



Planning & Zoning Agenda
October 14th, 2024

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, October 14th, 2024
City Meeting Room – 74 6th Street
Agenda

Regular Meeting: 6:00 PM

1. Approval of September 9th, 2024 meeting minutes.
2. Review, Discussion and Decision for Fence. **(R-1) @ 190 Avenue B**, Block 58 Lot 5. For Roy & Becky Morton - Owner; Contractor: James Pendleton
3. Review, Discussion and Decision for Fence **(R-2) @ 278 Palmer Pointe Unit E1**, Block Bld. E Unit 1. For Martha & Don Davis - Owner; Contractor: TBD
4. Review, Discussion and Decision for Fence & Certificate of Appropriateness **(R-1) (Historic District) @ 129 10th Street**, Block 71 Lot 8. For Gregory Perkins - Owner; Contractor: TBD
5. Review, Discussion and Decision for Pervious Pavers **(R-1) @ 130 Sawyer Lane**, Block 117 Lot 10. For Georgia Leonard - Owner; Contractor: Kilgore's Brick Pavers & Tile, Inc.
6. Review, Discussion and Decision for Sign & Certificate of Appropriateness **(C-2) (Historic District) @ 90 A 8th Street**, Block 32 Lot 3. For Daphne Evanoff - Owner; Contractor: TBD

Other/New Business:

- **November meeting will be held on Tuesday, November 12th due to the Veterans Day holiday.**

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

September 9th, 2024

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

Attendance: Chase Galloway – Vice Chair, Myrtis Wynn, Greg Golgowski, Elizabeth Milliken, Jim Bachrach, Lee McLemore

Regular Meeting: 6:00 PM

1. Approval of August 12th, 2024 meeting minutes.
 - a. **Motion to approve by Jim Bachrach; 2nd by Myrtis Wynn – all in favor, motion carried.**

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
 - a. **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken – all in favor, motion carried.**

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
 - a. **Motion to approve by Jim Bachrach; 2nd by Greg Golgowski – all in favor, motion carried.**

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
 - a. **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken – all in favor, motion carried.**

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
 - a. **Motion to approve contingent upon sign stating that it is a monthly rental by Lee McLemore; 2nd by Jim Bachrach – all in favor, motion carried.**

CITY OF APALACHICOLA
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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
 - a. **Motion to approve by Jim Bachrach; 2nd by Lee McLemore – all in favor, motion carried.**

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
 - a. **Motion to approve by Lee McLemore; 2nd by Myrtis Wynn – all in favor, motion carried.**

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
 - a. **Motion to approve contingent upon 911 address being assigned by Jim Bachrach; 2nd by Lee McLemore – all in favor, motion carried.**

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
 - a. **Discussion – board agreed on concept, but Lee McLemore stated that they should table for a redesign based on comments and discussion.**
 - b. **Motion to approve of the concept, but to table for redesign with architectural plans by Jim Bachrach; 2nd by Myrtis Wynn – all in favor, item tabled.**

Motion to adjourn the meeting by Chase Galloway; 2nd by Lee McLemore – meeting adjourned.



Fence

190 Avenue B



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

Official Use Only

Date Received: 9/14/24
 Meeting Date: 10/14/24
 Fees Due: —
 Date Fees Paid: —

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Ray & Becky Markiew
 Address 190 Av. B.
 City Apalachicola State Fl. Zip 32320
 Phone 205-919-2514

Contractor Name James Pendellow
 State License # _____ City License # _____
 Email _____
 Phone 850-653-5372

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 190 Av. B.
 City & State: Apalachicola Zip: 32320
 Parcel ID #: _____ Block: 58 Lot: 5
 Zoning District: R-1 [] Historic District [X] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

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

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

-meets fence height LDC.

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).

Wooden privacy Fence to separate us from the City parking Lot.
 See photos

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

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

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

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:

