CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

Monday, February 10th, 2025

City Meeting Room – 74 6th Street

Agenda

Regular Meeting: 6:00 PM

1. Approval of January 13th, 2025 meeting minutes.

2. Review, Discussion and Decision for Addition – Covered Porch. **(R-2) @ 176 22nd Avenue,** Block 237 Lot 7. For Opha Kennedy - Owner; Contractor: Self

3. Review, Discussion and Decision for Fence **(R-2) @ 278 Prado E4,** Palmer Pointe Townhomes E4. For Terri & Jason Piles - Owner; Contractor: All Pro Fence & Feck LLC

4. Review, Discussion and Decision for Certificate of Appropriateness & New Construction **(R-1) (Historic District) @ 205 9th Street,** Block 166 Lot 7. For Damir & Leslie Drinkovic - Owner; Contractor: Bryce Ward

5. Review, Discussion and Decision for Certificate of Appropriateness, Accessory Structure **(R-1) (Historic District) @ 101 6th Street,** Block 18 Lot 10. For David & Lisa Albright - Owner; Contractor: GeoFlora Group, LLC

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.

Minutes

January 13th, 2025

CITY OF APALACHICOLA

PLANNING & ZONING BOARD
REGULAR MEETING
Monday, January 13th, 2025
City Meeting Room – 74 6th Street
Minutes

Attendance: Joe Taylor, Jim Bachrach, Elizabeth Milliken, Myrtis Wynn

Regular Meeting: 6:00 PM

1. Approval of December 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 Certificate of Appropriateness & Fence. **(R-1) (Historic District) @ 226 Center Street,** Block 8 Lot 5. For Emily Spear - Owner; Contractor: TBD
   a. **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken – all in favor; motion carried.**

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
   a. **Motion to approve by Jim Bachrach; 2nd by Myrtis Wynn – all in favor; motion carried.**

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

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
   a. **Motion to approve contingent upon the 'bonus room' not being rented out in any capacity by Elizabeth Milliken; 2nd by Myrtis Wynn – all in favor; motion carried.**

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting by Jim Bachrach; 2nd by Myrtis Wynn. Meeting adjourned.

Addition

176 22nd Avenue

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

Official Use Only
Date Received: 1/9/25
Meeting Date: 2/10/25
Fees Due: $50.00
Date Fees Paid: 1/9/25

OWNER INFORMATION

Owner Opha Kennedy
Address 176 22nd Ave
City Apalachicola State FL Zip 32320
Phone 330-312-3871

CONTRACTOR INFORMATION

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

PROJECT TYPE

- [X] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Relocation
- [ ] Demolition
- [ ] Fence
- [ ] Repair
- [ ] Certificate of Appropriateness
- [X] Other Covered porch

PROPERTY INFORMATION

Street Address (911 Address): 176 22nd Ave
City & State: Apalachicola Zip: 32320
Parcel ID #: _____ Block: 237 Lot: ~~27~~ 7
Zoning District: R-2 [ ] Historic District [X] Non-Historic District
FEMA Flood Zone: _____

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y (N)
Setback Requirements of Property:
Front: 15 Rear: 25 Side: same or 15'
Corner Lot? Y (N) Street Sides: —
Lot Coverage: 40%
STAFF NOTES/RECOMMENDATIONS:
- applicant adjusted to 10'x20' to meet setbacks & lot coverage.
- 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.

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).

10' x 20' Addition

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

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

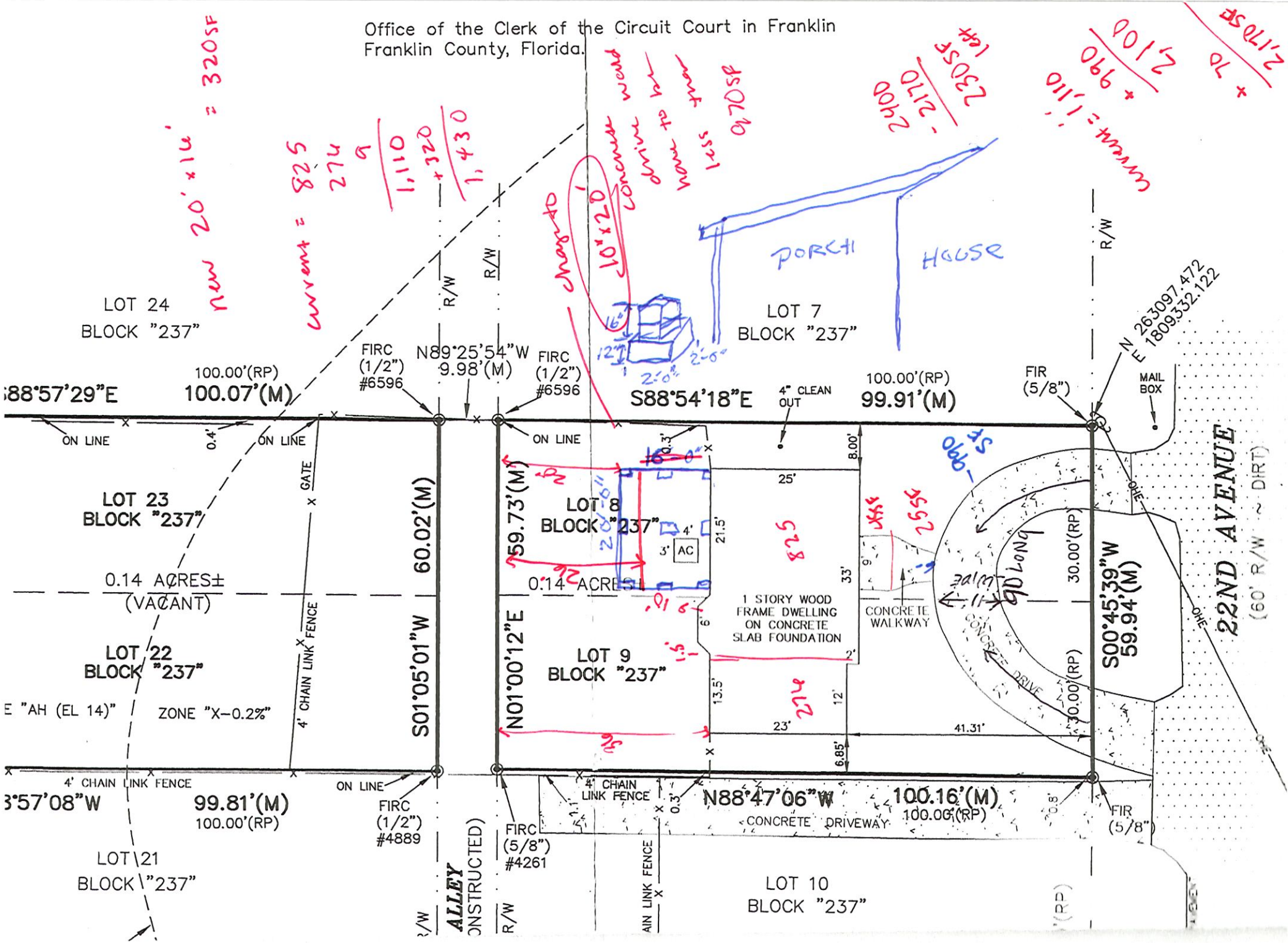
CERTIFICATION

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

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

DATE

SIGNATURE OF APPLICANT


Office of the Clerk of the Circuit Court in Franklin
Franklin County, Florida.
LOT 24
BLOCK "237"
LOT 7
BLOCK "237"
PORCH
HOUSE
R/W
FIRC (1/2") #6596
N89°25'54"W 9.98'(M)
100.00'(RP)
100.07'(M)
S88°57'29"E
S88°54'18"E
4" CLEAN OUT
100.00'(RP)
99.91'(M)
FIR (5/8")
MAIL BOX
N 263097.472
E 1809332.122
ON LINE
0.4'
GATE
LOT 23
BLOCK "237"
0.14 ACRES±
(VACANT)
LOT 22
BLOCK "237"
4' CHAIN LINK FENCE
S01°05'01"W 60.02'(M)
59.73'(M)
LOT 8
BLOCK "237"
0.14 ACRES±
1 STORY WOOD FRAME DWELLING ON CONCRETE SLAB FOUNDATION
CONCRETE WALKWAY
LOT 9
BLOCK "237"
N01°00'12"E
S00°45'39"W 59.94'(M)
30.00'(RP)
22ND AVENUE
(60' R/W - DIRT)
CONCRETE DRIVE
ZONE "X-0.2%"
E "AH (EL 14)"
4' CHAIN LINK FENCE
3°57'08"W
99.81'(M)
100.00'(RP)
FIRC (1/2") #4889
FIRC (5/8") #4261
ALLEY
CONSTRUCTED)
N88°47'06"W 100.16'(M)
100.00'(RP)
CONCRETE DRIVEWAY
LOT 10
BLOCK "237"
LOT 21
BLOCK "237"

Fence

278 Prado E4

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

Official Use Only
Date Received: 1/16/25
Meeting Date: 2/10/25
Fees Due: 0
Date Fees Paid: —

OWNER INFORMATION

Owner Terri + Jason Piles
Address 278 The Prado, E4
City Apalachicola State FL Zip 32320
Phone 479 207 4746 or 479 459 1125

CONTRACTOR INFORMATION

Contractor Name All Pro Fence & Deck LLC
State License # _____ City License # _____
Email joeylolan@aol.com
Phone 850 408 7709

PROJECT TYPE

Sun Biz Doc# L19000195164

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Relocation
- [ ] Demolition
- [X] Fence
- [ ] Accessory Structure
- [ ] Certificate of Appropriateness
- [ ] Other _____

PROPERTY INFORMATION

Street Address (911 Address): 278 The Prado E4
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: 01-09S-08W-8600-000E-0040 Block: Palm Point Townhomes Lot: E4
Zoning District: R-2 [ ] Historic District [X] 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

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).

Add 6' vinyl fencing to enclose back yard area. Extend out from existing white vinyl fence already in place.

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

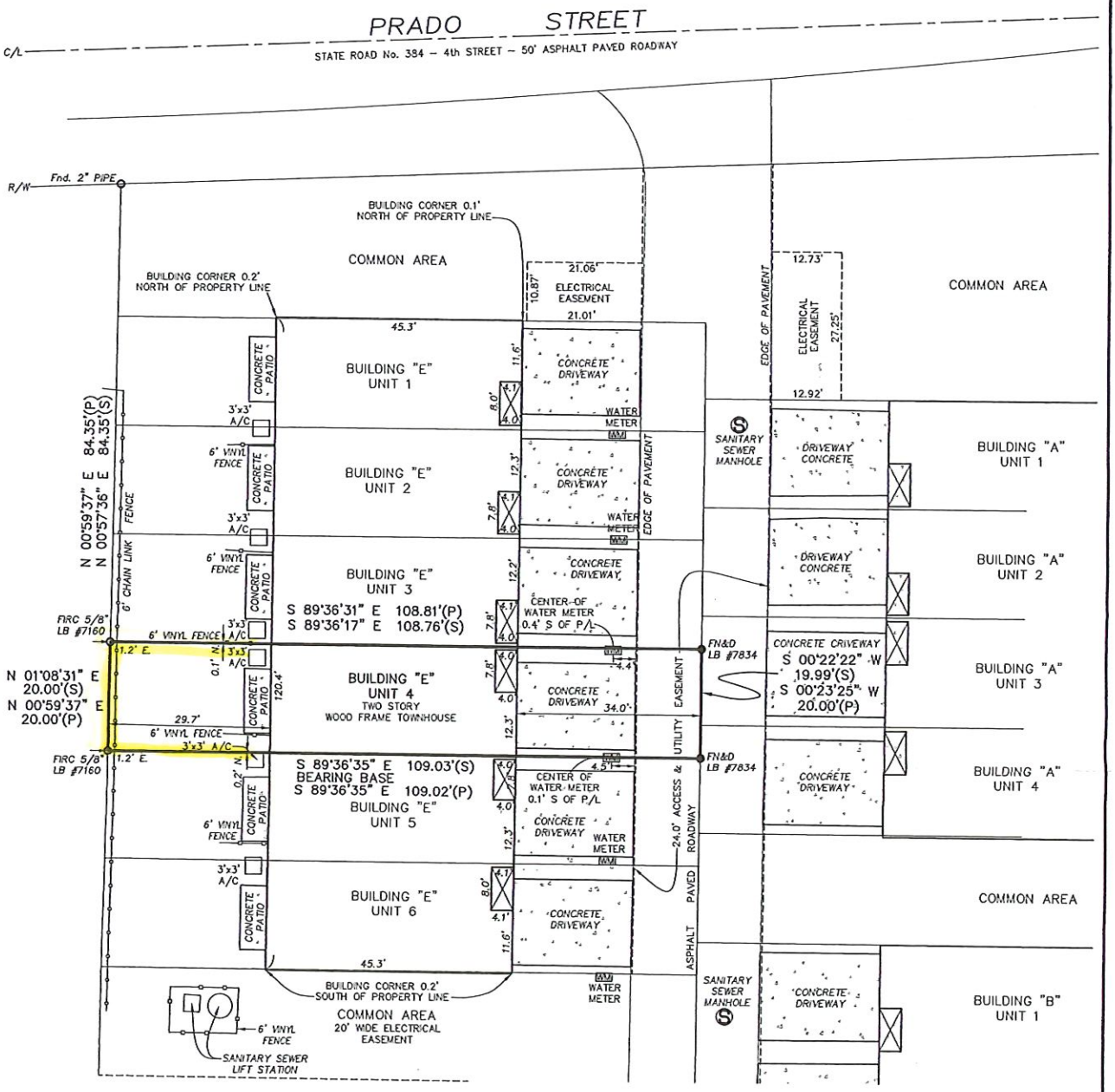
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

1/9/2025
DATE

Terri Files
SIGNATURE OF APPLICANT

BOUNDARY SURVEY - 278 E4 PRADO



PROPERTY DESCRIPTION:
(O.R. BOOK 1353, Pg. 182, FRANKLIN COUNTY PUBLIC RECORDS)
BUILDING E, UNIT 4 OF PALMER POINTE TOWNHOMES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

20 0 10 20
1 inch = 20 ft.

LEGEND

AC. - ACRES	I.P. - IRON PIPE	P.T. - POINT OF TANGENCY
ASPH. - ASPHALT	I.R. - IRON ROD	R - RADIUS
AVE. - AVENUE	L.P. - LIGHT POLE	RNG. - RANGE
BLDG - BUILDING	M.H. - MANHOLE	RD. - ROAD
BLVD. - BOULEVARD	MON. - MONUMENT	REF. - REFERENCE
B.M. - BENCHMARK	N - NORTH	R/R - RAILROAD
BRG - BEARING	NE - NORTHEAST	R/W - RIGHT OF WAY
C.G. - CURB and GUTTER	NO. - NUMBER	(S) - SURVEY INFORMATION
C.M. - CONCRETE MONUMENT	(P) - PLAT INFORMATION	SEC. - SECTION
CO. - COUNTY	P/L - PROPERTY LINE	S.R. - STATE ROAD
CONC. - CONCRETE	P.C. - POINT OF CURVATURE	S.S. - SANITARY SEWER
(D) - DEED/DESIGN INFORMATION	P.C.C. - POINT OF COMPOUND CURVATURE	ST. - STREET
E - EAST	P.C.P. - PERMANENT CONTROL POINT	STA. - STATION
E_PED - ELECTRIC PEDESTAL	P.I. - POINT OF INTERSECTION	TWN. - TOWNSHIP
FIRC - FOUND IRON ROD & CAP	P.O.B. - POINT OF BEGINNING	TRNF - ELECTRIC TRANSFORMER
FN&D - FOUND NAIL & DISK	P.O.C. - POINT OF COMMENCEMENT	T.C. - TERRA COTTA
Fnd. - FOUND	P.R.C. - POINT OF REVERSE CURVE	T_PED - TELEPHONE PEDESTAL
FT. - FEET	PRM - PERMANENT REFERENCE MONUMENT	USGS - U.S. GEOLOGICAL SURVEY
HWY. - HIGHWAY		V - VEST

CERTIFIED TO: TERRI MONTEZ PILES & JASON LEE PILES
DHI MORTGAGE COMPANY, LTD
DHI TITLE OF FLORIDA, INC.
DHI TITLE INSURANCE COMPANY

NOTES

1. THIS SURVEY IS BASED ON THE RECORDED PLAT OF PALMER POINTE TOWNHOMES RECORDED IN PLAT BOOK 11, PAGE 23 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
4. THE LOCATION OF UNDERGROUND UTILITIES AND FOOTERS ARE NOT A PART OF THIS SURVEY.
5. REVISIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

K. O'Neal 11/21/24

KEVIN C. O'NEAL — DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6413
FLORIDA LICENSED BUSINESS No. 7834

Meridian
SURVEYING and MAPPING INC.
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY : E. WILLS	SHEET NO.
CHECKED BY : K. O'NEAL	1
DATE : MAY 14, 2024	OF 1
REVISED: 11/20/24 RECERTIFY (BWB)	
SCALE 1" = 20'	JOB NO.
FIELD BOOK: 23-08 PAGE: 67-69	3321709.02

Certificate of Appropriateness - New Construction

205 9th Street

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

Official Use Only
Date Received: 1/24/25
Meeting Date: 2/10/25
Fees Due: $275.00
Date Fees Paid: 1/27/25

OWNER INFORMATION

Owner Damir + Leslie Drinkovic
Address 227 35th Street
City West Palm Beach State FL Zip 33407
Phone 561-951-8737

CONTRACTOR INFORMATION

Contractor Name Bryce Ward
State License # RB00825 City License # _____
Email Bryce@1stChoicebuilders.net
Phone 850-653-7777

PROJECT TYPE

- [x] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Relocation
- [ ] Demolition
- [ ] Fence
- [ ] Accessory Structure
- [ ] Certificate of Appropriateness
- [ ] Other _____

PROPERTY INFORMATION

Street Address (911 Address): 205 9th Street 911 Needed
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: 01095OBW833001660090 Block: 166 Lot: 7
Zoning District: R-1 [X] Historic District [ ] Non-Historic District
FEMA Flood Zone: X ✓

OFFICIAL USE ONLY

Certificate of Appropriateness Required? (Y) / N
Setback Requirements of Property:
Front: 15 Rear: 25 Side: 15 corner
Corner Lot? Y /(N) Street Sides: _____
Lot Coverage: 40%
STAFF NOTES/RECOMMENDATIONS:
- Needs C.O.A. review
- meets lot coverage + setbacks

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).

