



Planning & Zoning Agenda

January 13th, 2025

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, January 13th, 2025
City Meeting Room – 74 6th Street
Agenda

Regular Meeting: 6:00 PM

1. Approval of December 9th, 2024 meeting minutes.
2. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) (Historic District) @ 226 Center Street, Block 8 Lot 5. For Emily Spear - Owner; Contractor: TBD
3. Review, Discussion and Decision for Fence (R-1) @ 99 Butler Street, Block 1 Lots 15 & East 10' of Lot 14. For Andrew & Dawn Schriever - Owner; Contractor: GeoFlora Group, LLC
4. Review, Discussion and Decision for New Construction (R-2) @ 21 24th Street, Block 271 Lot 28&29. For Neil & Sharon Parker - Owner; Contractor: Self
5. Review, Discussion and Decision for Certificate of Appropriateness, Addition, and Accessory Structure (R-1) @ 207 Avenue D, Block 107 Lot 9 & 10. For Tom Bradberry - Owner; Contractor: GeoFlora Group, LLC

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Minutes

December 9th, 2024

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

Attendance: Chair Joe Taylor, Chase Galloway, Jim Bachrach, Lee McLemore, Myrtis Wynn

Regular Meeting: 6:00 PM

1. Approval of November 12th, 2024 meeting minutes.
 - a. **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**

2. Review, Discussion and Decision for Sign & Certificate of Appropriateness. (C-1) (Historic District) @ 280 Water Street, Block G Lot 10. For Deani & Robbie Blalock - Owner;
Contractor: Sign De-Sign
 - a. **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

3. Review, Discussion and Decision for Certificate of Appropriateness/Alteration (R-1) @ 163 Avenue B, Block 54 Lots 1-3. For Kevin & Karen Curry - Owner; Contractor: Erin Rodriguez Const., LLC
 - a. **Contractor presented application. City Planner noted that this application may not be approvable due to the height ordinance and addition to a nonconforming addition on a historic home.**
 - b. **Motion to reject this application due to the height and nonconforming additions by Jim Bachrach; 2nd by Myrtis Wynn. All in favor – application denied.**

4. Review, Discussion and Decision for New Construction/Rehabilitation (R-1) (Historic District) @ 97 Avenue L, Block 172 Lot 10 & ½ 9. For Edgar & Lisa Lugo - Owner;
Contractor: TBD
 - a. **Owner presented revised application and answered questions from the board. City Planner noted that the length of this structure will be very wide from the street view and expressed concern on the compatibility with the surrounding area.**

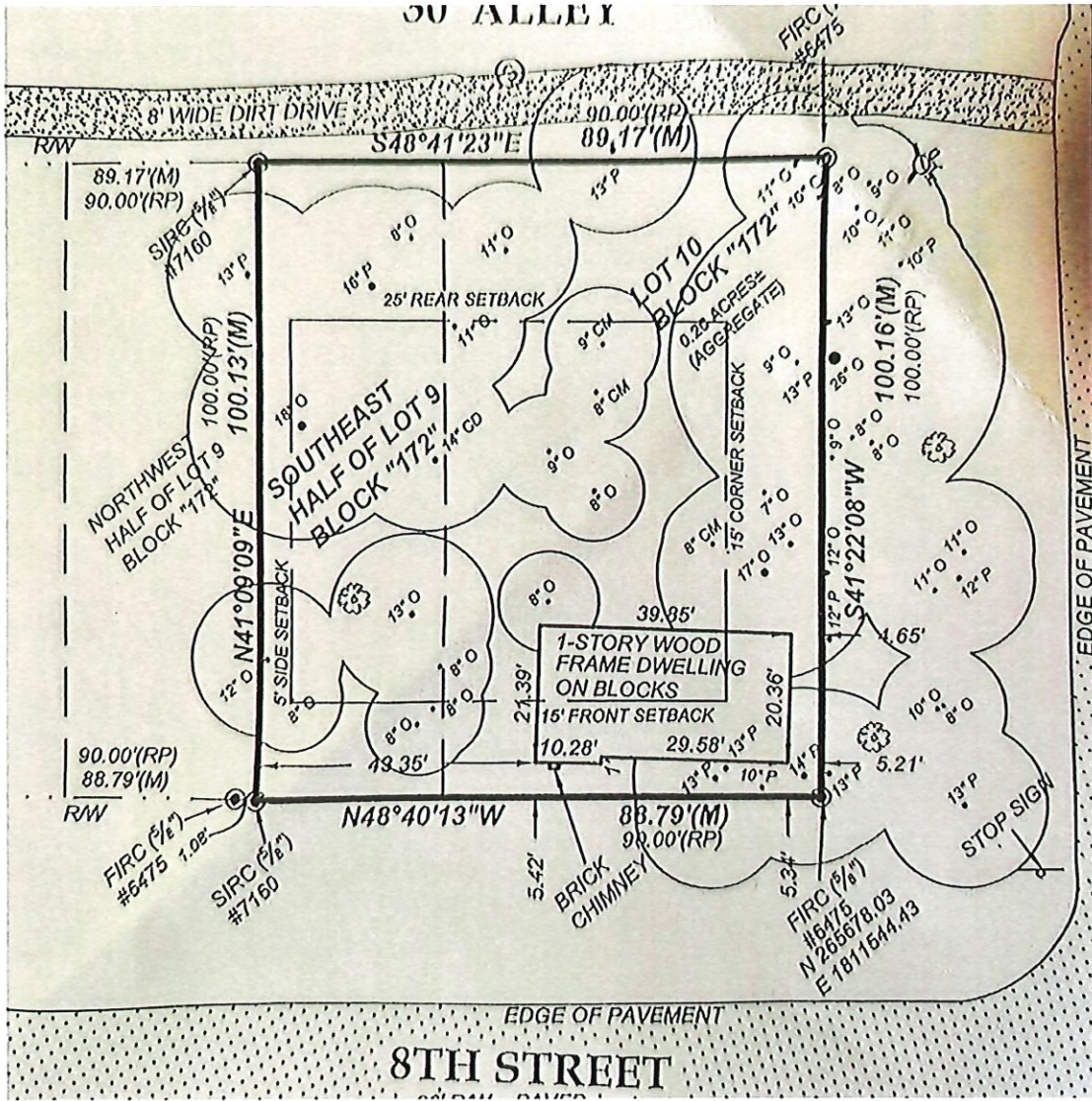
CITY OF APALACHICOLA
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- b. **Motion to approve contingent upon on all trees shown in the renderings staying and contingent upon the design staying exactly as shown by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting by Jim Bachrach; 2nd by Bobby Miller. Meeting adjourned.



Edgar & Lisa Lugo

Edgar 404-502-9166, Lisa 770-3553367

Original Structure Built 1896

Original Survey

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

Lot (100' RP x 90' RP) = 9,000 (RP = Recorded Plat)

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 + 66.5 + 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