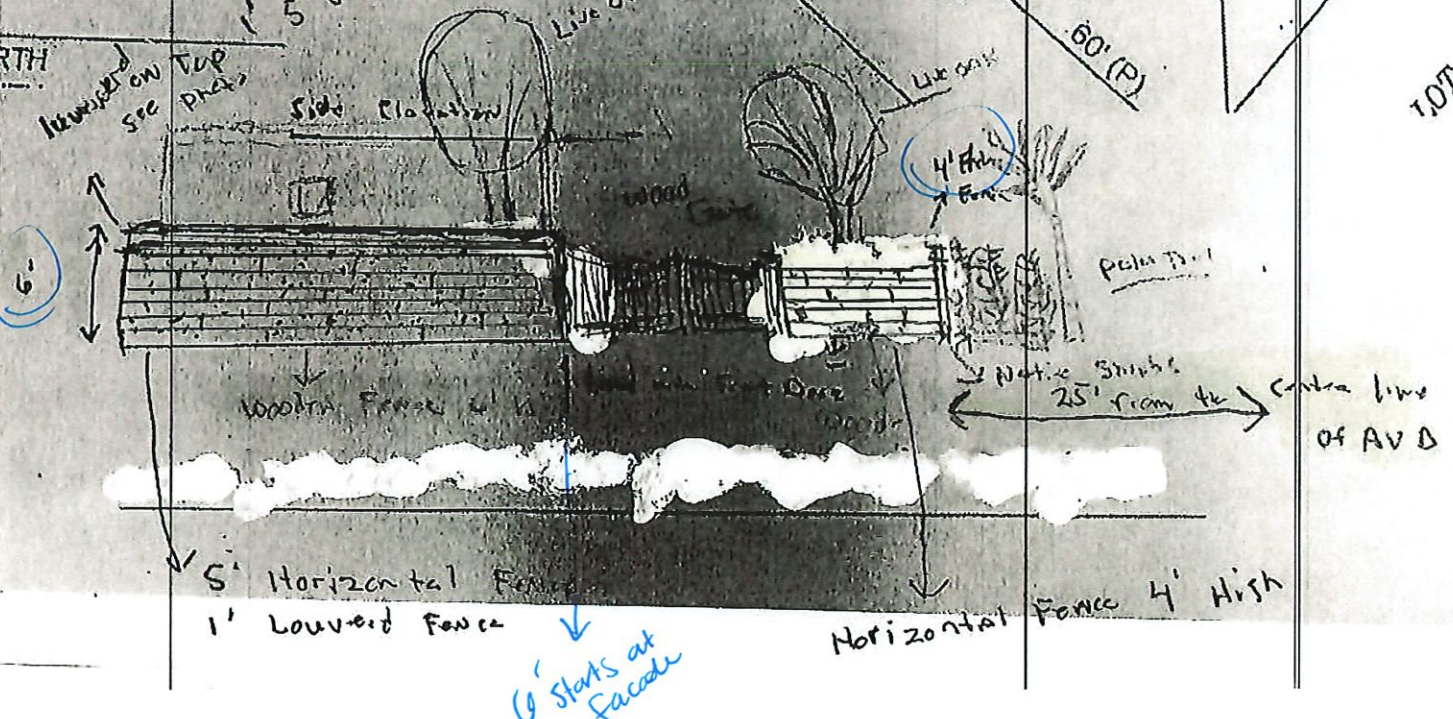
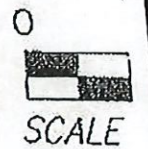
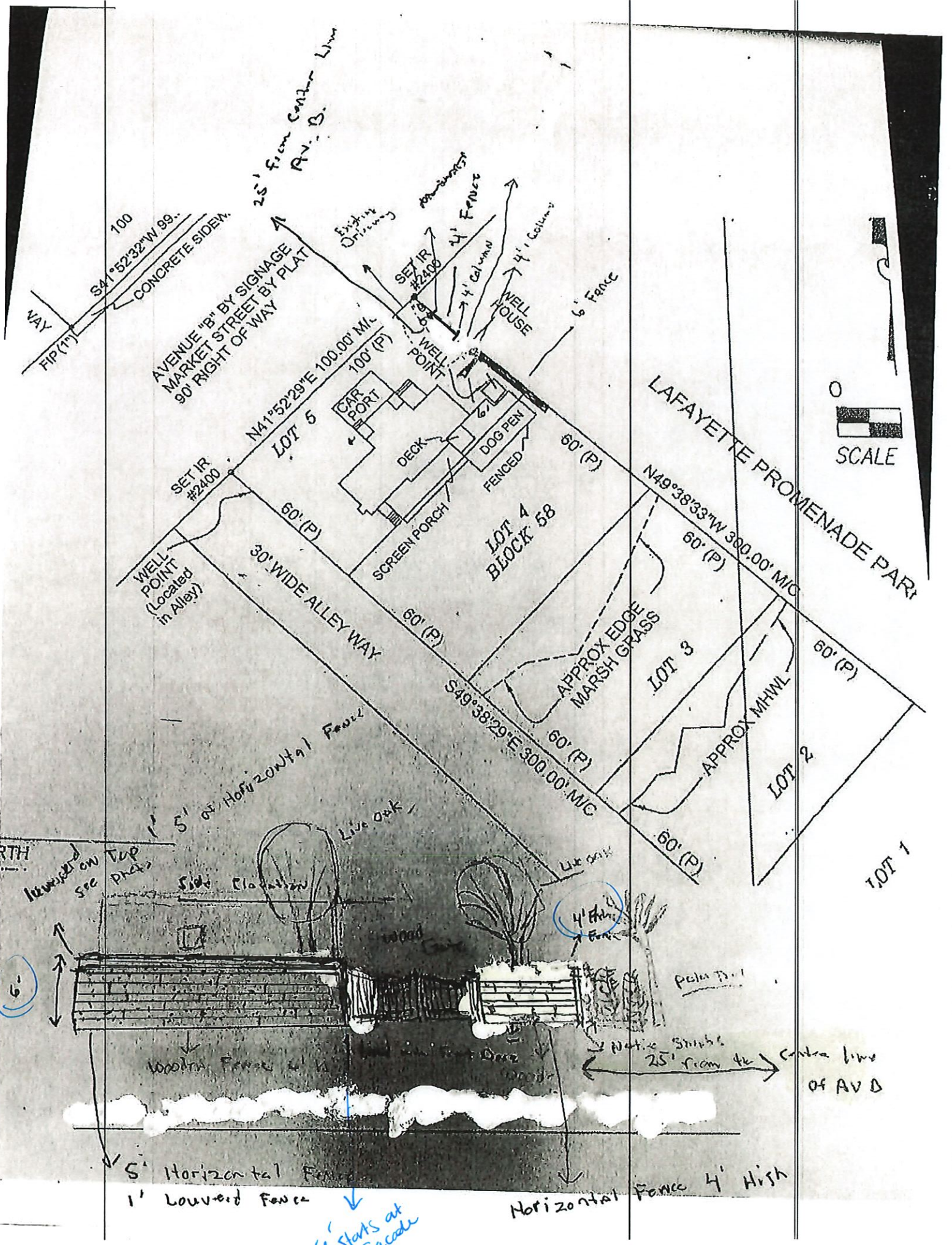
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

