



Planning & Zoning Agenda

August 12th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, August 12th, 2024
City Meeting Room – 74 6th Street
Agenda

Regular Meeting: 6:00 PM

1. Approval of July 8th, 2024 meeting minutes.
2. Review, Discussion and Decision for Fence. (R-2) @ 121 Ellis Van Fleet, Block 251. For Joseph Seaton - Owner; Contractor: TBD
3. Review, Discussion and Decision for New Construction & Certificate of Appropriateness (R-1) (Historic District) @ 130 5th Street, Block 19 Lot 3. For Ed & Tammy Davis - Owner; Contractor: 1st Choice Builders, Inc.
4. Review, Discussion and Decision for New Construction. (R-2) @ 118 18th Ave, Block 251. For Roberto Emerick - Owner; Contractor: TBD
5. Review, Discussion and Decision for New Construction, Certificate of Appropriateness, & Accessory Structure. (R-1) (Historic District) @ 87 Avenue D, Block 23 Lot 9&10. For Charles Hart - Owner; Contractor: Erin Rodriguez Const. LLC
6. Review, Discussion and Decision for Fence, Certificate of Appropriateness & Accessory Structure. (R-1) (Historic District) @ 72 12th Street, Block 85 Lots 3/4. For Patrick Cummings - Owner; Contractor: TBD
7. Review, Discussion and Decision for New Construction and Certificate of Appropriateness. (R-1) @ 76 7th Street, Block 23 Lots 8 & 40' of 7. For Kevin Wilson - Owner; Contractor: Drew Robertson

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

July 8th, 2024

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

Attendance: Joe Taylor – Chair, Chase Galloway – Vice Chair, Elizabeth Milliken, Bobby Miller, Jim Bachrach, Lee McLemore, Myrtis Wynn

Meeting: **6:00 PM**

1. Approval of June 10th, 2024 meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**

2. Review, Discussion and Decision for Certificate of Appropriateness, Fence, & Accessory Structure. (R-1) (Historic District) @ 51 10th Street, Block 39 Lots 6. For First Baptist Church - Owner; Contractor: Mr. Fence
 - **Motion to approve 6’ fence on the alley and neighboring property sides and approve 4’ fence on the Avenue D side for now and with a contingent approval of a 6’ fence on Avenue D side if the BOA were to approve of a variance; 2nd by Jim Bachrach. All in favor – motion carried.**

3. Review, Discussion and Decision for Accessory Structure, Driveway, & Fence. (R-2) @ 245 Prado, Block 1 Lots NE 13/14. For Donna Taratoot - Owner; Contractor: TBD
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting by Bobby Miller; 2nd by Chase Galloway. All in favor – meeting adjourned.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
MONDAY, July 8th, 2024
City Meeting Room – 74 6th Street
Minutes

Attendance: Joe Taylor – Chair, Chase Galloway – Vice Chair, Elizabeth Milliken, Bobby Miller, Jim Bachrach, Lee McLemore, Myrtis Wynn

Quasi-Judicial Public Hearing: Immediately following Regular Meeting @ 6:00 PM

1. Discussion & Decision for proposed Bed & Breakfast use in the **C/2 Zone at 196 8th Street**, more specifically described as Block 167 Lot 4 for Wes Warren – Owner; Representative – Richard Dagenhart. Applicant is requesting approval of a special exception for a Bed & Breakfast.
 - a. Staff provided details on proof of notice, as also shown in staff report.
 - b. Ex Parte Communications were disclosed – there was only one email to report that was sent to multiple members of the board prior to the meeting. This email is attached for the record.
 - c. City Attorney and City Planner provided a brief description of the documentation included in the agenda packet and staff report.
 - d. Applicant presented their testimony – Mr. Richard Dagenhart represented Wes Warren in the introduction of their project. Mr. Dagenhart provided a brief history on the site and the historic building. He spoke on the importance of preserving the structure, but how this endeavor is going to be extremely costly to the owner so certain uses will not a viable use to balance out the cost to rehabilitate the building. He mentioned that the FL Historical Society and staff at FAMU are in favor of rehabilitating historic building with the notion that the use must sometimes change. He stated that a single-family living situation is not a viable use for the applicant and that since the property is in the C-2 Zone they would like to rehabilitate the building into a Bed & Breakfast. Mr. Dagenhart spoke on the visuals provided in the agenda packet and went over all aspects of the design and ensured that adequate parking would be provided in the rear of the site.
 - e. Staff gave their testimony and reviewed everything that was covered within the staff report, including the public notice input that was gathered through the letters that were sent out. Staff discussed the questions that she believed the P&Z should acknowledge in this request:
 - i. Is this request in harmony with the purpose and intent served by the LDC?
 - ii. If granted, would this request adversely affect the public interest?
 - iii. Are there any appropriate conditions and safeguards in conformity with the City code that he P&Z Board would like to assign to the project?
 - f. Staff confirmed that the P&Z Board would first discuss the Special Exception use and if approved would then discuss the specifics of the site plan and Certificate of Appropriateness.
 - g. The public were able to comment and there were several comments heard. Adriane Elliott urged the board to take this decision very seriously and justify their decision as the C-2 zoning turning into a zone full of Airbnb's is possible. Linda Buchanan stated that she approves of the B&B use, but wants to see the historic preservation take precedent.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
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- h. As discussion was held, the possibility of the C-2 Zone being ‘overrun with short term rentals’ continued to be a topic of discussion. City Attorney, Dan Hartman, spoke and stated that in this case the future is not relevant. He confirmed for the P&Z Board and the room that just because one gets approved does not mean that every applicant that comes in after with be able to use ‘precedent’ to ask for an approval of a B&B Special Exception in the C-2 Zone – every request will be different circumstances with neighboring properties, public input, etc. and the P&Z Board is tasked with making these decisions on a case by case basis. He stated that in the future of the board ever feels that there are too many STR’s operating in the C-2 Hill zone, that the board has the authority to decide if too many special exception uses are squeezing out the principal uses in the zone and deny requests.
 - i. The P&Z Board discussed the comments of the City Attorney and agreed that since this is not precedent setting, that they agree with the applicant that historic rehabilitation of the structure is important and the most realistic use for the applicant - based on this they do not believe it will adversely affect the public interest and it is harmony with the purpose and intent served by the LDC.
 - j. Jim Bachrach made a motion to approve of the Special Exception use as a Bed & Breakfast with a.) a limitation of one year to comply with any other contingencies stipulated by the P&Z Board regarding the site plan and b.) on the basis that it is a historic structure and the use will encourage the applicant to rehabilitate it; Chase Galloway 2nd . All in favor – motion approved.
 2. Contingent upon approval of #1, Discussion & Decision for a Certificate of Appropriateness, Additions, Accessory Structure, and Fence.
 - a. During the applicant presentation, Mr. Dagenhart noted all the possible contingencies that staff had noted in the planner report and agreed to all stipulations.
 - b. In discussion of the fence material, the applicant made a change to a 6’ wood privacy fence instead of chain-link – the P&Z Board agreed on this change.
 - c. Chase Galloway made a motion to approve of the Certificate of Appropriateness, Additions, Accessory Structure, and Fence with the following contingencies:
 - i. A sign approved by the P&Z Board before a business license can be issued.
 - ii. A DEP permitted stormwater management plan will need to be submitted and approved by the floodplain administrator prior to permitting.
 - iii. An encroachment agreement specifically including the canopy extending into the ROW that is not already present on the structure must be obtained from the City Commission prior to permitting.
 - iv. Alley use for parking and any ROW uses must be approved by the City Manager.
 - d. Jim Bachrach 2nd the motion – all in favor, motion approved.

CITY OF APALACHICOLA
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Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting by Jim Bachrach; 2nd by Chase Galloway. All in favor – meeting adjourned.

OPPOSING THE BNB SPECIAL EXCEPTION

Sheneidra C <s.cummings2216@gmail.com>

Mon 7/8/2024 5:40 PM

To: Bree Robinson <brobenson@cityofapalachicola.com>; franklinpromise@gmail.com <franklinpromise@gmail.com>; Myrtis Wynn <wynnm45@gmail.com>; shadow1@fairpoint.net <shadow1@fairpoint.net>; temilliken56@gmail.com <temilliken56@gmail.com>; bobby.miller@yahoo.com <bobby.miller@yahoo.com>; pw38133@gmail.com <pw38133@gmail.com>; golgowski@gmail.com <golgowski@gmail.com>

You don't often get email from s.cummings2216@gmail.com. [Learn why this is important](#)

PLEASE DENY THIS SPECIAL EXCEPTION REQUEST.

I am Sheneidra Cummings a native of Apalachicola and a long-term resident of the Hill Community. I would like to express opposition on behalf of myself and family who currently reside in the Hill Community and/or own property that borders the C-2 district. Granting this special exception will further deter retail businesses from opening up their business in the Hill Community meanwhile opening up the floodgates for short-term rentals that will continuously displace Hill residents. **PLEASE DENY THIS SPECIAL EXCEPTION REQUEST. The Hill Community is depending on you all to make the right decision for the greater good of the Community.**

Sheneidra Cummings, Hill native and resident, **I strongly oppose the rezoning and special exception.** Along with various family members who are not able to attend the meeting tonight, asked me to include them in this email stating their position in opposition to the granting of the special exception and rezoning as well.

Larry Cummings, Owner at 108 MLK is **opposed.**

Brenda Cummings, Owner at 108 MLK is **opposed.**

Alvin Cummings, Owner at 125 10th Street is **opposed.**

Felicia Cummings, Owner at 125 10th Street is **opposed.**

Patricia Lane, et. al, Owner at 175 10th Street is **opposed.**

Thank you for your consideration.



Fence

121 Ellis Van Fleet



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

Official Use Only

Date Received: 7/8/24
 Meeting Date: 8/12/24
 Fees Due: 0
 Date Fees Paid: —

OWNER INFORMATION

Owner Santon, Joseph M.
 Address 121 Ellis Van Wert St.
 City Apalachicola State FL Zip 32320
 Phone 850-899-6192

CONTRACTOR INFORMATION

Contractor Name TBD
 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"/> Repair |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 121 Ellis Van Wert St.
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: _____ Block: 251 Lot: _____
 Zoning District: R-2 [] Historic District [X] Non-Historic District
 FEMA Flood Zone: N/A

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:
- corner lot fence
- no fencing in either required
"front yards"
- OK ✓ - no C.O.A needed.

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

over

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).

Approximately 240 feet of 6 foot semi-privacy fence around the back yard.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	Home Depot	34 line post 370 1x6x8 boards 2 gate post 36 corr boards 1 bulk gate stainless steel screws 34 concrete	N/A?
Driveways/Sidewalks			
Other			

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

CERTIFICATION

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

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

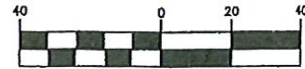
7/8/2024

DATE

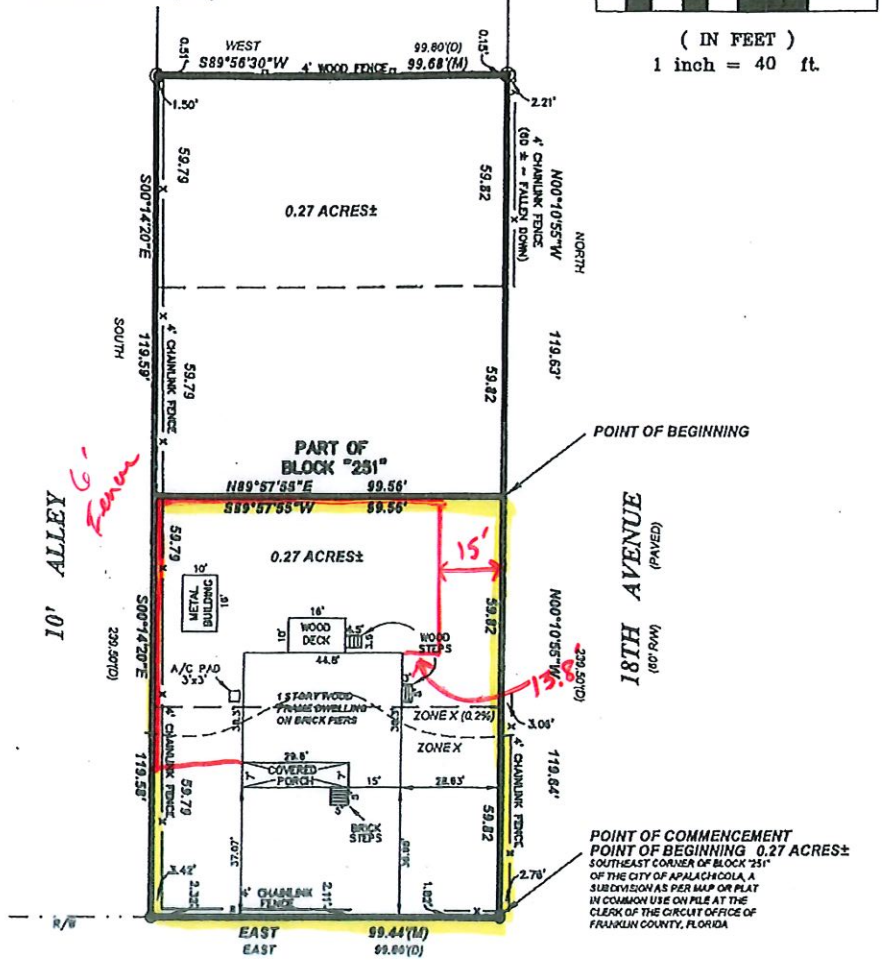
SIGNATURE OF APPLICANT

SKETCH OF PROPERTY CERTIFIED TO:
Ronda Becker Newell,
Emerald Coast Federal Credit Union,
Dodd Title, Inc.,
First American Title Insurance Company

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



ELLIS VAN FLEET STREET
 (50' R/W) (6TH STREET) (PAVED)

NOTES:

1. SURVEY SOURCE: Deed of record and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly right of way boundary of "Ellis Van Fleet Street" being East as per deed of record.
3. A current field survey has not been done to verify the accuracy of the sketch shown hereon.
4. THIS IS NOT A BOUNDARY SURVEY.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

RN JS

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. SJ-17.051/052).

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

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

FLOOD ZONE INFORMATION:

Subject property is located in Zone X and X (0.2%) as per Flood Insurance Rate Map Community Panel No: 120090 0526F index date: February 5, 2014, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 135 SHELDON STREET • SOPCHOPPY, FLORIDA 32311 PHONE NUMBER: 352-942-3331 FAX NUMBER: 352-942-3111 L.S. 17143			
FILE: 07007.DWG	DATE OF LAST FIELD WORK:	CHECKED BY:	JOB NUMBER: 07-007

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

May 7, 2021

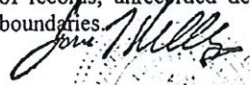
Legal Description of a 0.27 Acre Tract
Certified To: Ronda Becker Newell,
Emerald Coast Federal Credit Union,
Dodd Title, Inc.,
First American Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

Begin at a re-rod (marked #1999) marking the Southeast corner of Block "251" being the common corner to 18th Avenue and Ellis Van Fleet (6th Street) 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 of Franklin County, Florida. From said POINT OF BEGINNING run North 00 degrees 10 minutes 55 seconds West along the Westerly right-of-way boundary of 18th Avenue 119.64 feet thence leaving said Westerly right-of-way boundary run South 89 degrees 57 minutes 55 seconds West 99.56 feet to a point lying on the Easterly right-of-way boundary of a 10.00 foot alley, thence run South 00 degrees 14 minutes 20 seconds East along said Easterly right-of-way boundary 119.58 feet to a re-rod (marked #1999) lying at the intersection of said Easterly right-of-way boundary with the Northerly right-of-way boundary of Ellis Van Fleet Street (6th Street), thence leaving said Easterly right-of-way boundary run East, along said Northerly right-of-way boundary 99.44 feet to the POINT OF BEGINNING containing 0.27 acres, more or less.

NO FIELD WORK has been done to verify the accuracy of the above described property.

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

RN JS

07-007ac0.27

Planning & Zoning Approval must precede Fence Permit Application for a New or materially-altered fence.

P&Z Approval Date: _____



Fence Permit Application

Owner's Name: Joseph Scaton email: Joseph.m.scaton@gmail.com

Address: 121 Ellis Van Fleet St. Ph# 850-899-6192

Address of Project: 121 Ellis Van Fleet St.

Property Parcel ID#: _____

Legal Description of Property: Single family home

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that **NO WORK** or installation/ has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits must be secured for structural work, electrical, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

Height of Fence: Front: 6 ft. Rear: 6 ft. L Side: 6 ft. R Side: 6 ft.

For **New/Materially Altered Fence with P&Z Approval**: Attach approved documents submitted to Planning & Zoning (which must include detailed drawings of fence location, heights and materials to be used in construction of fence).

For **Repair/Replacement Fence**, attach photos of existing fence and a description of repair work to be done.

Owner's Affidavit: I hereby certify that the information contained in this application is true and correct to the best of my knowledge and that all work will be done in compliance with all applicable laws regulating construction and zoning.

[Signature] Date: 7/8/2024
Owner or Agent

Code Enforcement Officer Date: _____

OFC USE	
FEES:	
<input type="checkbox"/>	Certificate of Appropriateness: \$25.00
<input type="checkbox"/>	New/Altered Fence: \$75.00
<input type="checkbox"/>	Repair/Replace Fence: \$0.00
Total Paid: _____	
Date: _____	



Certificate of Appropriateness & New Construction

130 5th Street



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

Official Use Only

Date Received: 7/23
Meeting Date: 8/12
Fees Due: \$275.00
Date Fees Paid: 7/24

OWNER INFORMATION

Owner ED & Tammy DAVIS
Address 130 5th street
City Apalachicola State FL Zip 32320
Phone 404-723-1243

CONTRACTOR INFORMATION

Contractor Name 1st Choice Builders INC.
State License # FL00068225 City License #
Email Bryce@1stchoicebuilders.net
Phone 850-653-7777

PROJECT TYPE BRYCE WARD - BUILDER

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair

Certificate of Appropriateness

Other _____

PROPERTY INFORMATION

Street Address (911 Address): 130 5th street
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: 01-095-08W-8330-0019-0030 Block: 19 Lot: 3
Zoning District: R-1 [] Historic District [] Non-Historic District
FEMA Flood Zone: A69 see survey

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N

Setback Requirements of Property:

Front: 15 Rear: 25 Side: 5/5pk

Corner Lot? Y N Street Sides: _____

Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:

- meets LC
- meets setbacks
- needs C.o.A.

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

City Staff _____

Date Approved _____

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

PB
Applicant Initial

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

NEW Single Family Home
 Please see attached PLAN

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		HARDI	
Doors		Fiberglass	
Windows		Vinyl window	
Roofing		Galvalume - Mill finish screw down	
Trim		HARDI	
Foundation		12" x 12" piers	
Shutters			
Porch/Deck		Wood Porches	
Fencing			
Driveways/Sidewalks		GRAVEL DRIVE	
Other			

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

CERTIFICATION

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1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 business days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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9. I/We understand that P&Z Board approval is permission to obtain a permit for work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

7-22-24

DATE

Bryce Ward

SIGNATURE OF APPLICANT

154 Choice Bldg.
INC.

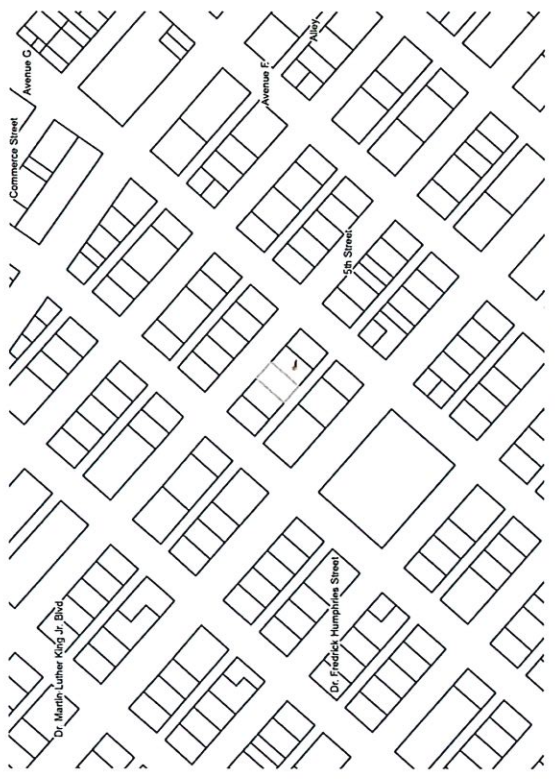
NO.	DESCRIPTION	DATE
1	FOUNDATION	07/22/24
2	FOUNDATION	07/22/24
3	FOUNDATION	07/22/24
4	FOUNDATION	07/22/24
5	FOUNDATION	07/22/24
6	FOUNDATION	07/22/24
7	FOUNDATION	07/22/24
8	FOUNDATION	07/22/24
9	FOUNDATION	07/22/24
10	FOUNDATION	07/22/24

PROJECT OVERVIEW

PROJECT DESCRIPTION:
DAVIS RESIDENCE
 130 5TH STREET
 APALACHICOLA, FL 32320

DATE: 7/22/24
 SCALE: NTS
 SHEET: A-1

WARD DRAFTING, LLC
 PO BOX 1006
 EASTPOINT, FL 32328

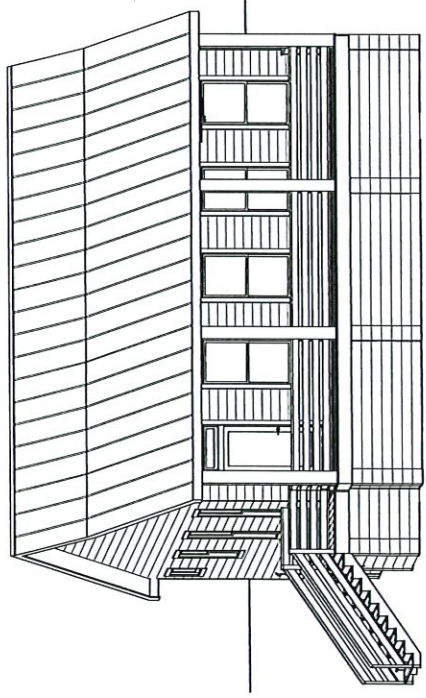


LOCATION MAP

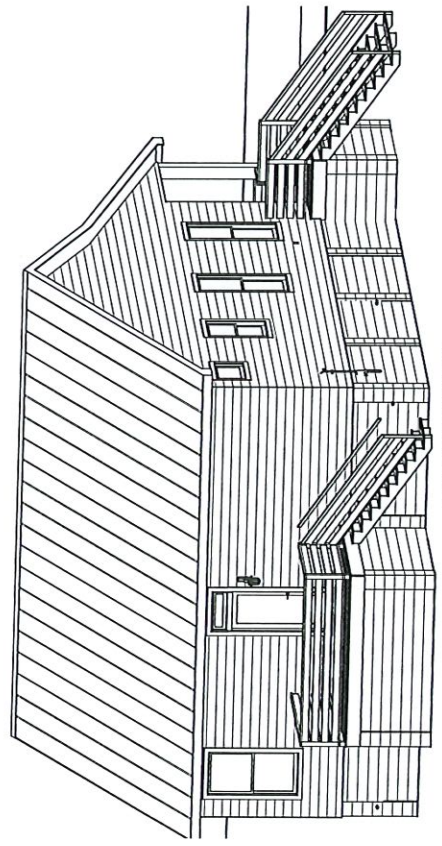
- NOTES:**
- PLANS CAN BE PRINTED AT 200% ON 24"x36" PAPER FOR 1/4" SCALE
 - FOUNDATION TYPE: CMU PIER
 - CEILING HEIGHT @ 1 1/8"
 - 2x6 EXTERIOR WALLS
 - WINDOW HEADER HEIGHT AT 8' A.F.F. (TYP)
 - PROVIDE RAILINGS PER CODE IF PORCH IS MORE THAN 30" ABOVE GRADE