1209 SF Heated, 144 SF Screened Porch, 64 SF Covered front Porch

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	Hardie	Hardie	
Doors	Fiberglass	Fiberglass	
Windows	YKK	Vinyl	
Roofing	Metal	Standing Seam	
Trim	Hardie	Hardie	
Foundation	Concrete Block Piers		
Shutters	X	X	
Porch/Deck	Wood	Wood	
Fencing	X	X	
Driveways/Sidewalks	Rocks	Rocks	
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.

1-24-25

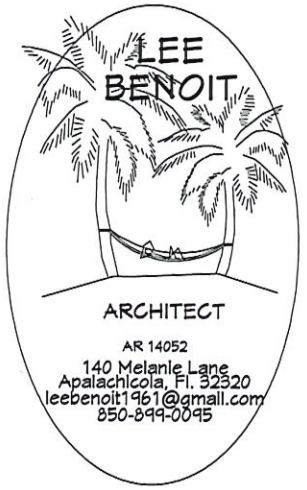
DATE

SIGNATURE OF APPLICANT

DRINKOVIC RESIDENCE

205 9TH STREET, APALACHICOLA, FL 32320

DRAWING INDEX:



ARCHITECT

AR 14052

140 Melanie Lane
Apalachicola, Fl. 32320
leebenoit1961@gmail.com
850-899-0095

date	01/20/2025
rev	0
drawn	ZACH WARD

plans/1stry/drinkovic

PLANS CONFORM TO THE 2020 F.B.C.

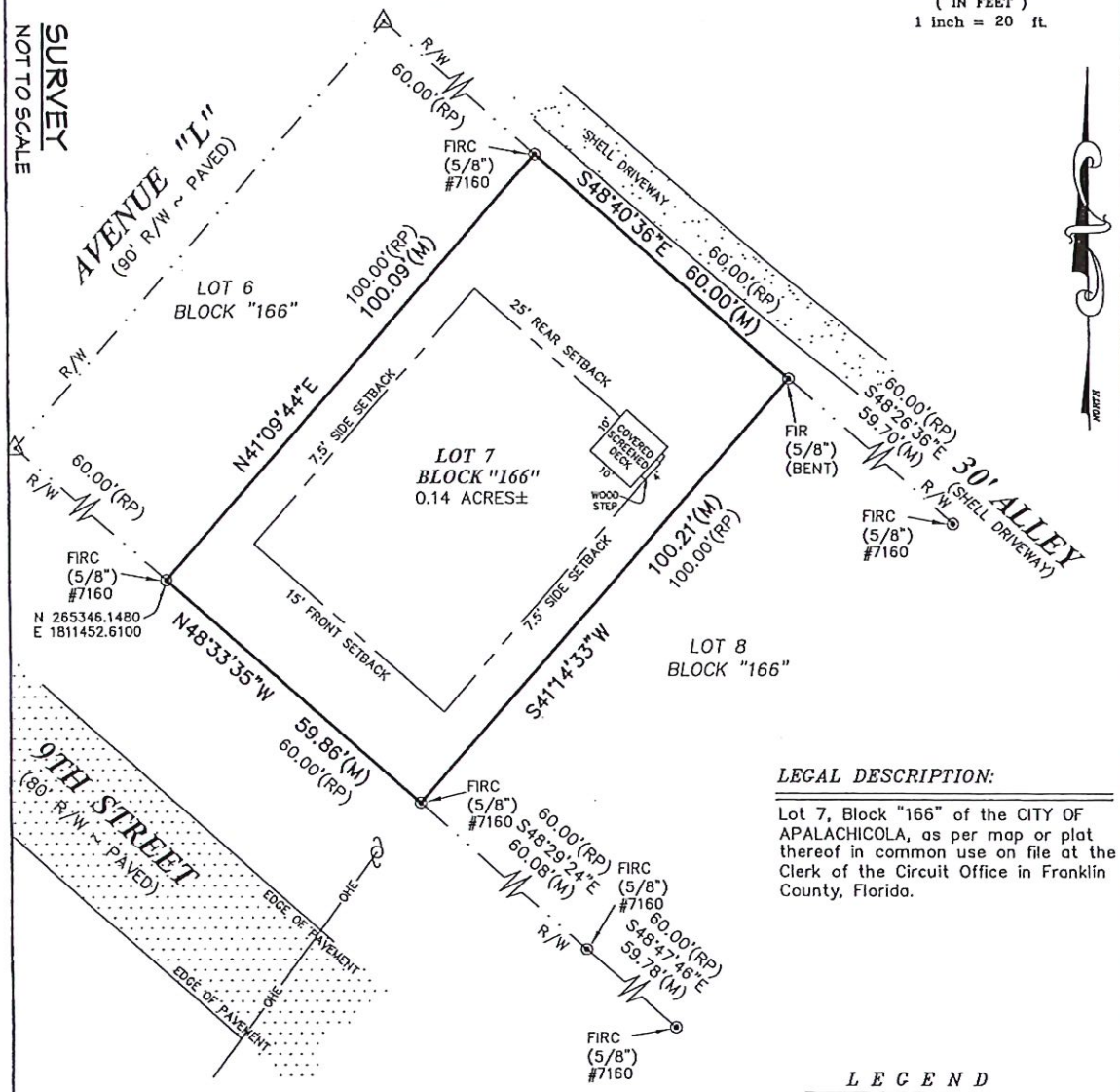
INFORMATION ON DRAWINGS AS PER 1606.1.7 FLORIDA BUILDING CODE

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

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
DAMIR DRINKOVIC and LESLIE BALDWIN-DRINKOVIC,
KRISTY BRANCH BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

SURVEY
NOT TO SCALE



LEGAL DESCRIPTION:

Lot 7, Block "166" of the CITY OF APALACHICOLA, as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

L E G E N D

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

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 appropriate County Departments.

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 5, 2014, Franklin County, Florida.

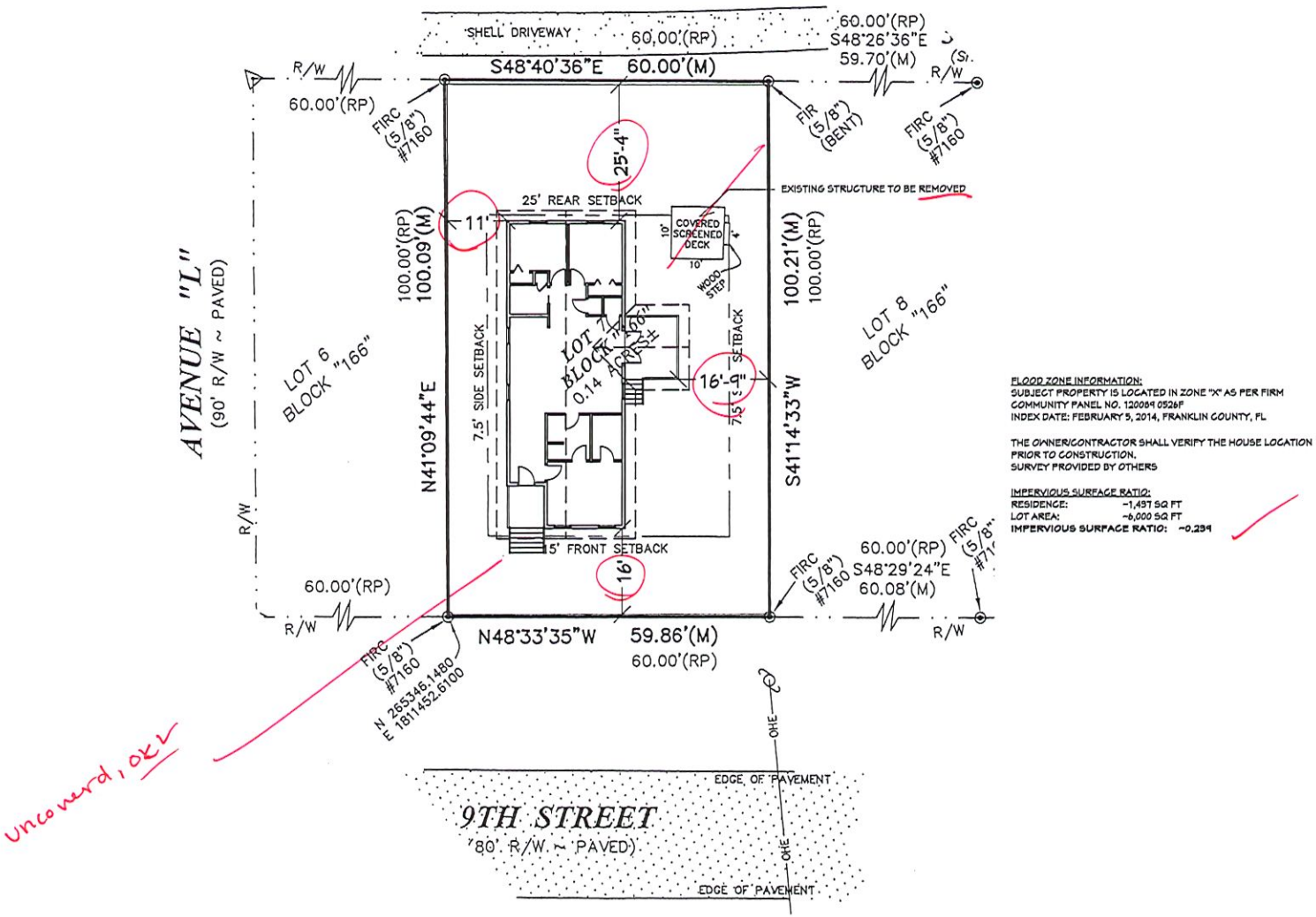
I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051).

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

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

T R & A *THURMAN RODDENBERRY & ASSOCIATES, INC*
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1163
LB # 7160

DATE: 12/19/24	DRAWN BY: BB	N.B.PER PLAT	COUNTY: FRANKLIN
FILE: 24794.DWG	DATE OF LAST FIELD WORK: 12/18/24	CHECKED BY: AW	JOB NUMBER: 24-794



Uncovered, OK

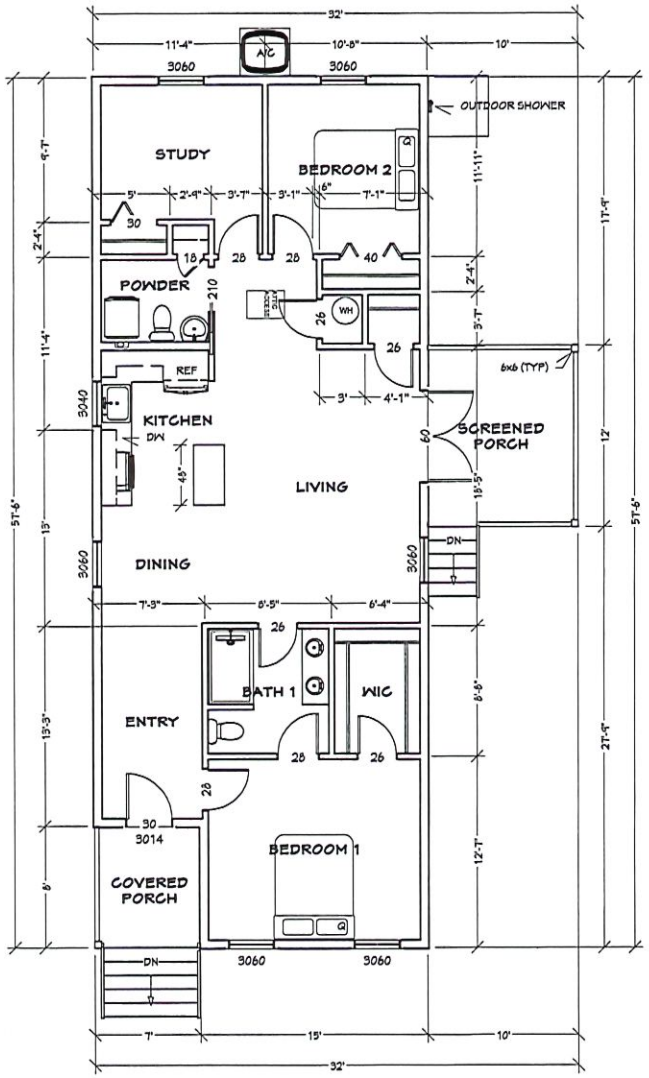
FLOOD ZONE INFORMATION:
SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS PER FIRM
COMMUNITY PANEL NO. 120089 0526F
INDEX DATE: FEBRUARY 5, 2014, FRANKLIN COUNTY, FL

THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION.
SURVEY PROVIDED BY OTHERS

IMPERVIOUS SURFACE RATIO:
RESIDENCE: ~1,437 SQ FT
LOT AREA: ~6,000 SQ FT
IMPERVIOUS SURFACE RATIO: ~0.239

SITE PLAN

1" = 20' (11"x17" @ 100%)
1" = 10' (24"x36" @ 200%)



- under 40%

FLOOR PLAN

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

1,209 sq ft H&C

A-2

FRONT ELEVATION

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

RIGHT ELEVATION

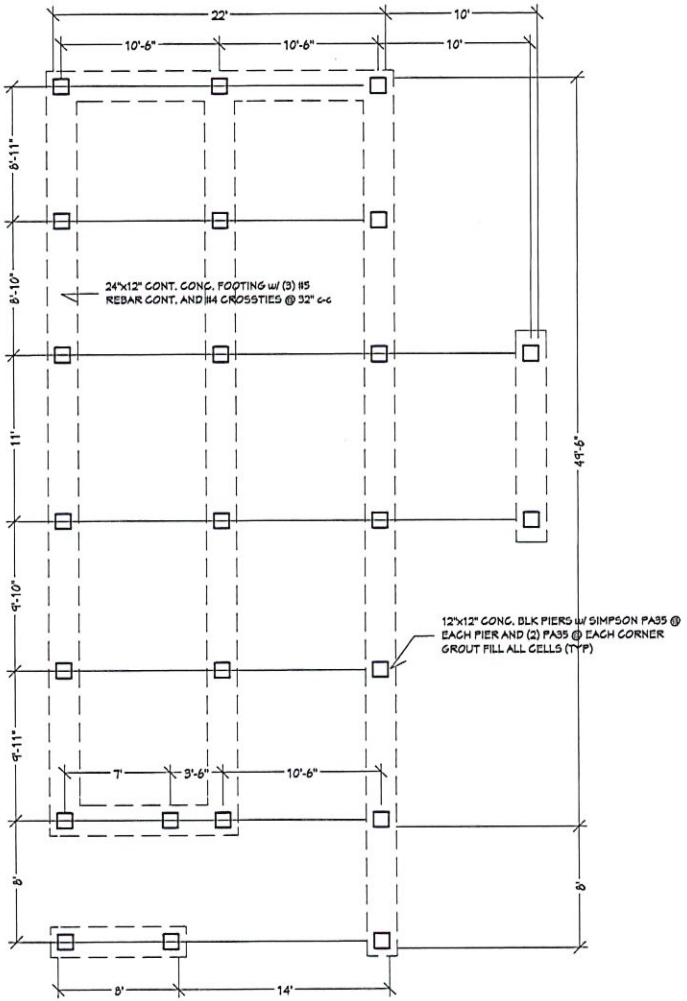
1/8" = 1' (11"x17" @ 100%)
1/4" = 1' (24"x36" @ 200%)