9/14/24

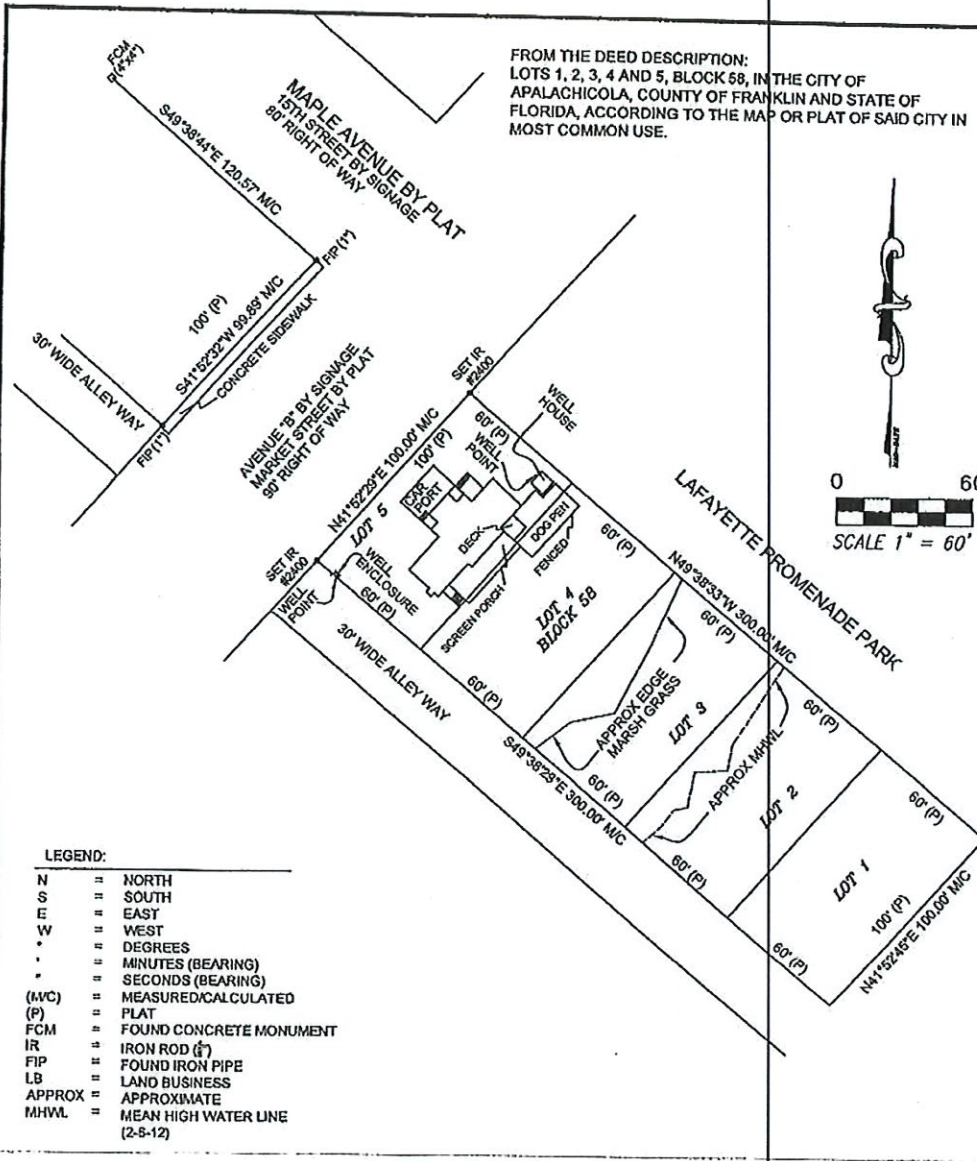
DATE



SIGNATURE OF APPLICANT



FROM THE DEED DESCRIPTION:
 LOTS 1, 2, 3, 4 AND 5, BLOCK 58, IN THE CITY OF
 APALACHICOLA, COUNTY OF FRANKLIN AND STATE OF
 FLORIDA, ACCORDING TO THE MAP OR PLAT OF SAID CITY IN
 MOST COMMON USE.



LEGEND:

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- ° = DEGREES
- ' = MINUTES (BEARING)
- " = SECONDS (BEARING)
- (M/C) = MEASURED/CALCULATED
- (P) = PLAT
- FCM = FOUND CONCRETE MONUMENT
- IR = IRON ROD (1/4")
- FIP = FOUND IRON PIPE
- LB = LAND BUSINESS
- APPROX = APPROXIMATE
- MHWL = MEAN HIGH WATER LINE (2-8-12)

SURVEY NOTES:

1. NO IMPROVEMENTS WERE LOCATED IN THIS SURVEY OTHER THAN THOSE SHOWN.
2. NO UNDERGROUND INFRASTRUCTURE WAS LOCATED ON THIS SURVEY.
3. BEARING BASE IS FROM AUTONOMOUS GLOBAL POSITIONING SYSTEM OBSERVATIONS PERFORMED IN THE SURVEY OF THIS PROPERTY.
4. DRAWING SYMBOLS ARE REPRESENTATIVE AND MAY NOT BE DRAWN TO SCALE.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTER AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.

LELAND BURTON
 PROFESSIONAL LAND SURVEYOR NO. 2400
 DATE: 2-12-2012

NOT VALID WITHOUT RAISED SEAL &
 SIGNATURE OF A FLORIDA SURVEYOR

CERTIFY TO:

1. ROY BRIDGES MORTON and REBECCA BERTE MORTON
2. KRISTY BRANCH BANKS, P.A.
3. ATTORNEY'S TITLE FUND
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
5. GULF COAST BANK & TRUST

