, items for sale, exhibition, show, storage or otherwise such as personal property, signs, advertisements, mats, rugs, utility items or trash or garbage receptacles or other items of private property) on the streets, alleys, rights-of-way or public space or property as defined above nor take any action or maintain an obstruction or encroachment whatsoever on the streets, alleys or sidewalks, rights-of-way

or public space or property except where a permit has been issued by the city for the same and all requirements of this article and other rules, regulations and laws/ordinances of the city and other jurisdiction have been and are met.

→ **Sec. 36-55. Permits.**

- No private property shall be allowed to be placed, positioned, maintained or remain on the sidewalks, streets, right-of-way or public property in the city downtown commercial area except by permit. No permit shall be issued for sale or display of private property or to conduct business activities on the streets, sidewalks or rights-of-way in the city (except where special permission under required safety and other safeguards is approved by the city for special events) which would so obstruct vehicular or pedestrian traffic or endanger or prohibit public use thereof. Business owners may apply for a permit as set forth in this article which shall, as a minimum, require the following, with other requirements to be specified by resolution of the city commission:

- Items must not exceed nor be placed in an area in excess of 36 inches in depth from the front edge of the business property out into the sidewalk, and in any event, a minimum of at least 48 inches from the street edge of the sidewalk toward the business property shall remain clear (of private items or commercial activity or operations) for pedestrian traffic at all times. Business owners receiving permits under this article are responsible to clean and maintain all items of private property in the permitted area and ensure that they are safe and attractive for use by the public. Items on the permitted area must be owned by and relate directly to the commercial activities of the adjacent permitted business. All permits issued will also require an encroachment agreement with the city on terms required by the city.
 - *The proposed column footing will be 3' (36") from the front edge of the business property in accordance with the above requirement.*

→ **Section 101-8. Definitions.**

- **Historic structure** means any structure that is listed individually on a city inventory of historic places that the state division of historical resources has certified (i.e., Apalachicola—Identified Historic Places in the Florida Master Site File).
 - **155 Commerce Street** is identified as a historic structure on *Apalachicola Cultural Resource Roster provided by the Florida Master Site File.*

→ **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').
 - **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.

- **Definition of off-street parking.** 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. When calculating the required number of parking spaces, fractional numbers of spaces go to the next whole number.
 - **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 (1:2 ratio):** 8 employees = 4 parking spaces.
 - **Indoor tables (1:2 ratio):** 9 tables = 5 spaces.
 - **Outdoor tables (1:2 ratio):** 12 tables = 6 spaces.
 - **Bar (1:4 ratio):** 18 stools = 5 spaces.
 - **Total:** 20 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.

- *Documentation has been provided that 155 Commerce Street is a historic structure per the definition in LDC § 101-8.*

→ **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: Approval (*subject to change pending the decision of the City Commission*).



**Other / New Business:
Current Stormwater
Management Requirements**

Sec. 101-60. Planning and zoning board.

The planning and zoning board of the city, established and organized pursuant to the provisions of sections 2-37 to 2-38, Code of Ordinances, shall act to guide and control future development in the city through its review and implementation of the comprehensive plan adopted for the city, and where necessary, shall act to recommend to the governing body such changes in the plan as may from time to time be required. The power and duties of the board, in addition to those contained in the referenced authority shall also provide for the following:

- (1) Review and approve plans for construction, alteration and demolition of all development located or to be located within the city limits.
- (2) The intake of documents which require the recommendation of the board.
- (3) The review of those matters referred to the board and scheduling of public meetings for the purpose of reviewing such documents.
- (4) The transmittal to appropriate governmental agencies and entities, the recommendations of either the city's planning staff or the board where such is required by this Code.
- (5) Internal procedures required to carry out the intent of this Code.
- (6) The role and responsibilities of the board as the architectural review board for the city.
- (7) The review and approval of site plans where required by this Code.
- (8) **The review and approval of stormwater management plans where required by this Code.**
- (9) Pursuant to the policies regarding quasi-judicial hearing requirements adopted by the city on file in the clerk's office, the review and disposition of requests for special exceptions consistent with the provisions of the Schedule of District Regulations and in harmony with the purpose and intent served by this Code. A conditional use may be allowed in a district by special exception. In deciding such questions as are involved in the determination of when special exceptions should be granted and any appropriate conditions and safeguards attached thereto, the board:
 - a. Shall find that such grant will not adversely affect the public interest.
 - b. May prescribe appropriate conditions and safeguards in conformity with the standards set forth in this Code, the Code of Ordinances, the comprehensive plan adopted for the city, and any other applicable land development regulation adopted by the governing board.
 - c. May prescribe a reasonable time limit within which the action for which the special exception was granted shall be commenced, completed or both.
 - d. Shall confer with the city commission prior to permit approval on all impact developments.
 1. Requests for special exceptions shall be made in writing to the building inspector, stating fully the nature of the use or structure for which the exception is being sought. Such application, along with all documentation and support material necessary in the consideration of the requests, shall be presented to the board staff for preliminary review and recommendations.
 2. Public notice shall be given of a public hearing and written notice thereof shall be given to the owner or his authorized agent and, insofar as practicable, to owners of abutting properties and other properties directly affected by the request. In cases where property in question is adjacent to the city limits, the county planning department shall be notified of the proposed special exception. All hearings shall be open to the public and provide opportunity to any party who may wish to appear in person, or by agent or attorney.

Applicants may be required to assume such reasonable costs in connection with requests as may be determined by the board through action in setting of fees to be charged.

3. When, in the finding of the board the granting of a special exception is consistent with the intent and purpose served by the particular zoning district for which the exception is sought and all other applicable provisions of this Code, the board shall notify the applicant in writing by certified mail of the decision and of any questions and safeguards attached thereto. The granting of a special exception by the board shall not confer upon the applicant any expressed authority to proceed with any development not specifically permitted or for which no permit has been issued pursuant to division 3 of this article.
- (10) The discharge of any requirements or responsibility assigned or deemed necessary by the governing body for the proper administration of this Code, the Code of Ordinances, or the comprehensive plan adopted for the city, including the procedures to be used in the consideration of any proposed changes in the status of nonconforming uses and structures, where permitted by the Code.

(LDC, art. III, § A(2); Ord. No. 2008-01, 5-6-2008)

Chapter 115 STORMWATER MANAGEMENT¹

Sec. 115-1. City requirements.

- (1) Certain types of residential and commercial development trigger State stormwater permitting permits depending on size and type of proposed development. As an area of critical state concern, the city has adopted more stringent stormwater standards than state requirements. A more comprehensive overview of state permitting requirements and the relationship to the city standards may be found online at cityofapalachicola.com/building.Dept.cfm:
 - a. Residential. Applications for all new residential development in special waterfront district or areas of special hazard (A&V zone) 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.
 - b. 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.
- (2) Stormwater runoff control:
 - a. Only those areas necessary for construction activities shall be cleared.
 - b. 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.
 - c. 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.
 - d. Direct connection between building gutters and downspouts and onsite stormwater systems into the city's stormwater conveyances is not allowed.
- (3) Stormwater best management practices (BMP's):
 - a. 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.
 - b. Minimize soil exposure through organized scheduling of grading and construction activities; retain existing vegetation whenever feasible; stabilize all denuded areas after final grading; temporarily stabilize disturbed areas that are inactive and will be exposed to rain for 30 days or more utilizing

¹Ord. No. 2020-03, § 3, adopted May 5, 2020, repealed the former ch. 115, §§ 115-1—115-3, and enacted a new ch. 115 as set out herein. The former ch. 115 pertained to similar subject matter and derived from LDC, art. VIII, §§ A—C.

stabilization techniques such as mulches, vegetation and sod. Control runoff by diverting stormwater away from stripped areas or newly seeded slopes; minimize the length and steepness of slopes, protect outlets to prevent erosion. Install sediment trapping structures such as silt traps, sediment basins, filter fabric, perimeter dikes. Inspect and maintain control measures regularly.