REAR ELEVATION

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

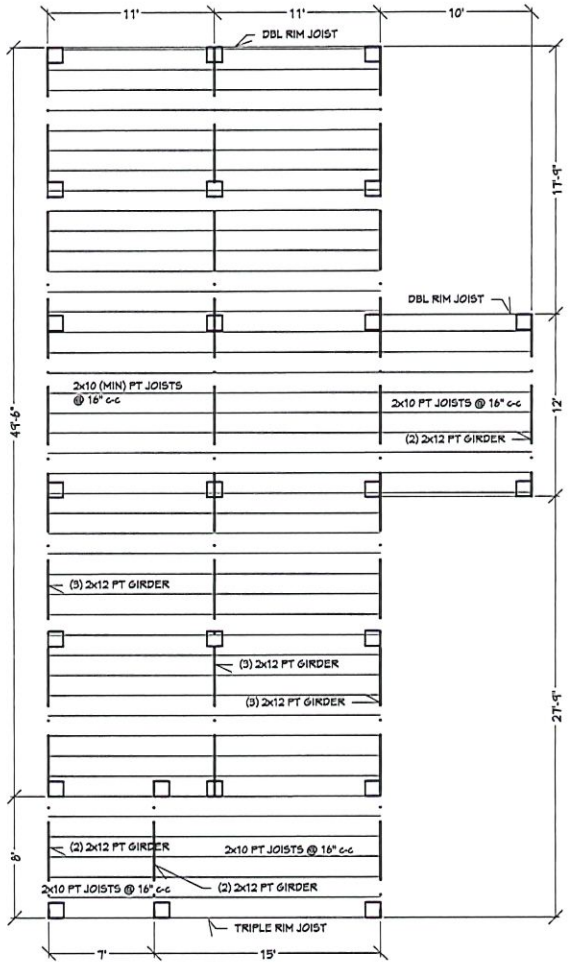
LEFT ELEVATION

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



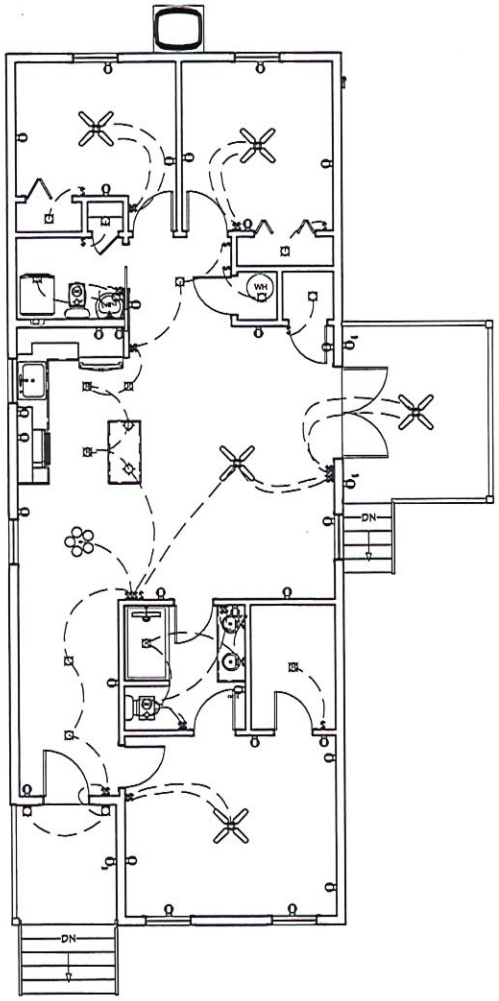
FOUNDATION

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



FLOOR FRAMING

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

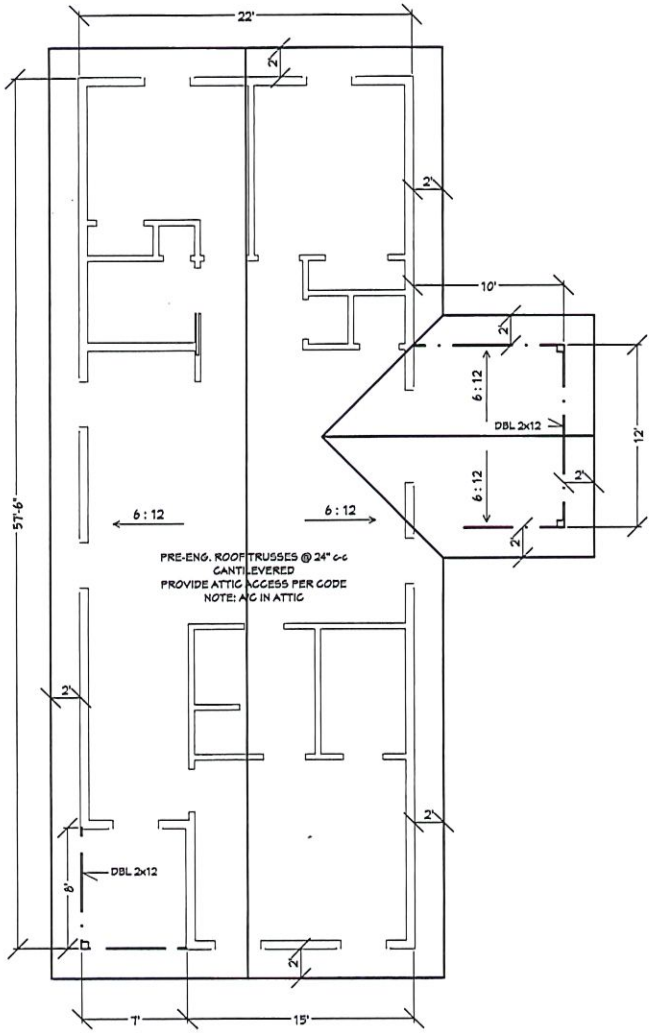


ELECTRICAL PLAN IS SCHEMATIC
CONSULT OWNER FOR FINAL
PLACEMENT AND QUANTITIES

NOTE: HVAC IN ATTIC

ELECTRICAL

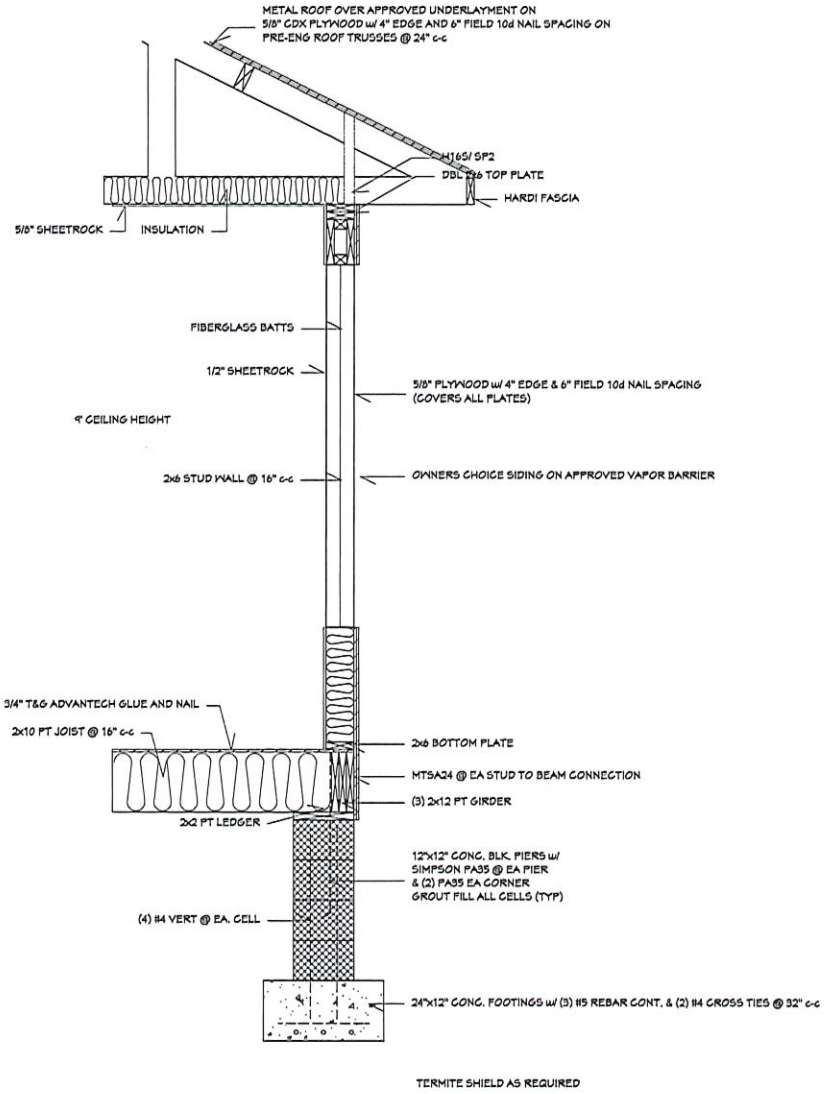
1/8" = 1' (11"x17" @ 100%)
1/4" = 1' (24"x36" @ 200%)



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

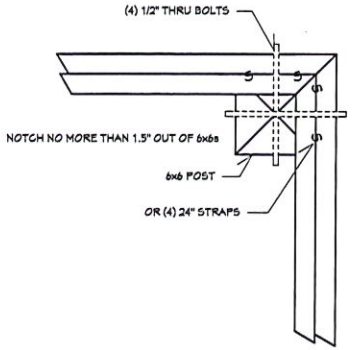
ROOF PLAN

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



STRUCTURAL SECTION

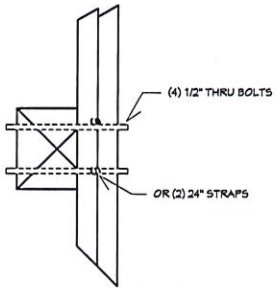
1/2" = 1' (11"x17" @ 100%)
1" = 1' (24"x36" @ 200%)



6x6 TO BEAM DETAIL

1" = 1'

OR (8) 6" DOCK SCREWS



CENTER POST DETAIL

1" = 1'

OR (4) 6" DOCK SCREWS

Certificate of Appropriateness & Accessory Structure

101 6th Street

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

Official Use Only
Date Received: 1/13/25
Meeting Date: 2/10/25
Fees Due: $90.00
Date Fees Paid: 1/16/25

OWNER INFORMATION

Owner: David & Lisa Albright
Address: 101 6th Street
City: Apalachicola State: FL Zip: 32320
Phone: 301-529-7001 / 301-529-7002

CONTRACTOR INFORMATION

Contractor Name: GEO FLORA Drew Robertson, PG, CGC
State License # CGC 1534033 City License # 24-176
Email: Drew@geofloragroup.com
Phone: OFFICE: 850-745-4226 MOBILE: 850-210-9257

PROJECT TYPE

- [ ] New Construction
- [ ] Addition
- [ ] Alteration/Renovation
- [ ] Relocation
- [ ] Demolition
- [x] Fence
- [x] Accessory Structure
- [x] Certificate of Appropriateness
- [x] Other: Storm Water Management

PROPERTY INFORMATION

Street Address (911 Address): 101 6th Street
City & State: Apalachicola, FL Zip: 32320
Parcel ID #: 01-09S-08W-8330-0018-0100 Block: 18 Lot: 10
Zoning District: R-1 [x] Historic District [ ] Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Certificate of Appropriateness Required? Y / N
Setback Requirements of Property:
Front: _____ Rear: _____ Side: _____
Corner Lot? Y /N Street Sides: _____
Lot Coverage: _____
STAFF NOTES/RECOMMENDATIONS:
- See attached at end of packet.

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.

DRR / RLRC
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).

The proposed site work for the project includes the following:
demolition of existing shed and hardscaping areas, renovation and replacement decking, new gravel pathways, stormwater capture and infiltration system, a small covered structure, and landscaping

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing		metal roof to match existing	
Trim			
Foundation			
Shutters			
Porch/Deck		see plans	
Fencing		new fencing to match existing, see plans	
Driveways/Sidewalks		removal of impervious walkways; replace with gravel walkways	
Other		see plans	

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.

Janet R. [illegible]
Rita Karen Albright

SIGNATURE OF APPLICANT

JANUARY 13, 2025

DATE

BUILDING PERMIT APPLICATION CHECKLIST

(ALL STEPS MAY NOT APPLY TO SMALLER PROJECTS)

_____ 1. Approval from City Planning & Zoning Board

_____ 2. Complete Building Permit Application

_____ 3. TWO COMPLETE SETS OF PLANS INCLUDING:

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

_____ 4. Contractor Information

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

_____ 5. Contract Scope of Work

_____ 6. Energy Forms

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

_____ 8. Flood Elevation Certificate

_____ 9. Fill Permit Application

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

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

DAVID R. ALBRIGHT / David R. Albright

Lisa Karen Albright / Lisa Karen Albright — JANUARY 13, 2025

Applicant Name/Signature — Date

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

WE LOVE LAND STUDIO, INC.

JANUARY 11, 2025

PROJECT INTRODUCTION:

Albright Residence | 101 6th Street Apalachicola, FL 32320

Lisa Albright (formerly Lisa Pruett, a long-time family of Apalach) and her husband, David Albright purchased their home at 101 6th Street 9 years ago, and are becoming permanent residents of the City. The current site is plagued by water drainage issues which render the back yard unliveable and unuseable. The lot has a nonconforming lot coverage due to the house being built in the 1890's, and the previous owner's construction of structures and use of materials that increased impermeable space even further.

The Albrights are seeking to address the existing stormwater issues while creating an outdoor living space in their backyard in an ecologically responsible way, and in accordance with City regulations. This proposal will enable them to safely use their property while environmentally benefitting their neighbors and the City as a whole. Along with the Albrights, we kindly ask for your consideration and approval of this proposal.

PROPOSAL OBJECTIVES:

The objectives of this proposal are:

- Achieve municipal requirements for impermeable lot coverage: to remove impermeable surfaces and improve the impermeable lot coverage ratio to (less than) 40% from the current 50.5%, and historic 55.05%.

- Address current drainage issues through improved landscaping and water treatment

- Improve storm water quality and overall site runoff: this will be done by collecting rainwater from the roof of the main house structure and treating it using a comprehensive, ecologically responsible water treatment system

- Erecting a living area on top of the water treatment system which will be only partially covered

- add native and naturalized planting to reduce site runoff, beautify the site, and block the view/ mute the appearance of the proposed structure

Standard Apalachicola best management practices as outlined in the 'City of Apalachicola Guide to Specific Storm water Best Management Practices' highlight the use of detention ponds and vegetated swales. These traditional methods are not always applicable on a small residential scale- and are not applicable to this current site.

PROPOSAL:

Introduction to the site specific storm water infiltration system included in plans:

We are proposing a storm water infiltration system that will capture the storm water from the proposed backyard living area, clean it, store it, and allow it to filter back into the soil on site to recharge the groundwater aquifer. The current site has a slight slope, and the concrete alley flume is elevated, which creates a bowl effect. As a result, surrounding runoff accumulates in the backyard area. This system will improve water quality and reduce/process the historically accumulated runoff. We can capture and treat more water with the structure in place than without. It will also take pressure off of the city's current storm water system and reduce the outflow of water volume, and pollutants, to the surrounding waterways. This system benefits everyone; the homeowner, the city, and the bay.

*A note to the board: The proposed system is considered a storm water management "best practice" throughout the country and in environmentally delicate areas adjacent to waterways in Florida. We believe the city can benefit tremendously through the responsible use of this practice. Whether implemented to retrofit existing sites, or utilized with new construction, it has the ability to retain, treat, and infiltrate the storm water produced on most sites.

"Of primary importance to minimizing the effects of stormwater on water quality is the 'first flush'. This term describes the washing action that stormwater has on accumulated pollutants in a watershed. In the early stages of runoff the land surfaces, especially the impervious surfaces like streets and parking areas, are flushed clean by the stormwater. This creates a shock load of pollutants that are flushed into the nearby coastal waters.

Studies in Florida have determined that the first one inch of runoff generally carries 90% of the pollution from a storm. Treatment of the first flush is the key to proper stormwater management." - City of Apalachicola 'Guide to Site Specific Stormwater Best Management Practices' - Page 4

Not only does this system most effectively treat the 'first flush', it gives residents more flexibility within their property while simultaneously reducing the strain on the current city storm water drainage system and will reduce the contaminants entering the bay. Our goal is to illustrate and explain the feasibility and benefits of the proposed system so the city can effectively evaluate the Albright's proposed plan and approve it.

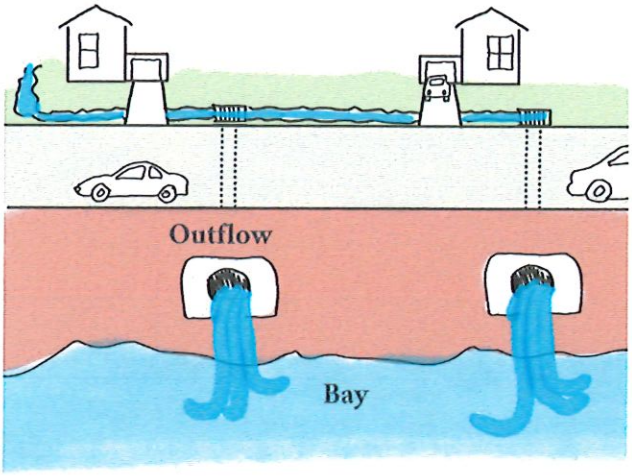
Thank you very much for your time and we appreciate your consideration of this proposal.

Sincerely,

Sam + Liz Berkheiser - We Love Land Studio, Inc.
Drew Robertson - GeoFlora Group, LLC
David + Lisa Albright - 101 6th Street Apalachicola, FL 32320

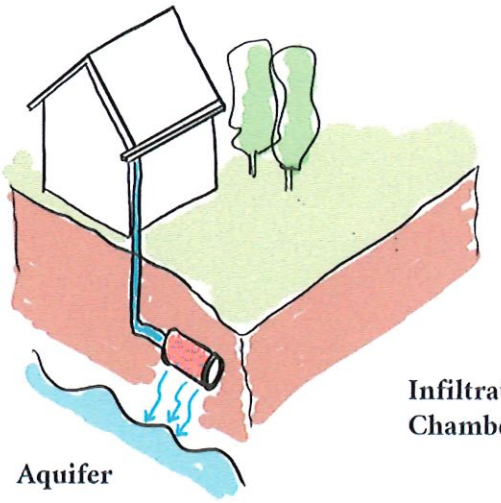
SYSTEMS COMPARISON:

Grassy Swale to Bay



Current stormwater trajectory flows mostly above ground, or in pipes throughout the city, before being expelled into the waterways. This process puts a majority of the 'first flush' directly into the bay. A small portion of this water recharges the aquifer through infiltration.

Gutter to Infiltration System



Underground infiltration chamber storm water system captures the water and treats the 'first flush' naturally before recharging the aquifer localized and on-site.

WE LOVE
LAND
STUDIO, INC.

January 11, 2025

Project Location - 101 6th Street Apalachicola, FL 32320

To Whom It May Concern,

The proposed storm water infiltration system has been designed to treat and store rainwater produced by the existing house and addition of the secondary shade structure. The system has been designed to ensure that storm water best management practices are implemented responsibly to protect the environment and surrounding areas.

The layout of the system has been designed utilizing current landscape architectural standards; and the overall flow rates have been verified using site-specific geotechnical data collected and produced by Magnum Engineering Inc. The associated geotechnical engineering report, site plans and details, calculations, and manufacturer documents prepared for this project are located in the following pages.

Please allow this letter to serve as verification that this proposed storm water best management practice has been designed to meet and exceed the design standard requirements (water quality treatment and storage) set by the State of Florida or City of Apalachicola for the 1 in 25 year / 24 hour storm event. While the system exceeds the necessary water quality treatment and storage capacity required for the 1 in 25 year / 24 hour storm event, please note that it is not required to and may not treat larger storm events (such as hurricanes) that exceed the current State of Florida design standards for the 1 in 25 year / 24 hour storm event.

Please contact me with any additional questions or concerns at 850-370-0215 (office).

Regards,

Samuel W. Berkheiser III

Registered Landscape Architect
LA6667589
State of Florida

MAGNUM ENGINEERING INC

GEOTECHNICAL ENGINEERING CONSULTANTS

GEOTECHNICAL ENGINEERING REPORT

101 6TH STREET
APALACHICOLA, FLORIDA

PREPARED FOR:

MR. DREW ROBERTSON, PG
GEOFLORA GROUP
P.O. BOX 55
APALACHICOLA, FL 32323

429 FLORIDA AVENUE
LYNN HAVEN, FLORIDA 32444
TELEPHONE (850) 258.0994

MAGNUM ENGINEERING INC
GEOTECHNICAL ENGINEERING
CONSULTANTS

October 30, 2024

Mr. Drew Robertson, P.G.
GeoFlora Group
P.O. Box 55
Apalachicola, Florida 32323

SUBJECT: 101 6th Street - Geotechnical Services for Stormwater
Apalachicola, Florida
MEI Project No. M124-120-909

Dear Mr. Robertson:

This letter forwards the results of our Geotechnical services for the subject site in Apalachicola, Florida. The purpose of this exploration was to evaluate the subsurface conditions present in the proposed stormwater management area.

