



## **Planning & Zoning Agenda**

**March 10<sup>th</sup>, 2025**

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, March 10<sup>th</sup>, 2025  
**City Meeting Room – 74 6<sup>th</sup> Street**  
Agenda

**Regular Meeting: 6:00 PM**

1. Approval of February 10<sup>th</sup>, 2025 meeting minutes.
2. Review, Discussion and Decision for Accessory Structure (R-1)(Historic District) @ 121 Coach Wagoner Blvd., Block 89 Lot 9-10. For Jeff Stephens - Owner; Contractor: TBD
3. Review, Discussion and Decision for Certificate of Appropriateness & New Construction (R-1)(Historic District) @ 114 8<sup>th</sup> Street, Block 69 Lot 3. For Brandon Bogle - Owner; Contractor: Tyler Polaronis
4. Review, Discussion and Decision for New Construction (R-2) @ 197 22<sup>nd</sup> Avenue, Block 236 Lot 16-19. For Ron R. - Owner; Contractor: Tyler Polaronis
5. Review, Discussion and Decision for New Construction (R-2) @ 191 14<sup>th</sup> Street, Block 140 Lot 10. For RG Building & Framing Inc. - Owner; Contractor: Ronnie Gooch
6. Review, Discussion and Decision for New Construction (R-2) @ 190 13<sup>th</sup> Street, Block 140 Lot 1. For RG Building & Framing Inc. - Owner; Contractor: Ronnie Gooch
7. Review, Discussion and Decision for New Construction (R-2) @ 193 14<sup>th</sup> Street, Block 140 Lot 9. For RG Building & Framing Inc. - Owner; Contractor: Ronnie Gooch
8. Review, Discussion and Decision for Pavers (R-2) @ 108 22<sup>nd</sup> Avenue, Block 262 Lot 12-15. For James Grater & Kathleen Binder - Owner; Contractor: Self
9. Review, Discussion and Decision for Accessory Structure (R-1) @ 54 17<sup>th</sup> Street, Block 113 Lot 3. For Barbara Matheny. - Owner; Contractor: TBD
10. Review, Discussion and Decision for Parking Plan (C-1)(Historic District) @ 51 Avenue C, Block 1. For Gibson Inn LLC - Owner; Contractor: N/A

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11. Review, Discussion and Decision for Sketch Plat (R-2) @ Block 262 Lots 1-7 & 20-30. For  
It's a Cluster LLC - Owner; Contractor: Poloronis

Other/New Business:

Outstanding/Unresolved Issues:

**City Planner to request permission to workshop stormwater best management practices and incentives from the City Commission at April meeting.**

**Motion to adjourn the meeting.**



## Minutes

February 10<sup>th</sup>, 2025

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, February 10<sup>th</sup>, 2025  
**City Meeting Room – 74 6<sup>th</sup> Street**  
Minutes

**Attendance: Chair** – Joe Taylor, Myrtis Wynn, Bobby Miller, Elizabeth Milliken, Jim Bachrach

**Regular Meeting: 6:00 PM**

1. Approval of January 10<sup>th</sup>, 2025 meeting minutes.
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
2. Review, Discussion and Decision for Addition – Covered Porch. (R-2) @ 176 22<sup>nd</sup> Avenue, Block 237 Lot 7. For Opha Kennedy - Owner; Contractor: Self
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Elizabeth Milliken. All in favor – motion carried.**
  
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
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
4. Review, Discussion and Decision for Certificate of Appropriateness & New Construction (R-1) (Historic District) @ 205 9<sup>th</sup> Street, Block 166 Lot 7. For Damir & Leslie Drinkovic - Owner; Contractor: Bryce Ward
  - a. **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
5. Review, Discussion and Decision for Certificate of Appropriateness, Accessory Structure (R-1) (Historic District) @ 101 6<sup>th</sup> Street, Block 18 Lot 10. For David & Lisa Albright - Owner; Contractor: GeoFlora Group, LLC
  - a. **Discussion held:**
  - b. **City Planner posed a question to the board, “Does the P&Z Board view the encroaching portion of the home in the ROW as part of the parcel’s lot coverage?”**

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- i. Board gave consensus as yes, but they agreed that the extra square footage from the encroachment should be factored in as ‘part of the lot’ for the sake of discussion. With this in mind, they agreed that the current ‘lot coverage’ after removals is 43.6%, still over the 40% standard allocation.
- c. City Planner posed a question to the board. “If a home is over their 40% lot coverage, does the coverage cut into the 10% allocation for pervious decking?”
  - i. Board consensus was yes, which leaves an allocation of 6.4% left out of 6,276SF for pervious decking, not including what is already present.
- d. Actions:
  - i. Bobby Miller made a motion to approve the stormwater system independently without the pervious deck or additional roof as an allowed and encouraged stormwater best management practice. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.
  - ii. Bobby Miller made a motion to deny the covered awning/roof extending over the pervious decking as an accessory structure, as this is roof cover which is impervious, by definition, and the parcel is over their standard 40% lot coverage even after the proposed removals. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.
  - iii. Bobby Miller made a motion to approve 6.4% or 401.7SF of pervious decking independently as it falls within their 10% allocation as allowed in the LDC – 348SF left to be covered if existing is to remain and applicant must return to P&Z if the location changes. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.

Other/New Business: P&Z Board asked the City Planner to look into workshopping stormwater best management practices in order to encourage more homeowners to participate and for the City to possibly offer incentives.

Outstanding/Unresolved Issues:

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**Motion to adjourn the meeting by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller. Meeting adjourned.**



**Accessory Structure**  
**121 Coach Wagoner Blvd.**





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

**Official Use Only**

Date Received: 2/7/25  
 Meeting Date: 3/10/25  
 Fees Due: \$50.00  
 Date Fees Paid: 2/7/25

**OWNER INFORMATION**

**CONTRACTOR INFORMATION**

Owner Jeff Stephens  
 Address 121 Coach Wagner Blvd.  
 City Apalachicola State FL Zip 32320  
 Phone 770-655-1228

Contractor Name TBD  
 State License # \_\_\_\_\_ City License # \_\_\_\_\_  
 Email \_\_\_\_\_  
 Phone \_\_\_\_\_

**PROJECT TYPE**

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

**PROPERTY INFORMATION**

Street Address (911 Address): 121 Coach Wagner Blvd  
 City & State: Apalachicola Zip: 32320  
 Parcel ID #: 01-09S-08W-8330-0089-0090 Block: 89 Lot: 9-10  
 Zoning District: R-1  Historic District  Non-Historic District  
 FEMA Flood Zone: X

**OFFICIAL USE ONLY**

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

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

**STAFF NOTES/RECOMMENDATIONS:**

- applicant to confirm 5' setbacks  
~~- roads to not street~~  
visible.

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.

JS  
 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 24' x 18' x 9' Pole Barn carport  
 6x6 post in concrete footings  
 Metal roof

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing		metal	
Trim			
Foundation		concrete	
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other Pole Barn	Surplus, Salvage		

**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.

2/3/2025

DATE



SIGNATURE OF APPLICANT

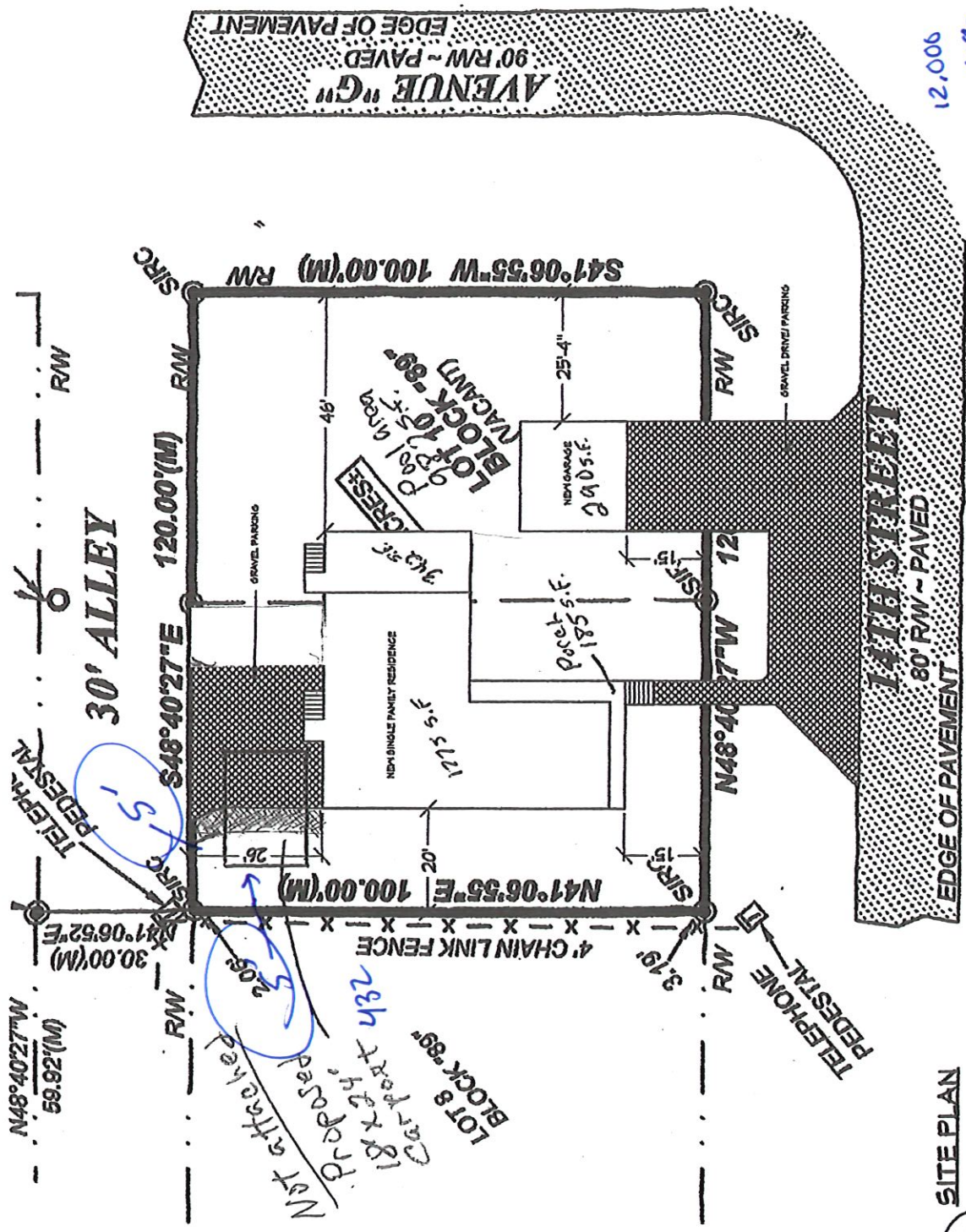
Jeff Stephens  
770-655-1228

FLOOD ZONE INFORMATION:  
SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS PER FIRM  
COMMUNITY PANEL NO. 12004 020P  
INDEX DATE: FEBRUARY 3, 2014, FRANKLIN COUNTY, FL



Lee G Benoit

A-2



12,000  
LC: 4022  
4,900 sq

amount  
= 1775  
185  
290  
987  
2,637  
proposed: 43287

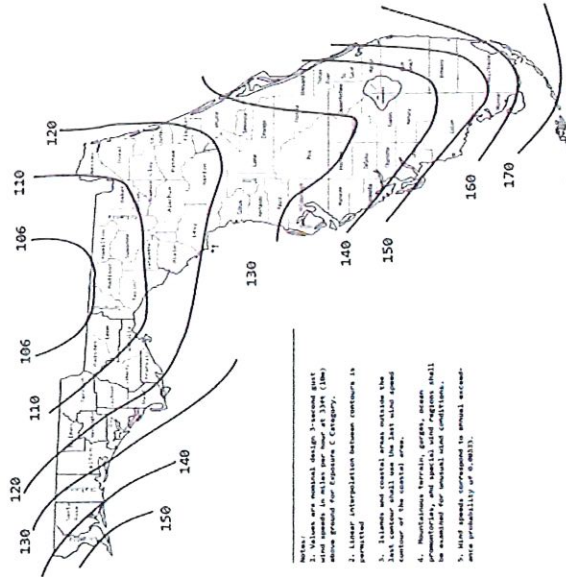
**SITE PLAN**  
1" = 20' (11"x17" @ 100%)  
1" = 10' (24"x36" @ 200%)

LOT 8 BLOCK 89  
Carport 284  
18x24  
Not attached  
205'

Open Pole Barn  
 Manufactured by  
**SURPLUS & SALVAGE**  
 1600 Hwy 90, FL 32428  
 Mrs. PAULA (850) 819-7285

- 1) COVER PAGE
- 2) FOUNDATION PLAN, ROOF FRAMING, ELEVATION VIEWS,
- 3) GABLE & LEAN CONNECTION
- 4) DESIGN TABLES & STRUCTURAL DETAILS
- 5) SAMPLES OF WIND LOAD CALCULATIONS

State of Florida  
 Category I Building and Structures  
 In Miles Per Hour  
 Figure C



**SCOPE OF WORK**

THIS MASTER PLAN IS FOR ONLY ONE SINGLE STRUCTURE TO BE REVIEWED BY THE BUILDING DEPARTMENT IN THE AREA FOR PERMITTING. THE PLANS ACCOMMODATE DIFFERENT TRUSS SPANS, BAY WIDTHS, AND LENGTHS. THESE PLANS ARE DESIGNED FOR ANYWHERE IN FLORIDA WITH THE HERE SPECIFIED WIND LOAD. ONLY PLANS WITH ELECTRONIC SEAL ARE ALLOWED. ONLY A SINGLE USE FOR A SEALED SET OF PLANS IS LEGAL.  
 ALL THE SPECIFIC BUILDING SPECIFICATIONS ALONG WITH THE SITE CHARACTERISTICS HAVE TO BE IMPLEMENTED AND OBSERVED. ANY DEVIATION THEREOF WILL VOID THE ENTIRE PLAN.

These plans and specifications are in compliance with the criteria established by the 8th Edition of Florida Building Code (2023).

The Open Pole Barn is designed to withstand a wind velocity up to 160 MPH (Exposure B & Risk Category I) and complies with chapter 16 of the 8th Edition Florida Building Code 2023.

This structure has been designed as an open building which allows the wind to pass through. Any Enclosure / Wind obstruction thereof will require additional means to secure the structure.

The calculations are carried out for the following Data:

Ultimate design wind speed Vult's (130, 140 & 160 MPH)  
 Nominal design wind speed, Vasd's (101, 110 & 126 MPH)

Risk Category: I

Wind Exposure: B or C

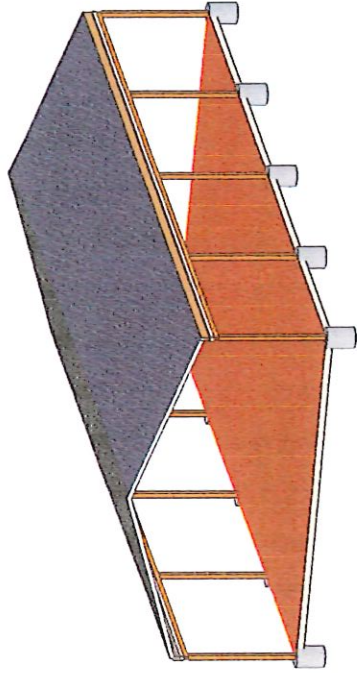
Enclosure Classification: Open

Internal Pressure Coefficient GCpl = 0.0

Roof Components and Cladding Uplift Pressure:

-27.5 PSF, -37.5 PSF & -40 PSF (Values for zones 1, 2, and 3)

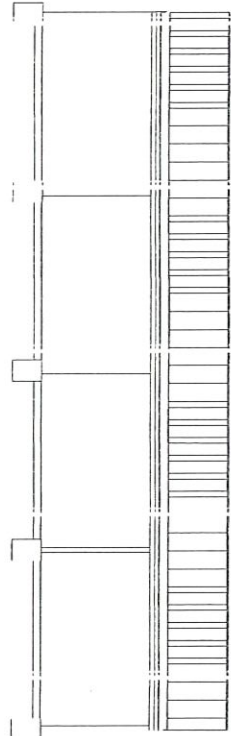
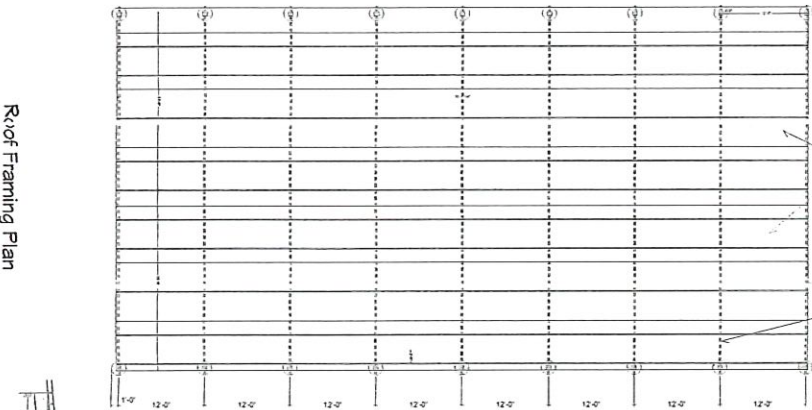
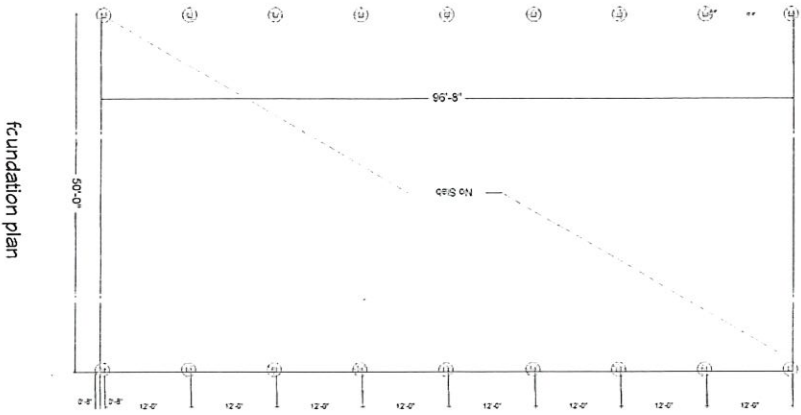
**Note:**  
 Contractor must provide the Florida Approval Numbers for All Structural Components  
 Only Plans with RAISED SEAL Are Allowed  
 These Plans are PROTECTED BY COPYRIGHT FOR ECDC-INC.



3D View

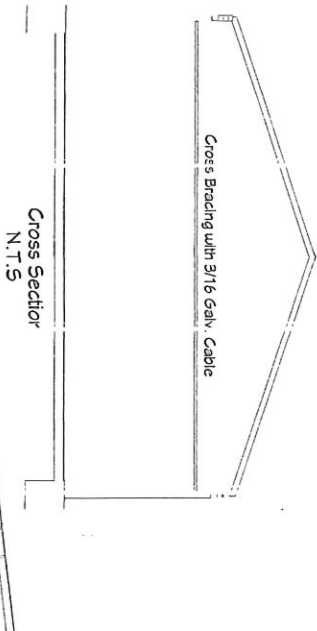
2x6 Purlins @ 2' O.C.  
 For Exposure C or High Wind, Place Purlins @ 16" O.C.  
 For Bay Width 16' Use 2x6 C-Channel Ga. 18

Trusses @ 12' O.C.

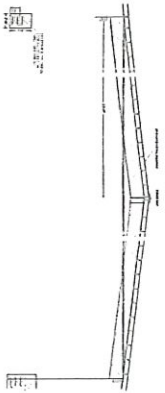


Side Elevation  
N.T.S.

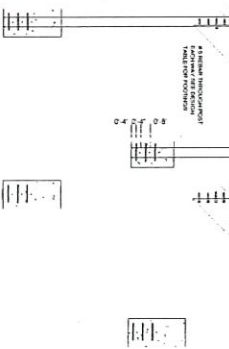
Side Bracing:  
 Brace the Middle Bay for Buildings with a Length Longer than Twice the Width  
 Use 3/16 Cable Crosswise, All Bracing Can Be Installed in the Ceiling



Cross Section  
N.T.S.



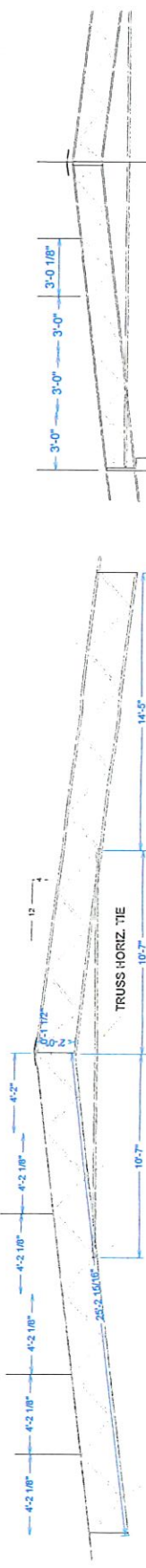
Section View  
N.T.S.



GABLE TRUSS LEAN CONNECTION (OPTIONAL)  
N.T.S.

Note:  
 For Areas with wind up to 140 mph install Purlins @ 24" o.c.  
 For Areas with wind more than 140 mph install Purlins @ 16" o.c.