Edgar & Lisa Lugo

Edgar 404-502-9166, Lisa 770-3553367

Original Structure Built 1896

Original Lot Coverage Submitted

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

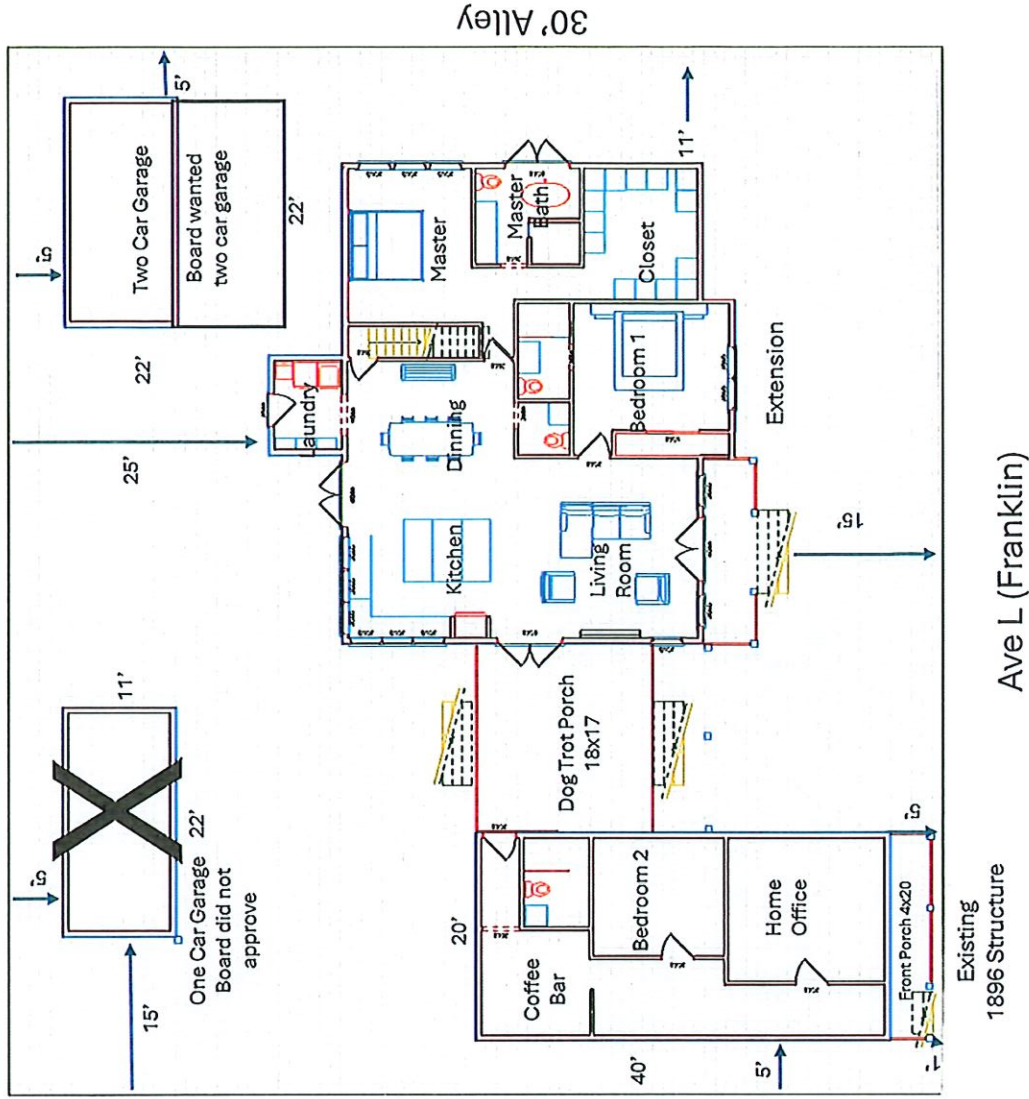
Lot (100' x 90') = 9,000

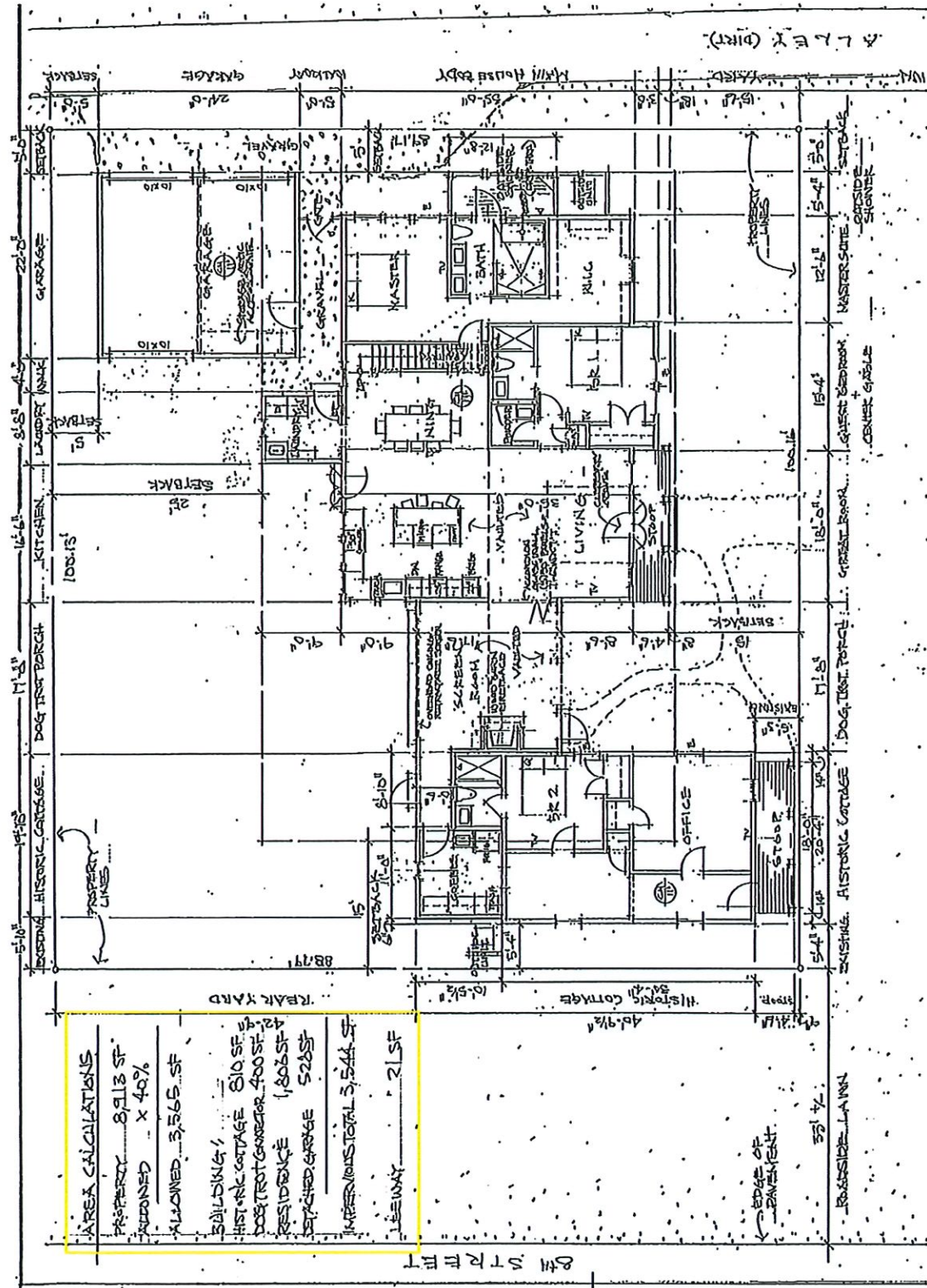
40% Coverage = 3,600 sq. ft.

8th Street (Pine)

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 + 66.5 + 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





AREA CALCULATIONS

PROPERTY	8,913 SF
PAVING	x 40%
ALLOWED	3,565 SF
BUILDING	
HISTORIC GARAGE	810 SF
DOG TROT GARAGE	400 SF
RESIDENCE	1,806 SF
DETACHED GARAGE	528 SF
IMPERVIOUS TOTAL	3,544 SF
LEEWAY	21 SF

A L L E Y (DIRT)

EDGE OF PAVEMENT

REAR YARD

HISTORIC GARAGE

DOG TROT GARAGE

HISTORIC GARAGE

DOG TROT GARAGE

HISTORIC GARAGE

DOG TROT GARAGE

HISTORIC GARAGE

DOG TROT GARAGE

HISTORIC GARAGE

DOG TROT GARAGE

HISTORIC GARAGE

DOG TROT GARAGE

AREA CALCULATIONS

- PROPERTY 8,913 SF
- CONCRETE X 40%
- ALLOWED 3,565 SF
- BUILDING
- HISTORIC GARAGE 810 SF
- DOG TROT GARAGE 400 SF
- RESIDENCE 1,805 SF
- DETACHED GARAGE 525 SF
- IMPERVIOUS TOTAL 3,544 SF
- LEEWAY 21 SF

DATE: 11/11/11

REAR YARD

40'-9 1/2"

88'-7 1/4"

108'-15"

16'-6"

8'-5"

22'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

Historic Cottage

40'-9 1/2"

88'-7 1/4"

108'-15"

16'-6"

8'-5"

22'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

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5'-0"



SITE DEVELOPMENT PLAN
1/8" = 1'-0"

AVENUE L

EDGE OF PAVEMENT

ROSSIDE LANE

EDGE OF PAVEMENT

55' 7"

18'-0"

20'-0"

14'-0"

11'-8"

100.16

EXISTING HISTORIC GARAGE

DOG TROT PORCH

GREAT ROOM

GUEST BEDROOM

MASTER SUITE

STAIRS

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

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5'-0



Certificate of Appropriateness & Fence

226 Center Street



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

Official Use Only

Date Received: 12/3
 Meeting Date: 1/13
 Fees Due: —
 Date Fees Paid: —

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Emily Spear</u>	Contractor Name <u>TBD</u>
Address <u>226 Cutler St</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32328</u>	Email _____
Phone <u>850-597-1847</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): 226 Cutler St
 City & State: Apalachicola FL Zip: 32328
 Parcel ID #: 01-095-08W-8360-0008-0050 Block: 8 Lot: 5
 Zoning District: AE R1 [] Historic District [] Non-Historic District
 FEMA Flood Zone: X

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? Y / <input checked="" type="checkbox"/> N Street Sides: _____ Lot Coverage: <u>—</u> STAFF NOTES/RECOMMENDATIONS: <u>- needs C.o.A.</u> <u>OPV</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.

ELS
 Applicant Initial

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

Fencing in one side of my house. The other three sides are already fenced in

4' + 6'

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.

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:

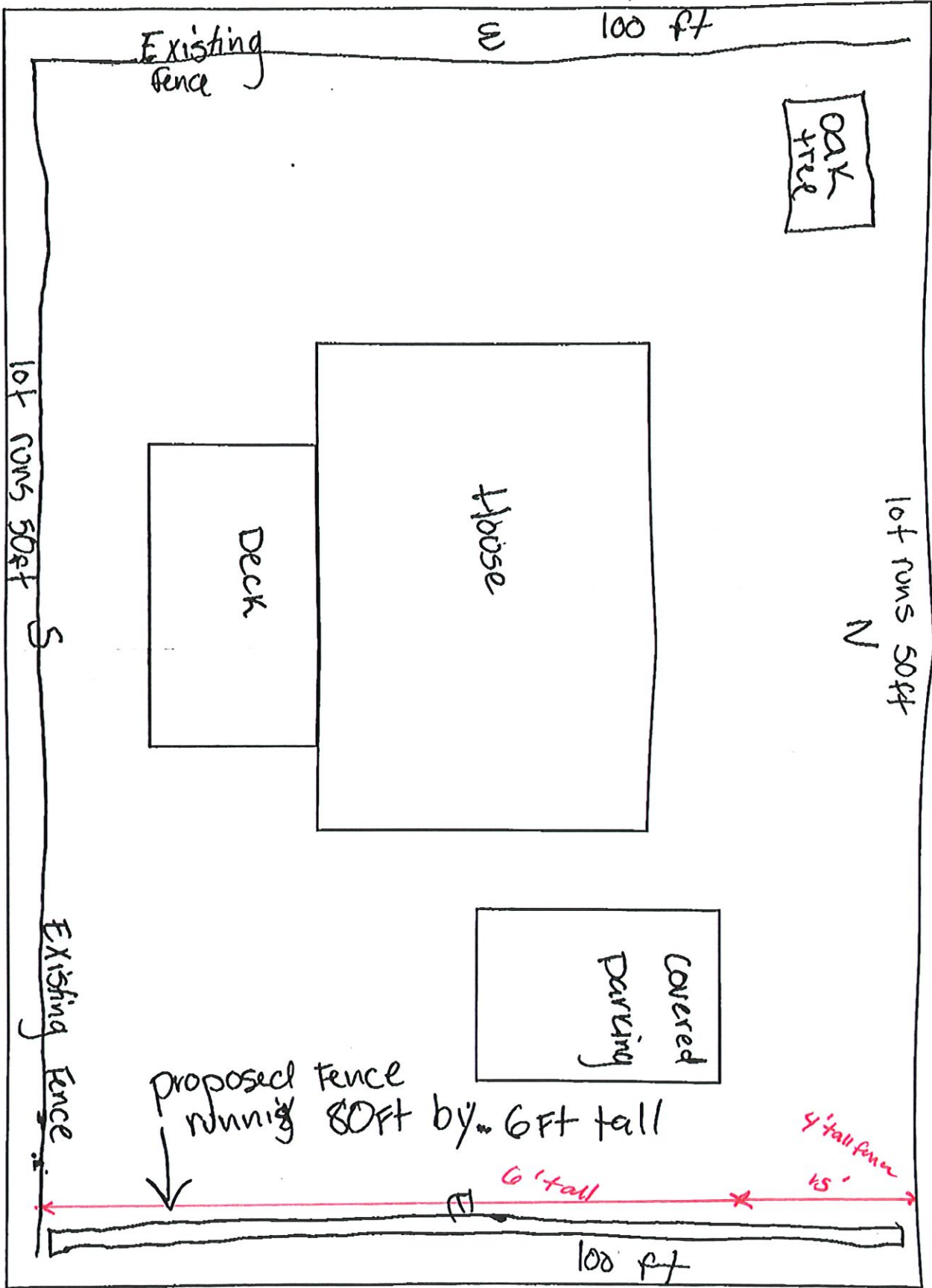
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular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

9/20/24

DATE



SIGNATURE OF APPLICANT



Center Street

228 center st

W (D) E



Fence

99 Butler Street



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

Official Use Only

Date Received: 12/12/24
 Meeting Date: 1/13/24
 Fees Due: _____
 Date Fees Paid: _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner: <u>Andrew and Dawn Schriever</u>	Contractor Name: <u>Joseph Drew Robertson (GeoFlora Group, LLC)</u>
Address: <u>99 Butler St</u>	State License #: <u>CGC1534033</u> City License #: <u>24-176</u>
City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32320</u>	Email: <u>drew@geofloragroup.com/office@geofloragroup.com</u>
Phone: <u>630-313-9309</u>	Phone: <u>850-745-4226</u>

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 99 Butler St
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-09S-08W-8360-0001-0150 Block: 1 Lot: _____
 Zoning District: R1-Residential [] Historic District [x] Non-Historic District Lot 15 & East 10' of Lot 14
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y <u>(N)</u> Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u> Corner Lot? <u>(Y)</u> /N Street Sides: <u>15</u> Lot Coverage: _____ STAFF NOTES/RECOMMENDATIONS: _____ _____ _____ _____	<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.