Project Description and Scope of Services

The subject site is located at 101 6th Street in Apalachicola, Florida. At the time of our investigation, the site was developed with an existing single-family residence with associated parking, flowers beds, and surficial grasses. Note that an existing concrete swale was present in the drainage easement on the east side of the site. The area of the proposed stormwater management area was easily accessible.

Our exploration consisted of One (1) 4-feet deep hand auger boring and one (1) Double Ring Infiltrometer Test (DRI). Upon completion of our field testing, the samples were brought back to the office for lab testing, visual inspection, classification and analysis by our engineering staff.

If any of the above information is incorrect, please inform Magnum Engineering, Inc. so that we can review and update our recommendations, as needed.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous materials in the air, surface water(s), soil, or groundwater on or in the vicinity of the subject site.

Subsurface Conditions

Figure #1 shows the Boring Location Plan and Figure #2 shows the Log of Boring for HA-1. The test location was identified in the field using the provided site plan, a measuring wheel, and estimating right angles with reference to existing landmarks. Therefore, the test location should be considered approximate.

The auger boring generally encountered clean light gray fine sands (fill) from the existing ground surface to roughly 1 foot below existing grade underlain by dark gray silty fine sand to the boring termination depth of 4.0 feet below existing grade.

The above subsurface descriptions are of a generalized nature, provided to highlight the major soil strata encountered. The Logs of Borings should be reviewed for specific subsurface conditions at each boring location. The stratifications shown on the Logs of Boring represent the subsurface conditions at the actual boring locations only, and variations in the subsurface conditions can and may occur between boring locations and should therefore be expected. The stratifications represent the approximate boundary between subsurface materials, and the transitions between strata may be gradual. Please refer to the attached logs of borings presented as Figure #2 for a more detailed description of the soils encountered.

Groundwater Conditions

At the time of our exploration (October 29, 2024), groundwater was encountered at 0.9 feet below existing grade, which was during a period of normal seasonal rainfall. By definition, the normal seasonal high groundwater table elevation is the highest level of the saturated zone in the soil during a year with normal rainfall. The procedure used in estimating the seasonal high groundwater table is based on adjusting the existing groundwater table encountered upward or downward, taking into consideration factors such as antecedent rainfall, redoximorphic features (identifying soil mottling) and vegetative indicators. **We have estimated the seasonal high groundwater table the boring location. Please refer to Table #1 below for groundwater data.**

TABLE #1

Location	Groundwater Depth Below Existing Grade	Estimated Seasonal High Groundwater Depth Below Existing Grade
HA-1	0.9 feet	0.5 feet

Large fluctuations are possible under severe weather conditions. We recommend that the Contractor verify the actual groundwater levels at the time of construction to determine potential impacts groundwater will have on construction procedures.

Double Ring Infiltrometer Test

One (1) Double Ring Infiltrometer test was performed in the field in general accordance with the procedures outlined in ASTM D-3385, ``Infiltration Rate of Soils in Field using Double Ring Infiltrometers". Testing consisted of initially clearing all surface vegetation and topsoil from within the test area. The Infiltration test was performed just beneath the existing ground surface at location DRI-1. The outer ring, which is approximately 24 inches in diameter, was then driven to a depth of 6 inches below the exposed ground surface. The inner ring, approximately 12 inches in diameter, was then centrally located within the outer ring and driven to a depth of 2 inches. The two rings were then simultaneously filled with water to a height of 4 inches above the exposed ground surface test soils. The water level was maintained at this height throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 5 minutes.

The infiltration rate for the inner ring and the annular space between the rings is determined by dividing (a) the water volume used (within each specific area) during the stabilized flow period of the test, by (b) the specific area and (c) the time interval. Infiltration rates are generally converted to units of inches per hour. The infiltration rate for the inner ring, if different than the infiltration rate of the annular area between the rings, according to ASTM, should be used as the infiltration rate for the soils.

INFILTRATION DATA

LOCATION	ORIENTATION	TEST DEPTH (feet)	SUSTAINED INFILTRATION RATE (in/hr)
DRI-1	$K_{V\ (unsaturated)}$	Surface	0.5*

***Note: The above infiltration rate has not been factored and is up to the designer to apply an appropriate factor of safety.**

We recommend using a transformation ratio of 1 horizontal to 1 vertical (i.e. the estimated ratio of horizontal to vertical permeability).

ENVIRONMENTAL RESOURCE PERMITTING (ERP) DESIGN PARAMETERS

DESCRIPTION	LOCATION	DESIGN PARAMTER
SUSTAINED INFILTRATION RATE (K_{VU})	DRI-1	0.5 IN/HR*
TEST DEPTH	DRI-1	Surface
FILLABLE POROSITY	DRI-1	25%
DEPTH TO EXISTING GROUNDWATER TABLE	DRI-1	0.9 FT BELOW EXISTING GRADE
DEPTH TO ESTIMATED SEASONAL HIGH GROUNDWATER TABLE	DRI-1	0.5 FT BELOW EXISTING GRADE

* The above infiltration rate has not been factored and it is up to the designer to apply an appropriate factor of safety.

Stormwater Pond Filter Material

It is our understanding that the proposed stormwater ponds may be constructed using a sand filter. We recommend over-excavating the existing in-situ soils in the top 2-feet and replace them using a clean coarse sand (containing less than 5% fines and having a minimum permeability of $1x10^{-2}$ cm/sec).

Warranty and Limitations of Study

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied. Magnum Engineering, Inc. is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration and laboratory test data presented in this report.

We wish to point out that a geotechnical study is inherently limited in that the engineering recommendations are developed from information obtained from test borings that only depict subsurface conditions at the specific locations, times and depth shown on the logs. Soil conditions at other locations may differ from those encountered in the test borings, and the passage of time may cause the soils conditions to change from those described in this report.

This report is intended for use by the designers of this project. While we have no objections to it being provided for review by parties to this project, it is not a specification document and is not to be used as a part of the specifications. If desired, we can assist in the development of specifications for this project based upon our exploration.

The nature and extent of variation and change in the subsurface conditions at the site may not become evident until the course of construction. Construction monitoring by the geotechnical engineer or his representative is therefore considered necessary to verify the subsurface conditions. If significant variations or changes are in evidence, it may be necessary to reevaluate the recommendations in this report.

Furthermore, if the project characteristics are altered significantly from those discussed in this report, if the project information contained in this report is incorrect or if additional information becomes available, a review must be made by this office to determine if any modifications in the recommendations will be necessary.

We hope this letter provides sufficient information for the present. If you have any questions or comments, please feel free to call.

Sincerely,

MAGNUM ENGINEERING. INC.

JAMES T. VICKERS, P.E.
Sr. Geotechnical Engineer
Florida Registration # 56813

JAMES T. VICKERS LICENSE No. 56813 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by James T. Vickers, P.E. on 10/30/2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

James T. Vickers Digitally signed by James T. Vickers Date: 2024.10.30 12:50:29 -05'00'

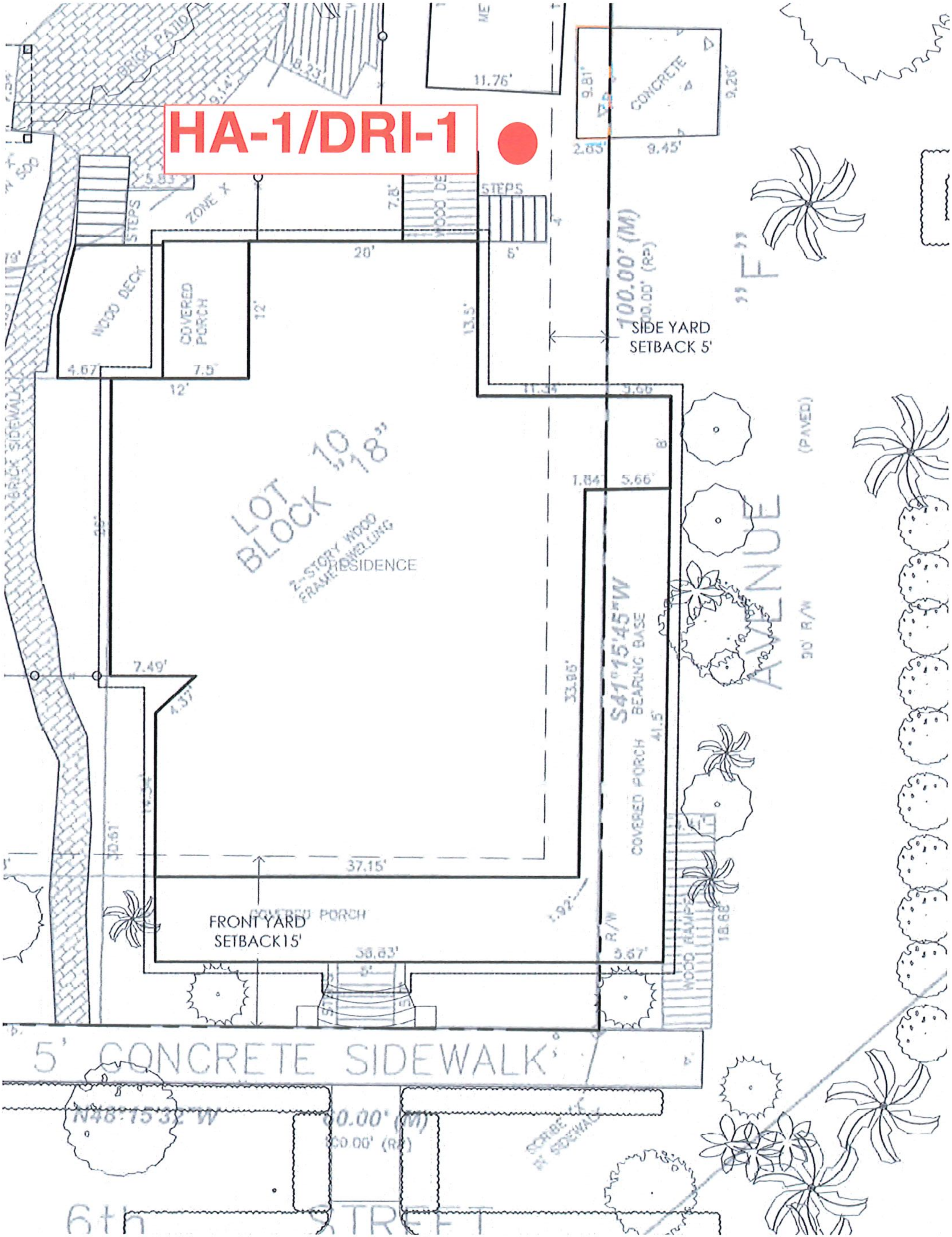
Attachments: Figure #1 – Boring Location Plan
Figure #2 – Log of Boring
Appendix (A) – Double Ring Infiltrometer Test Results

MAGNUM ENGINEERING INC

GEOTECHNICAL ENGINEERING CONSULTANTS

BORING LOCATION PLAN

FIGURE # 1


HA-1/DRI-1
BRICK PATIO
CONCRETE
STEPS
ZONE X
WOOD DECK
COVERED PORCH
SIDE YARD
SETBACK 5'
LOT 10
BLOCK "18"
2-STORY WOOD FRAME DWELLING
RESIDENCE
BRICK SIDEWALK
S41°15'45"W
BEARING BASE
100.00' (M)
COVERED PORCH
FRONT YARD
SETBACK15'
WOOD RAMP
R/W
AVENUE
(PAVED)
90' R/W
5' CONCRETE SIDEWALK
N48°15'32"W
60.00' (M)
60.00' (RP)
6th STREET

MAGNUM ENGINEERING INC
GEOTECHNICAL ENGINEERING
CONSULTANTS

LOG OF BORING

FIGURE # 2

Magnum Engineering, Inc.
429 Florida Avenue
Lynn Haven, Florida 32444
Telephone: 8502658332

BORING NUMBER HA-1

CLIENT GeoFlora Group
PROJECT NAME 101 6th Street
PROJECT NUMBER M124-120-909
PROJECT LOCATION Apalachicola, Florida
DATE STARTED 10/29/24 COMPLETED 10/29/24
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Hand Auger Boring
▽ DEPTH TO GROUNDWATER AT TIME OF DRILLING 0.9 ft
LOGGED BY J. Vickers CHECKED BY J. Vickers
ESTIMATED SEASONAL HIGH GWT ---
NOTES ____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		▽ Light Gray Fine SAND (SP)										
		Dark Gray Silty Fine SAND (SM)	AU									
		Boring Termination Depth at 4.0 feet.										

MAGNUM ENGINEERING INC
GEOTECHNICAL ENGINEERING
CONSULTANTS

Double Ring Infiltrometer Test Results

Appendix (A)

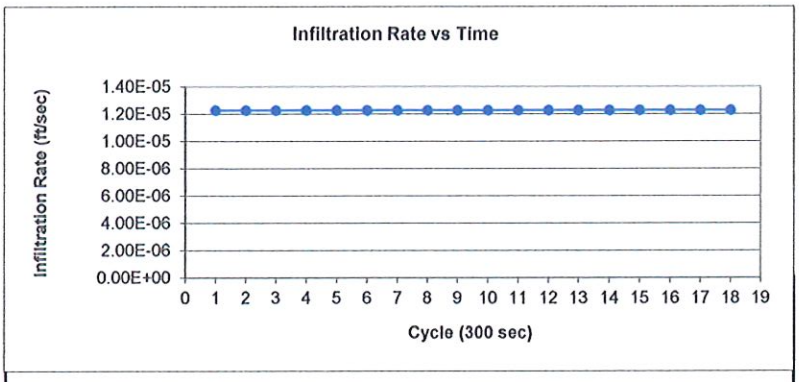
MAGNUM ENGINEERING INC

GEOTECHNICAL ENGINEERING CONSULTANTS

Double-Ring Field Infiltration Test

Test Location:	DRI-1		
Project Name:	101 6th Street		
Project Location:	Apalachicola, Florida		
Test Depth:	Surface	ft	
Depth to GWT:	0.9	feet ft	
Inner Ring Diameter:	12	in	0.3048 m
Outer Ring Diameter:	24	in	0.6096 m
Pre-Saturation	30	min	
Area Outer Ring:	3.1416	ft^2	0.00202683 m^2
Area Inner Ring:	0.7854	ft^2	0.00050671 m^2
Net Outer Ring Area:	2.3562	ft^2	0.00152013 m^2

	Inner Ring		
Cycle	ElapTime (sec)	Vol Used (in^3)	Infiltration Rate (ft/sec)
1	300	5	1.23E-05
2	300	5	1.23E-05
3	300	5	1.23E-05
4	300	5	1.23E-05
5	300	5	1.23E-05
6	300	5	1.23E-05
7	300	5	1.23E-05
8	300	5	1.23E-05
9	300	5	1.23E-05
10	300	5	1.23E-05
11	300	5	1.23E-05
12	300	5	1.23E-05
13	300	5	1.23E-05
14	300	5	1.23E-05
15	300	5	1.23E-05
16	300	5	1.23E-05
17	300	5	1.23E-05
18	300	5	1.23E-05
Results	Sustained Rate	5	1.23E-05



Infiltration Rate: **3.74E-04 cm/sec** **0.5 in/hr**

EXHIBIT A

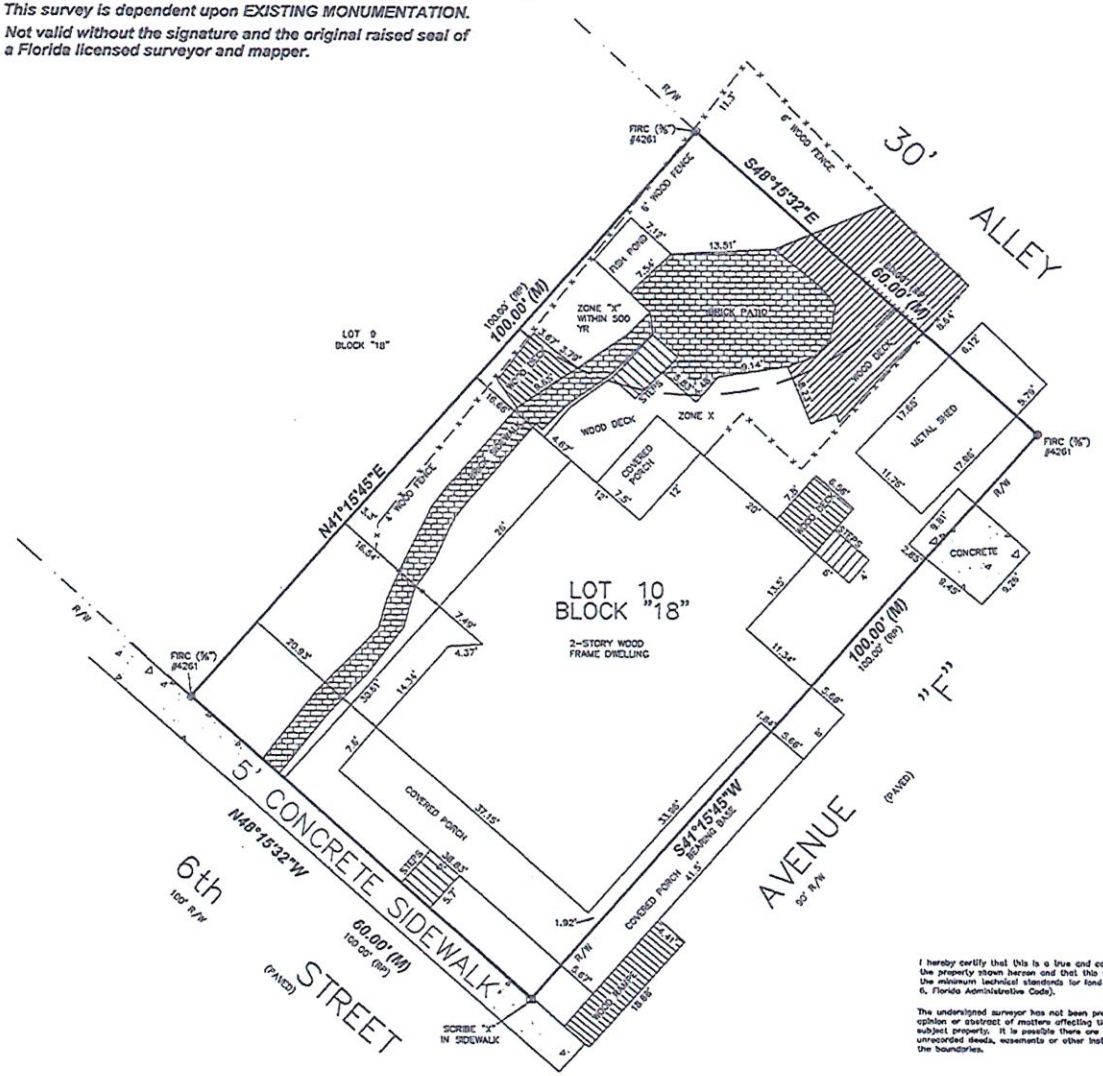
NOTES:

1. *SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.*
2. *BEARING REFERENCE: Northwesterly right of way boundary of Avenue "F" having an assumed bearing of South 41 degrees 15 minutes 45 seconds West.*
3. *NO IMPROVEMENTS have been located in this survey other than shown hereon.*
4. *There are NO VISIBLE ENCROACHMENTS other than those shown hereon.*
5. *This survey is dependent upon EXISTING MONUMENTATION.*
6. *Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
KENNETH B. SCHROEDER and BRIDGITTE I SCHROEDER,
FLORIDA COMMERCE CREDIT UNION,
WILLIAMS & GAUTIER, P.A.,
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



LEGAL DESCRIPTION:
Lot 10, Block "18" of the CITY OF APALACHICOLA, as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

MAGNETIC

LEGEND

FIRC	FOUND IRON ROD & CAP
RP	RECORD PLAT
M	MEASURED
R/W	RIGHT-OF-WAY

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

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

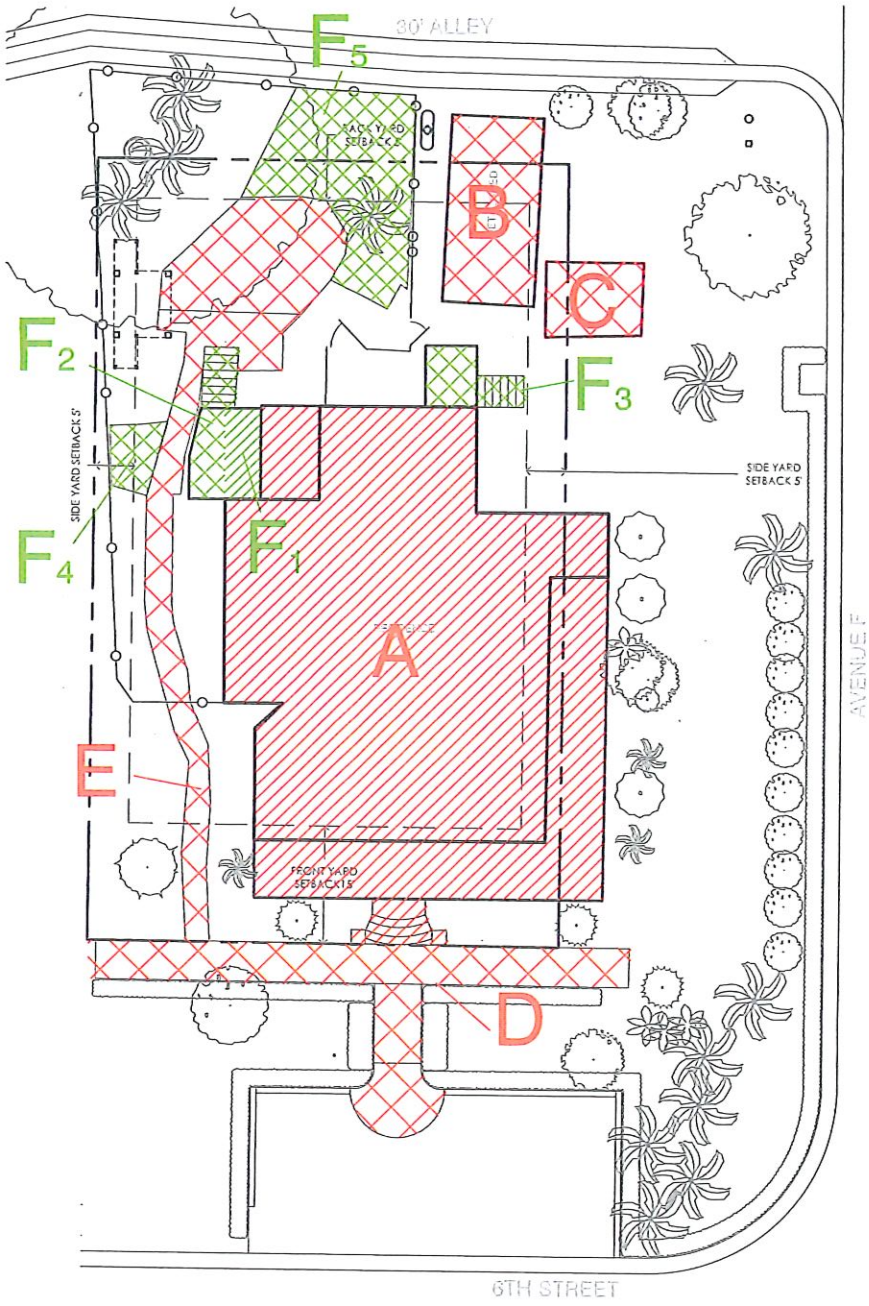
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

FLOOD ZONE INFORMATION: Subject property is located in Zone "X" (within 500 year flood plain) and Zone "X" as per Flood Insurance Rate Map Community Panel Number: 120089 0526E, Index Date: June 17, 2002, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

DATE: 04/21/98	DRAWN BY: MMD	N.B. 502 PG 70	COUNTY: FRANKLIN
FILE: 98202.DWG	DATE OF LAST FIELD WORK: 08/31/09	JOB NUMBER: 98-202	

REVISED: 09/14/09; CHANGED ATTORNEY CERTIFICATION
REVISED: 09/01/09; UPDATED SURVEY



EXISTING IMPERVIOUS AREA CALCULATIONS:
LOT 10 BLOCK "18"

A. 1 STORY FRAME DWELLING, PORCHES & STAIRS -
2,459.42 SF | 40.99% WITHIN PL
276.58 SF | R.O.W.
2,736.44 SF | COMBINED

B. METAL SHED -
211.58 SF | 3.53% WITHIN PL
70.03 SF | R.O.W.
281.61 SF | COMBINED

C. CONCRETE DRIVEWAY -
26.72 SF | 0.4% WITHIN PL
90.12 SF | R.O.W.
116.84 SF | COMBINED

D. CONCRETE SIDEWALK -
489.63 SF | R.O.W.

E. BRICK PATHWAY -
605.43 SF | 10.09%

EXISTING DECK AREA:
F1. 53.11 SF | 0.89%
F2. 81.09 SF | 1.35%
F3. 75.32 SF | 1.26%
F4. 50.12 SF | 0.83%
F3. 365.91 SF | 6.10%

TOTAL IMPERVIOUS AREA WITHIN PROPERTY LINE :
3,303.15 SF | 55.05%

TOTAL DECKING AREA WITHIN PROPERTY LINE :
625.55 SF | 10.43%

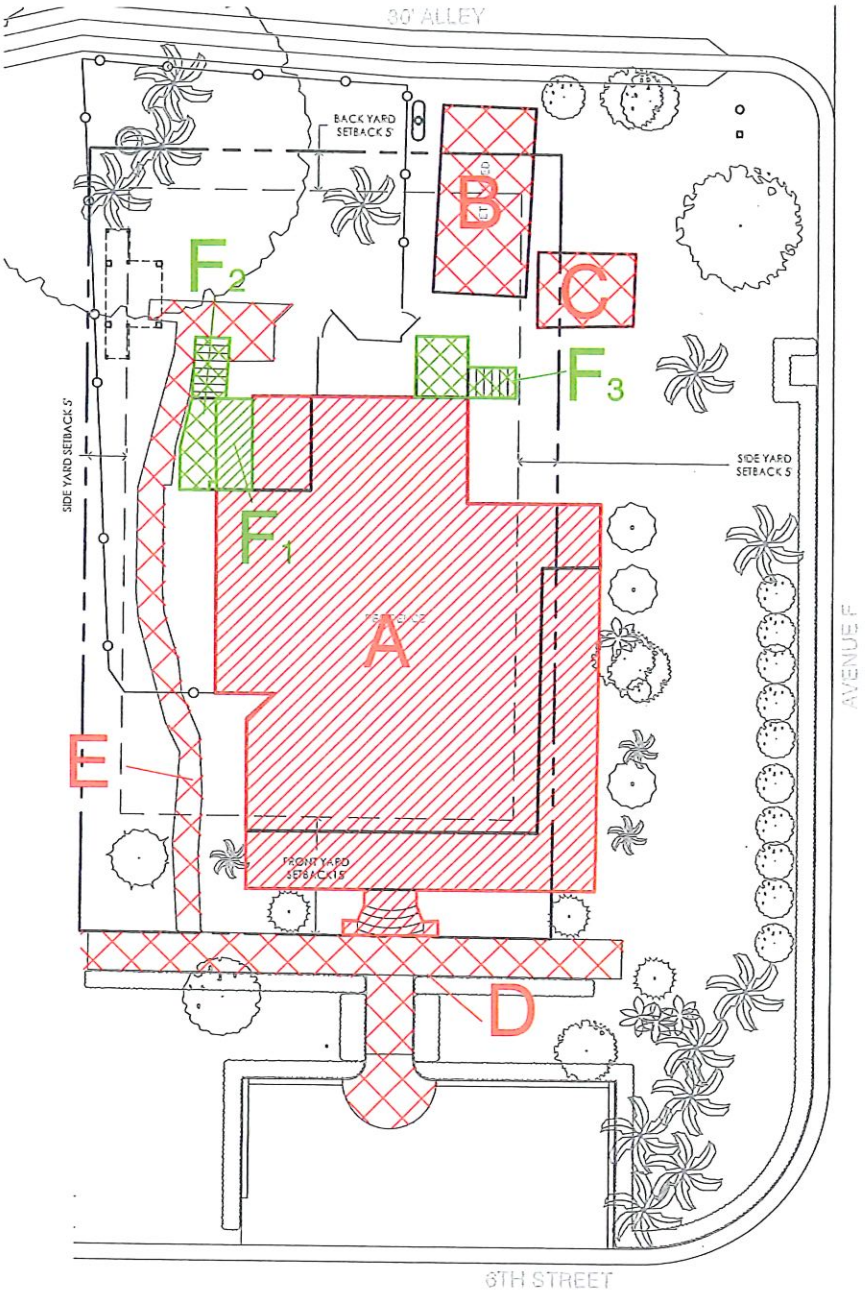
***TOTAL COMBINED AREA IMPERVIOUS + DECKING WITHIN PROPERTY LINE :**

3,928.70 SF | 65.47%

***TOTAL IMPERVIOUS AREA WITHIN CITY R.O.W. :**
926.36 SF

HISTORIC CONDITIONS | IMPERVIOUS COVER LOT 10

WE LOVE LAND



EXISTING IMPERVIOUS AREA CALCULATIONS:
LOT 10 BLOCK "18"

A. 1 STORY FRAME DWELLING, PORCHES & STAIRS -
2,459.42 SF | 40.99% WITHIN PL
276.58 SF | R.O.W.
2,736.44 SF | COMBINED

B. METAL SHED -
211.58 SF | 3.53% WITHIN PL
70.03 SF | R.O.W.
281.61 SF | COMBINED

C. CONCRETE DRIVEWAY -
26.72 SF | 0.4% WITHIN PL
90.12 SF | R.O.W.
116.84 SF | COMBINED

D. CONCRETE SIDEWALK -
489.63 SF | R.O.W.

E. BRICK PATHWAY -
332.79 SF | 5.6%

EXISTING DECK AREA:
F1. 53.11 SF | 0.89%
F2. 81.09 SF | 1.35%
F3. 75.32 SF | 1.26%

*ALL EXISTING DECK TO REMAIN WILL BE INSPECTED AND ADJUSTED (IF NECESSARY) TO HAVE A 1/8" GAP BETWEEN BOARDS

TOTAL EXISTING IMPERVIOUS AREA WITHIN PROPERTY LINE :
3,030.51 SF | 50.5%

TOTAL EXISTING IMPERVIOUS AREA WITHIN CITY R.O.W. :
926.36 SF

EXISTING IMPERVIOUS AREA TO BE REMOVED:
571.09 SF | 9.52% (AREAS B, C & E)

TOTAL IMPERVIOUS AREA TO REMAIN:
2,459.42 SF | 41%

TOTAL EXISTING IMPERVIOUS AREA IN R.O.W. TO BE REMOVED: (B, C, & D)
649.78 SF

*REMAINING AREA IN R.O.W. IS PART OF THE MAIN HISTORIC STRUCTURE (APPROXIMATELY 276.58 SF)

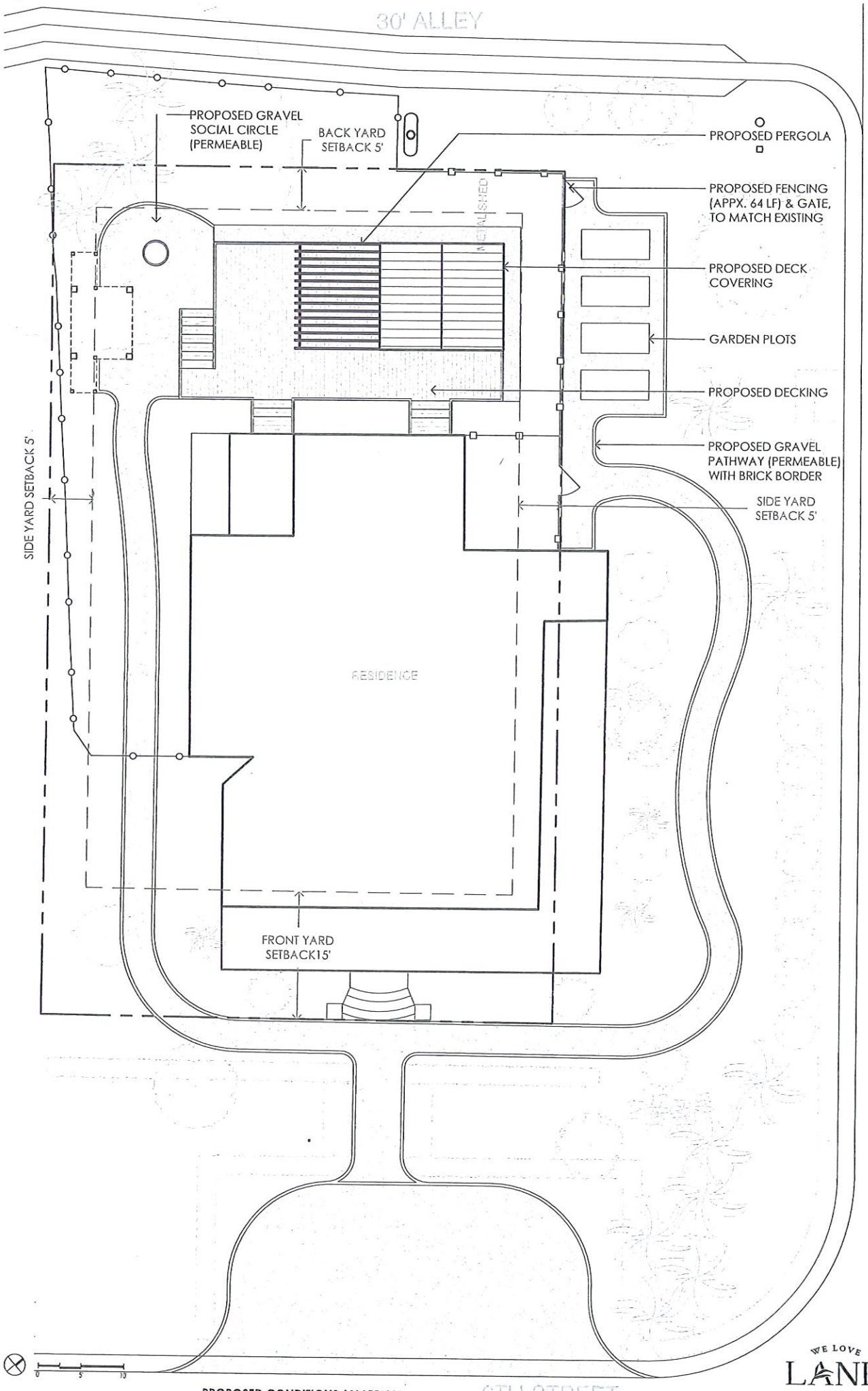
DECKING AREA TO REMAIN:
53.11 | 0.89% (F1)

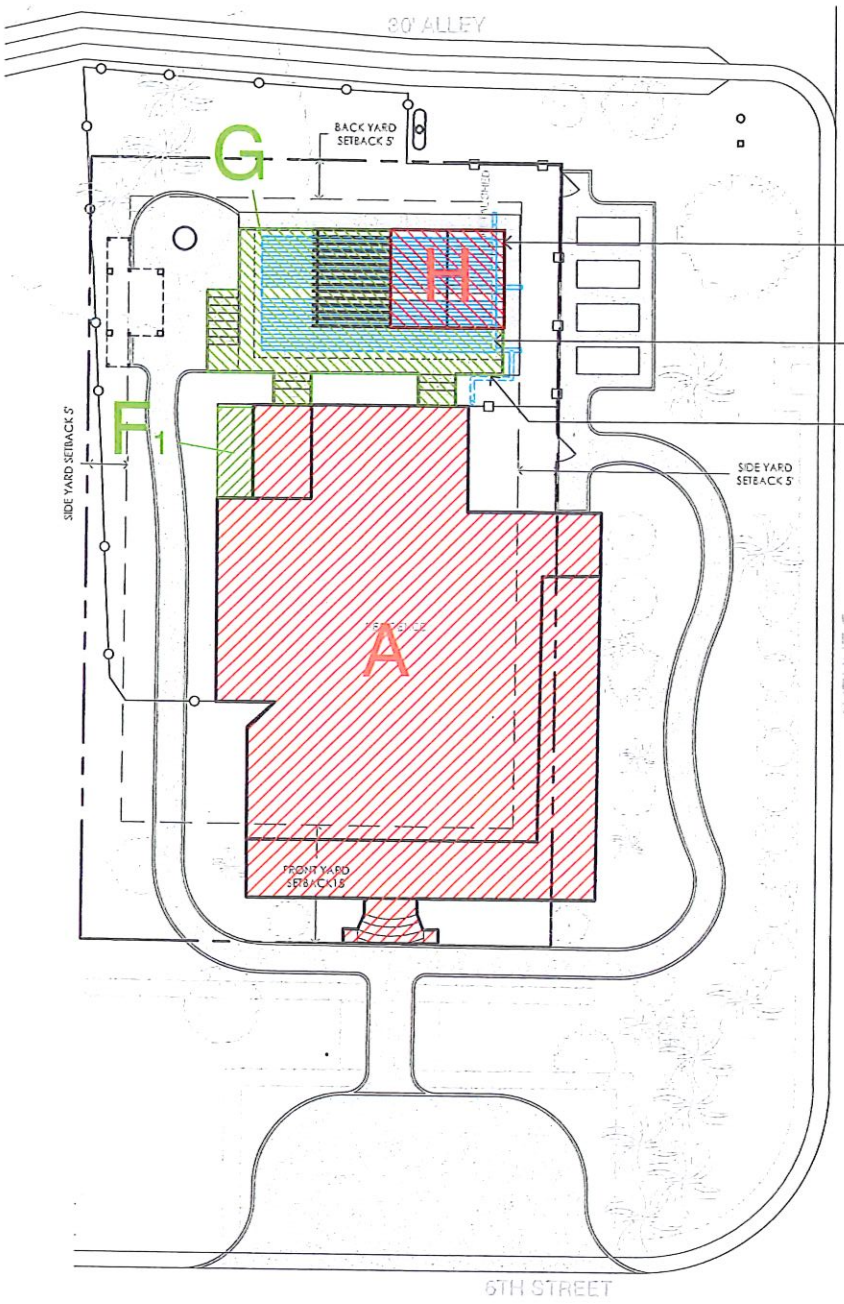
DECKING ARE TO BE REMOVED:
F2+F3 = 156.41 SF | 2.6%

EXISTING CONDITIONS | IMPERVIOUS COVERAGE CALCULATIONS

0 5' 15

WE LOVE LAND STUDIO, INC.


