



P&Z Agenda
September 9th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, September 9th, 2024
City Meeting Room – 74 6th Street
Agenda

Regular Meeting: 6:00 PM

1. Approval of August 12th, 2024 meeting minutes.
2. Review, Discussion and Decision for Sign. (R-2) @ 192 Coach Wagoner Blvd., Block 137. For Bring Me A Book Forgotten Coast - Owner; Contractor: Sign Design
3. Review, Discussion and Decision for Sign & Certificate of Appropriateness (C-1) (Historic District) @ 58 Avenue E, Block 9 Lot 4-5. For Edgewater Group LLC - Owner; Contractor: Sign Design
4. Review, Discussion and Decision for Fence, Renovation, Addition, & Certificate of Appropriateness (R-1) (Historic District) @ 137 10th Street, Block 71 Lot 6. For Pat Lindquist - Owner; Contractor: Self
5. Review, Discussion and Decision for Sign & Certificate of Appropriateness (R-1) (Historic District) @ 29 5th Street, Block 11 Lot 8. For Lured Aweigh Rental - Owner; Contractor: TBD
6. Review, Discussion and Decision for Accessory Structure & Certificate of Appropriateness (C-4) (Historic District) @ 190 Market Street, Block 5 Lot 4-5. For David Drew - Owner; Contractor: Self
7. Review, Discussion and Decision for Accessory Structure & Certificate of Appropriateness (R-1) (Historic District) @ 112 Avenue C, Block 35 Lot 8. For Andy Smith - Owner; Contractor: Construct Group SE Inc
8. Review, Discussion and Decision for Sign & Certificate of Appropriateness (C-2) (Historic District) @ 911 Address Needed, Block 160 Lot 1 & ½ Lot 2. For LaRaela Lee Coxwell & Glen Coxwell - Owner; Contractor: TBD

CITY OF APALACHICOLA
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9. Review, Discussion and Decision for Rehabilitation, Addition, & Certificate of Appropriateness (R-1) (Historic District) @ 221 8th Street/97 Avenue L, Block 172 Lot 10& ½ 9. For Edgar & Lisa Lugo - Owner; Contractor: TBD

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

August 12th, 2024

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

Attendance: Bobby Miller, Myrtis Wynn, Jim Bachrach, Greg Golgowski

Regular Meeting: 6:00 PM

1. Approval of July 8th, 2024 meeting minutes.
 - a. **Motion to approve by Bobby Miller; 2nd by Myrtis Wynn. All in favor – motion carried.**

2. Review, Discussion and Decision for Fence. (R-2) @ 121 Ellis Van Fleet, Block 251. For Joseph Seaton - Owner; Contractor: TBD
 - a. **Motion to approve by Bobby Miller; 2nd by Greg Golgowski. All in favor – motion carried.**

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.
 - a. **Motion to approve by Bobby Miller; 2nd by Myrtis Wynn. All in favor – motion carried.**

4. Review, Discussion and Decision for New Construction. (R-2) @ 118 18th Ave, Block 251. For Roberto Emerick - Owner; Contractor: TBD
 - a. Applicant confirmed the verified 911 address is 128 18th Avenue.
 - b. **Motion to approve by Greg Golgowski; 2nd by Myrtis Wynn. All in favor – motion carried.**

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
 - a. **Motion to approve by Bobby Miller; 2nd by Greg Golgowski. All in favor – motion carried.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
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Minutes

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
 - a. **Motion to approve by Myrtis Wynn; 2nd by Bobby Miller. All in favor – motion carried.**

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
 - a. **Motion to approve by Greg Golgowski; 2nd by Myrtis Wynn. All in favor – motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting by Jim Bachrach; 2nd by Greg Golgowski – meeting adjourned.



Sign

192 Coach Wagoner Blvd



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

Official Use Only
 Date Received: 8/8/24
 Meeting Date: 9/9/24
 Fees Due: 0
 Date Fees Paid: 0

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner: <u>Bring Me A Book Forgotten Coast</u>	Contractor Name: <u>Sign Design</u>
Address: <u>PO Box 190</u>	State License #: <u>N/A</u> City License #: <u>N/A</u>
City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32329</u>	Email: _____
Phone: <u>214.883.3995</u>	Phone: <u>850.670.5757</u>

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 192 Coach Wagonner Blvd. (old high school)
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-045-08W-8330-00F1-0010 Block: F 137 Lot: 5
 Zoning District: R-2 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N <u>(N)</u> Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? Y/N <u>(N)</u> Street Sides: _____ Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>- OK ✓</u>	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.

KK
Applicant Initials

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).

2 signs -

1. 2x2' sign above building entrance
2. 2x2' sign on stilts at driveway entrance

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other signs	Sign Design	2x2' logo with website	

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 Sta

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:

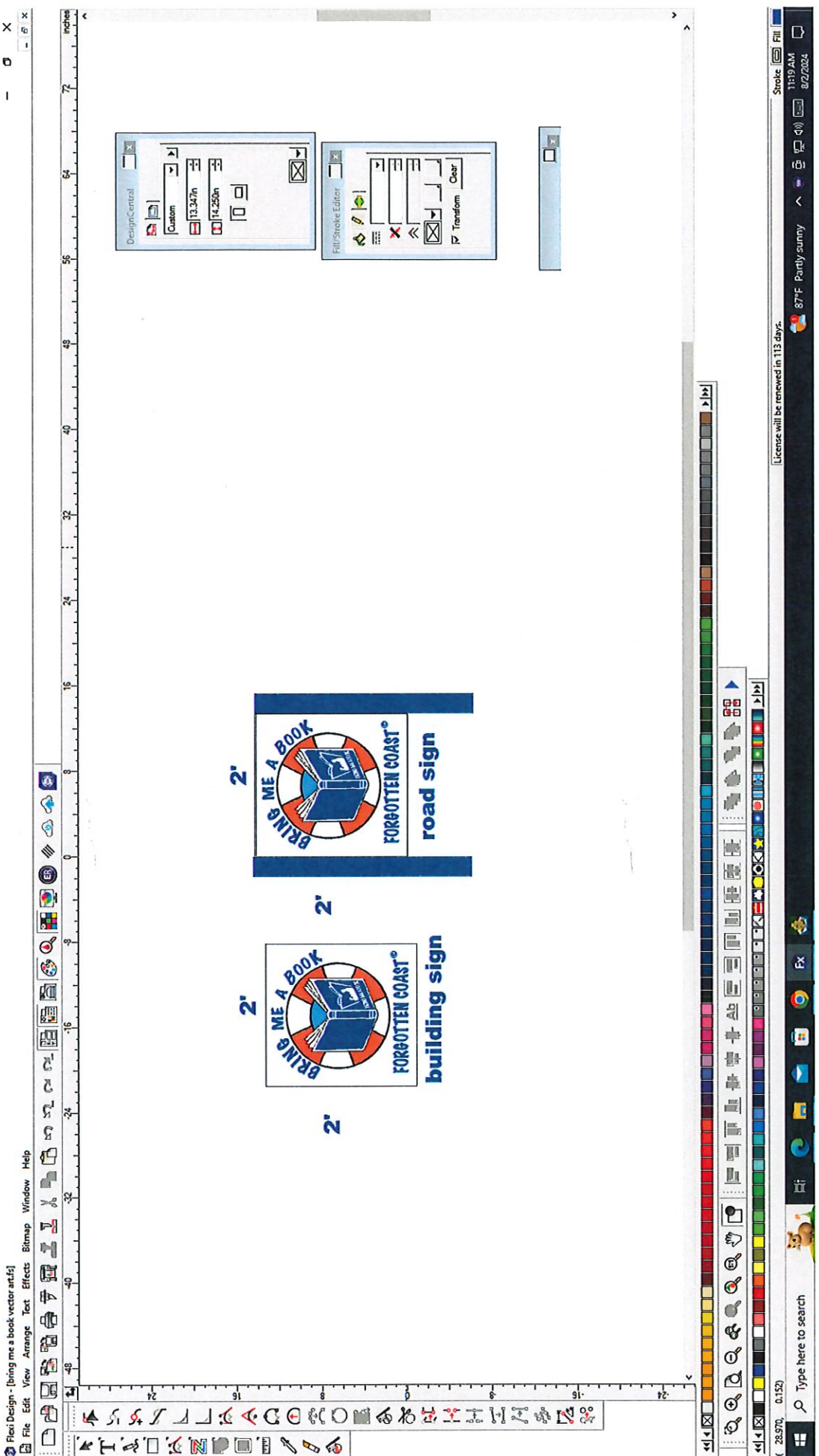
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

Aug. 8, 2024
DATE

Karen Kind

SIGNATURE OF APPLICANT







Certificate of Appropriateness & Sign

58 Avenue E



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

Official Use Only

Date Received: 8/14/24
 Meeting Date: 9/9/24
 Fees Due: \$50.00
 Date Fees Paid: 8/14/24

OWNER INFORMATION

Owner Edgewater Group LLC
 Address 58 Ave. E.
 City Apalachicola State FL Zip 32320
 Phone (850) 323-1053 (Marie)
(850) 220-5518

CONTRACTOR INFORMATION

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

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 58 Ave E
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0009-0040 Block: 9 Lot: 4 + 5
 Zoning District: C1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

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

- meets LDC
- 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.

mcw
 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).

We propose to erect a 4' (W) X 3' (H) sign mounted on 4x4 post. Sign will be double sided poly metal. Also a 30" X 18", single sided poly metal sign to hang from the porch.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other	Sign-DeSign	4' X 3' poly metal sign 30" X 18" polymetal sign	

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.

8.14.24

DATE

Marie Wood

SIGNATURE OF APPLICANT

Customer Name: Edgewater Group
 Company:
 Street:
 City:
 State:
 Country:
 Phone:
 Fax:
 Description:
 Comments:

Job Number:
 Order Taken By:
 Order Number:
 Order Date:
 Delivery Date:
 Terms:
 Shipping:

File Name:
 Price: \$750
 E-mail address:

Zip:



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



**Fence, Renovation, Addition, & Certificate of
Appropriateness
137 10th Street**



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

Official Use Only

Date Received: 8/23/24
 Meeting Date: 9/9/24
 Fees Due: \$ 115.00
 Date Fees Paid: 8/23/24

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Patrick Lindquist</u>	Contractor Name <u>NA</u>
Address <u>137 10th Street</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>248-770-4963</u>	Phone _____

PROJECT TYPE

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Fence
<input checked="" 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): 137 10th Street

City & State: Apalachicola, FL Zip: 32320

Parcel ID #: _____ Block: 71 Lot: 6

Zoning District: R-1 Historic District Non-Historic District

FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Setback Requirements of Property: Front: <u>15</u> Rear: <u>25'</u> Side: <u>15'/5'</u> Corner Lot? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Street Sides: <u>15'</u> Lot Coverage: <u>40% + 10% permit deck</u> STAFF NOTES/RECOMMENDATIONS: <u>- meets LC</u> <u>- meets setbacks for new structures</u> <u>- fence height over</u> <u>- NEEDS C.o.A. for visuals!</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 _____	

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 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).

Rebuild/repair cottage and shotgun house to code while maintaining character and appearance of the historical district. Including moving steps from exterior of property to the interior to reduce encroachment of set backs. Adding decks to move the door on the cottage from ~~15th~~ 10th Street setback to interior. My goal is to use as much period correct materials from the date of build as possible.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		Dutch Lap Board + Butten	
Doors	Feather River	French Doors	20067.1
Windows	Silver Line Big A/C	PP 60 w/ Tempered Glass.	14911 14994
Roofing		Coastal Pattern Steel	
Trim		wood + Hardi Board	
Foundation		Cement Footings w/ cinder block Dress	
Shutters			
Porch/Deck		P.T. 5/4 Decking w/ 1/4" min gaps	
Fencing		6' wood Privacy	
Driveways/Sidewalks			
Other			

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01/23/2024

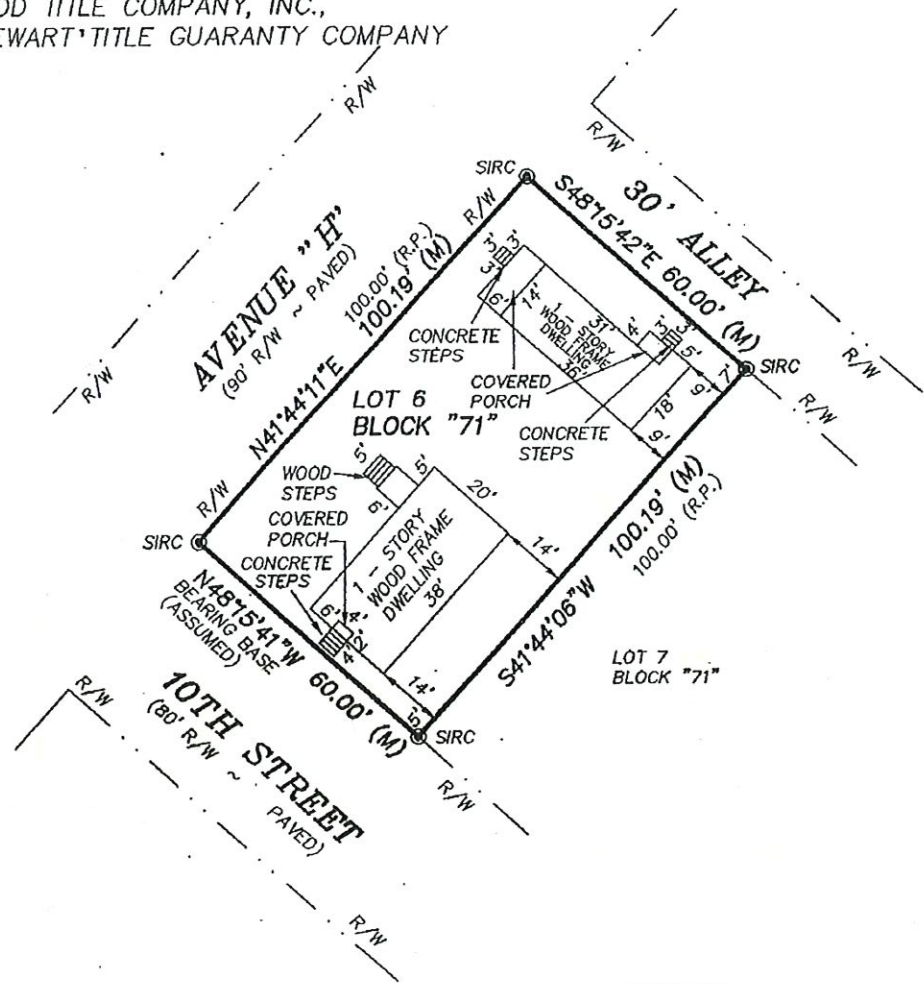
DATE



SIGNATURE OF APPLICANT

original

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JEFFREY C. ELLIS,
CITIZENS FEDERAL SAVINGS BANK OF PORT ST. JOE,
DODD TITLE COMPANY, INC.,
STEWART TITLE GUARANTY COMPANY



LEGAL DESCRIPTION:
Lot 6, Block "71" of the CITY OF APALACHICOLA as per map or plat thereof in common use on file at the clerk of the circuit office in Franklin County, Florida.

LEGEND
R/W RIGHT OF WAY
M MEASURED
R.P. RECORD PLAT
NOT TO SCALE
SIRC SET 5/8" RE--ROD #4261

- NOTES:
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Northeasterly right-of-way boundary of 10th Street having an assumed bearing of North 48 degrees 15 minutes 41 seconds West
 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.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

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

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

FLOOD ZONE INFORMATION:
Subject property is located in Zone "C" as per Flood Insurance Rate Map Community Panel No:120089 0001B, index date: July 20, 1998, Franklin County, Florida.