JDR
 Applicant Initial

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

Install fencing as drawn on plans

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	N/A	N/A	N/A
Doors	N/A	N/A	N/A
Windows	N/A	N/A	N/A
Roofing	N/A	N/A	N/A
Trim	N/A	N/A	N/A
Foundation	N/A	N/A	N/A
Shutters	N/A	N/A	N/A
Porch/Deck	N/A	N/A	N/A
Fencing	Breeze Blocks	Decorative open cell concrete block	N/A
Driveways/Sidewalks	N/A	N/A	N/A
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.

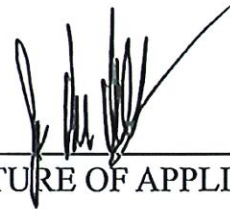
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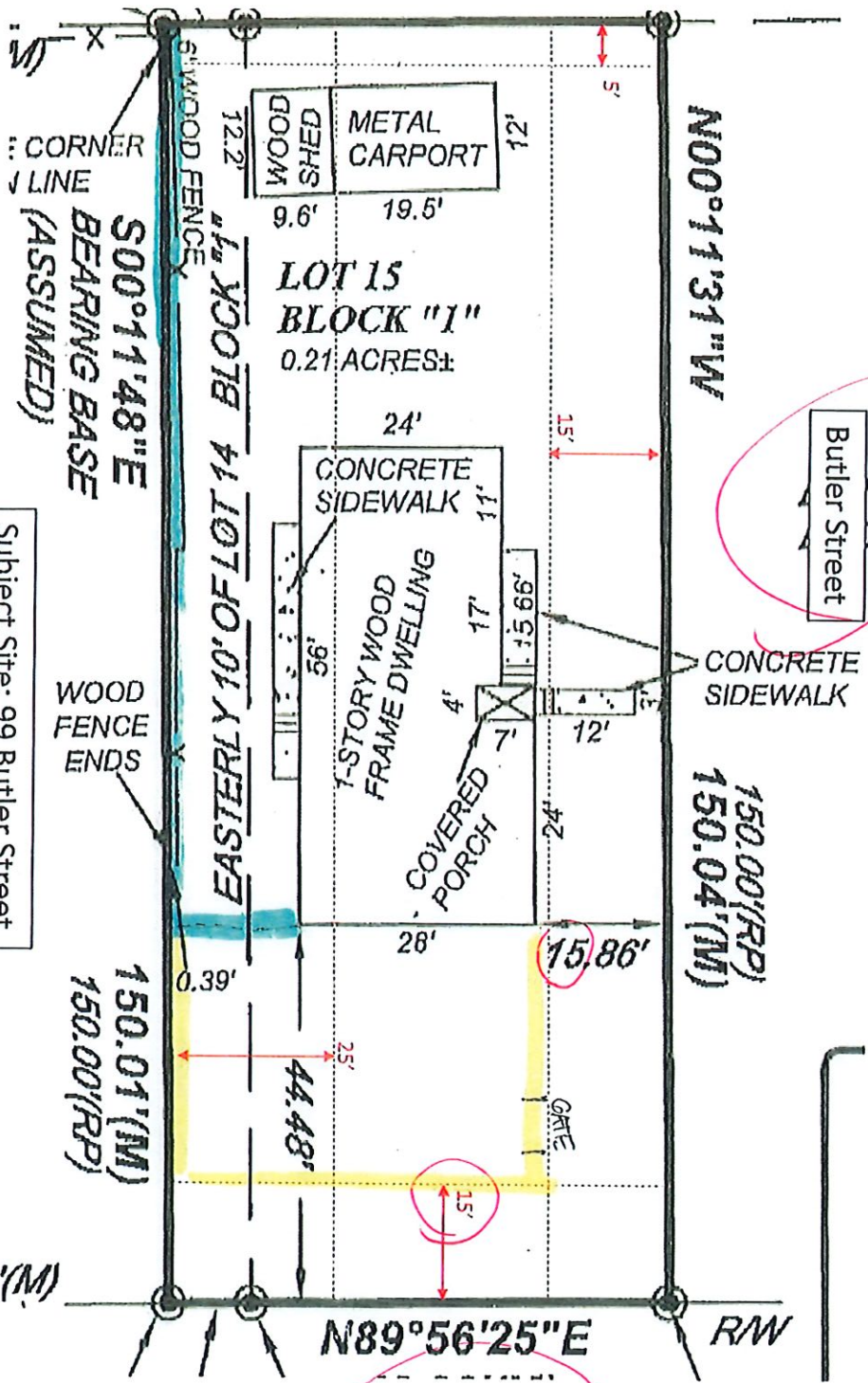
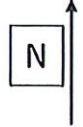
1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
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7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
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9. I/We understand that P&Z Board approval is permission to obtain a permit for work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

2024-12-12

DATE



SIGNATURE OF APPLICANT



Subject Site: 99 Butler Street
November 2023

EXISTING
6' WOOD FENCE
PROPOSED OPEN
CELL BLOCK 6' FENCE

2024/12/03

Prado Street

Butler Street

METAL CARPORT
19.5'
WOOD SHED DOOM
9.6'

LOT 15
BLOCK "1"
0.21 ACRES±

1-STORY WOOD FRAME DWELLING
COVERED PORCH
CONCRETE SIDEWALK

N00°11'31"W

150.00'(RP)
150.04'(M)

N89°56'25"E

R/W

S00°11'48"E
BEARING BASE
(ASSUMED)

150.01'(M)
150.00'(RP)

WOOD FENCE ENDS

EASTERLY 10.01 YD ±

CORNER LINE

WOOD FENCE

W



New Construction

21 24th Street

~~911 Address needed~~



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

Official Use Only

Date Received: 12/11/24
Meeting Date: 1/13/24
Fees Due: \$200.00
Date Fees Paid: 12/10/24

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: Meil + Sharon Parker
Address: 680 E Pine Ave
City: SGI State: FL Zip: 32328
Phone: 704 277 3073

Contractor Name: SELF
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"/> Accessory Structure |
| <input type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION

Street Address (911 Address): ~~TBD~~ 21 24th Ave Block 271, LOTS 28 + 29
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: _____ Block: 271 Lot: 28 + 29
Zoning District: R-2 [] Historic District [] Non-Historic District
FEMA Flood Zone: 0.270

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y/N
Setback Requirements of Property:
Front: 15 Rear: 25 Side: 15 ft min
Corner Lot? Y/N Street Sides: _____
Lot Coverage: 40%
STAFF NOTES/RECOMMENDATIONS:
-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.

SmP
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).

820 SF SINGLE FAMILY HOME
 SEE ATTACHED SITE PLAN

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		VINYL	
Doors			
Windows			
Roofing		ASPHALT	
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

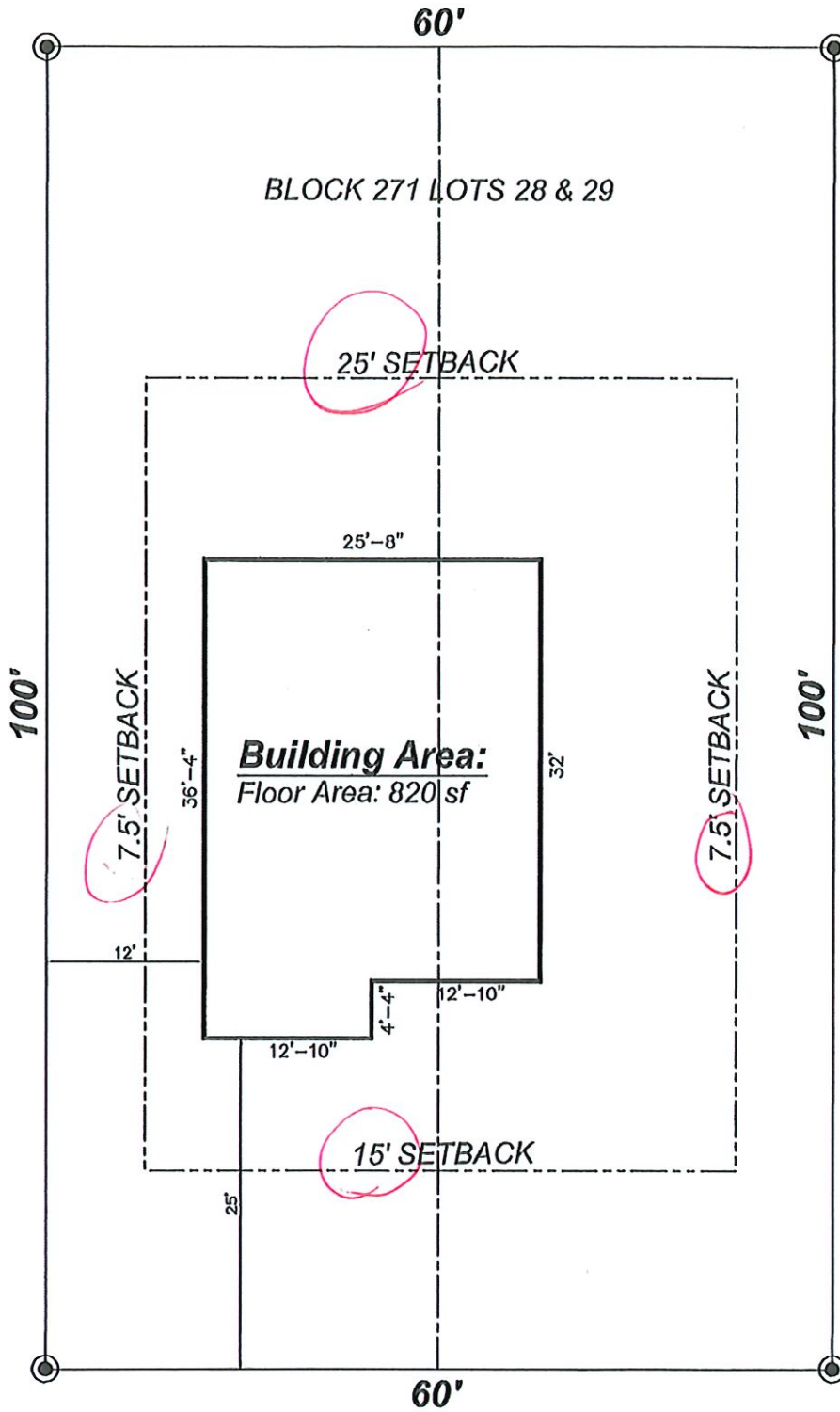
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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 Building Department.
6. I/We understand that all changes to the approved scope of work stated in a Certificate of Appropriateness or Development Order application have to be approved by the P&Z Board before work commences on those changes. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year after issuance. They are renewable for six months without cause if requested, and for an additional six months upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documents to City Staff, if needed.
9. I/We understand that P&Z Board approval is permission to obtain a permit for work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