- c. Best management practice methods may be in required open spaces.
- d. Guidance regarding state permitting requirements and exemptions may be found at the city's web site. Examples of BMP's and low impact development practices are provided in the city's May 2015 Guide to Site Specific Stormwater Best Management Practices can also be found on the city's web site.

(4) General design requirements:

- a. The storm water system shall be designed in accordance with Rule 62-330 F.A.C., and city standards for a 25- year, 24- hour event except that detention with filtration systems shall not be allowed and that off-line retention systems shall be used whenever the soil conditions will allow percolation of the treatment volume within 72 hours. When soil conditions will not allow infiltration practices to be used, the storm water system shall consist of a wet detention system with a vegetated littoral zone. To enhance the effectiveness of the wet detention system, landscape retention pretreatment practices such as the placement of storm sewer inlets in grassed areas shall be employed in combination with the detention system.
- b. To provide flood protection, the additional volume generated by the development from a 25-year storm event 24-hour duration shall be controlled by a detention facility and released at a rate of discharge not to exceed the peak discharge rate from the site in its undeveloped condition. Special engineering features all be incorporated in minimize the transport of pollutants remaining in the detention facility.
- c. All detention facilities shall discharge design flow through structural discharge facilities. When direct discharge will degrade waters of natural streams, marshes, environmentally sensitive areas, shellfish classification waters, or lands naturally receiving sheet flow, the discharge structure shall direct the flow to an intermediate spreader swale system.
- d. No new untreated point sources of discharge will be permitted.

(5) **General information for engineered plans:**

- a. The location of areas on the site where storm water collects or percolates into the ground; and the size, location and land use of any off-site areas which drain onto, through or from the project area.
- b. A map showing topography at a minimum contour interval of one-foot, vegetative cover, soils and seasonally high-water table elevations. Also show the location of any soils boring or percolation tests.
- c. Details of hydrograph, side slopes, depths, elevations of all system components including wetlands, a topographical map with a minimum contour interval of one foot.
- d. An erosion and sediment control plan to retain sediment on-site. The plan shall describe, in detail, the type and location of control measures the stage of development at which they will be put into place and provisions for maintenance.
- e. A description of scheduled maintenance, if applicable, of the storm water system.

(6) Calculations to be submitted:

- a. All runoff calculations used in the design of the storm water system including a description of the methodology, assumptions and parameters. Include calculations showing discharges, elevations and volumes retained or detained and the volume of storm water treated for applicable design storm events. If a computer program is used for analysis, a copy of the printout shall be submitted.

-
- b. Computations of state-storage and stage-discharge for all structures.
 - c. Computation of off-site inflows.
 - d. Actual acreages and percentage of the project area for impervious surfaces, natural water bodies and wetlands, artificial lakes, retention or detention area, swales, pervious surfaces and total project area.
 - e. Computation of pre-development and post-development runoff and storage.
 - f. Identification of the entity responsible for the perpetual care, operation, maintenance, and associated liabilities of the system. If the entity is to be a public body such as a county, municipality, or special district, a letter or other evidence of acceptance must be included. If the entity is a non-public body such as a homeowner's association or private corporation or person, documentation of its existence, fiscal and legal ability, and willingness to accept the responsibility must be included.

(Ord. No. 2020-03, § 3, 5-5-2020)

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

- (1) Areas of special flood hazard (rated A and V zones) and water front district.

Fill, lot grading or landscaping involving 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. In a V zone, the use of earthen fill to elevate buildings and structures shall not be permitted. Note: 20 cubic yards is approximately 2.5 pick- up truck- loads of fill.

At a minimum, the floodplain management permit shall include the following:

- a. Site plan showing proposed location of proposed fill; and
- b. Best management practice method employed to ensure stormwater runoff is maintained onsite. (See city website).