James "Thurman" Roddenberry
Professional Land Surveyor
Florida Certificate No. 4261
P.O. Box 100 • 114 Municipal Avenue • Sepechopy, FL 32358-0100 • (850) 962-2530

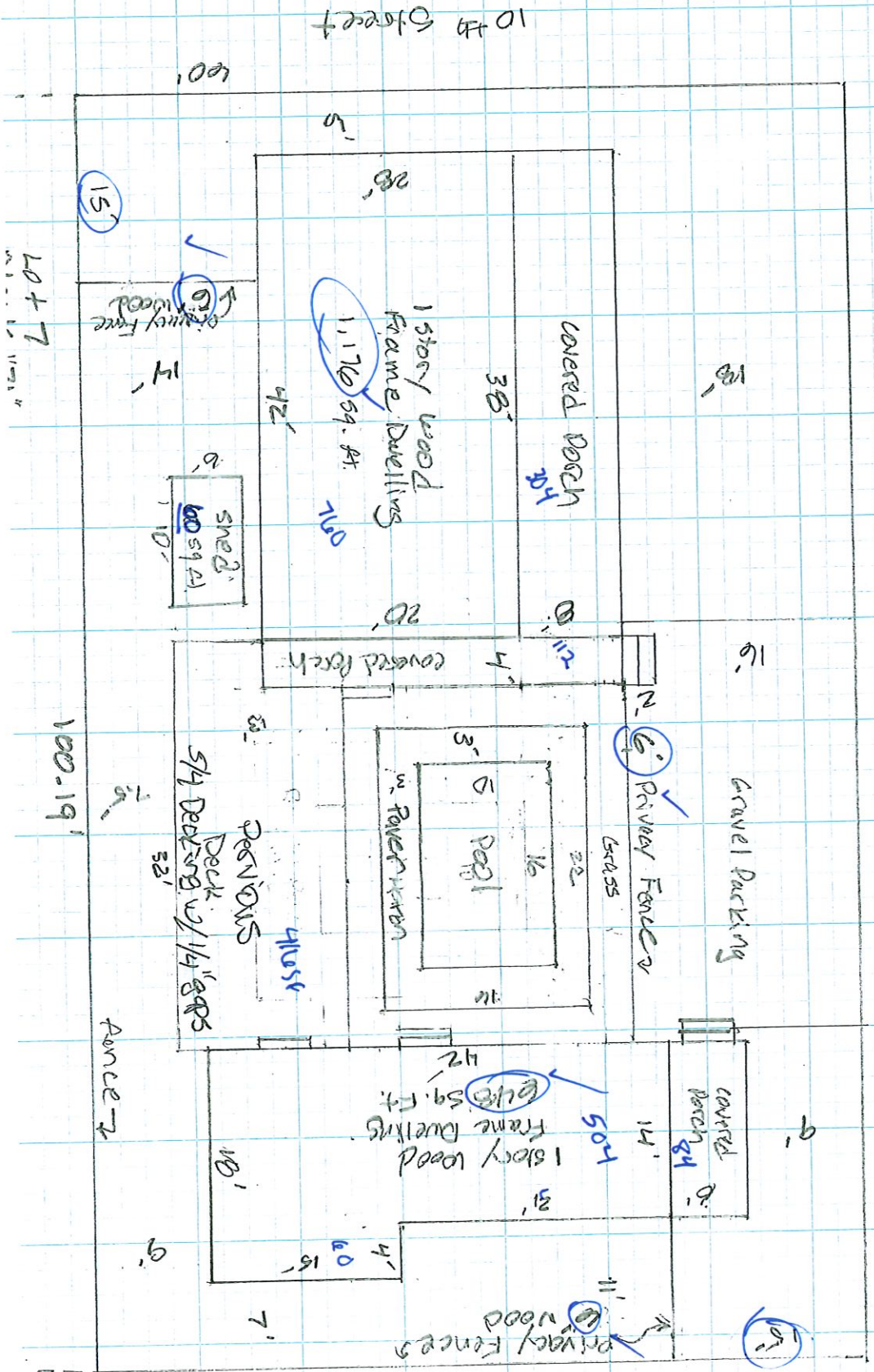
DATE: 05/10/01	DRAWN BY: MJD	N.B.208pg.25	COUNTY: FRANKLIN
FILE: 01277.DWG	DATE OF LAST FIELD WORK: 05/09/01	JOB NUMBER: 01-277	

Patrick Lindquist

137 10th Street
 Lot 6
 Block 71

Lot	Cottage/Pool	Shed	Pool	Pool	Shed
6.01 E	59 sq ft	59 sq ft	59 sq ft	59 sq ft	59 sq ft
1.44 H	1,176 sq ft	60 sq ft	60 sq ft	60 sq ft	60 sq ft
6.92	160 sq ft	160 sq ft	160 sq ft	160 sq ft	160 sq ft
160	160 sq ft	160 sq ft	160 sq ft	160 sq ft	160 sq ft

Total
 Previous 2,114 sq ft
 Percentage 86.2%

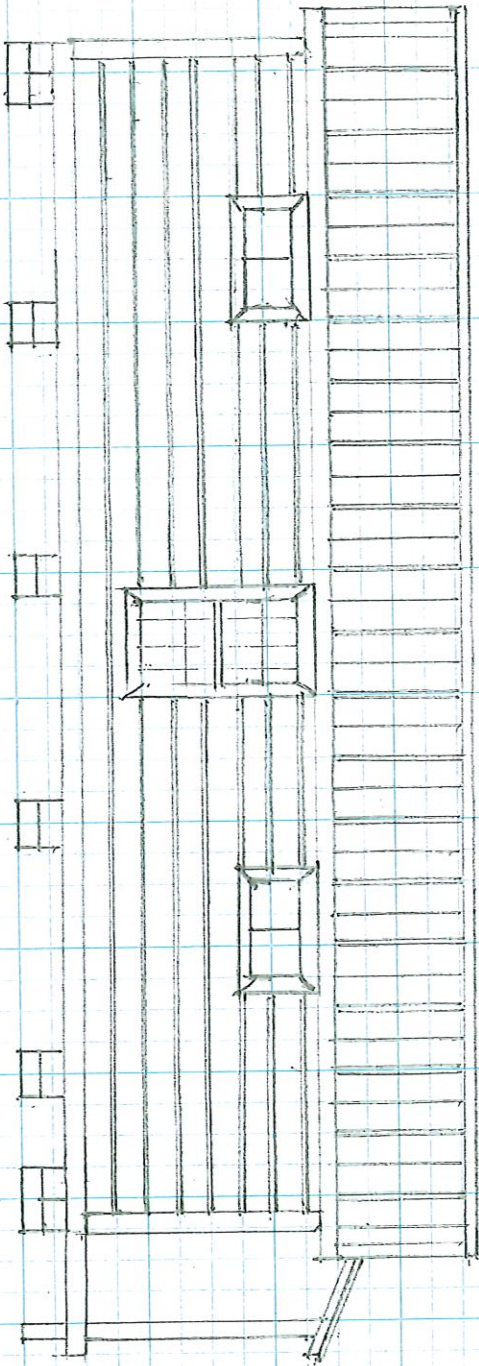


Alley

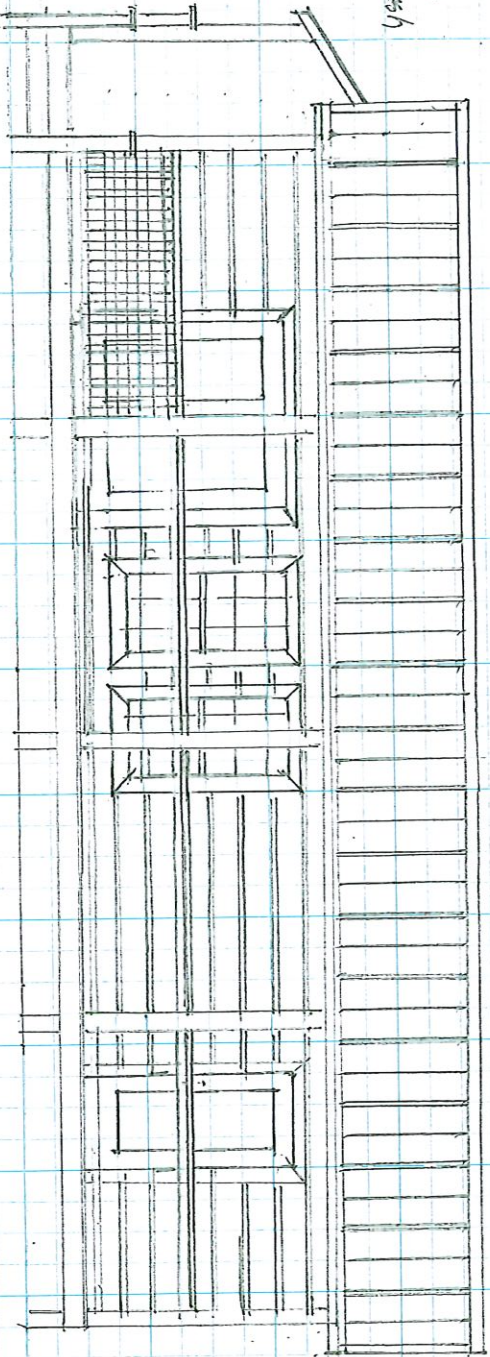
1,176
 + 648
 - 60 shed
 160 pool
 192 pawns
 2,236 impervious

41x52 perennials

Southern View of Cottage



Northside View of Cottage

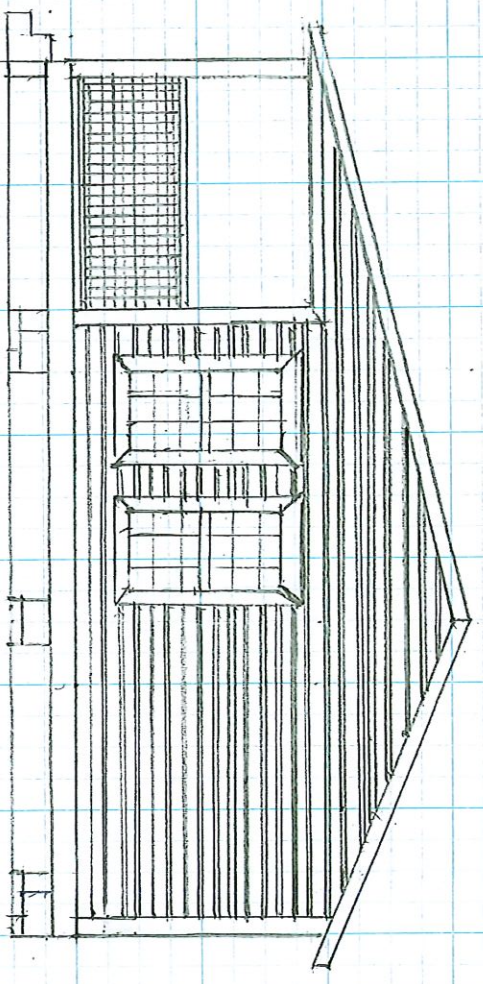


Roof - Corrugated Pattern Steel
Siding - Wood Dutch Lap
Fence Rail - Wood + Steel Mesh
Windows - 30 x 57
French - 71 x 80
Doors - 36 x 80

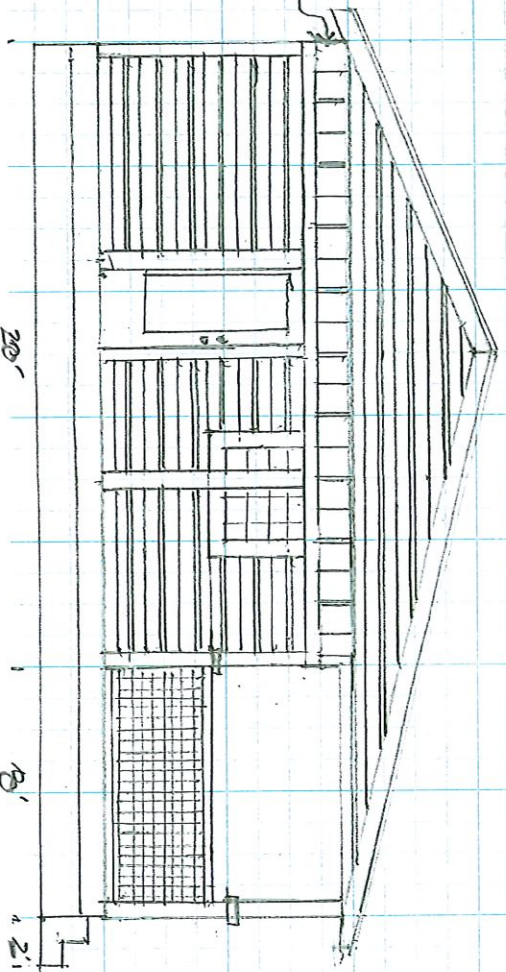
4'

38'

Westside View of Cottage



Eastside View of Cottage



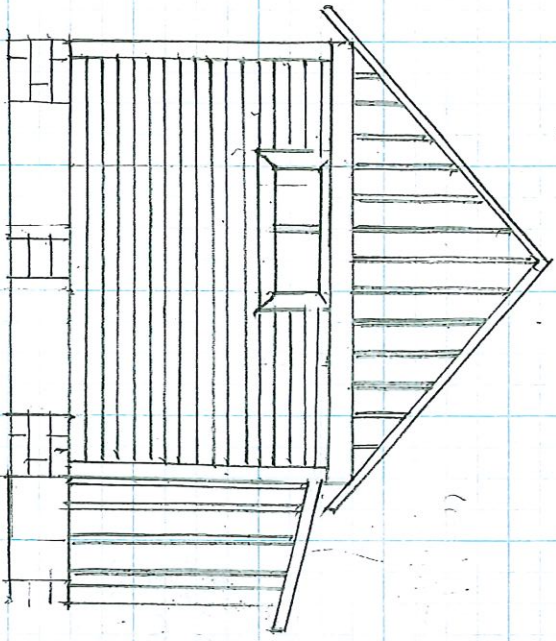
Side Porch
Side Door 3x6x8
Window 2x4x6

20'

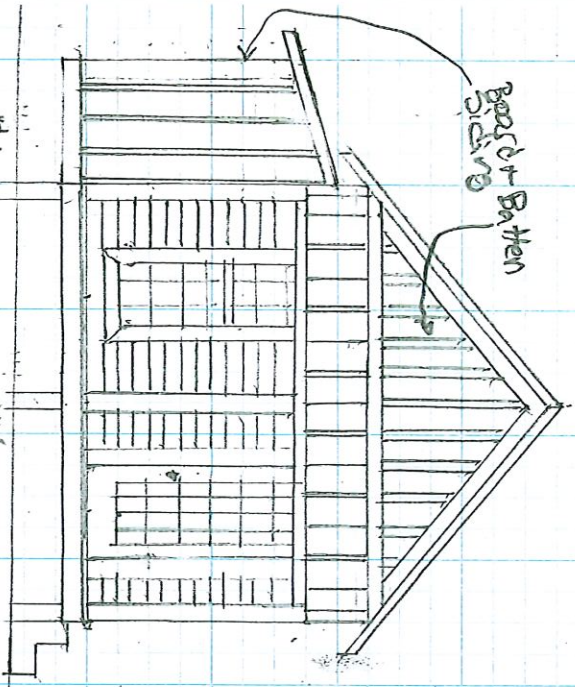
8'

1 1/2'