- DRAWING INDEX:**
- A-1 PROJECT OVERVIEW
 - A-2 SITE PLAN
 - A-3 EXTERIOR ELEVATIONS
 - A-4 FLOOR PLAN & ROOF PLAN
 - A-5 FOUNDATION PLAN & ELECTRICAL PLAN

BUILDING AREA:
 1,110 SF H&C
 240 SF COVERED PORCHES



FRONT PERSPECTIVE



REAR PERSPECTIVE

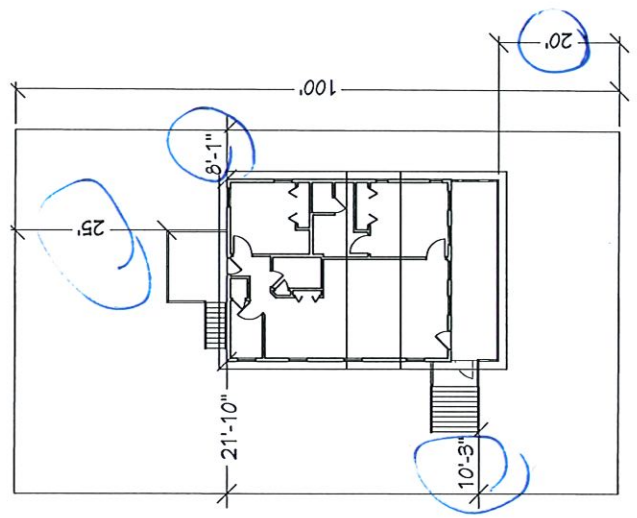
NO	DESCRIPTION	BY	DATE
1	FOUNDATION	ZEM	07/22/2024
2	FOUNDATION	ZEM	07/22/2024
3	FOUNDATION	ZEM	07/22/2024
4	FOUNDATION	ZEM	07/22/2024
5	FOUNDATION	ZEM	07/22/2024
6	FOUNDATION	ZEM	07/22/2024
7	FOUNDATION	ZEM	07/22/2024
8	FOUNDATION	ZEM	07/22/2024
9	FOUNDATION	ZEM	07/22/2024
10	FOUNDATION	ZEM	07/22/2024

SHEET TITLE
SITE PLAN

PROJECT DESCRIPTION
DAVIS RESIDENCE
130 5TH STREET
APALACHICOLA, FL 32320

DATE: 7/22/24
SCALE: 1" = 20'
SHEET: A-2

WARD DRAFTING, LLC
PO BOX 1006
EASTPOINT, FL 32328



Setbacks OK

NO.	DESCRIPTION	BY	DATE
1	LAYOUT	ADJ	06/20/2024
2	GENERAL		06/20/2024
3	FOUNDATION		06/20/2024
4	FOUNDATION		06/20/2024
5	FOUNDATION		06/20/2024

EXTERIOR ELEVATIONS

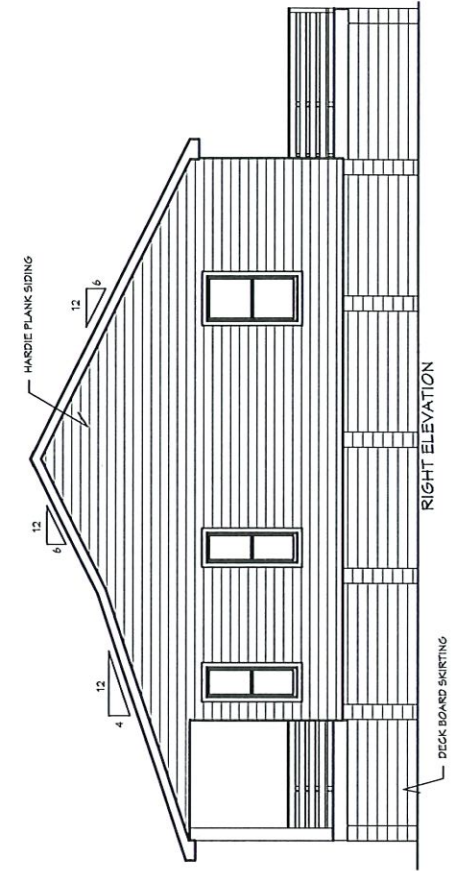
SHEET TITLE

PROJECT DESCRIPTION
 DAVIS RESIDENCE
 130 5TH STREET
 APALACHICOLA, FL 32320

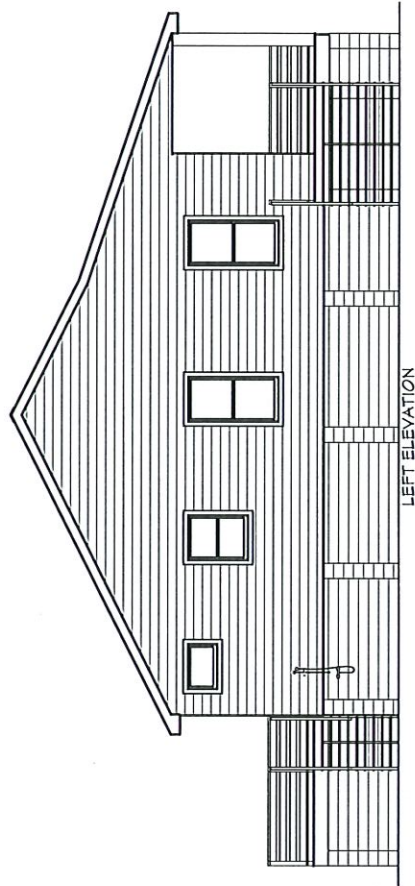
DRAWINGS PROVIDED BY
 WARD DRAFTING, LLC
 PO BOX 1006
 EASTPOINT, FL 32328

DATE: 7/22/24
 SCALE: 1/8" = 1'

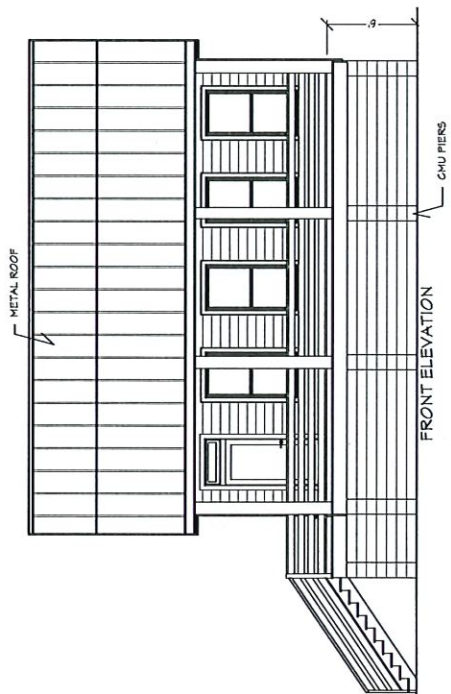
SHEET: A-3



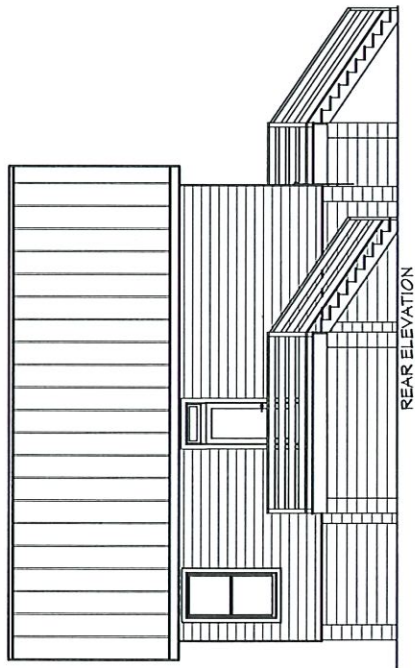
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

NO	DESCRIPTION	BY	DATE
1	LAYOUT	ZEM	04/01/2024
2	GENERAL	ZEM	04/01/2024
3	FOUNDATION	ZEM	07/22/2024

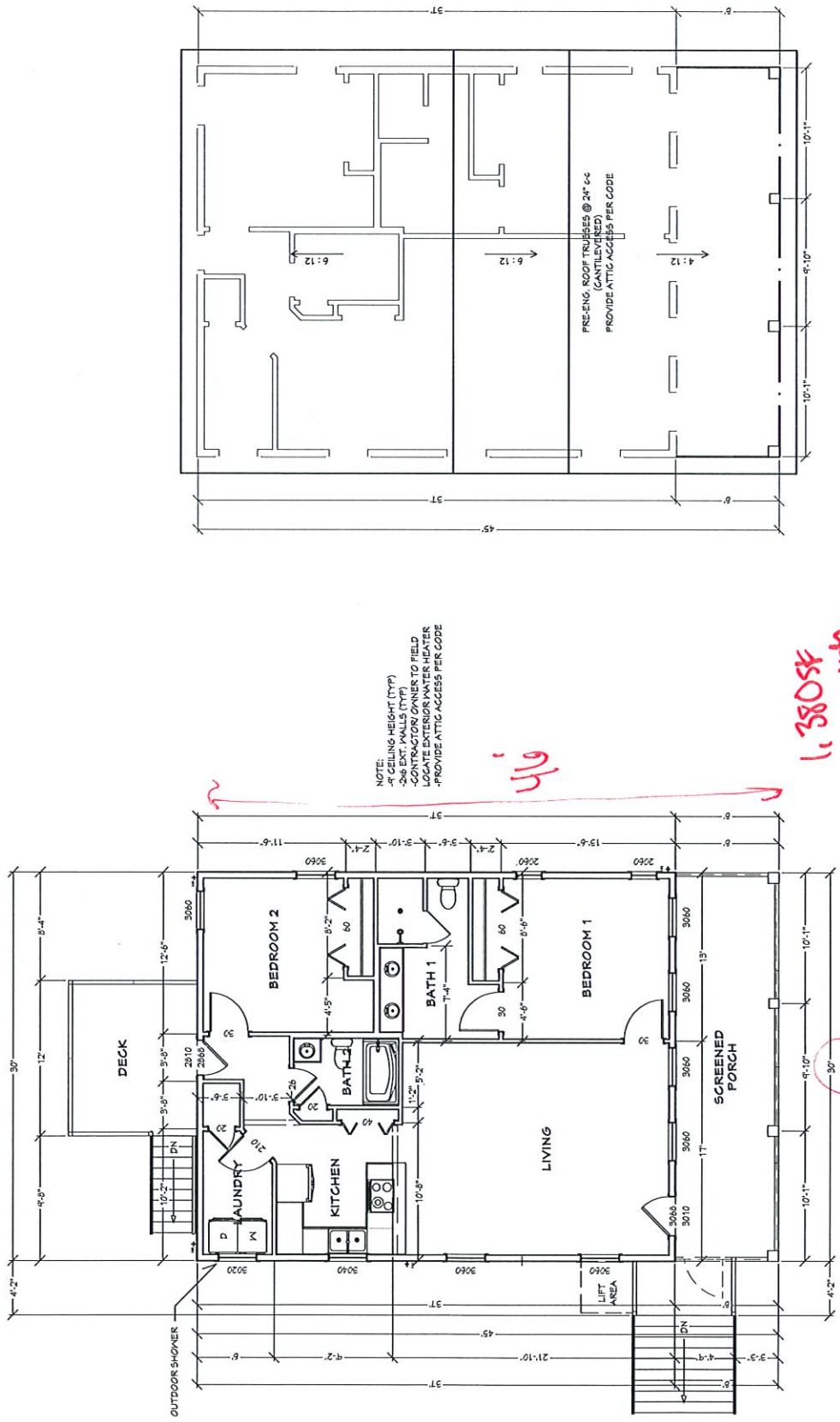
FLOOR PLAN &
ROOF PLAN

SHEET TITLE

PROJECT DESCRIPTION:
DAYIS RESIDENCE
130 5TH STREET
APALACHICOLA, FL 32320

DRAWINGS PROVIDED BY:
WARD DRAFTING, LLC
PO BOX 1006
EASTPOINT, FL 32328

DATE: 7/22/24
SCALE: 1/8" = 1'
SHEET: A-4



NOTE:
-4" CEILING HEIGHT (TYP)
-2x6 EXT. WALLS (TYP)
-LOCATE EXTERIOR WALLS TO FIELD
-LOCATE EXTERIOR WALLS HEATER
-PROVIDE ATTIC ACCESS PER CODE

1,380

*1,380 SF
not include
stairs/deck*

BUILDING AREA:
1,110 SF H&C
240 SF COVERED PORCH

ROOF PLAN NOTES:
NO TRUSS PLAN PROVIDED. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.

PRE-ENG. ROOF TRUSSES @ 24" C-C
(GANTLEVEINED)
PROVIDE ATTIC ACCESS PER CODE

OK

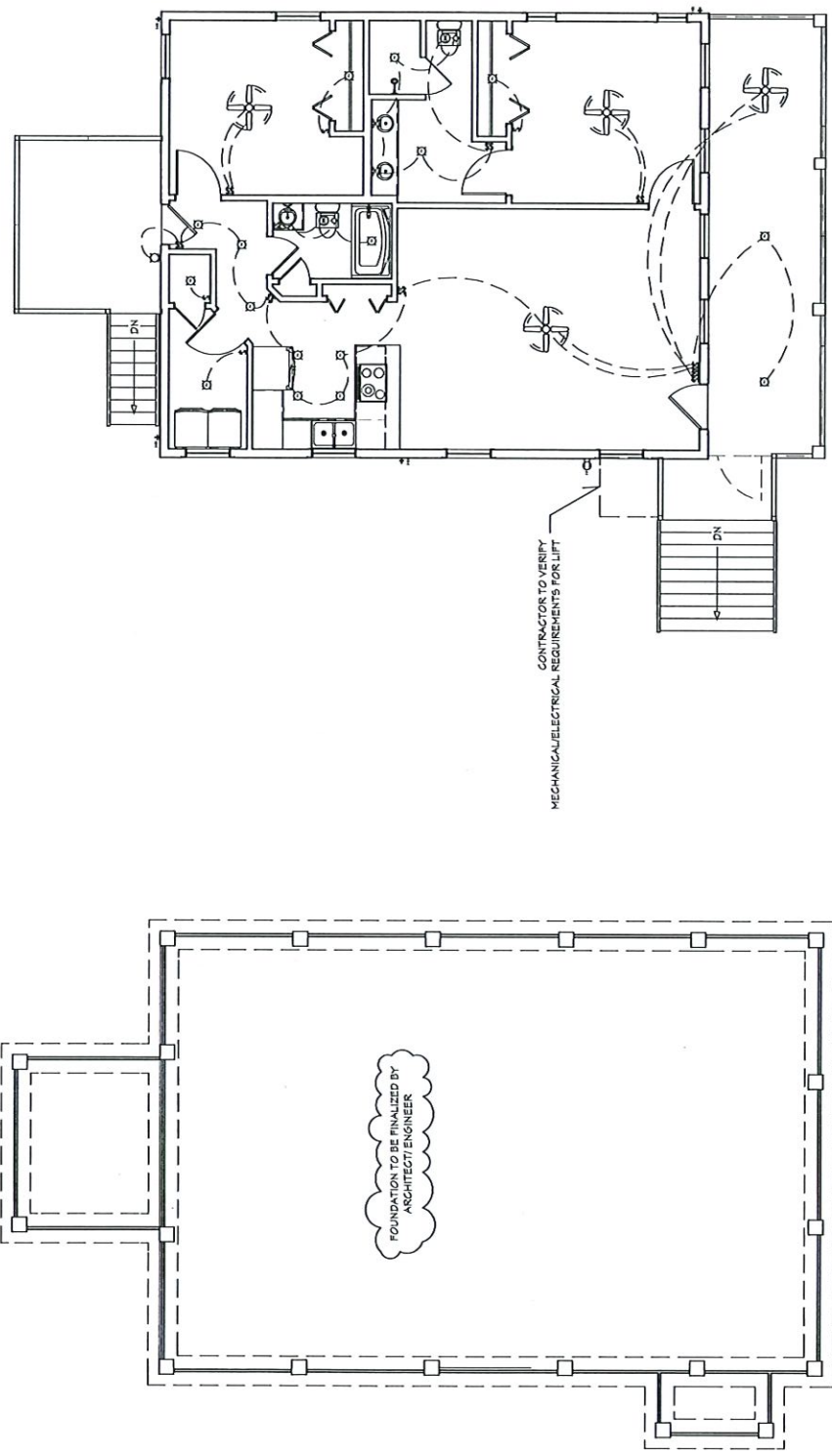
NO	DESCRIPTION	BY	DATE
1	FOUNDATION	ZEM	04/10/2024
2	GENERAL	ZEM	04/10/2024
3	GENERAL	ZEM	04/10/2024
4	FOUNDATION	ZEM	04/10/2024
5	FOUNDATION	ZEM	07/22/2024

FOUNDATION PLAN & ELECTRICAL PLAN

PROJECT DESCRIPTION:
 DAVIS RESIDENCE
 139 5TH STREET
 APALACHICOLA, FL 32320

FORWARDERS:
 WARD DRAFTING, LLC
 PO BOX 1006
 EASTPOINT, FL 32328

DATE: 7/22/24
 SCALE: 1/8" = 1'
 SHEET: A-5



ELECTRICAL PLAN IS SCHEMATIC
 CONSULT OWNER FOR FINAL
 PLACEMENT AND QUANTITIES

Owners, Builders, Developers

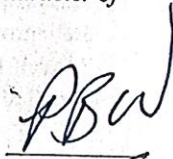
PLEASE NOTE:

1. If the proposed development is located within the City's Historic District; a Certificate of Appropriateness from the City's Planning & Zoning Board and Architectural Review Committee is necessary before any permitting can take place.
2. Required site plan elements and the Development Order/Certificate of Appropriateness applications are due 10 BUSINESS DAYS prior to the scheduled monthly meeting (second Monday of each month) of the Planning & Zoning Board.
3. Residential site plan approvals are valid for one year after issuance. If a building permit is not obtained within a year after receiving P&Z approval, the applicant must re-apply and receive P&Z approval again. (Commercial site plan approvals are valid for two years.)
4. After you have received your Planning & Zoning Approval and/or Certificate of Appropriateness, whichever applies, take all development documents to the Building Department at 192 Coach Wagoner Blvd, Apalachicola to apply for your building permit. A P&Z Development Order Application is not a building permit application – there will be building permit forms to fill out. Building permit issuance and all inspections will be coordinated with the Building Department Clerk. Please be advised that additional documentation may be required by the Building Clerk or Building Official. Please email buildingdept@cityofapalachicola.com or call City Hall at (850)653-7592 with any permitting questions.
5. Land Development regulations can be found on the City of Apalachicola website @ www.cityofapalachicola.com.
6. Please note that if any shrubs are planted or any materials (concrete, gravel, etc.) are placed in the City Right of Way that there is a possibility of removal at no expense to the City.

It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



New Construction

118 18th Ave

Juan Emerick (818) 674-2706



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

Official Use Only

Date Received: 7/23
Meeting Date: 8/12
Fees Due: \$200.00
Date Fees Paid: 7/26 c.c.

OWNER INFORMATION

Owner ROBERTO EMERICK
Address 15245 CHATSWORTH ST.
City MISSION HILLS State CA Zip 91345
Phone 818-448-4714

CONTRACTOR INFORMATION

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

PROJECT TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Altercation/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): 118 18TH AVE. - Needs 911 Address
City & State: APALACHICOLA, FL. Zip: 32320
Parcel ID #: R 01-09S-08W-8330-0251-0080 Block: 251 Lot: _____
Zoning District: R-2 [] Historic District [X] Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/(N)
Setback Requirements of Property:
Front: 15 Rear: 25 Side: 15/split
Corner Lot? Y/(N) Street Sides: _____
Lot Coverage: 40%

STAFF NOTES/RECOMMENDATIONS:
- front steps removed
- meets setbacks + LC
- 911 Address Needed
-

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.

JA
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).

1070 SQ FT SINGLE FAMILY DWELLING, PIER FOUNDATION, METAL ROOF, VINYL SIDING

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		VINYL	
Doors		CLADDED WOOD	
Windows		VINYL IMPACT	
Roofing		METAL	
Trim		CLADDED WOOD	
Foundation		CONCRETE PIER	
Shutters		METAL	
Porch/Deck		PRESSURE TREATED WOOD	
Fencing		NONE	
Driveways/Sidewalks		DECOMPOSED GRANITE	
Other			

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

CERTIFICATION

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

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

7/16/24

DATE



SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

(ALL STEPS MAY NOT APPLY TO SMALLER PROJECTS)

_____ 1. Approval from City Planning & Zoning Board

_____ 2. Complete Building Permit Application

_____ 3. TWO COMPLETE SETS OF PLANS INCLUDING:

- Site Plan
- Final Site Plan (New Construction) – Stormwater Management Plan
- Signed/Sealed Structural Drawings
- Elevations
- Floor Plan
- Fire Protection
- Drawn to Scale

_____ 4. Contractor Information

- License
- Photo ID of License Holder
- COI: Workers Comp/General Liability
- Letter of Authorization

_____ 5. Contract Scope of Work

_____ 6. Energy Forms

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

_____ 8. Flood Elevation Certificate

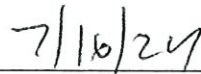
_____ 9. Fill Permit Application

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

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



Applicant Name, Signature



Date

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

Owners, Builders, Developers

PLASE NOTE:

1. If the proposed development is located within the City's Historic District; a Certificate of Appropriateness from the City's Planning & Zoning Board and Architectural Review Committee is necessary before any permitting can take place.
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Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

OFFICE USE
FEES:
 Application Fee: \$ _____
 Other: _____ \$ _____
 Total: _____ \$ _____
 Paid: _____



OFFICE USE
Approved by Building Official:

 Date: _____
 Permit # _____

City of Apalachicola
BUILDING PERMIT APPLICATION

Owner's Name: ROBERTO EMERICK email: REMERICK1975@GMAIL.COM
 Address: 15245 CHATSWORTH ST. MISSION HILLS, CA. Ph# 818-448-4714
 Fee Simple Title Holder (If other than Owner): _____
 Contractor's Name: HOME OWNER BUILDER Ph# _____
 Address: _____
 State License # _____ Business License # _____
 Address of Project: 118 18TH AVE.
 Purpose of Permit: NEW RESIDENTIAL SINGLE FAMILY BUILD
 Property/Parcel ID# & Legal description: R 01-09S-08W-8330-0251-0080

Will Structure be at least 30 feet from any body of water? Yes No
Is Elevation Certificate Required: Yes No **Is it Attached?:** _____

If the application is for a Commercial Project please list the Name of the Business:

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

Bonding Company: _____ Ph# _____
 Architect's/Engineer Name: LEE BENOIT Ph# 850-899-0095
 Mortgage Lender's Name: _____ Ph# _____
 Water System Provider: CITY OF APALACHICOLA Sewer System Provider: CITY OF APALACHICOLA
 Private Water Well: _____ Septic Tank Permit # _____

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in you paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney BEFORE recording your Notice of Commencement.