Fill involving more than ten cubic yards: Fill or lot grading involving more than the deposition of ten cubic yards of fill shall 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. The plan shall delineate the amount and type of fill, the amount, type, source of fill, compaction specifications and ensure that fill will remain stable under conditions of flooding. The plan shall provide existing site details including the existing and proposed elevation of structures, infrastructure, drive ways, etc. The plan shall indicate the existing grade elevation and proposed grade elevation at property corners and the street centerline and must detail how drainage will be affected and how grade changes will impact stormwater run- off from the site to adjacent lots. The plan shall show the location of existing structures or features of the site. The plan shall detail drainage swales including design high points; intermediate grade points; and the location, height, width and extent of retaining structures. The plan shall reflect surface slopes of drainage swales with flow direction arrows and include the elevation at any discharge point. The plan shall include documentation to show that the volume, rate and quality of stormwater runoff following the filling or grading of land shall not exceed pre-development or redevelopment conditions.

Note: 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.

Note: In designated V zones, fill may not be placed for use as structural support.

(2) Areas outside the area of special flood protection (A and V Zones) and waterfront district:

Fill, lot grading or landscaping involving up to 20 cubic yards of fill. Fill, lot grading and/or landscaping activities involving the deposition/addition, movement and placement of soils involving less than 20 cubic yards of fill on an individual lot or parcel shall require a building permit. At a minimum, the building permit shall include the following:

- a. Site plan showing proposed location of proposed fill;
- b. Best management practice method employed to ensure stormwater runoff is maintained onsite.

Fill involving more than 20 cubic yards: Fill or lot grading involving more than the deposition of 20 cubic yards of fill shall require a building permit. Additionally, the application requires a sealed grading plan prepared by a Florida licensed professional architect, surveyor, or engineer. The plan shall delineate the amount and type of fill, the amount, type, source of fill, compaction specifications and ensure that fill will remain stable under conditions of flooding, and include existing site details including structures, infrastructure, drive ways, etc. The plan shall indicate the existing grade and proposed grade in contour intervals of enough clarity to indicate the nature and extent of the work, including the type and amount of fill material that will be used. The plan shall contain elevations for existing and proposed grades at property corners and the street centerline and must detail how drainage will be affected. The plan shall show the location of existing structures or features of the site.

The plan shall show the location of existing structures or features of the site. The plan shall indicate drainage swales including design high points; intermediate grade points; and the location, height, and extent of retaining structures. The plan shall reflect surface slopes of drainage swales with flow direction arrows and include the elevation at the discharge ends of the swale's drainage pattern. The building permit shall include documentation to show that the volume, rate and quality of stormwater runoff following the filling or grading of land shall not exceed pre-development run-off conditions.

Note: 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 adjacent lot on all sides.

(3) Prohibited fill:

All types of solid waste, sludges, hazardous materials and hazardous waste so designated by the United States Environmental Protection Agency, the Florida Department of Environmental Protection, and local health and environmental protection agencies. All bio-medical wastes that may cause pathogenic contamination of water resources. Industrial chemicals, petroleum products, putrescible household waste, and other materials that would contaminate permitted fill material.

Fill may not be placed in wetlands and must be setback at least 20 feet from jurisdictional wetlands or surface water.

(Ord. No. 2020-03, § 3, 5-5-2020)

Sec. 115-3.. Landscaping.

Routine maintenance of the landscaped area, plantings, or sod involving less than 1,000 square feet in area provided shall not be considered fill, provided the quantity and location meets the fill ordinance standards. Landscaping development proposed for more than 1,000 square feet requires a landscape plan to identify vegetation plantings.

(Ord. No. 2020-03, § 3, 5-5-2020)

Sec. 115-4. Penalties.

Any person who fills or grades property without first securing a permit approval shall be subject to the penalties of this code and may be required to restore the site to the satisfaction of the city building official. In addition, all activity on the property shall cease until a permit has been issued and there shall be no other approval until such time as the filling and grading permit has been approved.

(Ord. No. 2020-03, § 3, 5-5-2020)

Sec. 109-51. Site plan requirements.