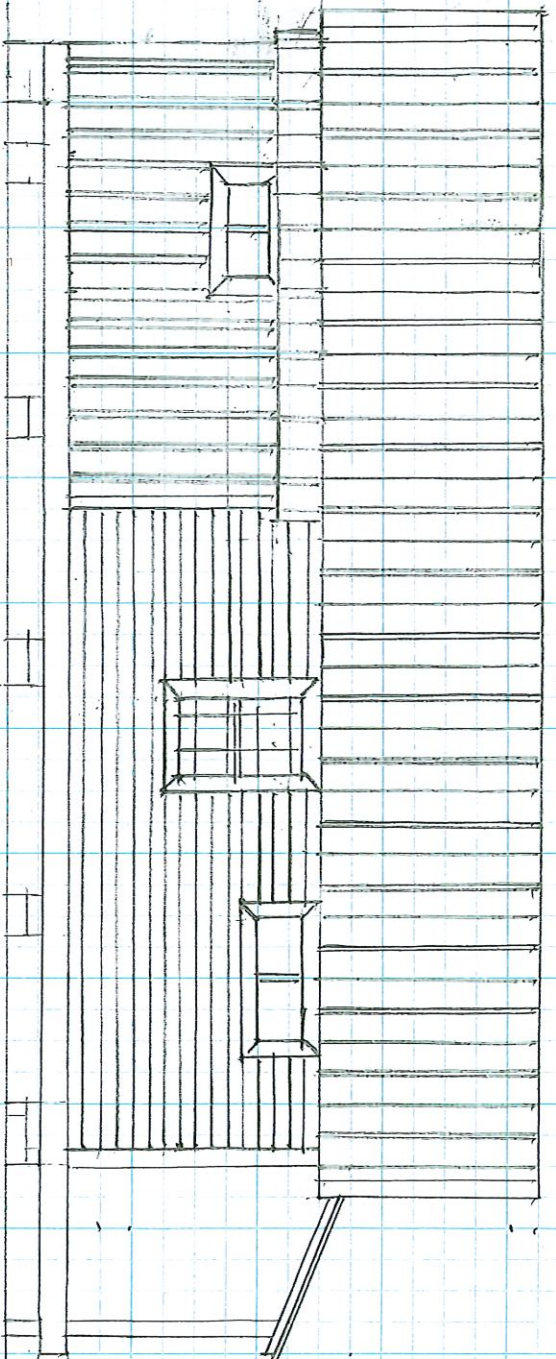
Shotgun Southside View



Shotgun Northside View

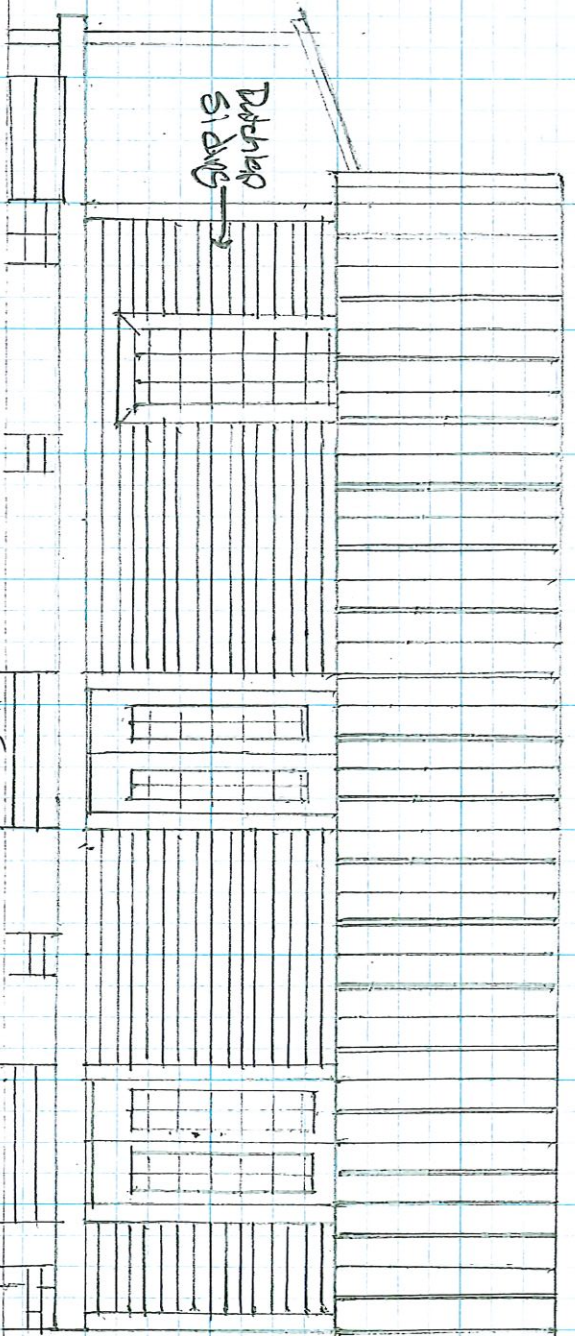


137 10th Street



Shotgun Eastside View

Shotgun Westside View













Certificate of Appropriateness & Sign

29 5th Street



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

Official Use Only

Date Received: 8/28/24
 Meeting Date: 9/9
 Fees Due: \$50
 Date Fees Paid: paid

OWNER INFORMATION

Owner: Lured Anweigh (Jan Quinn)
Kimberly Tipton
 Address: 29 5th St
 City: Apalachicola State: FL Zip: 32320
 Phone: 850-496-0236

CONTRACTOR INFORMATION

Contractor Name: (Jan Valentino)
 State License # _____ City License # _____
 Email _____
 Phone _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 29 5th St
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-03W-0330-0011-0080 Block: 11 Lot: 8
 Zoning District: 21 [] Historic District [] Non-Historic District
 FEMA Flood Zone: _____

OFFICIAL USE ONLY

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

- See Sec. 113-83. of code.
- Limited to 35F or 125F?
- 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.

[Signature]
 Applicant Initial

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

2x5 metal sign. Attached via stainless screws to existing fence.

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

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.

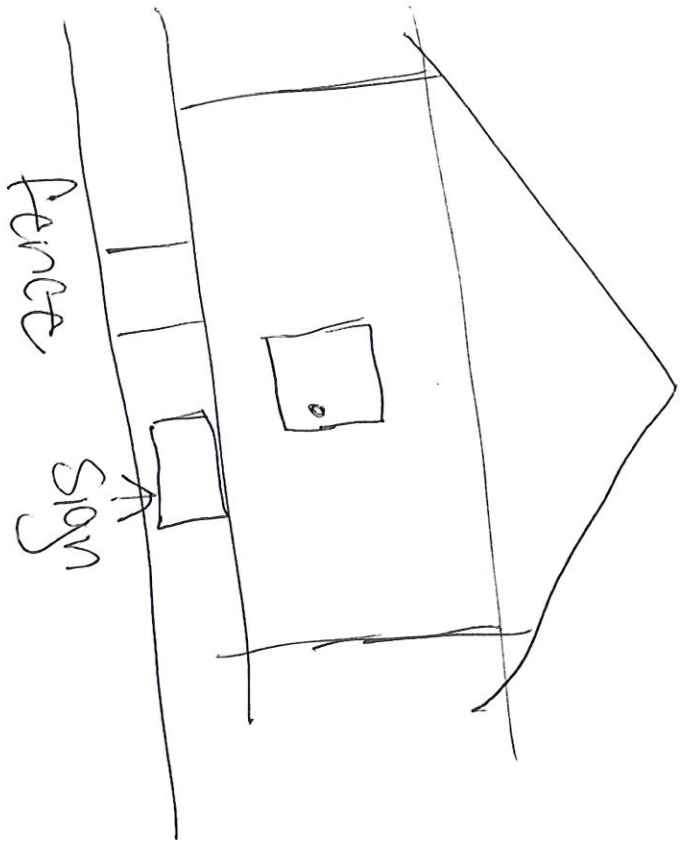
CERTIFICATION

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.
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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.

8/23/24
DATE


SIGNATURE OF APPLICANT



2x3

LURED AWAY
VACATION RENTAL

- metal
- attached by stainless screws
- no illumination

29 5th street Vacation rental Example of sign

Kimberly Tipton-Valentino <kimberly@30alocal.com>

Fri 8/23/2024 12:11 PM

To:Bree Robinson <brobinson@cityofapalachicola.com>

Sign will be in black and white

Lured Aweigh

Establish 1876

Find Us on Facebook & Instagram



Kimberly Tipton-Valentino

<https://30aiconichomes.com/>

Tipton-Valentino Designs &
30ALocal Properties Realtor

Cell: 7703161984

Email: kimberly@30alocal.com



Certificate of Appropriateness & Accessory Structure

190 Market Street



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

Official Use Only
 Date Received: 8/19/24
 Meeting Date: 9/19/24
 Fees Due: \$90
 Date Fees Paid: 8/19

OWNER INFORMATION

Owner Robert David Drew
 Address 48 Avenue H
 City Apalachicola State FL Zip 32320
 Phone 678.464.7576

CONTRACTOR INFORMATION

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

PROJECT TYPE

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Fence |
| <input checked="" 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 type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 190 Market Street
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0005-0050 Block: 5 Lot: 5
 Zoning District: C-4 [] Historic District [] Non-Historic District
 FEMA Flood Zone: AE 12

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N
 Setback Requirements of Property:
 Front: 20' Rear: all Side: 5'
 Corner Lot? Y/N Street Sides: 15'
 Lot Coverage: 65%

STAFF NOTES/RECOMMENDATIONS:

- Nonconforming use +
encroachment agreement.
- Meets LDC
- 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.

T&D
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).

We are proposing to enlarge our current deck and add a 12x16 gazebo. The new decking would be 24x16. All decking and gazebo material will be pressure treated lumber. The roofing will be a hip roof with galvalume panel roofing.

The currently exists a 12'x8' area next to the proposed new deck. I would like to place a 'Lean-to' style roof w/ 4x4 supports for a grill area.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing		Galvalume panel roofing	
Trim			
Foundation		16" concrete footings for gazebo 6'x6" posts	
Shutters			
Porch/Deck		pressure treated lumber, screw retained with 4x4 supports	
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.

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).

We would like to enlarge our existing deck and add a gazebo. The new decking would be 24'x18'. The gazebo will be on the new deck and be 12'x18'.

Additionally, there is an existing patio with brick pavers adjacent to the new deck. We would like to place a 'lean-to' style metal roof over this 12x8 area to use for outdoor grilling, etc.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
---------------	--------------	---------------------	-----------------------

Siding

Doors

Windows

Roofing Galvalume Panel roofing

Trim

Foundation Deck - pressure treated lumber, Birch wood deck screws, 4x4 supports
Gazebos - pressure treated lumber, 6x6 corner supports in concrete.

Shutters

Porch/Deck Pressure treated lumber

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.

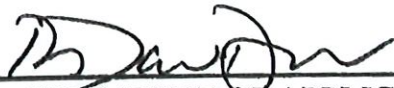
CERTIFICATION

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

8/20/2024

DATE



SIGNATURE OF APPLICANT

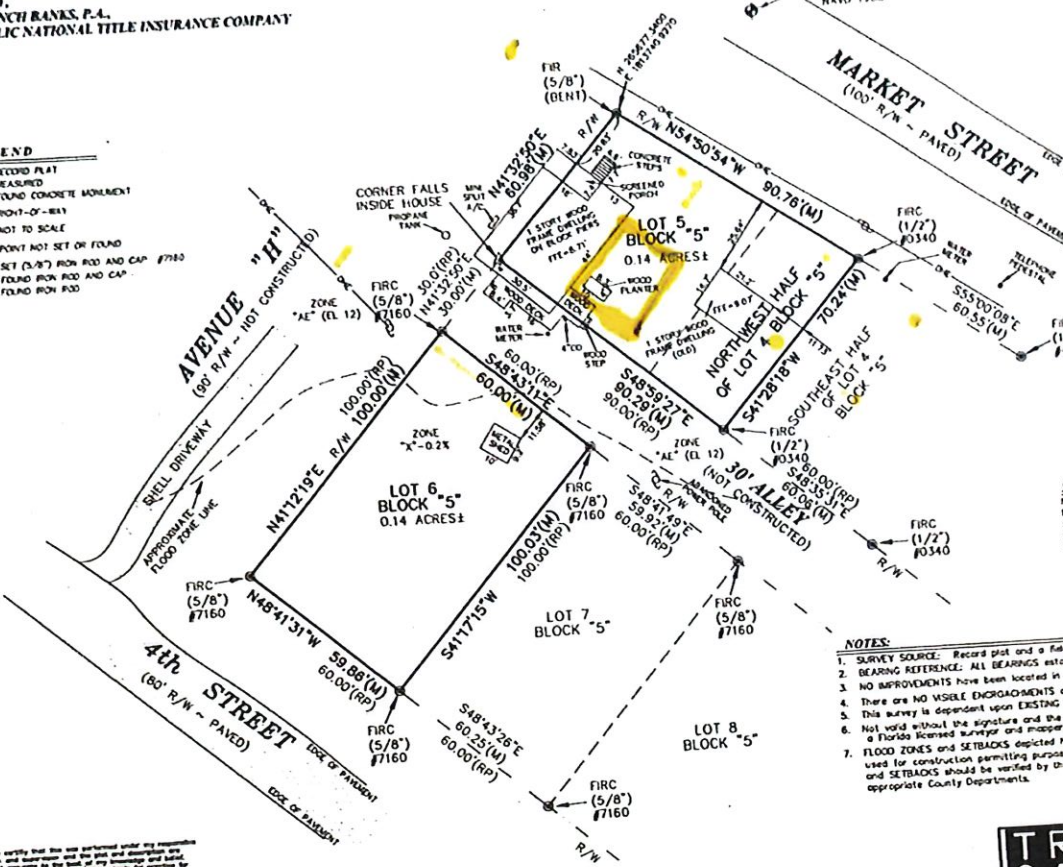
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 D-417D DREN,
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



LEGEND

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



LEGAL DESCRIPTION:
 Northwest half of Lot 4 and all of Lots 5 and 6, Block "5" of THE CITY OF APALACHICOLA, a subdivision as per map or plat on file in common use 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.

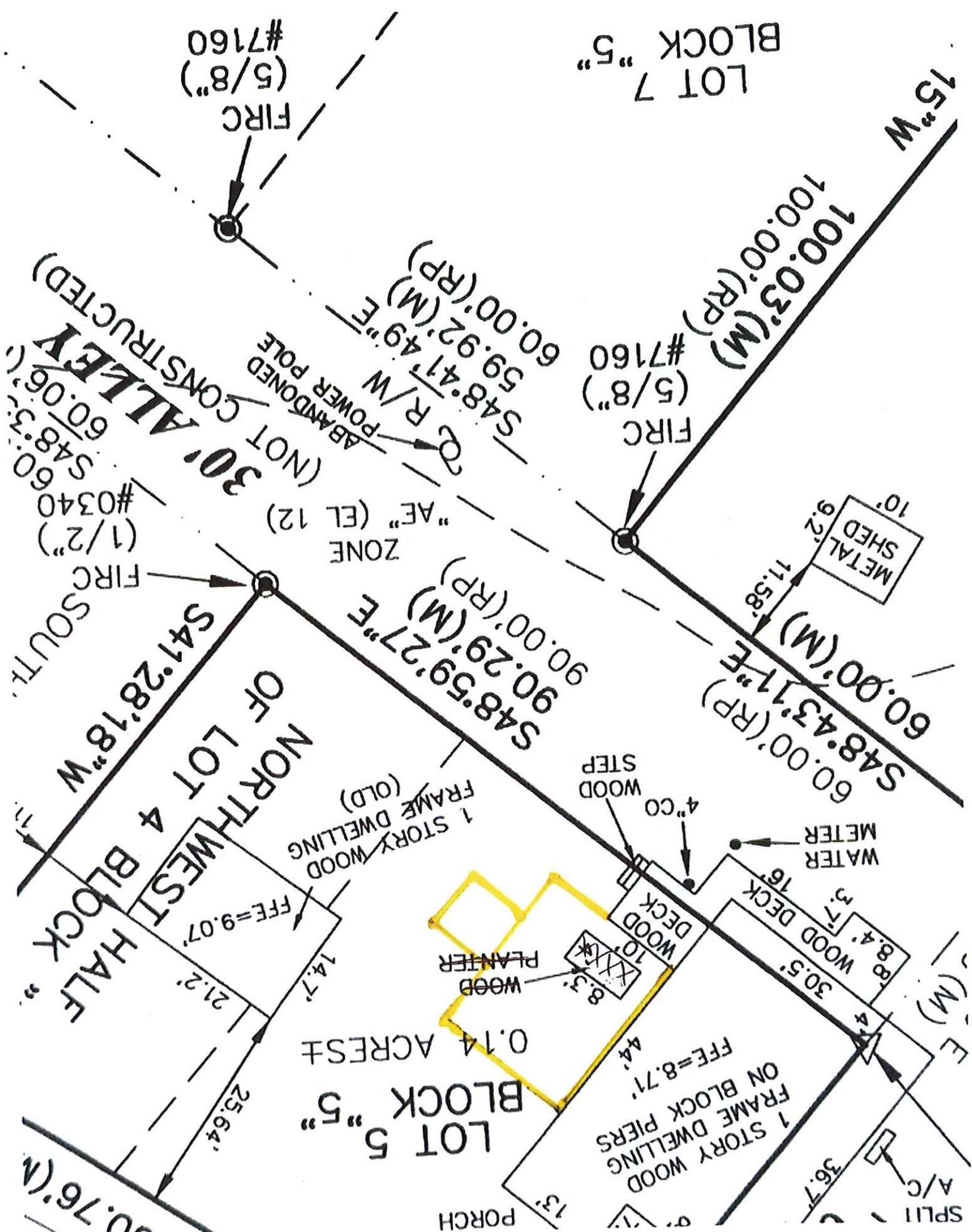
FLOOD ZONE INFORMATION:
 Subject property is located in Zone "AE (EL 12)" and "X-0.2K" as per Flood Insurance Rate Map Community Panel No. 120089 as per Flood Insurance Rate Map Community Panel No. 120089, dated February 5, 2014, Franklin County, Florida.

TR & A
 Thomas R. Adkinson & Associates, Inc.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 200 • 121 SHELBY STREET • NEW BRIDGE, FLORIDA 32088
 PHONE NUMBER 904.226.1212 • FAX NUMBER 904.226.1212

DATE: 08/08/24	DRAWN BY: HB	MAPER PLAT	COUNTY: Franklin
FILE: 23367.DWG	DATE OF LAST FIELD WORK: 08/08/24	CHECKED BY: AH	JOB NUMBER: 23-367

I hereby certify that this was performed under my personal direction and supervision and that the plat and description are true and correct to the best of my knowledge and belief. I am a duly Licensed Professional Surveyor and Mapper in the State of Florida, License No. 12122, and I am not under any suspension or censure from the State of Florida. I am not aware of any other persons who have performed any part of this survey.