For improvements to real property with a construction cost of \$2,500.00 or more, a certified copy of the Notice of Commencement is required to be submitted to the Building Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided the Building Department BEFORE the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, fax, or hand-delivery.

Effective: April 22, 2024

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has been commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc. (applications may be emailed to Ron Nippe, Building Permit Clerk, rnippe@cityofapalachicola.com or buildingdept.@cityofapalachicola.com or dropped off at City Hall, 192 Coach Wagoner Blvd., Apalachicola, FL 32320

Purpose of Building:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other: _____
 Addition, alteration or renovation of building: _____

Distance from property lines: Front 15'6" Rear 25' L. Side 27'3" R Side 7'11"
Cost of Construction: \$ 90K Square Footage: 1360 Area Heated/Cooled 1070
EPI: _____ Flood Zone: X Lowest Floor Elevation: 3' #of Stories _____
#of Units 1 Type of Roof METAL Type of Walls VINYL Type of Floor 1
Extreme Dimensions of: Length 59'6" Height 19.25' Width 25'

NOTICE: City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS OR COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge, and that all work will be done in compliance with all applicable laws regulating construction and zoning.

XN 7/16/24
Owner Date Contractor Date

[Signature] 7-16-24
Notary as to Owner Date Notary as to Contractor Date

My Commission Expires: 5-14-26 My Commission Expires: _____

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. (553.79 Permits; applications; issuance; inspections)



OFFICE USE
FEES:
 Application Fee: \$ _____
 Other: \$ _____
 Total: \$ _____
 Paid: _____



OFFICE USE
 Approved by Building Official: _____
 Date: _____
 PERMIT # _____

City of Apalachicola

MECHANICAL **ELECTRICAL** **PLUMBING**

PERMIT APPLICATION

Owner's Name: ROBERTO EMERICK email: REMERICK1975@GMAIL.COM
 Address: 15245 CHATSWORTH ST. Ph# 818-448-4714
 City, State & Zip Code: MISSION HILLS, CA. 91345
 Contractor's Name: HOME OWNER BUILDER Ph# _____
 Address: _____
 State License # _____ Business License # _____
 Address of Project: 118 18TH AVE APALACHICOLA, FL. 32320
 Purpose of Permit: NEW CONSTRUCTION SINGLE FAMILY DWELLING

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

Property/Parcel ID# & Legal description: _____
R 01-09S-08W-8330-0251-0080

If the application is for a Commercial Project please list the Name of the Business:

Type of Building: Single Family Multi-Family Commercial
 Storage Sign Other Addition/alteration/renovation

Cost of Construction: \$ 90K Total Square Footage: 1360 Flood Zone: X
 Lowest Floor Elevation: 3' Area Heated/Cooled: 1070 # of Stories: 1 # of Units 1

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in you paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney BEFORE recording your Notice of Commencement.

For improvements to real property with a construction cost of \$2,500.00 or more, a certified copy of the Notice of Commencement is required to be submitted to the Building Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided the Building Department BEFORE the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, fax, or hand-delivery.

Owner REMERICK Date 7/16/24 Contractor _____ Date _____
ROBERTO EMERICK Printed Name of Owner _____ Printed Name of Contractor

Effective: April 22, 2024
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. (653.79 Permits; applications; issuance; inspections)



VERIFICATION OF 911 ADDRESS FORM

FRANKLIN COUNTY PLANNING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

WWW.FRANKLINCOUNTYFLORIDA.COM

Email form to: Cortnib@franklincountyflorida.gov

APPLICATION MUST BE COMPLETE: (For more property information visit the Franklin County Property Appraiser's Website at www.qpublic.net/franklin) *One Parcel per application.

Property Owner Information:

Property Owner(s): ROBERTO EMERICK

Mailing Address: 15245 CHATSWORTH ST. MISSION HILLS, CA. 91345

Property Information:

Lot(s): _____ Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: R 01-09S-08W-8330-0251-0080

(Form cannot be processed without a full/valid parcel id number)

Requestor's Information:

Requestor's Name: ROBERTO EMERICK

Phone #: 818-448-4714

Email Address: REMERICK1975@GMAIL.COM

OFFICE USE ONLY

THIS 911 ADDRESS HAS BEEN ASSIGNED TO THE DESCRIBED PROPERTY BELOW. PLEASE SEE ATTACHED IF THIS PROPERTY IS A METES & BOUNDS PROPERTY:

911/PHYSICAL ADDRESS: _____

AUTHORIZED SIGNATURE/DATE

THE ABOVE ADDRESS SHALL NOT BE CHANGED BY ANYONE OTHER THAN THIS DEPARTMENT AND WILL BE IN CONJUNCTION WITH THE POSTAL SERVICE AND THE 911 COORDINATOR FOR THE FRANKLIN COUNTY SHERIFF'S DEPARTMENT.

THIS FORM IS NOT VALID UNLESS SIGNED BY AN AUTHORIZED EMPLOYEE OF THE FRANKLIN COUNTY PLANNING DEPARTMENT

EMERICK RESIDENCE

118 18TH STREET, APALACHICOLA, FL 32320

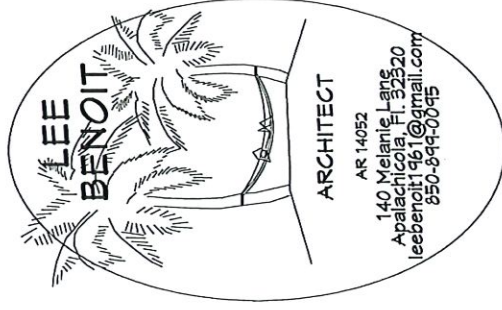
DRAWING INDEX:

- A-1 SITE PLAN
- A-2 1ST FLOOR PLAN
- A-3 ELEVATIONS
- A-4 FOUNDATION
- A-5 1ST FLOOR FRAMING
- A-6 ROOF PLAN
- A-7 STRUCTURAL SECTION
- A-8 ELECTRICAL

PLANS CONFORM TO THE 2020 F.B.C.

INFORMATION ON DRAWINGS AS PER 1606.1.1 FLORIDA BUILDING CODE

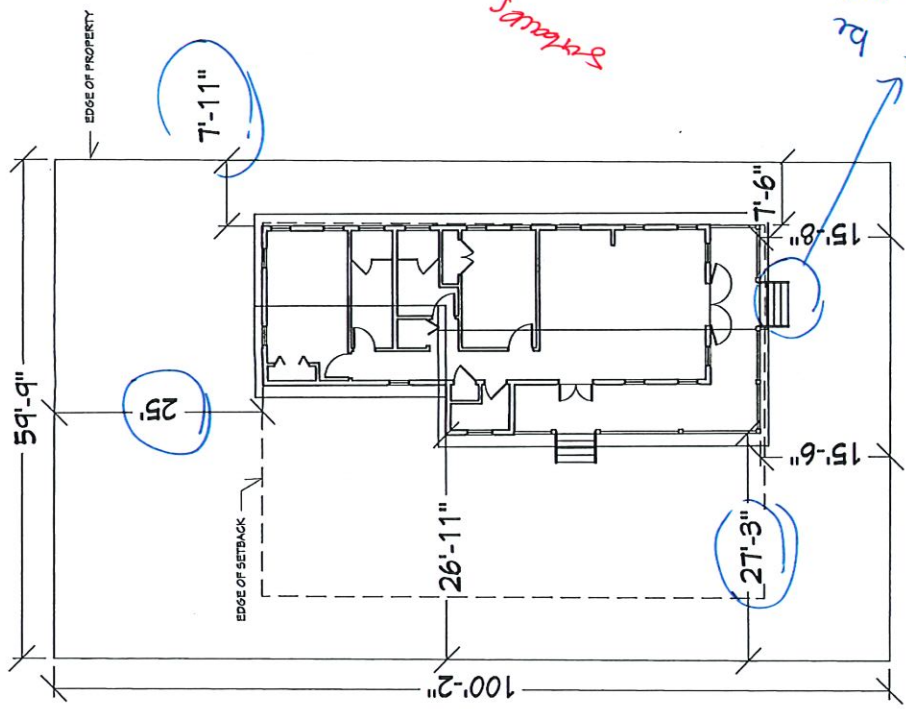
1. BASIC WIND SPEED: 135 MPH
2. WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE
3. WIND EXPOSURE: C
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
5. COMPONENTS AND CLADDING DESIGN PRESSURE: 45 PSF



Lee G Benoit

date	05/05/2024
rev	3
drawn	LEE BENOIT

plmar/sty/lemetck



Setbacks ok under 408 LC

THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION. SURVEY NOT PROVIDED.



Lee G. Beroit

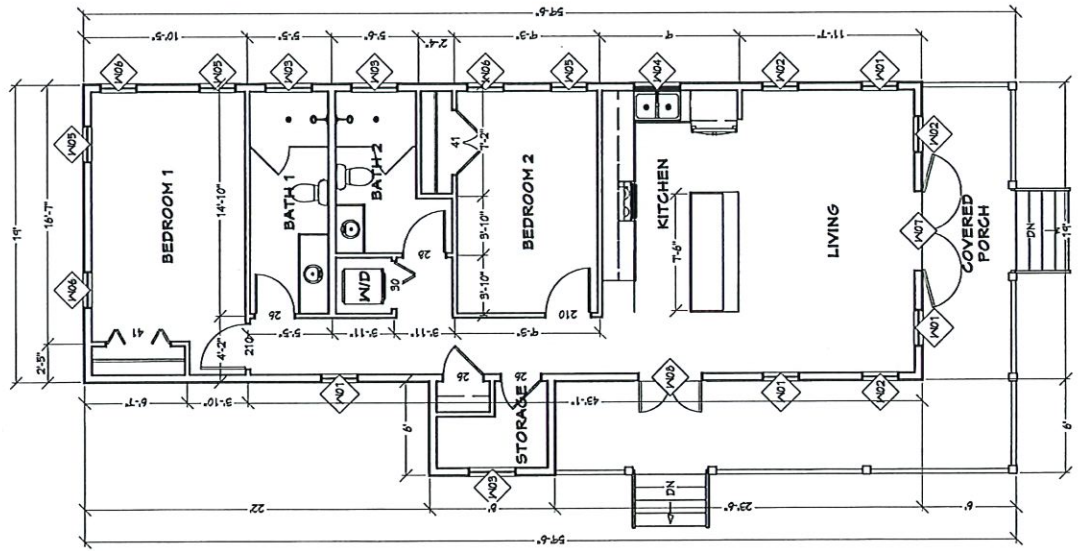
15' DE within 15' setback - applicant has removed steps.



15TH STREET

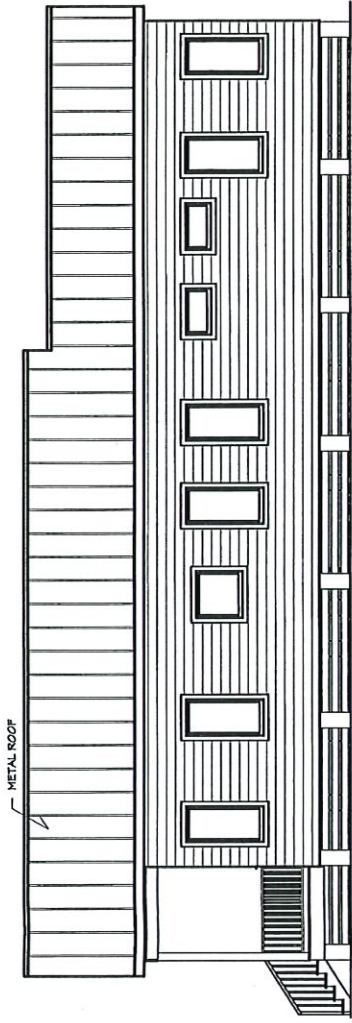


NUMBER		DESIGNATOR		ELEVATION		TYPE		DATE		MANUFACTURER		COMMENTS	
M01	4	2450	SINGLE CASEMENT-HL	JELD-WEN	VCMT2840								
M02	3	2450	SINGLE CASEMENT-HR	JELD-WEN	VCMT2840								
M03	3	3018AW	SINGLE AWNING	JELD-WEN	VAW03018								
M04	1	3030AW	SINGLE AWNING	JELD-WEN	VAW03030								
M05	3	2450	SINGLE CASEMENT-HL	JELD-WEN	VCMT2840		YES						
M06	3	2450	SINGLE CASEMENT-HR	JELD-WEN	VCMT2840		YES						
M07	1	5048 LUR EX YES	EXT. DOUBLE HINGED-GLASS PANEL	JELD-WEN	MOFR5048		YES						
M08	1	4048 LUR EX YES	EXT. DOUBLE HINGED-GLASS PANEL	JELD-WEN	MOFR4048		YES						



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

BUILDING AREA:
 1,070 SF H&C
 290 SF COVERED PORCH

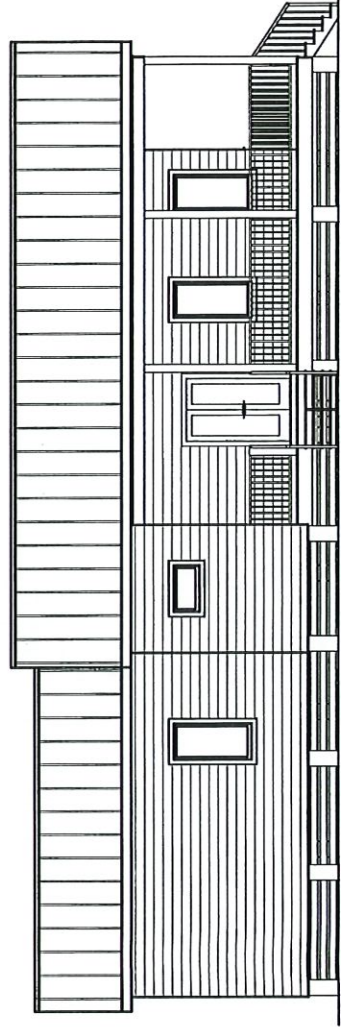


RIGHT ELEVATION

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

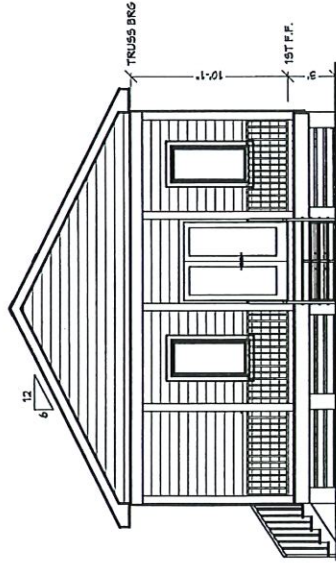


Lee G. Benoit



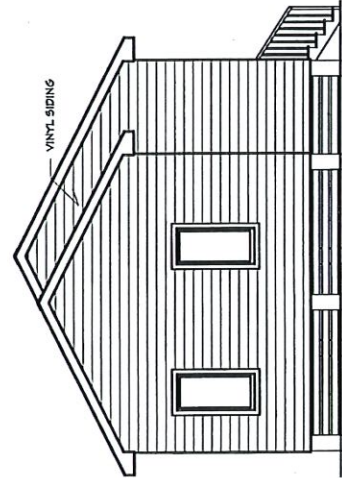
LEFT ELEVATION

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



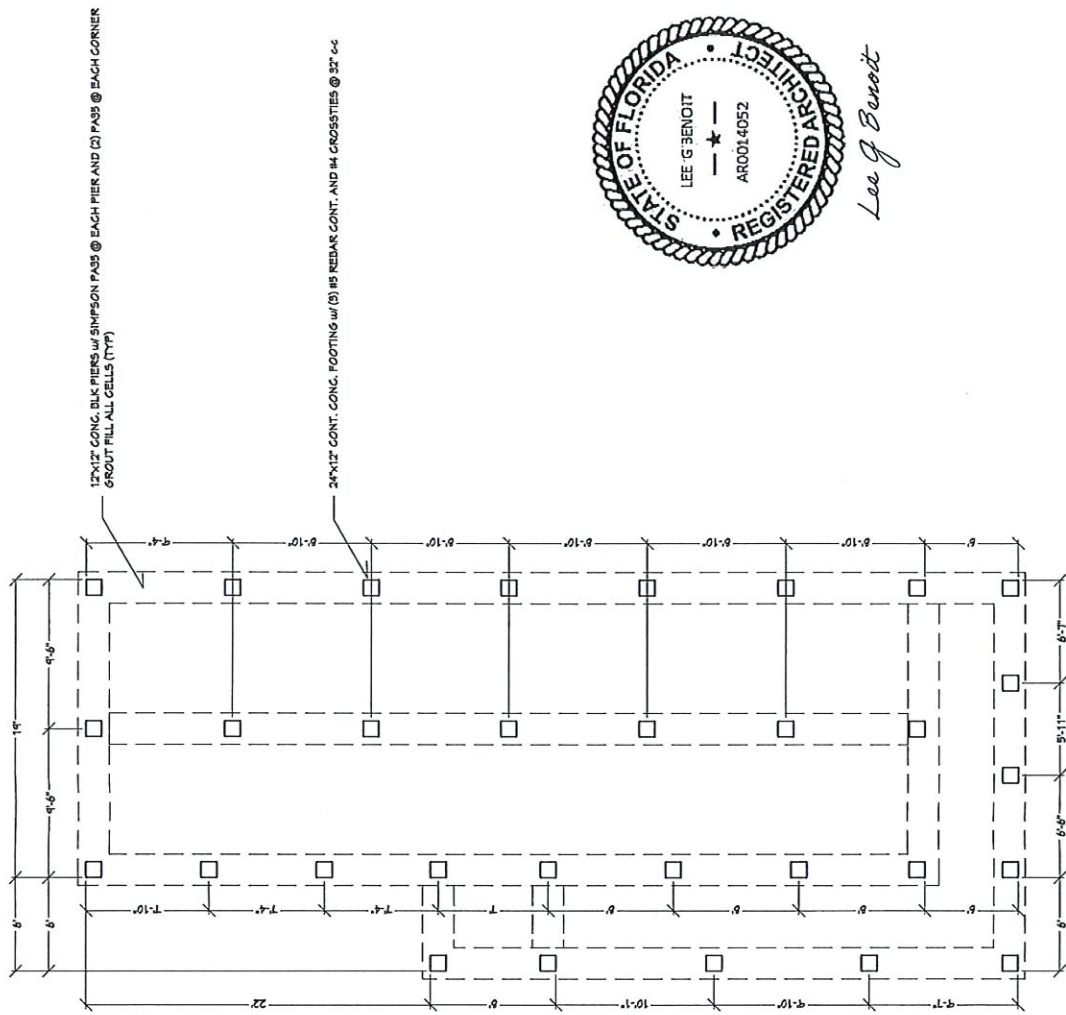
FRONT ELEVATION

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



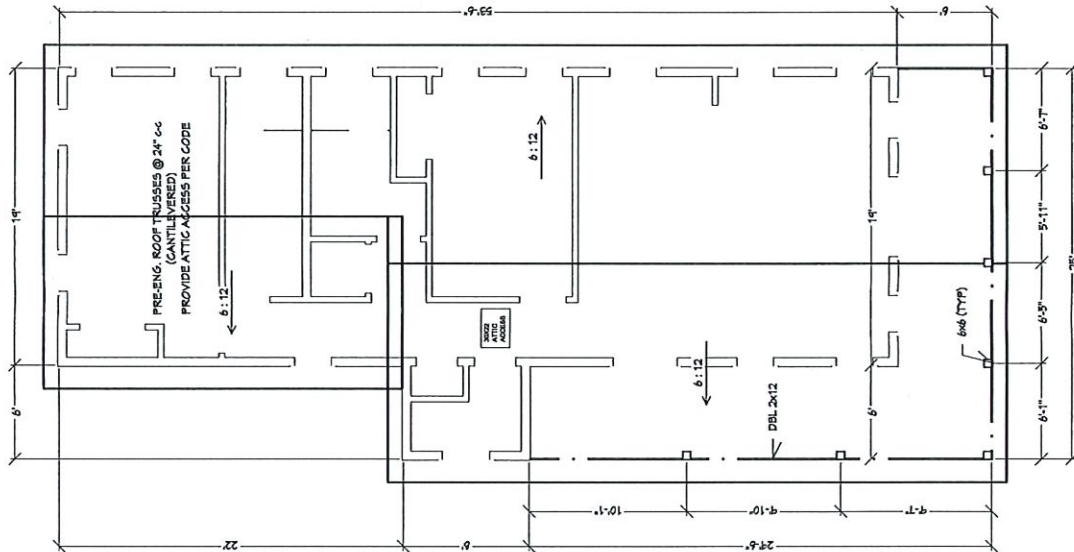
REAR ELEVATION

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

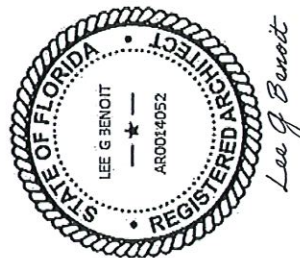


Lee G. Benoit

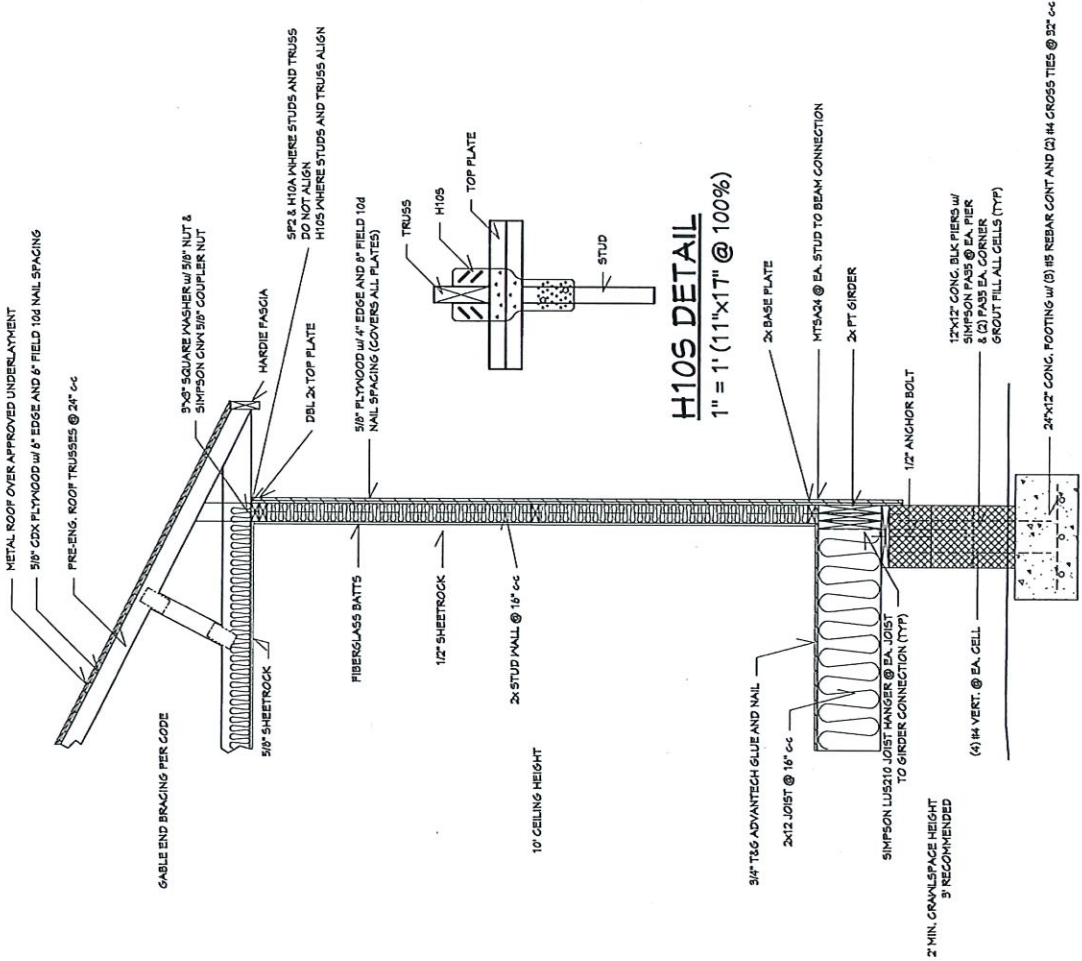
FOUNDATION
 1/8" = 1' (11"x17" @ 100%)
 1/4" = 1' (24"x36" @ 200%)



ROOF PLAN NOTES:
 NO TRUSS PLAN PROVIDED, IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT
 ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
 TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.