- (1) Site plans or any portion thereof involving engineering shall be certified, sealed, and prepared by and/or under the direct supervision of a professional engineer, qualified by training and experience into the specific technical field involved and registered or licensed to practice that profession.
- (2) Site plans shall contain documents and maps indicating:
 - a. General information:
 - i. Name of project.
 - ii. Intended use of site.
 - iii. Legal description of the property, size of parcel in acres or square feet and the linear dimensions of the property.
 - iv. Name, address and telephone number of the owner or owners of record.
 - v. Name, address and telephone number of the owner's designated agent or attorney.
 - vi. Names, addresses, signatures and registrations of the professionals preparing the plan.
 - b. Maps:
 - i. Vicinity map, showing relationship of proposed development to the surrounding streets, wetlands and surface water bodies at a scale of not less than one inch equals 2,000 feet.
 - ii. Site plan map with date and north arrow at a scale not smaller than one inch equals 50 feet.
 - iii. Elevation survey and topography at one foot contour intervals, existing and proposed.
 - iv. Building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, existing and proposed).
 - v. Location of existing and proposed building and structure footprints.
 - vi. Location, elevation, and dimensions and materials of existing and proposed drive areas, or other paving.
 - vii. Location of existing and proposed fences by type of material (e.g., wood or metal), type of design (open or closed) and height.
 - viii. Location of existing and proposed walls by type of material (e.g., brick or masonry).
 - ix. Location of each proposed, off-street parking space (regular and handicapped) and how they will be identified on site with paint or curb stops, including a diagram showing traffic circulation on site and access and egress to adjacent street.
 - x. Location of proposed, designated loading and unloading zones.
 - xi. Location of temporary and permanent structures and features proposed in the stormwater management plan.
 - c. Proposed buildings and structures:
 - i. Number of stories.
 - ii. Square footage grosses each floor.
 - iii. Building height.
 - iv. Multi-family dwellings.

-
- (i) Number and square footage of dwelling units and density (dwelling units per acre).
 - (ii) Calculation of off-street parking spaces required by supplementary parking section showing the number of dwelling units and spaces.
 - v. Commercial. Calculation of off-street parking spaces required by Chapter IV Zoning District supplementary parking section showing:
 - (i) Projected number of employees on peak shift.
 - (ii) If an eating and/or drinking establishment, seats and occupancy load and number of tables for service and number of stools at service counter.
 - (iii) If an office, studio or financial institution, floor space
 - (iv) If a retail establishment, floor space devoted to merchandising.
 - (v) If a child care center, floor space.
 - d. Lot coverage allowed by the zone and calculations showing proposed lot coverage. Materials used to cover surface drive areas, walkways, patios and other areas counting as lot coverage.
 - e. New multi-parcel (e.g., subdivision), commercial, and multi-family developments:
 - i. Existing infrastructure (on-site, adjacent to site, and across or opposite any public right-of-way.)
 - Surface drive areas and median/curb cuts to access driveways.
 - Sidewalks, streets, alleys, and easements (note widths and type).
 - Size and location of nearest water mains, valves, and fire hydrants.
 - Sanitary sewer systems (size and invert elevations).
 - Power, telephone and cable lines.
 - ii. Proposed streets, sidewalks, and surface drive areas:
 - If required, engineering plans and specifications including elevation and dimensions for streets, sidewalks, and surface drive areas (driveways, parking areas and storage areas).
 - Cross section of proposed street improvements
 - Fire lanes.
 - Locations of proposed surface drive areas, curb or median cut(s) to access driveways.
 - Internal traffic circulation plan, including directional arrows and signs to direct traffic flow.
 - Location of traffic-control signs and signalization devices.
 - Locations of sidewalks.
 - Coordination of walkways and driveway and their elevations with facilities in adjacent developments, including the elevation of the crown of the most adjacent road to ensure that lot filling and hardened surfaces are not elevated higher than local streets.
 - Proposed streets and alleys.
 - When applicable, the location of service roads and access roads extended onto the site.
 - iii. Proposed water and sewer facilities:
 - Water. Size, material, and location of water mains, valves and fire hydrants. Engineering plans and specifications are required prior to the issuance of a building permit.