Note:  
 For Lean Truss Design and Footing, Use the Design Tables on Page 3



**TRUSS DESIGN TABLE**  $3/8" = 1'$   
 50' Truss Span

TRUSS / LEAN SPAN	TRUSS DEPTH*	TOP CORD	BOTTOM CORD	WEB MEMBERS
5' - 31'	16"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"
32' - 35'	16"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"
36' - 40'	16"	1 1/2" x 1 1/2" x 3/16"	1 1/2" x 1 1/2" x 3/16"	1 1/2" x 1 1/2" x 1/8"
41' - 50'	20"	2"X2"X3/8"	2"X2"X3/8"	2X2X 1/8
51' - 60'	24"	2"X2"X7/16"	2"X2"X7/16"	2"X2"X3/8"

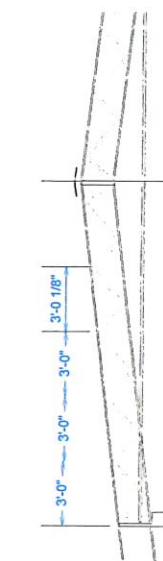
(\*Use Truss Depth of 16" for all Spans for wind load up to 130 MPH and Exposure B)

**DESIGN TABLE FOR FOOTINGS**

TRUSS / LEAN SPAN	BAY WIDTH	P.T. POST	CONC POST DIAMETER	CONC POST DEPTH	REINFORCE REBAR
24' +/- 5'	10' 12' 16'	6X6	12" 12" 16"	24" 30" 36"	2# 5 x 8" EACH WAY
30' +/- 5'	10' 12' 16'	6X6	16" 16" 18"	32" 34" 36"	3# 5 x 10" EACH WAY
36' +/- 5'	10' 12' 16'	8X8	18" 18" 24"	34" 36" 38"	3# 5 x 12" EACH WAY
42' +/- 5'	10' 12' 16'	8X8	24" 24" 24"	38" 40" 48"	3# 5 x 18" EACH WAY
48' +/- 5'	10' 12' 16'	8X8	24" 24" 24"	48" 60"	3# 5 x 18" EACH WAY

SOIL MUST HAVE BEARING CAPACITY OF 2000 PSF  
 USE CONCRETE 28 DAY 3000 PSI STRENGTH  
 DRY CONCRETE CAN BE USED

Note: Truss Specs Applied for The Leans



**TRUSS DESIGN TABLE**  $3/8" = 1'$   
 50' Truss Span

TRUSS / LEAN SPAN	TRUSS DEPTH*	TOP CORD	BOTTOM CORD	WEB MEMBERS
5' - 31'	16"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"
32' - 35'	16"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"
36' - 40'	16"	1 1/2" x 1 1/2" x 3/16"	1 1/2" x 1 1/2" x 3/16"	1 1/2" x 1 1/2" x 1/8"
41' - 50'	20"	2"X2"X3/8"	2"X2"X3/8"	2X2X 1/8
51' - 60'	24"	2"X2"X7/16"	2"X2"X7/16"	2"X2"X3/8"

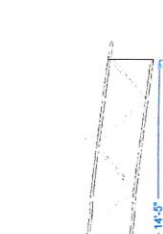
(\*Use Truss Depth of 16" for all Spans for wind load up to 130 MPH and Exposure B)

**DESIGN TABLE FOR FOOTINGS**

TRUSS / LEAN SPAN	BAY WIDTH	P.T. POST	CONC POST DIAMETER	CONC POST DEPTH	REINFORCE REBAR
24' +/- 5'	10' 12' 16'	6X6	12" 12" 16"	24" 30" 36"	2# 5 x 8" EACH WAY
30' +/- 5'	10' 12' 16'	6X6	16" 16" 18"	32" 34" 36"	3# 5 x 10" EACH WAY
36' +/- 5'	10' 12' 16'	8X8	18" 18" 24"	34" 36" 38"	3# 5 x 12" EACH WAY
42' +/- 5'	10' 12' 16'	8X8	24" 24" 24"	38" 40" 48"	3# 5 x 18" EACH WAY
48' +/- 5'	10' 12' 16'	8X8	24" 24" 24"	48" 60"	3# 5 x 18" EACH WAY

SOIL MUST HAVE BEARING CAPACITY OF 2000 PSF  
 USE CONCRETE 28 DAY 3000 PSI STRENGTH  
 DRY CONCRETE CAN BE USED

Note: Truss Specs Applied for The Leans



**EAVE DETAIL**

Use 1/2 x 6 1/2" Bolts f. 8x8 Posts  
 Use 1/2 x 5 1/2" Bolts f. 6x6 Posts  
 Use Two Bolts & One Caming Bolt for Trusses up to 32'  
 Use Three Bolts & One Caming Bolt for larger Spans

**GABLE TRUSS**

GABLE TRUSS  
 GABLE DECKING (OPTIONAL)  
 3 # 5 REBAR THROUGH POST  
 EACH WAY SEE DESIGN TABLE FOR FOOTINGS

FOOTING DETAIL FOR 50' TRUSS SPAN ONLY  
 For different truss spans see design table

**\*DESIGN LOAD CRITERIA**

A. LIVE LOAD PER FLORIDA BUILDING CODE 8th, Edition 2023

ROOF 40 PSF

**B. WIND LOAD**

BASIC WIND SPEED = 140 MPH

RISK CATEGORY: I

WIND EXPOSURE = B

MEAN ROOF HEIGHT = 20' (+) ABOVE GRADE  
ROOF PITCH = UP TO 4:12



MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

HEIGHT (FT)	ROOF	
	END ZONE	INTERIOR ZONE
15	-27.4	-11.9
		-7.0
		-18.1

MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

HEIGHT (FT)	ROOF	
	END ZONE	INTERIOR ZONE
15	-37.9	-17.1
		-11.3
		-27.8

Specifications for Wind Analysis for Open Pole Barn 24'x 36' ( Three Bays)

130 MPH Wind Speed:

Design Pressure: 27.5 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:

Uplift =  $2' \times 12' \times 27.5 = 657.6$  Pounds

Shear Value of # 10 Screws ( when Using 1" Bolt of 15.4 K) = 3.8 K

Resistance of Shear > Uplift Load.

Uplift:

End Posts: Uplift Force = Wind Load - Dead Load

=  $12' \times 6' \times 27.4 \times 0.87 - 12' \times 6' \times 10 = 996$  Pounds

Middle Posts: Uplift Force

=  $12' \times 12' \times 19.1 \times 0.87 - 12' \times 12' \times 10 = 953$  Pounds

For compact soil with soil bearing capacity of 2000 PSF and high coefficient of friction ,

use 300 # of Concrete @ each 6x6 Post @ 3' under exist grade

*Note: The weight of the concrete should also be subtracted from the calculated uplift*

**Note:**

These are only sample calculations for specific sizes and wind loads.

The design tables for the other different sizes are produced by two dimensional interpolation for both the sizes and the wind loads due to their linear relationships

Specifications For Wind Analysis

For Open Pole Barn Building 24'x 36' ( Three Bays) 140 MPH

Design Pressure: 37.3 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:

Uplift =  $1.33' \times 8' \times 37.3 = 397.8$  Pounds

Shear Value of # 10 Screws ( when Using 1" Bolt of 15.4 K) = 3.8 K

Resistance of Shear > Uplift Load.

Uplift:

End Posts: Uplift Force = Wind Load - Dead Load

=  $12' \times 4' \times 37.3 \times 0.87 - 12' \times 4' \times 12 = 982$  Pounds

Middle Posts: Uplift Force

=  $12' \times 8' \times 26 \times 0.87 - 12' \times 8' \times 12 = 1020$  Pounds

For compact soil with soil bearing capacity of 2000 PSF, and high coefficient of friction:

Use 400 # of Concrete @ each 8x8 Post @ 4' under exist grade

MAIN FRAME RESISTING WIND PRESSURE (PSF) 150 MPH

HEIGHT (FT)	ROOF	
	END ZONE	INTERIOR ZONE
15	-40.0	-23.1
		-18.3
		-33.8

Specifications for Wind Analysis for Open Pole Barn 24'x 36' ( Three Bays)

150 MPH Wind Speed:

Design Pressure: 40 PSF

Shear Stress on # 10 Screws Fastening Roof Purlins To Brackets:

Uplift =  $1.33' \times 8' \times 40 = 425.6$  Pounds

Shear Value of # 10 Screws ( when Using 1" Bolt of 15.4 K) = 3.8 K

Resistance of Shear > Uplift Load.

Uplift:

End Posts: Uplift Force = Wind Load - Dead Load

=  $12' \times 4' \times 40 \times 0.87 - 12' \times 4' \times 12 = 1094.4$  Pounds

Middle Posts: Uplift Force

=  $12' \times 8' \times 23.1 \times 0.87 - 12' \times 8' \times 12 = 777$  Pounds

For compact soil with soil bearing capacity of 2000 PSF, and high coefficient of friction:

use 500 # of Concrete @ each 6x6 Post @ 4' under exist grade

**Note:**

The concrete load should be subtracted from the uplift force





**Certificate of Appropriateness & New Construction**

**114 8<sup>th</sup> Street**



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

**Official Use Only**

Date Received: 2/19/25  
 Meeting Date: 3/10/25  
 Fees Due: \$ 275.00  
 Date Fees Paid: paid

OWNER INFORMATION	CONTRACTOR INFORMATION
-------------------	------------------------

Owner <u>Brandon Bogle</u> Address <u>37 Twickas way</u> City <u>Eastpoint</u> State <u>Fl</u> Zip <u>32328</u> Phone <u>850 288 2604</u>	Contractor Name <u>Tyler Polonius</u> State License # <u>222881226</u> City License # _____ Email <u>myloovstkg@gmail.com</u> Phone <u>850 570 1976</u>
--	--

**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 checked="" type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____
<input type="checkbox"/> Demolition	

**PROPERTY INFORMATION**

Street Address (911 Address): 114 8th Str  
 City & State: Apalachicola FL Zip: 32320  
 Parcel ID #: \_\_\_\_\_ Block: 69 Lot: 3  
 Zoning District: R-1 [  Historic District ] [  Non-Historic District ]  
 FEMA Flood Zone: X

**OFFICIAL USE ONLY**

Certificate of Appropriateness Required?  Y  N  
 Setback Requirements of Property:  
 Front: 15 Rear: 25 Side: 15' slope  
 Corner Lot? Y  N  Street Sides: \_\_\_\_\_  
 Lot Coverage: 40%  
 STAFF NOTES/RECOMMENDATIONS:  
- meets LDC  
- needs C.o.A.

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

---

City Staff \_\_\_\_\_

---

Date Approved \_\_\_\_\_

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

TM  
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).

Approx 1400 sq ft home built on a slab in the historic district. Home will be white on exterior.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL#
Siding		Hardy	
Doors		Fiber glass	
Windows		Silverline	
Roofing		shingles	
Trim		1x6 radiat	
Foundation		slab	
Shutters		X	
Porch/Deck		5/4 deck board	
Fencing		X	
Driveways/Sidewalks		X	
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.

2/19/25

DATE



SIGNATURE OF APPLICANT

# POLORONIS & BOGLE DEY LLC RESIDENCE

141 TBD 8TH STREET, APALACHICOLA, FL 32320

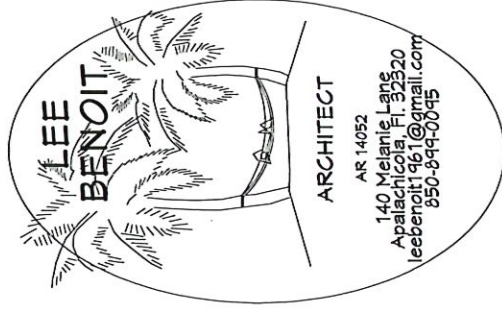
## DRAWING INDEX:

- S-1 SURVEY (BY OTHERS)
- A-1 SITE PLAN
- A-2 FLOOR PLAN & FOUNDATION
- A-3 ELEVATIONS
- A-4 ROOF PLAN & ELECTRICAL
- A-5 STRUCTURAL SECTION

PLANS CONFORM TO THE 2020 F.B.C.

INFORMATION ON DRAWINGS AS PER 1606.1.1 FLORIDA BUILDING CODE

1. BASIC WIND SPEED: 135 MPH
2. WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE
3. WIND EXPOSURE: C
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
5. COMPONENTS AND CLADDING DESIGN PRESSURE: 45 PSF

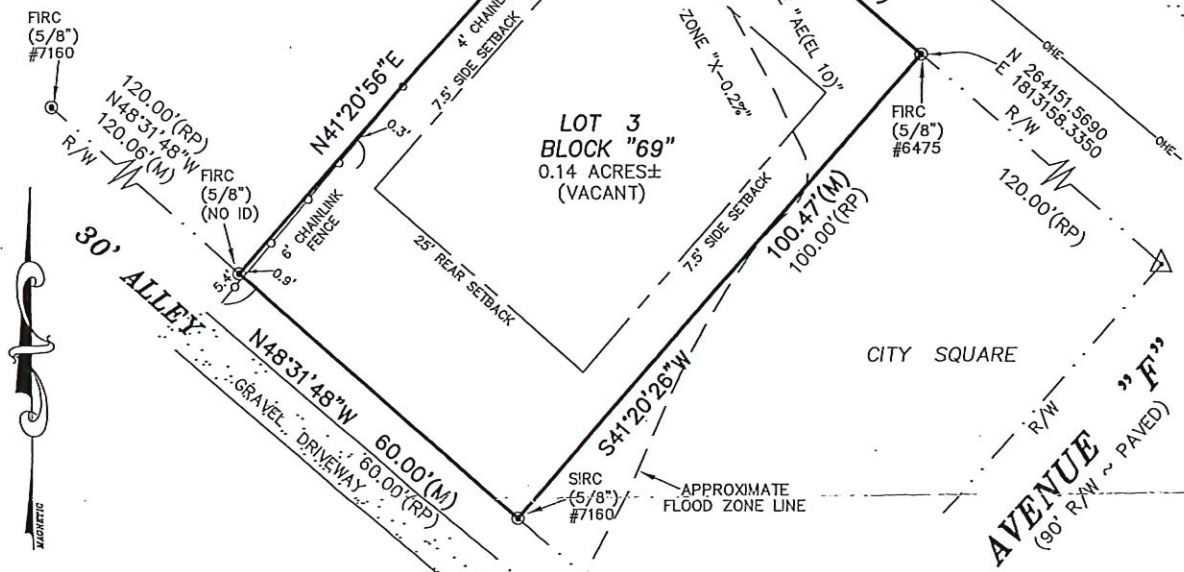
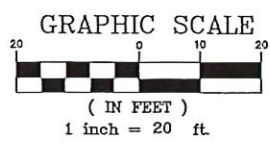


*Lee G. Benoit*

date	02/07/2025
rev	2
drawn	ZACH WARD

plans/14b/poloroniblog12

PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 POLORONIS & BOGLE DEVELOPMENT, LLC  
 MANAUSA, SHAW & MINACCI, P.A.,  
 INVESTORS TITLE INSURANCE COMPANY



**LEGAL DESCRIPTION:**

Lot 3, Block "69", of the City of Apalachicola as per map or plat on file in common use at the Clerk of the Circuit Office in the Public Records of Franklin County, Florida.

**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. FENCE LOCATIONS shown hereon are exaggerated for clarity.
8. 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.

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/.052).

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

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

**LEGEND**

- RP RECORD PLAT
- M MEASURED
- FCM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD & CAP
- FIR FOUND IRON ROD
- SIRC SET IRON ROD & CAP 5/8" #7160
- R/W RIGHT-OF-WAY
- △ POINT NOT SET OR FOUND
- ⋯ NOT TO SCALE
- OHE OVERHEAD ELECTRIC
- ⊙ POWER POLE

**EFFECTIVE FLOOD ZONE INFORMATION:**

Subject property is located in Zones "X" and "AE (EL 10)" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 05, 2014, Franklin County, Florida.

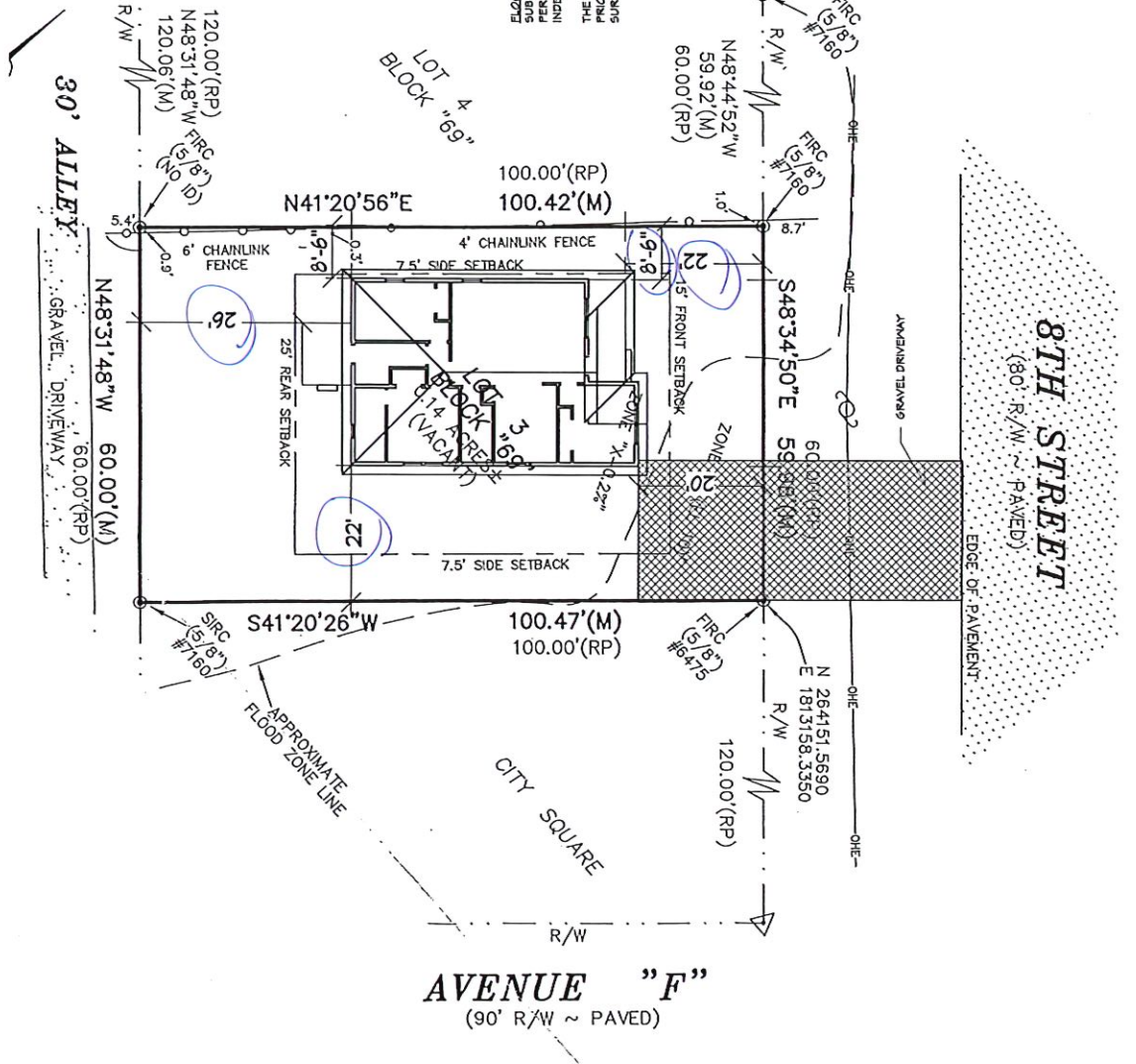
<b>TR &amp; A THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b>			
PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160			
DATE: 11/22/24	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 24736.DWG	DATE OF LAST FIELD WORK: 11/21/24	CHECKED BY: AW	JOB NUMBER: 24-735

SURVEY NOT TO SCALE



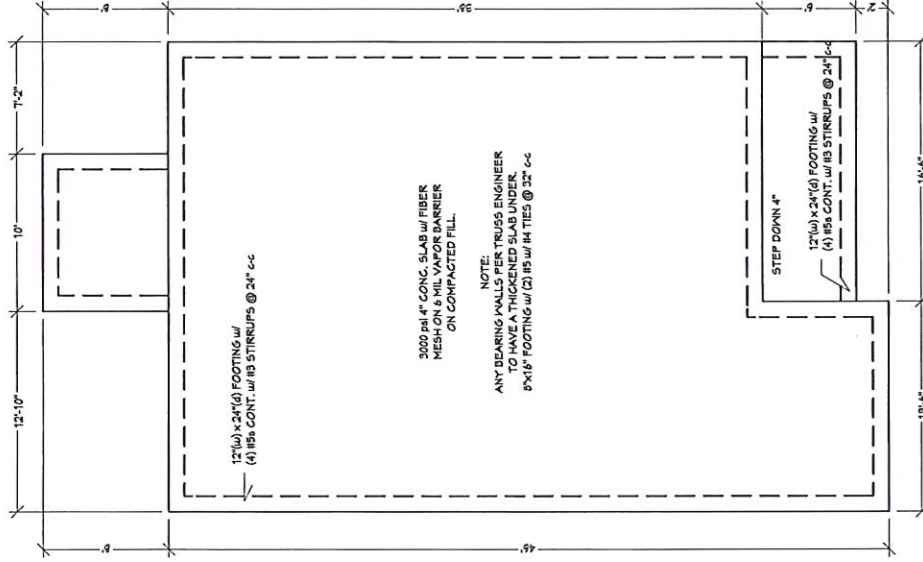
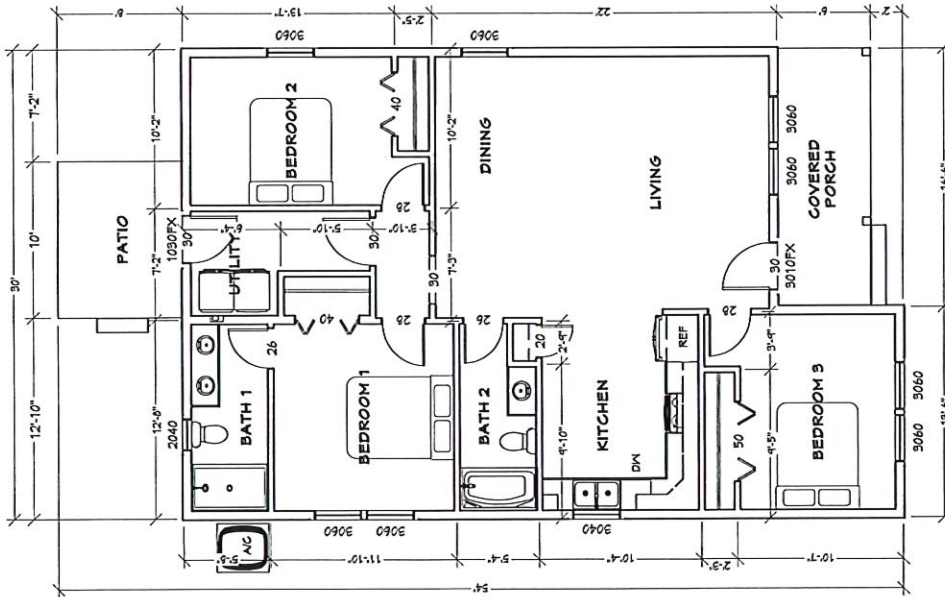
Lee G. Benoit