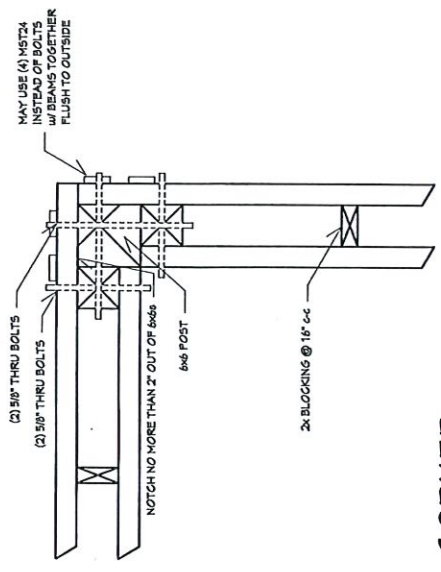
ROOF PLAN
 1/8" = 1' (11"x17" @ 100%)
 1/4" = 1' (24"x36" @ 200%)



STRUCTURAL SECTION

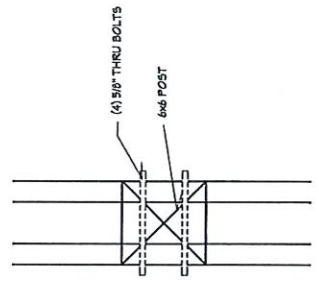
1/2" = 1' (11"x17" @ 100%)
 1" = 1' (24"x36" @ 200%)

TERNITE S-SHIELD AS REQUIRED



**CORNER
 6x6 TO BEAM DETAIL**

1" = 1'

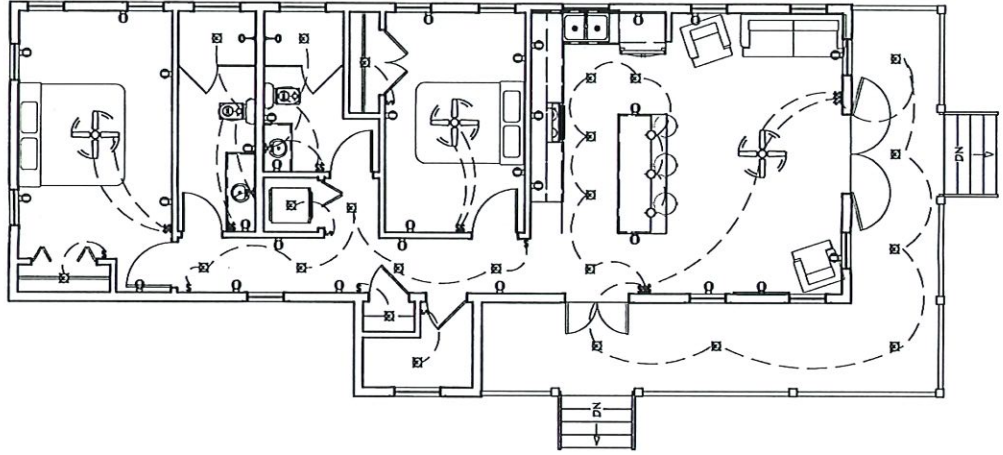


CENTER POST DETAIL

1" = 1'



Lee G Benoit



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



Lee G. Benoit

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



**New Construction, Certificate of Appropriateness, &
Accessory Structure**

87 Avenue D



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

Official Use Only

Date Received: 7/26/24
 Meeting Date: 8/12/24
 Fees Due: \$90
 Date Fees Paid: 7/31/24

OWNER INFORMATION		CONTRACTOR INFORMATION	
Owner	<u>Charles Hart</u>	Contractor Name	<u>Erin Rodriguez Const. LLC</u>
Address	<u>87 Avenue D</u>	State License	<u>CGC 1521107</u> CityLicense # <u>07/031</u>
City	<u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email	<u>erin@erconstruction.com</u>
Phone	<u>850 296 4148</u>	Phone	<u>850 323 1601</u>

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

PROPERTY INFORMATION

Street Address (911 Address): 87 AVENUE D
 City & State: APALACHICOLA, FLORIDA Zip: 32320
 Parcel ID #: 01-09S-08W-8330-0023-0090 Block: 23 Lot: 9 and 10
 Zoning District: R-1 YES Historic District NO Non-Historic District
 FEMA Flood Zone: X and X (2%)

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> / N Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15' sign</u> Corner Lot? <u>Y</u> / N Street Sides: <u>15'</u> Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>- Certification needs to be signed.</u> <u>- Setbacks + LC OK.</u> <u>- C.o. A. needs review</u>	<i>This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.</i>
City Staff	_____
Date Approved	_____

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 I

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

Historic residence attic expansion with new dormers, minor exterior window and door modification in previous non-historic additions. . Replace some or all non-historic lap siding with stucco, smooth finish or matching historic house. Construction of a new two-car garage with alley access.

(SEE ATTACHED PROJECT DESCRIPTION)

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors	Therma-Tru or Equal	Wood Clad	
Windows	Therma-Tru or Equal	Wood Clad	
Roofing		Standing Seam Galvalume Galvalume Shingles on Eyebrow	
Trim			
Foundation		CMU Stem Wall and Slab	
Shutters			
Porch/Deck		Composite 6 inch	
Fencing		3 ft. Wood gate at garage	
Driveways/Sidewalks		Gravel on geotextile liner	
Other			

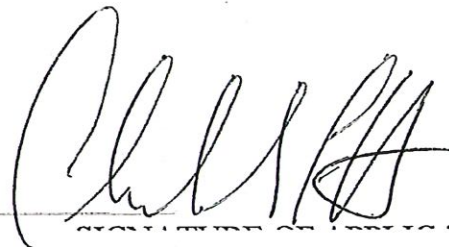
NOTE: Please have a site plan prepared to turn in with your application.

C E R T I F I C A T I O N

best of my knowledge at the time of application, I acknowledge that I understand and have committed

1. I/we hereby attest to the fact that the above submitted property addresses(es) parcel number(s)
2. I/we authorize staff from the City of Albuquerque to enter onto the property in question during
- defined business days and may take up to 10 business days to process. I further understand
3. I/we understand that for Board review cases, an agenda and staff report on applications will be
4. I/we understand that the approval of this application by the Planning & Zoning Board of staff in
5. I/we understand that all changes to the approved scope of work stated in a Certificate of
- changes that have not been approved can result in a Stop Work Order being placed on the entire
- within 30 days after the decision by the P&Z Board; otherwise, the decision will be final
- upon showing of good cause by the applicant. The applicant must submit all requests for
- modification as indicated. I certify that all work will be performed to meet standards of all laws
- locally owned including Homeowner's Association approval if required prior to the P&Z.

7-25-2024



77
- need to sign
fresh copy

BUILDING PERMIT APPLICATION CHECKLIST

(ALL STEPS MAY NOT APPLY TO SMALLER PROJECTS)

_____ 1. Approval from City Planning & Zoning Board

_____ 2. Complete Building Permit Application

_____ 3. TWO COMPLETE SETS OF PLANS INCLUDING:

- Site Plan
- Final Site Plan (New Construction) – Stormwater Management Plan
- Signed/Sealed Structural Drawings
- Elevations
- Floor Plan
- Fire Protection
- Drawn to Scale

_____ 4. Contractor Information

- License
- Photo ID of License Holder
- COI: Workers Comp/General Liability
- Letter of Authorization

_____ 5. Contract Scope of Work

_____ 6. Energy Forms

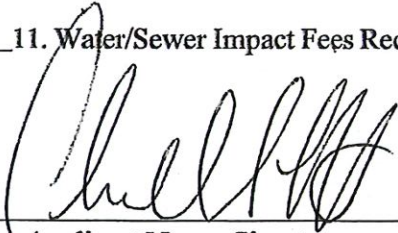
_____ 7. Notice of Commencement (All permits valued at \$2,500 or more)

_____ 8. Flood Elevation Certificate

_____ 9. Fill Permit Application

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

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



Applicant Name, Signature

7-25-2024
Date

87 Avenue D – Project Description

The existing residence is one of the oldest houses in Apalachicola and an interesting story of multiple changes through its lifetime, beginning in the 1890's.

The current residence began as two buildings, probably built on separate lots at separate times. One was a "double pen" type, two-rooms with a fireplace in between, facing 7th Street. The other was a larger 3-room house with its entry facing Gorrie Square and its address on what is now the alley. This is one of the few remaining houses following the original plan of Apalachicola

At some point in the early 20th c. (1920's?) the two buildings were attached with a formal entry hall in between. Two bedrooms currently occupy the original "double pen." Living, dining and kitchen occupy the structure that faced Gorrie Square. A new hip roof covered both buildings and the new entry hall. Attic dormers facing north and south provided attic living space, probably an extra bedroom. The front door was relocated to the entry hall with a new front porch. The address was changed to Avenue D. The stucco exterior, scored to replicate concrete block or stone, was perhaps added at this time.

At some later date a fire damaged the house. The roof was replaced, dormers removed, and attic living space abandoned. More recently, two bathrooms were added on the 7th Street frontage, a bedroom/study was added with a small master closet, laundry room and hallway extending across the back of the house. The deck was added at that time.

The current project has two parts. The aim is to preserve the historic character of the house while continuing the historic process of compatible additions, including a new garage.

1. The major project is to re-inhabit the attic with dormer expansions to provide an office space, a bath and a multi-purpose/sleeping room. The existing stair to the attic will be rebuilt to FBC requirements. The multi-purpose space will occupy the existing attic space and the new rear shed-dormer that is appropriate because it is typical of historic house

expansions in Apalachicola plus a dormer once existed in the same general location. The new bathroom and a storage area will occupy space within in the existing attic space. The small office space will occupy the eyebrow-dormer and window that is not common to Apalachicola but is appropriate to the house and to the era of historic houses in the Historic District. It also is in the same general location as a former dormer. Note that no photographs of the historic dormers have been found.

Other exterior changes are minor and only occur on the recent additions, not the historic house, including removing some existing windows and installing new ones, and installing new double doors opening to the rear deck. Some or all of the existing lap siding on recent additions will be replaced with stucco, either smooth finish or scored to match the historic house.

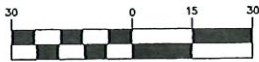
2. The second project is a two-car garage to replace the existing one-car garage that was a conversion of a carport, probably built in the 1950's. The new garage will continue to use the alley for access. The Avenue D elevation has windows and a double-door entry, similar to the Gorie Square-facing historic house front. This forms a courtyard with previously installed pervious pavers over a gravel reservoir. Two windows and a door also face the back yard and 7th Street. The exterior will be stucco, either smooth or scored to match the historic house.

The only increase in lot coverage for the project is the new garage and 5 ft x 22 ft gravel drive from garage to the alley.

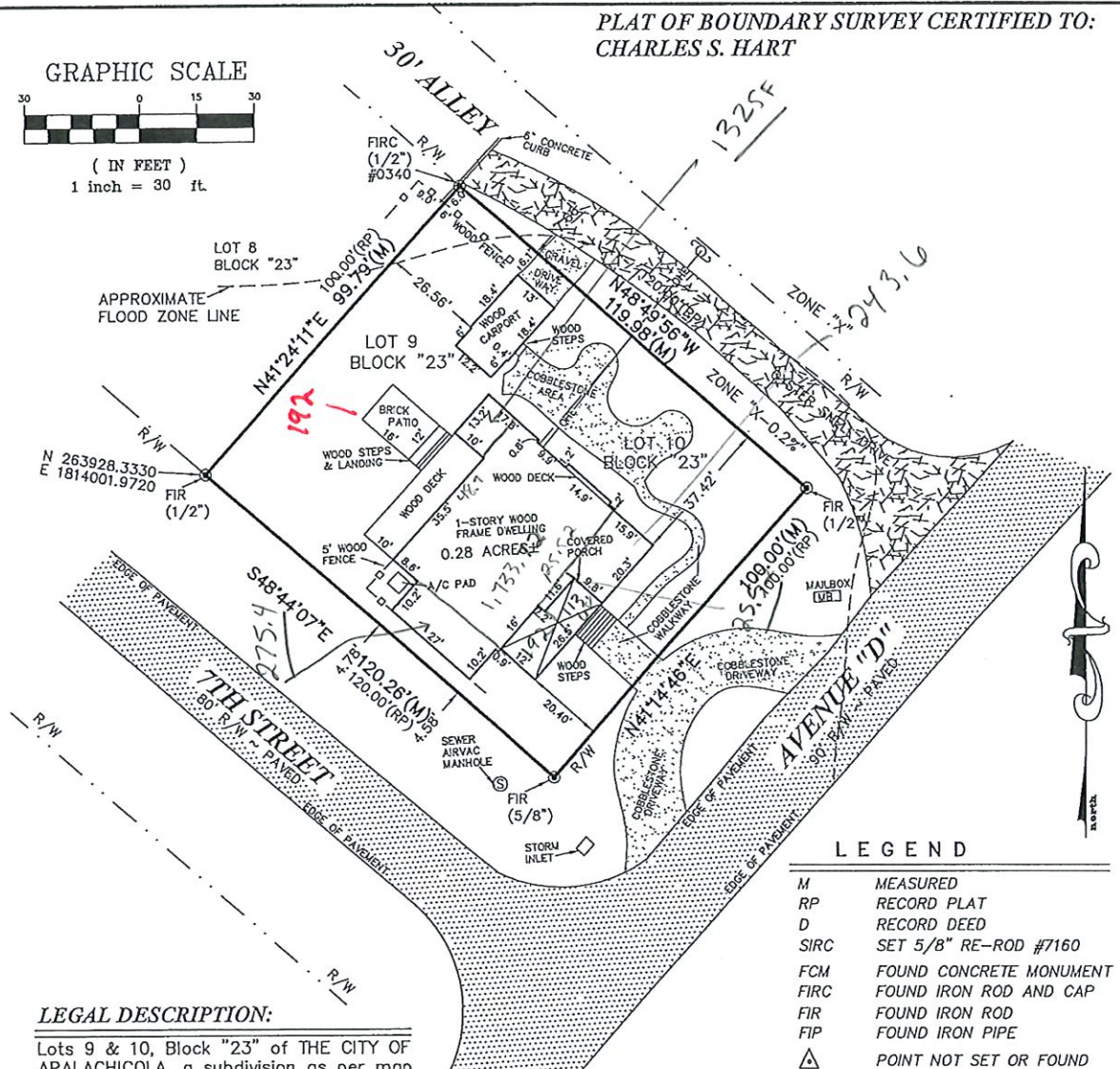
pervious

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CHARLES S. HART

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGAL DESCRIPTION:

Lots 9 & 10, Block "23" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X" and "X (0.2%)" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.S.C. § 470.05).

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



THURMAN RODDENBERRY & ASSOCIATES, INC

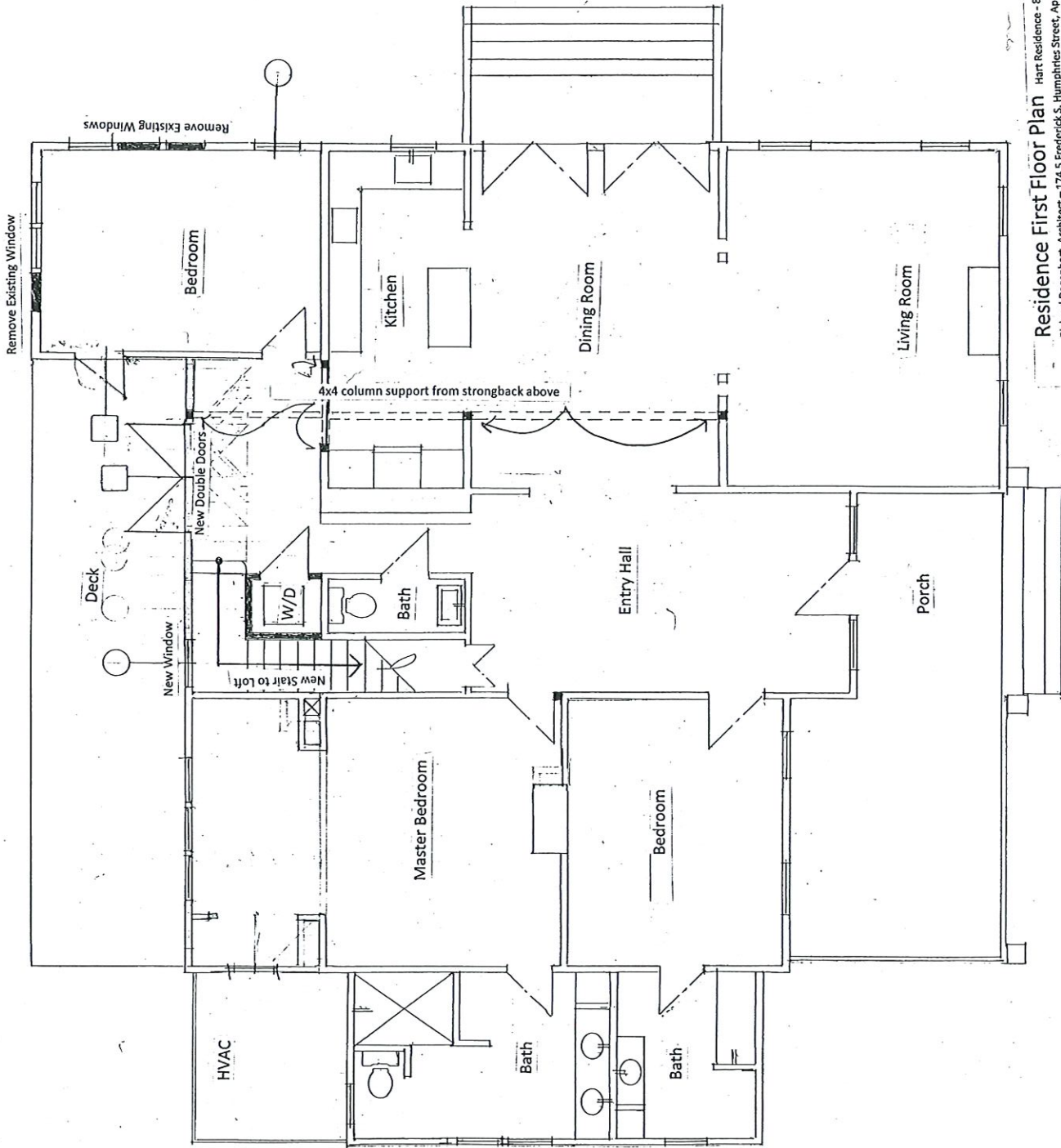
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 910-942-2513 FAX NUMBER: 910-942-1103
L.B. # 7160

DATE: 09/06/23	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 20233.DWG	DATE OF LAST FIELD WORK: 09/05/23	CHECKED BY: AW	JOB NUMBER: 20-233

