



Planning & Zoning Agenda
November 12th, 2024

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

Regular Meeting: 6:00 PM

1. Approval of October 14th, 2024 meeting minutes.
2. Review, Discussion and Decision for Fence & Certificate of Appropriateness. **(R-1) (Historic District) @ 135 17th Street**, Block 104 Lots 6-7. For Jamey & Kelli Moore - Owner; Contractor: TBD
3. Review, Discussion and Decision for Accessory Structure **(R-2) @ 211 13th Street**, Block 146 Lots 6-7. For Leon O'Neal - Owner; Contractor: TBD
4. Review, Discussion and Decision for Accessory Structure **(R-2) @ 156 Sawyer Lane**, Block 248 Lot 2. For Grayson & Lindsay Shepard - Owner; Contractor: TBD
5. Review, Discussion and Decision for Accessory Structure **(R-1) @ 27 Myrtle Avenue**, Block 8 Lot 16. For Al & Donna Ingle - Owner; Contractor: Self
6. Review, Discussion and Decision for Accessory Structure (Pool) **(R-2) @ 166 21st Avenue**, Block 245 Lots 6-7. For Ron Nippe - Owner; Contractor: Self
7. Review, Discussion and Decision for Fence & Certificate of Appropriateness. **(R-1) (Historic District) @ 149 10th Street**, Block 72 Lot 8. For Ryan Mills - Owner; Contractor: Self

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

October 14th, 2024

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

Attendance: Joe Taylor, Myrtis Wynn, Jim Bachrach, Lee McLemore, Bobby Miller, Elizabeth Milliken, Greg Gologowski

Regular Meeting: 6:00 PM

1. Approval of September 9th, 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 Fence. **(R-1) @ 190 Avenue B**, Block 58 Lot 5. For Roy & Becky Morton - Owner; Contractor: James Pendleton
 - a. **Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor – motion carried.**

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
 - a. **Motion to approve by Greg Gologowski; 2nd by Jim Bachrach. All in favor – motion carried.**

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

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

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

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

- a. **Motion to approve contingent upon Special Exception approval by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

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 by Jim Bachrach; 2nd by Bobby Miller. All in favor - meeting adjourned.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
MONDAY, October 14th, 2024
City Meeting Room – 74 6th Street
Minutes

Attendance: Joe Taylor, Myrtis Wynn, Jim Bachrach, Lee McLemore, Bobby Miller, Elizabeth Milliken, Greg Golgowski

Quasi-Judicial Public Hearing:

1. Discussion & Decision for proposed Bed & Breakfast use in the **C/2 Zone at 90 8th Street**, more specifically described as Block 32 Lot 3 for Daphne Evanoff– Owner; Representative – Self. Applicant is requesting approval of a special exception for a Bed & Breakfast.
 - a. **Meeting began 6:15PM.**
 - b. **Staff provided details on proof of notice, as shown in staff report.**
 - c. **Ex Parte Communications were disclosed – none to report.**
 - d. **City Attorney provided a brief description of the documentation included in the agenda packet and staff report.**
 - e. **Applicant, Daphne Evanoff, presented her request.**
 - f. **The board presented a few questions – Bobby Miller asked how the parking would be provided, Myrtis Wynn inquired on the exact location of the studio, and Greg Golgowski inquired on the use of the alley. Applicant assured that the two required parking spots are accounted for on site, gave direction on location, and assured there was no special use of the alley being requested or needed.**
 - g. **City Attorney reviewed the City Planner report – City Planner was not able to attend the meeting.**
 - h. **Citizen Bonnie Davis offered public comments and thanked the applicant for rehabbing the structure and stated she would normally object to this use, but this property is not neighboring traditional R-1 uses. She noted concerns on the precedent being set and the use increasing the value of the lot. Her suggested conditions were – Special Exception valid as long as historic structure remains, note the geography of the neighbors, and state a time limit for the Special Exception.**
 - i. **City Attorney reviewed the City Planner report – City Planner was not able to attend the meeting.**
 - j. **Jim Bachrach made a motion to grant the Special Exception use as a Bed & Breakfast with the specific condition of the Special Exception only being valid as long as the historic structure remains “as is”. 2nd by Bobby Miller – all in favor, motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

Jim Bachrach made a motion to adjourn the meeting, 2nd by Bobby Miller – all in favor, meeting adjourned.



Certificate of Appropriateness & Fence

135 17th Street



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

Official Use Only
 Date Received: 10/21/24
 Meeting Date: 11/12/24
 Fees Due: 0
 Date Fees Paid: —

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Jammy and Kelli Moore</u>	Contractor Name <u>Island Fence</u>
Address <u>135 17th St.</u>	State License # <u>811107313</u> City License # <u>L160000150</u>
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>910-844-0303</u>	Phone <u>850-556-5825</u>

PROJECT TYPE

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


PROPERTY INFORMATION

Street Address (911 Address): 135 17th St.
 City & State: Apalachicola Zip: 32320
 Parcel ID #: _____ Block: 104 Lot: 6-7
 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: _____ Rear: _____ Side: _____ Corner Lot? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Street Sides: _____ Lot Coverage: <u>—</u> STAFF NOTES/RECOMMENDATIONS: <u>- meets LDC.</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).

We currently have a chain link fence. We want to replace it with a wood fence with boards placed horizontally. 6ft. 250 linear feet.

4

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		Treated wood.	
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.

Oct. 17, 2024

DATE

Kell Green

SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 JAMES MOORE & KELLI MOORE,
 CROSSCOUNTRY MORTGAGE, LLC.,
 DONNA DUNCAN, P.A.,
 CHICAGO TITLE INSURANCE COMPANY

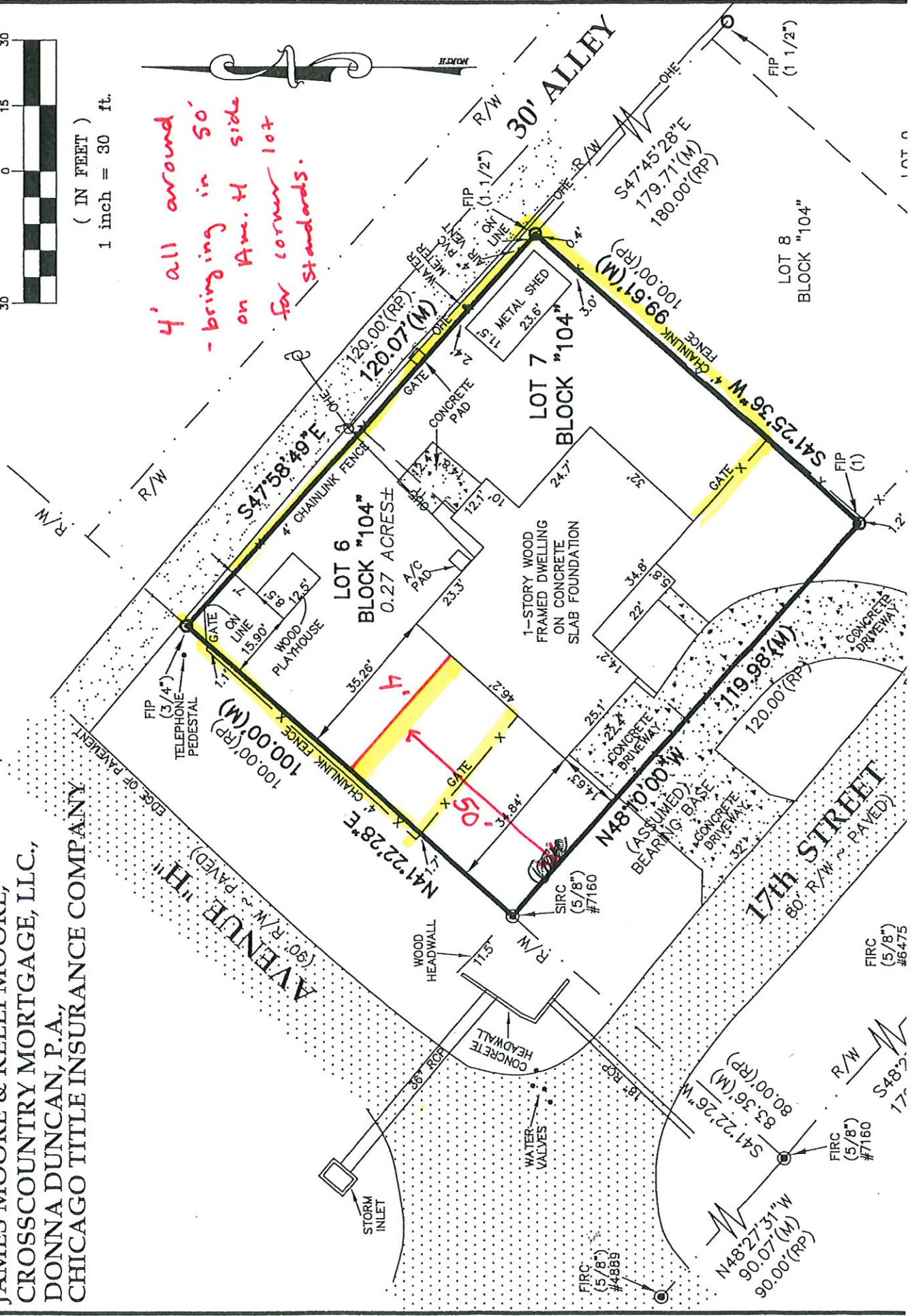
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