12/10/24

DATE

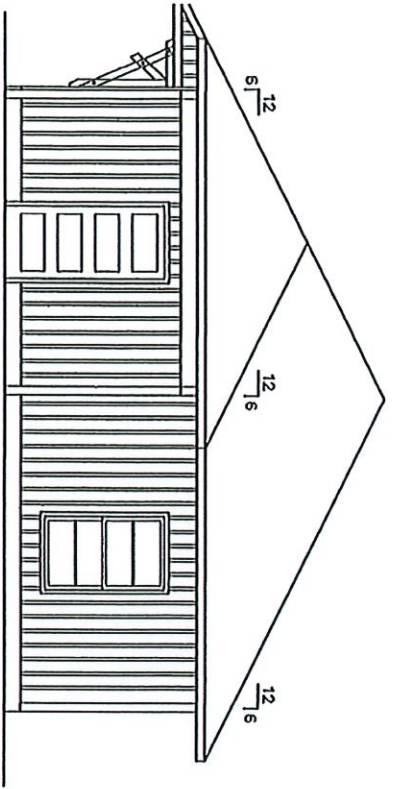

SIGNATURE OF APPLICANT



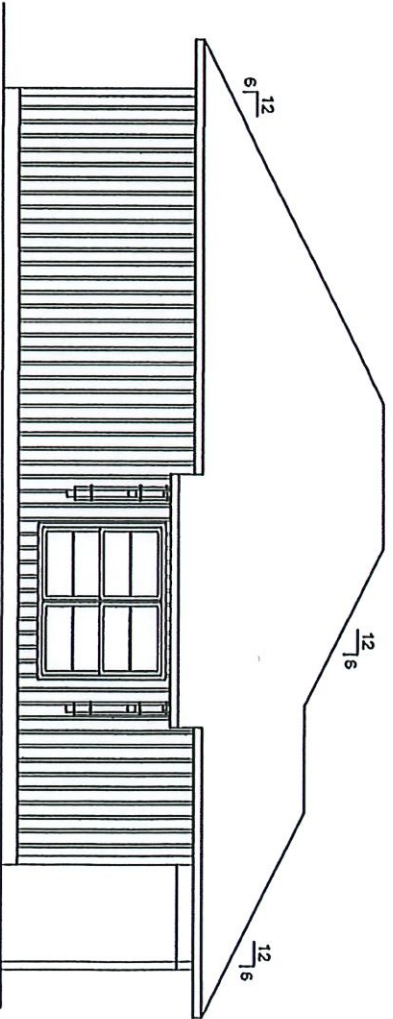
24th AVENUE



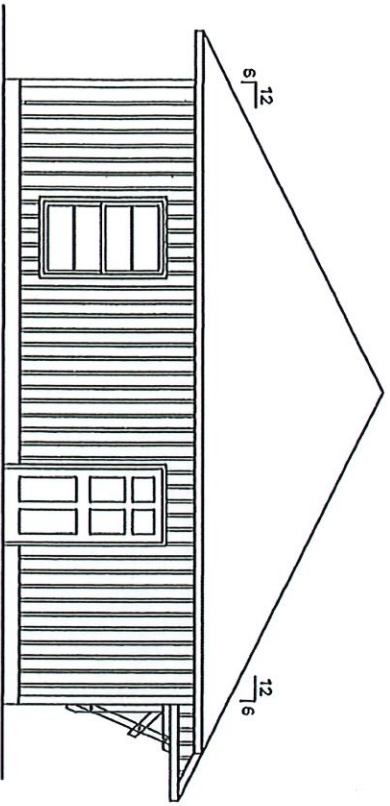
SITE PLAN
NOT TO SCALE



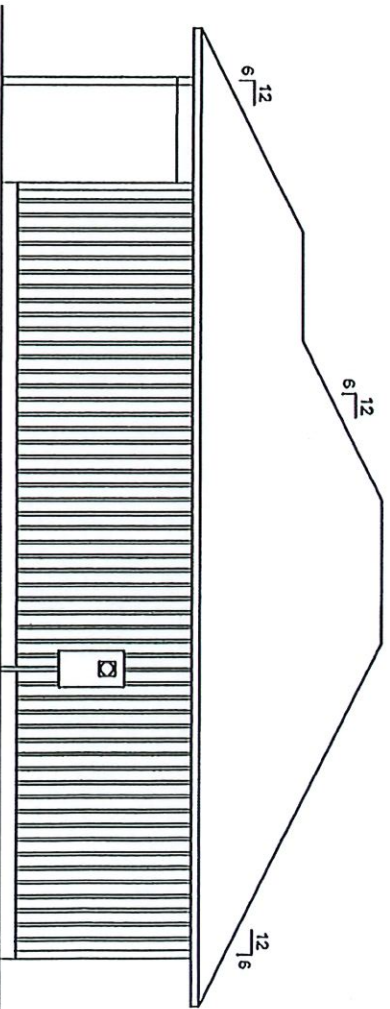
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



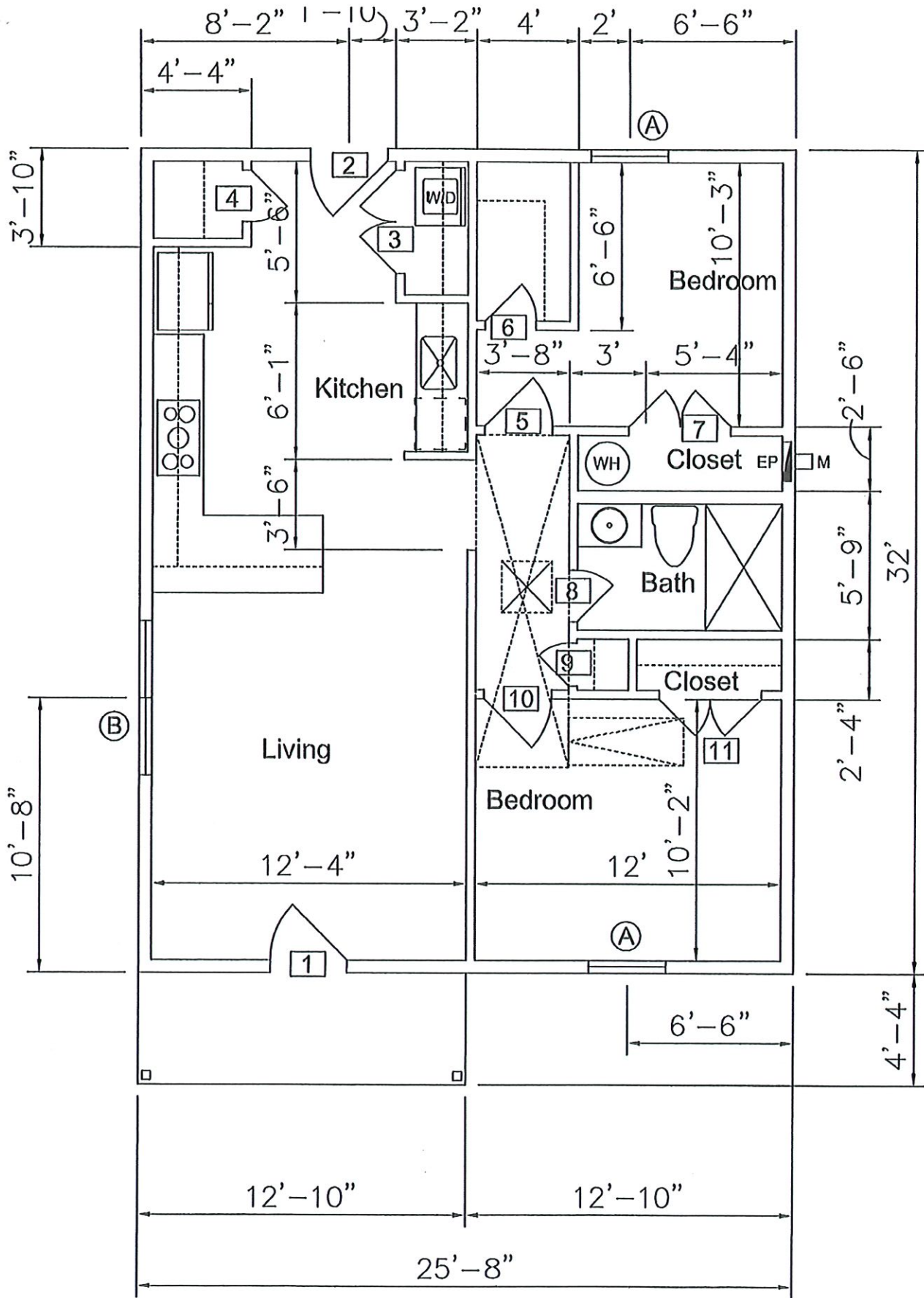
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Building Area:
 Heated Floor Area: **820 sf**



sharon parker <smarker61@gmail.com>

Fwd: Permission Statement

1 message

Travis Stanley <tstanley@fickling.com>
To: Sharon Parker <smarker61@gmail.com>

Tue, Dec 10, 2024 at 10:59 AM

Sent from my iPhone

Begin forwarded message:

From: Jason Hart <jhart@cureton-johnson.com>
Date: December 10, 2024 at 10:51:58 AM EST
To: Travis Stanley <tstanley@fickling.com>
Subject: Permission Statement

To whom it may concern at the Apalachicola Building Department;

Block 271 Lots 28 & 29 within the City Apalachicola is currently under contract to be sold from Apalachicola Bay Cottages, LLC to Sharon M Parker and Neil P Parker. The vacant lots are scheduled to be sold and transferred to the Parkers on or before December 20th, 2024. As registered agent and manager of Apalachicola Bay Cottages, LLC. I give the Parkers permission to apply for building permits for their future proposed improvements to the subject property legally described as Block 271 Lots 28 & 29.