FLOOD ZONE INFORMATION:  
SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "AE" (EL. 10') AS PER FIRM COMMUNITY PANEL NO. 120094 0228F INDEX DATE: FEBRUARY 5, 2014, FRANKLIN COUNTY, FL  
THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION. SURVEY PROVIDED BY OTHERS



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





*Lee G. Benoit*

**FLOOR PLAN**

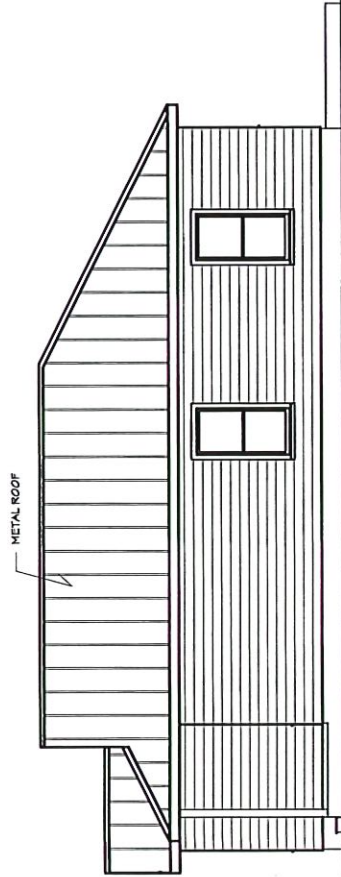
1/8" = 1' (11"x17" @ 100%)  
1/4" = 1' (24"x36" @ 200%)

1,250 sq ft H&C

**FOUNDATION**

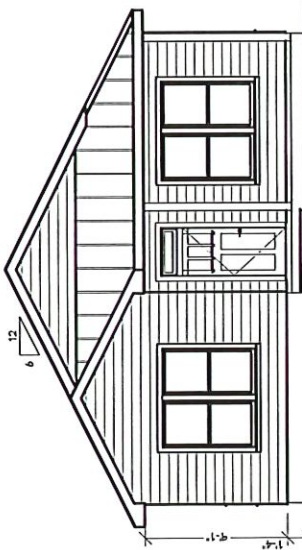
1/8" = 1' (11"x17" @ 100%)  
1/4" = 1' (24"x36" @ 200%)





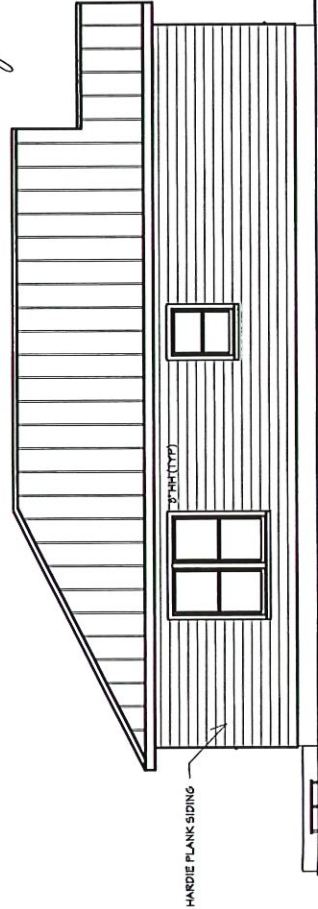
**RIGHT ELEVATION**

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



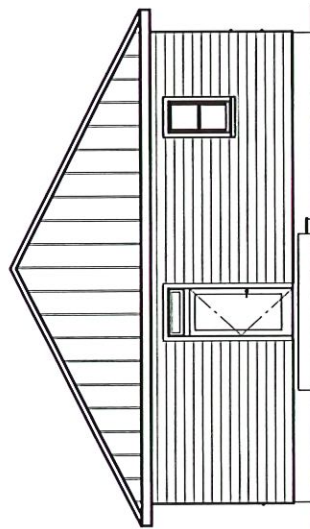
**FRONT ELEVATION**

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%)

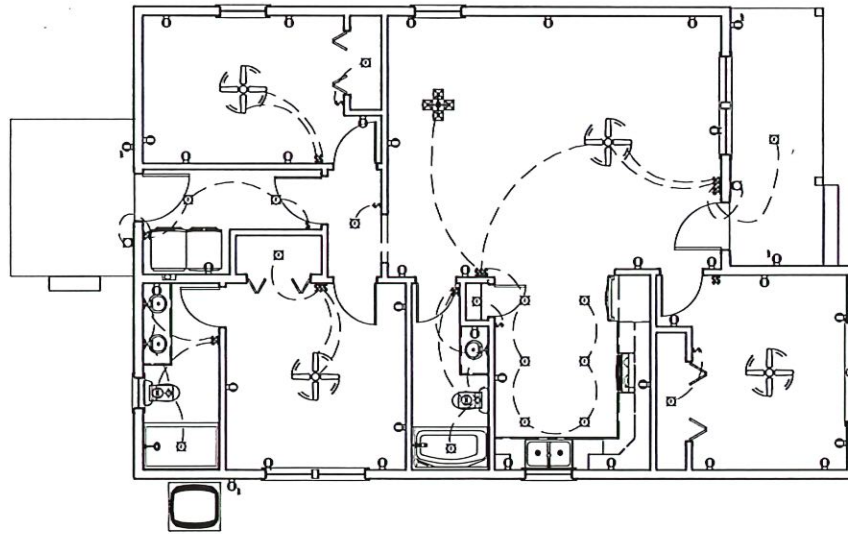


**REAR ELEVATION**

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

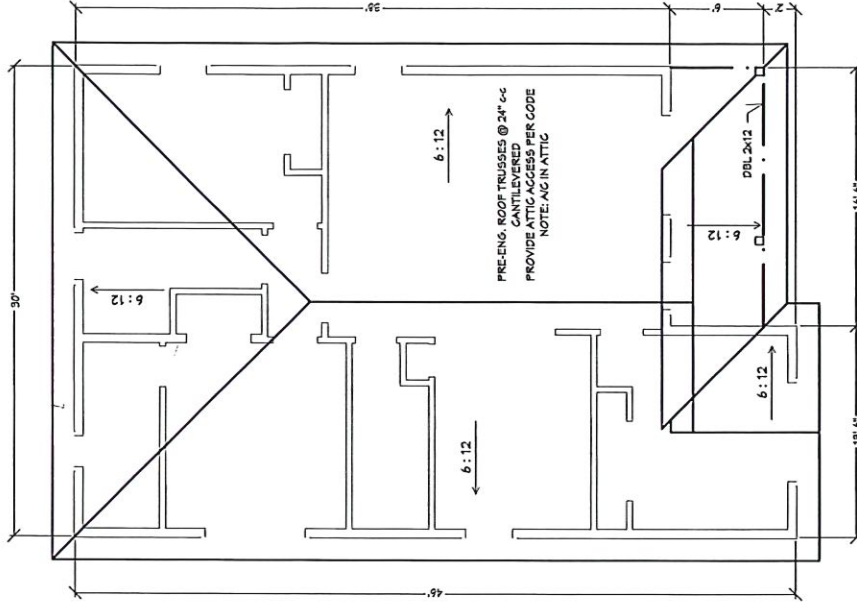


*Lee G Benoit*



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%)

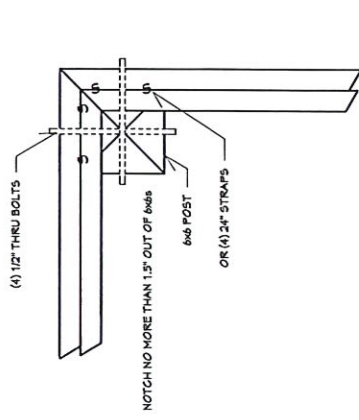
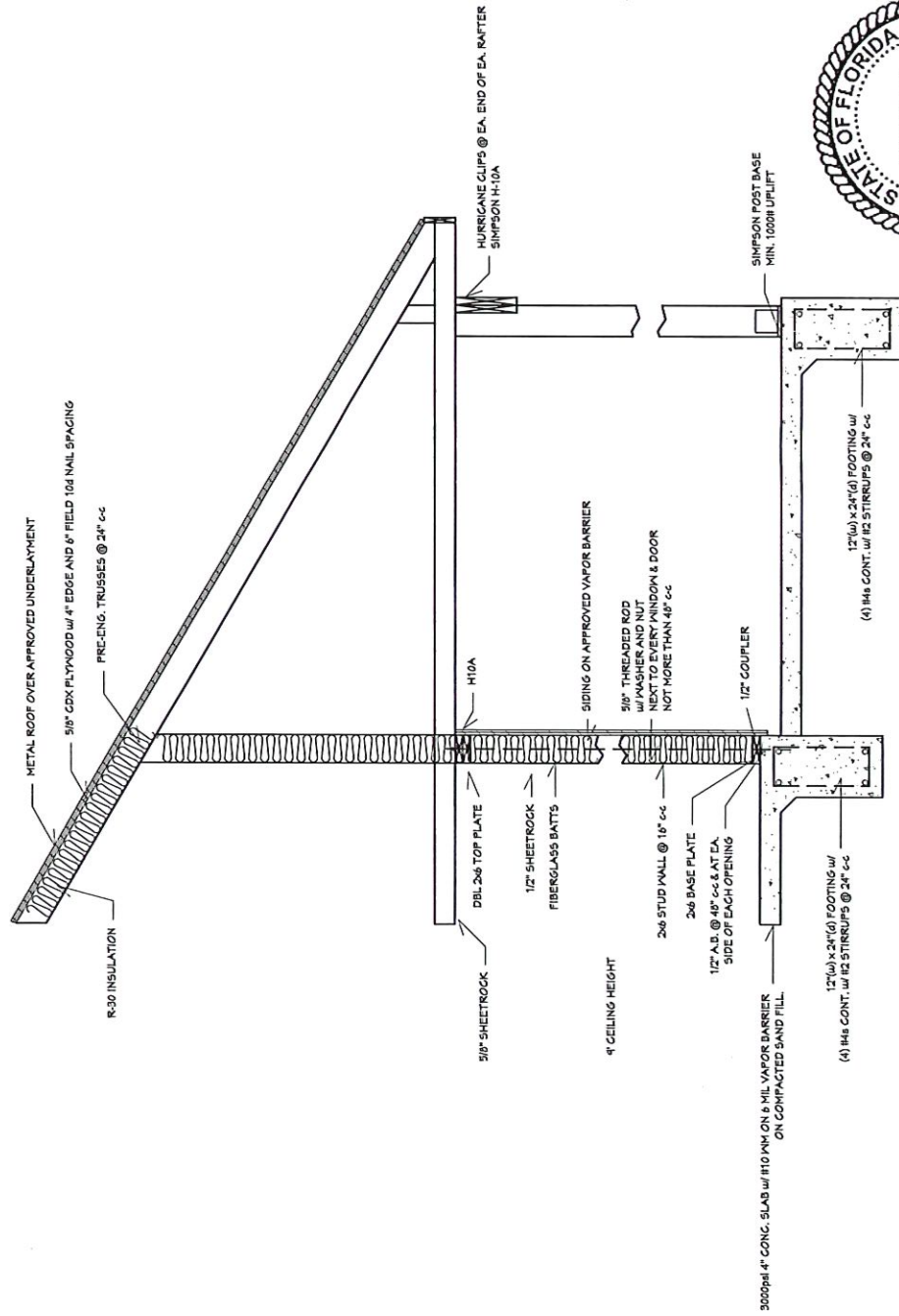


ROOF PLAN NOTES:  
 NO TRUSS PLAN PROVIDED, IT IS THE RESPONSIBILITY OF THE TRUSS  
 MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND  
 CONTRACTOR.  
 TRUSSES MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.

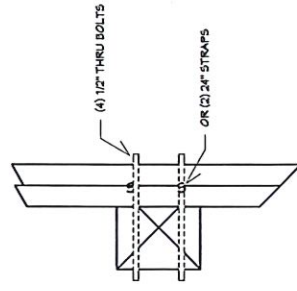


*Lee G. Benoit*

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



**6x6 TO BEAM DETAIL**  
1" = 1'  
OR (9) 6" DOCK SCREWS



**CENTER POST DETAIL**  
1" = 1'  
OR (4) 6" DOCK SCREWS



*Lee G Benoit*

**STRUCTURAL SECTION**

1/2" = 1' (11"X17" @ 100%)

1" = 4' (24"X36" @ 200%)



**New Construction**

**197 22<sup>nd</sup> Avenue**



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

**Official Use Only**

Date Received: 2/19/25  
 Meeting Date: 3/19/25  
 Fees Due: \$200.00  
 Date Fees Paid: paid

OWNER INFORMATION	CONTRACTOR INFORMATION
-------------------	------------------------

Owner <u>Ron Ramfjord</u> Address <u>37 Tricias way</u> City <u>Eastpoint</u> State <u>FL</u> Zip <u>32328</u> Phone _____	Contractor Name <u>Tyler Polonnis</u> State License # <u>22282122</u> City License # _____ Email <u>myboytk@gmail.com</u> Phone <u>850 570 1976</u>
---	--

**PROJECT TYPE**

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

**PROPERTY INFORMATION**

Street Address (911 Address): 22nd Avenue, Apalachicola - need 911 Address  
 City & State: Apalachicola FL Zip: 32328  
 Parcel ID #: \_\_\_\_\_ Block: 236 Lot: 18-19  
 Zoning District: R-2 [Y] Historic District [X] 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: 5  
 Corner Lot? Y/N Street Sides: 15  
 Lot Coverage: 40%  
 STAFF NOTES/RECOMMENDATIONS:  
192 22nd Ave  
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.

TRP  
 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).

Small home between two lots in historic district. The home is approx 1200 sq ft on a concrete slab. Home owner is wanting the home gray or gray-blue painted hardy on exterior. with white windows

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding		Hardy	
Doors		Fiberglass J	
Windows		Silverline	
Roofing		Shingles	
Trim		1x4 radiat	
Foundation		concrete slab	
Shutters		X	
Porch/Deck		<del>5x5</del> deck boards 5 1/4	
Fencing		X	
Driveways/Sidewalks		X	
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.
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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.

2/19/25

DATE

SIGNATURE OF APPLICANT

# RAMFJORD RESIDENCE

LOT 18 & 19, 22ND AVENUE, APALACHICOLA, FL 32320

17-18  
16-19

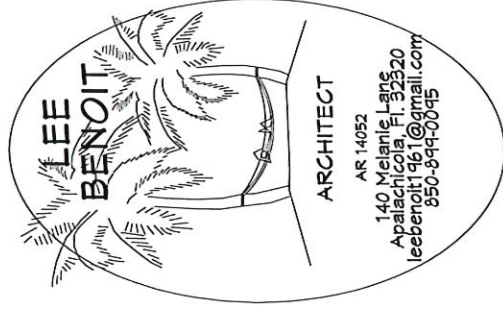
## DRAWING INDEX:

- S-1 SURVEY (BY OTHERS)
- S-2 SURVEY (BY OTHERS)
- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 FOUNDATION
- A-5 ROOF PLAN
- A-6 STRUCTURAL SECTION
- A-7 ELECTRICAL

PLANS CONFORM TO THE 2020 F.B.C.

## INFORMATION ON DRAWINGS AS PER 1606.1.1 FLORIDA BUILDING CODE

- 1 BASIC WIND SPEED: 140 MPH
- 2 WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE, HURRICANE PROTECTED
- 3 WIND EXPOSURE: C
- 4 APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
- 5 COMPONENTS AND CLADDING DESIGN PRESSURE: 45 PSF



*Lee G. Benoit*

date	02/17/2025
rev	2
drawn	ZACH WARD

plans/ishy.com



PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 RON P. RAMFORD and REGINA P. RAMFORD,  
 KRISTY BRANCH BANKS, P.A.,  
 OLD REPUBLIC NATIONAL TITLE  
 INSURANCE COMPANY



**LEGEND**

- RP RECORD PLAT
- M MEASURED
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- SIRC SET IRON ROD & CAP #1760-5/8"
- FIRC FOUND IRON ROD AND CAP-5/8"
- FPR FOUND IRON PIPE
- FIR FOUND IRON ROD
- FCM FOUND CONCRETE
- MONUMENT
- POINT NOT SET
- OR FOUND

**LEGAL DESCRIPTION:**  
 Lots 18 & 19, Block "236" OF THE CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

**EFFECTIVE FLOOD ZONE INFORMATION:**  
 Subject property is located in Zones "X" and "X-0.2%" as per Flood Insurance Rate Map Community Panel No: 120089 0507G, index date: October 10, 2024, Franklin County, Florida.

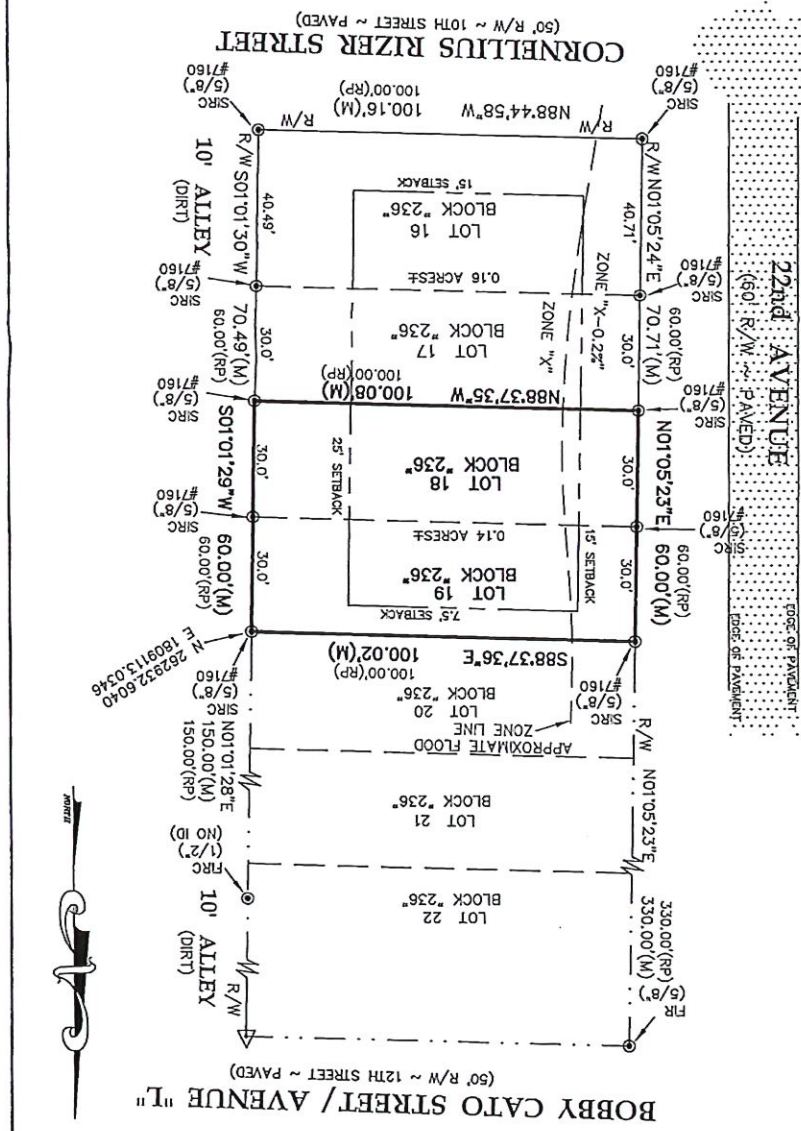
I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 54-17, .051/.052 Florida Administrative Code).  
 The undersigned surveyor has not been provided a current title opinion or contract project showing the or boundary to the subject property. It is the responsibility of the client to obtain a current title opinion or contract project showing the or boundary to the subject property. It is the responsibility of the client to obtain a current title opinion or contract project showing the or boundary to the subject property.  
 JAMES T. RODDENBERRY, F.C.S.  
 Surveyor and Mapper  
 Florida Certificate No. 4281

FILE: 25061.DWG	DATE: 01/31/25	DRAWN BY: BB	DATE OF LAST FIELD WORK: 01/28/25
CHECKED BY: AM	N.B. PER PLAT: COUNTY: FRANKLIN	JOB NO: 25-061	

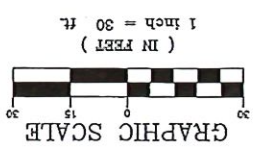
**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
**PROFESSIONAL SURVEYORS AND MAPPERS**  
 P.O. BOX 100 • 15 SHILTON STREET • SOPCHOPY, FLORIDA 32358  
 PHONE NUMBER: 850-942-3518  
 FAX NUMBER: 850-942-1118  
 LB # 7150

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
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.



PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 RON P. RAMFORD and REGINA P. RAMFORD,  
 KRISTY BRANCH BANKS, P.A.,  
 OLD REPUBLIC NATIONAL TITLE  
 INSURANCE COMPANY



LEGEND

- RP RECORD PLAT
- M MEASURED
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- SIRC SET IRON ROD & CAP #160-5/8"
- FRC FOUND IRON ROD AND CAP-5/8"
- RP FOUND IRON PIPE
- FRC FOUND CONCRETE
- FCM FOUND CONCRETE MONUMENT
- POINT NOT SET
- OR FOUND

LEGAL DESCRIPTION:  
 Lots 16 & 17, Block "236" of THE CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

EFFECTIVE FLOOD ZONE INFORMATION:

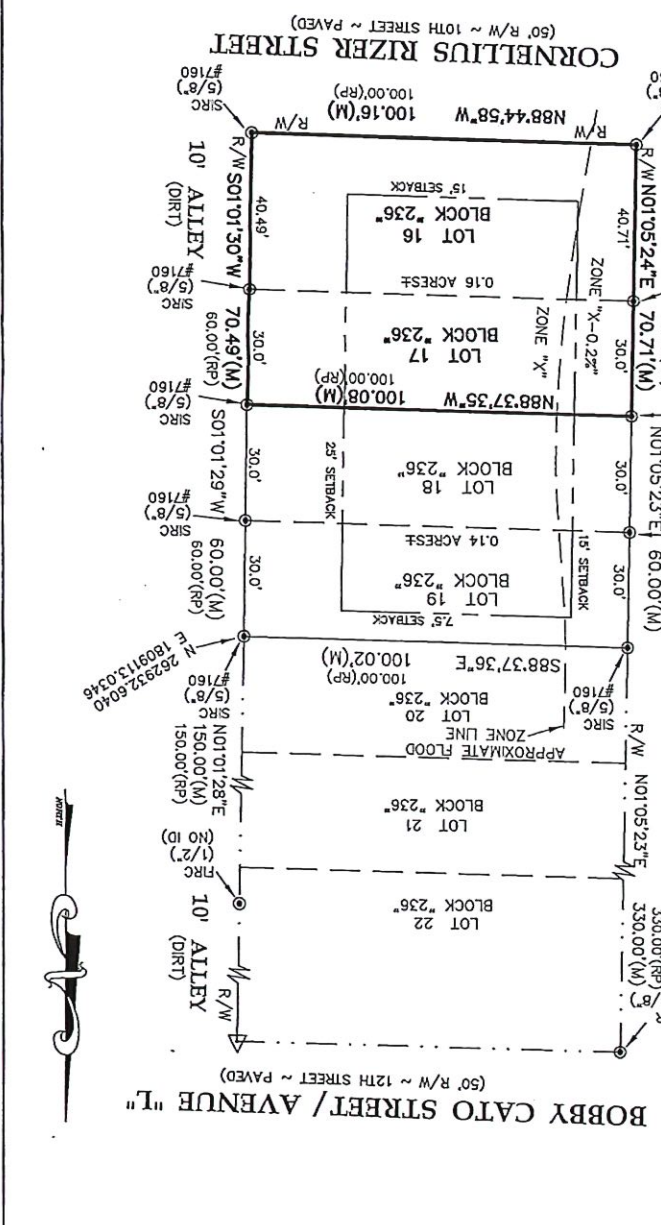
Subject property is located in Zones "X" and "X-0.2%" as per Flood Insurance Rate Map Community Panel No: 120089 0507G, Index date: October 10, 2024, Franklin County, Florida.

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

I hereby certify that this is a true and correct representation of the property shown hereon. This survey meets the minimum standards of accuracy as set forth in Chapter 59-17, §51, 052 Florida Administrative Code.

FILE: 25061.DWG	DATE: 01/31/25	DRAWN BY: BB	CHECKED BY: AW
DATE OF LAST FIELD WORK: 01/28/25	N.B. PER PLAT	COUNTRY: FRANKLIN	JOB NO: 25-061

THURMAN RODDENBERRY & ASSOCIATES, INC.  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32388  
 PHONE NUMBERS: 850-942-2333 FAX NUMBERS: 850-942-1133  
 LB # 7160



BOBBY CATO STREET / AVENUE "L"  
 (50' R/W ~ 12TH STREET ~ PAVED)

CORNELIUS RIZER STREET  
 (50' R/W ~ 10TH STREET ~ PAVED)

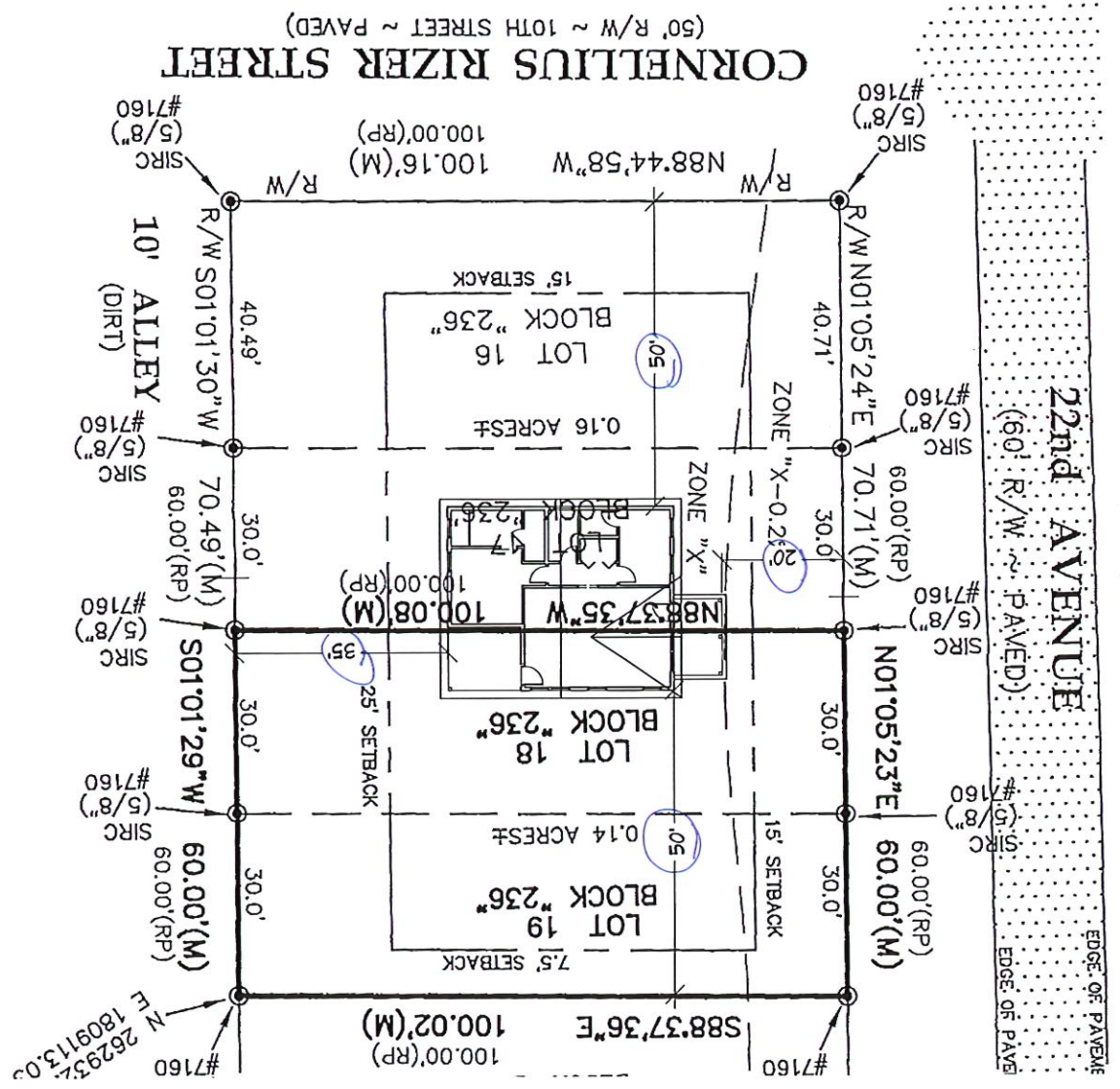


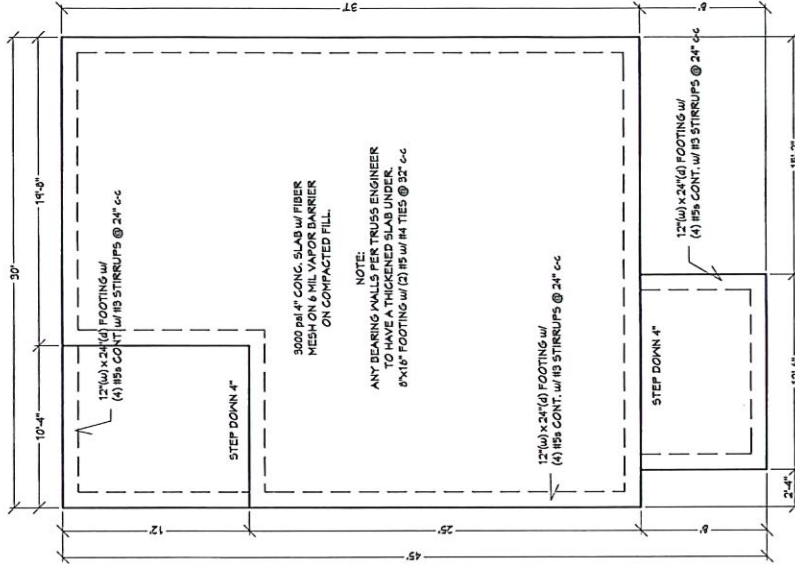
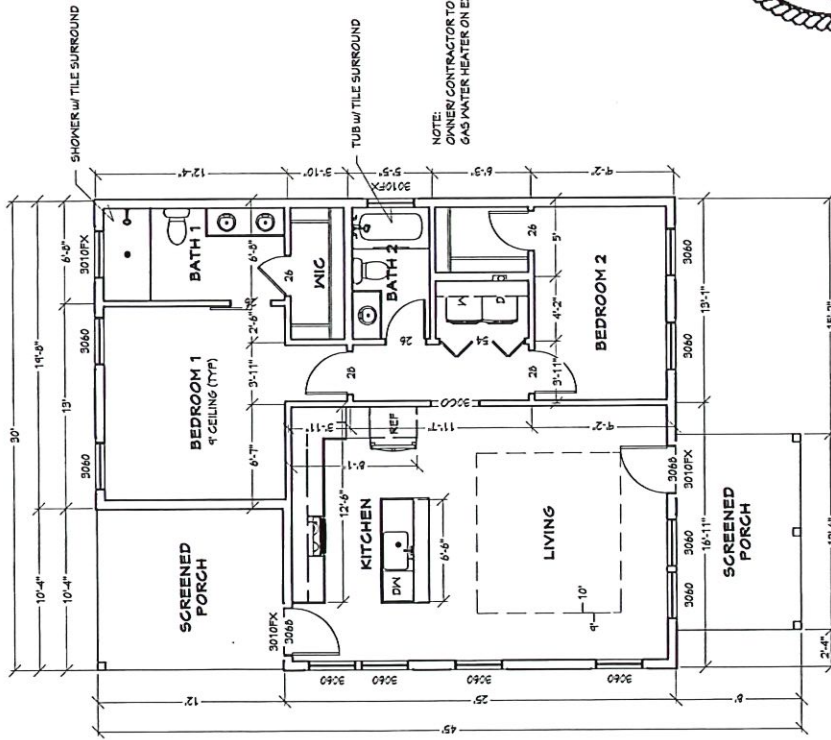


Lee G Benoit

**FLOOD ZONE INFORMATION:**  
 SUBJECT PROPERTY IS LOCATED IN ZONE "X" & "AO" AS PER  
 FEMA COMMUNITY FLOOD HAZARD DATA FOR FRANKLIN COUNTY, FL  
 INDEX DATE OCTOBER 16, 2024.  
 THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE  
 LOCATION PRIOR TO CONSTRUCTION.  
 SURVEY PROVIDED BY OTHERS.

**IMPERVIOUS SURFACE RATIO (MAX.0.40):**  
 RESIDENCE: -1,210 SQ FT  
 LOT AREA: -2360 SQ FT  
 IMPERVIOUS SURFACE RATIO: ~0.101





*Lee G. Benoit*

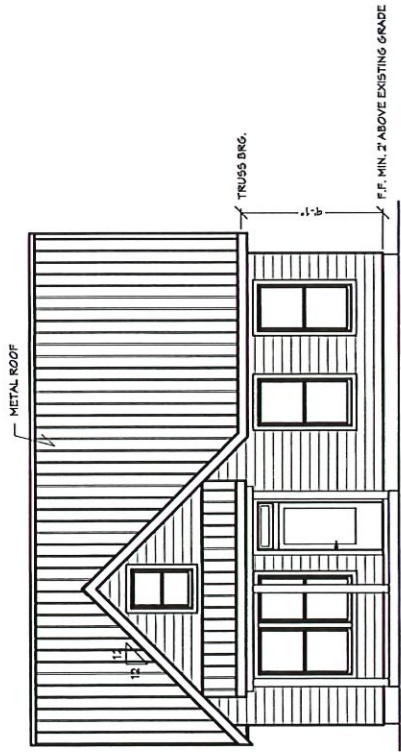
**FLOOR PLAN**

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

986 sq ft H&C

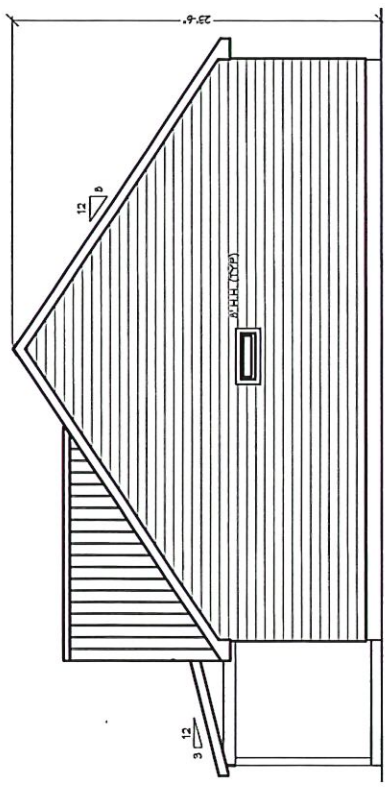
**FOUNDATION**

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



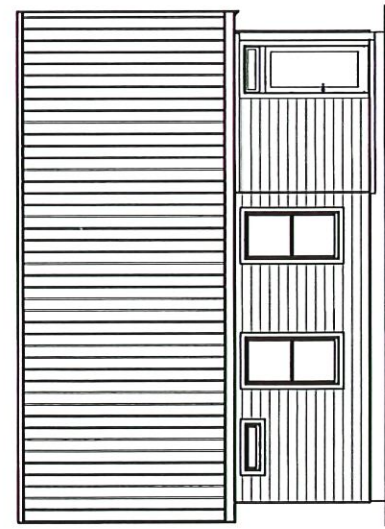
**FRONT ELEVATION**

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



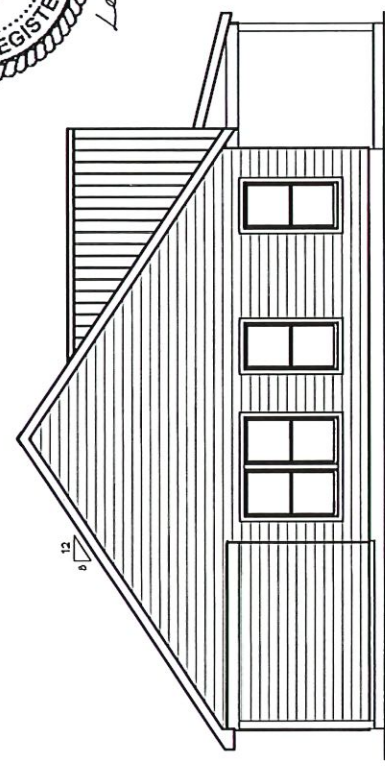
**RIGHT ELEVATION**

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%)



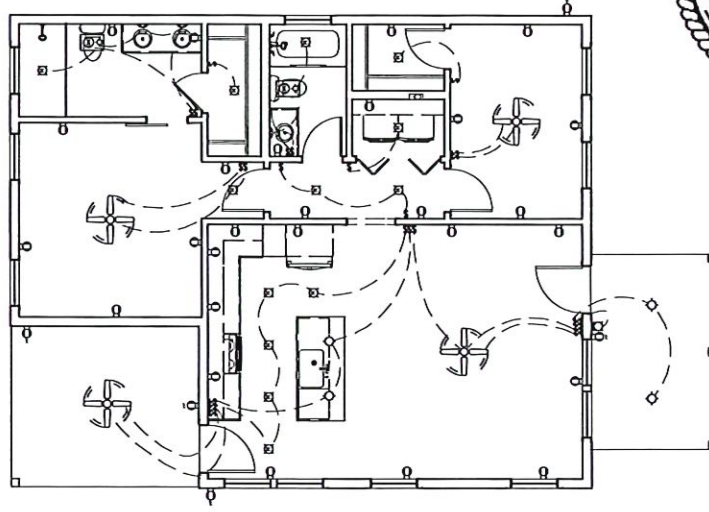
**LEFT ELEVATION**

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

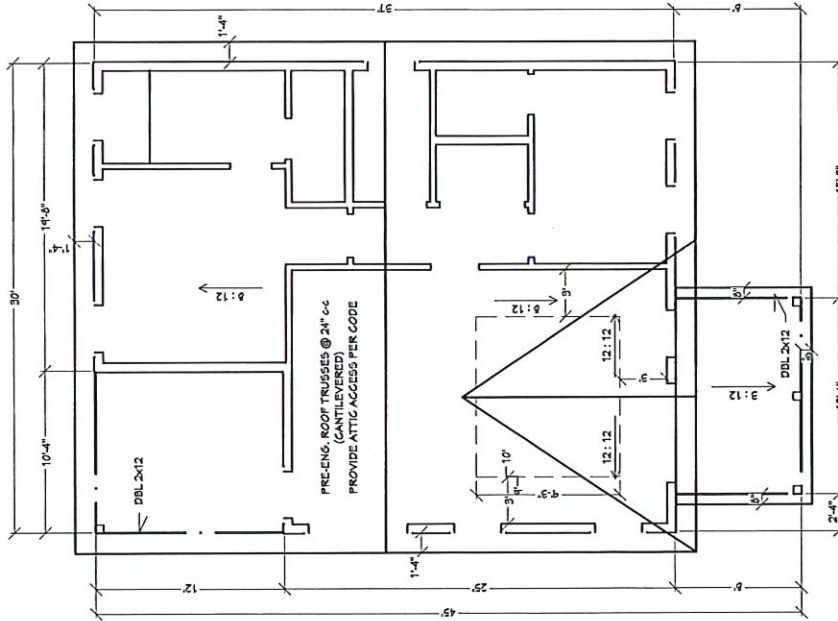




*Lee G. Benoit*

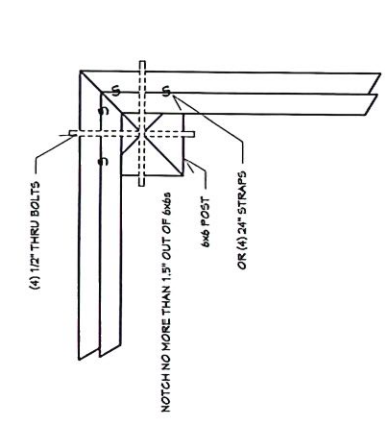


ELECTRICAL PLAN IS SCHEMATIC  
CONSULT OWNER FOR FINAL  
PLACEMENT AND QUANTITIES  
NOTE: HVAC IN ATTIC

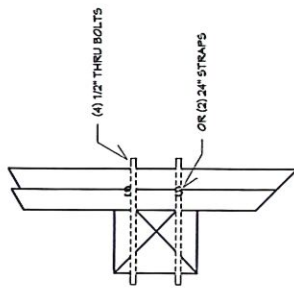


**ELECTRICAL**  
1/8" = 1' (11"x17" @ 100%)  
1/4" = 1' (24"x36" @ 200%)

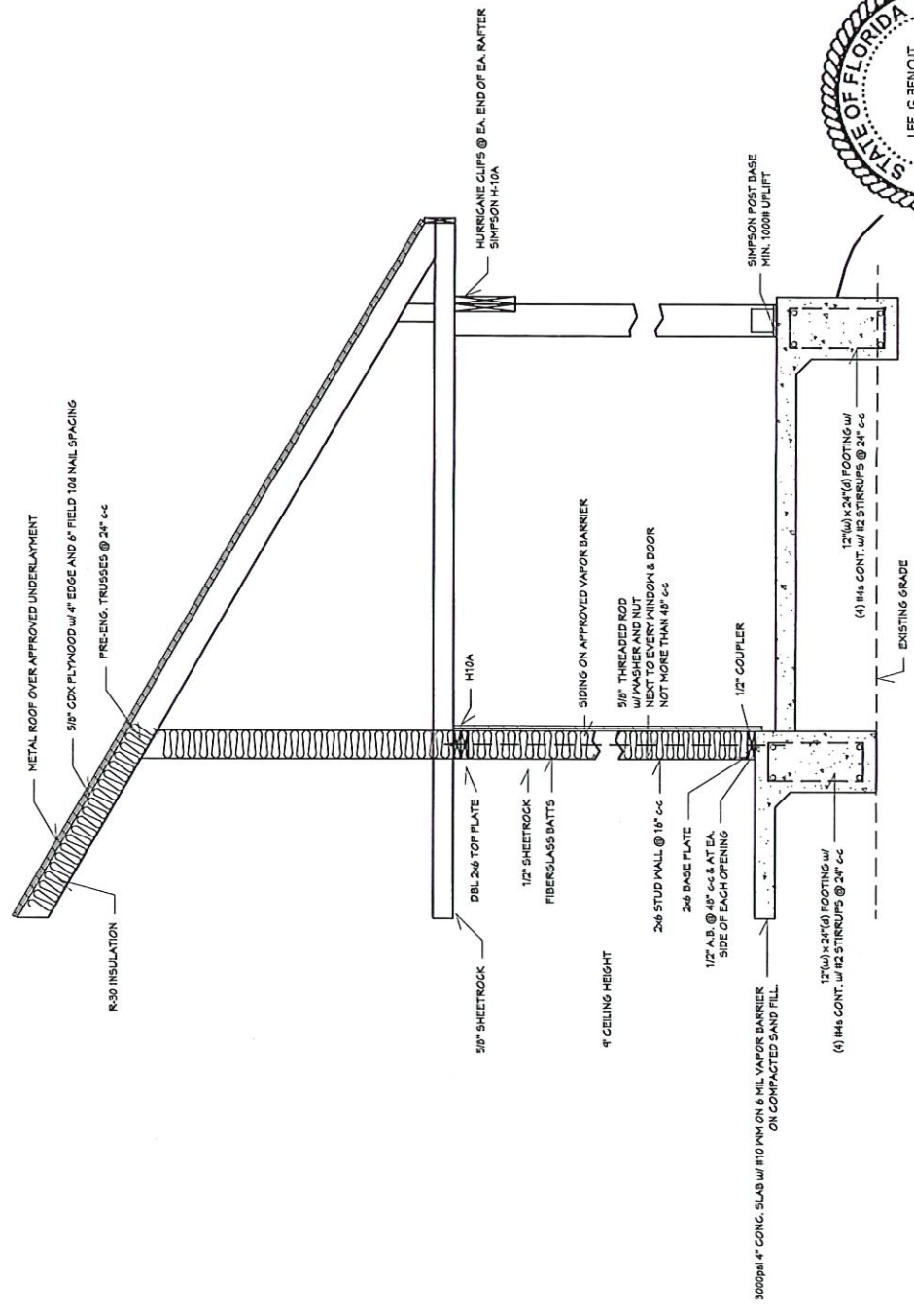
**ROOF PLAN**  
1/8" = 1' (11"x17" @ 100%)  
1/4" = 1' (24"x36" @ 200%)



**6x6 TO BEAM DETAIL**  
 1" = 1'  
 OR (2) 8" DOCK SCREWS



**CENTER POST DETAIL**  
 1" = 1'  
 OR (4) 8" DOCK SCREWS



*Lee G Benoit*

**STRUCTURAL SECTION**

1/2" = 1' (11"x11" @ 100%)  
 1" = 1' (24"x36" @ 200%)



**New Construction**

**191 14<sup>th</sup> Street**





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

**Official Use Only**

Date Received: 2/21  
 Meeting Date: 3/10  
 Fees Due: 200<sup>00</sup>  
 Date Fees Paid: 2/25

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>RG Building &amp; Framing, INC</u>	Contractor Name <u>Ronnie Edward Gosch</u>
Address <u>1722 Hamilton Rd</u>	State License # <u>CRC1334576</u> City License # <u>24-411</u>
City <u>LaGrange</u> State <u>GA</u> Zip <u>30241</u>	Email <u>robfin@gmail.com</u>
Phone <u>404 427 9108</u>	Phone <u>404 427 9108</u>

**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): 191 14th Street  
 City & State: Apalachicola, Florida Zip: 32320  
 Parcel ID #: 01-035-08W-8330-0140-0010 Block: 140 Lot: 10  
 Zoning District: R-2 [ ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone: X

**OFFICIAL USE ONLY**

Certificate of Appropriateness Required? Y/N <u>(N)</u> Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u> Corner Lot? Y/N <u>(N)</u> Street Sides: <u>15</u> Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>-meets LDC</u> <u>-OK</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 &amp; 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.