*4' all around
 - bringing in 50'
 on Ave. H side
 for corner lot
 standards.*





Accessory Structure

211 13th Street



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

Official Use Only

Date Received: 10/22/24
 Meeting Date: 11/12/24
 Fees Due: \$50.00
 Date Fees Paid: 10/22/24

OWNER INFORMATION

Owner Leon E. O'Neal Sr
 Address 221- 15th Street
 City Apalachicola State FL Zip 32320
 Phone 850-323-1159

CONTRACTOR INFORMATION

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>Shed</u> |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): 211- 13th Street → needs to be verified as 911 Address ✓
 City & State: Apalachicola, FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0146-0070 Block: 146 Lot: 6+17
 Zoning District: R-2 [] Historic District [] Non-Historic District
 FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
 Setback Requirements of Property:
 Front: 15 Rear: 5 Side: 5
 Corner Lot? Y/N Street Sides: 15
 Lot Coverage: 40%
 STAFF NOTES/RECOMMENDATIONS:
-meets LDC

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.

h o i l
 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).

shed size?

16 x 16

10x10 lean to

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

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 a work and in no way authorizes work that is in violation of any association rules or regulations.

10-22-2024

DATE



SIGNATURE OF APPLICANT



look for new check 4/6/14/10
Listed for new

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.

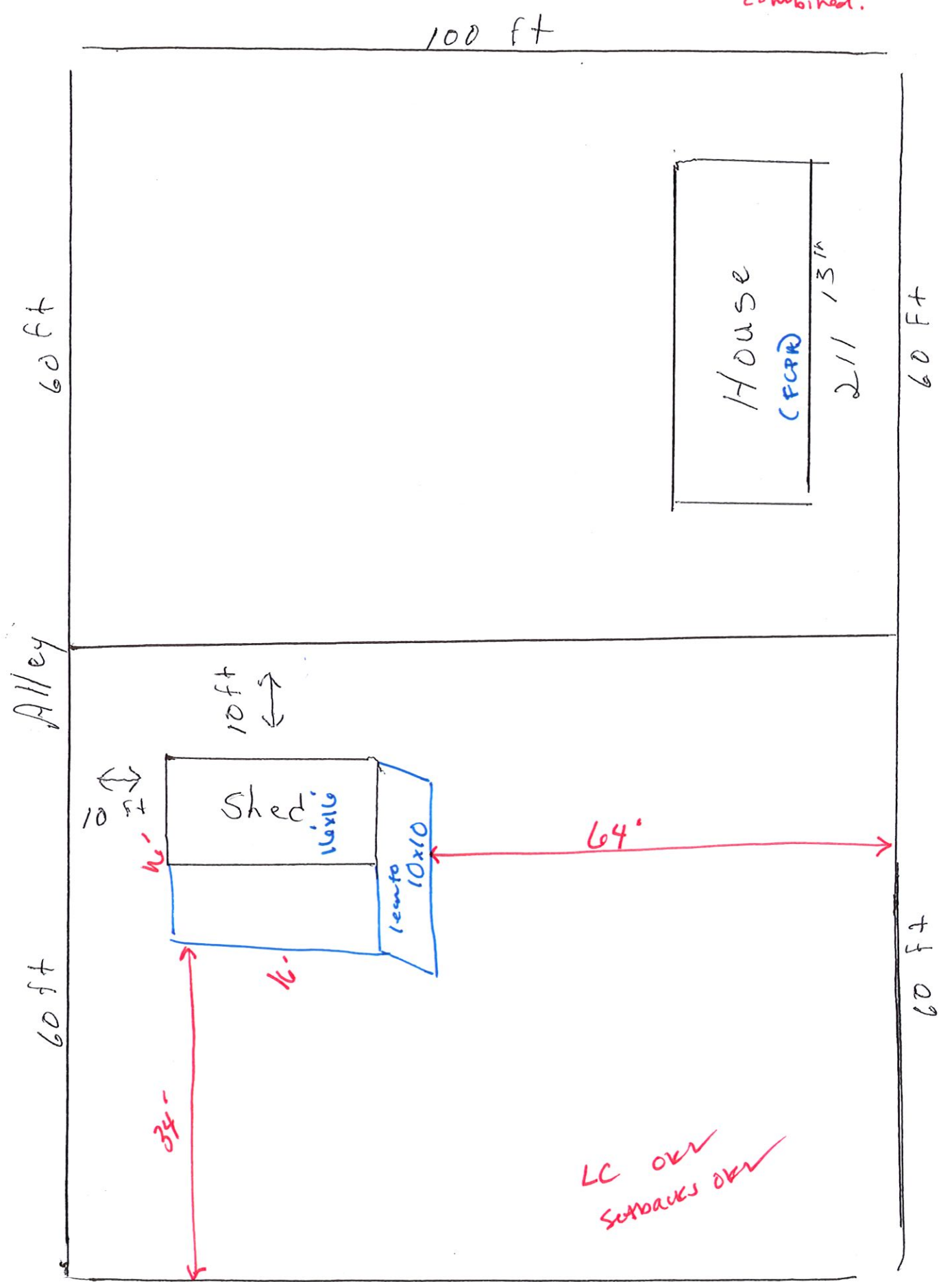
Bree Robinson
City Planner
(850)323-0985
brobinson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial 