Thank you, Jason Hart



JASON HART
CERT RES RD7028

1358 THOMASWOOD DRIVE
TALLAHASSEE, FL 32308
850.386.3720 (o)
850.251.0615 (c)
EMAIL: JHART@CURETON-JOHNSON.COM



**Certificate of Appropriateness, Addition, & Accessory
Structure
207 Avenue D**



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

Official Use Only

Date Received: 12/20/24
 Meeting Date: 1/13/24
 Fees Due: \$90.00
 Date Fees Paid: _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Tom Bradberry</u>	Contractor Name <u>Joseph Drew Robertson (GeoFlora Group, LLC)</u>
Address <u>207 Ave D</u>	State License # <u>CGC1534033</u> City License # <u>24-176</u>
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email <u>drew@geofloragroup.com/office@geofloragroup.com</u>
Phone <u>850-217-2927</u>	Phone <u>850-745-4226/850-510-8524</u>

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address (911 Address): 207 Ave D
 City & State: Apalachicola FL Zip: 32320
 Parcel ID #: 01-09s-08w-8330-0107-0090 Block: 107 Lot: 9 and 10
 Zoning District: R1 Historic District Non-Historic District
 FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? <input checked="" type="radio"/> Y / <input type="radio"/> N Setback Requirements of Property: Front: <u>15/15</u> Rear: <u>25</u> Side: <u>5</u> Corner Lot? <input checked="" type="radio"/> Y / <input type="radio"/> N Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>- under 40%</u> <u>- needs Co. A.</u> <u>- fence not noted</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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JDR
 Applicant Initial

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

Detached accessory structure with Timber construction garage, concrete fiber board and standing seam metal roof.

+ remodel of home

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	Hardie	Concrete fiber board	N/A
Doors	TBD	TBD	N/A
Windows	TBD	TBD	N/A
Roofing	TBD	Standing seam metal	N/A
Trim	Hardie Trim	Concrete fiber board	N/A
Foundation	N/A	Concrete Monolithic Slab	N/A
Shutters	N/A	N/A	N/A
Porch/Deck	N/A	N/A	N/A
Fencing	N/A	N/A	N/A
Driveways/Sidewalks	N/A	N/A	N/A
Other			

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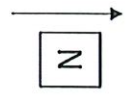
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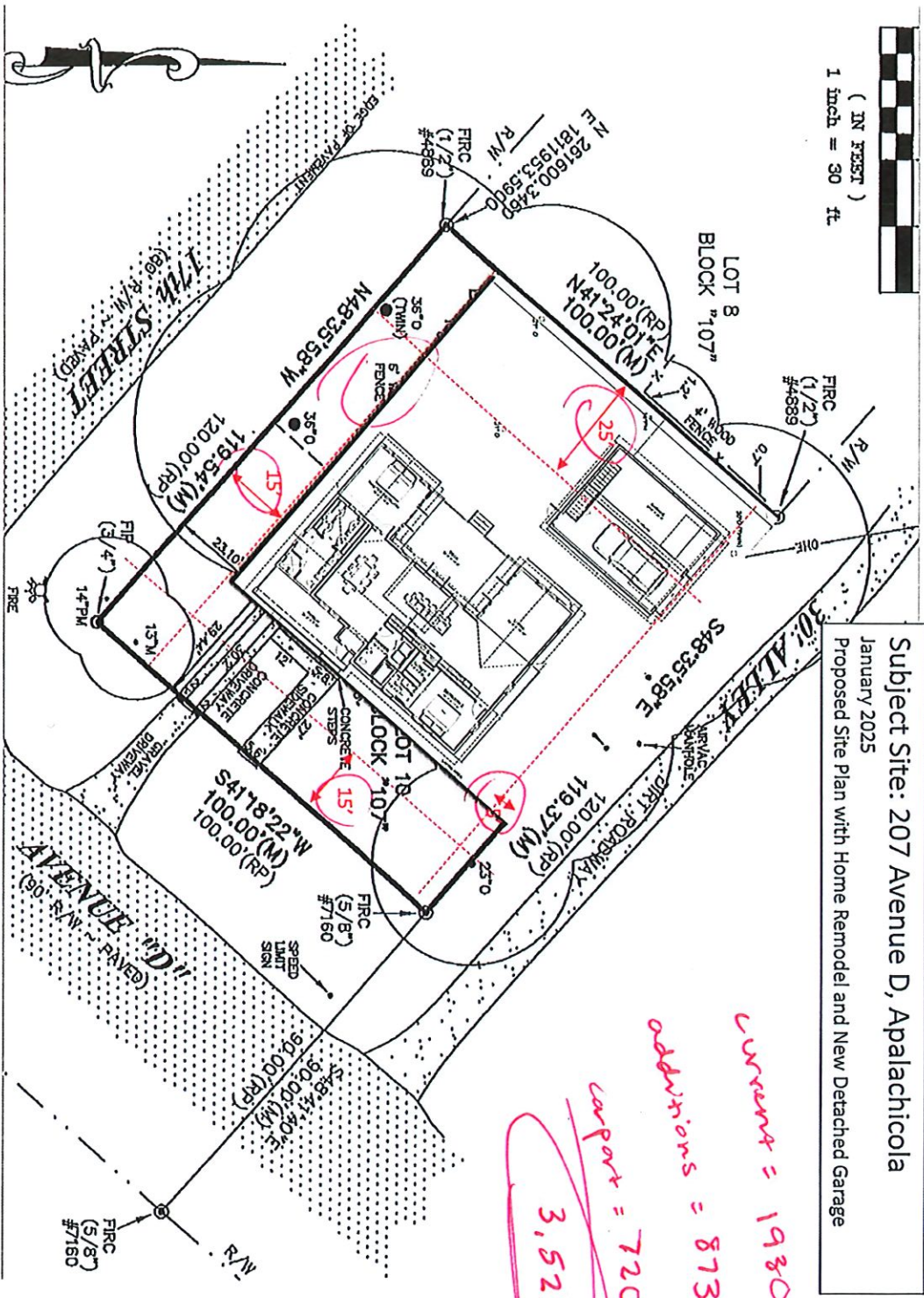
2024-12-20

DATE


SIGNATURE OF APPLICANT



(IN FEET)
 1 inch = 30 ft



Subject Site: 207 Avenue D, Appalachicola
 January 2025
 Proposed Site Plan with Home Remodel and New Detached Garage

lot = 12,000 SF
 402 = 4,800 SF

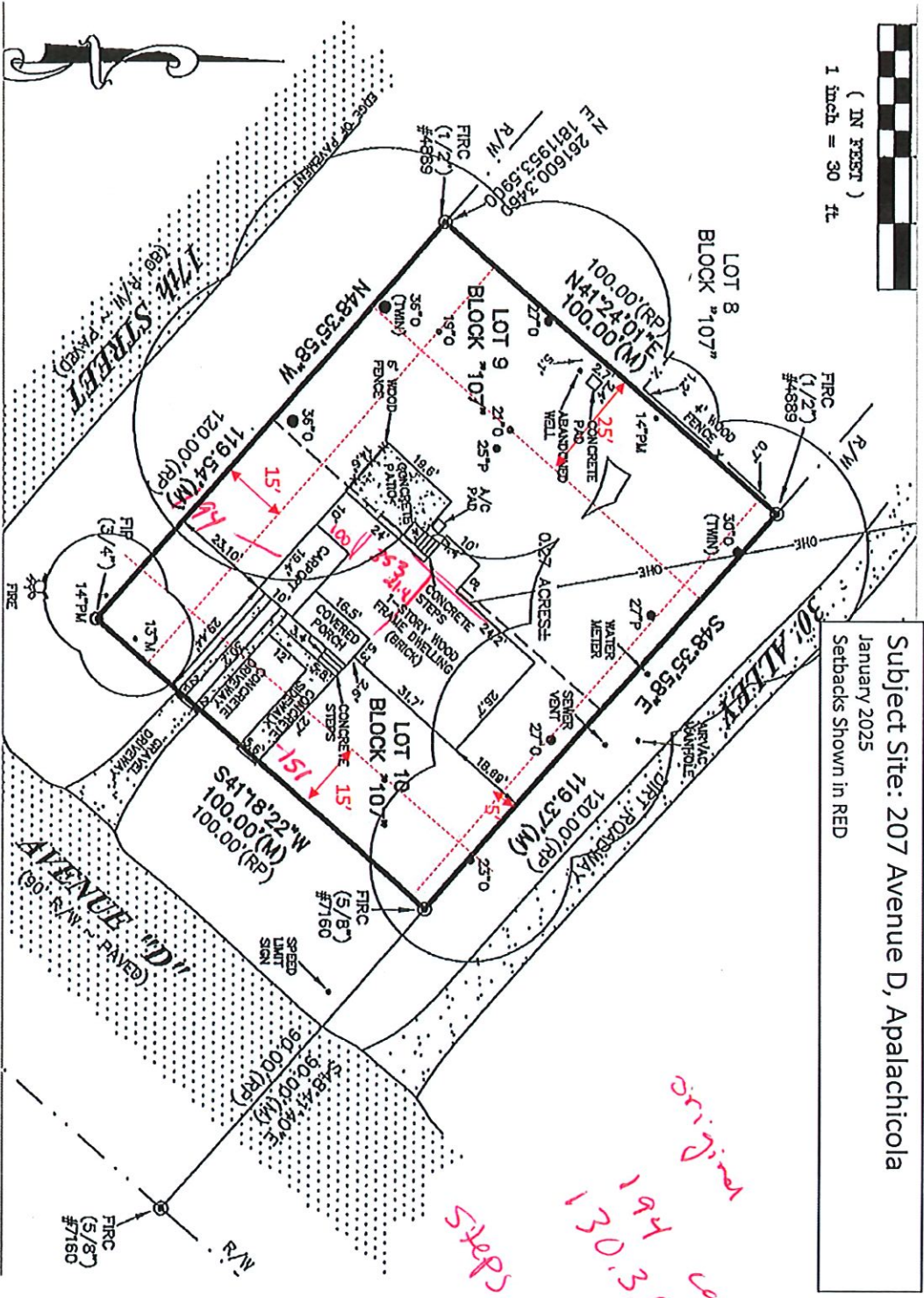
Current = 1930
 additions = 873
 carpet = 720
3,523 SF
 own



(IN FEET)
1 inch = 30 ft



Subject Site: 207 Avenue D, Apalachicola
January 2025
Setbacks Shown in RED



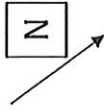
Handwritten notes in red ink:

- 100
- 353
- 846.37
- 1,299
- 324
- 707
- 1,930 sq ft

Handwritten notes in red ink:

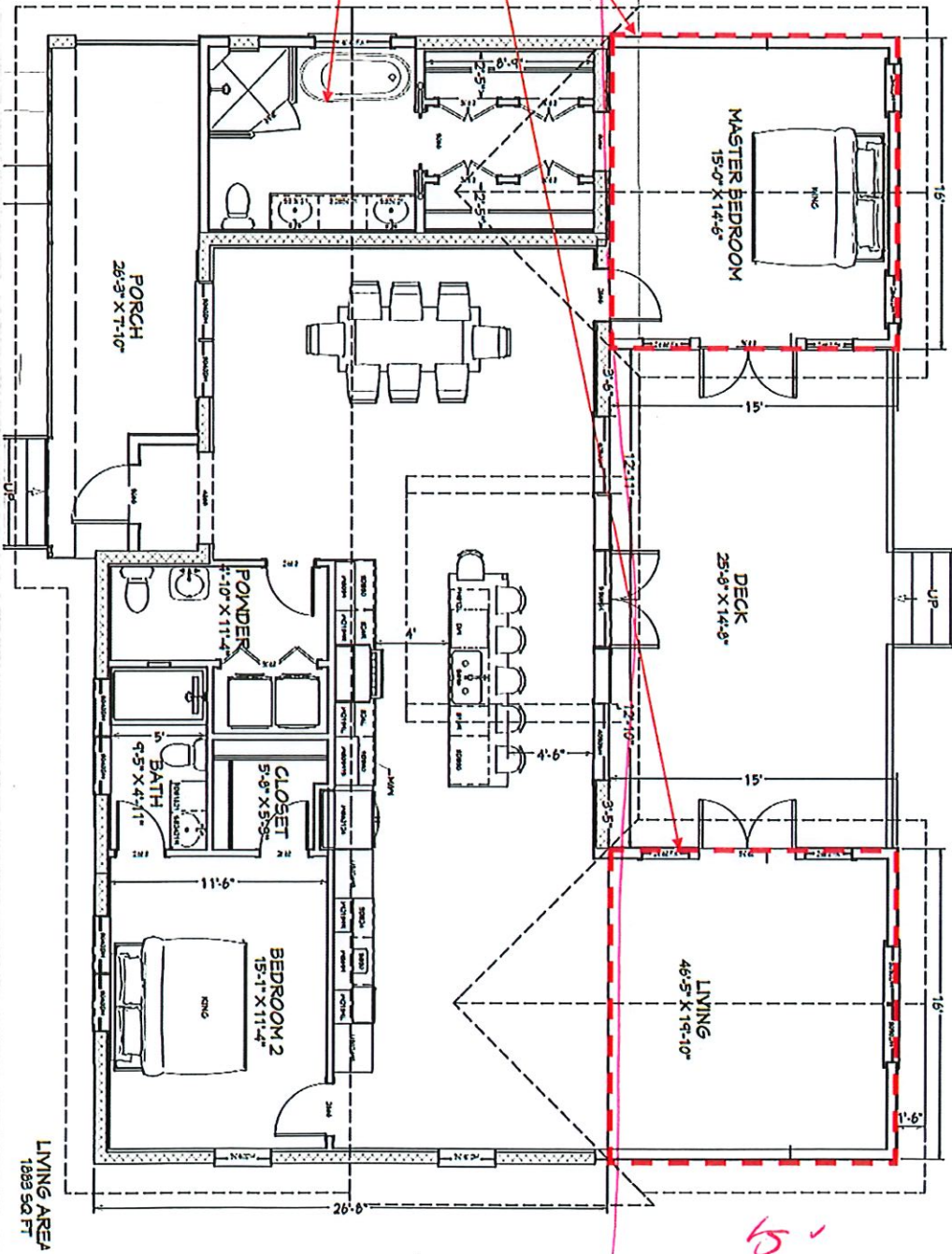
- original
- 194
- 130.35
- steps - 151
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- 200

Subject Site: 207 Avenue D,
 Apalachicola
 January 2025
 Proposed Home Remodel Dimensions



Proposed Closing in
 Of Carport

Proposed Additions
 Each 15'x16'



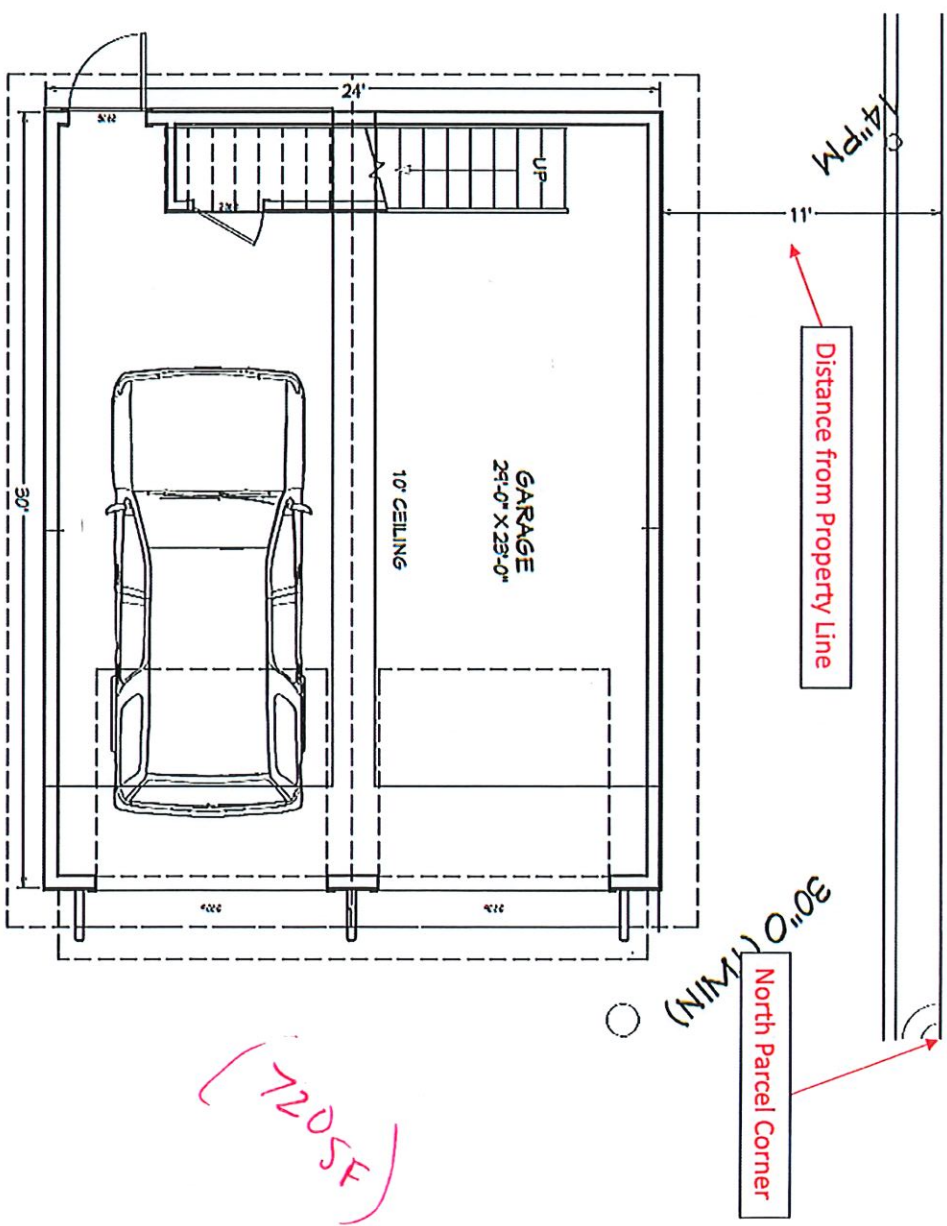
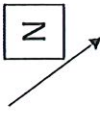
8735 SF

15'

LIVING AREA
 1883 SQ FT

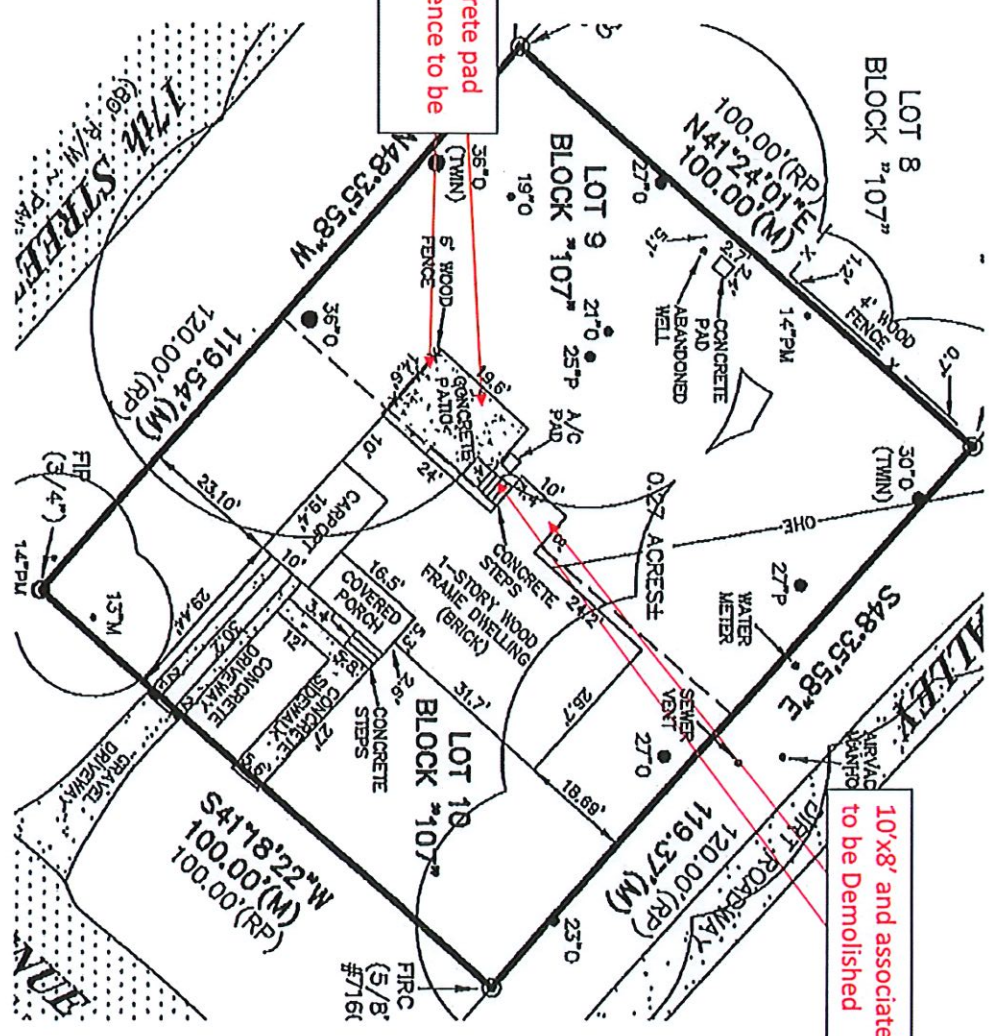
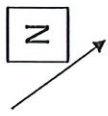