THOMAS R. ADKINSON
 Professional Surveyor and Mapper
 License No. 12122



30' ALLEY
(NOT CONSTRUCTED)
S 48.30' (M)
60.06' (M)
#0340
(1/2")
FIRC

LOT 7 "5"
100.03' (M)
100.00' (RP)

15" W

FIRC #7160
(5/8")
59.92' (M)
S 48.41' 49" E
60.00' (RP)

ABANDONED POWER POLE
G R/W
S 48.59' 27" E
90.00' (RP)

FIRC #7160
(5/8")

METAL SHED
10.0'
9.5'

SOUTH
FIRC

OF NORTHWEST HALF
LOT 4 BLOCK "5"
S 47.28' 18" W
S 48.59' 27" E
90.00' (RP)

1 STORY WOOD
FRAME DWELLING
(OLD)

S 48.43' 11" E
60.00' (RP)
60.00' (M)

WOOD STEP
4" CO

WATER METER

WOOD DECK
10.0'
8.5'
WOOD PLANER

LOT 5 "5"
0.14 ACRE SF

1 STORY WOOD
FRAME DWELLING
ON BLOCK PIERS
FFE=8.71'
WOOD DECK
30.5'
8.4'
5.7'

A/C
36.7'

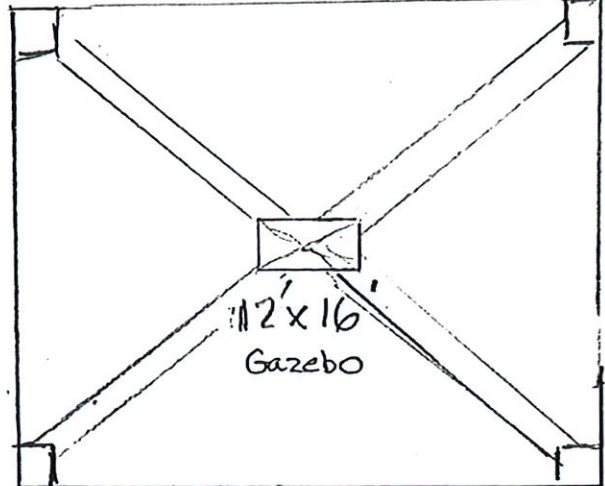
PORCH

90.76' (M)

← Market Street →

23ft to property line

16ft



30ft to property line

24ft

Existing home
48 Ave H

16' x 24' 'New deck'

8' x 12' grilling area

Lean-to roof

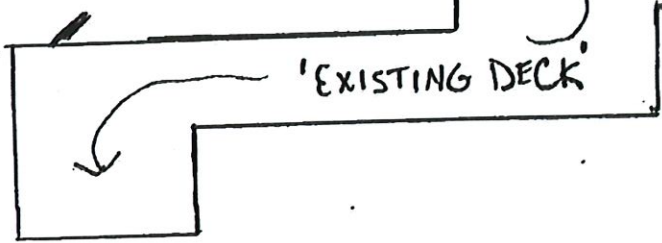
16ft
10' 4"

5ft setback

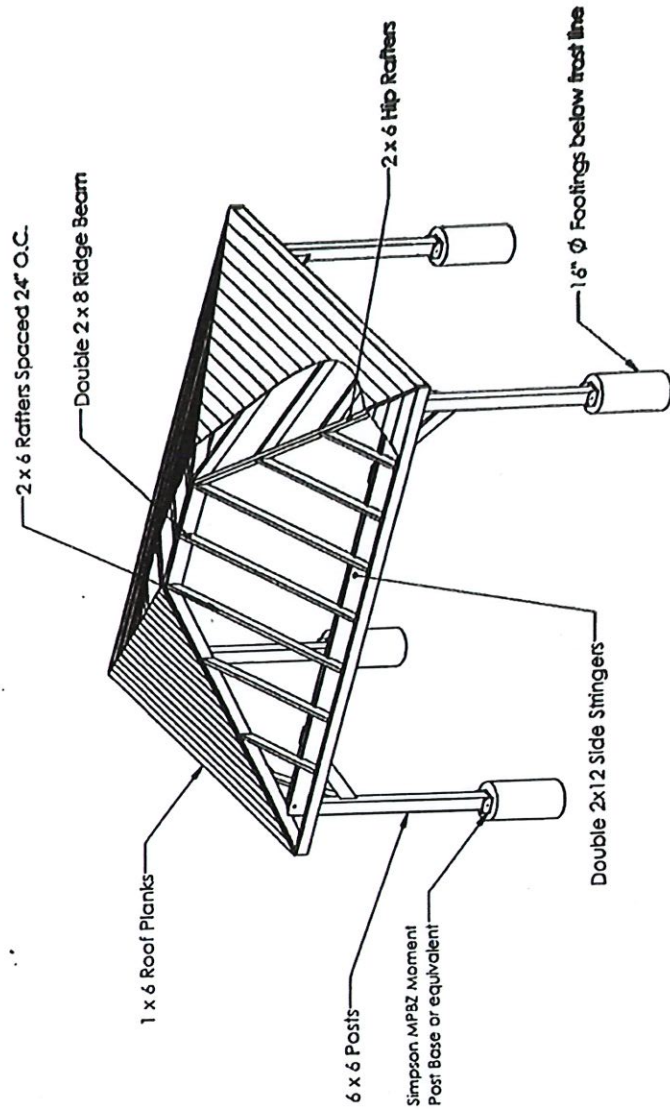
7ft

← ALLEY →

'EXISTING DECK'



12' x 16' Hip Roof Pavilion Permit Drawing
Framing Detail
Scale: 1/4" = 1' when printed on 11 x 17 Paper





48 / 179

Backyard Discovery ...



Product

Customer

Shared by The Caddy Shack ★★★★★

[See Full Review](#) ▾



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](mailto:brobenson@cityofapalachicola.com)

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



Certificate of Appropriateness & Accessory Structure

112 Ave C



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

Official Use Only

Date Received: 8/26
 Meeting Date: 9/9
 Fees Due: \$90.00
 Date Fees Paid: 9/5

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Andy Smith</u>	Contractor Name <u>Construct Group SE Inc</u>
Address <u>301 15th Street</u>	State License # <u>CGC1513032</u> City License # _____
City <u>Port St. Joe</u> State <u>FL</u> Zip _____	Email <u>constructgroupse@yahoo.com</u>
Phone <u>850-258-5128</u>	Phone <u>850-694-1555</u>

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 112 Ave C
 City & State: Apalachicola Florida Zip: 32320
 Parcel ID #: 01-09S-08W-8330-0035-0080 Block: 35 Lot: 8
 Zoning District: R-1 [X] Historic District [] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> / N Setback Requirements of Property: Front: _____ Rear: <u>5</u> Side: <u>5</u> Corner Lot? Y / N Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: _____ _____ _____ _____	<p><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></p> <hr/> 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.

gc
 Applicant Initial

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

construct a new deck - previous

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

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CERTIFICATION

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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.

8.20.2024

DATE

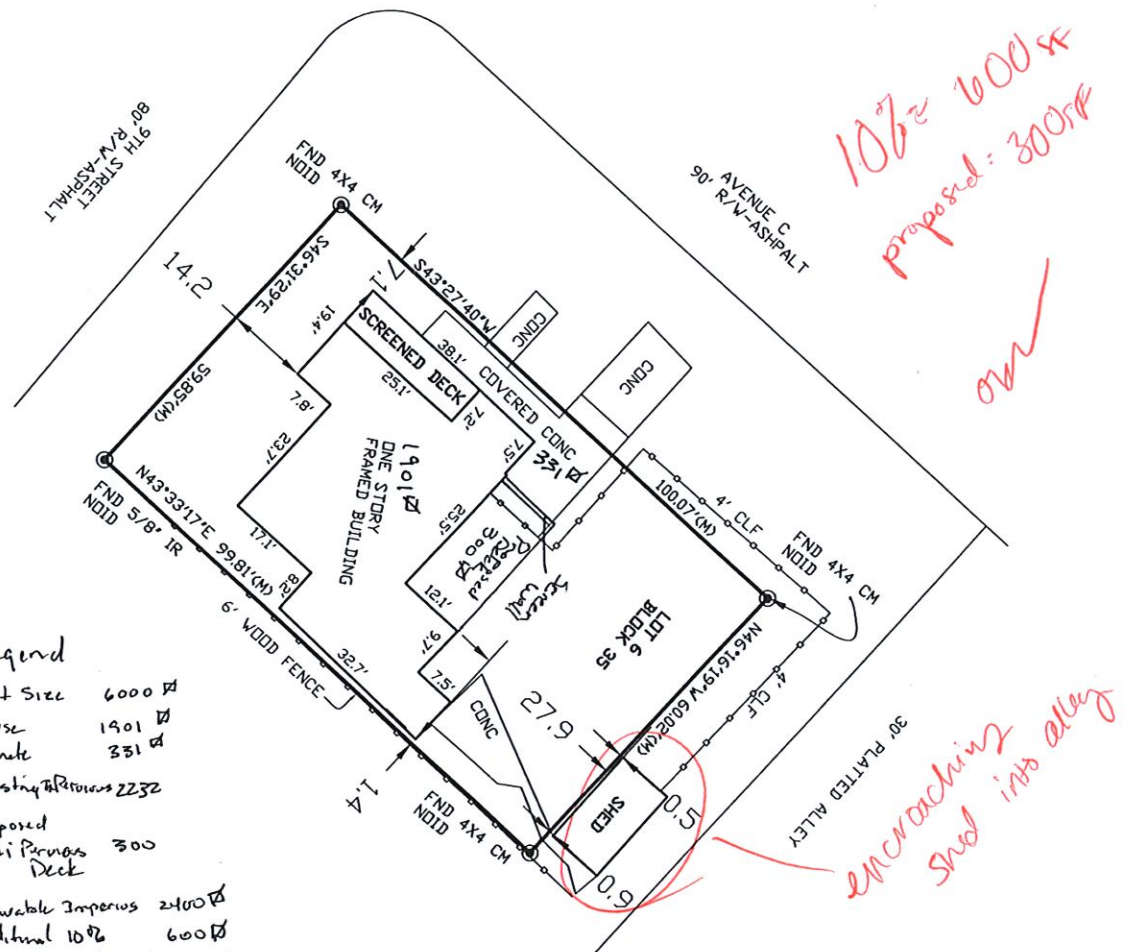


SIGNATURE OF APPLICANT



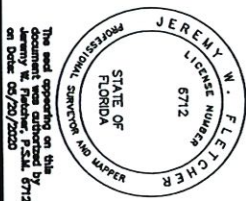
JEREMY W. FLETCHER
PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA PSM #6712, GEORGIA LS# 3024
 15537 NW COUNTY ROAD 12, BRISTOL, FLORIDA (850) 643-6479



Legend

- Lot Size 6000' ±
- House 1901' ±
- Concrete 351' ±
- Existing Perimeter 2232'
- Proposed Semi Perimeter 300'
- Allowable Perimeter 2400' ±
- Additional 107' ±
- Total Allowed 3000' ±
- Total Proposed 2532' ±



The seal is valid on this document if signed by Jeremy W. Fletcher, P.S.M. 6712 on Date: 02/20/2020

SURVEY NOTES

- THIS SURVEY AND COPIES THEREOF NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN ON THE PLAN.
- IN THE DESCRIPTION PROVIDED.
- THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- BEARING BEING 5.432740° W.
- THIS IS A BOUNDARY SURVEY, CONFORMANCE EXCEPT AS SHOWN HEREON.
- THESE ARE NO FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12040022020E, WIDE DATE 04/14/19, THIS PROPERTY, USE IN ZONE X.
- NO UNDESIRABLE SURFACE WATER HAS BEEN OBSERVED ON THIS PROPERTY.
- MATTERS AFFECTING THIS PROPERTY, THERE MAY BE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
- THESE INSTRUMENTS HAVE BEEN REVIEWED AND FOUND TO BE CORRECT.
- THE PROPOSITIONAL LOCATIONS OF ENCROACHMENTS AND UTILITIES MAY HAVE BEEN ENLARGED TO SHOW DETAIL.
- THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE SURVEY.
- NO ADDITIONS OR DELETIONS FROM THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION
 LOT 6, BLOCK 35, GREATER APALACHICOLA, IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

CERTIFICATE
 THIS IS TO CERTIFY THAT THIS MAP AND THE BOUNDARY SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA PROFESSIONAL SURVEYING STATUTES 472 BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, SUBSEQUENT TO FLORIDA STATUTES 472.

DATE OF THIS SURVEY AND THE CERTIFICATE: 02/10/2021

THIS BOUNDARY SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF ANDY SMITH AND JUDY HABURN, AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHOSE INTERESTS ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT TO BE RELIED UPON FOR ENTRIES WHOSE INTERESTS ARE NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONNECTION WITH ANY INSTRUMENT OR ANY OTHER INSTRUMENT WHICH IS DEEMED TO TRANSFER TITLE WITHOUT A CONSENT SURVEY IS PROHIBITED BY AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

Digitally signed by
Jeremy W. Fletcher
 Date: 2021.02.19
 142052-0500'

JEREMY W. FLETCHER
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 6712

PROJECT: 112 AVENUE C APALACHICOLA, FLORIDA	SCALE: 1" = 20'	JOB NO: 2379-1	1 OF 1
CLIENT: ANDY SMITH, AND JUDY HABURN	DATE: 02/10/21	FIELDBOOK: 164	
SHEET NAME: BOUNDARY SURVEY	DRAWN BY: JWJ	CAD NO: 2379-BOUNDARY	
	REVISED:	PLOT DATE:	

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.
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,
PLANNNG & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial



**Certificate of Appropriateness & Sign
911 Address Needed**



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

Official Use Only
 Date Received: 8/13
 Meeting Date: 9/9
 Fees Due: \$ 50.00
 Date Fees Paid: 9/13

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>LaRaela Lee-Coxwell + Glen Coxwell</u>	Contractor Name <u>NA</u>
Address <u>192 10th St.</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>(850) 212-8181</u>	Phone _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): Not assigned

City & State: Apalachicola, FL Zip: 32320

Parcel ID #: 01-695-08W-8330-0160-0010 Block: 160 Lot: 1 + 3E 1/2 lot 2

Zoning District: C2 Historic District Non-Historic District

FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <u>Y</u> /N Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? <u>Y</u> /N Street Sides: _____ Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>- freestanding monument sign</u> <u>- needs C.o.A.</u> <u>- needs 911 Address</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).

3 Aluminum sheets bolted to steel beams, so that the art installation can be moved. Beams set in 18" x 3' hole of cement. 4x4 steel posts, 1/4 inch aluminum sheets, solar down lights. Overall height 8 ft., overall length 32 ft. Signs = 114 sq. ft.

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.



FIVE STAR

FIVE STAR



FIVE STAR

FIVE STAR



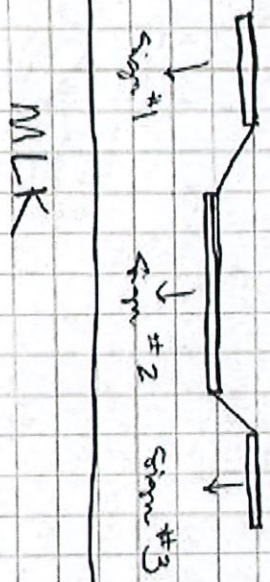
Project Orientation

Vacant lot

Owners: Glen and LaRaela Coxwell

if 1 sign connected to 2. limited to 2.