REG  
 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 project is a new construction single-family residence built from the "Coastal Cottage" plan, with 1268 square feet of living space. The design will incorporate weather-resistant materials and products suitable for Florida's coastal climate, such as Hardie board siding and PGT impact resistant windows. As the project is new construction on undeveloped lots, no relation to existing structures on the same lot exists. The project will select trim, finishes, and colors that complements the neighborhood and coastal environment.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL#
Siding	James Hardie Building Products	Fiber-cement lap siding Fiber-cement notched shingle panels	13192.2 13192.4
Doors	MMI Door	Impact fiberglass door	17347.5
Windows	PGT	Single Hung Impact SH-5500	1435
Roofing	GAF	Fiberglass reinforced laminated asphalt shingles	6124
Trim	James Hardie Building Products	Hardie Trim	
Foundation		Monolithic Slab	
Shutters	James Hardie Building products	Hardie Shutters	
Porch/Deck		Concrete	
Fencing			
Driveways/Sidewalks		Pavers	
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.

02/21/2025

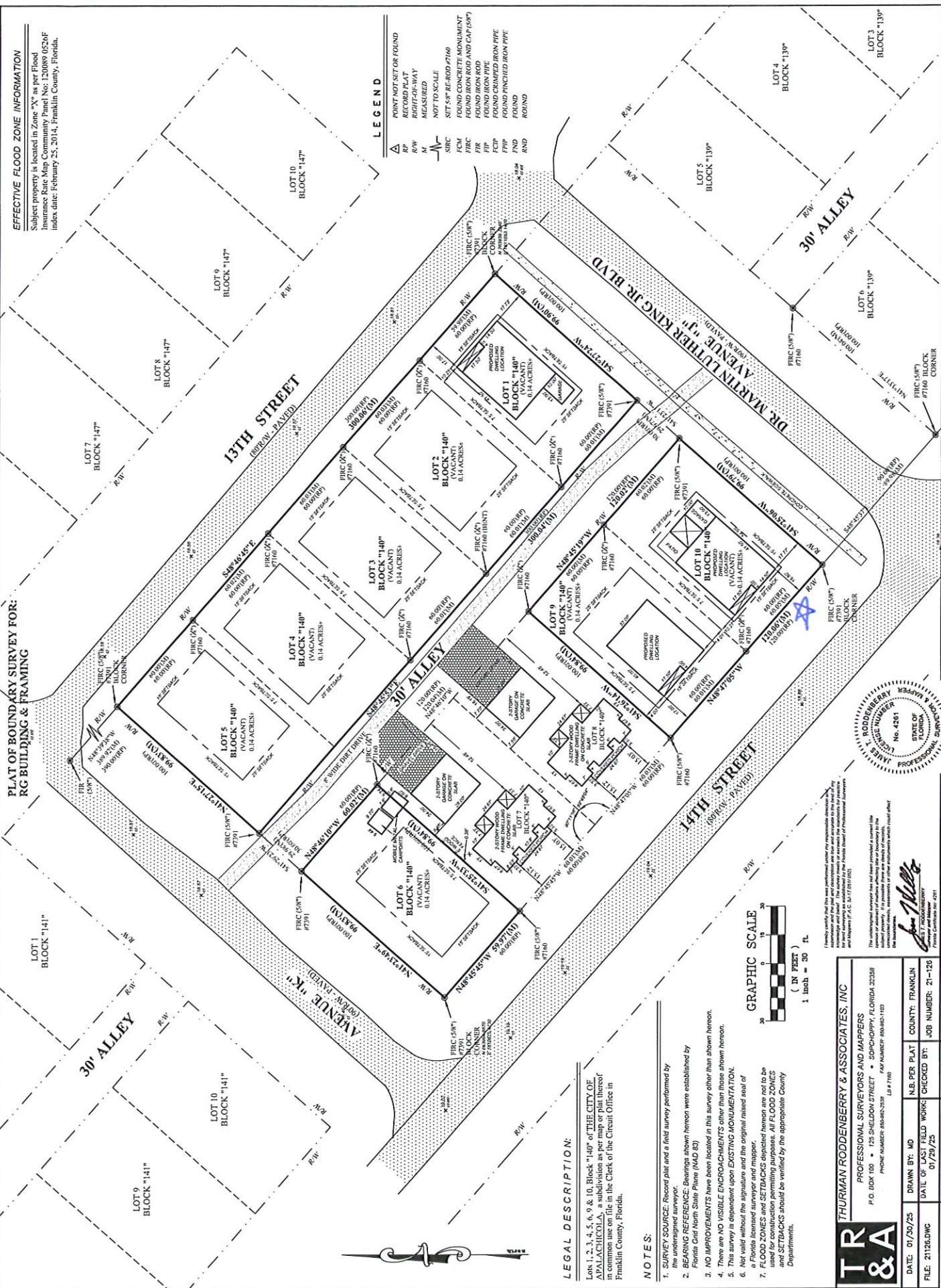
DATE

Ronald Hersh

SIGNATURE OF APPLICANT

**EFFECTIVE FLOOD ZONE INFORMATION**  
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120089 0529F. Index date: February 25, 2014, Franklin County, Florida.

**PLAT OF BOUNDARY SURVEY FOR:  
 RG BUILDING & FRAMING**



**LEGEND**  
 POINT NOT SET OR FOUND  
 RECORD PLAT  
 RIGHT-OF-WAY  
 MEASURED  
 NOT TO SCALE  
 SET 5" RE-ROD (7160)  
 FOUND CONCRETE MONUMENT  
 FOUND IRON ROD AND CAP (507)  
 FOUND CRIMPED IRON PIPE  
 FOUND FINCHED IRON PIPE  
 FOUND  
 ROUND

**LEGAL DESCRIPTION:**

Lots 1, 2, 3, 4, 5, 6, 9 & 10, Block "140" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file in the Clerk of the Circuit Office in Franklin County, Florida.

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida Grid North State Plane (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION, a Florida licensed surveyor and mapmaker.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapmaker.
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 Department.

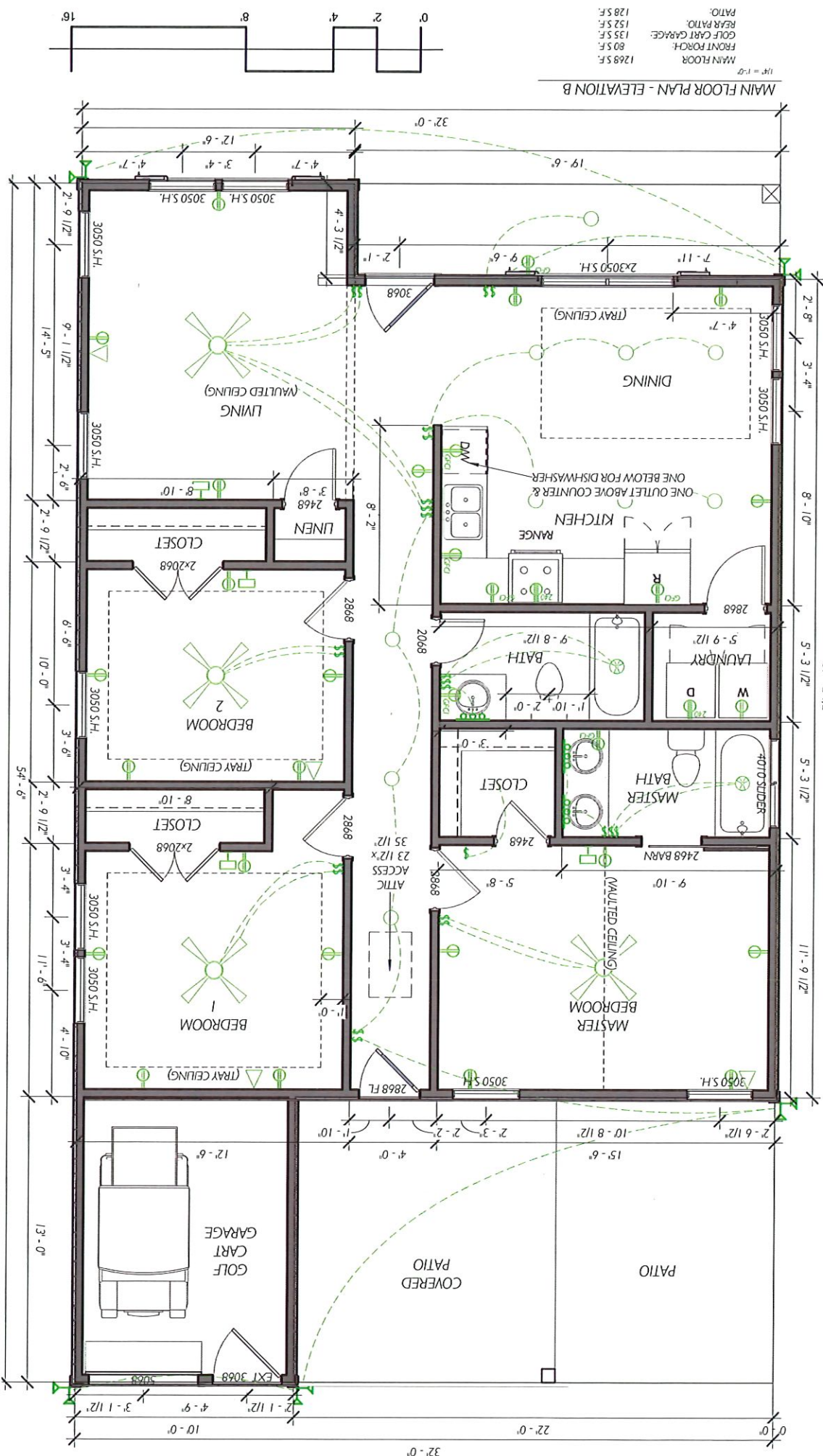


I hereby certify that this was performed under my responsible supervision as a Professional Surveyor and Mapper in the State of Florida. My commission expires on 01/31/2025. My registration number is 4281. My registration number is 4281. My registration number is 4281.



**TR & A**  
**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 100 • 125 BIGLICK STREET • SOPCHOPPY, FLORIDA 32388  
 PHONE NUMBER: (904)905-2338 FAX NUMBER: (904)905-1103  
 L.S.# 7160

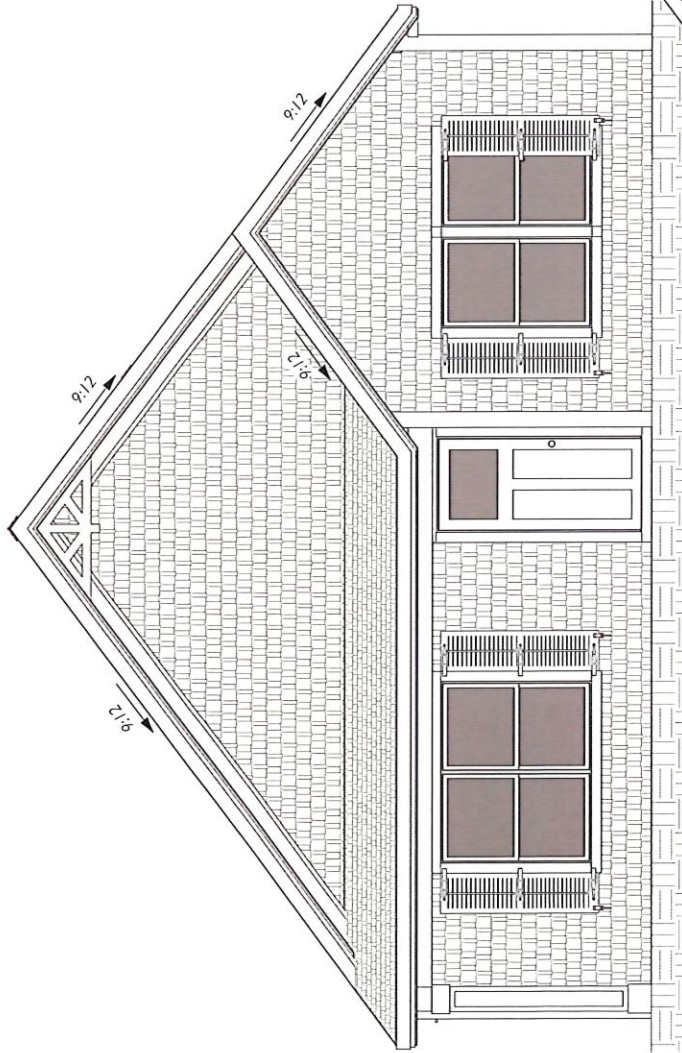
DATE: 01/30/25	DRAWN BY: MD	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 21126.DWG	DATE OF LAST FIELD WORK: 01/29/25	CHECKED BY: JDR	JOB NUMBER: 21-126



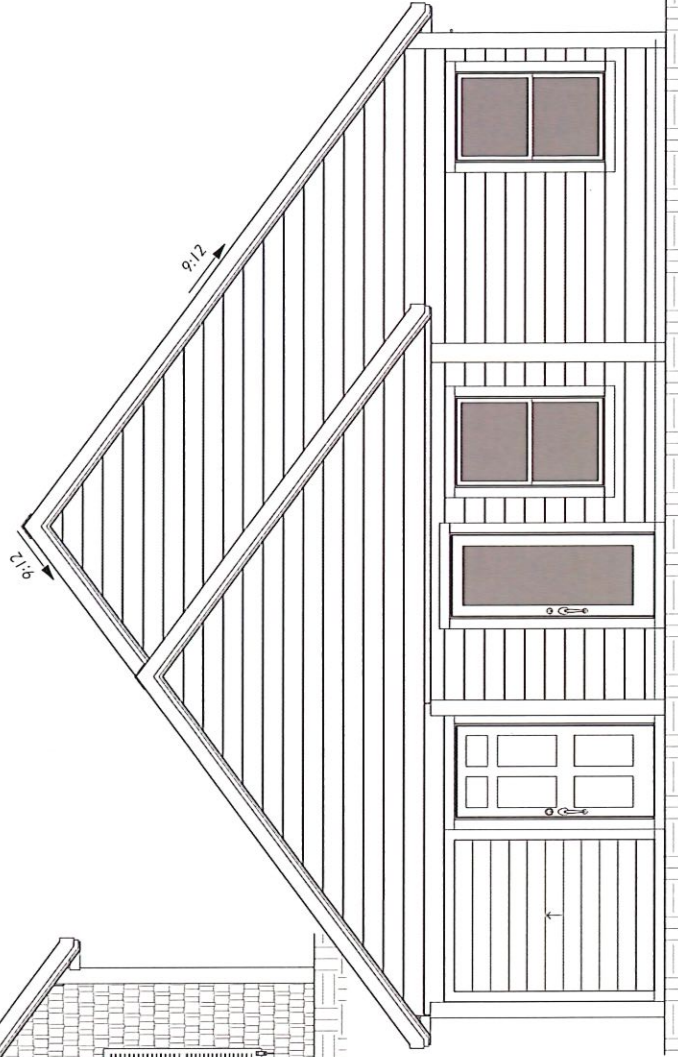
COASTAL DREAM COTTAGE LH - B	
FLOOR PLAN	Issue Date
Date	Author
Drawn by	Checker
Checked by	
Scale 1/4" = 1'-0"	

WALL LEGEND	
	SIDING EXTERIOR
	4" INTERIOR WALL
SUMMARY	
BEDROOMS:	3
BATH-ROOMS:	2
WIDTH:	32'-0"
DEPTH:	54'-6"

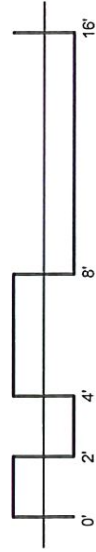
# COASTAL LIFE HOMES LLC



FRONT ELEVATION - B  
1/4" = 1'-0"



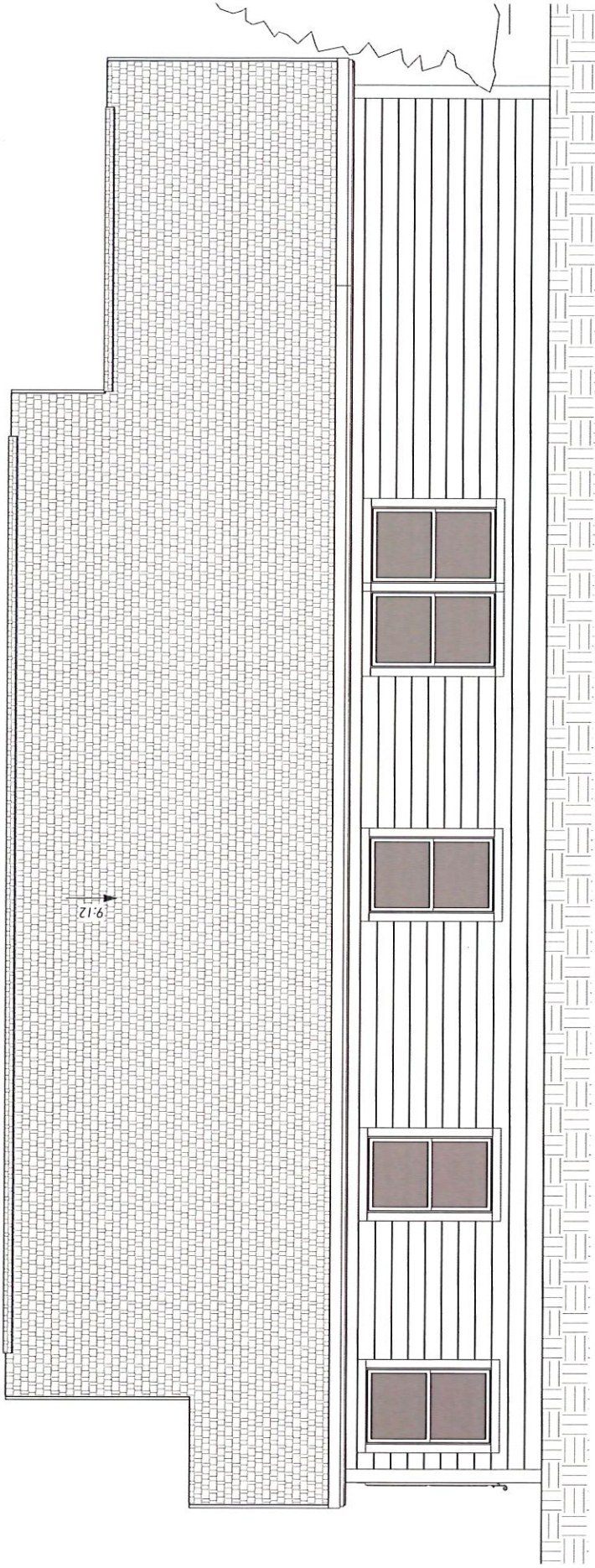
BACK ELEVATION - B  
1/4" = 1'-0"