-
- Sanitary sewer systems. Size, material, and location of lines. Engineering plans and specifications, with submittal of a profile where required, are required prior to the issuance of a building permit.
 - Any commitments, such as contributions to offset public facilities impacts.
 - Projected water usage in gallons per day, projected solid waste, projected number of school age children.
- f. Solid waste handling facilities. The location of the dumpster and access for refuse service collection, including dumpster pad screening, fencing and landscaping shall be identified.
- g. Dredge and fill. If any dredging or filling is intended in the development, a copy of the complete environmental resource permit application proposed for the Northwest Florida Water Management District shall be provided.
- h. **Stormwater management plan requirements general:**
- i. **Sufficient information for the city to evaluate the environmental characteristics of the affected areas, the potential and predicted impacts of the proposed activity on wetlands and surface water, and the effectiveness and acceptability of those measures proposed for reducing adverse impacts.**
 - ii. If a State stormwater permit is required, the following shall be a part of the stormwater plan submitted to the city.
 - iii. The design contained in any ten-two (10/2) self-certified general permit).
 - iv. A design that treats run off from the 25 year-24-hour duration storm event and ensures that post development runoff rates, volumes and pollutant loads do not exceed pre-development conditions:

The design contained in a complete application proposed to a State agency for:

A general permit or;

An environmental resource permits.

For proposed development not requiring a State stormwater permit, a plan to control surface water runoff including:

Temporary sediment control barriers and vegetative cover;

Permanent best management practices.

(LDC, art. VI(VII), § F; Ord. No. 2020-03, § 2, 5-5-2020)

OFC USE
FEES
Base Rate: \$ _____
Additional cu yds: _____
Total: _____

Date Paid: _____



Flood Plain Administrator must determine Flood Zone Designation before a fill permit may be issued:
FEMA designation: _____
Date: _____

Fill Permit Application

(For further details, see Apalachicola Land Development Code Sec 115-2)

APPLICANT TO COMPLETE THE FOLLOWING:

SITE INFORMATION:

PARCEL I.D. _____ _____ _____ _____ _____ _____
 SEC. TWP. RNG. SUBDI BLOCK LOT

ADDRESS OF SITE: _____

APPLICANT INFORMATION:

NAME: _____ PHONE: () _____

ADDRESS: _____ email: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT)

NAME: _____ PHONE: () _____

ADDRESS: _____

DESCRIPTION OF WORK (MUST INCLUDE SITE PLAN)

FILL MATERIAL: _____ LOT SIZE: _____

AMOUNT OF FILL(CUBIC YARDS): _____ PURPOSE OF FILL: _____

EXISTING ELEVATION: _____

- | | | |
|--|-----|----|
| 1. Has fill/dirt material been brought to the property? | Yes | No |
| 2. Has the fill/dirt material been spread or fill work done? | Yes | No |
| 3. Have you received a site Violation Notice? | Yes | No |

NOTICE OF DEED RESTRICTIONS

The property for which this permit is requested might be subject to deed restrictions. As owner or authorized agent for the owner you are responsible for determining, prior to adding fill, whether the addition of fill is a violation of deed restrictions.

SUBMIT A SEPARATE SITE PLAN OR SURVEY. APPROVED SITE PLAN MUST BE POSTED AT THE JOB LOCATION!