30' ALLEY
PROPOSED GRAVEL SOCIAL CIRCLE (PERMEABLE)
BACK YARD SETBACK 5'
PROPOSED PERGOLA
PROPOSED FENCING (APPX. 64 LF) & GATE, TO MATCH EXISTING
PROPOSED DECK COVERING
GARDEN PLOTS
PROPOSED DECKING
PROPOSED GRAVEL PATHWAY (PERMEABLE) WITH BRICK BORDER
SIDE YARD SETBACK 5'
SIDE YARD SETBACK 5'
RESIDENCE
FRONT YARD SETBACK15'
AVENUE F
0
5'
10
WE LOVE
LAND



EXISTING IMPERVIOUS AREA CALCULATIONS:
LOT 10 BLOCK "18"

1 STORY FRAME DWELLING,
PORCHES & STAIRS -
A. 2,459.42 SF | 40.99% WITHIN PL
276.58 SF | R.O.W.
2,736.44 SF | COMBINED

*REMAINING AREA IN R.O.W. IS PART OF THE MAIN HISTORIC STRUCTURE (APPROXIMATELY 276.58 SF)

TOTAL EXISTING IMPERVIOUS AREA TO REMAIN:
2,736.44 SF | 4.56%

PROPOSED IMPERVIOUS AREA:
(COVERED DECK AREA)
H. 181.25 SF | 3.02%

TOTAL IMPERVIOUS AREA:
2917.96 SF | 48.63%

AREA OVER 40% (2,400 SF) TO BE TREATED UTILIZING STORM WATER BEST MANAGEMENT PRACTICES VIA THE STORM WATER INFILTRATION SYSTEM:
517.96 SF | 8.63%

EXISTING DECK AREA:
F1. 54.00 SF | 0.9%

PROPOSED DECKING AREA:
G. 530.12 SF | 8.84%

TOTAL DECKING AREA:
584.12 SF | 9.7% (<10%)

*ALL PROPOSED DECKING TO HAVE A 1/8" GAP BETWEEN BOARDS. ALL EXISTING DECK TO REMAIN WILL BE INSPECTED AND ADJUSTED (IF NECESSARY) TO HAVE A 1/8" GAP BETWEEN BOARDS

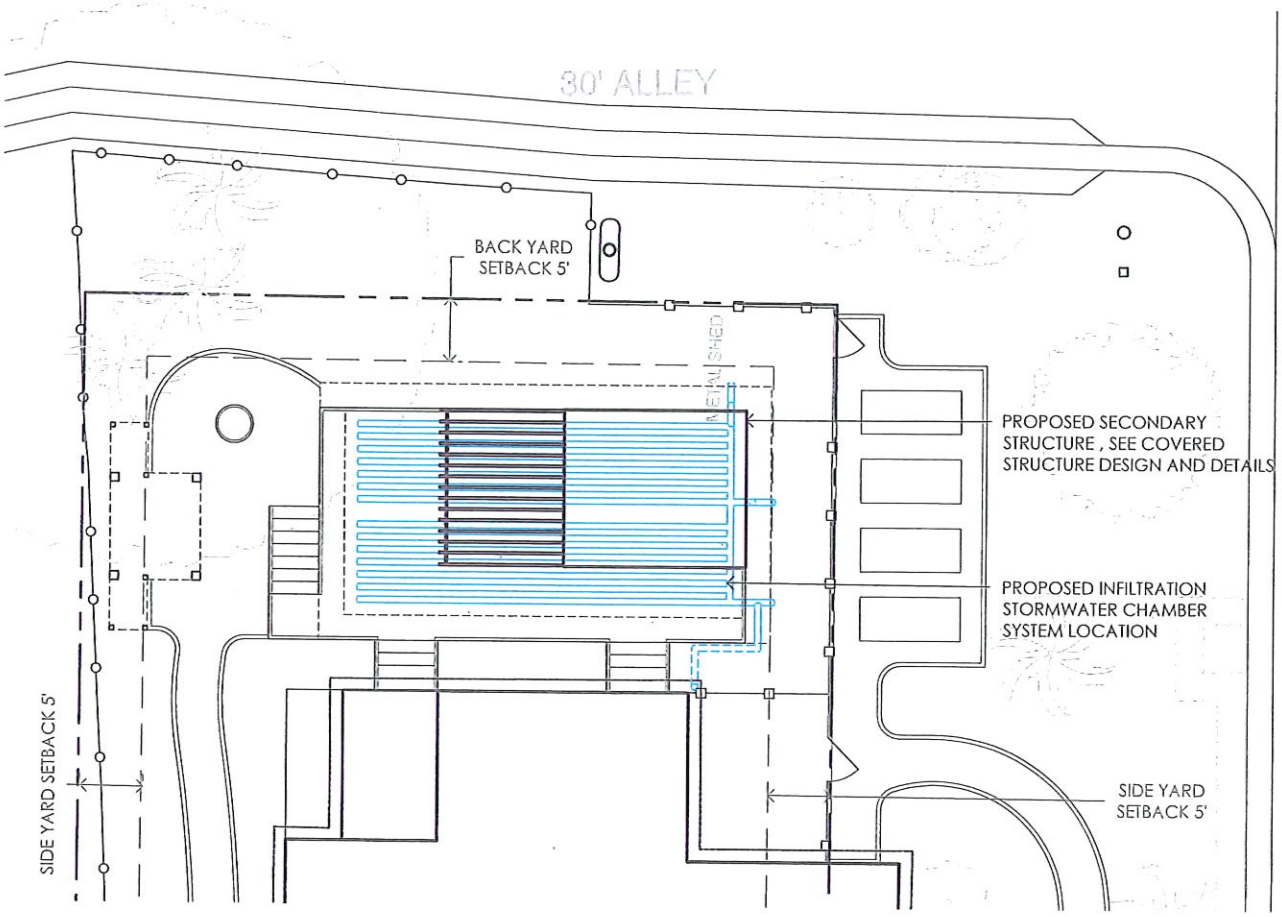
45.6%

OVER

* see impervious definition on how to calculate the 10% allocation.

City code does not allow nonconformities on the basis of stormwater treatment.

WE LOVE LAND



ANDSCAPE DESIGN- DESIGN CONCEPT & STORMWATER CALCULATIONS:

)ESIGN CONCEPT-

he goal of the proposed stormwater management plan for this project is to lessen the stormwater issues caused by the current impermeable surfaces on the site, particularly since the historic nain structure exceeds the 40% lot coverage limit. We aim to not only ensure that the new patio cover doesn't worsen stormwater problems but also to improve the current situation while creating unctional space.

he proposed structure will have a metal roof with two open sides and two screened sides. The stormwater management system will include an infiltration system designed to capture rainwater rom both the existing and new metal roofs. This system will enhance water quality by treating the first inch of stormwater runoff, effectively filtering out sediment and pollutants. All collected tormwater will then infiltrate into the surrounding soil. Additionally, this system is capable of managing the total stormwater volume from storms that occur once every 25 years.

:TORM WATER CALCULATIONS-

WATER QUALITY VOLUME CALCULATIONS:

517.96 SF	=	Drainage Area (Square Feet / SF) -	Total Area of Metal Roof w/ 4:12 roof pitch
1"	=	Rainfall Depth (Inches / in.) -	Typical amount of Rainfall treated to ensure water quality in a 1 in 25 year Storm event
42.99 CF	=	Required Volume (Cubic Feet / CF) -	Generated from 1" of rainfall on Drainage Area

GEOTECHNICAL DATA UTILIZED FOR STORMWATER CALCULATIONS:

42.99 CF	=	Required Water Quality	Total area available in infiltration for water quality = 82.45 CF
Soil Group	=	A	
00.25" per Hr	=	Ksat - Inches per Hour (or design infiltration rate) The Ksat design rate above has a safety factor of 2 (x.5) applied and is based off of site specific data from the Geotechnical Report provided by Magnum Engineering Consultants.	

1 IN 25 YEAR / 24 HOUR STORM DATA:

11.00"	=	Rainfall depth occurring in a 24 hour period
0.458"	=	Rainfall depth occurring per hour during storm event

*Data from the Soil Conservation Services Historic rainfall data, a 1 in 25 year 24 hour storm event is the design standard for Stormwater Infiltration Systems

FLOOD ATTENUATION CALCULATIONS:

Required Flood Attenuation Volume	=	Rainfall Volume x Time Duration x Cubic Foot Conversion x Total Proposed Stormwater Drainage Area (Metal Roof Areas)
474.45 CF	=	.458 inches per hour x 24 hours x 517.96 Square Feet

SUMMARY OF REQUIRED STORMWATER VOLUMES TO BE TREATED:

42.99 CF	=	Water Quality Treatment
474.45 CF	=	Flood Attenuation Volume

STORM WATER SYSTEM INFILTRATION CAPACITY SUMMARY:

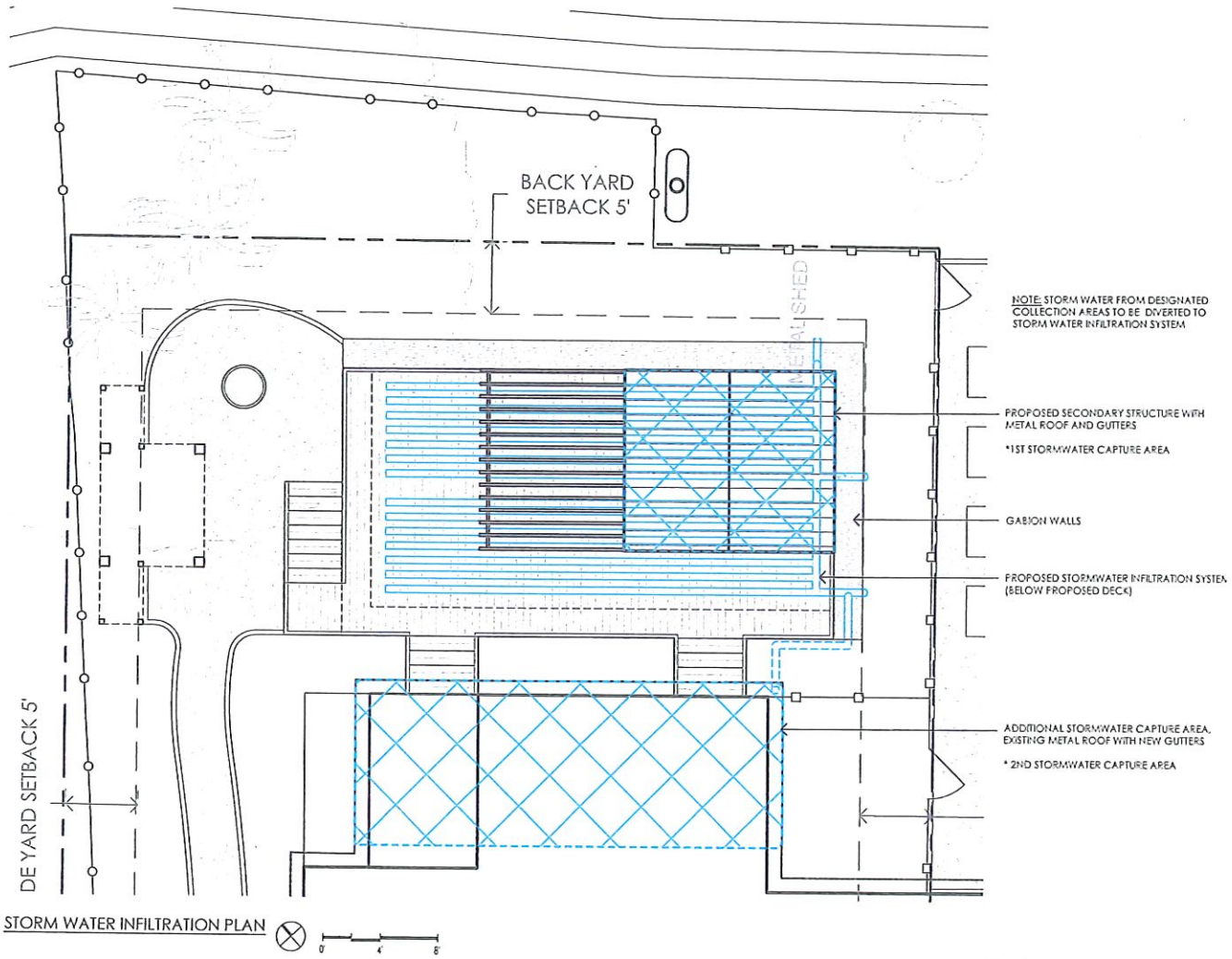
509.43 CF = Installed Storm Water System Storage Capacity

RECOVERY TIME CALCULATIONS:

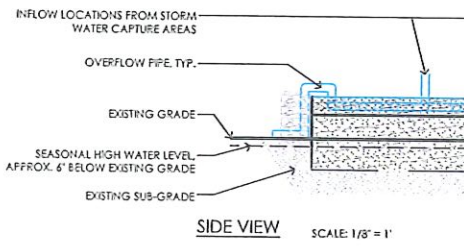
Total Recovery Time (Hours)	=	Installed System Depth (Inches) / Infiltration rate (Inches per Hour)
56HRs	=	14" / 0.25" per Hour (as per infiltration rate data provided by USDA Websoil Survey)

0' 5' 17'

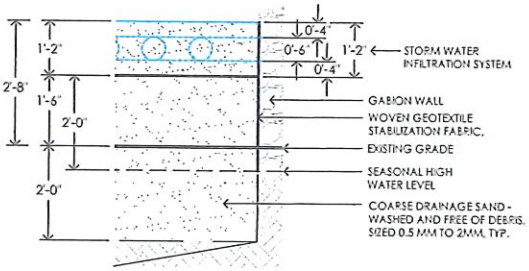
WE LOVE LAND



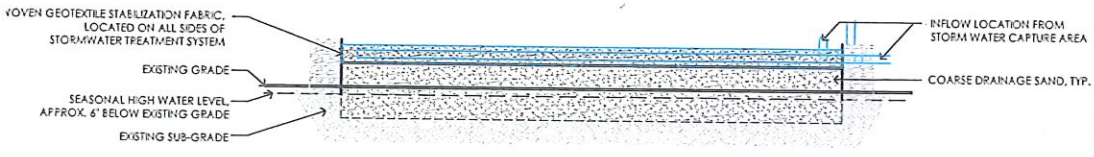
STORM WATER INFILTRATION PLAN



SIDE VIEW SCALE: 1/8" = 1'



SIDE VIEW ENLARGEMENT SCALE: 3/8" = 1'

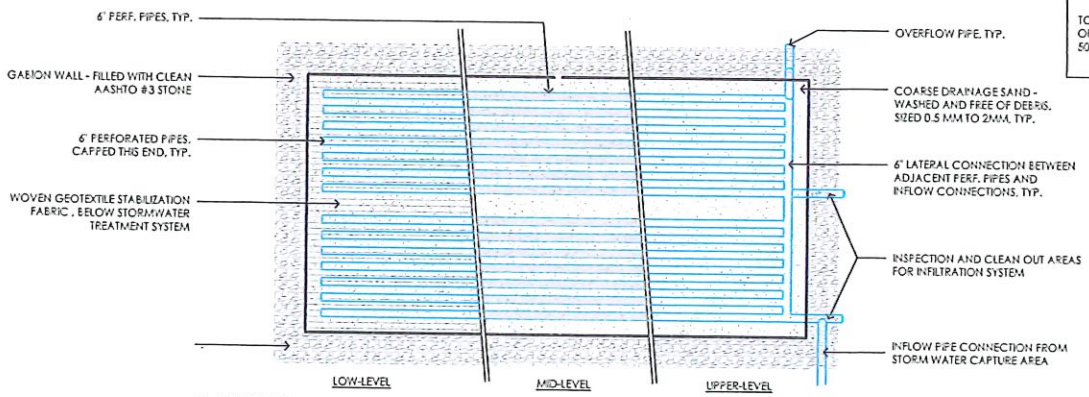


FRONT VIEW SCALE: 1/8" = 1'

NOTE:
TOTAL PIPE STORAGE VOLUME
82.45 CF = (5.89CF PER X 14 PIPES TOTAL)

TOTAL CORSE SAND STORAGE VOLUME
426.98 CF = (448.75 CF X (.8 VOID SPACE)