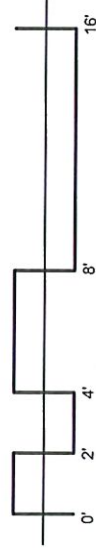
# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	3	SIDING EXTERIOR
BATHROOMS:	2	4	4" INTERIOR WALL
WIDTH:	32' 0"		
DEPTH:	54' 6"		

COASTAL DREAM COTTAGE LH - B			
FRONT & BACK ELEVATIONS		AI-2	
Date	Issue Date	Author	Checker
Drawn by	Author	Checked by	Scale 1/4" = 1'-0"



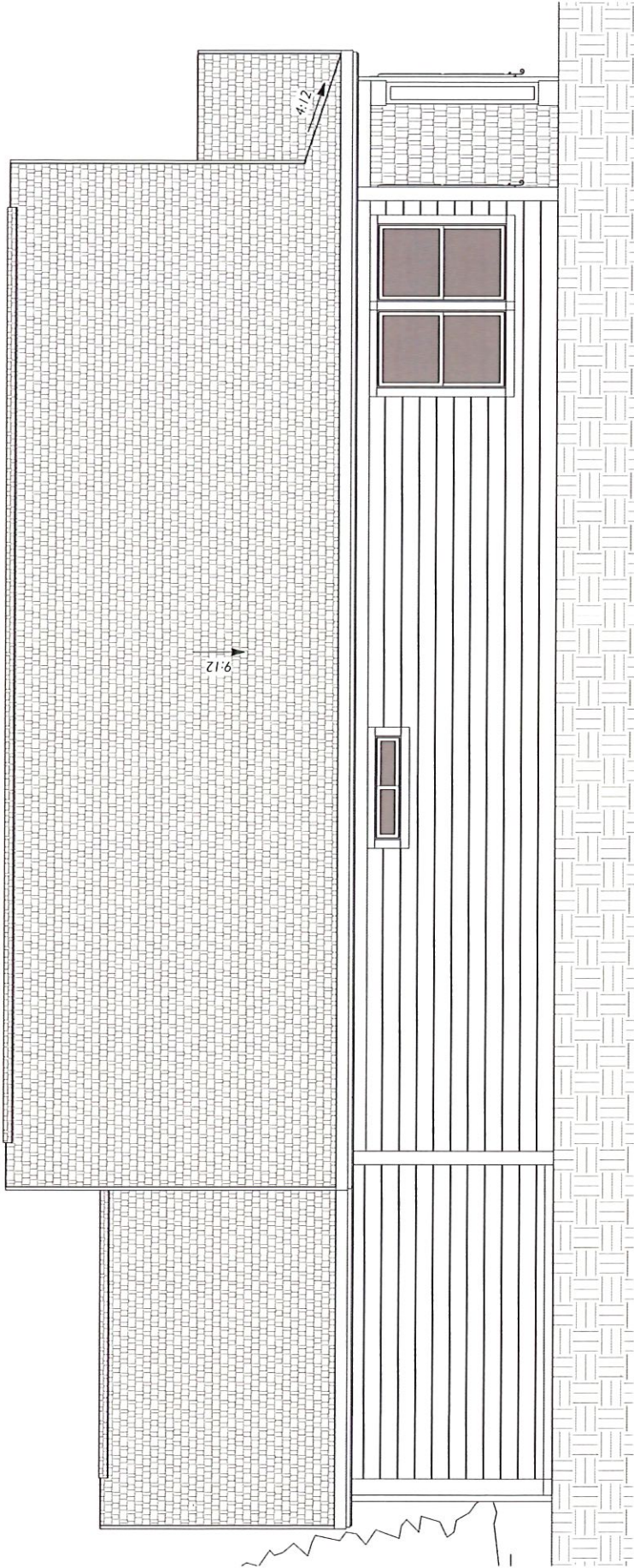
RIGHT ELEVATION - B  
1/4" = 1'-0"



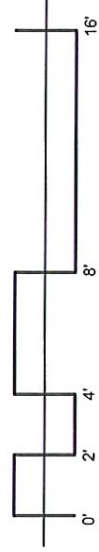
# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATH-ROOMS:	2	4" INTERIOR WALL	
WIDTH:	32' 0"		
DEPTH:	54' 6"		

COASTAL DREAM COTTAGE LH - B			
RIGHT ELEVATION		A1-3	
Date	Issue Date	Drawn by	Author
Checked by	Checker	Scale 1/4" = 1'-0"	



LEFT ELEVATION - B  
1/4" = 1'-0"

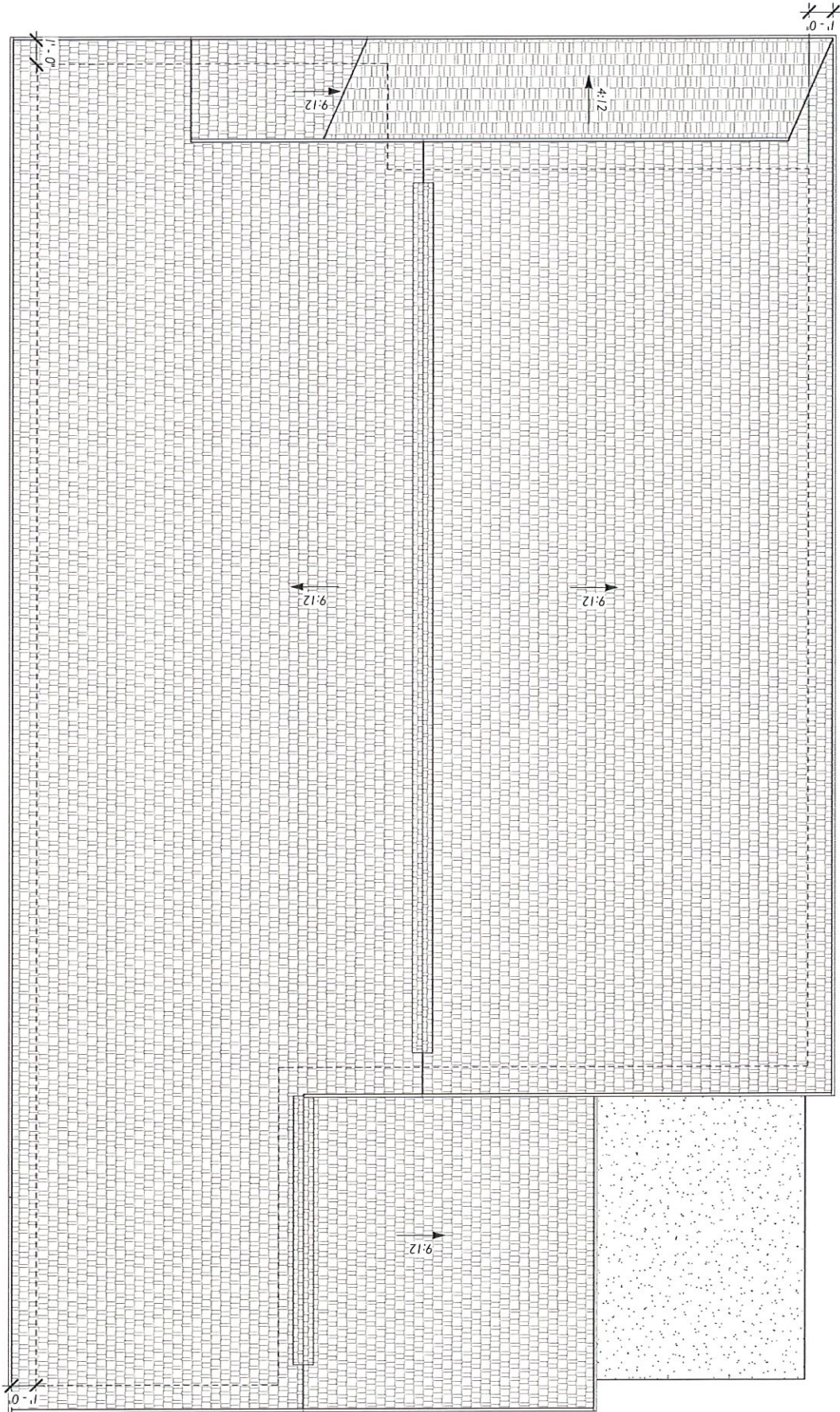


# COASTAL LIFE HOMES LLC



SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATHROOMS:	2	4" INTERIOR WALL	
WIDTH:	32'-0"		
DEPTH:	54'-6"		

COASTAL DREAM COTTAGE LH - B			
LEFT ELEVATION		AI-4	
Date	Issue Date	Author	Checker
Drawn by	Author	Checked by	Scale 1/4" = 1'-0"

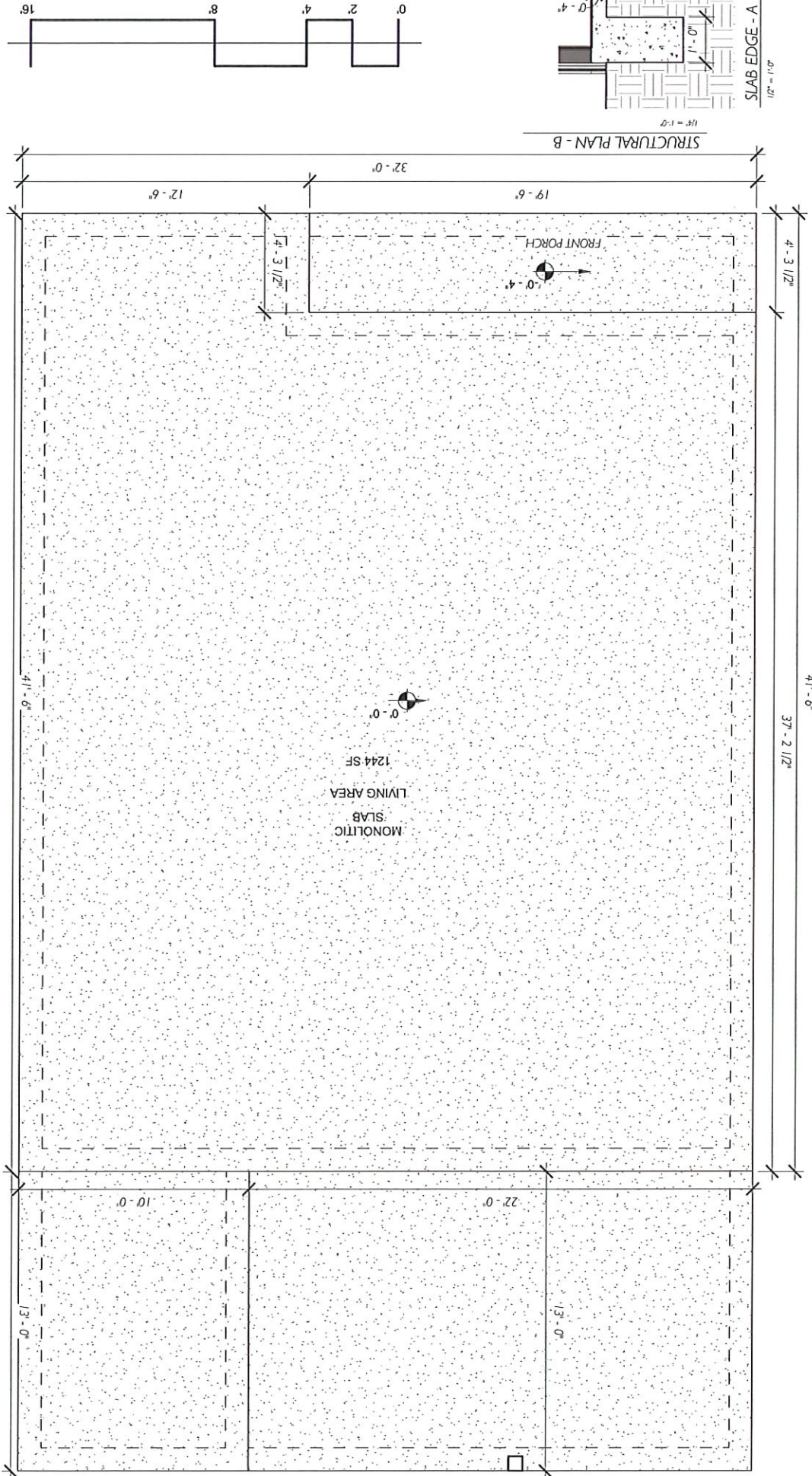




# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	 SIDING EXTERIOR  4" INTERIOR WALL	
BATHROOMS:	2		
WIDTH:	32' 0"		
DEPTH:	54' 6"		

COASTAL DREAM COTTAGE LH - B			
ROOF PLAN	Date	Issue Date	<h2>A1-5</h2>
Drawn by	Author	Checker	
Checked by	Scale 1/4" = 1'-0"		



STRUCTURAL PLAN		COASTAL DREAM COTTAGE LH - B	
Date	Issue Date	A1-6	
Drawn by	Author	Scale As indicated	
Checked by	Checker		

SUMMARY		WALL LEGEND	
BEDROOMS:	3		SIDING EXTERIOR
BATHROOMS:	2		4" INTERIOR WALL
WIDTH:	32' 0"		
DEPTH:	34' 6"		

# COASTAL LIFE HOMES LLC



Ron DeSantis, Governor

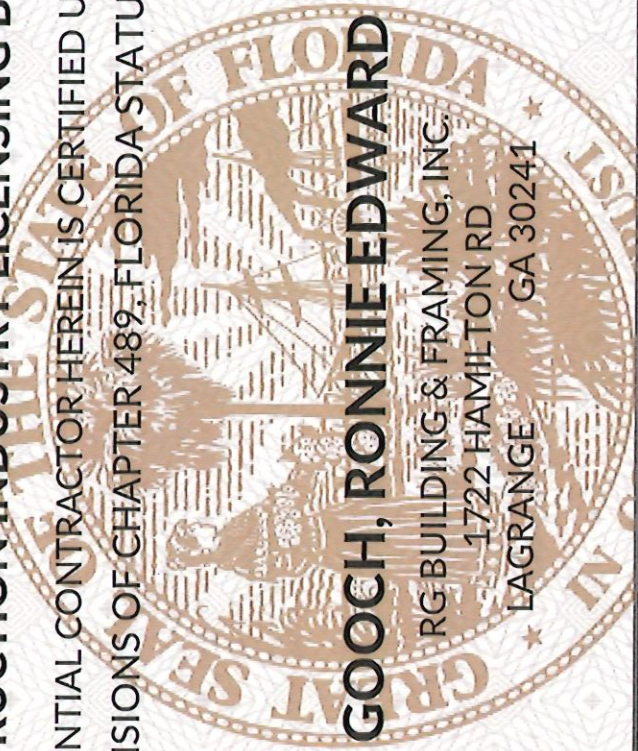
Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**GOOCH, RONNIE EDWARD**

RG BUILDING & FRAMING, INC  
1722 HAMILTON RD  
LAGRANGE GA 30241

LICENSE NUMBER: CRC1334576

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



ISSUED: 01/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**New Construction**

**190 13<sup>th</sup> Street**



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

**Official Use Only**

Date Received: 2/21  
 Meeting Date: 3/10/25  
 Fees Due: 200<sup>00</sup>  
 Date Fees Paid: 2/25

**OWNER INFORMATION**

Owner RG Building & Framing, INC  
 Address 1722 Hamilton Rd  
 City LaGrange State GA Zip 30241  
 Phone 404 427 9108

**CONTRACTOR INFORMATION**

Contractor Name Romie Edward Gooch  
 State License # CRC1334576 City License # 24-411  
 Email rgbfinc@gmail.com  
 Phone 404 427 9108

**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): 190 13th Street  
 City & State: Apalachicola, Florida Zip: 32320  
 Parcel ID #: 01-035-08W-9330-0190-0010 Block: 140 Lot: 1  
 Zoning District: R-2 [ ] 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: 5  
 Corner Lot? Y/N Street Sides: 15  
 Lot Coverage: 40%

**STAFF NOTES/RECOMMENDATIONS:**

- meets LDC  
- 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.

REG  
 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 project is a new construction, single-family residence built from the "Coastal Cottage" plan, with 1268 square feet of living space. The design will incorporate weather-resistant materials and products suitable for Florida's coastal climate, such as Hardie board siding and PGT impact resistant windows. As the project is new construction on undeveloped lots, no relation to existing structures on the same lot exists. The project will select trim, finishes, and colors that complement the neighborhood and coastal environment.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL#
Siding	James Hardie Building Products	fiber-cement lap siding	13192.2
		fiber-cement notched shingle panels	13192.4
Doors	MNF Door	Impact fiberglass door	17347.5
Windows	PGT	Single Hung Impact SH-5500	1435
Roofing	GAF	Fiberglass reinforced laminated asphalt shingles	10124
Trim	James Hardie Building Products	Hardie Trim	
Foundation		monolithic slab	
Shutters	James Hardie Building Products	Hardie Shutters	
Porch/Deck		concrete	
Fencing			
Driveways/Sidewalks		Pavers	
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.

02/21/2025

DATE

Russell Welch

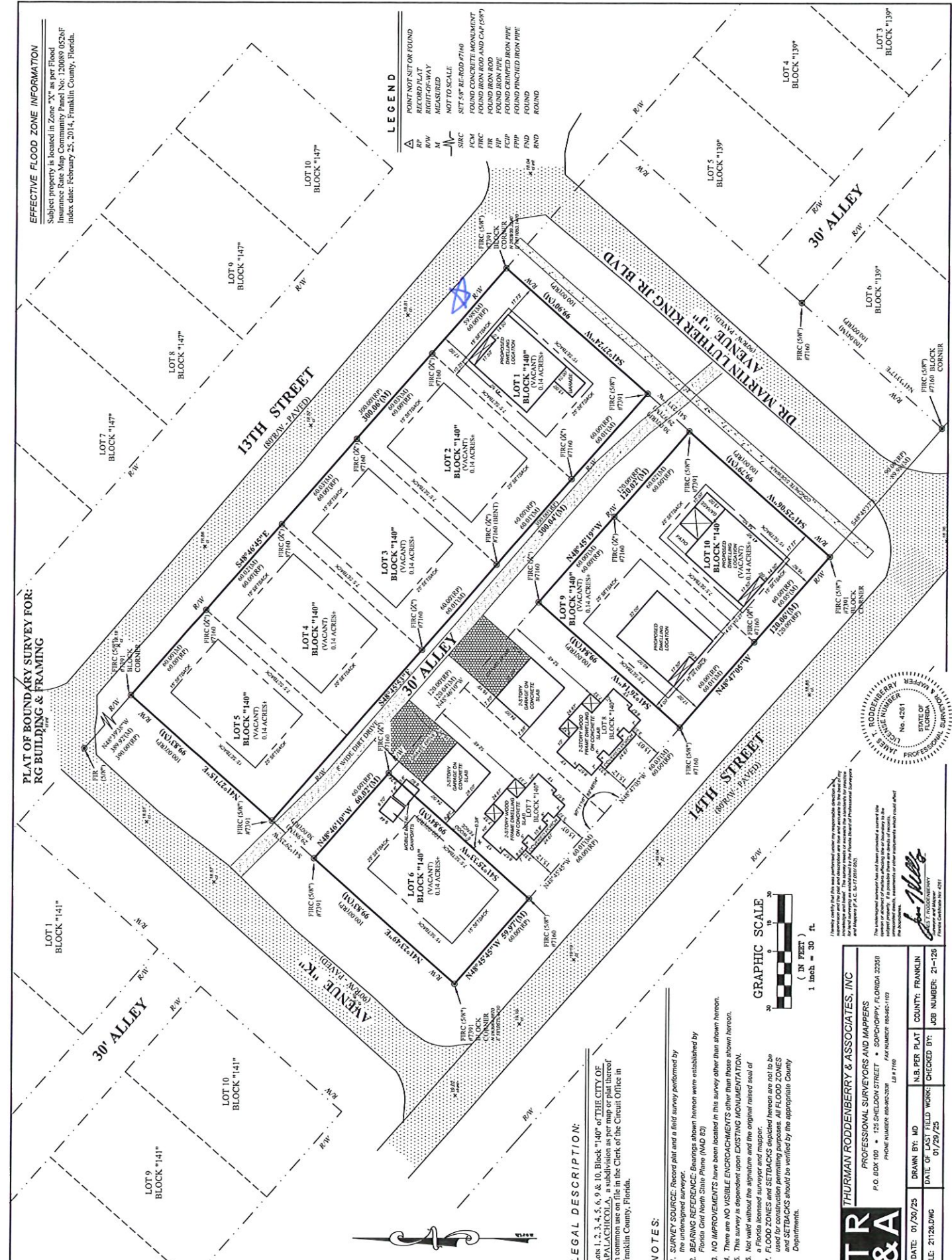
SIGNATURE OF APPLICANT

**EFFECTIVE FLOOD ZONE INFORMATION**  
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120089 052AF index date: February 25, 2014, Franklin County, Florida.

**PLAT OF BOUNDARY SURVEY FOR:  
 RG BUILDING & FRAMING**

**LEGEND**

- POINT NOT SET OR FOUND
- RECORD PLAT
- RIGHT-OF-WAY
- MEASURED
- NOT TO SCALE
- SET 5" RE-ROD #7160
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD AND CAP (5/8")
- FOUND IRON PIPE IRON PIPE
- FOUND IRON PIPE IRON PIPE
- FOUND PINCHED IRON PIPE
- FOUND ROUND



**LEGAL DESCRIPTION:**

Lots 1, 2, 3, 4, 5, 6, 9 & 10, Block "140" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file in the Clerk of the Circuit Office in Franklin County, Florida.

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida Grid North State Plane (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than those 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.