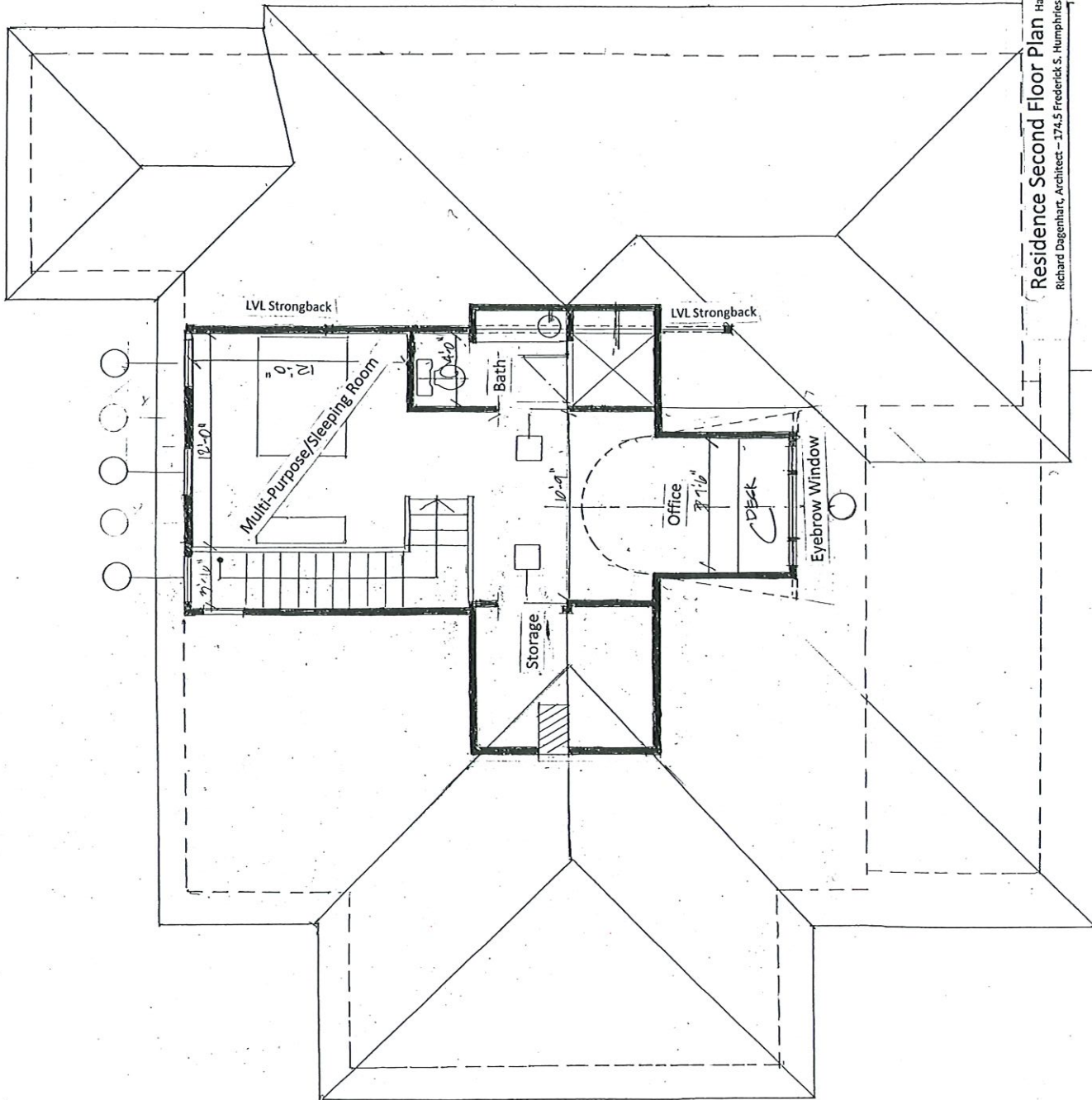
LEGEND

- M MEASURED
- RP RECORD PLAT
- D RECORD DEED
- SIRC SET 5/8" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD AND CAP
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- △ POINT NOT SET OR FOUND
- R/W RIGHT-OF-WAY
- ⚡ NOT TO SCALE
- OHE OVERHEAD ELECTRIC LINE
- ⊕ POWER POLE

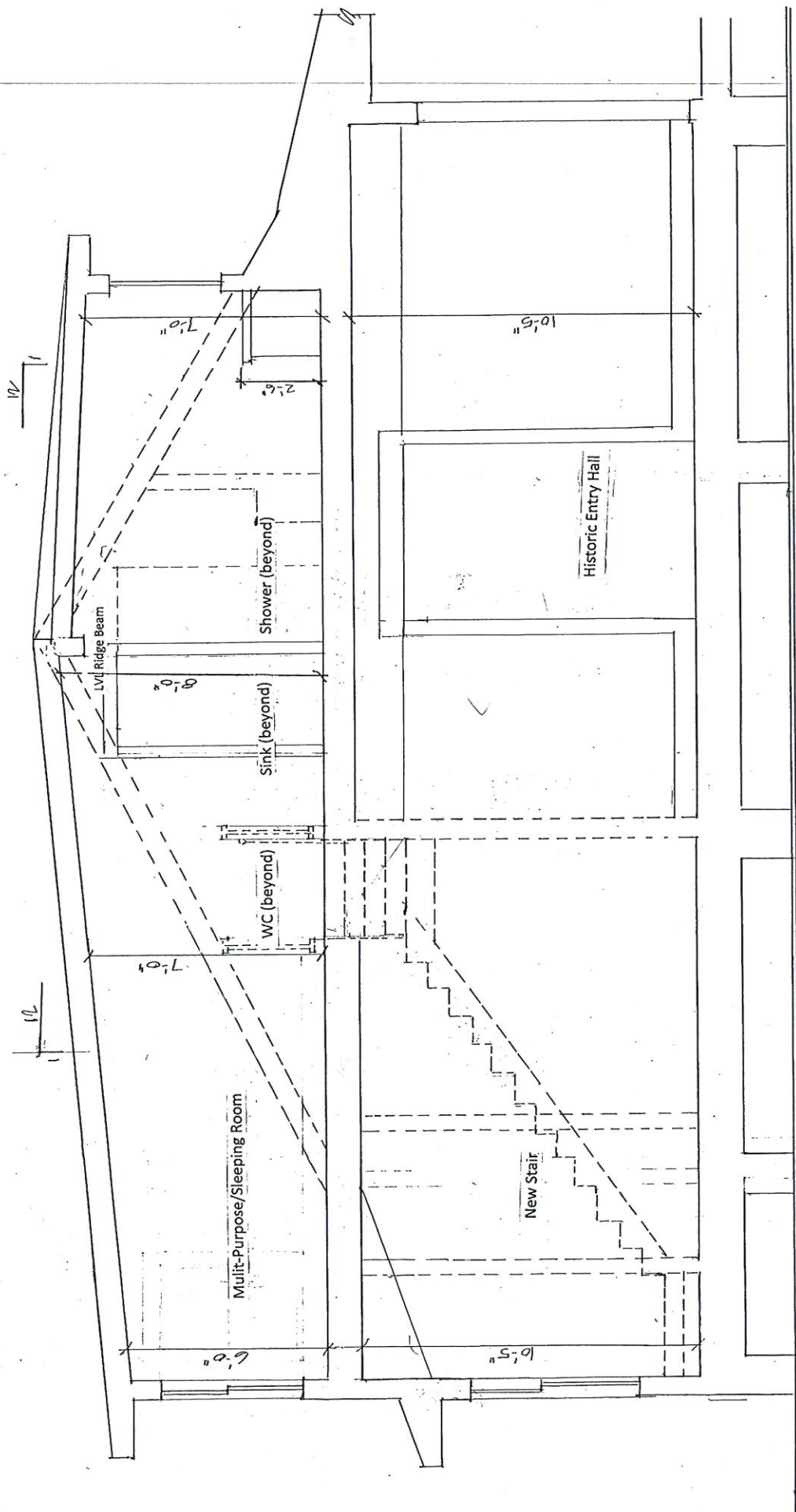
Handwritten notes: 192, 132, 243.6, 1,733.72, 275.4, 25.52, 111.68, 2,713



Residence First Floor Plan Hart Residence - 87 Avenue D, Apalachicola, FL
 Richard Dagenhart, Architect - 174.5 Frederick S. Humphreys Street, Apalachicola, FL



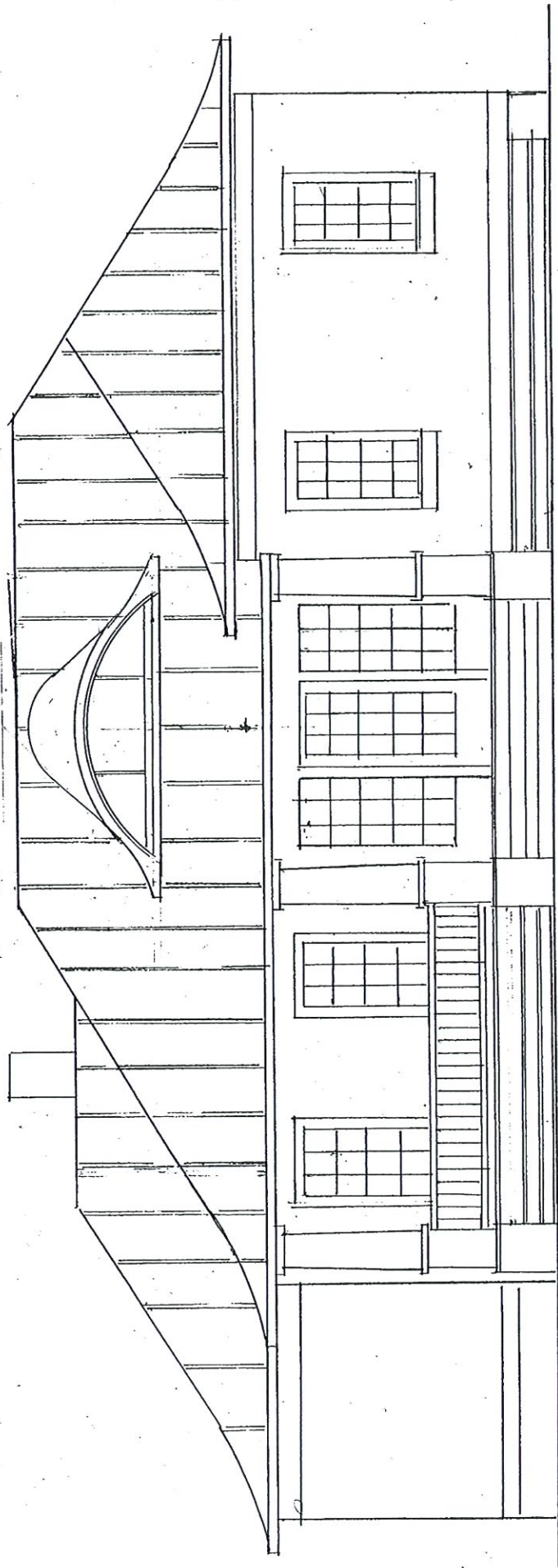
Residence Second Floor Plan Hart Residence - 87 Avenue D, Apalachicola, FL
Richard Dagenhart, Architect - 374.5 Frederick S. Humphries Street, Apalachicola, FL.



Residence Section Hart Residence - 87 Avenue D, Apalachicola, FL
 Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL

*Central -
de Approval -
15/12/15*

New Eyebrow Dormer



Residence Avenue D Elevation Hart Residence - 87 Avenue D,
Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL.

C.A. 2

New Eyebrow Dormer

New Rear Dormer



NEW REAR DORMER

CORRECTION ELEVATION

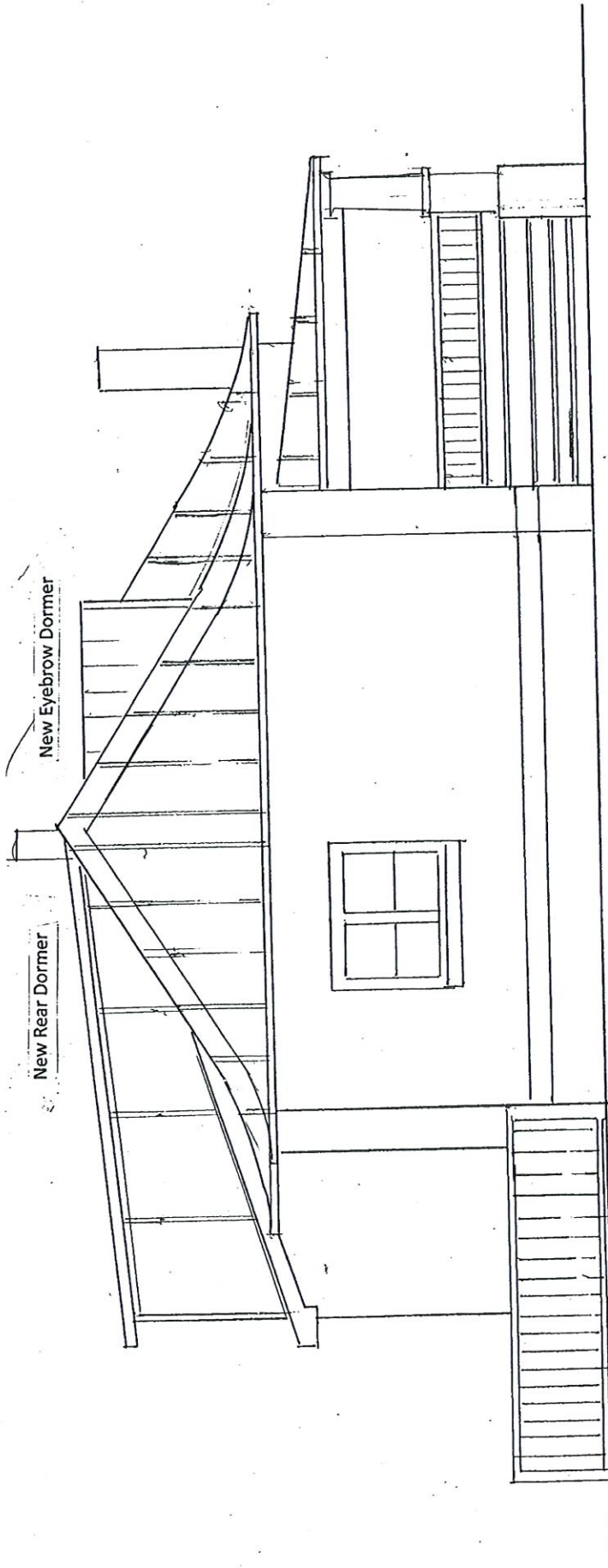


Residence Alley Elevation Hart Residence - 87 Avenue D, Apalachicola, FL
 Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL

New Rear Dormer



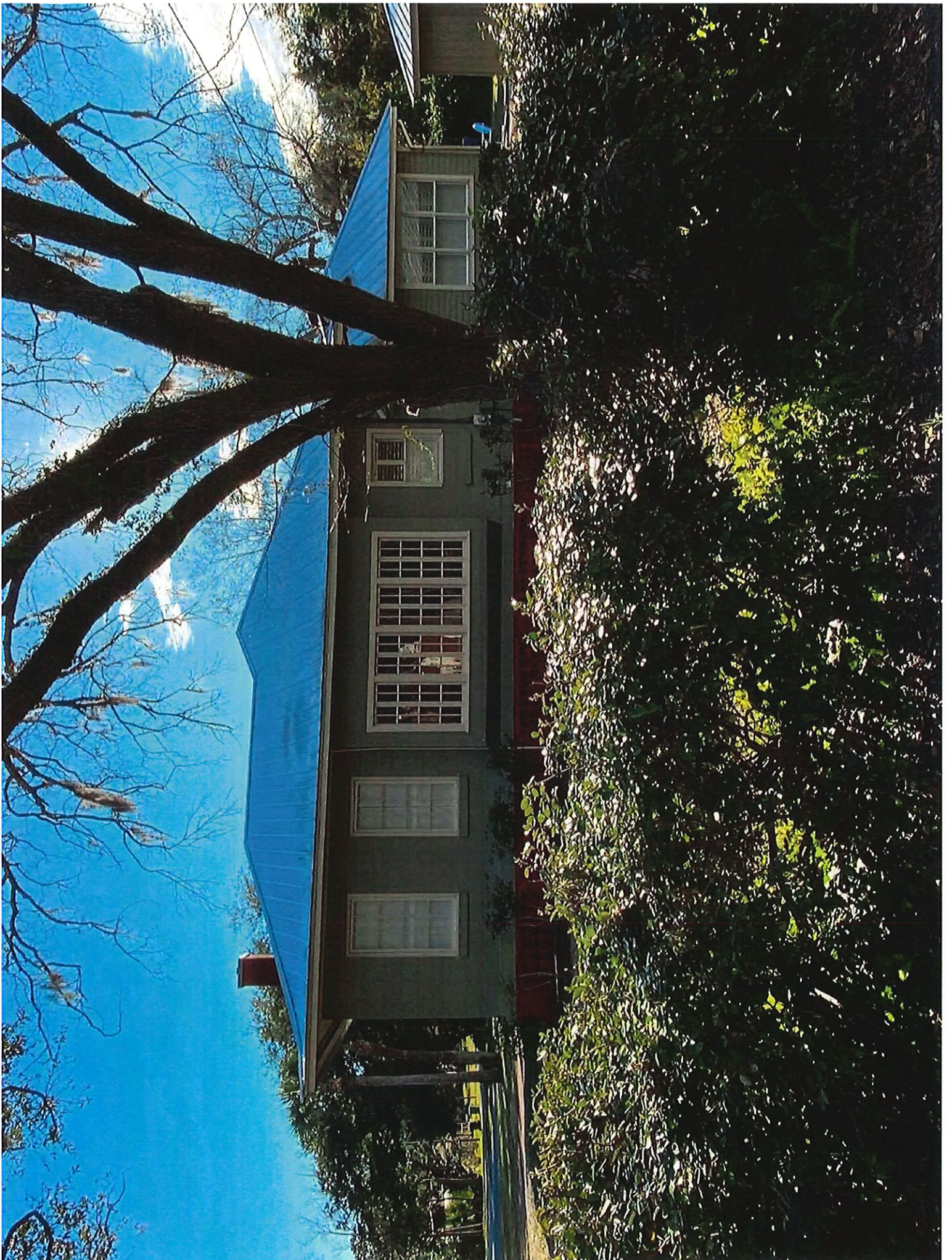
Residence Rear Elevation Hart Residence - 87 Avenue D, Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL.



New Rear Dormer

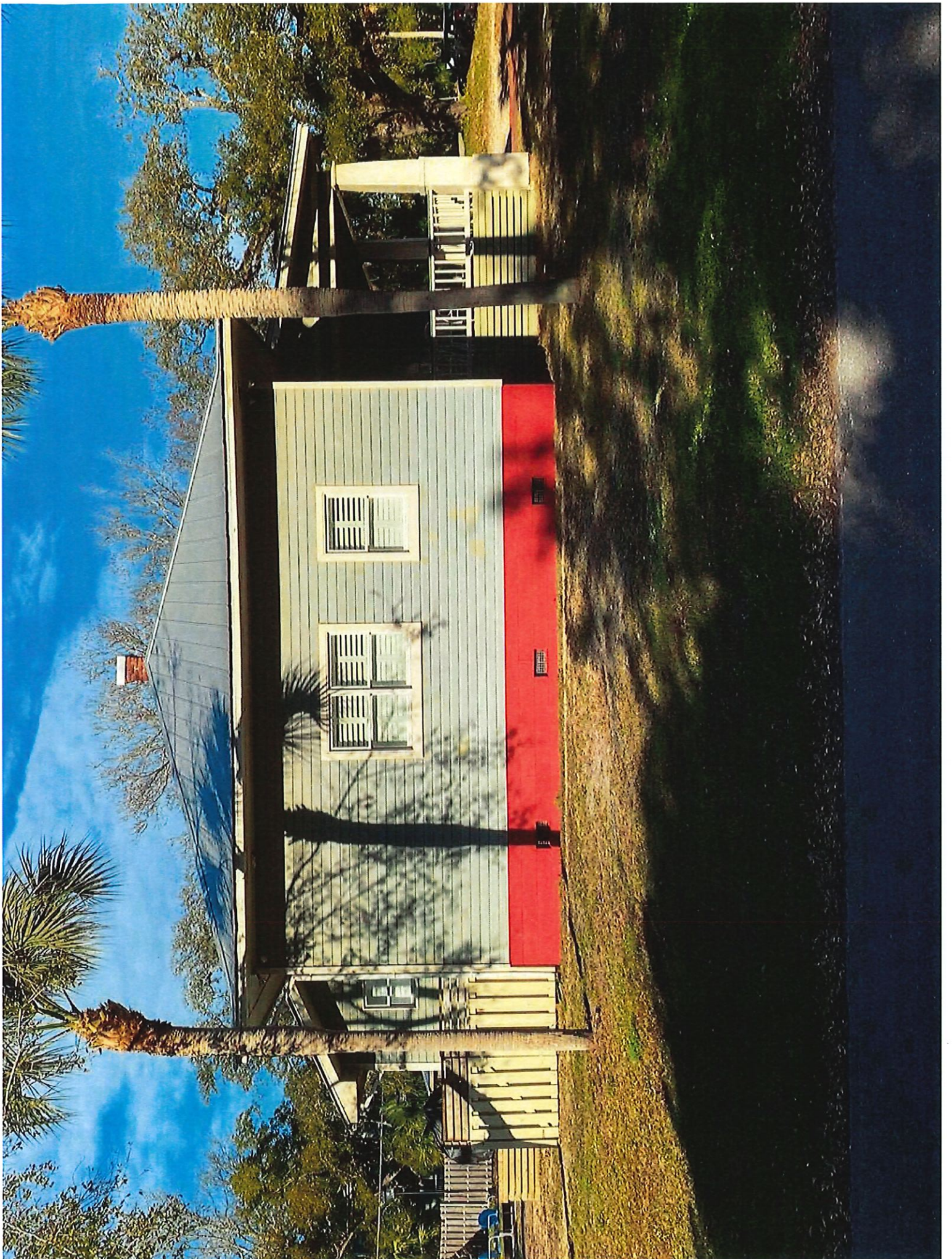
New Eyebrow Dormer

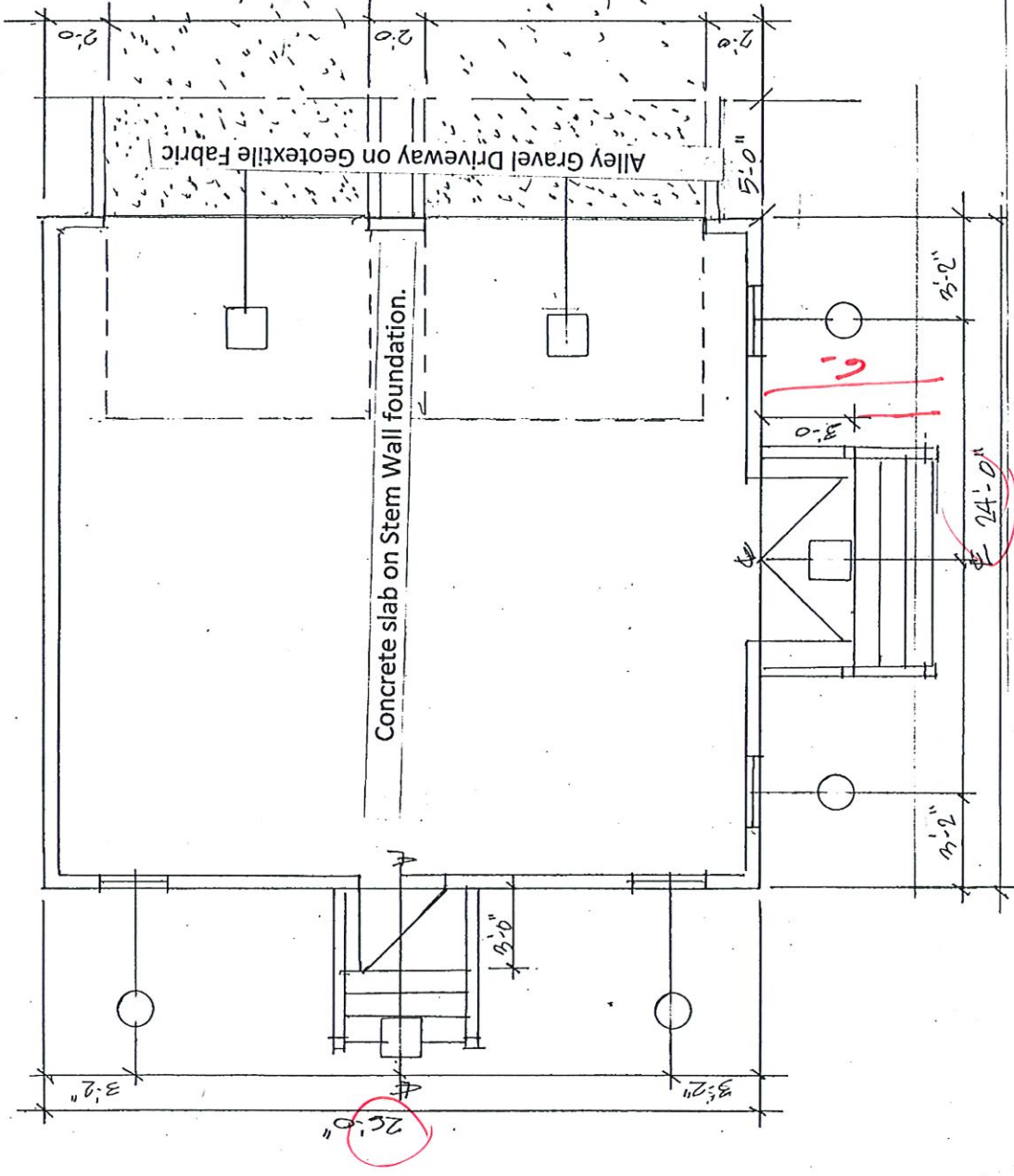
Residence Seventh Street Elevation Hart Residence - 87 Avenue D,
Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL.