Subject Site: 207 Avenue D,
Apalachicola
January 2025
Proposed Detached Garage Dimensions





Subject Site: 207 Avenue D,
 Apalachicola
 January 2025
 Proposed Demolition Plan

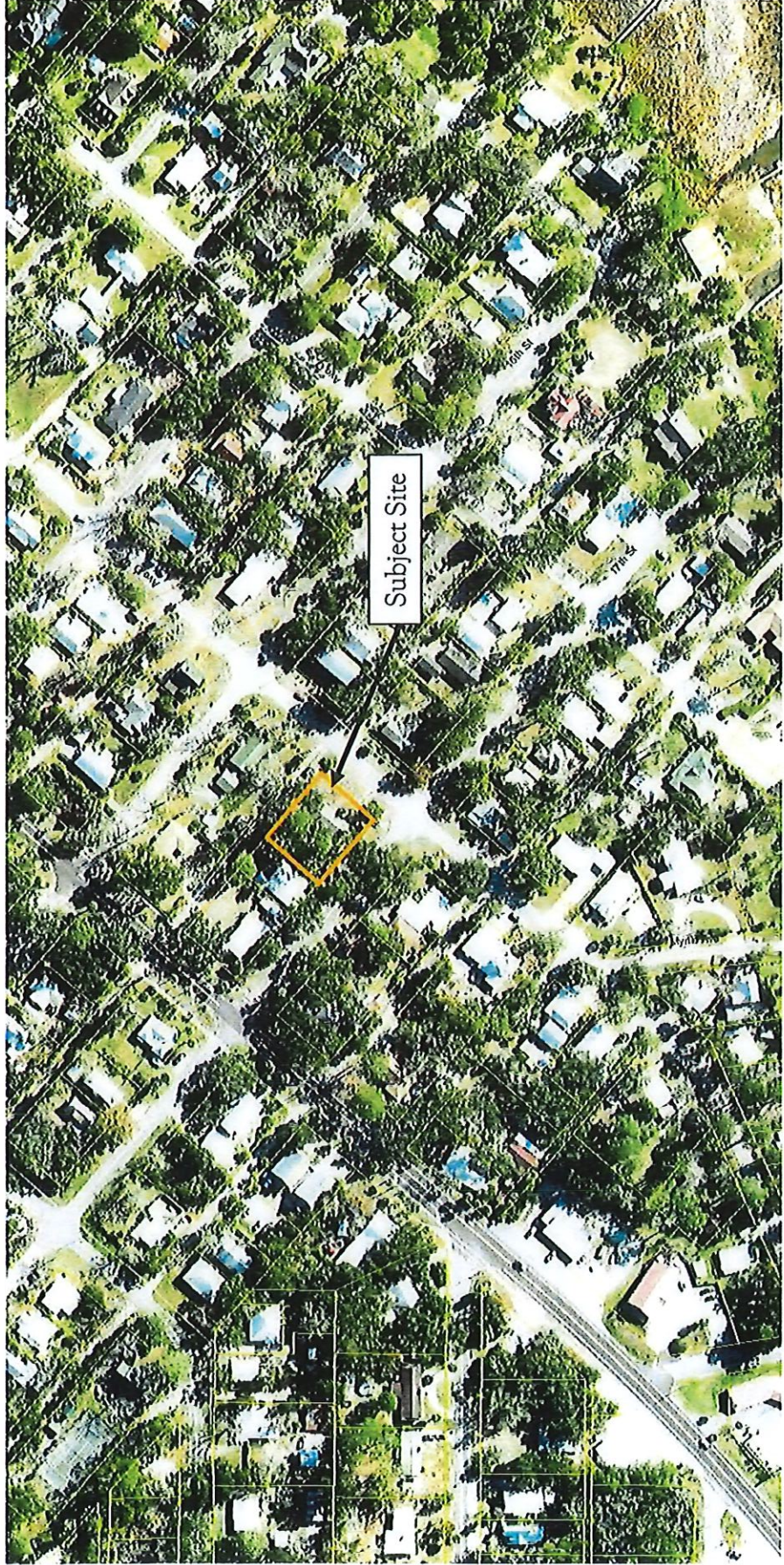


19.6'x14.6' Concrete pad
 and associated fence to be
 Demolished

10'x8' and associated Steps
 to be Demolished

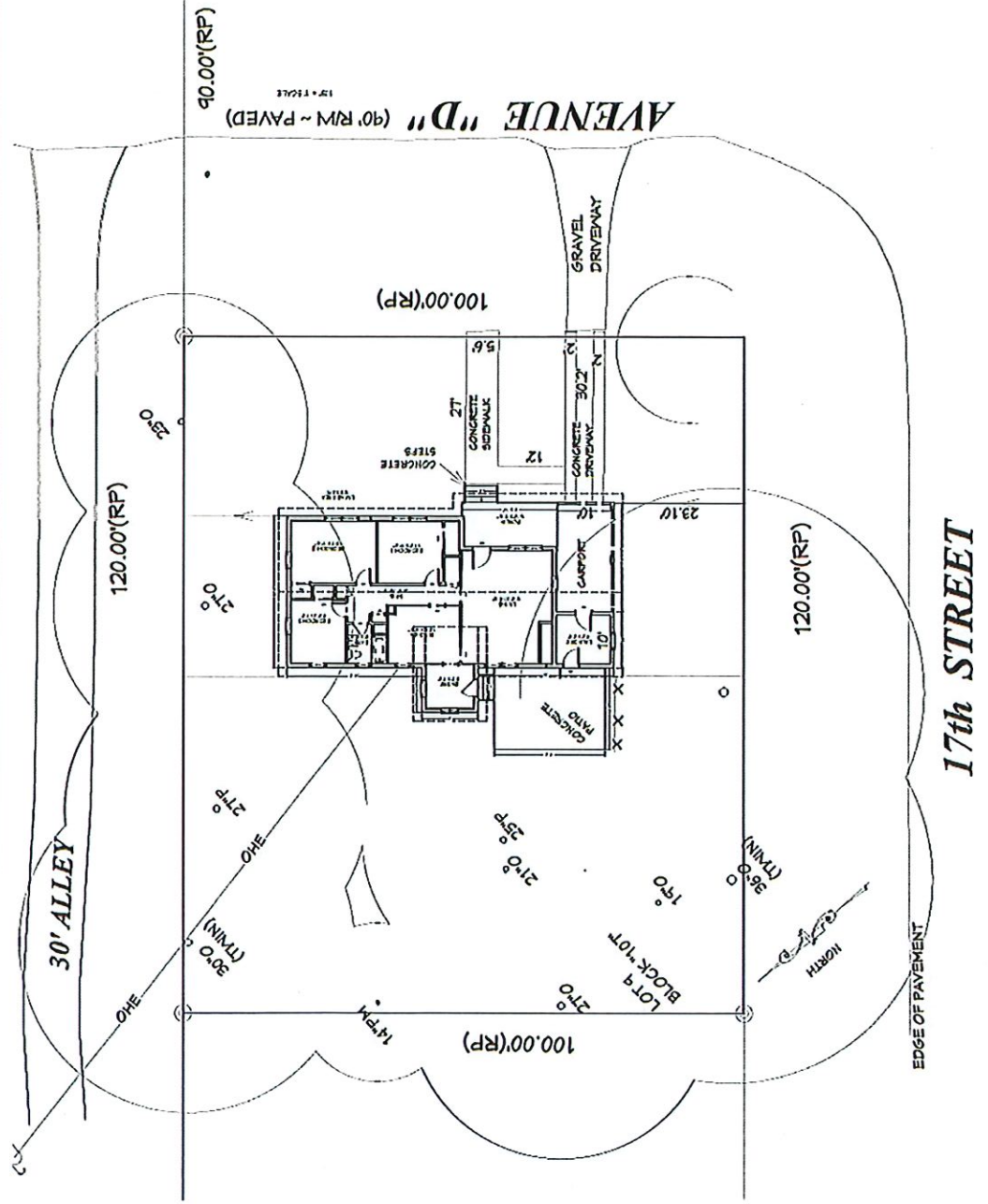
Site Location
Bradberry Residence
207 Avenue D Street
Apalachicola FL, 32320