BOUNDARY SURVEY

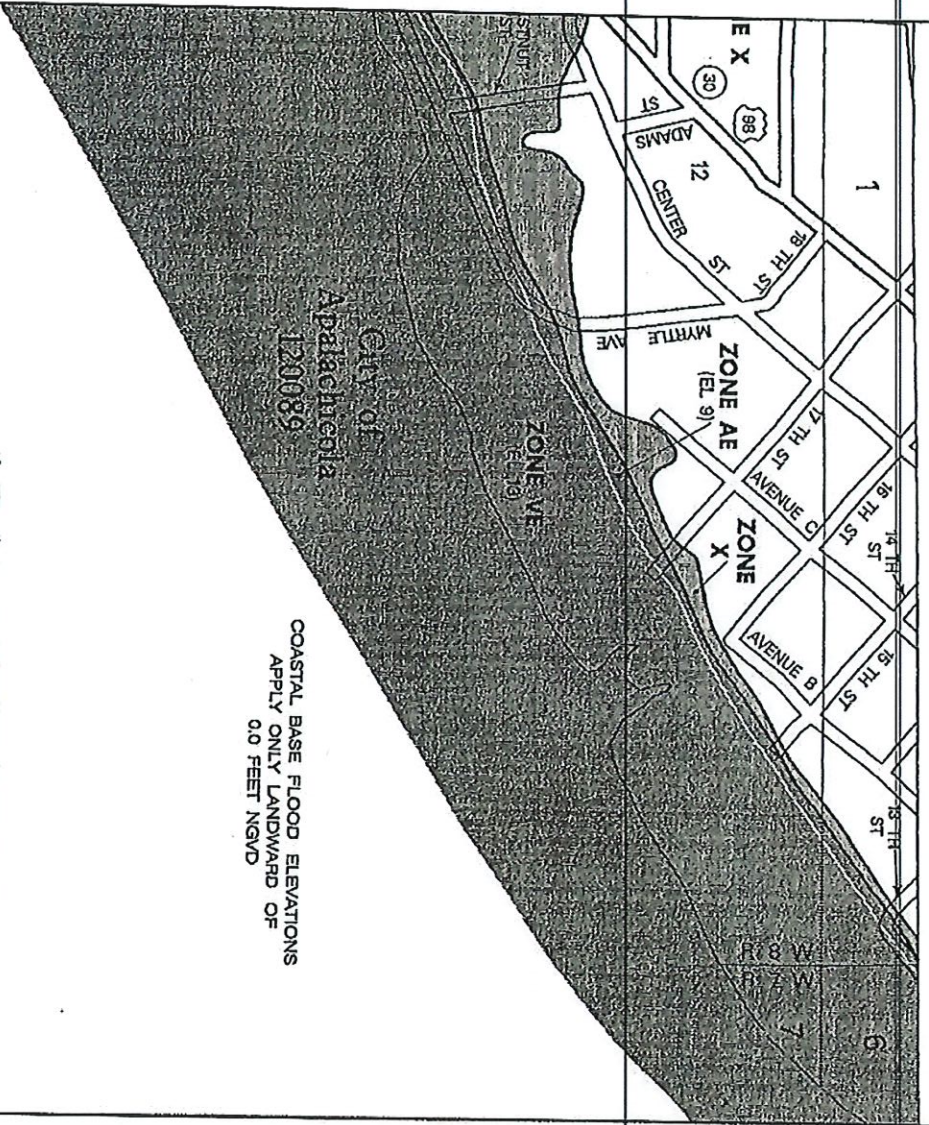
ROY MORTON and REBECCA MORTON
 LOTS 1, 2, 3, 4 AND 5, BLOCK 58
 CITY OF APALACHICOLA, FRANKLIN
 COUNTY, FLORIDA

DATE: 2-7-2012
 FIELD DATE: 2-6-2012
 SCALE: 1" = 60'
 DRAWING BY: NAB
 CHECKED BY: LLB

GARLICK ENVIRONMENTAL ASSOCIATES, INC.
 P.O. BOX 385
 APALACHICOLA, FLORIDA 32329
 OFFICE - 850/653-8899 FAX - 850/653-9656
 L.B. NO. 7415
 JOB NO. 12009 SHEET 1 OF 1

APALACHICOLA

COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF
0.0 FEET NGVD



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
FRANKLIN COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 528 OF 631
(SEE MAP INDEX FOR PANELS NOT PRINTED)

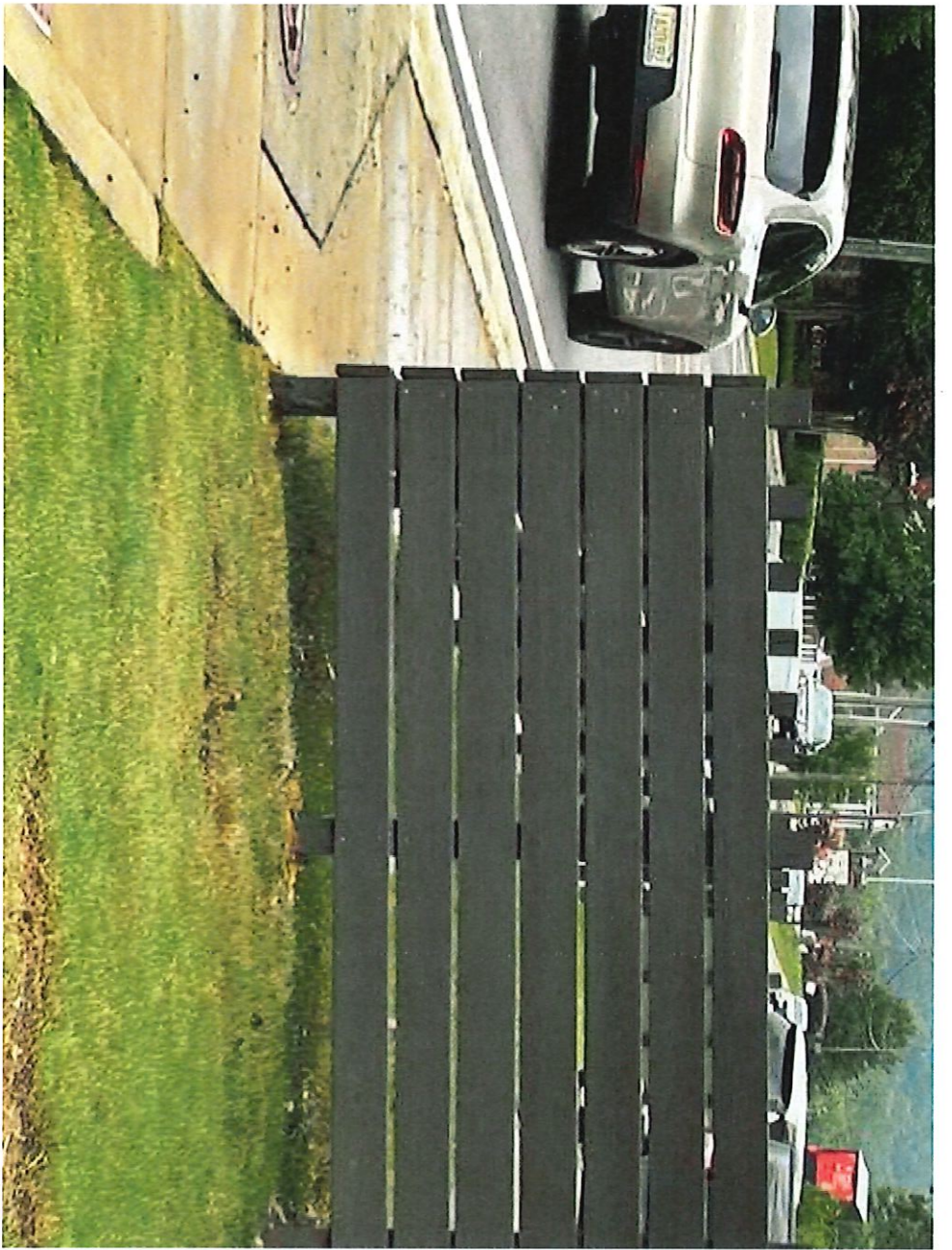
CONTRACT NO. 44-01-0001-0001
COMMODITY: FLOOD INSURANCE
APALACHICOLA, CITY OF
FRANKLIN COUNTY