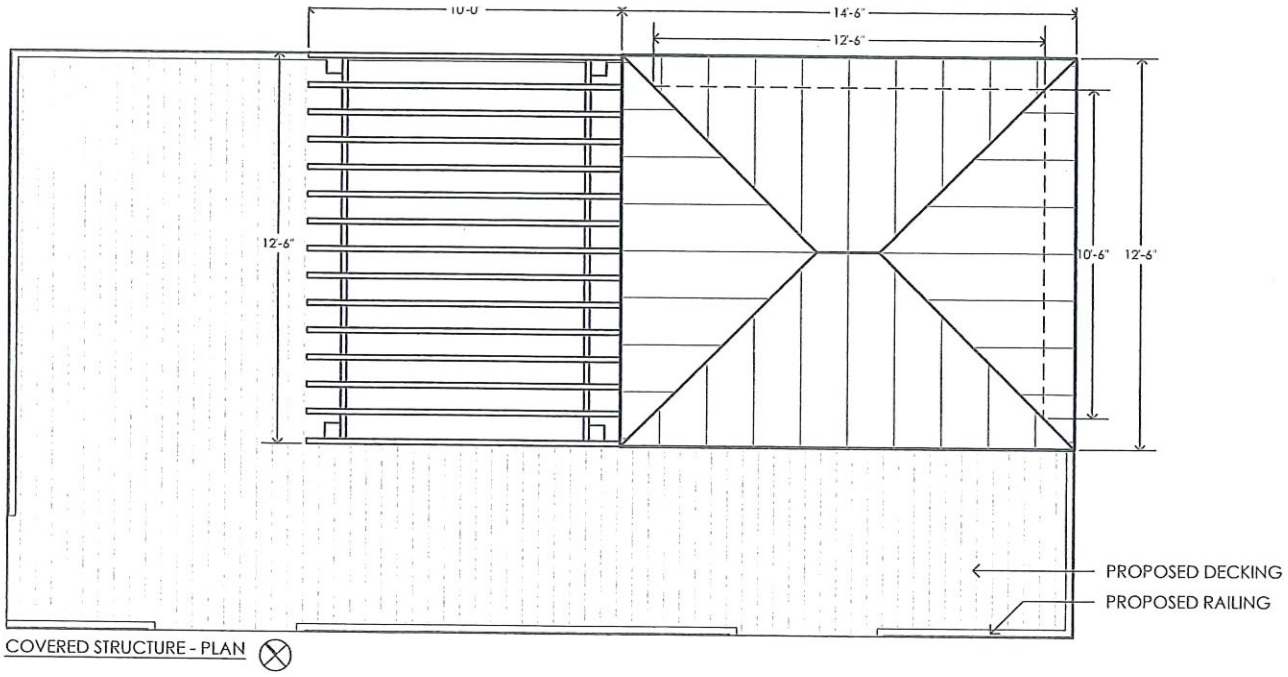
TOTAL INSTALLED STORAGE VOLUME OF INFILTRATION SYSTEM
509.43 CF = (TOTAL PIPE STORAGE + TOTAL SAND STORAGE)



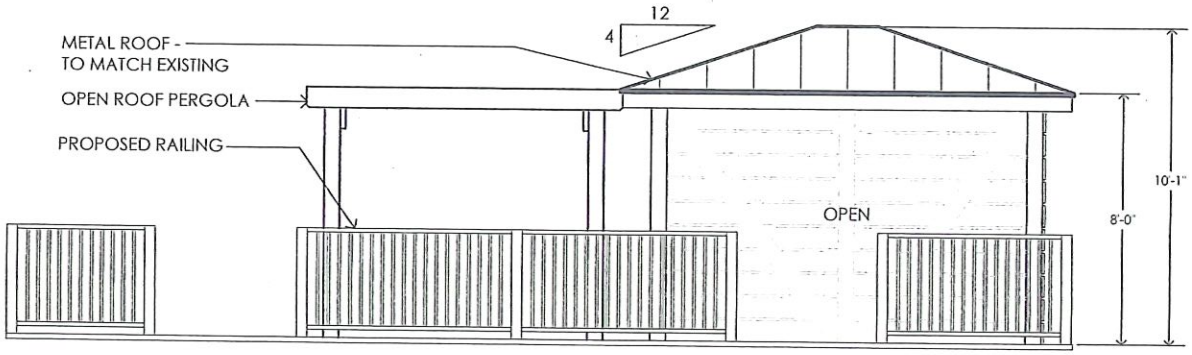
PLAN VIEW SCALE: 1/8" = 1'

STORM WATER INFILTRATION SYSTEM DETAILS

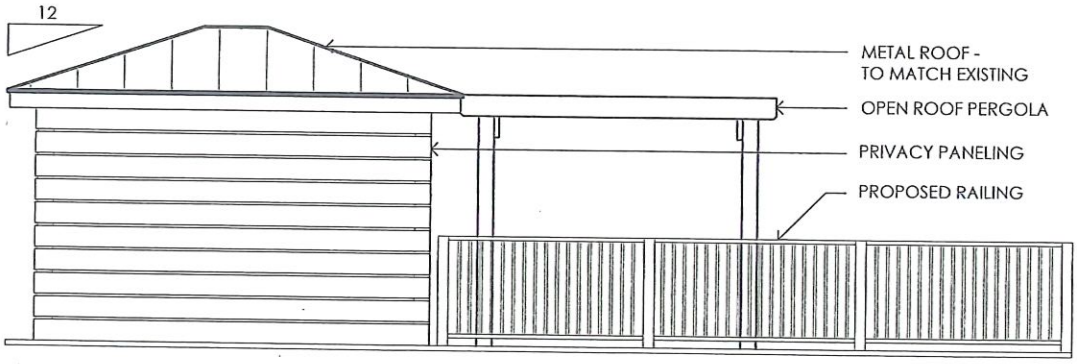
WE LOVE LAND



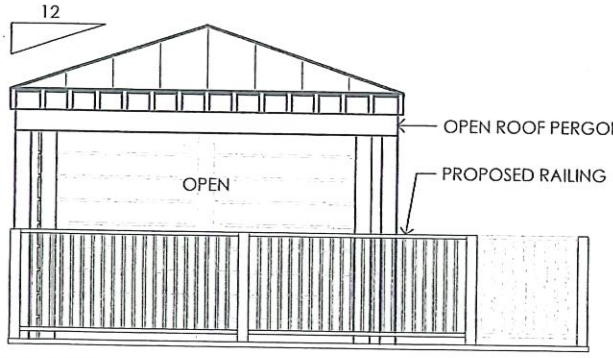
COVERED STRUCTURE - PLAN



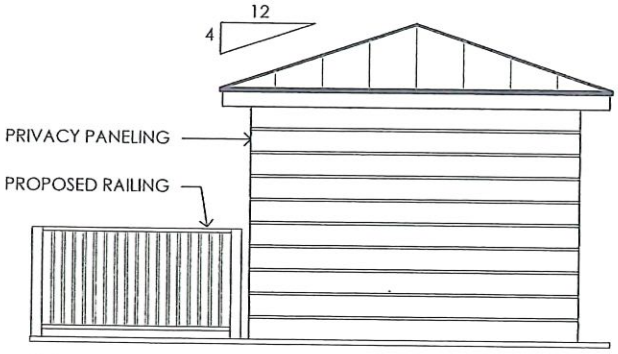
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



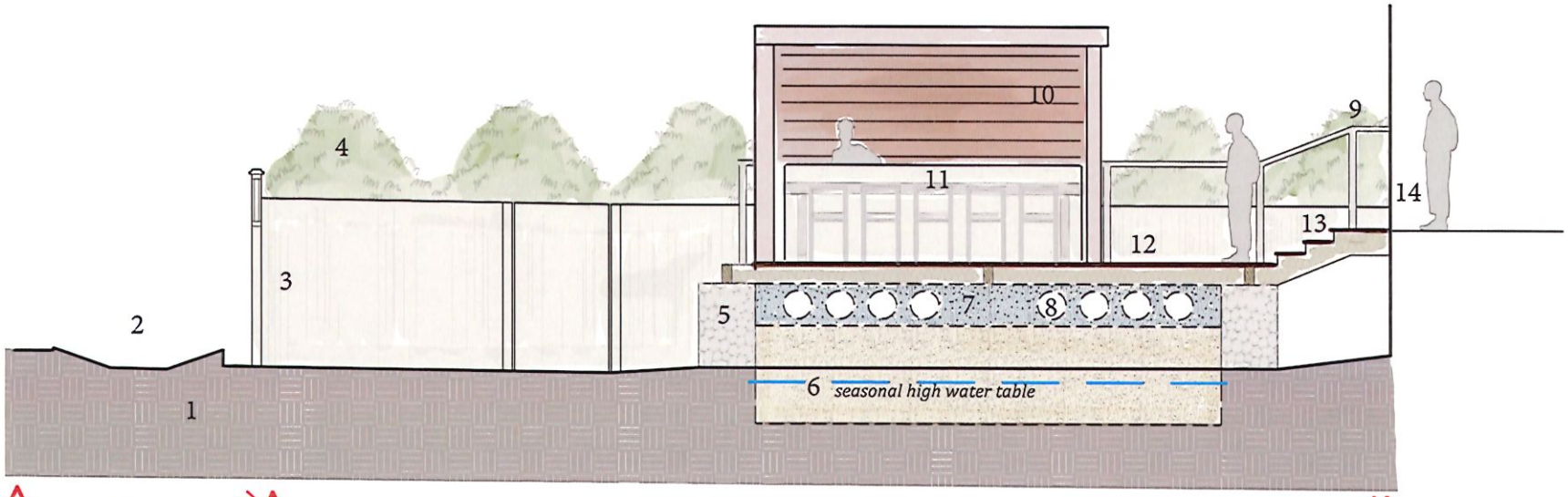
EAST ELEVATION

*PRIVACY PANELING, DECKING AND RAILING TO BE A MIX OF TIMBER AND COMPOSITE MATERIALS THAT ARE ARCHITECTURALLY COHERENT TO THE MAIN EXISTING STRUCTURE

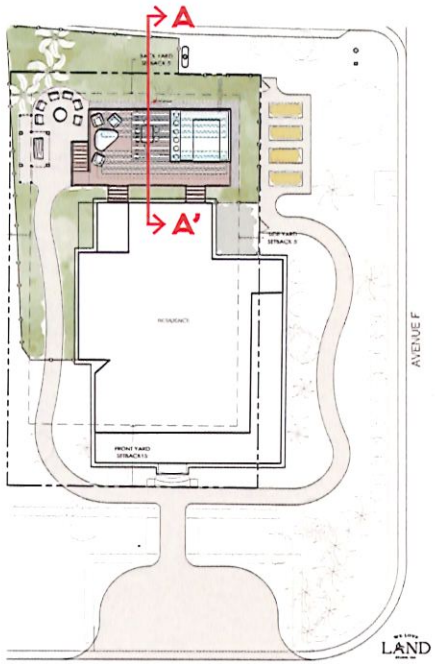
0' 4' 8'

WE LOVE LAND STUDIO, INC.

ALBRIGHT RESIDENCE - SECTION
01/24/2025



SECTION VIEW - PROPOSED

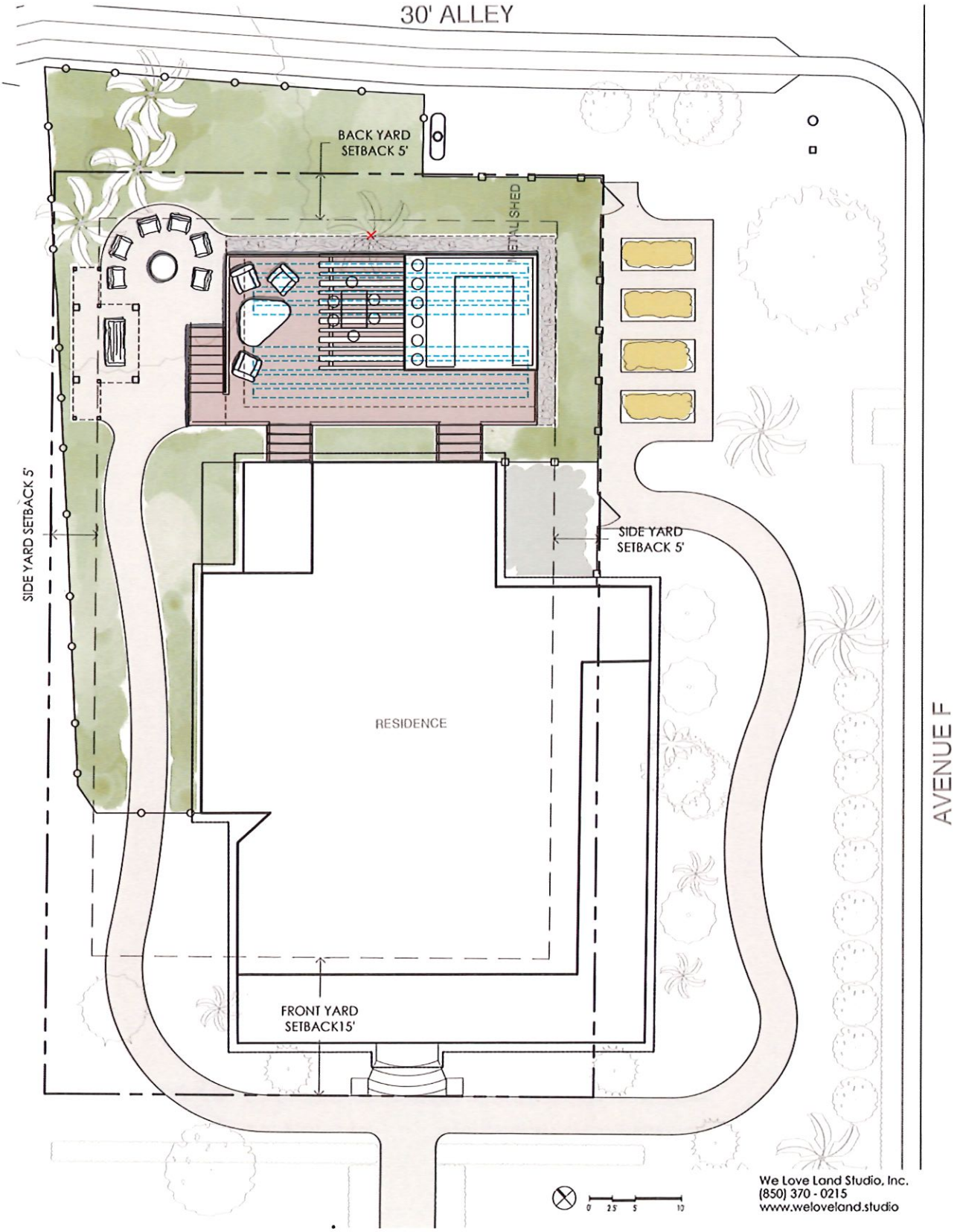


1. Existing earth to remain; 2. Existing flume; 3. Proposed fence and future planting in front; 4. Proposed landscape

(5-8) Proposed stormwater system: 5. Proposed gabion wall with limerock; 6. Sand; 7. Gravel; 8. Perforated pipe

9. Railing; 10. Screen wall; 11. Dining table with bar behind; 12. Deck; 13. Stairs; 14. Existing kitchen inside house

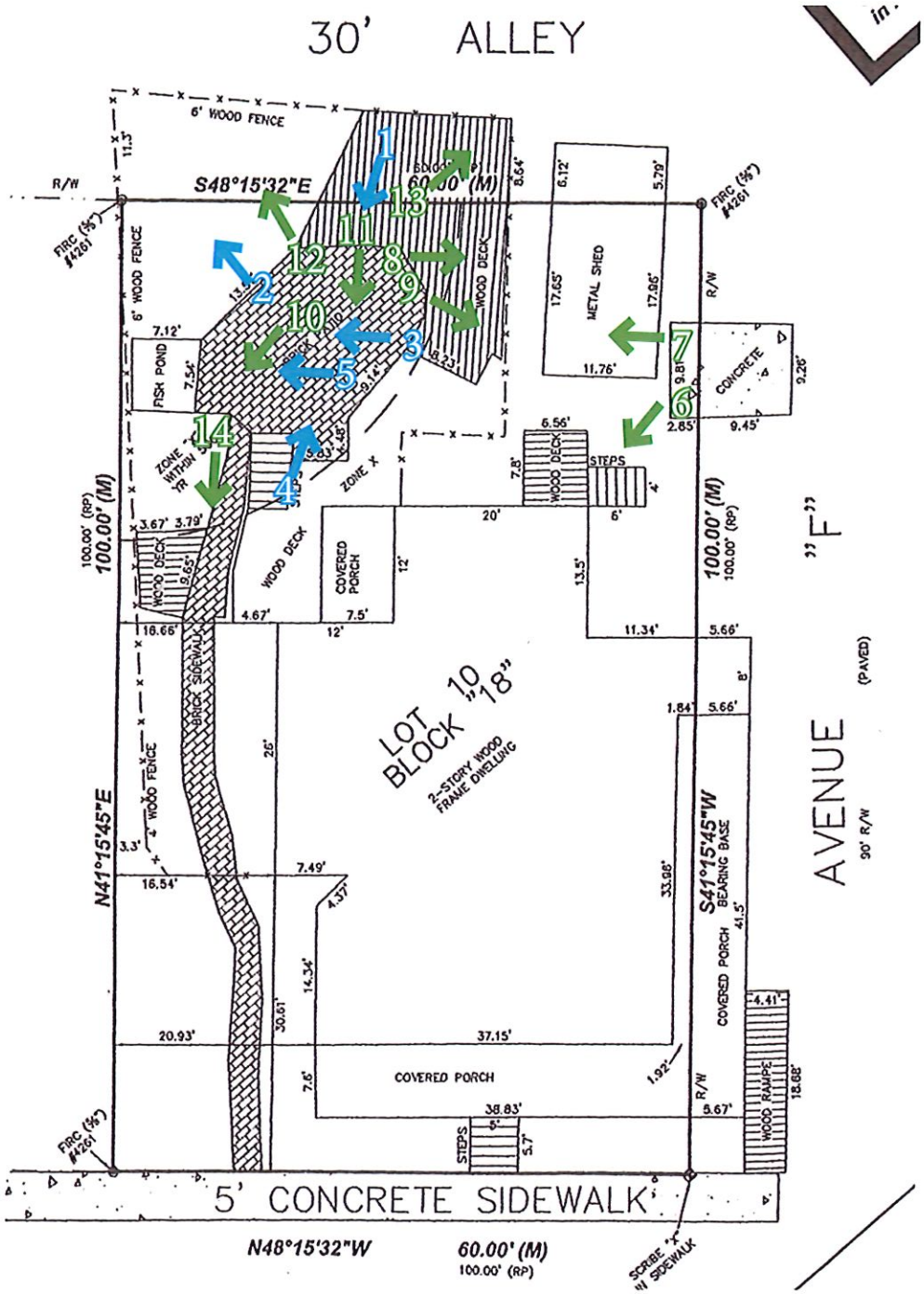
ALBRIGHT RESIDENCE - PLAN
01/24/2025



We Love Land Studio, Inc.
(850) 370 - 0215
www.weloveland.studio

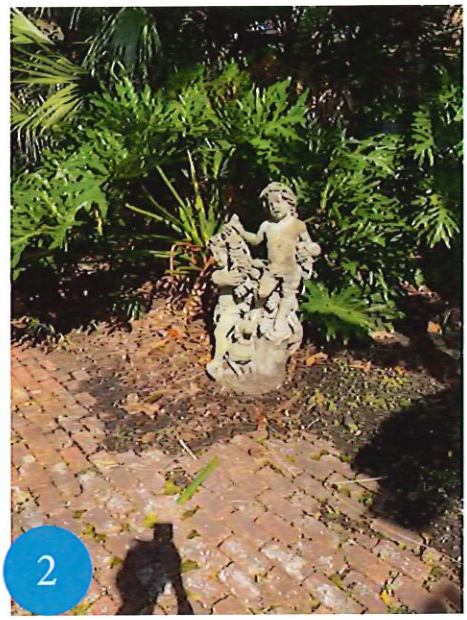
GABION WALL EXAMPLES

ALBRIGHT RESIDENCE
PHOTOS LEGEND



ALBRIGHT RESIDENCE
HISTORIC PHOTOS (SEE LEGEND)