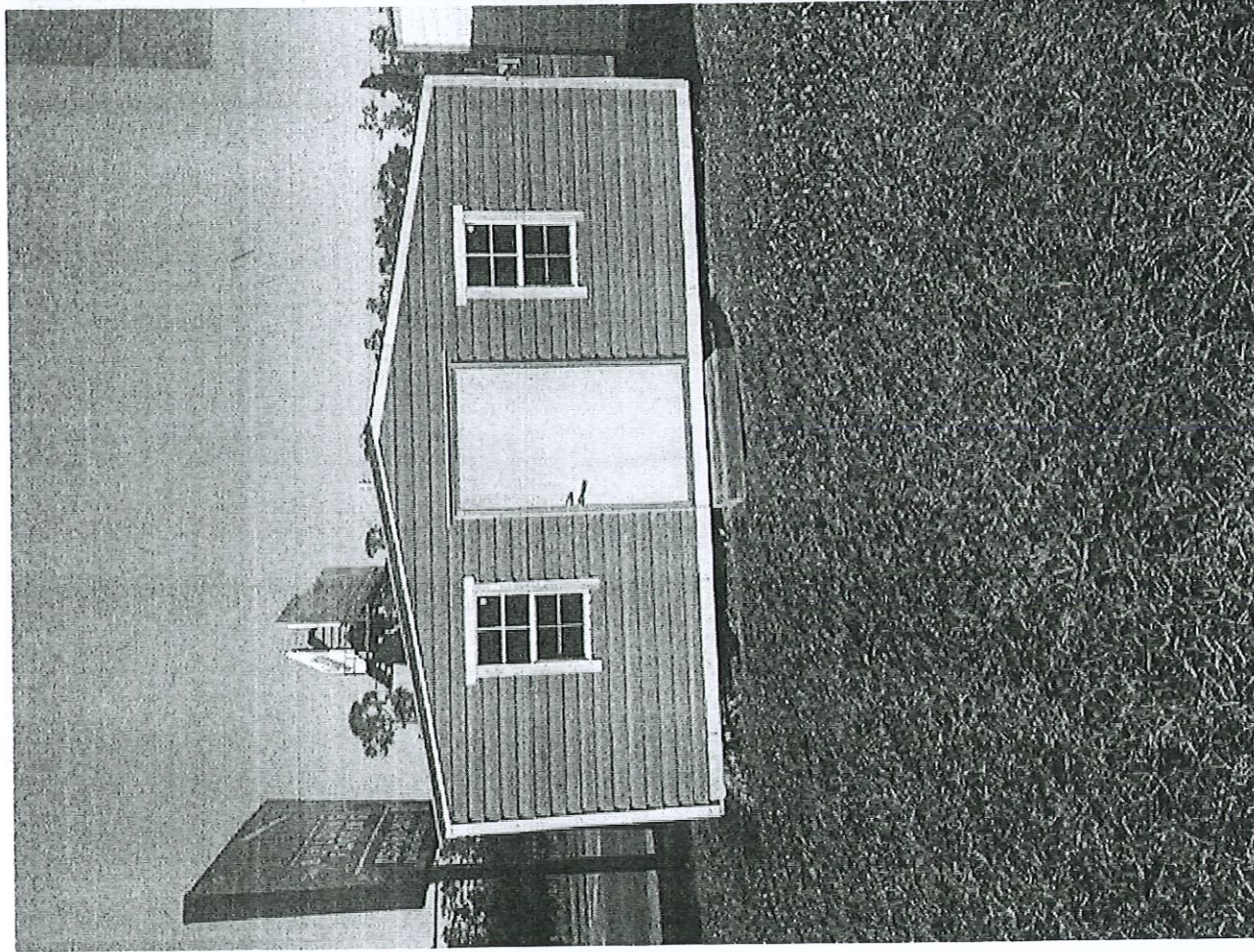
Site Plan

* lots have been combined.



13 ft Street

LC over setbacks ok

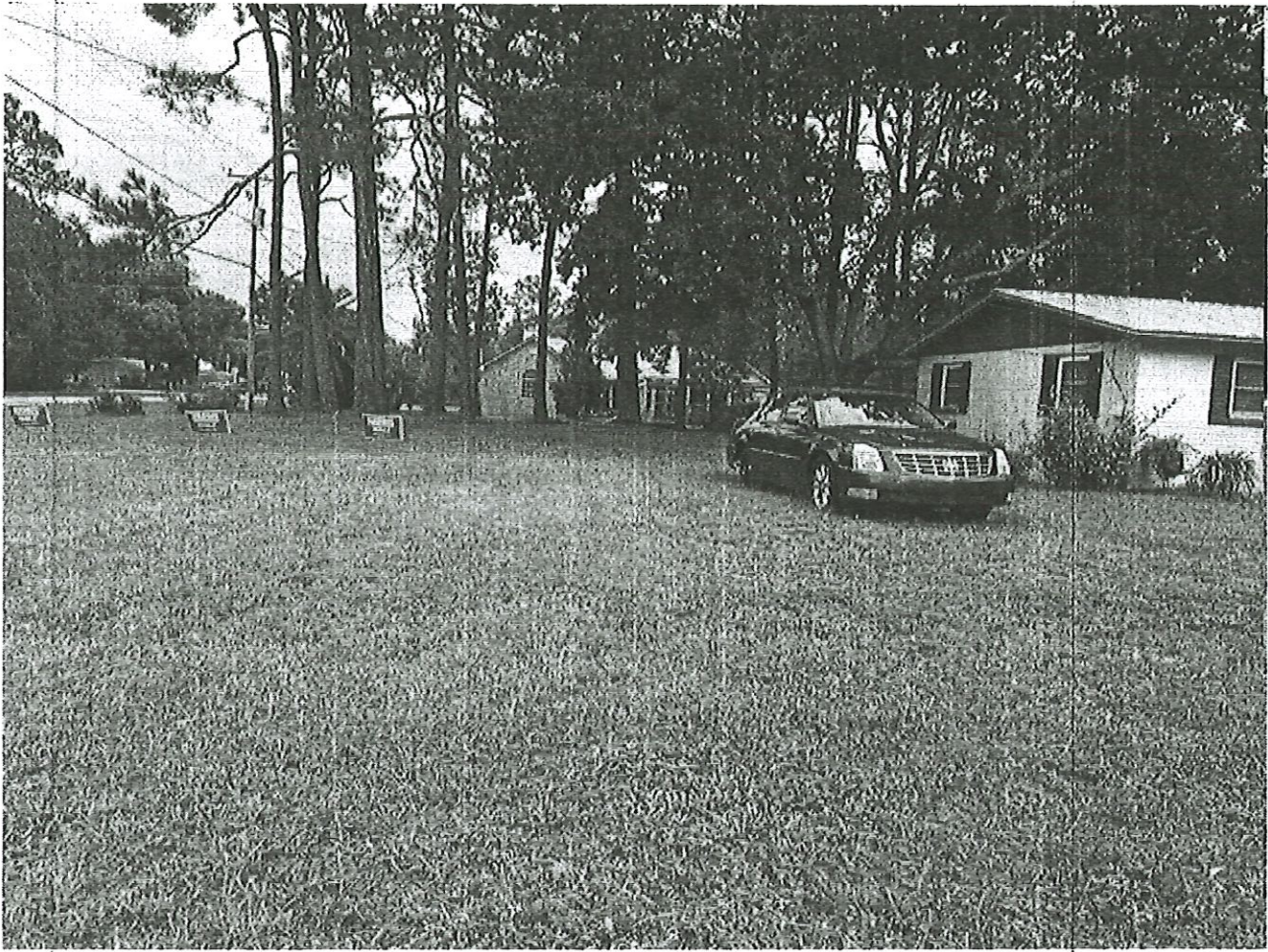


16 x 16

examples



156 AVE L



Sent from my iPhone

13th Street



Accessory Structure

156 Sawyer Lane



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

Official Use Only

Date Received: 10/28/24
 Meeting Date: 11/12/24
 Fees Due: \$50.00
 Date Fees Paid: 11/5/24 ←

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Lindsay Shepard</u>	Contractor Name <u>TBD</u>
Address <u>156 Sawyer Lane</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email _____
Phone <u>850-653-6718</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>Shed</u>
<input type="checkbox"/> Demolition	

PROPERTY INFORMATION

Street Address (911 Address): 156 Sawyer Lane
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0248-0020 Block: 248 Lot: 2
 Zoning District: R-2 [] Historic District [X] Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/ <u>N</u> Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? Y/N _____ Street Sides: _____ Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: <u>-contingent upon lot merged</u> <u>via FCPA</u> <u>-contingent upon PD2 fee</u> <u>paid ✓</u> <u>-meets LDC</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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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.