NUMBER: 2348
SCALE: 1" = 1000'
DATE: 06/17/02
DATE: 06/17/02
DATE: 06/17/02

MAP NUMBER: 12037C0528 E
EFFECTIVE DATE: JUNE 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FEMA's On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



27.

cx:





Fence

278 Palmer Pointe E1



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

Official Use Only

Date Received: 9/25/24
Meeting Date: 10/14/24
Fees Due: _____
Date Fees Paid: —

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Martha + Don Davis</u>	Contractor Name <u>TBD</u>
Address <u>278 The Prado #E.1</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>928-380-3264</u>	Phone _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 278 The Prado Unit E.1
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8000-000E-0010 Block: Bldg E Lot: 1
 Zoning District: 3-2-2 [] Historic District [X] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? Y/N _____ Street Sides: _____ Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC req.</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

Owners, Builders, Developers

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

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

9/25/1
DATE

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upc
exte
9. I/We
instal
regula
10. I/We u
propert
Board N
violation

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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9/25/24
DATE


SIGNATURE OF APPLICANT
Don Davis

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

Project is to enclose backyard with 6ft white vinyl fencing with gate. It will attach to a 4ft existing fence separating properties on one side.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	Aisle Bay	6ft. white vinyl 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.



Veranda Acadia 4
ft. x 6 ft. White
Vinyl Privacy
Fence Gate

Aisle
Bay



Privacy Fence
Panel
(Unassembled)
Model #73014713
Store SKU
#1005498965



Veranda Acadia 4
ft. x 6 ft. White
Vinyl Privacy
Fence Gate
Model #73014797
Store SKU
#1003924139



Aisle
Bay

1

\$370.22



Veranda 4 in. x 4
in. White
Composite
Pyramid Fence
Post Cap
Model #116086
Store SKU
#294895



Aisle
Bay

12

\$46.56



4 in. x 4 in. x 8
ft. #2 Ground
Contact
Pressure-Treated
Southern Yellow
Pine Timber
Model #194354
Store SKU
#256276