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



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

Site Location
 Bradberry Residence
 207 Avenue D Street
 Apalachicola FL, 32320

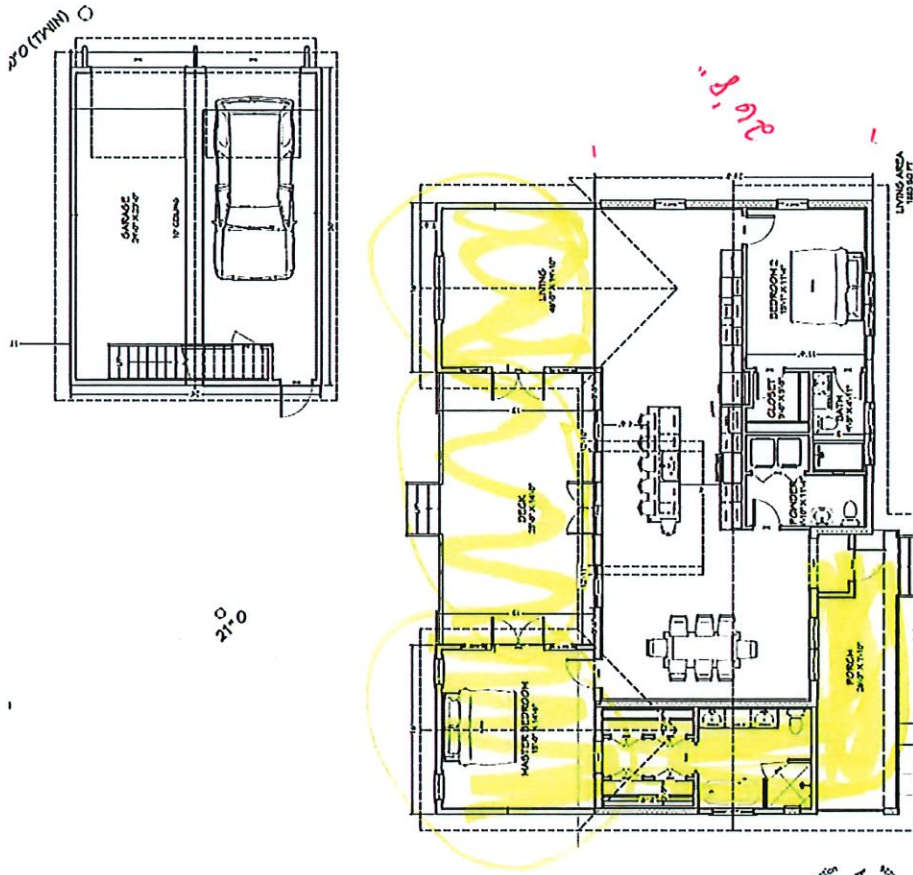


Site Location
Bradberry Residence
207 Avenue D Street
Apalachicola FL, 32320

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



17th Street

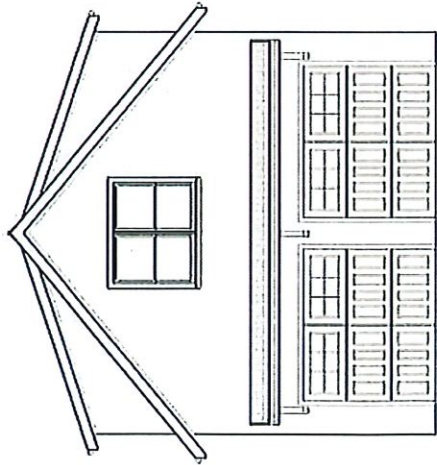


Avenue D

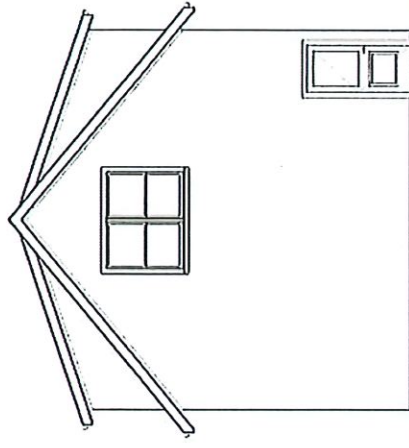


Site Location
Bradberry Residence
207 Avenue D Street
Apalachicola FL, 32320

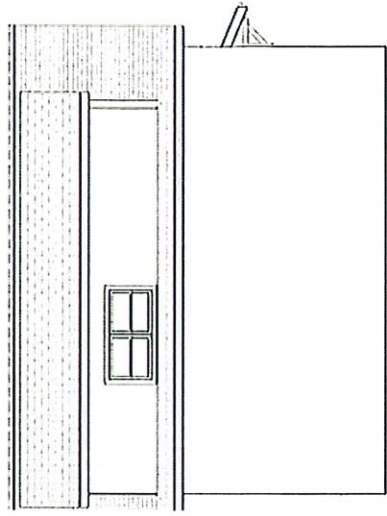
Elevations
Source: Gemini Design
Scale: Not to Scale
Date: December 2024



East (alley) Elevation



West (17th St) Elevation



North and South Elevations

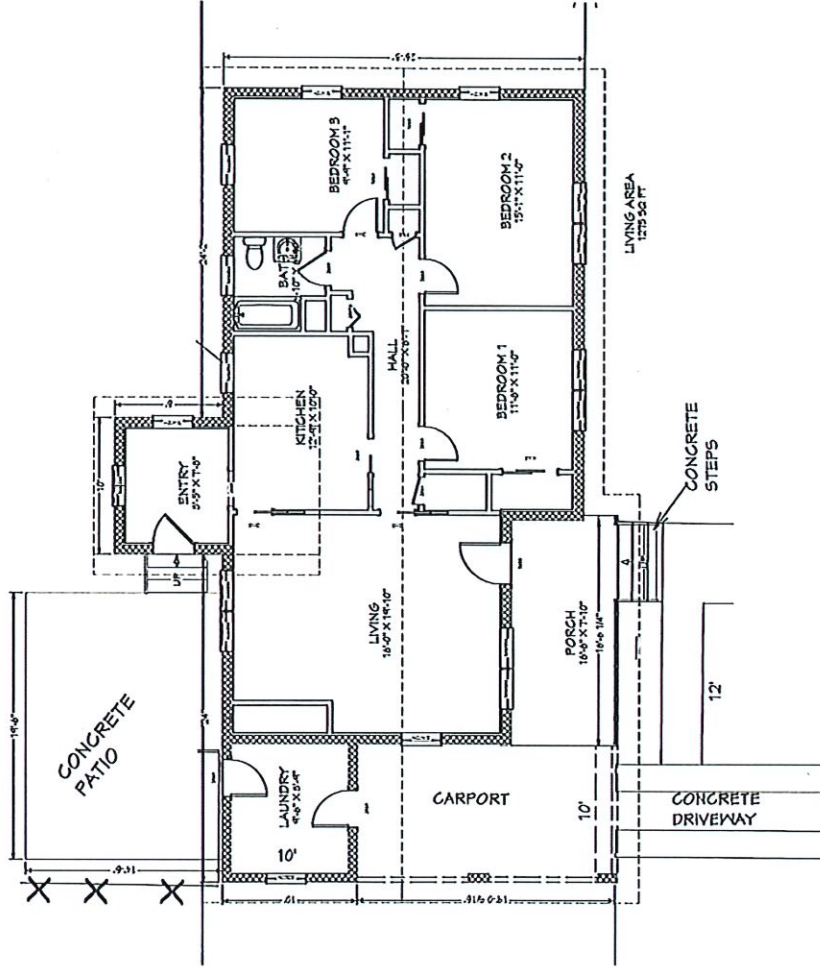


Gemini Design & Drafting
gemini.designer@gmail.com
850.528.5504

REMODEL FOR:
TOM & KIM BRADBERRY
201 AVE. D
APALACHICOLA, FL

A6-BUILT PLAN

DATE:	12/3/2024
SCALE:	1/2" = 1'
SHEET:	P-2



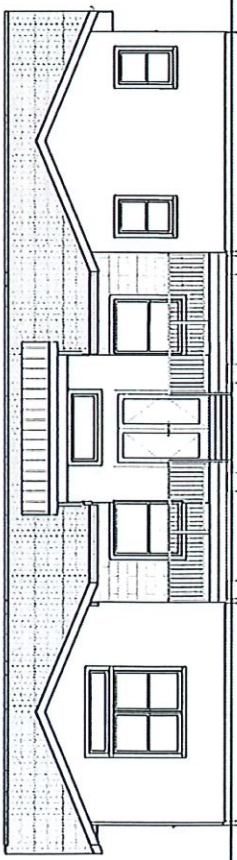


Gemini Design & Drafting
 850.528.5504
 gemindesigner1@gmail.com

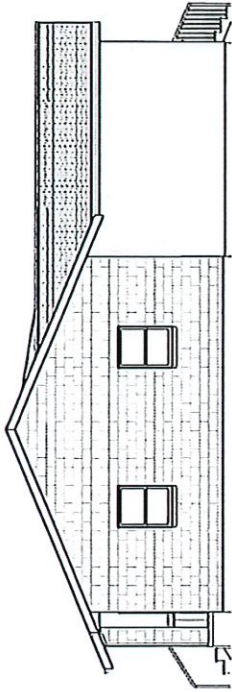
REMODEL FOR:
 TOM & KIM BRADBERRY
 201 AVE. D
 APLACHICOLA, FL

HOUSE EXTERIOR ELEVATIONS

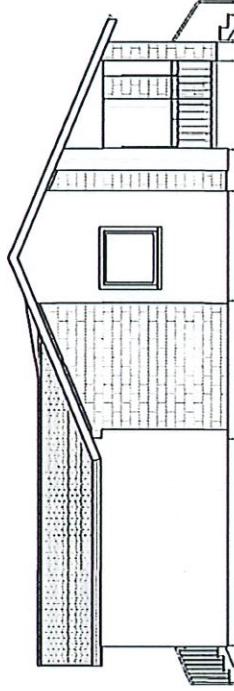
DATE:	12/3/2024
SCALE:	1/2" = 1'
SHEET:	P-4



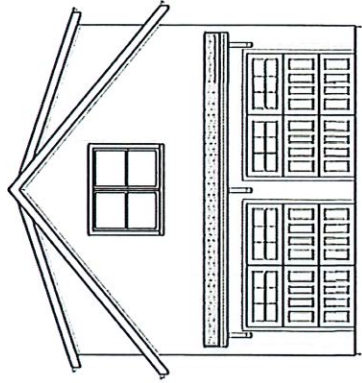
Exterior Elevation Back



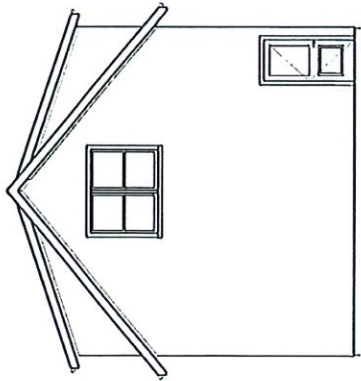
Exterior Elevation Right



Exterior Elevation Left



Exterior Elevation Front





Gemini Design & Drafting
850.528.5504
gemindesigner@gmail.com

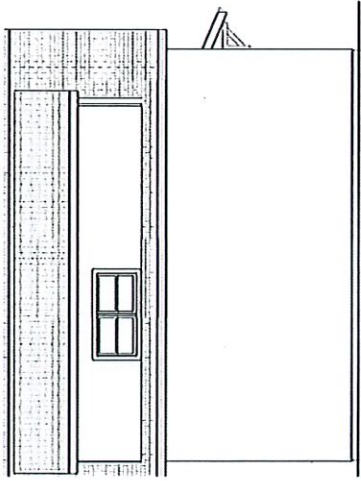
REMODEL FOR:
TOH & KIM BRADBERRY
201 AVE. D
APALACHICOLA, FL

GARAGE EXTERIOR ELEVATIONS

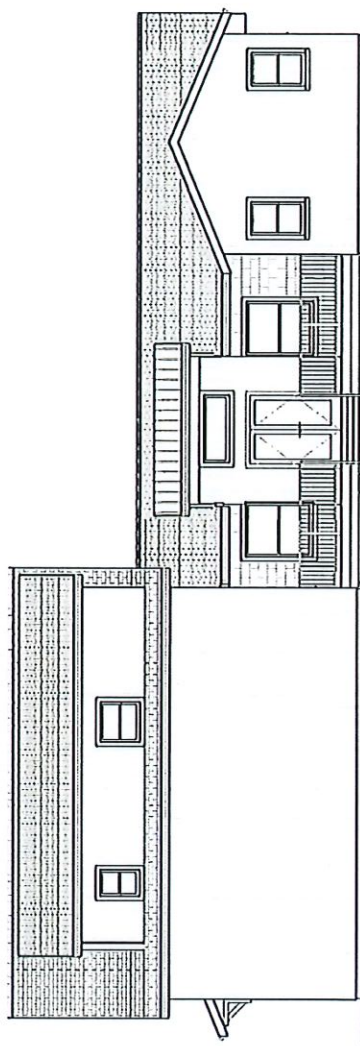
DATE:
12/3/2024

SCALE:
1/4" = 1'

SHEET:
P-5



Exterior Elevation Left Garage



Exterior Elevation Right Garage