LS
 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 want to put the shed on the vacant lot behind the house. We understand if a portion must be cut out and annexed to the occupied lot first. We are in the process of getting that done. Because of limited access, the shed might have to be built outside. We haven't settled on a manufacturer yet. The shed will have a metal roof and green vertical siding matching the house as closely as possible. I would like a 14'x30', but I'm afraid only a 14'x24' will fit due to pine trees.

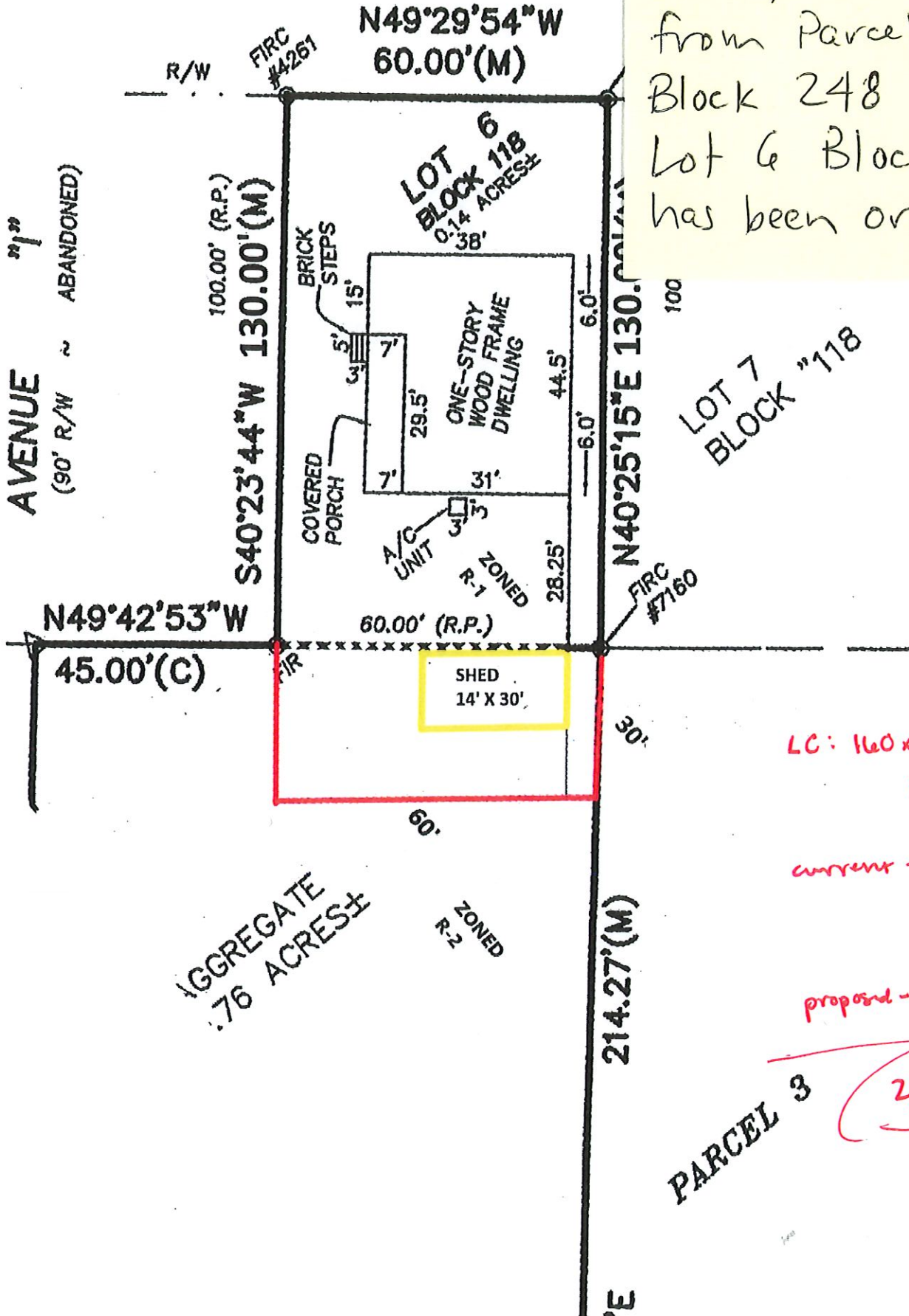
PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		Green Vertical	
Doors		1 - side 1 - end	
Windows		None	
Roofing		metal	
Trim		white	
Foundation		Block	
Shutters		None	
Porch/Deck		None	
Fencing		No new fencing	
Driveways/Sidewalks		None	
Other		None	

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.

Proposed Survey

SAWYER LANE ~ D.I.
30' ALLEY

Survey to annex 30' x 60' from Parcel 4 Block 248 to Lot 6 Block 118 has been ordered.



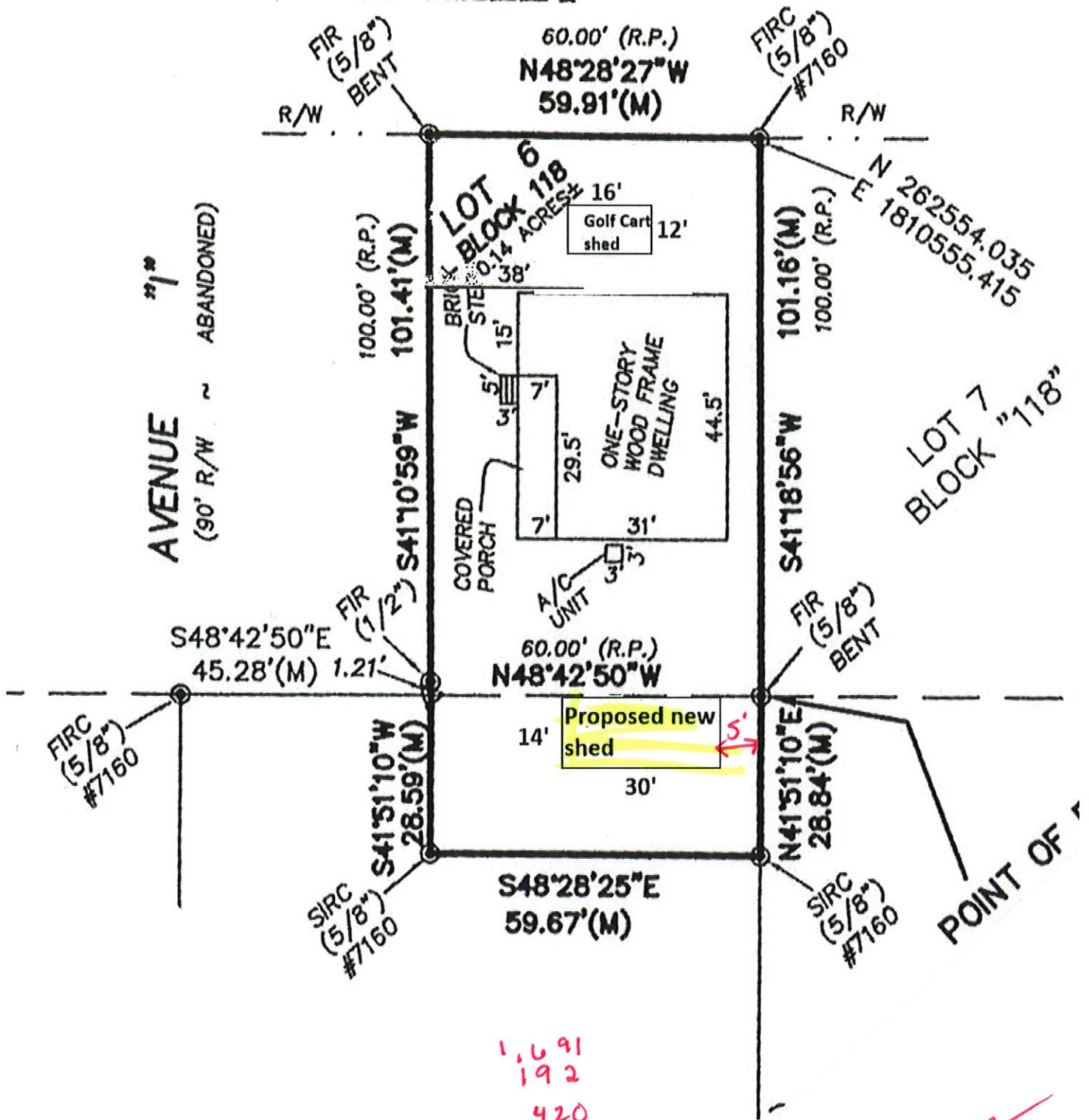
LC: $160 \times 60 = 9,600 \text{ SF}$
40% = 3,840 SF