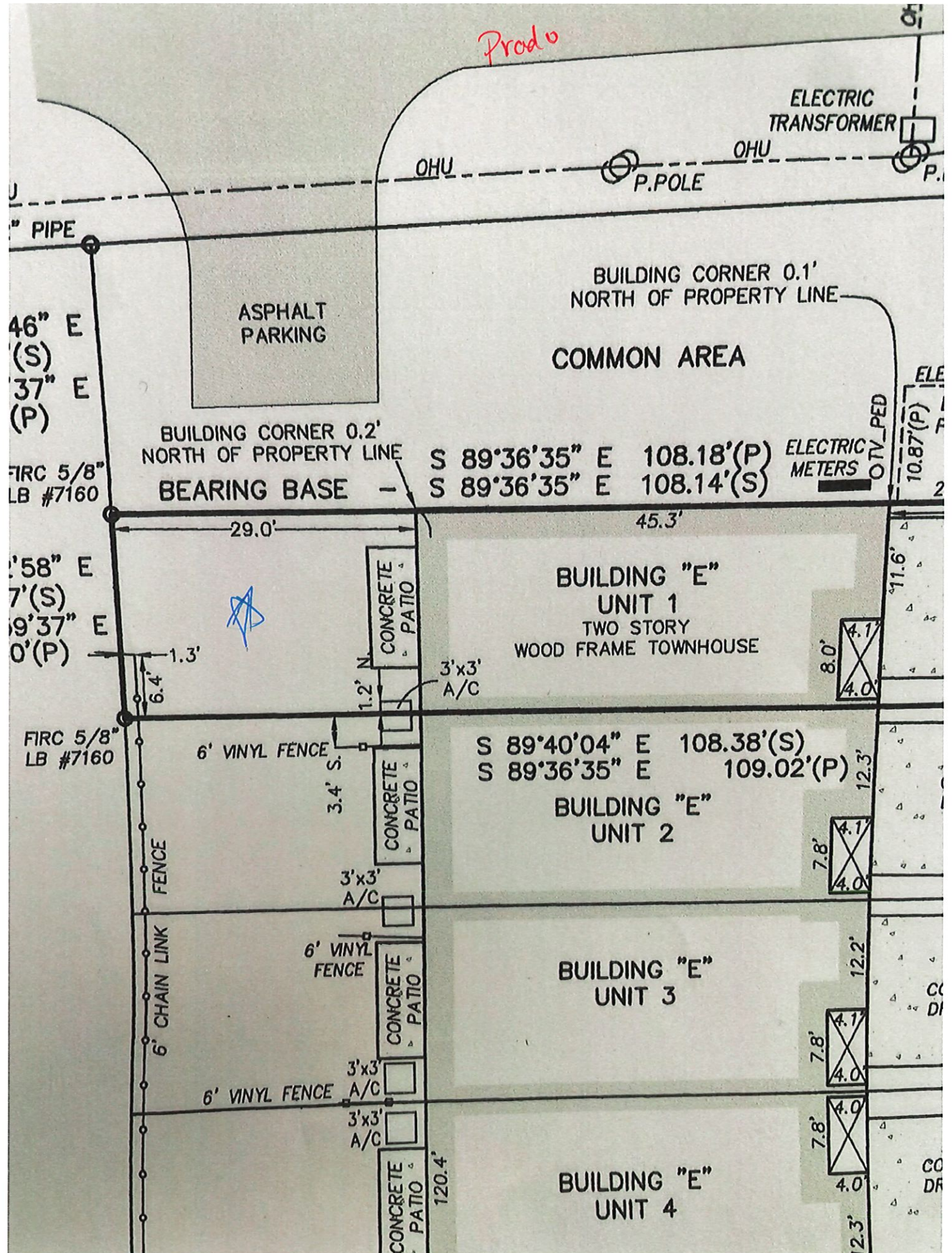


Aisle
Bay

12

\$128.16

Produ



ELECTRIC TRANSFORMER

OHU

P.POLE

OHU

P.

BUILDING CORNER 0.1' NORTH OF PROPERTY LINE

COMMON AREA

ASPHALT PARKING

BUILDING CORNER 0.2' NORTH OF PROPERTY LINE

BEARING BASE

S 89°36'35" E 108.18'(P)
S 89°36'35" E 108.14'(S)

ELECTRIC METERS

O.T.V. PED

ELE

10.87'(P)

2

29.0'

45.3'

BUILDING "E" UNIT 1

TWO STORY WOOD FRAME TOWNHOUSE

8.0'
4.1'
4.0'

46" E (S)
37" E (P)
FIRC 5/8" LB #7160
1.3'
6.4'

58" E (S)
7' (S)
9'37" E (P)
FIRC 5/8" LB #7160

6' VINYL FENCE

S 89°40'04" E 108.38'(S)
S 89°36'35" E 109.02'(P)

BUILDING "E" UNIT 2

12.3'
7.8'
4.1'
4.0'

FENCE

3'x3' A/C

6' VINYL FENCE

BUILDING "E" UNIT 3

12.2'
7.8'
4.1'
4.0'

6' CHAIN LINK FENCE

6' VINYL FENCE

3'x3' A/C

3'x3' A/C

BUILDING "E" UNIT 4

12.3'
7.8'
4.0'

CONCRETE PATIO

120.4'

46" E
(S)
37" E
(P)

BUILDING
NORTH

COMM

PARKING

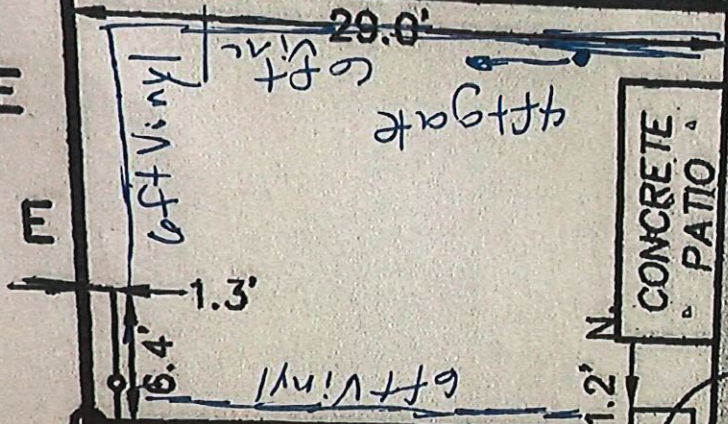
BUILDING CORNER 0.2'
NORTH OF PROPERTY LINE

BEARING BASE

S 89° 16' 35" E
S 89° 36' 35" E

TRC 5/8"
LB 7160

53" E
7' (S)
937" E
0 (P)



BUILDING
UNIT
TWO ST
WOOD FRAME T

FR 5/8"
LB 7160

6' VINYL FENCE

S 89° 40' 04" E
S 89° 36' 35" E

BUILDING
UNIT 2

FENCE

3'x3'
A/C

6' VINYL
FENCE

BUILDING
UNIT 3

6' CHAIN LINK
FENCE

3'x3'
A/C

6' VINYL FENCE

3'x3'
A/C



Fence & Certificate of Appropriateness

129 10th Street



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

Official Use Only

Date Received: 10/7
 Meeting Date: 10/14
 Fees Due: —
 Date Fees Paid: —

OWNER INFORMATION

Owner Gregory Perkins
 Address 129 10th St.
 City Apicola State FL Zip 32320
 Phone 727-771-3960

CONTRACTOR INFORMATION

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

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 129 10th Street
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: _____ Block: 71 Lot: 8
 Zoning District: R-1 [] 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:

- meets LDC.
- needs C.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.

 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).

Adding a wooden fence to the east (back), south and west (front) of the house.