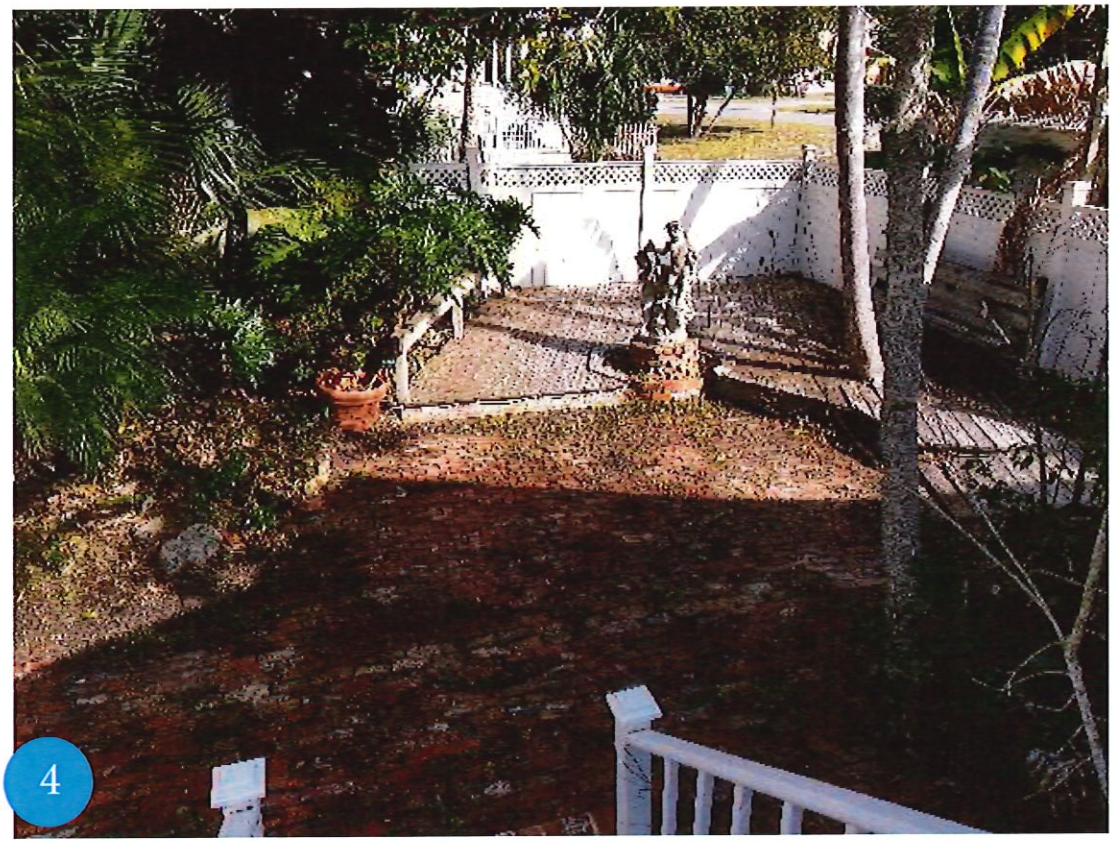
1



2

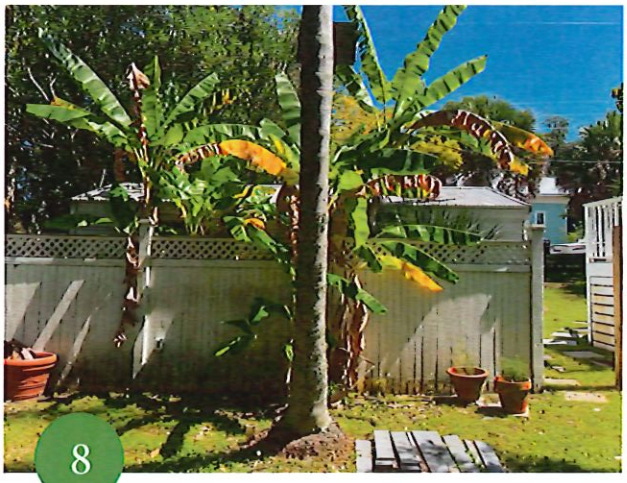
3

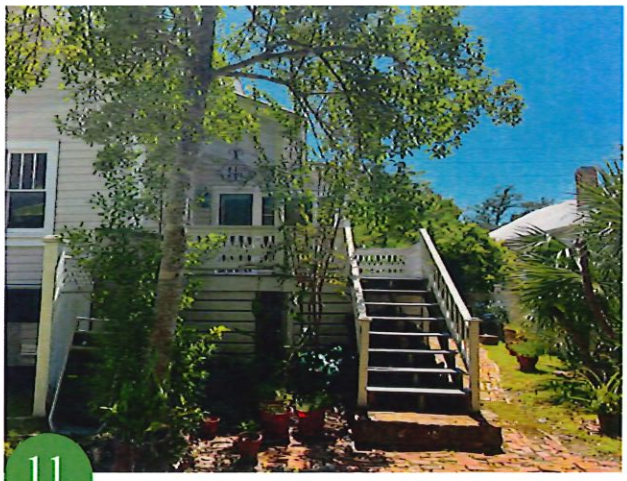
ALBRIGHT RESIDENCE
HISTORIC PHOTOS (SEE LEGEND)



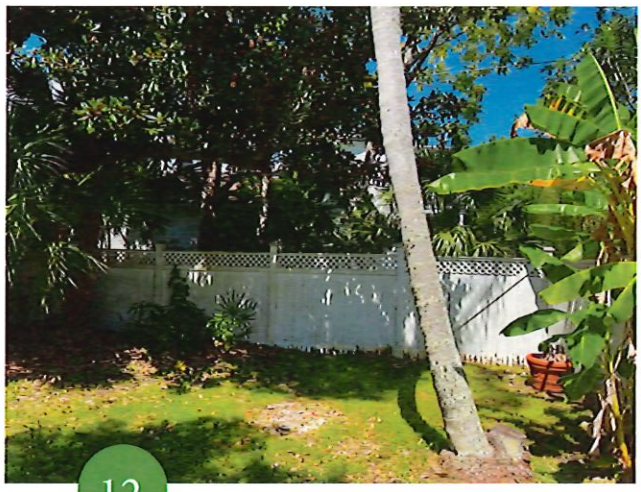
ALBRIGHT RESIDENCE
RECENT PHOTOS (SEE LEGEND)

ALBRIGHT RESIDENCE
RECENT PHOTOS (SEE LEGEND)



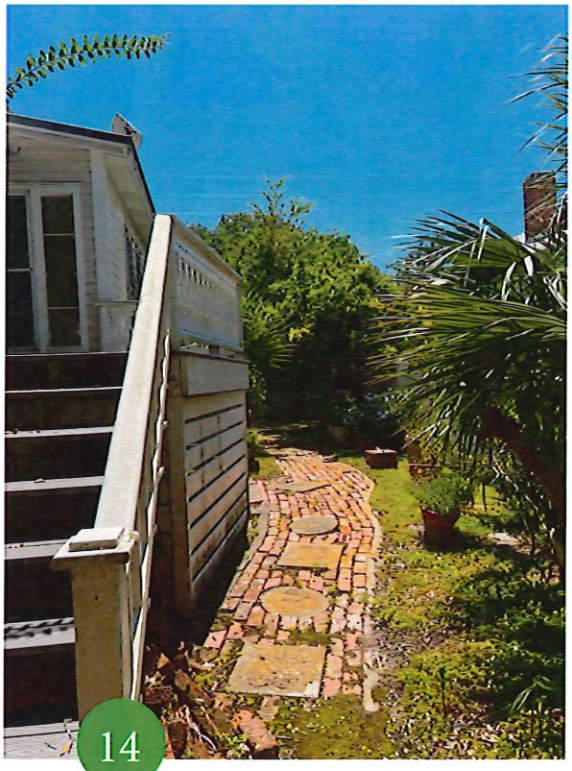


ALBRIGHT RESIDENCE
RECENT PHOTOS (SEE LEGEND)



12

13



14

City Planner Report

Review, Discussion and Decision for **Certificate of Appropriateness, Accessory Structure (R-1) (Historic District) @ 101 6th Street, Block 18 Lot 10.** For David & Lisa Albright - Owner; Contractor: GeoFlora Group, LLC

Staff Notes:

Pervious decks and items identified on a site plan as a stormwater best management practice are listed as exceptions to the impervious surface coverage definition. There is a 10% lot coverage allocation and spacing requirement for the pervious decking exception. There is no elaboration on stormwater best management practices in the impervious definition, but the definition of stormwater best management practices read as "those practices and principles designed to manage water from rainfall events, reduce nonpoint sources of pollution and in some cases, protect wildlife and habitat. Methods may include structural devices or nonstructural practices, such as, but not limited to compensatory storage, swales, gutters, rain barrels and rain gardens."

The Planning and Zoning Board needs to make a determination on if the shown stormwater best management practice falls under this definition. Staff opinion is that the system itself does fall under the exception, but the added roof does not. Staff suggest that the P&Z Board members discuss this in depth in the meeting and ask questions in order to understand how the design works. Ex:

Q: Is the roof necessary to the design? Would the design function the exact same without it being added? Would the design function better without it? Would the design function the same whether the roof is added or not? Would the applicant still construct the stormwater best management practice design as shown without the added roof, in order to receive the benefit of having it?

If the design functions the same, treats the same amount of stormwater, with or without the roof, then the argument can be made as to why not allow the extra roof coverage? By City LDC, the roof itself is considered impervious. Staff's interpretation is that the only way the roof could fall under the exception is if the applicant can prove that the roof is necessary to the stormwater best management practice functionality, and that the design would not function without it.

It is worth noting that this property is in Flood Zone X, which requires a stormwater plan, but does not require the 24-hour 25-year rain event standard requirement. The parcel is currently over the allocated standard lot coverage. The applicant documents show that the

total impervious area within the property lines is at 3,303 SF, 55%, but there is an additional 926SF, 15% of lot coverage in the ROW – 276SF, 4.6%, of this comes from the home and porches encroaching into the ROW. Without including the accessories and pavement in the ROW, this would mean that the current true lot coverage is around 55% + 4.6%, with the full extent of the home included, prior to removals.

Q: Does the P&Z Board view the encroaching portion of the home in the ROW as part of the parcel's lot coverage?

The applicant is removing a great deal of accessory structures, concrete, decking and bricks in order to lower their lot coverage. While this is encouraged and needed, this brings the remaining impervious to remain to 2,459.42SF, 41%, with the encroaching home in the ROW still occupying 276SF, 4.6%.

- If the encroaching portion of the home is considered in the current lot coverage allocation, which staff typically includes in reviewing historic nonconforming homes, then the total lot coverage after the removals would be around 45.6%, or 2,735SF. This places the home at 5.6% over their standard lot coverage.
- If the board does not view the encroaching portion of the home as part of the lot coverage allocation, then the total lot coverage after the removals would be 41%, or 2,459SF. This places the home at 1% over their standard lot coverage.

Q: If a home is over their 40% lot coverage, does the overage cut into the 10% allocation for pervious decking?

- <u>If yes, then this leaves an allocation of 4.4%,265SF, for pervious decking. The lot has 53SF of decking to remain after the removals, which leaves 212SF leftover from their 10% allocation for pervious decking.</u>
- If no, then the lot coverage would be 41% after the suggested removals and their 'budget' for pervious decking would be 9%, with 1% already being used on existing deck area.

Staff's interpretation is yes, but if the board agrees that the two categories do not relate to one another, then the allowable 10% for pervious decking would equal to 600SF, which their structures (without the roof) do fall under.

Applicant is requesting 530SF of new structure, 181.25SF is roof covered and 348.75SF is pervious decking.*

Staff's interpretation is that the covered roof is not fully necessary to the functionality of the design and should be viewed as lot coverage, which the parcel is already over capacity on

whether you count the encroaching portion of the home in the ROW in the lot coverage or not, so it is not allowable.

Staff's interpretation is that without the roof, the 530SF of requested pervious decking is allowable if the board agrees that the overages on the standard lot coverage do not cut into the additional pervious lot coverage.

*All numbers are approximate – will double check numbers with applicant during the meeting based on P&Z Board's direction and discussion.

Recommended Action:

- Approve the stormwater system independently without the additional roof as an allowed and encouraged stormwater best management practice.
- Deny the covered awning extending over the pervious decking as an accessory structure, as this is a roof cover which is impervious, by definition, and the parcel is over their standard 40% even after removals.
    - Applicant has option to remove the roof cover from the design.
    - Applicant has option to make the roof cover pervious by constructing is a raised pervious deck with 1/8" spacing. Any covering of a pervious decking would remove the designation as pervious.
- Approve a to-be-determined amount of pervious decking independently as it falls within their 10% allocation as allowed by the LDC.
    - Need direction on if home encroachment in the ROW is included in the lot coverage.
    - Need direction on if the lot coverage overage, including the ROW encroachment or not, cuts into the 10% allocation for pervious decking.

Applicable Land Development Code:

Accessory building and uses means a structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. Accessory structures shall not be used for habitable purposes. Accessory buildings shall not be constructed until a principal structure is in place. (LDC, Ch. 101, Art. 1, Sec. 101-8 Definitions.) Accessory structures shall include, but not be limited to: patios, decks (pervious and impervious), gazebos, sheds, pools, spas, and mechanical swimming pool or spa equipment.

Impervious surface coverage: Those hard surface man-made areas that do not allow, or minimally allow, the penetration of water, that reduce the natural rate or percolation of water or result in an increase in the natural quantity and rate of storm water runoff. Examples include but are not limited to roof tops, parking, clay, asphalt, concrete, brick, compacted gravel, paved recreational areas such as pools, tennis courts, and landscape pavers. Exceptions: Pervious decks as described herein and items identified on a site plan as a best management practice to treat stormwater shall be allowed within open space and not considered impervious. Pervious decks are defined as decks with a minimum spacing of ⅛ inch between decking boards. Pervious decks shall be limited to an additional ten percent additional total lot coverage (i.e. ten percent additional total lot coverage above the code maximum for impervious coverage applicable to each zoning category; e.g. if max impervious coverage is forty percent then a deck may be added which covers additional lot area up to a total of fifty percent lot coverage when adding the total impervious lot coverage and the pervious deck coverage). (LDC, Ch. 101, Art. I, Sec. 101-8 Definitions.)

Pervious: A surface that presents an opportunity for precipitation to infiltrate into the ground. Area maintained in its natural condition or covered by a material that permits infiltration or percolation of water into the ground.

Storm water: The flow of water that results from, and that occurs immediately following, a rainfall event.

Storm water management system: A surface water system that is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system.

Stormwater best management practice (BMP): The term "best management practices (BMP)" means those practices and principles designed to manage water from rainfall events, reduce nonpoint sources of pollution and in some cases, protect wildlife and habitat. Methods may include structural devices or nonstructural practices, such as, but not limited to compensatory storage, swales, gutters, rain barrels and rain gardens. A City of Apalachicola Guide to Site-Specific Stormwater Best Management Practices is available to download from the city's website.

Lot coverage means the area of the lot covered by the ground floor of all principal and accessory uses and structures, including all areas covered by the roof of such uses and structures, measured along the exterior faces of the walls, along the foundation wall line, between the exterior faces of supporting columns, from the centerline of walls separating two buildings or as a combination of the foregoing, whichever produces the greatest total ground coverage for such uses and structures. Lot coverage shall also include all impervious surfaces such as drives, parking areas, walkways, swimming pools, patios, terraces and the like.

Nonconforming building means any building or structure which existed lawfully at the time it was permitted, but that does not comply with the current regulations of the zoning district or the adopted comprehensive plan land use designation in which it is located.

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

(c)Expansion of historic and nonhistoric, nonconforming structures. The intent of this section is not to permit either historic or nonhistoric nonconforming structures to be enlarged upon, expanded, or extended, except as allowed through the variance process at section 101-61(2). Existing nonconformities of a structure shall not be used as grounds for adding other structures prohibited elsewhere in the same district.(1)An expansion in square footage for either historic or nonhistoric structures shall be permitted where such expansion meets all requirements of this code, including those of section 101-61(3)b when a variance is needed.(2)An expansion of either an historic or nonhistoric, nonconforming structure is permissible when it is required by law or ordered by the building inspector to secure the safety of the building.