current - 1,691
15
9

proposed - 420

PARCEL 3 2,135 SF

SAWYER LANE ~ DIRT
30' ALLEY



AVENUE
 (90' R/W ~ ABANDONED)

1,691
 192
 420

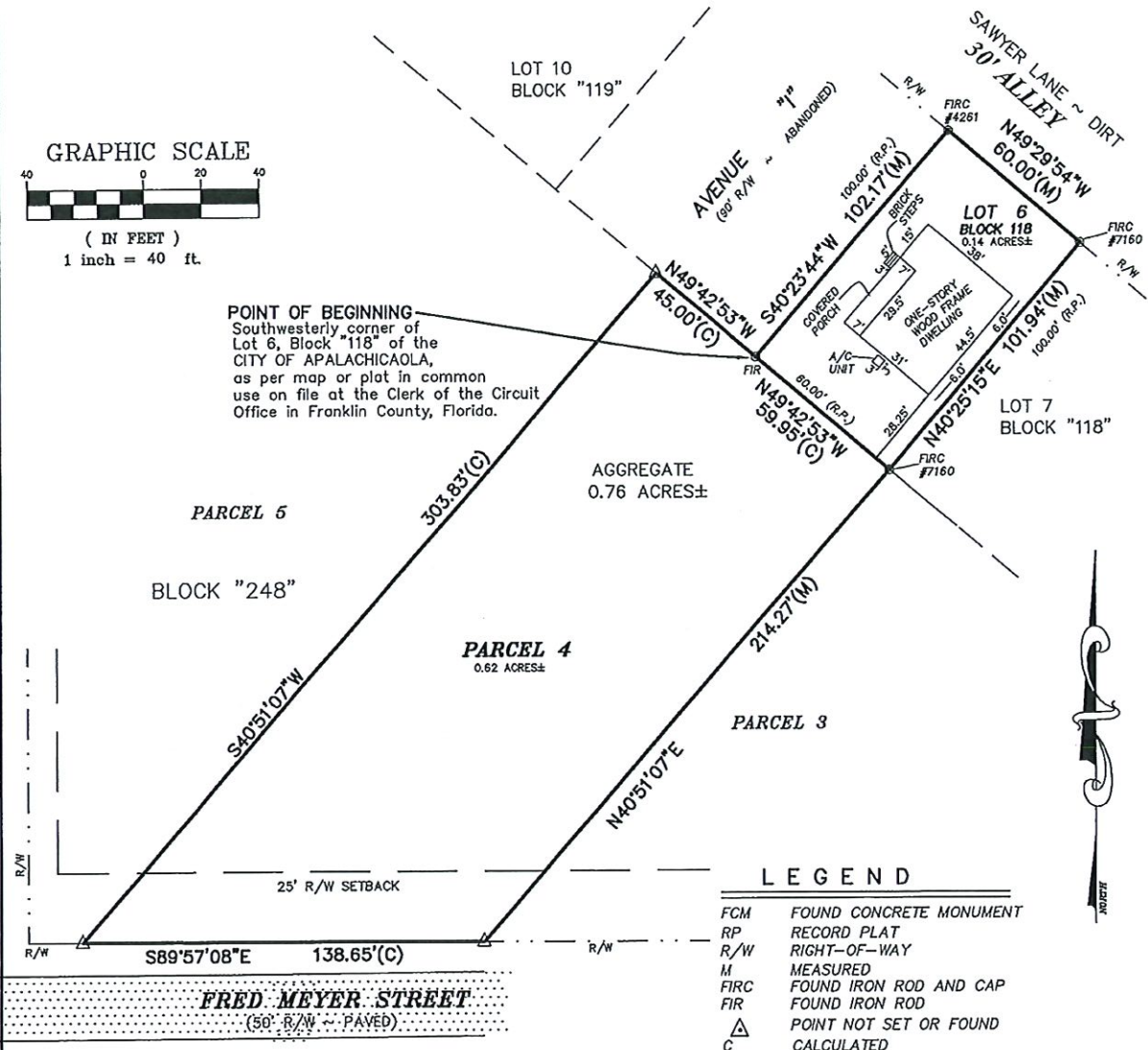
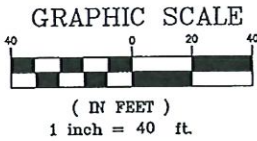
 2,303 SF

more 40% *over*

LOT 7
 BLOCK "118"

POINT OF

**SKETCH OF PROPERTY CERTIFIED TO:
GRAYSON SHEPARD and LINDSAY SHEPARD**



NOTES:

1. SKETCH SOURCE: Record plat, previous survey by this firm (Job No. 99-298, dated 02/02/22) and special instructions as per client.
2. BEARING REFERENCE: Northerly right of way boundary of Fred Meyer Street being South 89 degrees 57 minutes 08 seconds East as per previous survey mentioned above.
3. This is NOT A BOUNDARY SURVEY.
4. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. FLOOD ZONES and SETBACKS depicted hereon are set forth for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
6. See attached sheet for LEGAL DESCRIPTION.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120088 0526F
index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.G. 61-17.051(63)).

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

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4251

TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2338 FAX NUMBER: 850-962-1193 LB # 7110		
DATE: 03/13/22	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 99311.DWG	DATE OF LAST FIELD WORK:	CHECKED BY:	JOB NUMBER: 99-311







Accessory Structure

27 Myrtle Avenue



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

Official Use Only

Date Received: 10/28
 Meeting Date: 11/12/24
 Fees Due: \$50
 Date Fees Paid: 10/29

OWNER INFORMATION

Owner Al and Donna Ingle
 Address 27 Myrtle Ave
 City Apalachicola State FL Zip 32320
 Phone (Al) 850-509-1162 (Donna) 509-1508

CONTRACTOR INFORMATION

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

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 27 Myrtle Ave
 City & State: Apalachicola Florida Zip: 32320
 Parcel ID #: 01-09S-08W-8360-0008-0160 Block: 8 Lot: 16
 Zoning District: R1 [] Historic District [] Non-Historic District Neel's Addition
 FEMA Flood Zone: AE 13' 12037C0528E

OFFICIAL USE ONLY

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

STAFF NOTES/RECOMMENDATIONS:

- meets LDC.

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

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.
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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.

10/27/24

DATE



SIGNATURE OF APPLICANT

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).

Solar panel array (6) 100w with 115 vdc outlet connector (24vdc)

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

Siding

Doors

Windows

Roofing

Trim

Foundation

Shutters

Porch/Deck

Fencing

Driveways/Sidewalks

Other

Solar Panels RENOGY RNG-100D-SS CE, TUV 1509001 SUD, FTV

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.