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

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

CERTIFICATION

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

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

10/7/24

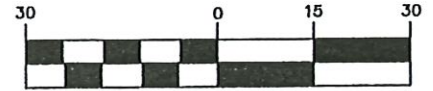
DATE

Gregory Perkins

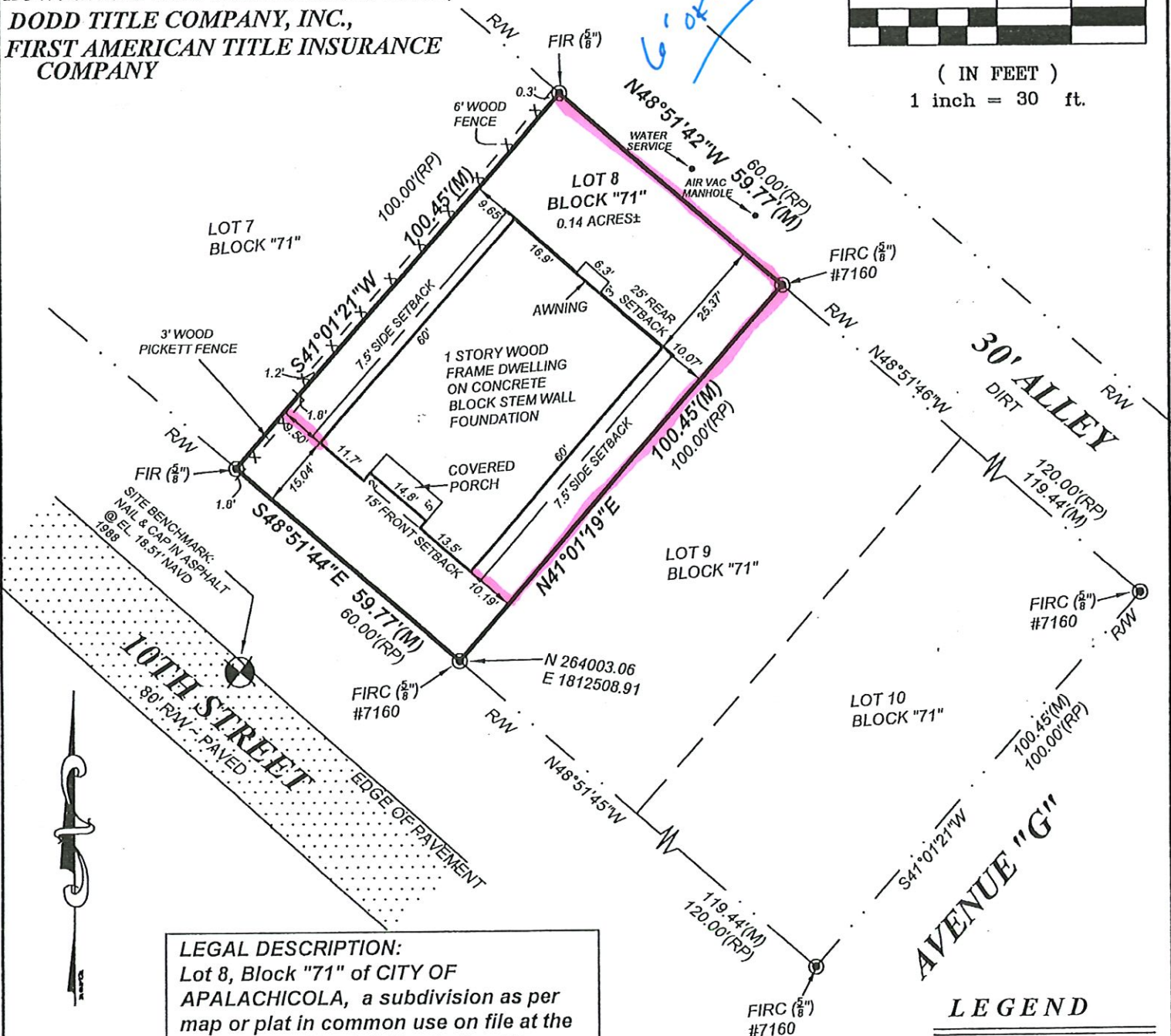
SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
GREGORY PERKINS and CAROLYN JOSEPH MCBRIDE,
LOWER LLC d/b/a THRIVE MORTGAGE,
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE
COMPANY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



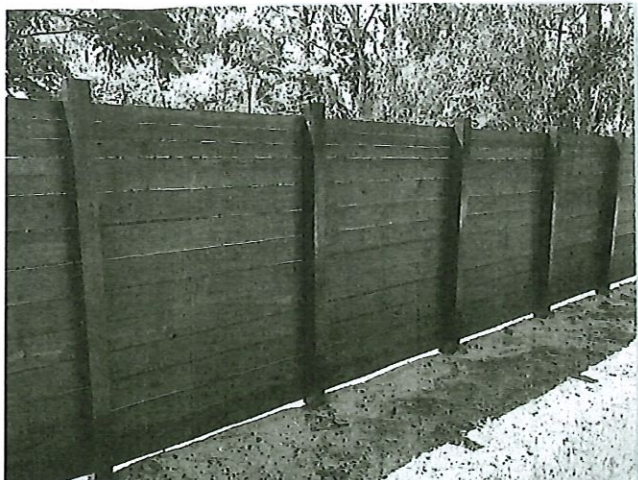
LEGAL DESCRIPTION:
 Lot 8, Block "71" of CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

LEGEND

RP	RECORD PLAT
M	MEASURED
SIRC	SET IRON ROD & CAP-5/8" #7160
FIRC	FOUND IRON ROD & CAP
FIR	FOUND IRON ROD
RW	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
— —	NOT TO SCALE
P	PALM TREE
O	OAK TREE
M	MAGNOLIA TREE

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: All bearings established by Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. 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





Pervious Pavers
130 Sawyer Lane



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

Official Use Only

Date Received: 9/19/24
 Meeting Date: 10/14/24
 Fees Due: _____
 Date Fees Paid: _____

OWNER INFORMATION

Owner Georgia Leonard
 Address 130 Sawyer Lane
 City Apalachicola State FL Zip 32320
 Phone 712-490-1524

CONTRACTOR INFORMATION

Contractor Name Kilgore's Brick Pavers & Tile, Inc.
 State License # _____ City License # _____
 Email _____
 Phone 863-323-2407

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>Permeable Pavers</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 130 Sawyer Lane
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-09S-08W-8330-0117-1000 Block: 117 Lot: see attachment
 Zoning District: R1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: Zone X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y N
 Setback Requirements of Property:
 Front: 15" Rear: 25" Side: 7'5=15'
 Corner Lot? Y / N Street Sides: _____
 Lot Coverage: 24%

STAFF NOTES/RECOMMENDATIONS:
-under 40% ok

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.

apl
Applicant Initial

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
brobins@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


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).

Existing rocked area to be covered to Tremron pervious pavers. Product information is included with application.