Quin St

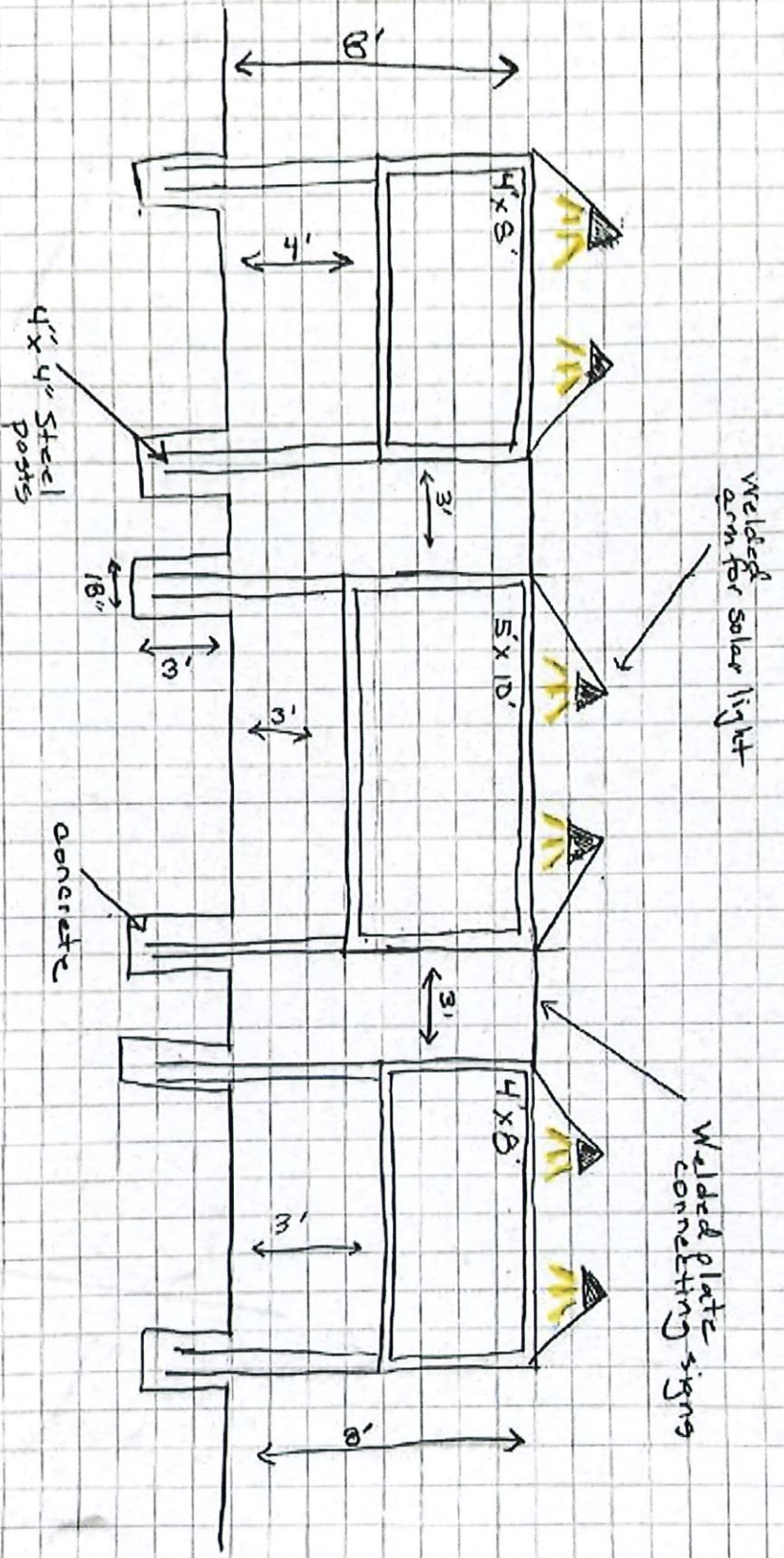


MILK

AD's

D's

MLK + 9th The Hill Sign (Mural)



- Materials - 4x4 steel posts, Aluminum Sheets 1/4" thick
- Overall height - 8 Feet
- Overall length - 32 Feet
- Sign Sq. Footage - 114 Sq. Ft.
- Additional Elements - Solar lights, panels bolted for mobility

Mural (Sign) on corner of MLK and 9th in Apalachicola, FL

Artist: Javier Aarrequin

Sign (mural) theme: Highlighting the African America History in the Historic District of Apalachicola known as "The Hill".

Mr. Aarrequin does his work on-site in order to encourage the community to become part of, and personally invested in, its creation. Mr. Aarrequin also works with local youth to teach them the craft of artistic expression through the medium of murals. The goal is an official unveiling of the installation on November 5, 2024 (Seafood Festival weekend).

Below are some examples of Javier Aarrequin's work:





**Rehabilitation, Addition, & Certificate of
Appropriateness**

221 8th Street/97 Avenue L



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

Official Use Only
 Date Received: 8/17
 Meeting Date: 9/2
 Fees Due: 90.2
 Date Fees Paid: 8/17

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Edgar and Lisa Lugo
 Address 1468 Bayberry Lane
 City St. George Island State FL Zip 32328
 Phone 770 355 3367

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

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 221 8th St. / 97 Ave L
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0172-0090 Block: 172 Lot: 10 1/2 9
 Zoning District: R-1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
 Setback Requirements of Property:
 Front: 15 Rear: 15 Side: 15
 Corner Lot? Y / N Street Sides: 15
 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:

- Needs Certificate of Appropriateness Review
- See attached codes
- rear setback?

City Staff _____

Date Approved _____

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

[Signature]
 Applicant Initial

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

Our goal is to rehabilitate the existing dwelling to as close a match of the original to maintain history. We will then add, according to zoning rules an expanded single-family residence with Connecting Screen Porch.

* Please see enclosed concept design for more details *

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	TBD	wood to match existing structure	
Doors	TBD	wood and metal	
Windows	TBD	windows per Florida Hurricane standards	
Roofing	TBD	metal	
Trim	TBD	wood or Concrete Board	
Foundation	TBD	Cement or Concrete Block	
Shutters	TBD	wood	
Porch/Deck	TBD	wood	
Fencing	TBD	TBD	
Driveways/Sidewalks	TBD	TBD	
Other	TBD		


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.

8/12/24
DATE


SIGNATURE OF APPLICANT



Rehabilitation & Addition

Concept Design

Original Dwelling ½ Lot 9 & Lot 10 Block 172 Apalachicola

Edgar & Lisa Lugo residents of Franklin County

Greetings...

We are the Lugo's and newly minted residents of Florida. We have visited St. George Island and Apalachicola for over 30 years. We have had a home on St. George for over 20 which has recently become our primary residence having sold our home in Atlanta where we have been for 40 years. The family has been coming down since our oldest was 1 year old, he is now 34 and our grandson who is now one, just enjoyed the beautiful beaches here this past Christmas. Wow, time flies.

A couple of years ago we bought a lot in Apalachicola with intentions of building our primary residence in town. That time has come, and we have been working with the city planners for guidance, local architects, historians, etc. to design our new home. We love Apalach.

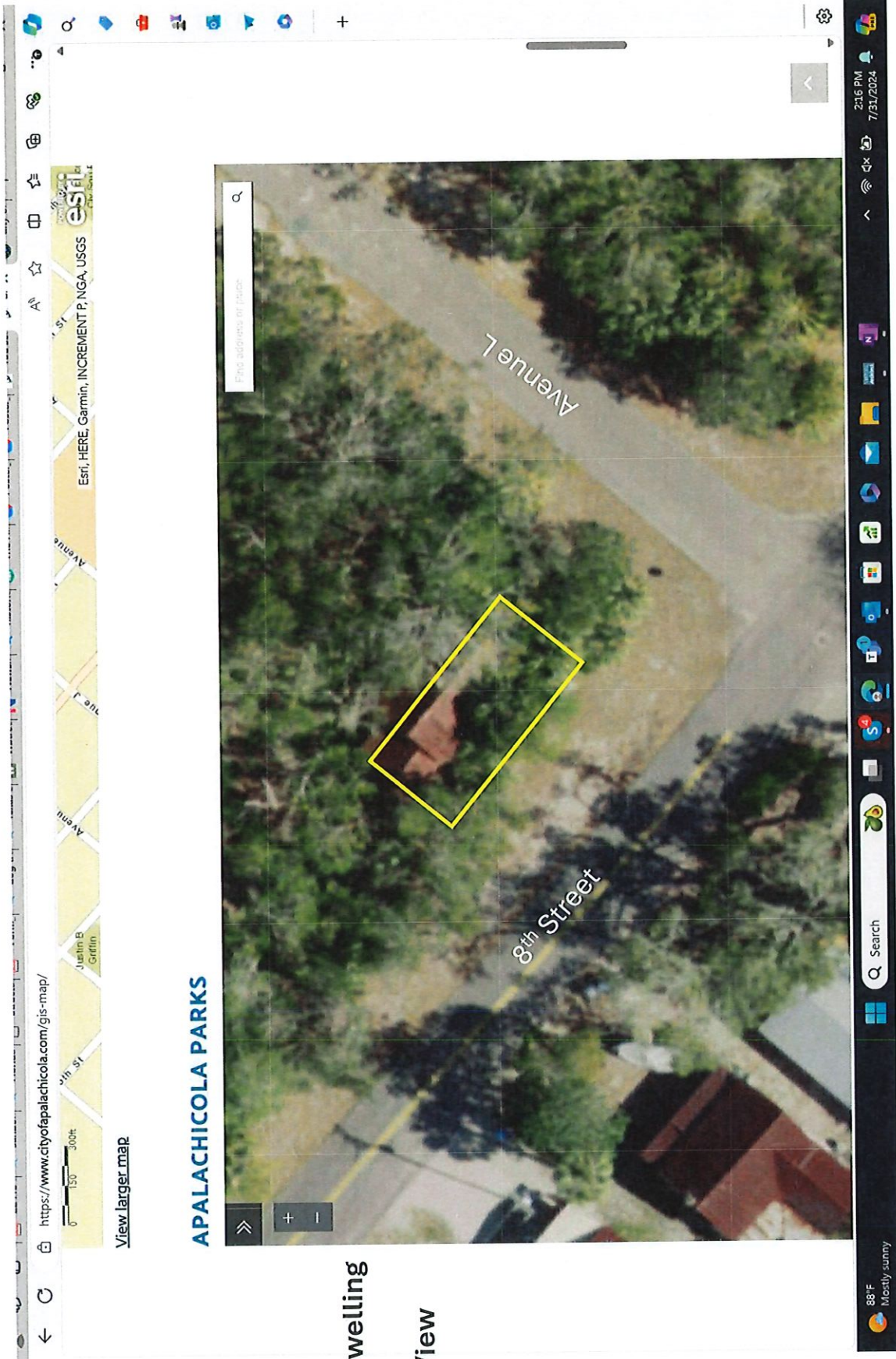
On our lot at the corner of 8th and Ave. L (SE ½ Lot 9 & Lot 10 Block 172) is the original structure that we are working hard to preserve and make our home. Thanks to Mark C. Curenton evidence suggest that the structure was built in 1895-1896. More to come in following pages on the documented history.

Having discovered when the original structure was built, we would love to preserve that piece of history. I have spent hours on the Clerk of Court website digging into old deeds trying to trace the history, speaking with local historians and such and have discovered a very long history of the home. We hope you find the info as fascinating as we have.

We have created the following presentation that shares the history of the home and our plans to rehabilitate and expand the original structure to call our forever home.

We have nicknamed the dwelling, "Jones Corner Store on the Hill"

Original Dwelling
Today
GIS Map View



History of Existing Dwelling

Source: Mark C. Curenton, Franklin County Planner and Historian, County Clerk Tax Rolls

- H. B. Brown purchased lots 9 and 10 from John Ruge in 1895. Subsequently he sold off the two lots to two different individuals: J. W. Jones in 1896 and Tempe Smith in 1900. From the fact that Mr. Brown purchased the two lots for \$45, it seems to me that they were probably vacant at that time.
- It looks like Mr. Brown built a residence on lot 10 around 1895-1896 prior to selling the lot to Mr. Jones in 1896 for \$200.
- December 12, 1897, J. W. Jones, of Franklin County, Florida, sold to Mrs. Carrie B. Jones (wife), of Franklin County, Florida, Lot 10, Block 172, City of Apalachicola and all groceries, merchandise and goods, for \$372. Mortgage held by CH Lind. In the deed Mr. Jones references having store and home in which they lived (see next page).
- The fact that C. H. Lind is shown as the owner of lot 10 on the 1898 tax roll suggests to me that Mr. and Mrs. Jones possibly lost the lot in a foreclosure. Mr. Lind was a seafood dealer who was known to lend money to people and then be very quick to foreclose if the borrowers fell behind in their payments. He died at Battle Creek, Michigan in 1914 and is buried in Chestnut Street Cemetery. His widow probably sold lot 10.

Michele Maxwell

Franklin County, Florida

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Type: Year: Parties: Last Name: First Name: [SEARCH](#)

Search for a Document

Book: Volume: Page: [SEARCH](#)

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The State of Florida, Know all men, that J. M. Maxwell, County Commissioner of the County and State of Florida, for and in behalf of the County and State of Florida, have bargained and sold, and by these presents, do bargain and sell unto Mrs. C. Jones, all of the County and State aforesaid, all and singular her share and interest in and to all and singular pieces, fixtures, things, contents, and everything used in and about the store and store-houses, necessary in selling goods and groceries therein. The said store and store-houses being in the City of Apalachicola, County of Franklin, in the Corner of Trade and Pine Streets. Being the Spring lot in which I now live in said City. All the goods heretofore belonging to me, are subject to a Mortgage in favor of J. M. Maxwell, also of said City of Apalachicola. Do have and to hold the aforesaid goods and merchandise, and other things to that kind Mrs. C. Jones.

Tax Roll History

Source: Mark C. Curenton, Franklin County Planner and Historian, County Clerk Tax Rolls

YEAR	LOTS	OWNER	VALUE
1890	8 part 7	Anderson Simpson	
1890	17.9' of 7 and 9 & 10	Ruge, Jno G	\$79
1896	9 & 10	Brown, H B	\$50
1897	9	H B Brown	\$50
1897	10	Mrs Carrie Jones	\$250
1898	9	H B Brown	\$50
1898	10	C H Lind	\$300
1900	9	H B Brown	\$50
1900	10	C H Lind	\$300
1908	9	Timpy Smith	\$100
1908	10	Chas Lind	\$125
1914	9	Tempe Smith	\$50
1914	10	Chas H Lind	\$250
1921	8 & 1/2 of 9	Louise Felder	\$300
1921	10 & 1/2 of 9	Anderson Simpson	\$250
1928	8 & 1/2 of 9	Unknown (Louise Felder)	\$300
1928	10 & 1/2 of 9	State 1927	\$250
1942	10 & 1/2 of 9	Carissima Thomas	\$75
1943	10 & 1/2 of 9	Maud Collins	
1969	10 & 1/2 of 9	F. Abram & R Wynn	