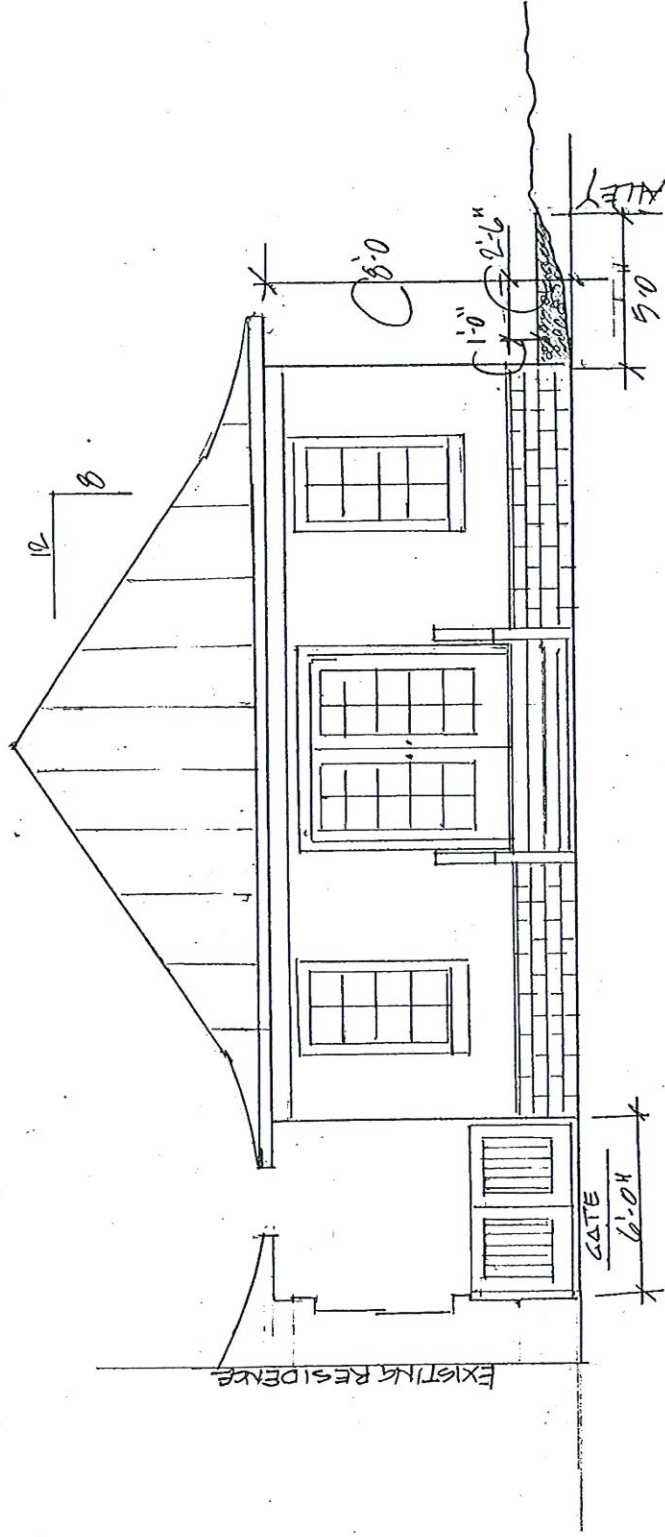




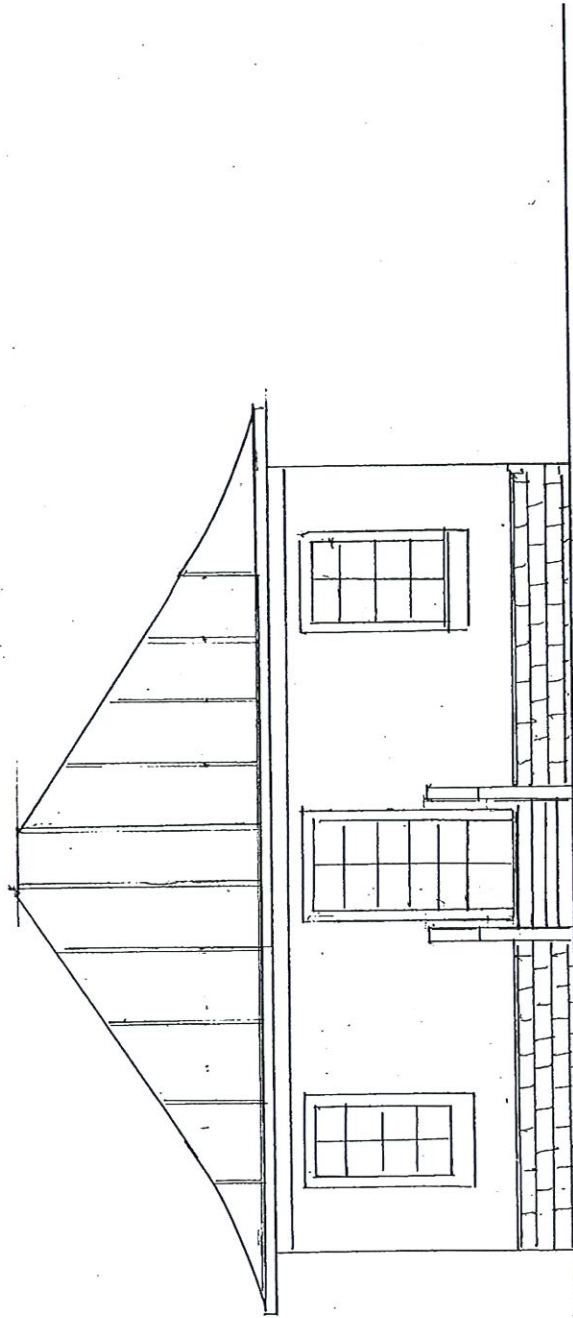


Handwritten notes:
 Call
 3/20/08
 For
 1/27/08

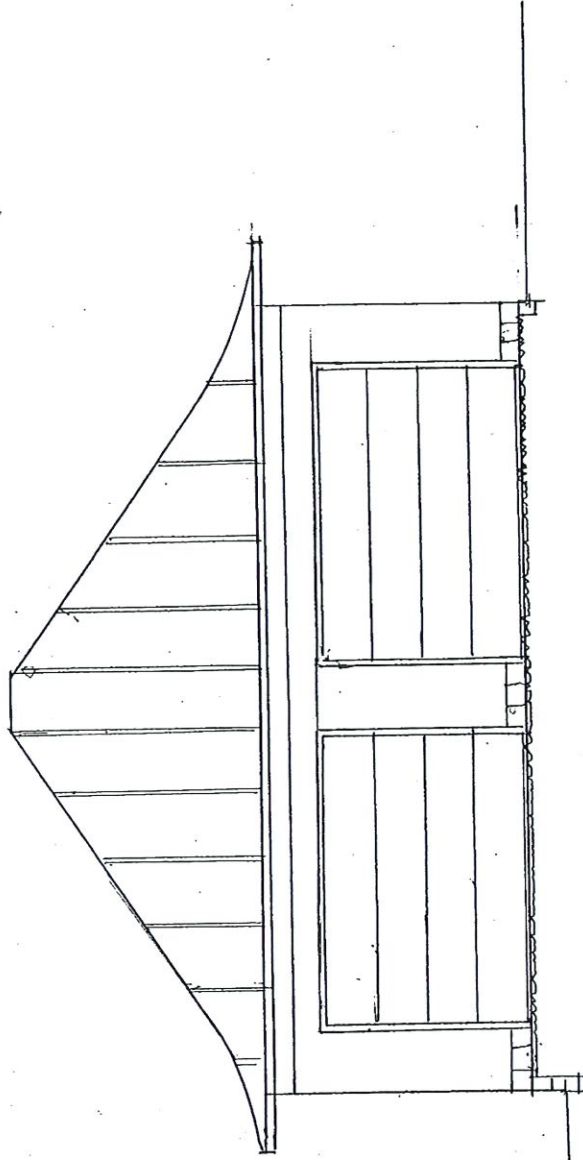
Garage First Floor Plan Hart Residence - 87 Avenue D, Apalachicola, FL
 Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL



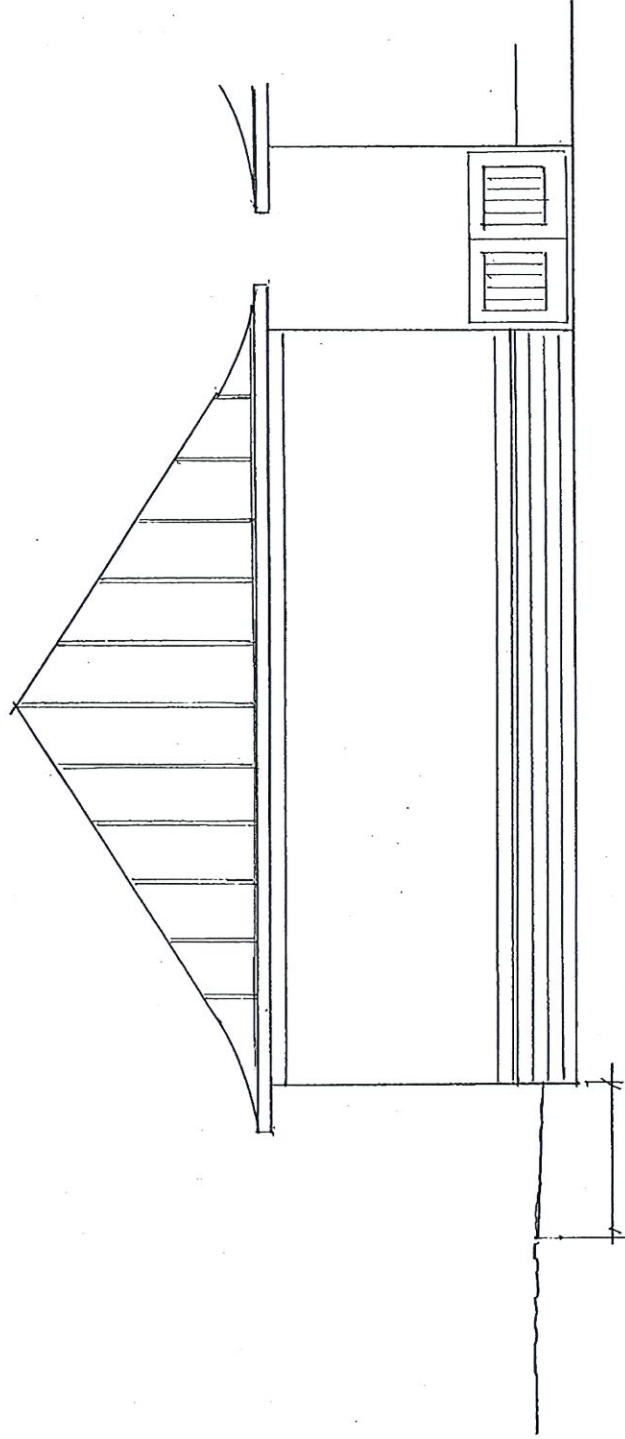
Garage Avenue D Elevation Hart Residence - 87 Avenue D, Apalachicola, FL
 Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL.



Garage Seventh Street Elevation Hart Residence - 87 Avenue D,
Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL



Garage Alley Elevation Hart Residence - 87 Avenue D, Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola, FL.



Garage Rear Elevation Hart Residence - 87 Avenue D, Apalachicola, FL
Richard Dagenhart, Architect - 174.5 Frederick S. Humphries Street, Apalachicola



**Fence, Certificate of Appropriateness, & Accessory
Structure**

72 12th Street



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

Official Use Only

Date Received: 7/26
 Meeting Date: 8/12
 Fees Due: \$90
 Date Fees Paid: 7/31

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Patrick Cummings</u>	Contractor Name <u>N/A</u>
Address <u>72 12th St</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>850-896-2745</u>	Phone _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 72 12th St
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0085-0040 Block: 85 Lot: 3 & 4
 Zoning District: R1 [Historic District [Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> / <u>N</u> Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15' split</u> Corner Lot? <u>Y</u> / <u>N</u> Street Sides: <u>15</u> Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>-39% Lot coverage</u> <u>- setbacks OK</u> <u>- needs C.o.A.</u>	<i>This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.</i>
	City Staff _____
	Date Approved _____

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).

Building A concrete deck for Above ground spa. Slab will be located on South East side of house in the back yard. Slab will be 20x30ft with 5' set back from property line.

Also like to change current 3' fence on front yard side to a 6' privacy fence

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

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

CERTIFICATION

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

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

DATE



SIGNATURE OF APPLICANT

Owners, Builders, Developers

PLEASE NOTE:

1. If the proposed development is located within the City's Historic District; a Certificate of Appropriateness from the City's Planning & Zoning Board and Architectural Review Committee is necessary before any permitting can take place.
2. Required site plan elements and the Development Order/Certificate of Appropriateness applications are due 10 BUSINESS DAYS prior to the scheduled monthly meeting (second Monday of each month) of the Planning & Zoning Board.
3. Residential site plan approvals are valid for one year after issuance. If a building permit is not obtained within a year after receiving P&Z approval, the applicant must re-apply and receive P&Z approval again. (Commercial site plan approvals are valid for two years.)
4. After you have received your Planning & Zoning Approval and/or Certificate of Appropriateness, whichever applies, take all development documents to the Building Department at 192 Coach Wagoner Blvd, Apalachicola to apply for your building permit. A P&Z Development Order Application is not a building permit application – there will be building permit forms to fill out. Building permit issuance and all inspections will be coordinated with the Building Department Clerk. Please be advised that additional documentation may be required by the Building Clerk or Building Official. Please email buildingdept@cityofapalachicola.com or call City Hall at (850)653-7592 with any permitting questions.
5. Land Development regulations can be found on the City of Apalachicola website @ www.cityofapalachicola.com.
6. Please note that if any shrubs are planted or any materials (concrete, gravel, etc.) are placed in the City Right of Way that there is a possibility of removal at no expense to the City.

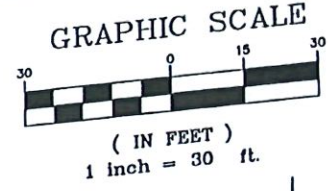
It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with the Planning & Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.

Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 PATRICK CUMMINGS,
 CENTENNIAL BANK,
 DODD TITLE COMPANY, INC.,
 FIRST AMERICAN TITLE INSURANCE COMPANY



12,000 SF
 40% = 4,800



LEGAL DESCRIPTION:

Lots 3 & 4, Block "85" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly right of way boundary of 12th Street having an assumed bearing of South 49 degrees 27 minutes 30 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
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.

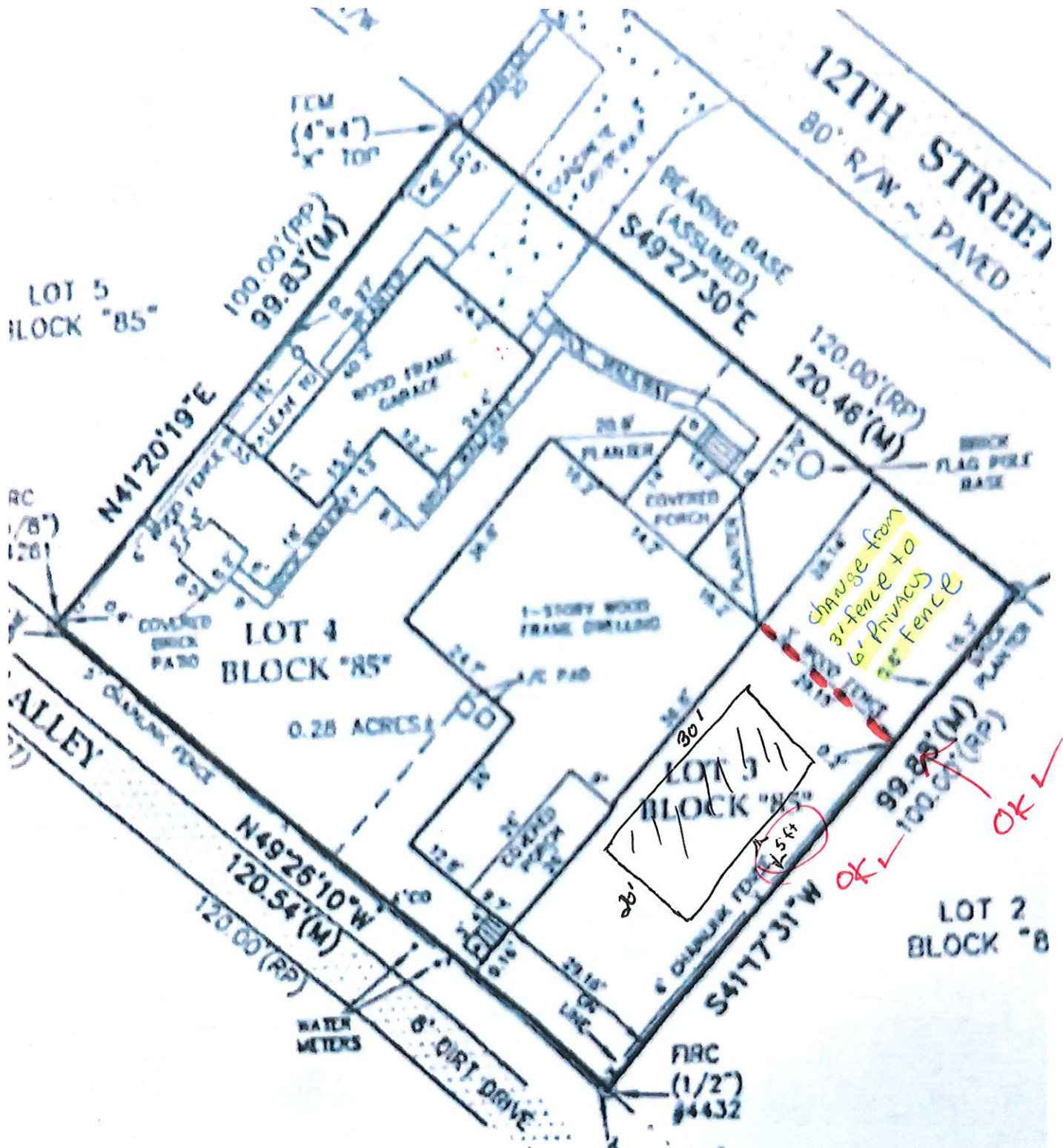
4,080 SF
 + (20x30) = 600
4,680 SF
39%

LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
SIRC	SET IRON ROD & CAP #7160-5/8"
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
R/W	RIGHT-OF-WAY
⚡	NOT TO SCALE
△	POINT NOT SET OR FOUND
⊗	POWER POLE

FLOOD ZONE INFORMATION:

3,445.78 home + accessory
 + 331 brick walkways
 + 304' driveway
4,080 SF current



LOT 5
BLOCK "85"

12TH STREET
80' R/W ~ PAVED

N41°20'19"E
100.00'(RP)
99.83'(M)

BLASING BASE
(ASSUMED)
S49°27'30"E

120.00'(RP)
120.46'(M)

BRICK
FLAG POLE
BASE

LOT 4
BLOCK "85"

0.28 ACRES

1-STORY WOOD
FRAME DWELLING

change from
3' fence to
6' Privacy
Fence

ALLEY

N49°26'10"W
120.54'(M)
120.00'(RP)

S41°17'31"W

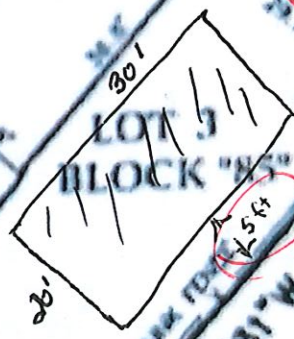
99.89'(M)
100.00'(RP)

LOT 2
BLOCK "8"

WATER
METERS

FIRC
(1/2")
94432

OK ✓
OK ✓





New Construction & Certificate of Appropriateness

76 7th Street



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

Official Use Only

Date Received: 7/26/24
 Meeting Date: 8/12/24
 Fees Due: \$275
 Date Fees Paid: 7/26/24

OWNER INFORMATION

Owner Kevin L. Wilson
 Address 967 Windrowe Dr
 City Nashville State TN Zip 37205
 Phone (704) 756-9217

CONTRACTOR INFORMATION

Contractor Name Joseph Drew Robertsen
 State License # CGC1534033 City License # 24-176
 Email drew@geofloragroup.com/office@geofloragroup.com
 Phone (850) 745-4226

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 76 7th St
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-09S-08W-8350-0023-0070 Block: 23 SE Lot: 8 and 40' x 100' of 107 7
 Zoning District: R1/OIR [] Historic District [] Non-Historic District
 FEMA Flood Zone: X / X-0.2%

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
 Setback Requirements of Property:
 Front: 15' Rear: 25' Side: 15'/5' access
 Corner Lot? Y N Street Sides: _____
 Lot Coverage: 40%

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

STAFF NOTES/RECOMMENDATIONS:
- setbacks OK
- LC OK
- Needs C.o.A.

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.

JDR
 Applicant Initial

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

PROJECT CONSISTS OF NEW HOME CONSTRUCTION. CMU SLAB FOUNDATION.
2x6 FRAMED WALLS. EXTERIOR SIDING WILL BE HARDIE. METAL ROOF.
DETACHED GARAGE WILL MATCH HOME IN MATERIALS + COLOR.

EXISTING STRUCTURE ON PARCEL TO BE REMOVED.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	HARDIE LAP, B+B, OR SHANE		
Doors	FIBERGLASS ARCHITECTURAL DOORS		
Windows	IMPACT FBC WINDOWS		
Roofing	STANDARD SEAM OR SCREW DOWN		
Trim	HARDIE 1x4 + 1x6		
Foundation	CMU SLAB		
Shutters	UNDECIDED		
Porch/Deck	5/4 PT OR COMPOSITE		
Fencing	UNDECIDED		
Driveways/Sidewalks	GRAVEL OR CRUSHED SHELL ON FABRIC		
Other			

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

CERTIFICATION

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

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2024/07/24

DATE



SIGNATURE OF APPLICANT



GEOFLORA GROUP

Development • Permitting • Construction
GeoFloraGroup.com
Apalachicola, FL

Transmittal Form

To: City of Apalachicola- Planning and Zoning

From: Drew Robertson, P.G.