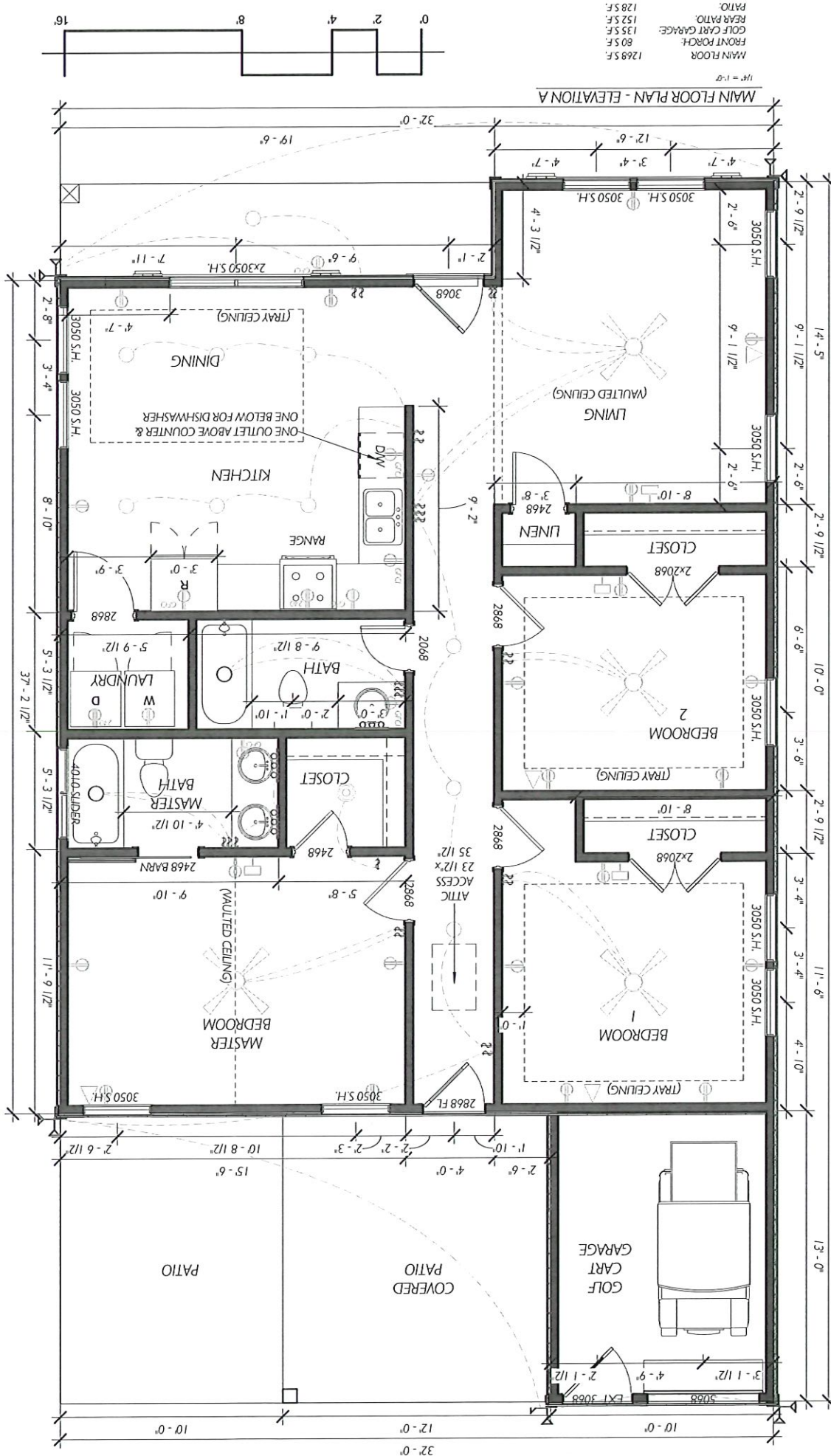
I hereby certify that this was performed under my responsible direction and that I am a duly Licensed Professional Surveyor in the State of Florida. The survey was made in accordance with the laws and regulations of the State of Florida and the Board of Professional Surveyors and Mappers (P.S.C. 30.125(1)(2)).



**TR & A**  
**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32268  
 PHONE NUMBER: 904-663-3281 FAX NUMBER: 904-663-1103  
 LI # 1769

DATE: 01/30/25	DRAWN BY: MO	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 21126.DWG	DATE OF LAST FIELD WORKS: 01/29/25	CHECKED BY:	JOB NUMBER: 21-126





MAIN FLOOR 1268 S.F.  
 FRONT PORCH 80 S.F.  
 GOLF CART GARAGE 135 S.F.  
 REAR PATIO 152 S.F.  
 PATIO 128 S.F.

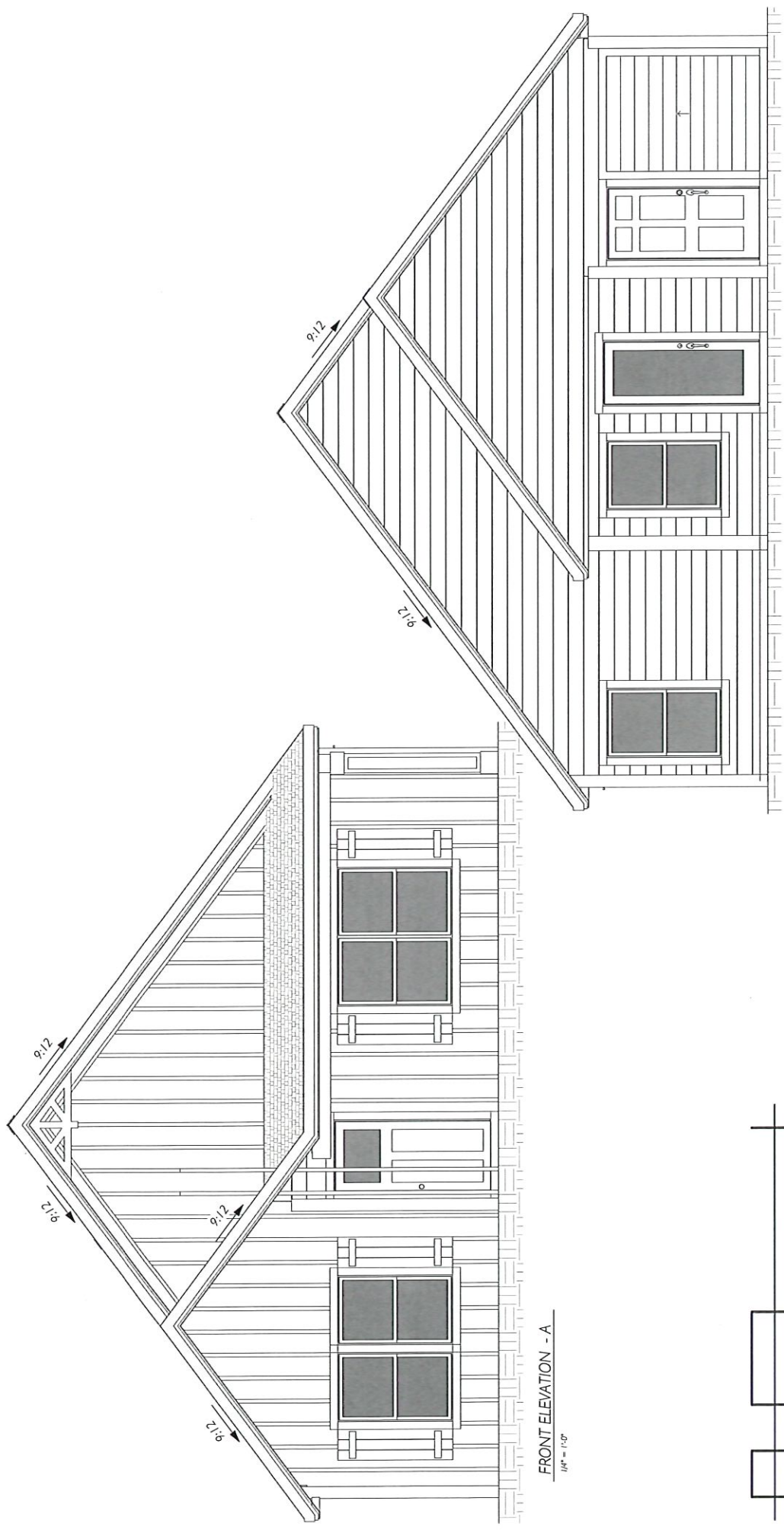
COASTAL DREAM COTTAGE RH - A	
FLOOR PLAN	Issue Date
Date	Author
Drawn by	Checked by
Scale 1/4" = 1'-0"	

WALL LEGEND	
	SIDING EXTERIOR
	4" INTERIOR WALL

SUMMARY	
BEDROOMS:	3
BATHROOMS:	2
WIDTH:	32'-0"
DEPTH:	54'-6"

# COASTAL LIFE HOMES LLC



FRONT ELEVATION - A  
1/4" = 1'-0"

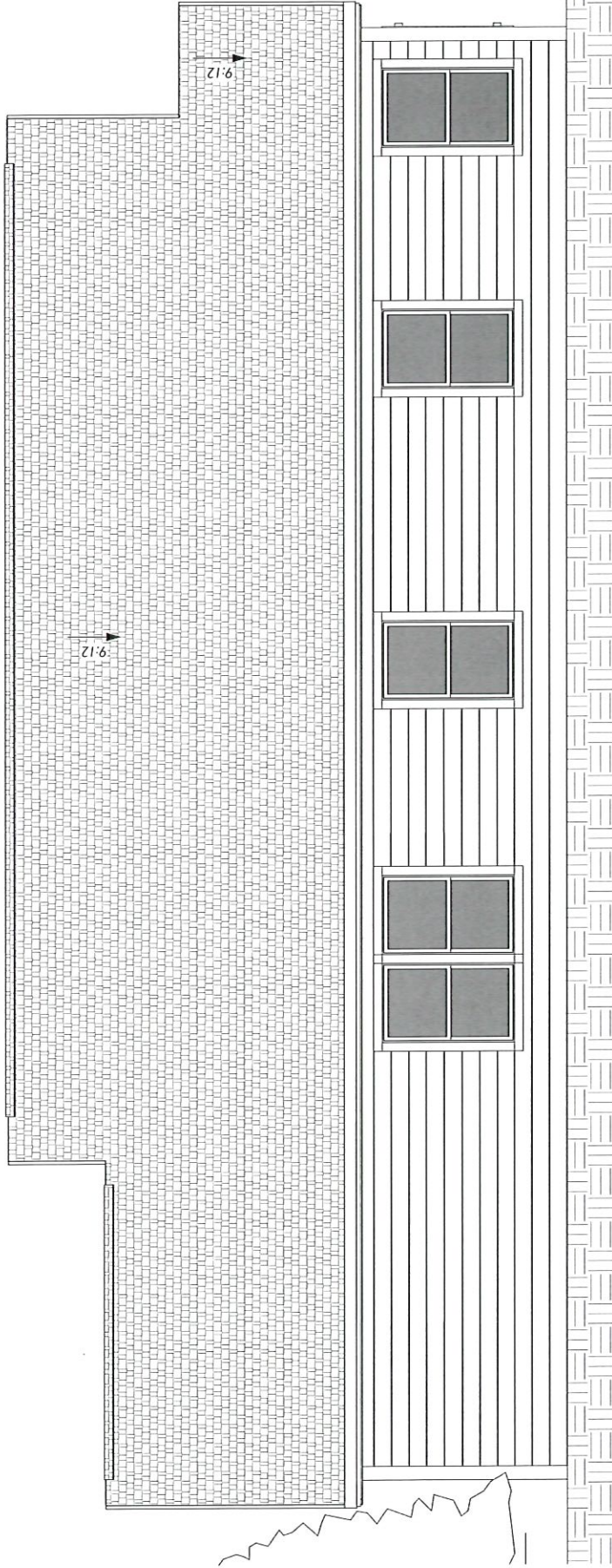
BACK ELEVATION - A  
1/4" = 1'-0"

# COASTAL LIFE HOMES LLC

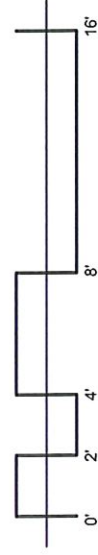
SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	4" INTERIOR WALL
BATHROOMS:	2		
WIDTH:	32'-0"		
DEPTH:	54'-6"		

FRONT & BACK ELEVATIONS			
Date	Issue Date	<b>A1-2</b>	
Drawn by	Author		
Checked by	Checker		
		Scale 1/4" = 1'-0"	

## COASTAL DREAM COTTAGE RH - A



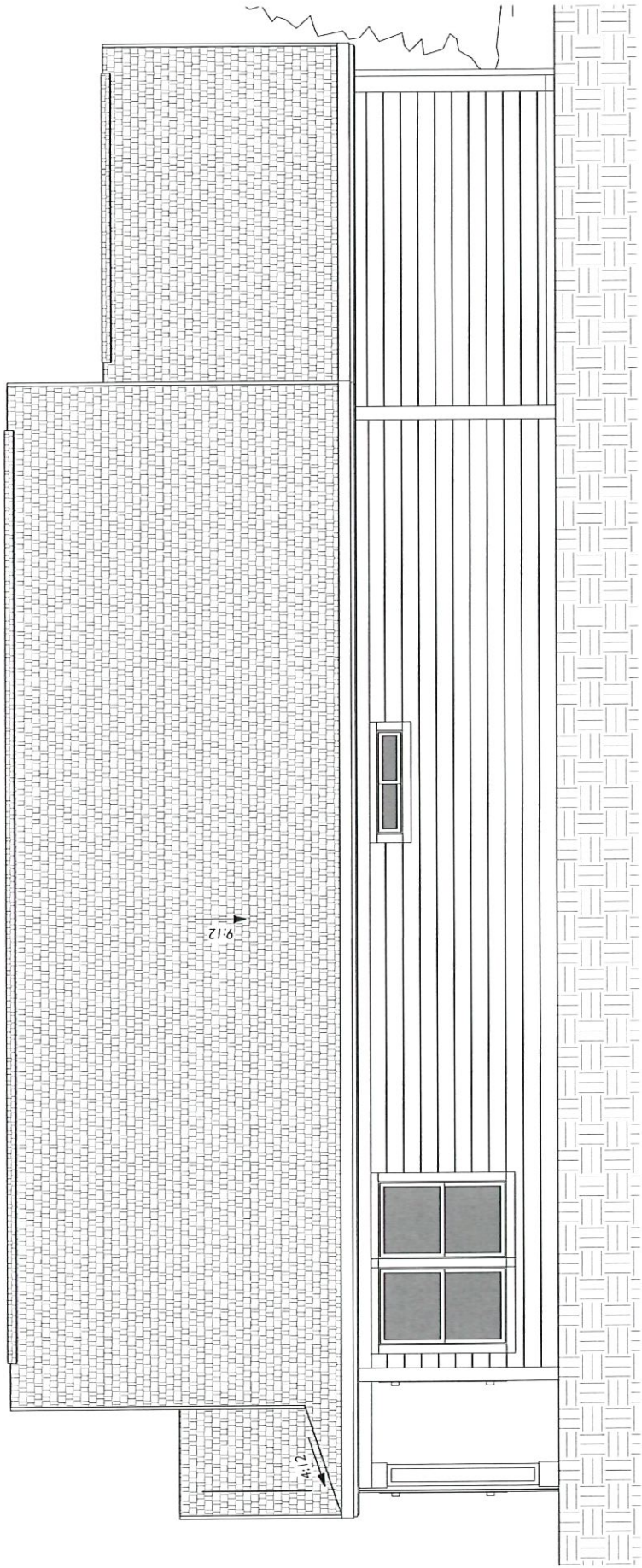
RIGHT ELEVATION - A  
1/4" = 1'-0"



# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATH-ROOMS:	2	4" INTERIOR WALL	
WIDTH:	32' 0"		
DEPTH:	54' 6"		

COASTAL DREAM COTTAGE RH - A			
RIGHT ELEVATION	AI-3		
Date	Issue Date	Author	Checker
Drawn by	Scale 1/4" = 1'-0"		
Checked by			



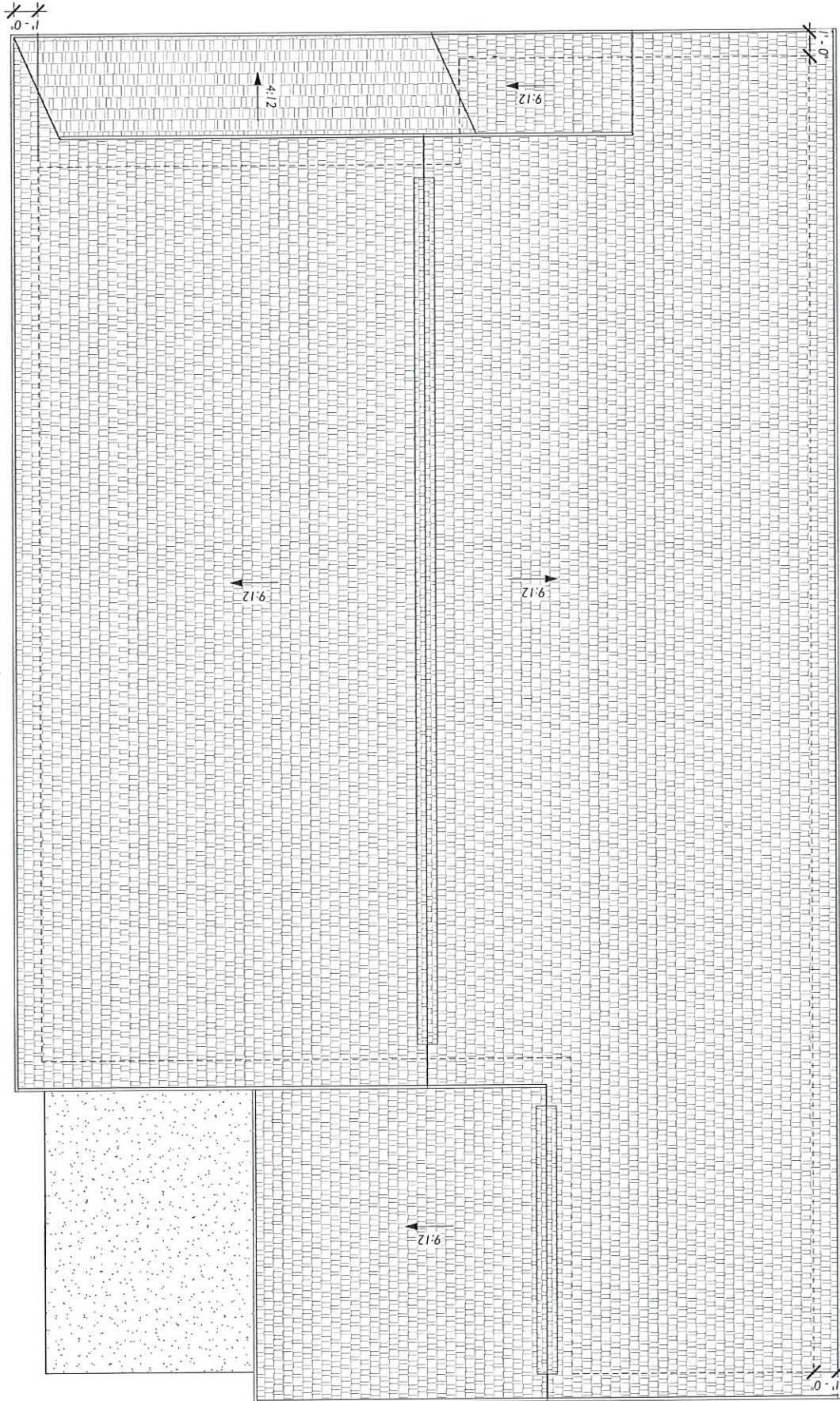
LEFT ELEVATION - A  
1/4" = 1'-0"





# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	[Brick Pattern]	SIDING EXTERIOR
BATHROOMS:	2	[Horizontal Lines]	4" INTERIOR WALL
WIDTH:	37' 0"		
DEPTH:	54' 6"		

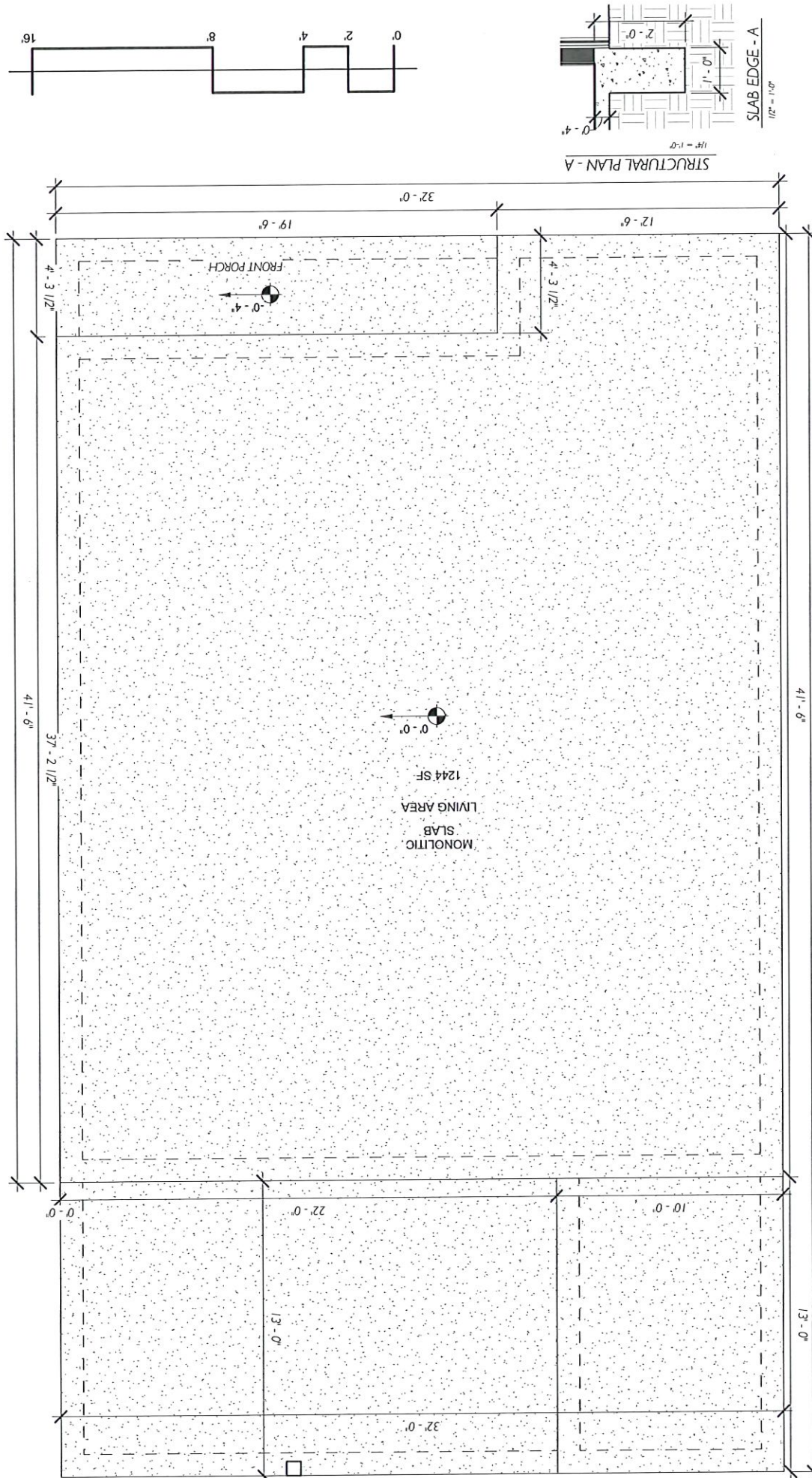
COASTAL DREAM COTTAGE RH - A			
LEFT ELEVATION		AI-4	
Date	Issue Date	Author	Checker
Drawn by			
Checked by			Scale 1/4" = 1'-0"