NAME AND ADDRESS

Fred Abram + Robbinwynn

1970

PROPERTY DESCRIPTION

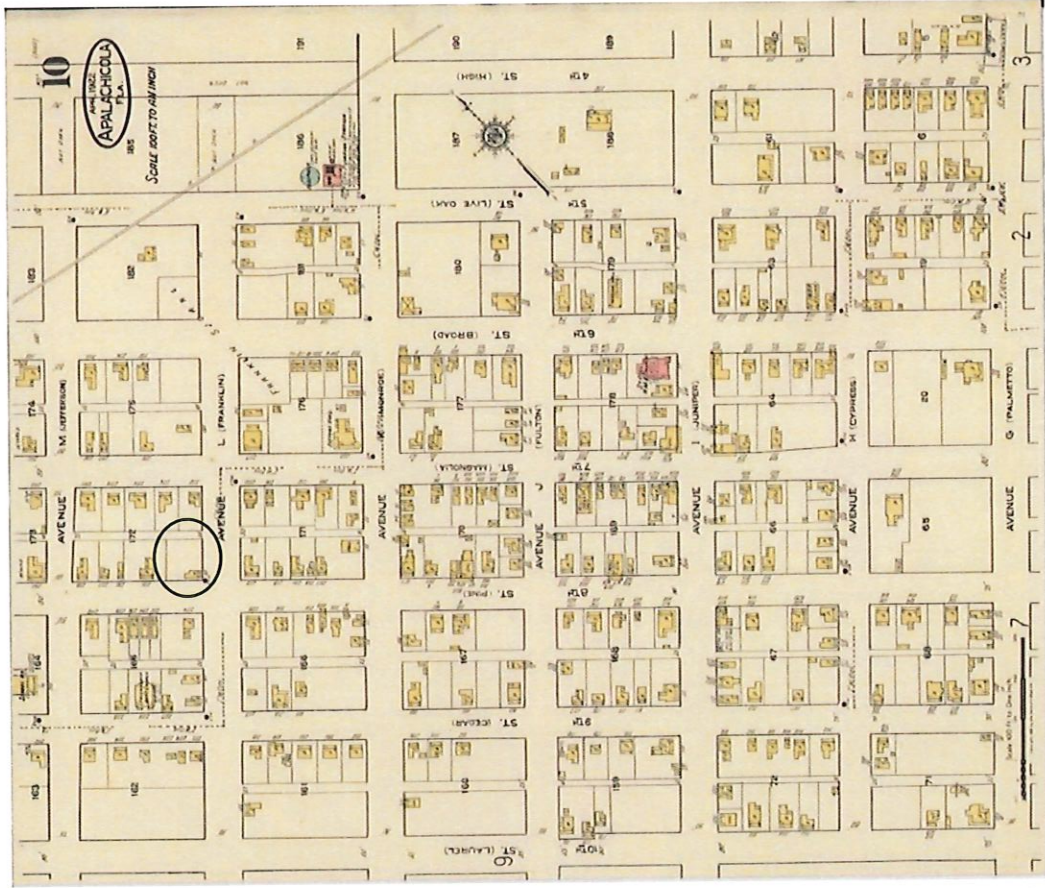
SE 1/4 LOT 9 Y ALL LOT, 10

Block, 172

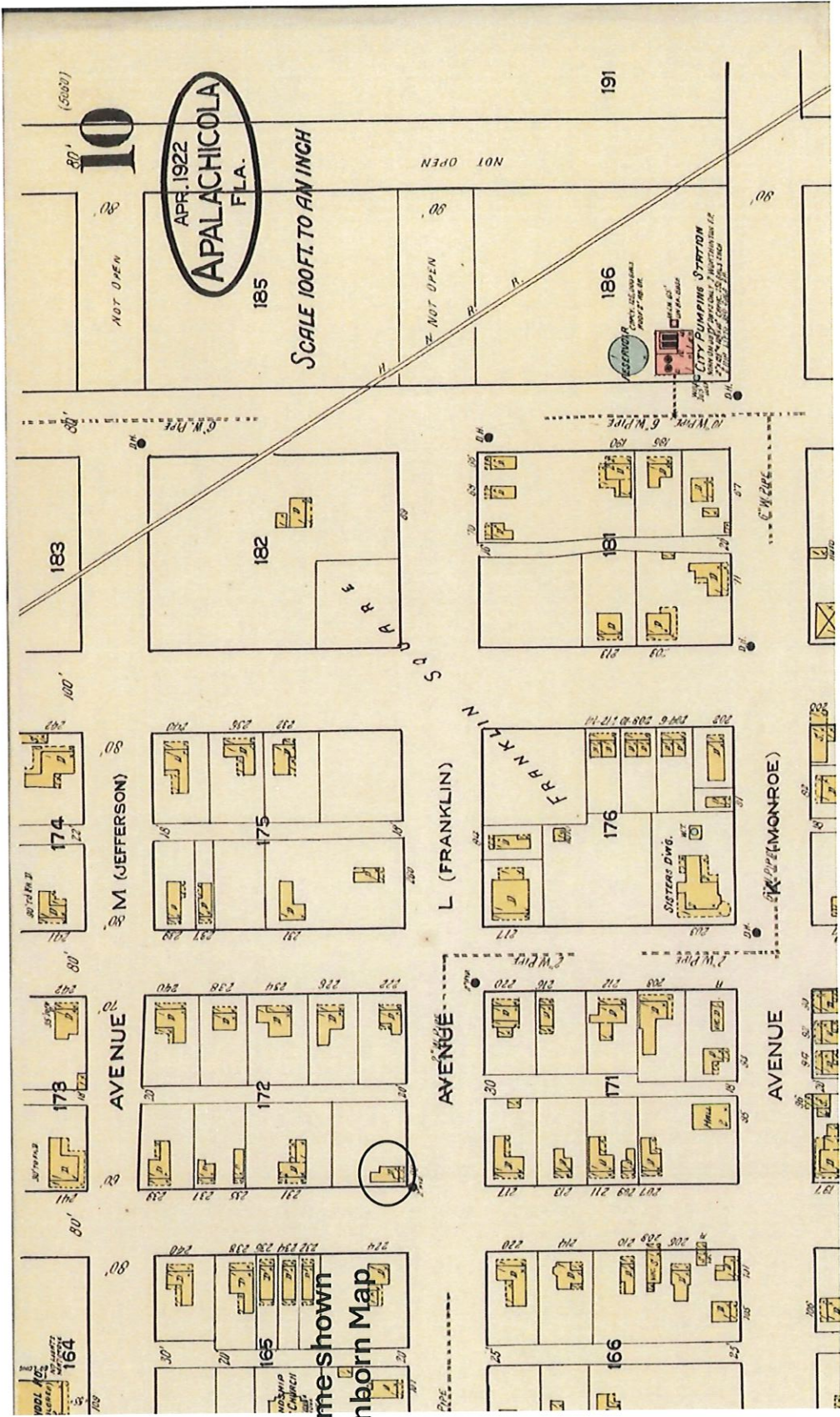
SEC	TWP	RGE	SUBDIV	PAR	CITY	SHEETS	SHEET	LIB	FOLDER	ATLAS	PAGE
			172								121
<p>BUILDING DIMENSIONS</p> <p>WIDTH = 132</p> <p>DEPTH = 600</p> <p>737</p> <p>368</p>											
GARAGE		SERV. QUARTERS		PLUMBING		TYPE		AREA		UNIT	
FLOOR		ROOF		TOILET		SIZE		NEW COST		% COM	
CEMENT		GABLE		ROLL		TYPE		AREA		UNIT	
DIRTY		FLAT		COMP		TYPE		AREA		UNIT	
DOOR		ASD		BATH		TYPE		AREA		UNIT	
<p>DESCRIPTION OF BUILDING</p> <p>CLASS</p> <p>USE</p> <p>2 STORY RES.</p> <p>BUNGALOW</p> <p>TWO FLAT</p> <p>APARTMENT</p> <p>SCORE</p>											
<p>CONST. ROOF (TYPE)</p> <p>WOOD FRAME</p> <p>CONC. BLOCK</p> <p>HOLLOW TILE</p> <p>BRICK</p> <p>MILL</p>											
<p>PLUMBING</p> <p>HIP</p> <p>FLAT</p> <p>HANGARD</p> <p>DORMERS</p>											
<p>FLOORING</p> <p>PINE</p> <p>HARDWOOD</p> <p>CEMENT</p> <p>TILE</p> <p>CONPO.</p>											
<p>MISC.</p> <p>P & G STORE FT.</p> <p>SPRINKLER</p> <p>PASS. EL.</p> <p>FREIGHT EL.</p> <p>OIL BURNER</p>											
<p>INDEXED FOR</p> <p>ACREAGE</p> <p>SWAMP</p> <p>LEVEL</p> <p>LOW</p> <p>HIGH</p> <p>FARM</p> <p>WOODED</p> <p>SWAMPY</p> <p>SCRUB</p> <p>STREET IMPROVEMENTS</p> <p>CONCRETE</p> <p>SIDEWALK</p>											

Footprint of Structure as depicted in 1970 without porch roof coverage

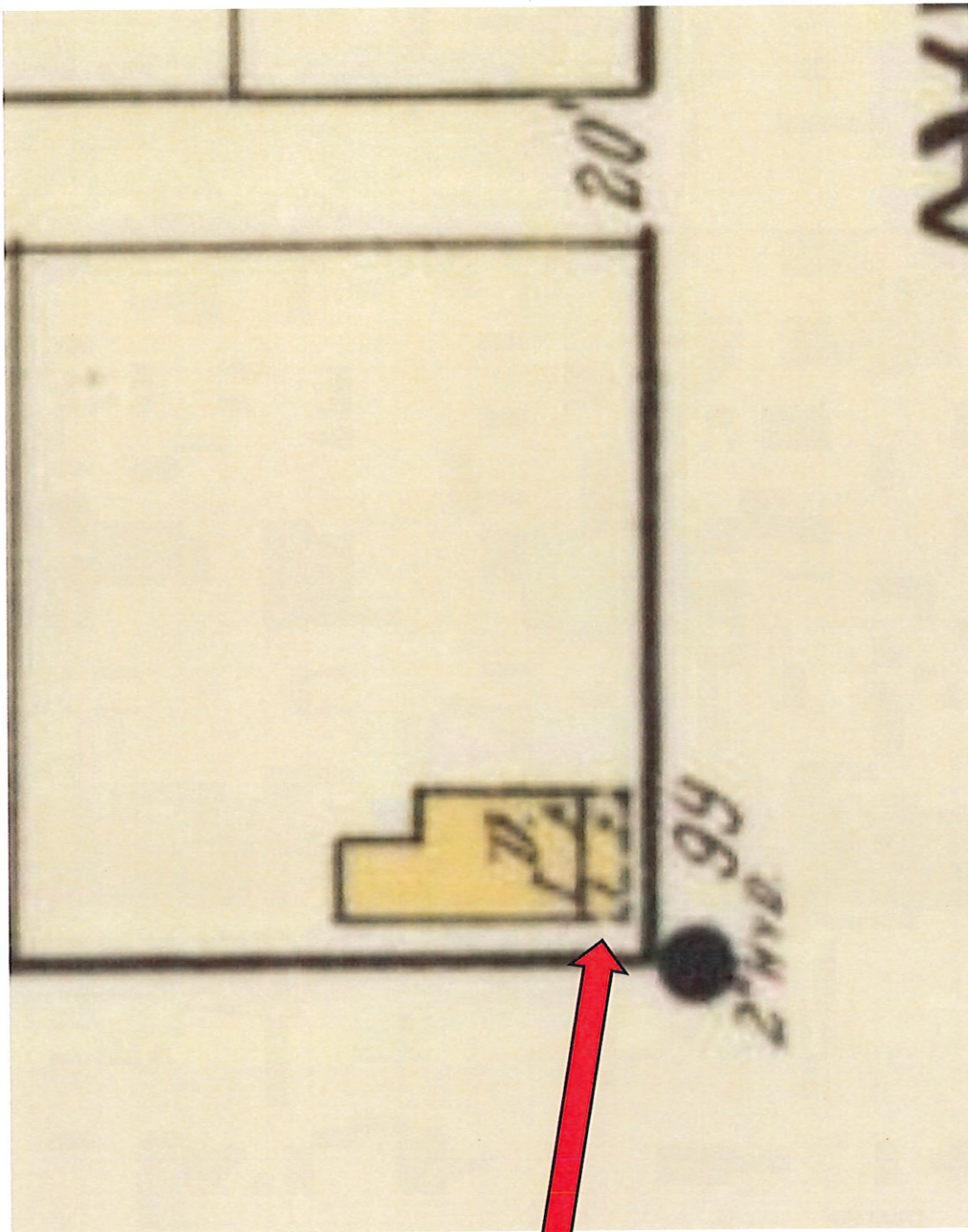
Source: County Tax Assessors Office



Original Home shown
On 1922 Sanborn Map



Original Home shown
On 1922 Sanborn Map



Original Home shown
On 1922 Sanborn Map

Evidence of Original
Front Porch

**Today:
Original Dwelling
Front Facing
Avenue L**

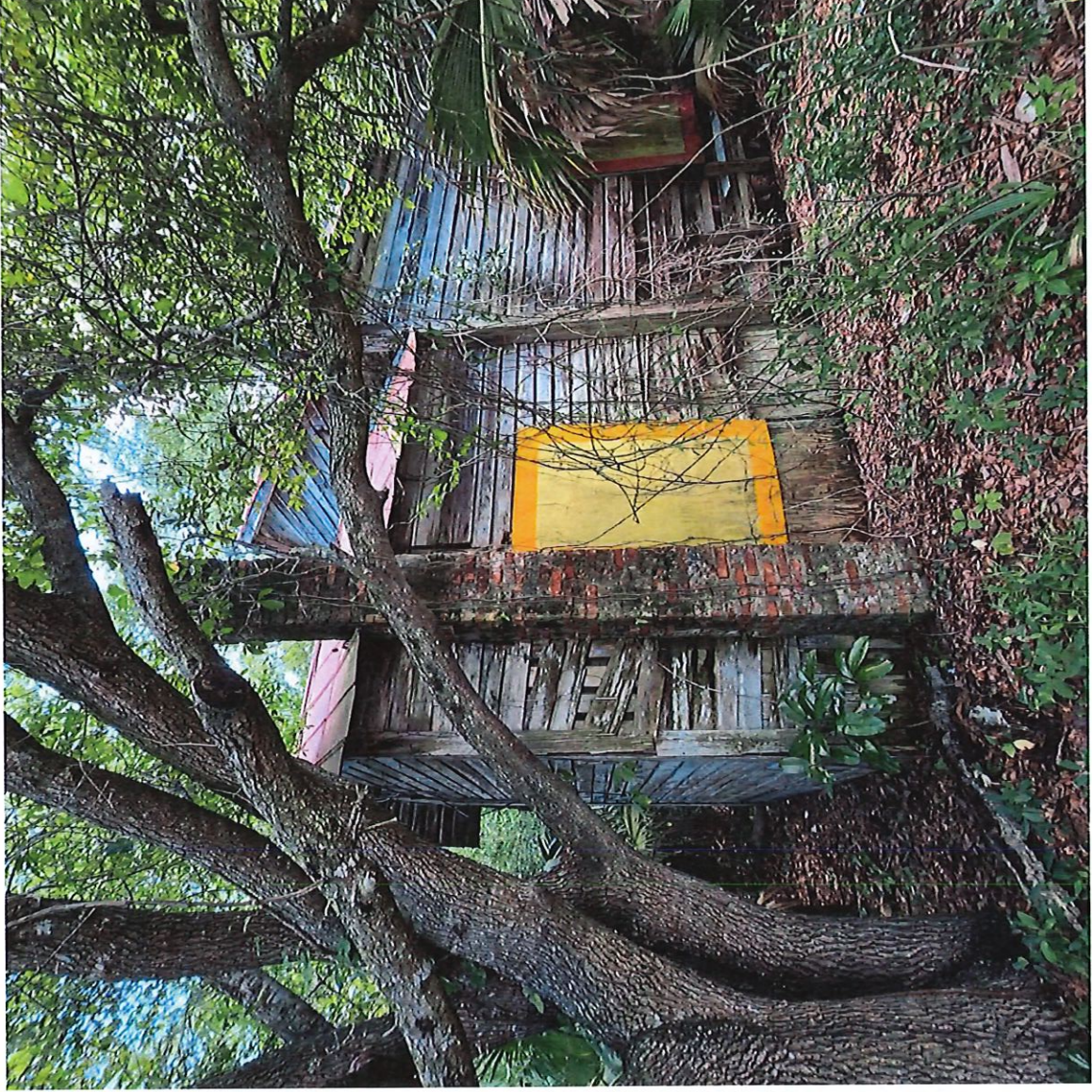


**Today:
Original Dwelling
Right side Facing
into Interior of Lot 10**





**Original Dwelling
Back & Porch
Facing Interior of Lot 10**



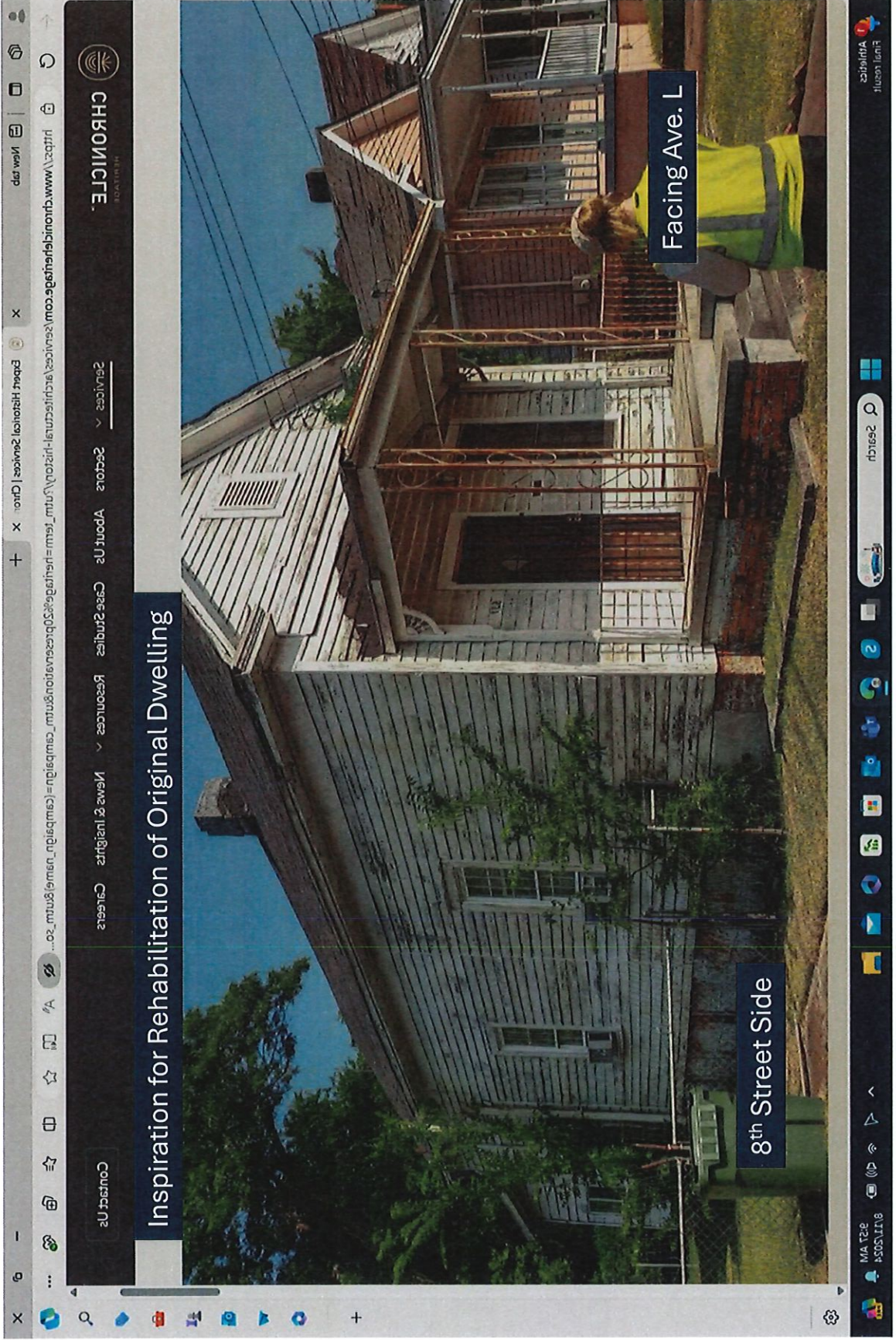
**Original Dwelling
Back Corner
Facing 8th Street**