SITE PLAN TO SHOW THE FOLLOWING:

- A. AREA & DEPTH OF PROPOSED FILL
- B. ANY PROPOSED DRAINAGE IMPROVEMENTS (POND, PIPE, SWALE, ETC.)
- C. EXISTING STRUCTURES, WITH DIMENSIONS & PROPERTY LINE SETBACKS
- D. STREETS & ROADWAYS
- E. EASEMENTS (DO NOT ENCROACH INTO DRAINAGE EASEMENTS WITH NEW FILL)
- F. BODIES OF WATER
- G. TREES WITHIN FILL AREA .
- H. ARROWS TO SHOW DIRECTION OF EXISTING AND/OR PROPOSED DRAINAGE FLOW
- I. NORTH ARROW

FLOOD ZONES RATED A & V ZONES*:

- 10 cubic yards are less:
 - Site plan showing proposed location of fill
 - Best management practice method to ensure stormwater runoff is maintained onsite.
- More than 10 cubic yards:
 - Floodplain management permit in addition to building permit
 - Sealed grading plan prepared by a Florida licensed professional architect, surveyor or engineer.

X-RATED FLOOD ZONES*:

- Less than 20 cubic yards:
 - Site plan showing proposed location of fill
 - Best management practice method to ensure stormwater runoff is maintained onsite
- 20 cubic yards or greater:
 - Sealed grading plan prepared by a Florida licensed professional architect, surveyor or engineer.

***After site improvements are completed, an "As Built" Certification from a Florida licensed engineer, surveyor or engineer may be required to demonstrate there will be no discharge of stormwater to adjacent properties and that the filled lot is not higher than the adjacent lot on all sides.**

OWNER/APPLICANT STATEMENT:

I hereby certify, affirm, and swear that I am the owner or the authorized agent for the owner of the property for which this permit is requested. The information provided herein is true and correct to the best of my knowledge. I release the City of Apalachicola from all responsibility for damages incurred as a result of the fill activity.

APPLICANT SIGNATURE: _____
Owner Agent

DATE: _____

CODE ENFORCEMENT OFFICER: _____
(for landscaping permit)

DATE: _____

BUILDING OFFICIAL: _____

DATE: _____

FILL FEES:	
A&V Flood Zones	X Flood Zones
Less than 10 cu.yds. \$100	less than 20 cu.yds. \$100
10-20 cu.yds \$200	each additional cu.yd \$10
Each additional cu.yd \$20	

STAFF FINDINGS & COMMENTS

Sec. 115-1. City Requirements.

Comments & Questions:

- “Applications for all new residential development in special waterfront district or areas of special hazard (A&V zone) **must include** a stormwater management plan **which may consist of** a best management practice (BMP) as part of their site plan.”
 - The use of “may” in this section implies that there are other options for stormwater management plans beyond identification of the best management practice(s) on the site plan.
 - Sec. 109-51 is more clear that a stormwater management plan is essentially a component of the site plan which shows the location of stormwater BMPs.
- Should an exception to the “direct connection” prohibition be created for existing lots of record with a significant amount of impervious surface (e.g., 80%, 90%, 100%?). This would only apply to the C-1 General Commercial Downtown district.
- The existence of subsection (5) specific to engineered plans implies that there may be engineered and non-engineered plans and that there are separate standards for each type of plan.
 - This is reinforced by the fill and lot grading requirements in Sec. 115-2, which distinguish between a floodplain management permit (site plan showing stormwater BMPs) and a grading plan prepared by an engineer, surveyor, or architect.

Sec. 115-2. Fill and Lot Grading Requirements.

Areas of Special Flood Hazard (*all A&V Zones*) & Waterfront District:

- **≤ 10 cubic yards of fill:**
 - Building permit.
 - Floodplain management permit.
 - Site plan with:
 - Location of fill.
 - Best management practice for stormwater retention.
- **> 10 cubic yards of fill:**
 - Building permit.
 - Floodplain management permit.
 - Site plan with:
 - Location of fill.
 - Best management practice for stormwater retention.
 - Grading Plan.