Cc: Kevin Wilson, Sophia McCalpin

Date: 2024-07-25

Re: 76 7th Street Apalachicola Fl, 32320

Planning and Zoning,

Greetings. I have attached one copy of the Application for Development Approval for your review and a check for \$275. Please contact me with any questions or comments.

Thank you for the opportunity to assist you with this project.



Owners, Builders, Developers

PLEASE NOTE:

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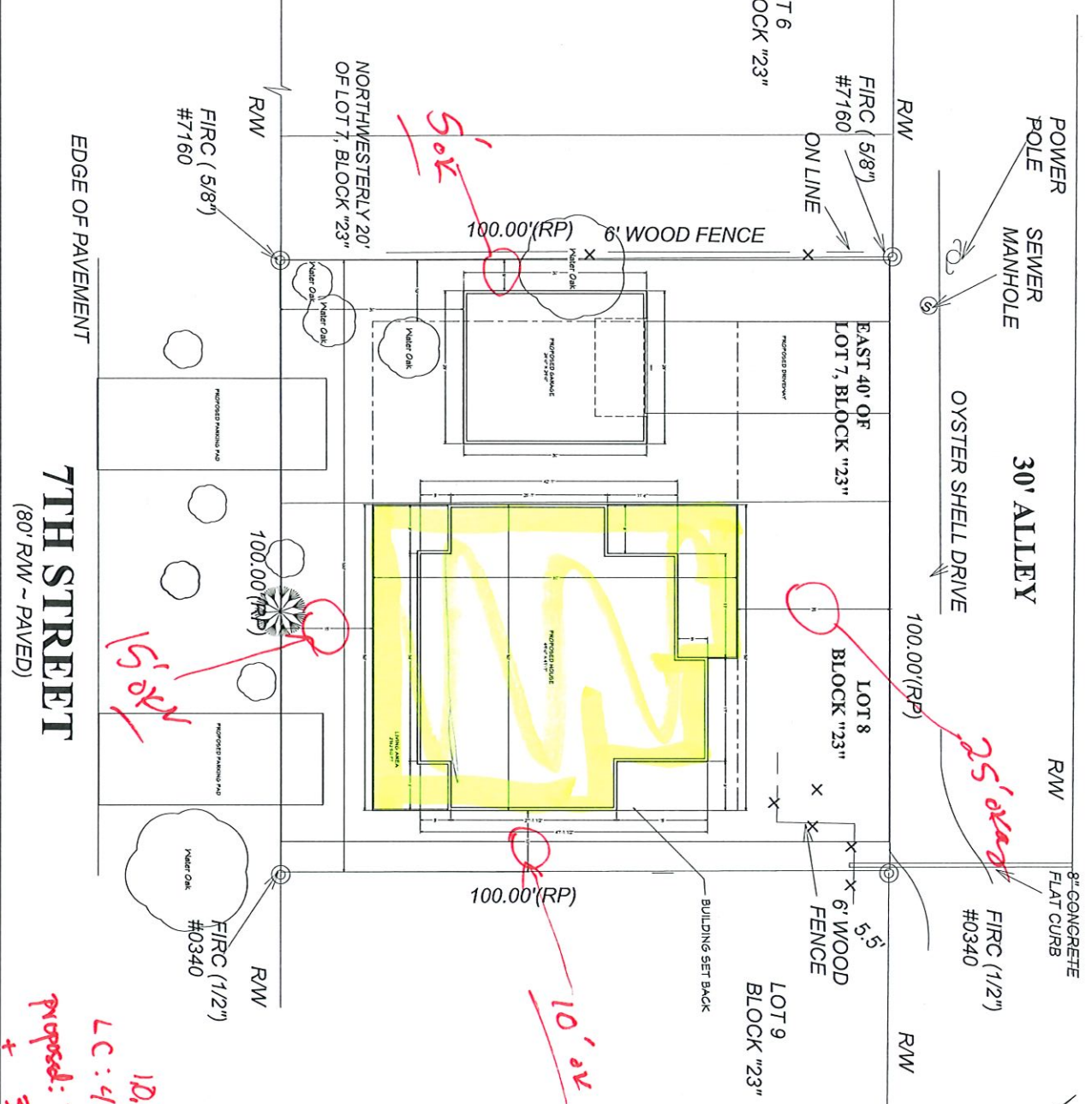
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Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

U.S. HIGHWAY NO. 98



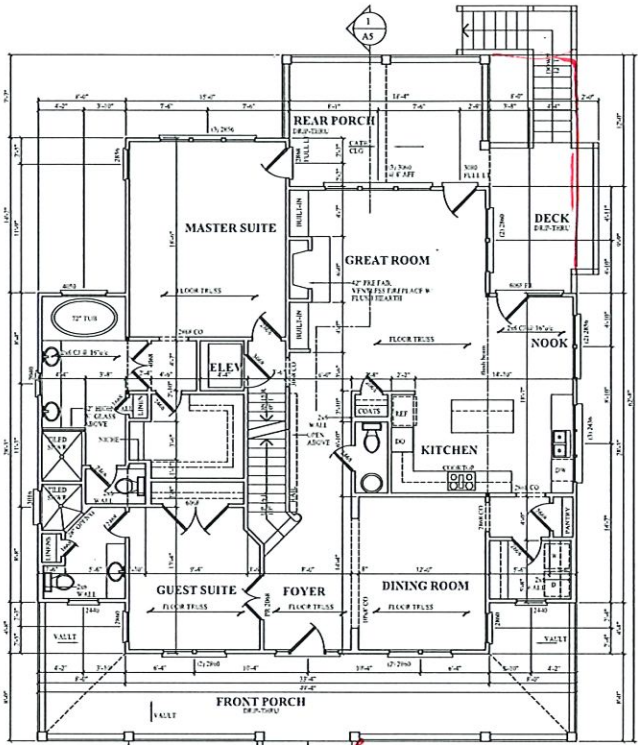
PLANT LEGEND

- Sable Palm
- Cedar
- Water Oak

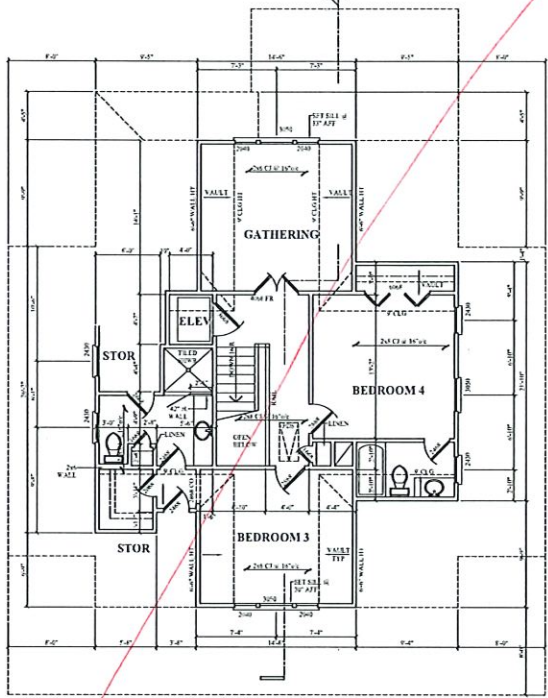
PROPOSED SITE PLAN

10,000sf
LC : 40% = 4,000
Proposed: 750
+ 3,133.5 (Use trees)
3,883.5 SF

setbacks ok



1 FIRST FLOOR PLAN
 1'-0" = 1'-0"
 NOTES:
 1. SEE ELEVATIONS FOR WINDOW HEIGHTS
 2. SEE ELEVATIONS FOR WINDOW SIZES
 3. DIMENSIONS ARE TO FINISH
 4. FINISH LINE BETWEEN INDIVIDUAL ROOMS UNLESS OTHERWISE NOTED WITH AREA INDICATED
 5. DOOR & WINDOW SIZES CLASSIFICATION EXAMPLE: 204 x 74" (4'-0" x 6'-2") (SGL) (S)
 6. CONTRACTOR TO VERIFY ELEVATOR SET OFF CONDITIONS PER LOCAL CODES.



2 SECOND FLOOR PLAN
 1'-0" = 1'-0"
 NOTES:
 1. SEE ELEVATIONS FOR WINDOW HEIGHTS
 2. SEE ELEVATIONS FOR WINDOW SIZES
 3. DIMENSIONS ARE TO FINISH
 4. FINISH LINE BETWEEN INDIVIDUAL ROOMS UNLESS OTHERWISE NOTED WITH AREA INDICATED
 5. DOOR & WINDOW SIZES CLASSIFICATION EXAMPLE: 204 x 74" (4'-0" x 6'-2") (SGL) (S)

N/A

AREA CALCULATIONS	
REAR PORCH	10.00
DECK	10.00
NOOK	10.00
STAIRS	10.00
ELEVATOR	10.00
TOTAL	50.00

has roof over

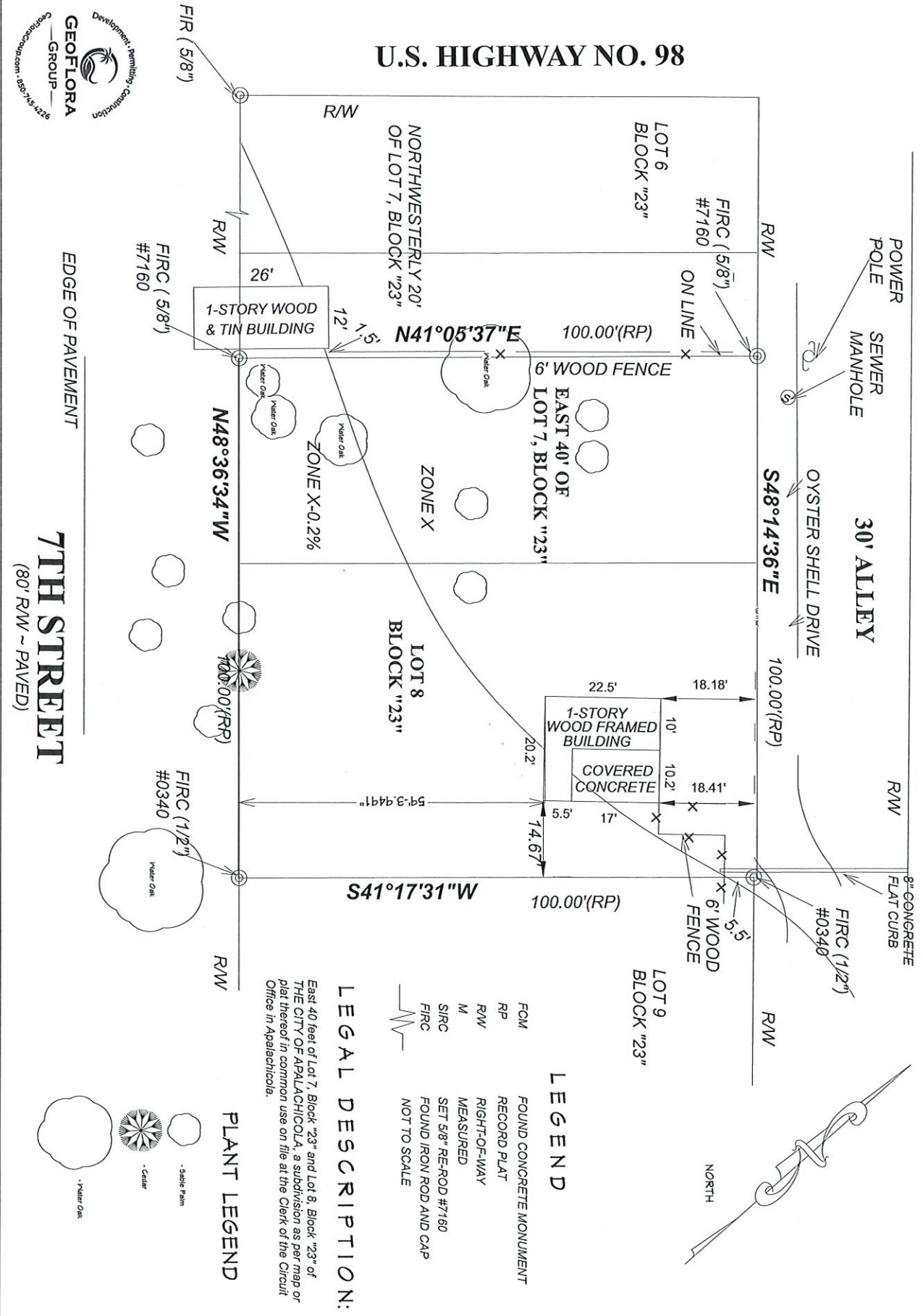
50' x 62.67 = 3,133.5

includes extra span 50 less.

NOTE: IT IS RECOMMENDED THAT STRUCTURAL PLANS BE REVIEWED BY A STATE LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION & PERMITTING.

Brunswick Cove II	
plan number sdb-60	
REVISIONS	DATE / DESCRIPTION
SULLIVAN	
DESIGN COMPANY	
910 W. 88th Street, Suite 223	
Drawn by: SPS	Scale: 1/8"=1'-0"
Checked by: SPS	File name: 0300
Plot number: A2	

U.S. HIGHWAY NO. 98



EDGE OF PAVEMENT
7TH STREET
 (80' RW ~ PAVED)

LEGAL DESCRIPTION:

East 40 feet of Lot 7, Block "23" and Lot 8, Block "23" 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 Apalachicola.

LEGEND

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

PLANT LEGEND

- Slab Palm
- Cedar
- Water Oak

EXISTING SITE PLAN	NEW HOME FOR: KEVIN WILSON 16 TH STREET APALACHICOLA, FL	Gemini Design & Drafting 850.520.5504 gemindesigner1@gmail.com	
DATE: 7/25/2024 SCALE: 1/8" = 1' SHEET: P-1			

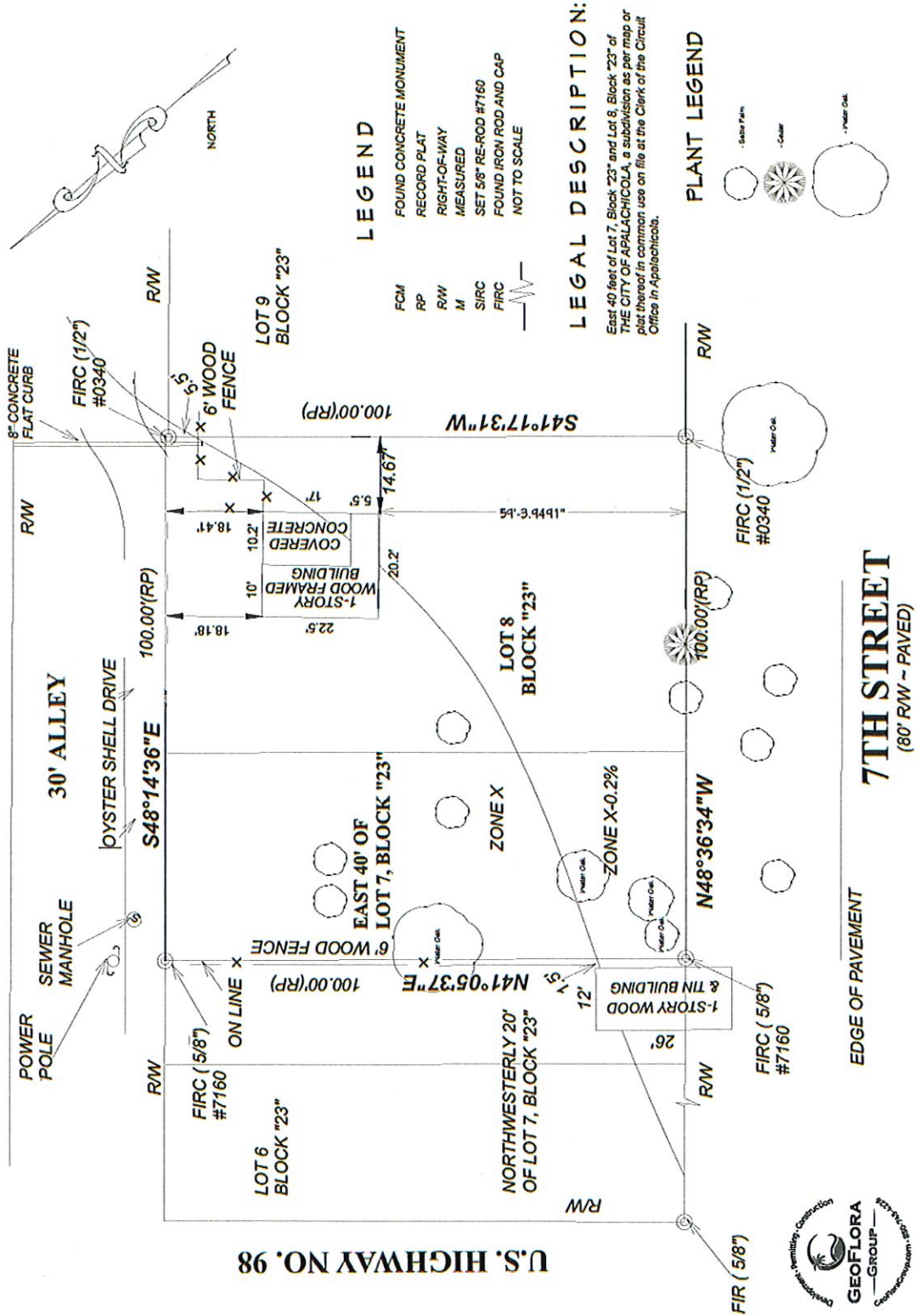
Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Overall Parcel Location
Source: Franklin Co Prop Appraiser
Scale: Not to Scale
Date: July 2024



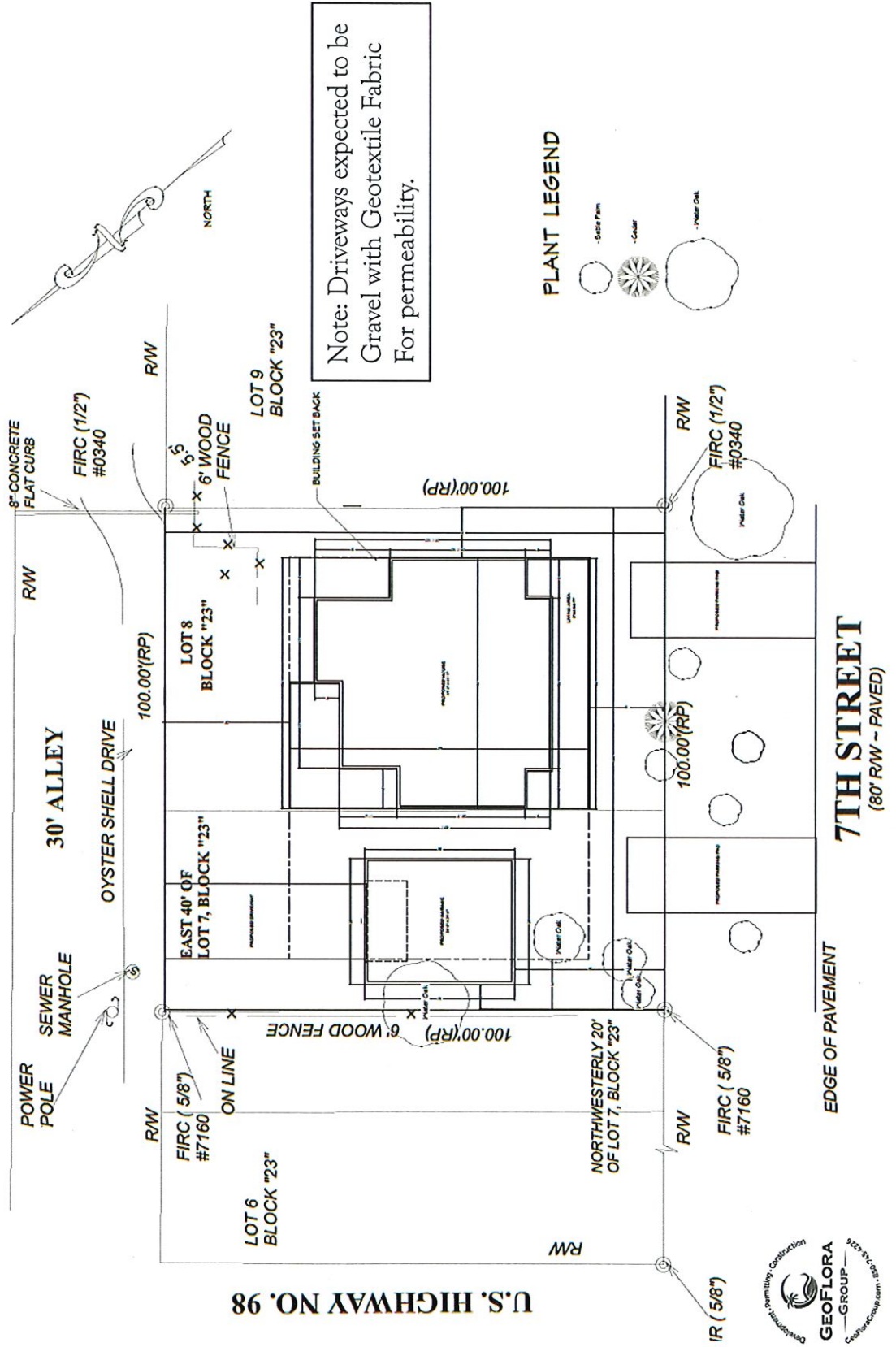
Site Location
 Wilson Residence
 76 7th Street
 Apalachicola Fl, 32320

Existing Conditions
 Source: Roddenberry Surveying and
 Gemini Drafting
 Scale: Not to Scale
 Date: July 2024



Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Proposed Site Plan
Source: Roddenberry Surveying and
Gemini Drafting
Scale: Not to Scale
Date: July 2024