**Original Dwelling
Side
Facing 8th Street**

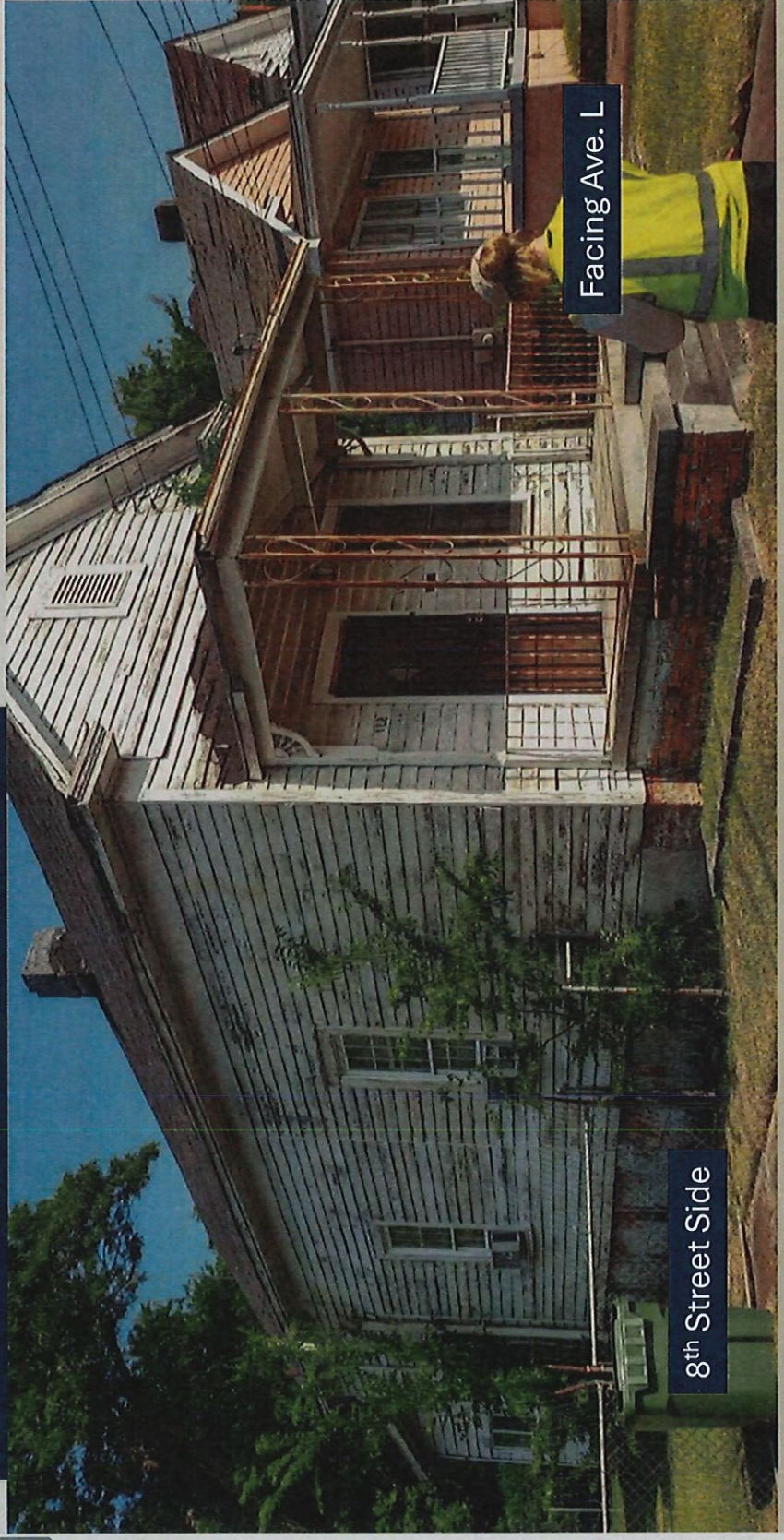


Goal for Rehabilitating Existing Dwelling

- Our goal is to rehabilitate the existing dwelling to as close a match of the original to maintain the history of the dwelling as well as the City of Apalachicola.
- We intend is to keep the original floor plan as it was using the rooms as a home office and a guest room
- The only modification will be to add a bathroom where the back porch was and utilize that area as a connecting entrance to the expansion. The back door was off that porch in its original state.
- We will then add, according to zoning rules an expanded single-family residence with a grand screen porched connecting the structure inspired by the “Dog Trot” floor plans.
 - [A dog trot house plan is a unique architectural style characterized by a large, open breezeway running through the middle of the house, with two separate living areas on either side, all under one roof](#)
 - [The breezeway connecting the two living rooms can be a screened-in porch or a closed-in living space](#)
- Our intent is to keep the original structure as authentic as possible then tastefully expanding the structure to keep in tune with the architectural style of the home
- The following images represent an inspiration for the design elevation. The first image from research is our inspiration for rehabilitating the original dwelling. The second picture is inspiration for bringing the “Dog Trot” plan to life.
- The next page is the floor plan adhering to all zoning rules for setbacks. One kitchen, dining room, living room, laundry, master and one guest room. There will be one room walk in attic as a second-floor element. This room will rise above the center of the house above Bedroom 1, the guest and hall ½ bath and dining room. We will house mechanicals there and walk-in storage. A elevation concept follows.
- The final note on site plan are the two single car garages. Our desire was to have a single two car garage. However, the layout is obtrusive taking up a lot of the back yard due to setback on the 8th street side. We opted for two singles to maximize the open yard behind the home and off the screened in porch. We see this as vital to our vision for gardens and entertaining our guest.
- Lastly are two images that represent the inspiration for the kitchen and dog trot porch.



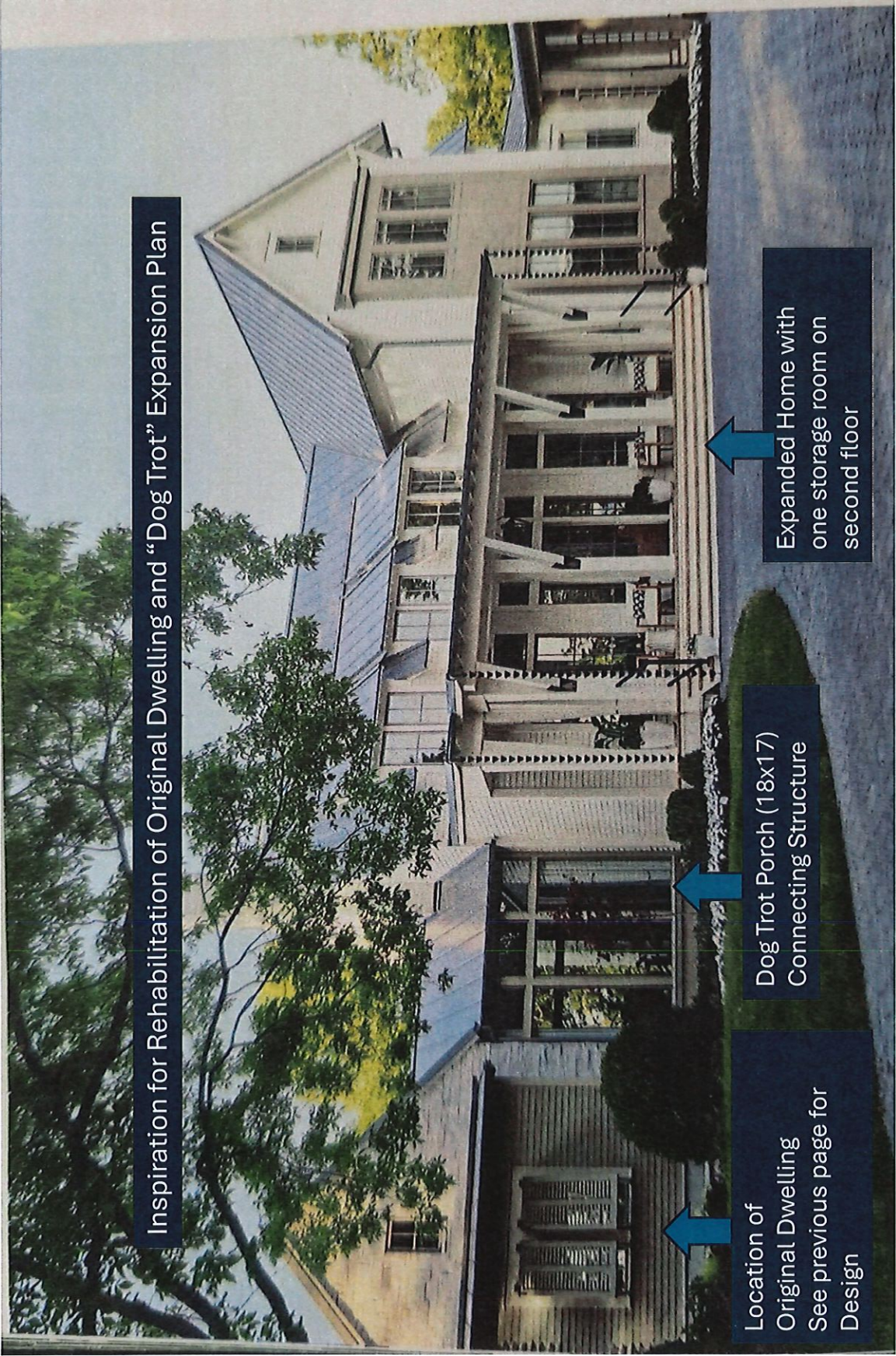
Inspiration for Rehabilitation of Original Dwelling



Facing Ave. L

8th Street Side

Inspiration for Rehabilitation of Original Dwelling and "Dog Trot" Expansion Plan



Location of Original Dwelling
See previous page for Design

Dog Trot Porch (18x17)
Connecting Structure

Expanded Home with one storage room on second floor

Edgar & Lisa Lugo
 Edgar 404-502-9166, Lisa 770-3553367

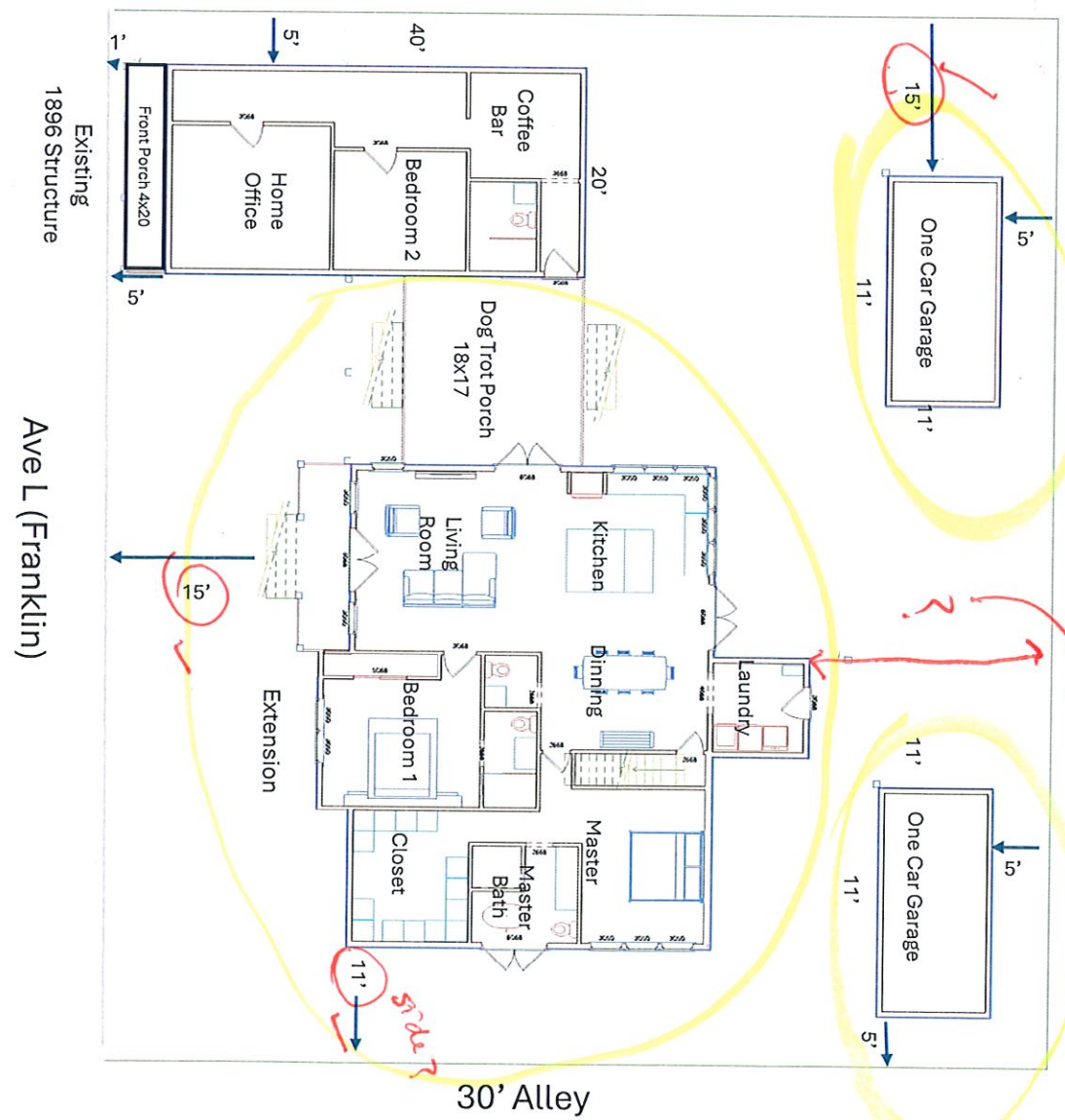
Original Structure Built 1896

Dog Trot house plan for Apalachicola SE 1/2 lot 9 & Lot 10
 Block 172

Lot (100' x 90') = 9,000
 40% Coverage = 3,600 sq. ft.

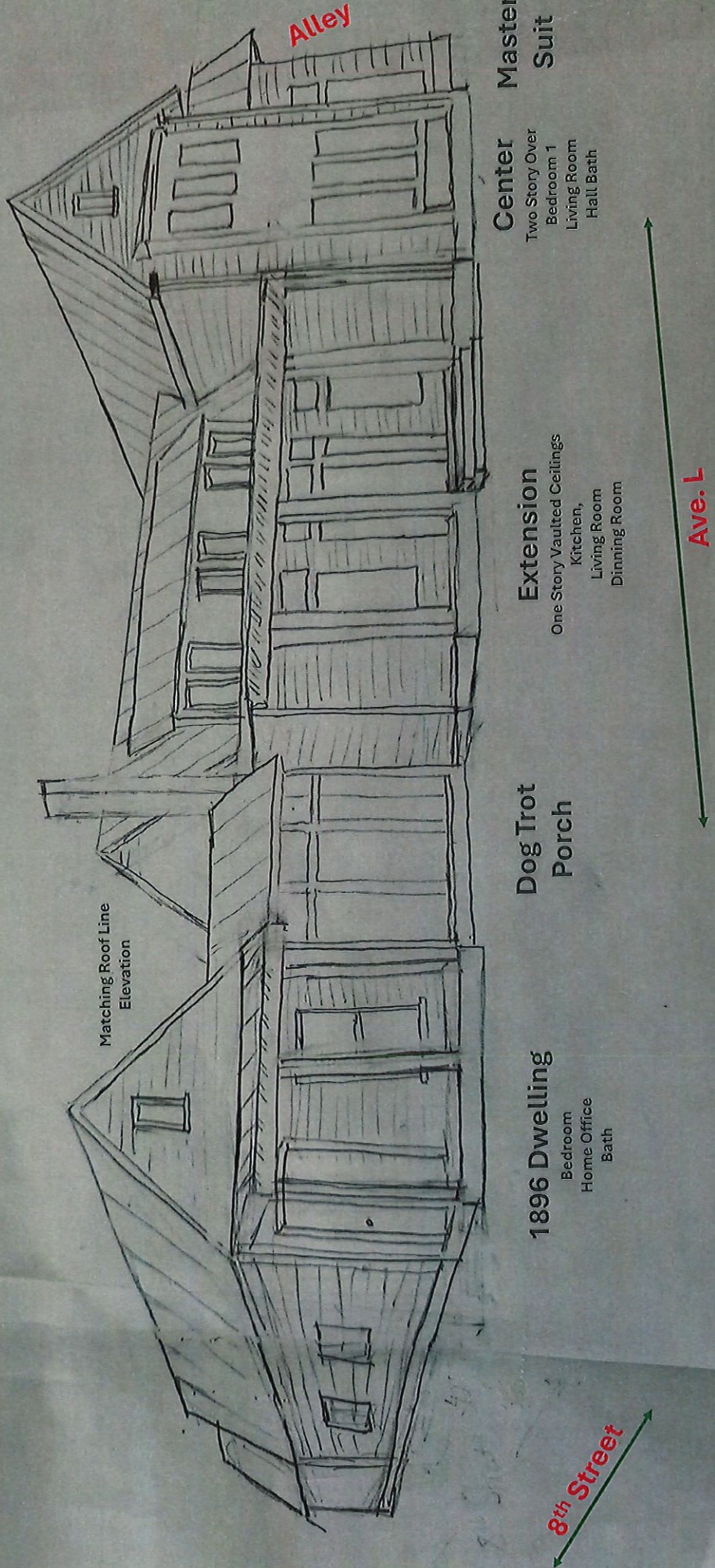
1. Existing 1896 Structure (20' x 40') = 800
 1. This Structure is 5' off both 8th and Ave L property line
 2. Extension (35x46) = 1,610 + 81 + 45 = 1,736
 3. Dog Trot Porch (18x17) = 306
 4. Front Porch New Extension (5x18) = 90
 5. Garage (22x22) = 484
 6. Re-establish porch on old structure (4x20) = 80
- Total 3,496

8th Street (Pine)



Appropriate?