- Prepared by licensed professional architect, surveyor or engineer.
- Amount, type and source of fill.
- Location of existing structures and features.
- Existing and proposed elevations of structures.
- Existing and proposed grade elevation at lot corners and street centerline.
 - Detail how grade changes will impact stormwater runoff to adjacent lots.
- Drainage swales, including high points and intermediate grade points.
 - Surface slopes with flow direction arrows.
 - Elevation at discharge point.
- Volume, rate and quality of stormwater runoff shall not exceed pre-development or redevelopment standards.
- As-Built Certification.
 - Prepared by licensed professional architect, surveyor or engineer.
 - Demonstrates there will be no discharge on adjacent properties.
 - Demonstrates the filled lot is not higher than the centerline of the road, and adjacent lots on all sides.

All Other Areas:

→ **≤ 20 cubic yards of fill:**

- Building permit.
 - Site plan with:
 - Location of fill.
 - Best management practice for stormwater retention.

→ **> 20 cubic yards of fill:**

- Building permit.
- Grading plan.
 - Prepared by licensed professional architect, surveyor or engineer.
 - Amount, type and source of fill.
 - Location of existing structures and features.
 - Existing and proposed elevations of structures.
 - Existing and proposed grade elevation at lot corners and street centerline.
 - Detail how grade changes will impact stormwater runoff to adjacent lots.
 - Drainage swales, including high points and intermediate grade points.
 - Surface slopes with flow direction arrows.
 - Elevation at discharge point.
 - Volume, rate and quality of stormwater runoff shall not exceed pre-development or redevelopment standards.
- As-Built Certification.
 - Prepared by licensed professional architect, surveyor or engineer.

- Demonstrates there will be no discharge on adjacent properties.
- Demonstrates the filled lot is not higher than the centerline of the road, and adjacent lots on all sides.

Comments & Questions:

- “Building permit” and “floodplain management permit” should not be used interchangeably, as this creates confusion.
 - The requirements for a “floodplain management permit” in a special flood hazard area involving less than 10 cubic yards of fill are the same as those for a “building permit” in any other area involving less than 20 cubic yards of fill.
- Should an engineered grading plan be required regardless of the amount of fill being placed on the lot?
- Should fill permits be submitted, reviewed, and approved before the Board reviews and approves the development order application?
 - This would permit the Board to review engineered grading plans simultaneously with the site plan, where applicable based on the location of the project and the amount of fill.

Sec. 115-3. Landscaping.

- **Sec. 101-8 [Definitions]. Landscaping.** “The area within the boundaries of a given lot that consists of planting materials, including, but not limited to, trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch, and other similar materials. Landscaping may be considered "fill" based upon the quantity and location proposed (as defined) is planned as part of the activity.”
 - **Sec. 115-3.** clearly states that landscaping involving less than 1,000 SF in total area is not considered fill.

Comments & Questions:

- Should landscaping be offered as a type of stormwater best management practice if there is a potential for it to be treated as fill?

Sec. 115-4. Penalties.

Comments & Questions:

- Does this section suggest that a stop work should be issued for development where fill has been placed without an approved fill permit?

Sec. 109-51. Site Plan Requirements.

Comments & Questions:

- Does this section suggest that all stormwater management plans are engineered plans, which must be prepared by a professional engineer?
 - This may contradict Sec. 115-1.
 - The general stormwater management plan requirements later in this section states that any development *requiring* a stormwater permit from the state (e.g., FDEP or NFWMD) must also submit an engineered stormwater management plan for the Board to review.
 - Does this include projects which require federal permits (e.g., USACE)?
 - The general stormwater management plan requirements later in this section also states that development *not requiring* a state stormwater permit may submit “a plan to control surface water runoff” showing temporary and permanent controls.
- What kind of information specifically is required to allow the city to evaluate environmental characteristics, impacts on wetlands and surface water, and the effectiveness of measures proposed to reduce adverse impacts?

Fill Permit

Comments & Questions:

- **Per Sec. 115-2:** “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.”
 - What are the qualifying criteria which a development must meet for an as-built certificate to be required (i.e., when does the phrase “when applicable” apply)?
 - Sec. 115-2. Only mentions as-built certificates in the context of fill permits where engineered grading plans are required.
 - The current fill permit application appears to state that as-built certificates are optional, as they “may” be required. This contradicts Sec. 115-2.