TOTAL SURFACE AREA: 24,081 FT 2

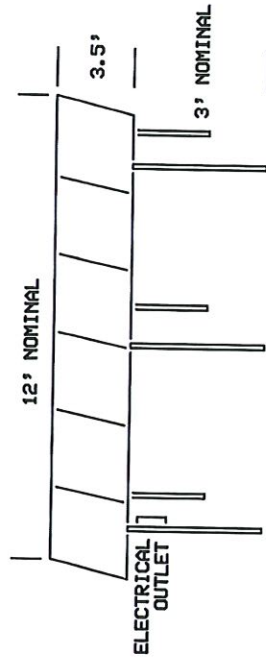
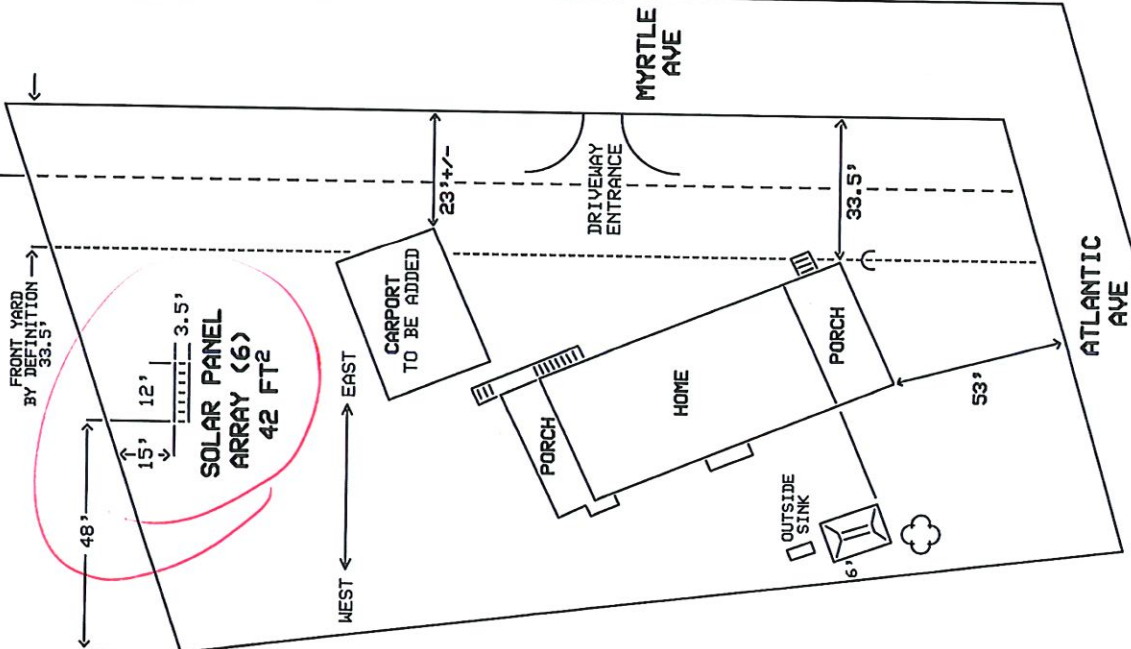
PERMEABLE SURFACES:

HOUSE	2220 SQ FT
WORK SHOP	130 SQ FT
OUTSIDE SINK	24 SQ FT
SOLAR PANELS	42 SQ FT
TOTAL	2416 SQ FT

PERCENTAGE IMPERMEABLE/PERMEABLE=
 $2416/24081 = 0.10$ OR 10%

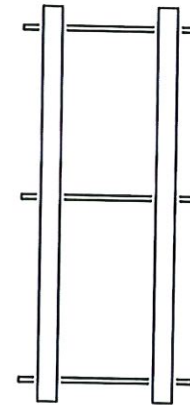


R1 ZONE MINIMUM BUILDING SETBACK

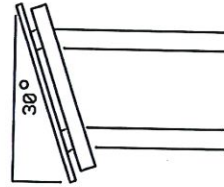


FRONT VIEW

ALL LUMBER 2X4 OR 2X6



TOP VIEW
WITHOUT SOLAR PANELS



SIDE VIEW

SCALE 1" = 40' (NOMINAL)

INGLE SITE PLAN - SOLAR PANELS	
MYRTLE AVE / ATLANTIC AVE	
A1 Ingle	Rev 1.0
	10/27/24
Page 1 of 1	



Accessory Structure (Pool)

166 21st Avenue



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

Official Use Only

Date Received: 10/28
 Meeting Date: 11/12
 Fees Due: \$50.00
 Date Fees Paid: 10/28

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>REYNOLD B. NIPPE, JR</u>	Contractor Name <u>HOME OWNER</u>
Address <u>166 21ST AVE</u>	State License # _____ City License # _____
City <u>APALACHICOLA</u> State <u>FL</u> Zip <u>32320</u>	Email <u>RBNIPPE54@GMAIL.COM</u>
Phone <u>448. 229. 1415</u>	Phone <u>SAME</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>INGROUND POOL</u>
<input type="checkbox"/> Demolition	

PROPERTY INFORMATION

Street Address (911 Address): 166 21ST AVE
 City & State: APALACHICOLA FL Zip: 32320
 Parcel ID #: 01-095-08W-8330-0245 0060 Block: 245 Lot: 6-7
 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: <u>5</u> Side: <u>5</u> Corner Lot? Y <u>(N)</u> Street Sides: _____ Lot Coverage: <u>39%</u> STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC.</u> <u>-won't be able to</u> <u>add anything else.</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).

IN GROUND POOL 10 X 12 (APPROXIMATE) 120 SF
 PERMEABLE PAVER PATIO AROUND POOL
 4' ON EACH SIDE
 12' ON EACH END

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	/		
Doors	/		
Windows	/		
Roofing	/		
Trim	/		
Foundation	/		
Shutters	/		
Porch/Deck	PERMEABLE PAVERS ON EACH SIDE (E+W) AND ON EACH END - (N+S)		
Fencing	REMAINS AS IS CURRENTLY		
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.
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October 21, 2024
DATE



SIGNATURE OF APPLICANT

Owners, Builders, Developers

PLEASE NOTE:

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

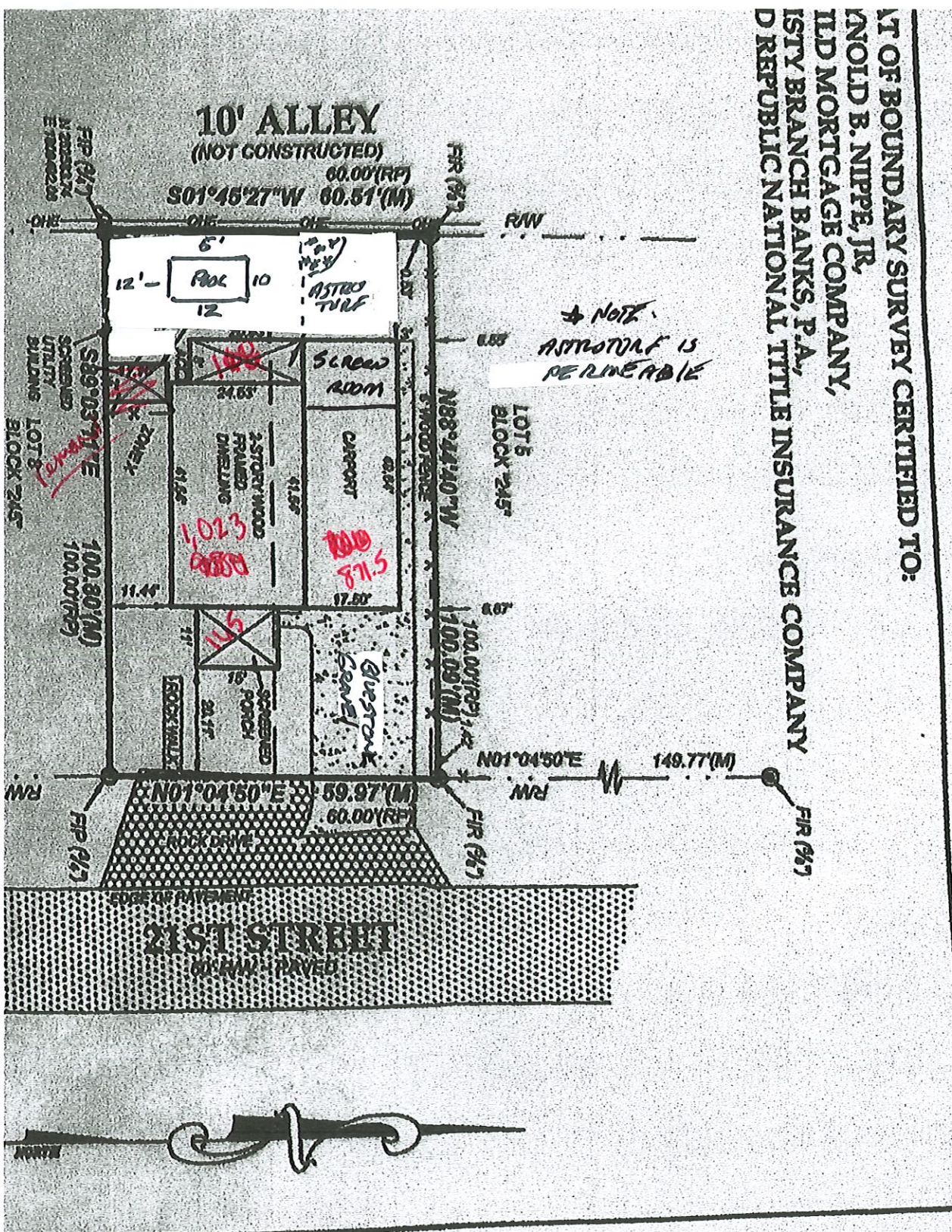
It is our intent to save you time any money in your plan preparation! The City of Apalachicola Planning & Zoning Board is a seven-member citizen board that also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the City. By working with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

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

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

NOT OF BOUNDARY SURVEY CERTIFIED TO:
 ANOLD B. NIPPE, JR.
 TLD MORTGAGE COMPANY,
 ISTY BRANCH BANKS, P.A.,
 D REPUBLIC NATIONAL TITLE INSURANCE COMPANY



* NOTE:
 ASTROTURF IS PERMEABLE

1,023 home
 871.5 carport
 168 rear porch
 165 front porch

 2,227.5 SF
 + 120 pool

 2,347.5 SF

 39%
 coverage

POOL TO BE FIBERGLASS 12 X 10
 5' PAVERS (PERMEABLE PAVERS)
 EACH SIDE OF POOL (W & E)
 12' PAVERS EACH END (N & S)

* MEETS 40% REQUIREMENT

COVERAGES: HOUSE - 1022 FOOTPRINT #

- REAR DECK - 168
- PORCH, FRONT - 143
- CARPOR - 847
- NO STEPS - 0
- POOL - 120

TTL #
 2300

 207 #
 6000



Certificate of Appropriateness & Fence

149 10th Street



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

Official Use Only

Date Received: 10/28/24
 Meeting Date: 11/12/24
 Fees Due: 65.00
 Date Fees Paid: 10/28/24

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Ryan Mills</u>	Contractor Name <u>Self</u>
Address <u>85 Etowah Dr.</u>	State License # _____ City License # _____
City <u>Dahlonega</u> State <u>GA</u> Zip <u>30533</u>	Email _____
Phone <u>678-634-9044</u>	Phone _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 149 10th Street
 City & State: Apalachicola Zip: 32320
 Parcel ID #: 01-095-08W-8330-0072-0080 Block: 72 Lot: 8
 Zoning District: R-1 [] 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: <u> </u> Rear: <u> </u> Side: <u> </u> Corner Lot? <u>Y</u> / N Street Sides: <u> </u> Lot Coverage: <u> </u> STAFF NOTES/RECOMMENDATIONS: <u>- needs C.o.A. on</u> <u>fence materials, banmister,</u> <u>+ colors.</u> <u>- see note on fence.</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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RM
 Applicant Initial

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

Fence around the property boundary. 72" vinyl white fence in the rear yard and side yard.
48" wood fence in the front yard, painted white.

Paint house body and trim/door/windows. Trim/door/windows will be painted white. House body will be painted a neutral color.

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

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10/23/24

DATE



SIGNATURE OF APPLICANT

Owners, Builders, Developers

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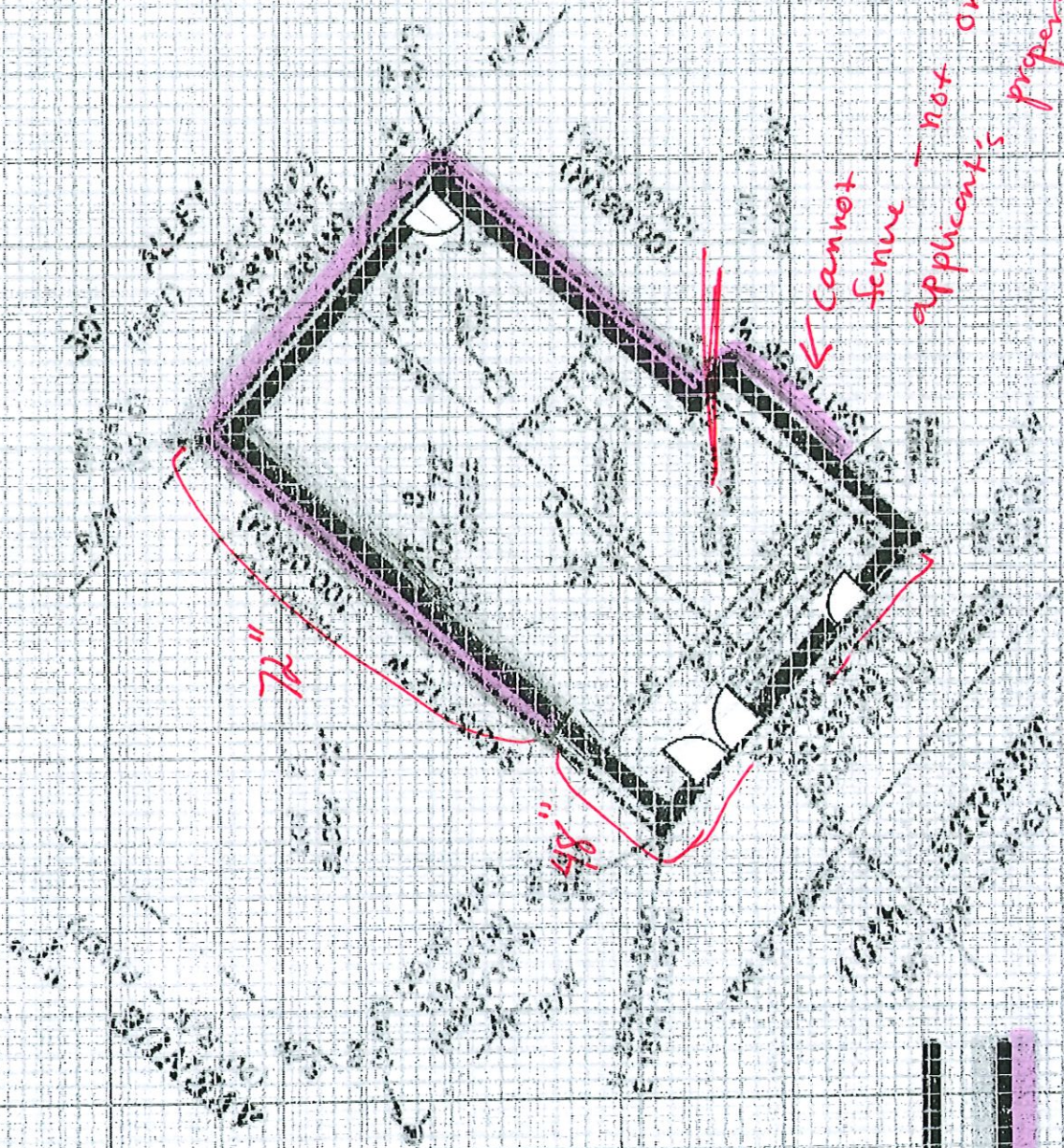
Bree Robinson
City Planner
(850)323-0985
brobenson@cityofapalachicola.com