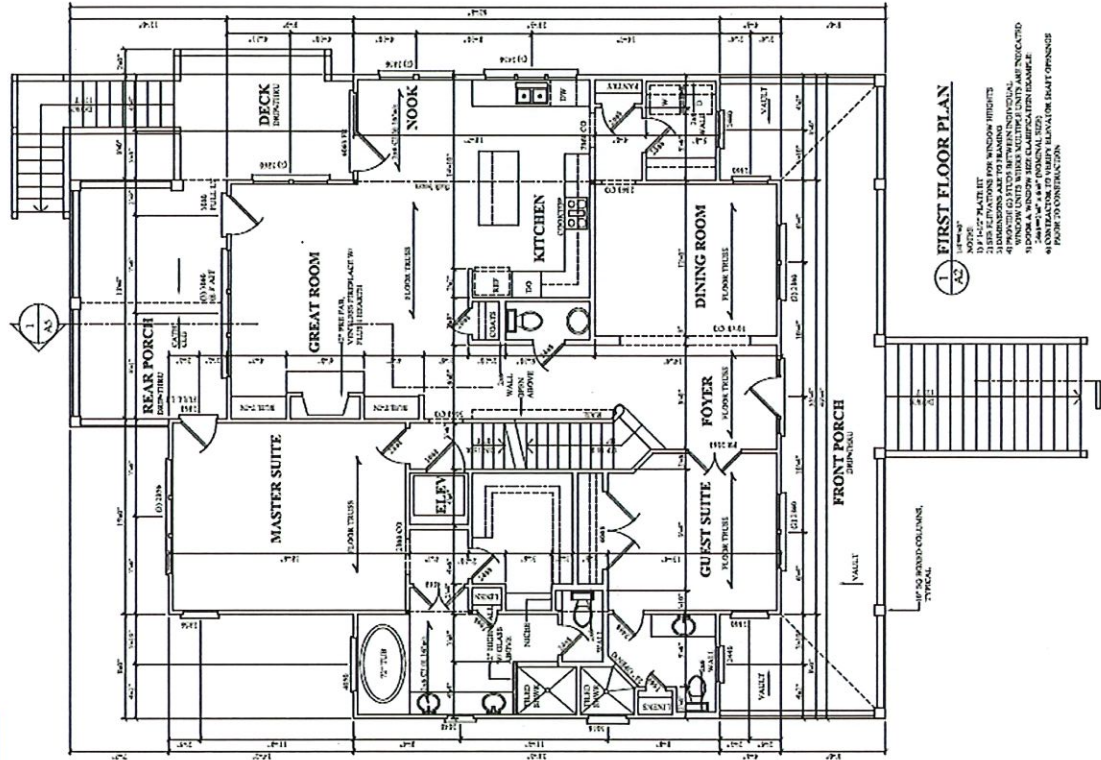


U.S. HIGHWAY NO. 98



Site Location
 Wilson Residence
 76 7th Street
 Apalachicola FL, 32320

Floor Plan
 Source: Sullivan Design Company
 Scale: Not to Scale
 Date: July 2024

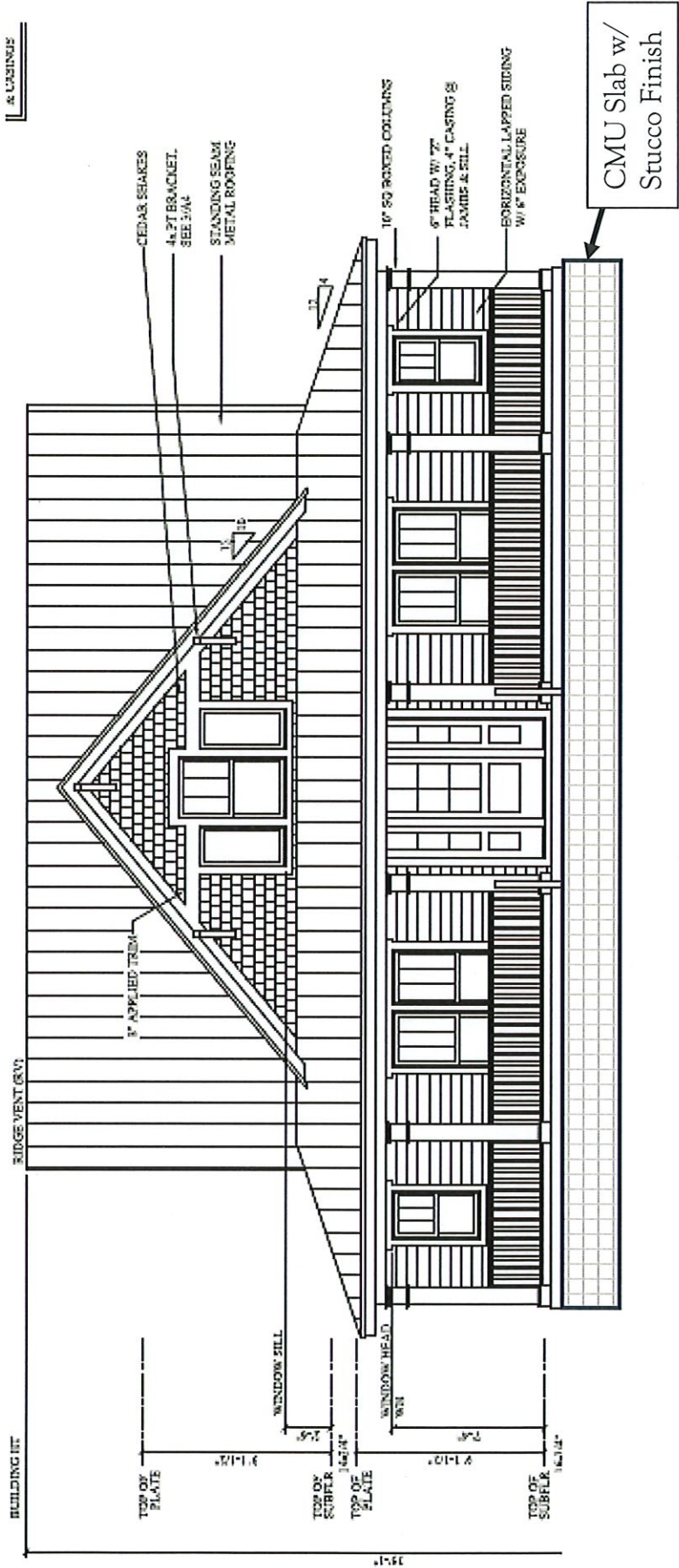


1 FIRST FLOOR PLAN

- 1. 1/4" = 1'-0" SCALE
- 2. 1/4" = 1'-0" SCALE
- 3. SEE ELEVATIONS FOR WINDOW HEIGHTS
- 4. SEE ELEVATIONS FOR WINDOW SIZES
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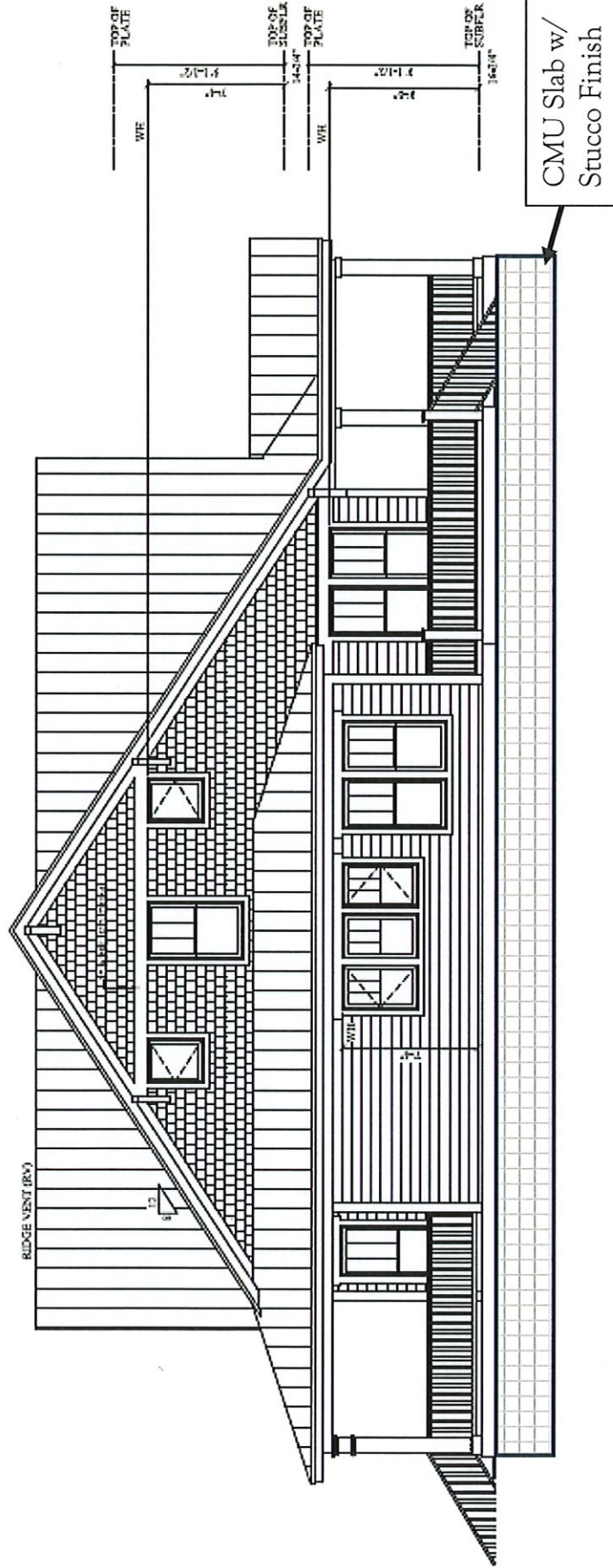
Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Front Elevation
Source: Sullivan Design Company
Scale: Not to Scale
Date: July 2024



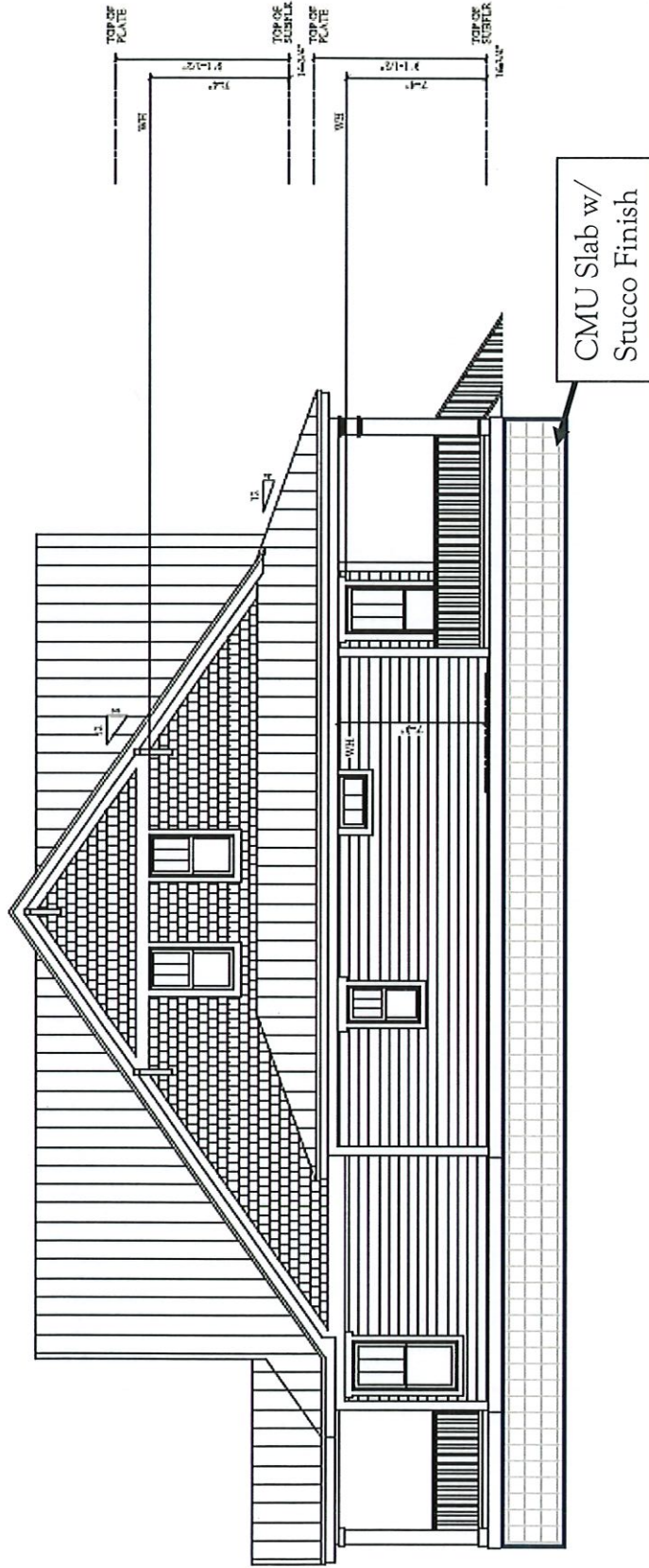
Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Right Side Elevation
Source: Sullivan Design Company
Scale: Not to Scale
Date: July 2024



Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Left Side Elevation
Source: Sullivan Design Company
Scale: Not to Scale
Date: July 2024

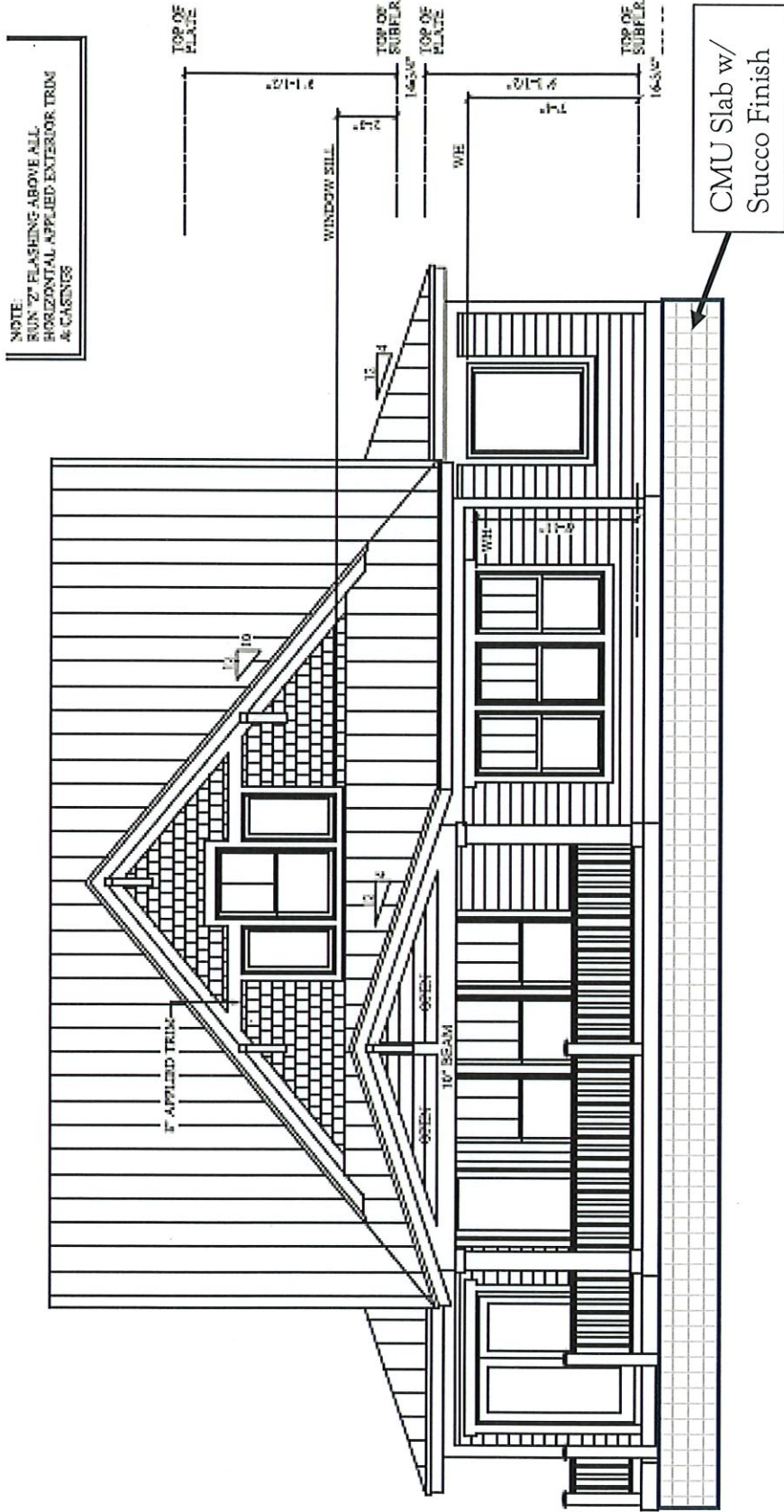


Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

Rear Elevation
Source: Sullivan Design Company
Scale: Not to Scale
Date: July 2024

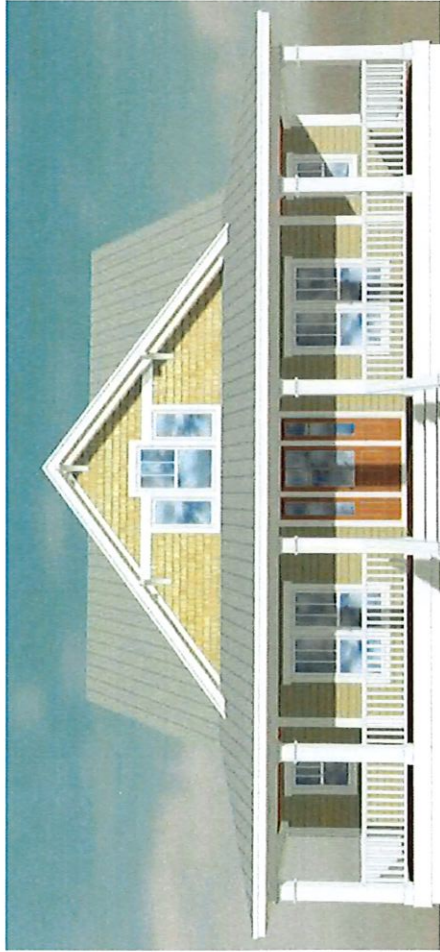


N

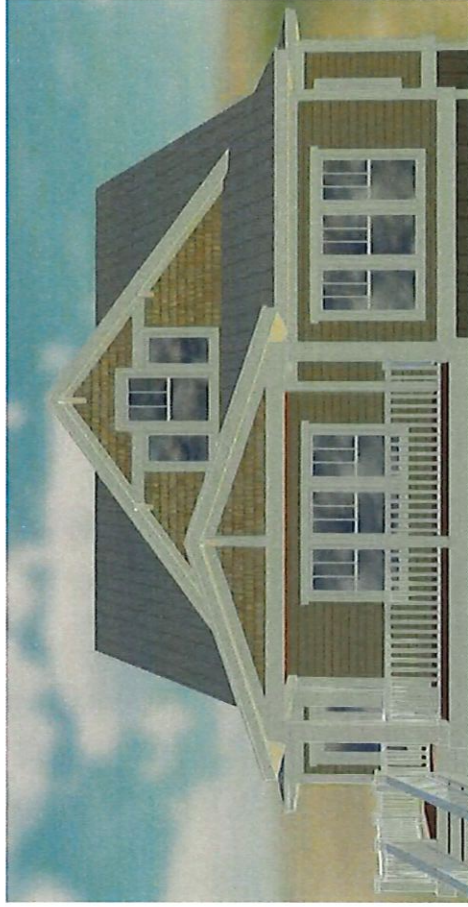


Site Location
Wilson Residence
76 7th Street
Apalachicola FL, 32320

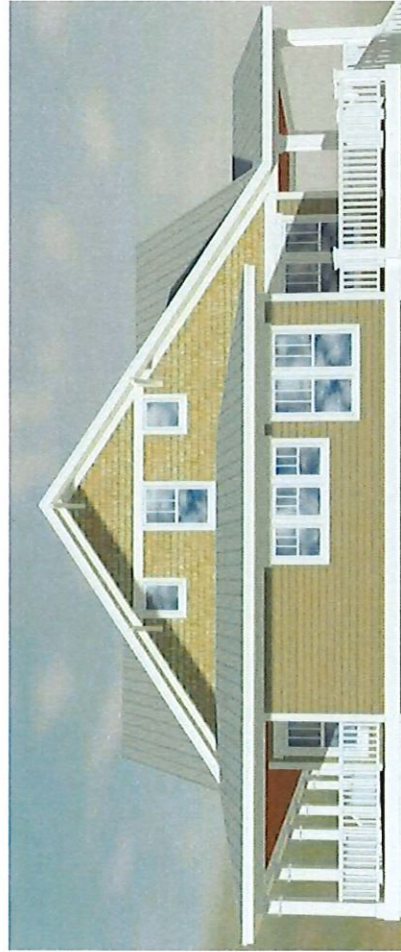
Color Renderings
Source: Sullivan Design Company
Scale: Not to Scale
Date: July 2024



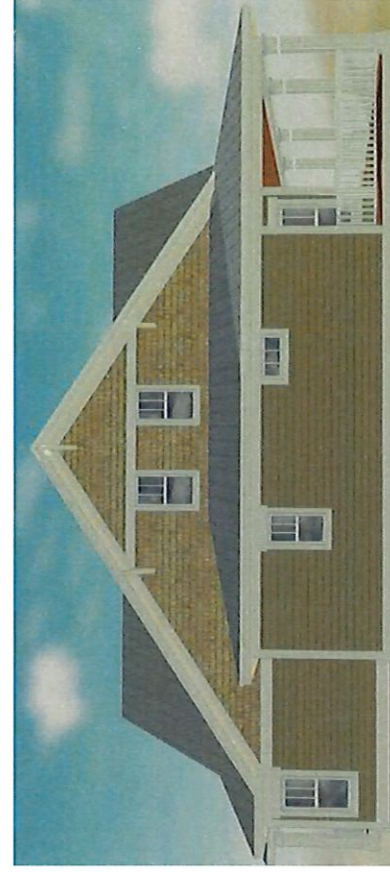
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Site Location
Wilson Residence
76 7th Street
Apalachicola Fl, 32320

Detached Garage Typical Elevation
Source: Apalach Homes, LLC
Scale: Not to Scale
Date: July 2024



Roof pitch to match home

Roof and Siding Materials
And colors to match home





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

Official Use Only
Date Received: _____
Meeting Date: _____
Fees Due: _____
Date Fees Paid: _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Kevin L. Wilson</u>	Contractor Name <u>Joseph Drew Robertson</u>
Address <u>967 Windrowe Dr</u>	State License # <u>CGC1534033</u> City License # <u>24-176</u>
City <u>Nashville</u> State <u>TN</u> Zip <u>37205</u>	Email <u>drew@geofloragroup.com/office@geofloragroup.com</u>
Phone <u>(704) 756-9217</u>	Phone <u>(850) 745-4226</u>

PROJECT TYPE

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Fence
<input type="checkbox"/> Addition	<input type="checkbox"/> Repair
<input type="checkbox"/> Alteration/Renovation	<input checked="" type="checkbox"/> Certificate of Appropriateness
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PROPERTY INFORMATION

Street Address (911 Address): 76 7th St
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0023-0070 Block: 23 SE Lot: 8 and 40' 100' of 101 7
 Zoning District: R1/O1R [] Historic District [] Non-Historic District
 FEMA Flood Zone: X (X-0.2')

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>(Y)</u> / N	<i>This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning & Zoning Board and a building permit is authorized to be issued.</i>
Setback Requirements of Property: Front: <u>15'</u> Rear: <u>25'</u> Side: <u>15'</u>	
Corner Lot? Y <u>(N)</u> Street Sides: _____	
Lot Coverage: _____	
STAFF NOTES/RECOMMENDATIONS: _____ _____ _____	
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.

JDR
Applicant Initial