Elevation - Street Views (Corner 8th and Ave. L)



Details

- One-Story majority of home with Two-story center room framed with siding to match original structure over a cement block foundation, the first-floor ceiling height is 12 feet, and the second-floor ceiling is 10 feet. 1 foot of crawlspace clearance, 2 feet for the thicker of 1st floor joists, 1 foot for second floor trusses, and 1 foot of roof rafters. 6-foot roof peak. This totals approximately **34 feet** of overall house height. First story building height will match original structure so all roof lines match. That height is approximately 22 feet high.
- Wood framing will be used to construct the house and garages.
- Paint colors (house/trim) and metal roof will be same color scheme as “inspiration home” depicted on page 22.
- Windows will be casement windows as shown or similar to what’s on pages 22 & 26.
- Single Car Garages will match in color and materials, or original structure and main residence as shown on page 29 (it will be wood siding vs. shingles as shown). It will have carriage door.

**Inspiration for
Kitchen
Overlooking
Back Yard**



Inspiration for Dog Trot Porch Bridge between Old and New

Make Outdoor Areas Extra Comfy

"Porches should be cozy, especially one like this that's covered and has retractable Phantom Screens that come down," says Laura, who furnished it with pieces from Summer Classics' Havana collection. Chestnut-colored Zuri Premium Decking by Westlake Royal Building Products mirrors natural wood but is hardy enough to withstand any rainwater that manages to sneak past the porch's exaggerated overhangs.



Single Car Garage Elevation
Siding would match original structure
and home with horizontal siding vs.
shingles shown here



Sec. 111-322. - Historic and nonhistoric nonconforming structures.

- (a) *Historic nonconforming structures.* The intent of this section is to preserve all historic structures, including those that are nonconforming as to size, setback, elevation, and/or height.
- (1) Nothing in this section shall be construed to prevent the ordinary and routine maintenance and repair of historic, nonconforming structures.
 - (2) Repairs, alterations, and additions necessary for the preservation, restoration, and rehabilitation of a nonconforming structure may be permissible when authorized by the architectural review board in the form of a certificate of appropriateness, provided the structure is a documented historic structure.
 - (3) If an historic, nonconforming structure receives substantial damage in excess of 50 percent of the appraised value of the structure, such historic structure shall be reconstructed in accordance with the Florida Building Code. If the damaged or destroyed historic structure was nonconforming based on size, setback, elevation, or height, it may be reconstructed at no greater nonconformity than prior to when it was damaged or destroyed. A damaged or destroyed historic, nonconforming building that exceeded current height restrictions may be rebuilt to original height provided it is a replica of the original historic building. In the case of transient lodging facilities, the number of units in the reconstructed structure may not exceed the number of units in existence at the time of damage or destruction.
 - (4) If an historic, nonconforming structure or portion of any such structure is declared by any duly authorized official of the city to be physically unsafe or unlawful due to lack of repairs or maintenance, the unsafe or unlawful portion shall be repaired and rebuilt in conformity with the historic preservation provisions of chapter 109.
- (b) *Nonhistoric nonconforming structures.* The intent of this section is to provide for the limited protection of nonhistoric, nonconforming structures.
- (1) Nothing in this section shall be construed to prevent the ordinary and routine maintenance and repair of nonhistoric, nonconforming structures.
 - (2) Ordinary repairs and maintenance on any nonhistoric, nonconforming structure may be done in any period of 12 consecutive months, but repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may not exceed ten percent of the latest assessed valuation of the building.
 - (3) If a nonhistoric, nonconforming structure receives substantial damage in excess of 50 percent of the appraised value of the structure, reconstruction of the structure must comply with the Florida Building Code, the city's floodplain management ordinance, and this code. If the damaged or destroyed structure was nonconforming based on size, setback, elevation, or height, the damaged portion of the structure may be reconstructed only if it is in accordance

Sec. 111-268. - R-1 single-family residential.

- (a) *District intent.* To provide for the accommodation of low-density residential development in areas predominately occupied by single-family detached dwellings. And where appropriate, to allow certain educational, religious, recreational and public activities compatible with the general characteristics of the district.
- (b) *Permitted uses and structures.*
- (1) *Principal.* Single-family residential.
 - (2) *Accessory.* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures and not of a commercial nature, including private garages, tool sheds, kitchen gardens and the like. Accessory structures may not be used for residential purposes.
- (c) *Special exceptions.* After public notice and hearing and appropriate conditions and safeguards, the planning and zoning board may permit as special exceptions, subject to referenced development standards:
- (1) Utilities substations.
 - (2) Churches.
 - (3) Schools.
 - (4) Hospitals and clinics (prohibited in velocity zones as shown on the flood insurance rate maps).
 - (5) Two-family residential.
 - (6) Parks and playgrounds.
 - (7) Residential apartment units in existing single-family structures (see subsection (f) of this section).
 - (8) Public facilities and structures.
 - (9) Home occupations.
- (d) *Prohibited uses and structures.*
- (1) Mobile homes and house trailers.
 - (2) Establishments for the conduct of retail trade.
 - (3) Storage yards or warehouses.
 - (4) Travel trailers.
 - (5) Any structure or use of a nature not specifically or provisionally permitted herein.
- (e) *Development standards.*
- (1) *Minimum lot or site size.*
 - a. *Single-family and home occupations.*

1. Area: 6,000 square feet.
 2. Width: 60 feet.
 3. Depth: 100 feet.
- b. *Two-family.*
1. Area: 9,000 square feet.
 2. Width: 90 feet.
 3. Depth: 100 feet.
- c. *Special exceptions except for two-family and home occupations.*
1. Area: 12,000 square feet.
 2. Width: 120 feet.
 3. Depth: 100 feet.
- (2) *Minimum building size.* Single-family dwelling: 800 square feet.
- (3) *Minimum building setbacks.*
- a. Front: 15 feet.
 - b. Side, interior lot: 7½ feet each side, or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than five feet.
 - c. Side, corner lot: 15 feet.
 - d. Rear: 25 feet for principal structures, five feet for accessory structures.
- (4) *Maximum building restrictions.*
- a. Lot coverage: 40 percent.
 - b. Permissible building height: 35 feet.
- (f) *Applicable regulations.*
- (1) *Location of accessory structures.* Location of accessory structures in residential districts: In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.
 - (2) *Parking regulations.* See section 111-288.
 - (3) *Special exceptions.* Unless otherwise specified, special exceptions must comply with development standards as referenced. If deemed appropriate by the planning and zoning board in order to grant a special exception, certain more stringent standards may be imposed.
 - (4) *Submerged lands.* In cases where building lots are adjacent to and contiguous with wetlands, a setback of 20 feet from jurisdictional wetlands shall replace conflicting lot line setbacks. This setback shall consist of a vegetative buffer.
 - (5)

Residential apartment units. When approved as a special exception, up to a maximum of three residential apartment units may be allowed per existing single-family structure, provided that the lot upon which the structure is located has a front lot line of at least 60 feet and a depth of at least 100 feet, and provided that at least one parking space per apartment unit is provided onsite; however, up to a maximum of four residential apartment units may be allowed when approved as a special exception provided that the lot upon which the structure is located has a front lot line of at least 90 feet and depth of 100 feet and provided that at least one parking space per apartment unit is provided on-site.

(6) *Supplemental regulations.* Provisions of article I of this chapter and article I of chapter 115 of this code shall be applicable to certain lands within this district.

(LDC, art. IV)

the various practicable time limits and the order in which development is to be undertaken. A development schedule shall contain an exact description of the specific buildings, facilities, common open space and other improvements to be developed at the end of each time period.

Directory sign means any sign which displays exclusively the names, logos and locations of occupants or uses of a building or commercial complex. No advertising other than name, logo and locations of occupants or use is included.

Documentation means photographs, slides, drawings, plans, or written descriptions.

Domestic wastewater facility means a wastewater collection, treatment, and disposal system approved by the Department of Environmental Protection in accordance with F.A.C. title 62.

Double-faced sign means a sign which has two display areas against each other or where the interior angle formed by the display areas is 60 degrees or less, where one face is designed to be seen from one direction and the other face from the other direction.

Drip line means a limiting line established by a series of perpendicular drop points marking the maximum radius of the crown of an existing tree, but not less than ten feet from the trunk, whichever is greater, and within which no construction or disturbance shall occur.

Drive-through establishment, including drive-in and drive-up, means an establishment which by design, physical facilities, service or by packaging procedures, encourages or permits customers to receive services or obtain goods while remaining in a motor vehicle.

Dry-dock facility means a commercial establishment providing for the upland storage and servicing of watercraft.

Due public notice, as used in connection with the phrase "public hearing" or "hearings with due public notice," means publication of notice of the time, place and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first such publication to be at least 15 days prior to the date of the hearing and the second such publication to be at least five days prior to the hearing. In addition, except where the hearing applies to all of the lands within the areas, similar notices setting forth the time, place and purpose of such hearing shall be mailed to the last-known address of the owners of the property involved in, or whose land is within 500 feet of the periphery of, the lands subject to rezoning; and such notices shall also be posted in a conspicuous place on or around such lots, parcels or tracts of land as may be involved in or directly affected by the hearing. Affidavit proof of the required publication, mailing and posting of the notice shall be presented at the hearing. Failure of any owner to receive such notice shall in no way affect the validity of any action taken in a public hearing.

Dwelling means any building or portion thereof which is designed or used for residential purposes, but does not include a trailer coach or converted trailer, hotel, motel, boardinghouse, or roominghouse.

Dwelling, multifamily, means a residential building designed for or occupied exclusively by three or more families, with the number of families in residence not exceeding the number of dwelling units provided, and with only structural maintenance services furnished by the management. The minimum required size for a multifamily dwelling unit is 500 square feet of enclosed, heated living area.

Dwelling, single-family, means a residence used or intended to be used as a home in which the use and management of all sleeping quarters and appliances for sanitation, cooking, ventilation, heating and lighting are designed for the use of one family, and with partitioning so that any substantial interior portion of the dwelling is accessible without resorting to exterior access, and the building shall have only one kitchen and one electrical meter.

Dwelling, two-family, means a residential building designed for or occupied by two families (duplex), with the number of families in residence not exceeding the number of dwelling units provided. The minimum required size for each of the two units within a two-family dwelling is 500 square feet of enclosed, heated living area.

Easement means a grant from a property owner for the use of land for a specific purpose by the general public, by a corporation or by a certain person.

Eaves means the extension or overhang of a roof measured from the outer face of the supporting wall or column to the farthest point of the overhanging structure.

Electric sign means any sign containing electric wiring.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Enforcement officer means the official designated by the city to administer and enforce the provisions of this chapter or his designee.

Engineer means a civil engineer, registered and currently licensed to practice in the state, retained by the developer to prepare, supervise, and certify the engineering work required by this ordinance.

Erect means to build, paint, construct, reconstruct, attach, hang, suspend, place or affix.

Erected includes the term "constructed," "moved," "located" or "relocated."

Exception means a use that would not be appropriate generally and with restriction throughout the zoning district, but if controlled as to number, area or location, would be permissible as stipulated in this Code.

Existing building and existing structure means any buildings and structures for which the start of construction commenced before July 18, 1983.

Certificate of appropriateness required. A certificate of appropriateness issued by the building inspector after approval by the board shall be required before a permit is issued for any of the following:

- (1) *Within the entire historic district.*
 - a. Demolition of an historic building.
 - b. Moving an historic building.
 - c. Material change in the exterior appearance of existing buildings classified as historic by additions, reconstruction, or alteration.
 - d. Any new construction of a principal building or accessory.
 - e. Change in existing walls and fences, or construction of new walls and fences, if along public street rights-of-way, excluding lanes.
 - f. Material change in the exterior appearance of existing non-rated buildings by additions, reconstruction, alteration, if subject to view from a public street.
- (2) *Application for certificate of appropriateness.* Application for a certificate of appropriateness shall be made in the city office on forms provided therefor, obtainable at said office. Detailed drawings, plans, or specifications shall not be required but each application shall be accompanied by such sketches, drawings, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes or new construction as are reasonably required for the board and the building inspector to make a decision. Such application must be filed no later than ten days prior to any meeting of the board at which such application is to be heard.
- (3) *Action on application for certificate of appropriateness.* The building inspector shall transmit the application for certificate of appropriateness, together with the supporting information and material to the board for approval. The board shall act upon the application within 30 days after the filing thereof, otherwise the application shall be deemed approved and a certificate of appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been made and the board may advise the applicant and make recommendations in regard to the appropriateness. If the board approves the application, a certificate of appropriateness shall be issued. If the certificate of appropriateness is issued, the application shall be processed in the same manner as applications for building or demolition permits. *If the board disapproves an application, a certificate of appropriateness shall not be issued. The board shall state its reason in writing,* and the building inspector shall advise the applicant and a permit shall not be issued. Effort will be made to review economic hardship cases with full consideration of all extenuating circumstances.

(e) *Development standards.*

(1)

Preservation of historic buildings within all zones in the historic district. A building or structure classified as historic or any appurtenance related thereto, including, but not limited to, stone walls, fences, light fixtures, steps, paving and signs shall only be moved, reconstructed, altered or maintained in a manner that will preserve the historical and architectural character of the building, structure or appurtenance thereto.

(2) *Demolition of historic buildings.* Whenever a property owner shows that a building classified as historic is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, and the board fails to approve the issuance of a certificate of appropriateness, such building may be demolished; provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

- a. For buildings rated conforming: six months.
- b. For buildings rated altered: three months.

Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general circulation at least three times prior to demolition, the final notice of which shall be not less than 15 days prior to the date of the permit, and the first notice shall be published not more than 15 days after the application for a permit to demolish is filed. The purpose of this section is to further the culture, traditions, and the economic values of the city, and to afford the city, interested persons, historical societies, or organizations the opportunity to acquire or to arrange for the preservation of such buildings. The board may, at any time during such stay, approve a certificate of appropriateness in which event a permit shall be issued without further delay.

(3) *Relocation of historic buildings.* An historic building shall not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purposes of such building on such site.

(4) *Protective maintenance of historic buildings.* Historic buildings shall be maintained to meet the requirements of the minimum housing code and the building code. Provided, however, that notice to the owners, as required by the building code for unsafe buildings, shall further provide, in the case of historic buildings, that this chapter will require a permit after approval of the board before demolition and in the meantime, the owner shall cause such building or structure or portion thereof to be secured in which event, the cost thereof shall be charged to the owner of the premises and collected in the manner provided by law.

(5) *New construction.* The construction of a new building or structure, within an historic district shall be generally of such form, proportion, mass, configuration, building material, texture and location on a lot as will be compatible with other buildings in the historic area, and particularly with buildings designated as historic and with squares and places to which it is visually related.

- (6) *Existing non-rated.* The moving, alteration, reconstruction, affecting the external appearance of any existing non-rated building, structure, or appurtenance shall be allowed consistent with the existing design of such non-rated structure. Building standards for non-rated buildings shall be the same as those required by the Florida Building Code.
- (7) *Visual compatibility factors.* Within historic district, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered or repaired shall be visually compatible with buildings, squares, and places to which they are visually related.
- (8) *Non-rated buildings.* All applicable standards as provided in chapter 111, article III shall apply as the development standards of the historic district.
- (f) *Penalties.* Any person failing to comply with any of the sections of this chapter shall be subject to penalties as provided in the Code of Ordinances. In addition, a stop-work order shall be issued by the building inspector in any case where work has commenced or preparation for work has commenced which requires a certificate of appropriateness and where no such certificate has been obtained. The stop-work order shall be issued to the property owner, the occupant, or any person, company or corporation commencing work or preparation for work in violation of this chapter. The stop-work order shall remain in full force and effect until a certificate of appropriateness has been obtained or it has been determined by the board that no certificate of appropriateness is required.
- (g) *Appeals for review.* Any person aggrieved by a decision of the board may, within 15 days thereafter, appeal to the city commission for a final administrative decision.

(LDC, art. VI(VI), § B(1)—(3), (5)—(8))