Thank you,
PLANNING & ZONING BOARD
CITY OF APALACHICOLA


Applicant Initial

PLAN OF BOUNDARY SURVEY CERTIFIED TO:
RYAN MILLS and SARI MILLS

Fence Including Easement



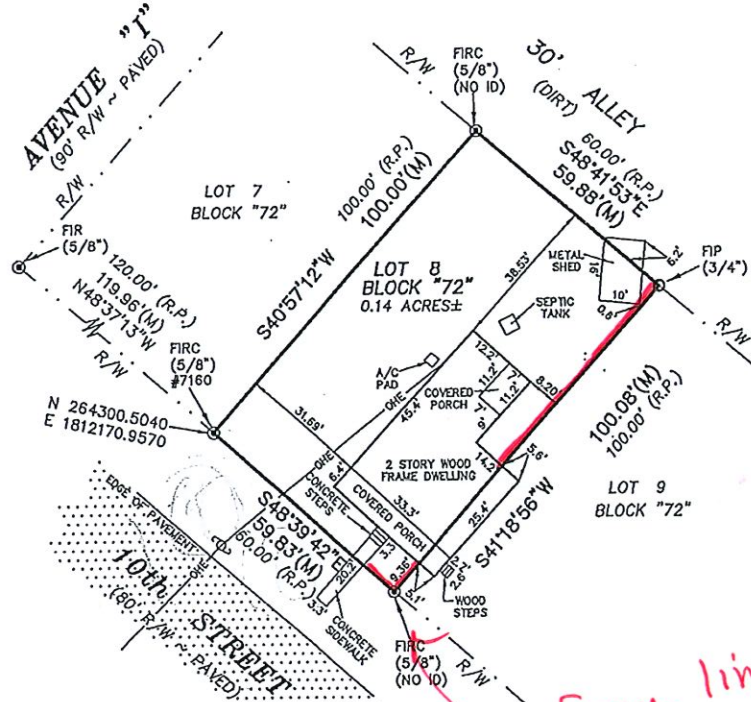
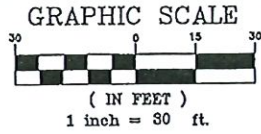
Cannot fence - not on applicant's property

KEY

- 36" Wood Picket Gate
- 108" Wood Picket Gate
- 48" Wood Picket Fence
- 72" Wood Private Fence

LEGAL DESCRIPTION

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 RYAN MILLS and KARI MILLS



LEGAL DESCRIPTION:

Lot 8, Block "72" of the CITY OF APALACHICOLA, as per map or plat thereof on file at the Clerk of the Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS based on Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. ELEVATIONS depicted hereon were established using NAVD 1988 datum.

fence lines

LEGEND

RP	RECORD PLAT
M	MEASURED
FIRC	FOUND IRON ROD & CAP
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
R/W	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
—	NOT TO SCALE
⊙	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
☆	LAMP POLE
⊘	GUY WIRE ANCHOR

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 05, 2014, Franklin County, Florida.

I hereby certify that this is a true and correct copy of the original survey and map as shown to me by the undersigned surveyor and mapper, and that the same are in accordance with the laws of Florida and the rules and regulations of the Board of Professional Surveyors and Mappers of the State of Florida.

The undersigned surveyor has not been provided with a current title opinion or plat of the subject property, and the surveyor is not responsible for any errors or omissions in the survey or map which could affect the boundaries of the subject property.

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

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 110 • 131 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 918-642-3218 FAX NUMBER: 918-642-1102
 LB 17118

DATE: 05/30/24	DRAWN BY: BB	N.B.688 PG.16	COUNTY: FRANKLIN
FILE: 24355.DWG	DATE OF LAST FIELD WORK: 05/29/24	CHECKED BY: AW	JOB NUMBER: 24-355

side fence example

7:31

5G 



What can we help you find?



Gallery



Double Tap or Pinch to Zoom



front fence example

7:36

5G



What can we help you find?



Shop All

Holiday Decorations

Appliances

Bathroo



N.E. Gainesville Lowe's 9 PM



32609

/ Building Supplies / Fencing & Gates / Wood Fencing

Severe Weather Spaced Picket Fence Panel

Item #544189 | Model #OGF2081L-FN

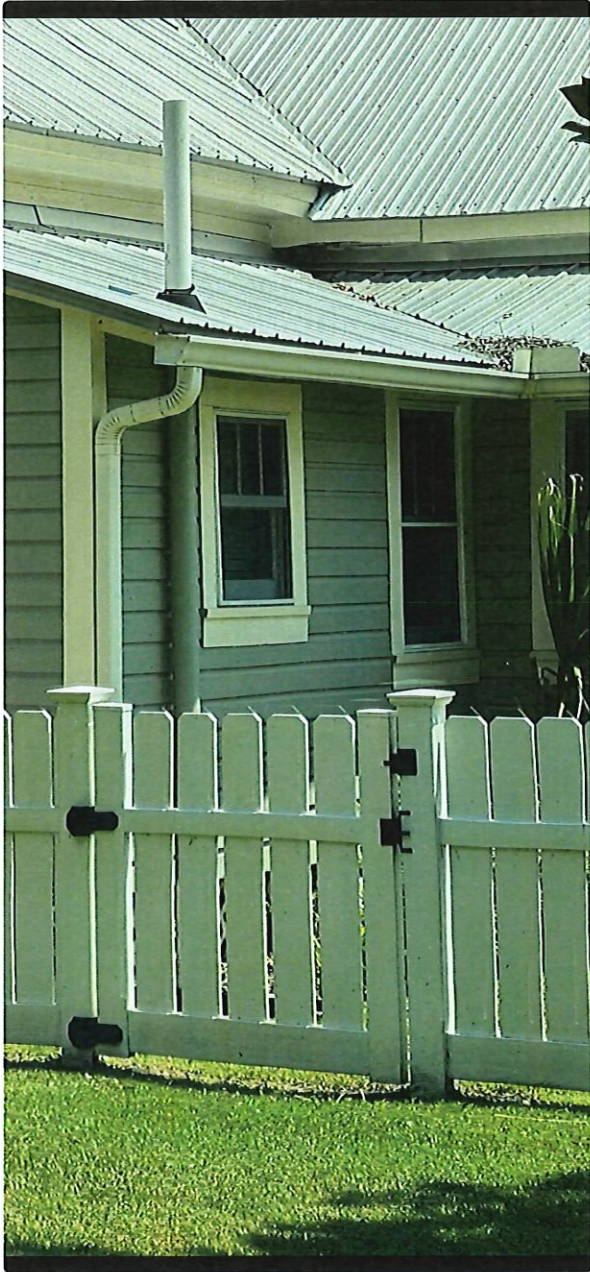
Shop Severe Weather

★★★★☆ 4.1



93





front fence
color example
149 10±



exterior
color
example



Crop

front porch
banister example



exterior color example



exterior
paint
example
149 1042