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

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

CERTIFICATION

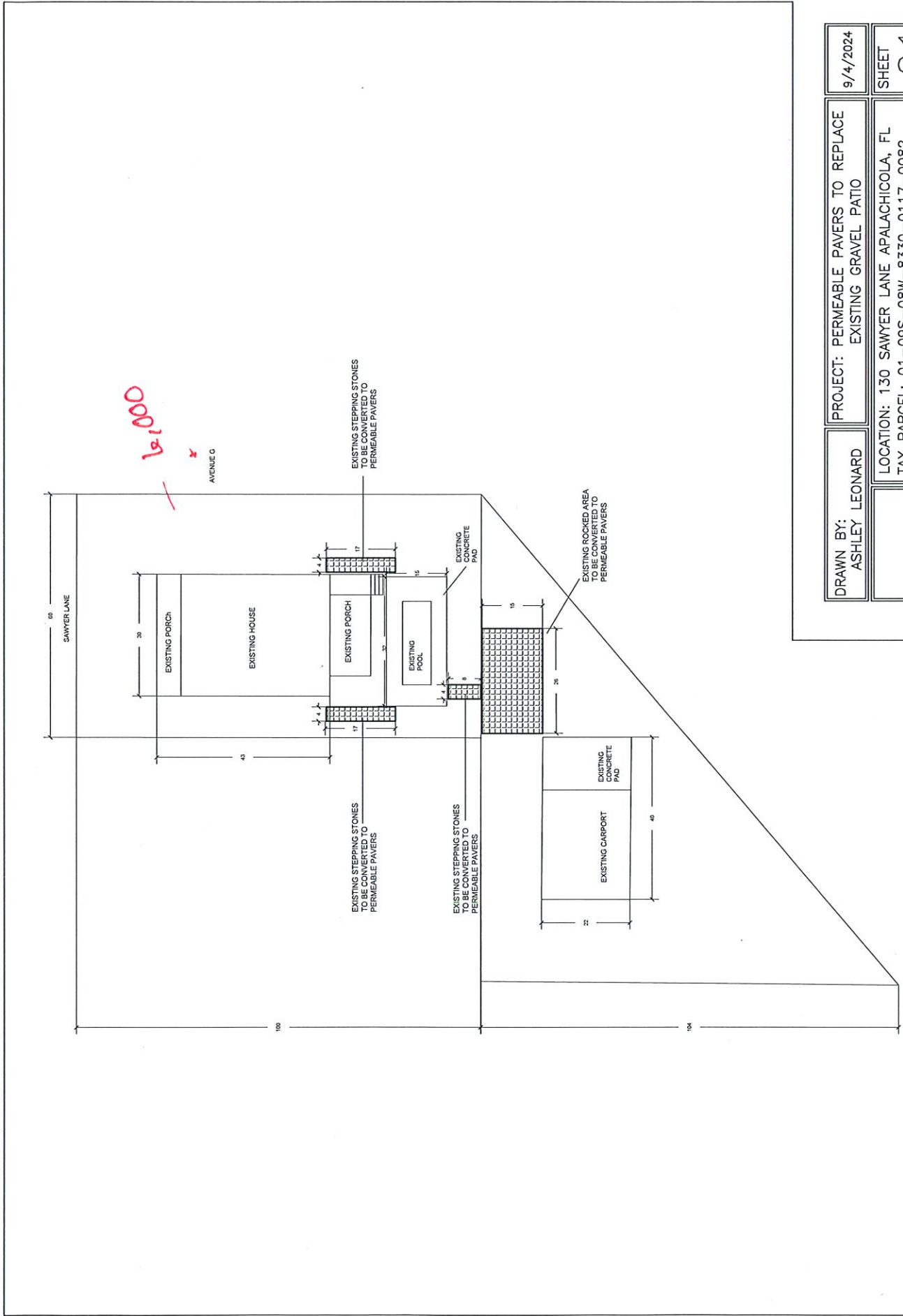
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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9/19/24

DATE


SIGNATURE OF APPLICANT



DRAWN BY: ASHLEY LEONARD	PROJECT: PERMEABLE PAVERS TO REPLACE EXISTING GRAVEL PATIO	9/4/2024
	LOCATION: 130 SAWYER LANE APALACHICOLA, FL TAX PARCEL: 01-09S-08W-8330-0117-0082	SHEET 01
SCALE: 1/32"=1'	PREPARED FOR: GEORGIA LEONARD	



Sign & Certificate of Appropriateness

90A 8th Street



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

Official Use Only

Date Received: 9/10
 Meeting Date: 10/14
 Fees Due: \$50.00
 Date Fees Paid: 9/10

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Daphne Evanoff
 Address PO Box 1111
 City Eastpoint State FL Zip 32328
 Phone 850-899-3715

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>Short Term Rental SIGN</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 90 A 8th Street
 City & State: Apalachicola Zip: 32320
 Parcel ID #: 01-09S-08W-8330-0032-0030 Block: 32 Lot: 3
 Zoning District: C-2 [] Historic District [] Non-Historic District
 FEMA Flood Zone: AE

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y N

Setback Requirements of Property:
 Front: _____ Rear: _____ Side: _____

Corner Lot? Y/N Street Sides: _____

Lot Coverage: _____

STAFF NOTES/RECOMMENDATIONS:

- 25F - meets size req.
- needs C.o.A.
- contingent upon Special
Exception request

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.

DE
Applicant Initial

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.
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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.

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

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA

DE
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).

Wood Sign for short term rental. 'Glance at the Past'. 24" x 12". Includes address and VRBO#

2SF

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other	Wood Sign Self	24" x 12"	NA

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

CERTIFICATION

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1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular business hours in order to take photos which will be placed in the permanent file.


3. I/We understand that the application fee is due at the time of application submission, the payment is nonrefundable, and that payment does not guarantee a successful request.

4. I/We understand that the Planning & Zoning Board will be the governing body on all special exception requests. The Planning & Zoning Board reserves the right to table a decision and request more information from the applicant.

5. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 30 business days to process. I further understand available meeting date.

6. I/We understand that an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning meeting.

September 9, 2024
DATE


SIGNATURE OF APPLICANT





glance
at the
past

90

glance
at the
past

90 8th St ~ Apalachicola

VRBO ID 3217642

24"

12"