<b>COASTAL DREAM COTTAGE RH - A</b>	
ROOF PLAN	AI-5
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale 1/4" = 1'-0"	

<b>SUMMARY</b>	<b>WALL LEGEND</b>
BEDROOMS: 3	 SIDING EXTERIOR  4" INTERIOR WALL
BATH-ROOMS: 2	
WIDTH: 32' 0"	
DEPTH: 54' 6"	

**COASTAL LIFE HOMES LLC**



<b>COASTAL DREAM COTTAGE RH - A</b>	
STRUCTURAL	<b>A1-6</b>
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale: As indicated	

<b>WALL LEGEND</b>	
3	SIDING EXTERIOR
2	4" INTERIOR WALL
32' 0"	WIDTH:
54' 6"	DEPTH:

**SUMMARY**

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 32' 0"

DEPTH: 54' 6"

**COASTAL LIFE HOMES LLC**

Ron DeSantis, Governor



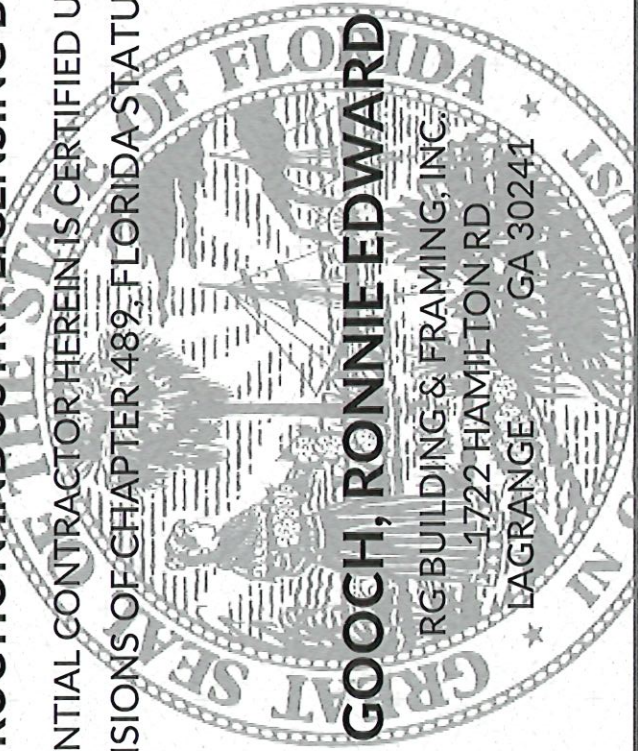
Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**GOOCH, RONNIE EDWARD**

RG BUILDING & FRAMING, INC.  
1722 HAMILTON RD  
LAGRANGE GA 30241

LICENSE NUMBER: CRC1334576

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



ISSUED: 01/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**New Construction**

**193 14<sup>th</sup> Street**





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

**Official Use Only**

Date Received: 2/21/25  
 Meeting Date: 3/10/25  
 Fees Due: 200.00  
 Date Fees Paid: 2/25

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>RG Building &amp; Framing, INC</u>	Contractor Name <u>Ronnie Edward Gooch</u>
Address <u>1722 Hamilton Rd</u>	State License # <u>CRC1334576</u> City License # <u>24-411</u>
City <u>LaGrange</u> State <u>GA</u> Zip <u>30241</u>	Email <u>rgbfinc@gmail.com</u>
Phone <u>404 427 9108</u>	Phone <u>404 427 9108</u>

**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): 193 14th Street  
 City & State: Apalachicola, Florida Zip: 32320  
 Parcel ID #: 01-095-08W-8330-0140-0010 Block: 140 Lot: 9  
 Zoning District: R-2 [ ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone: X

**OFFICIAL USE ONLY**

Certificate of Appropriateness Required? <u>Y</u> / <u>N</u> Setback Requirements of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>7.5</u> Corner Lot? <u>Y</u> / <u>N</u> Street Sides: _____ Lot Coverage: <u>40%</u> <b>STAFF NOTES/RECOMMENDATIONS:</b> <u>-meets LDC</u> <u>-okw</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 &amp; 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.

REG  
 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 project is a new construction, single-family residence built from the "Coastal Cottage" plan, with 1207 square feet of living space. The design will incorporate weather-resistant materials and products suitable for Florida's coastal climate, such as Hardie board siding and PGT impact resistant windows. As the project is new construction on undeveloped lots, no relation to existing structures on the lot exists. The project will select trim, finishes, and colors that complement the neighborhood and coastal environment.

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	James Hardie Building Products	Fiber-cement lap siding	13192.2
		Fiber-cement notched shingle panels	13192.4
Doors	MMF Door	Impact fiberglass door	173475
Windows	PGT	Single Hing Impact SH-5500	1435
Roofing	GAF	Fiberglass reinforced laminated asphalt shingles	10124
Trim	James Hardie Building Products	Hardie Trim	
Foundation		Monolithic Slab	
Shutters	James Hardie Building Products	Hardie Shutters	
Porch/Deck		Concrete	
Fencing			
Driveways/Sidewalks		Pavers	
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.
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02/21/2025

DATE

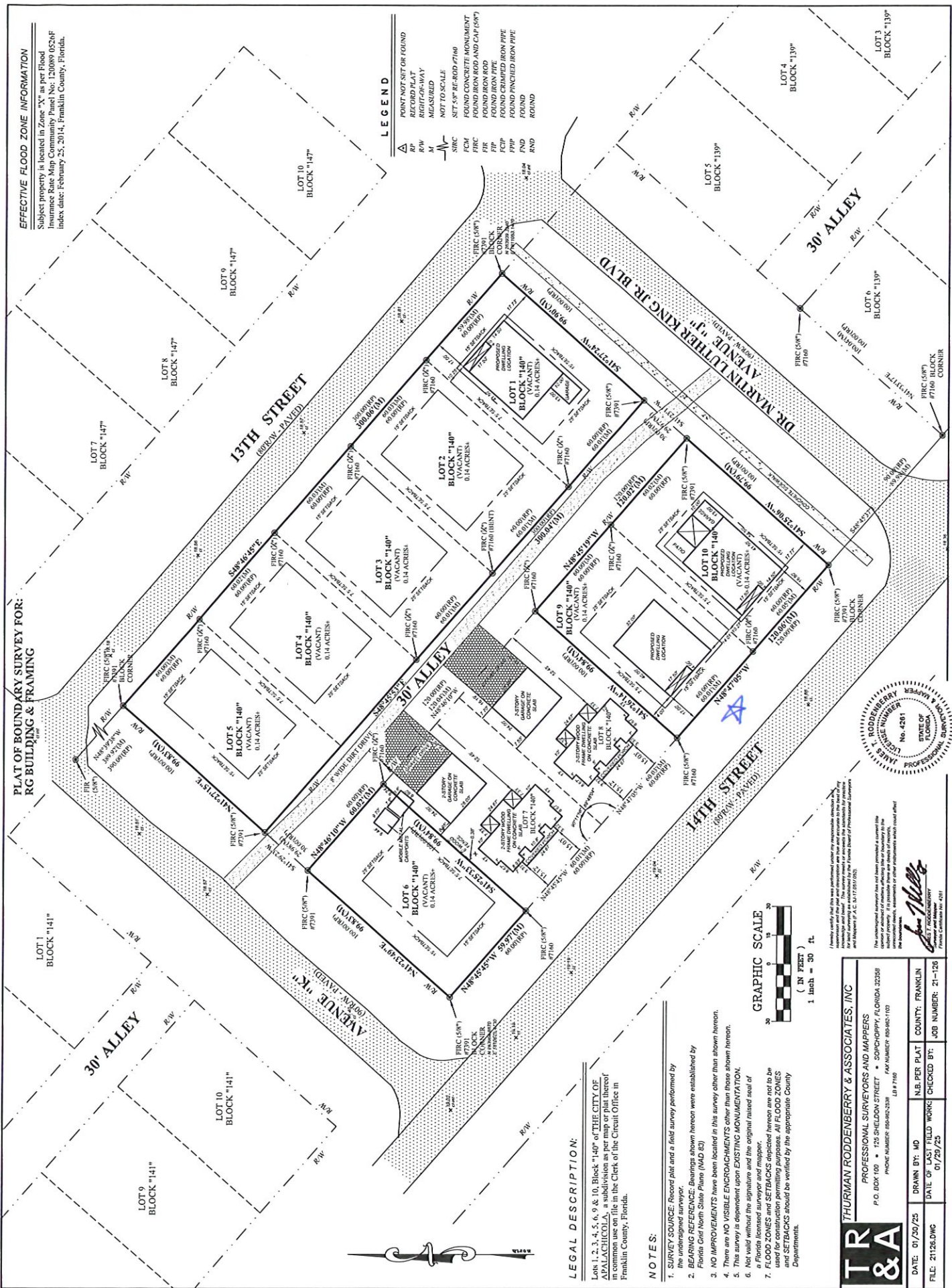
Randy Hirsch

SIGNATURE OF APPLICANT

**EFFECTIVE FLOOD ZONE INFORMATION**  
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120090 0524F  
 Index date: February 25, 2014, Franklin County, Florida.

**PLAT OF BOUNDARY SURVEY FOR:  
 RG BUILDING & FRAMING**

- LEGEND**
- △ POINT NOT SET OR FOUND
  - RP RECORD PLAT
  - R/W RIGHT-OF-WAY
  - M MEASURED
  - NOT TO SCALE
  - SIT 5"X 8" RE-ROD #7160
  - FCM FOUND CONCRETE MONUMENT
  - FIR FOUND IRON ROD AND CAP (5"X8")
  - FIP FOUND IRON PIPE
  - FIR FOUND IRON ROD AND CAP (5"X8")
  - FIP FOUND IRON PIPE
  - FND FOUND
  - AND
  - ROUND

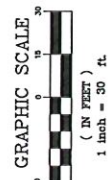


**LEGAL DESCRIPTION:**

Lots 1, 2, 3, 4, 5, 6, 9 & 10, Block "140" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file in the Clerk of the Circuit Office in Franklin County, Florida.

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings shown hereon were established by Florida Grid North State Plane (NAD 83)
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.



I hereby certify that this was performed under my responsible direction and that I am a duly Licensed Professional Surveyor and Mapper in the State of Florida, License No. 4281.

The undersigned surveyor has not been provided a current list of owners or holders of interests affecting this survey for the purpose of conducting a title search. The undersigned surveyor is not responsible for any errors or omissions in this survey or for any consequences that may result therefrom.



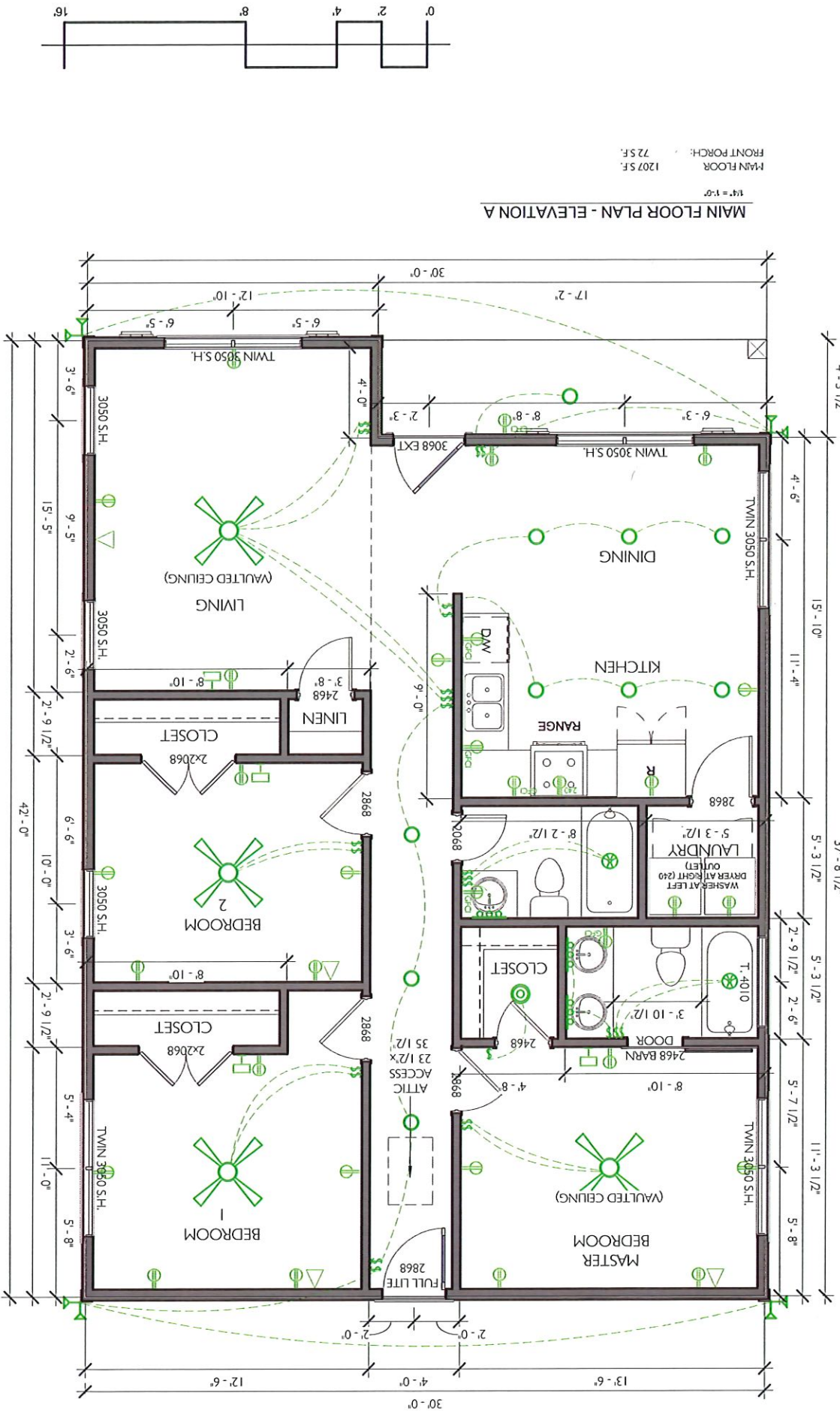
**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 100 • 120 SHELTON STREET • SOPCHOPRY, FLORIDA 32266  
 PHONE NUMBER: 904-962-3208 FAX NUMBER: 904-962-1103

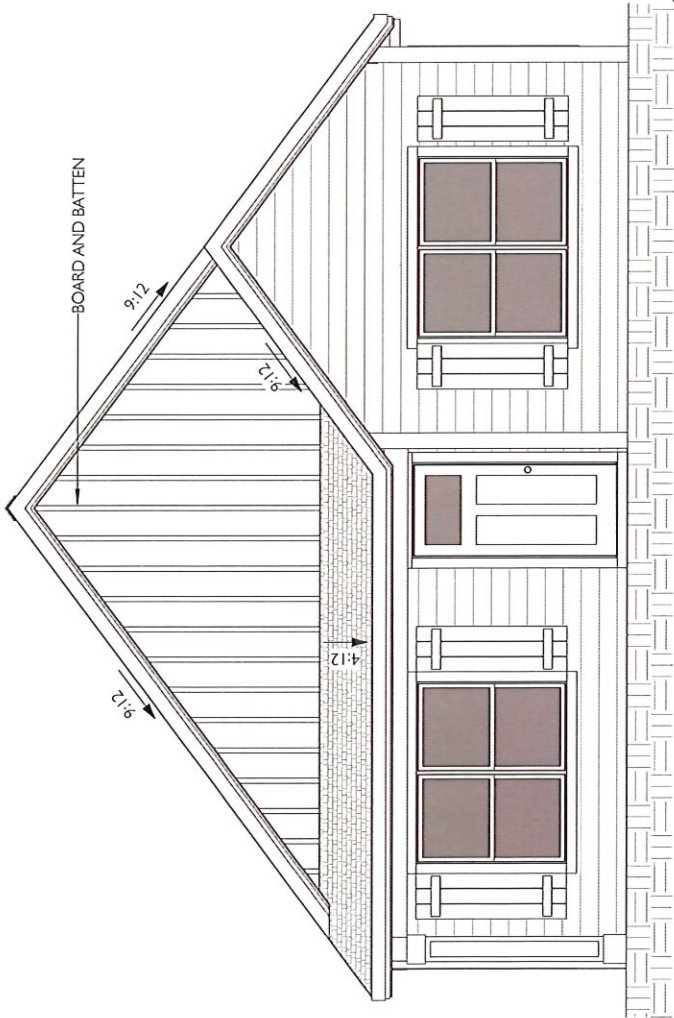
DATE: 01/20/25 DRAWN BY: MD N.B. PER PLAT COUNTY: FRANKLIN  
 FILE: 21126.0MG DATE OF LAST FIELD WORK: 01/20/25 CHECKED BY: JOB NUMBER: 21-126

<b>COASTAL COTTAGE LH - A</b>			
FLOOR PLAN - A			<b>AI-1</b>
Date:	Issue Date	Author	Checker
Drawn by			
Checked by			
			Scale 1/4" = 1'-0"

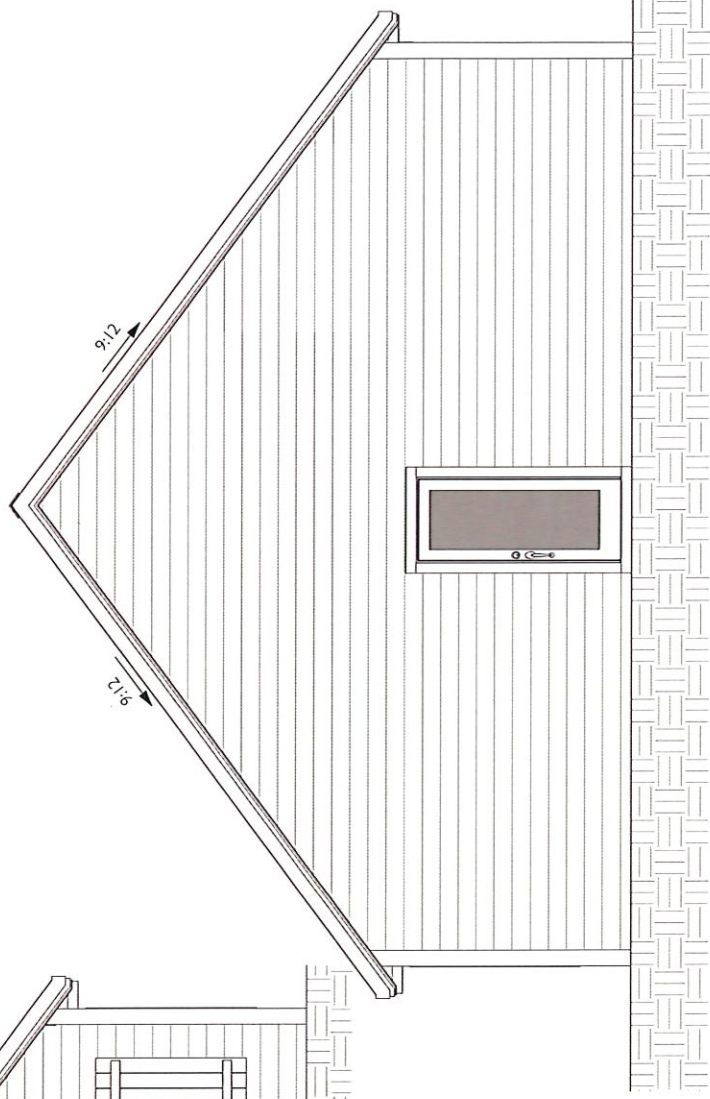
<b>WALL LEGEND</b>	
	SIDING EXTERIOR
	4" INTERIOR WALL
<b>SUMMARY</b>	
BEDROOMS:	3
BATHROOMS:	2
WIDTH:	30'-0"
DEPTH:	42'-0"

# COASTAL LIFE HOMES LLC

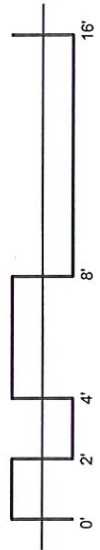




FRONT ELEVATION - A  
1/4" = 1'-0"



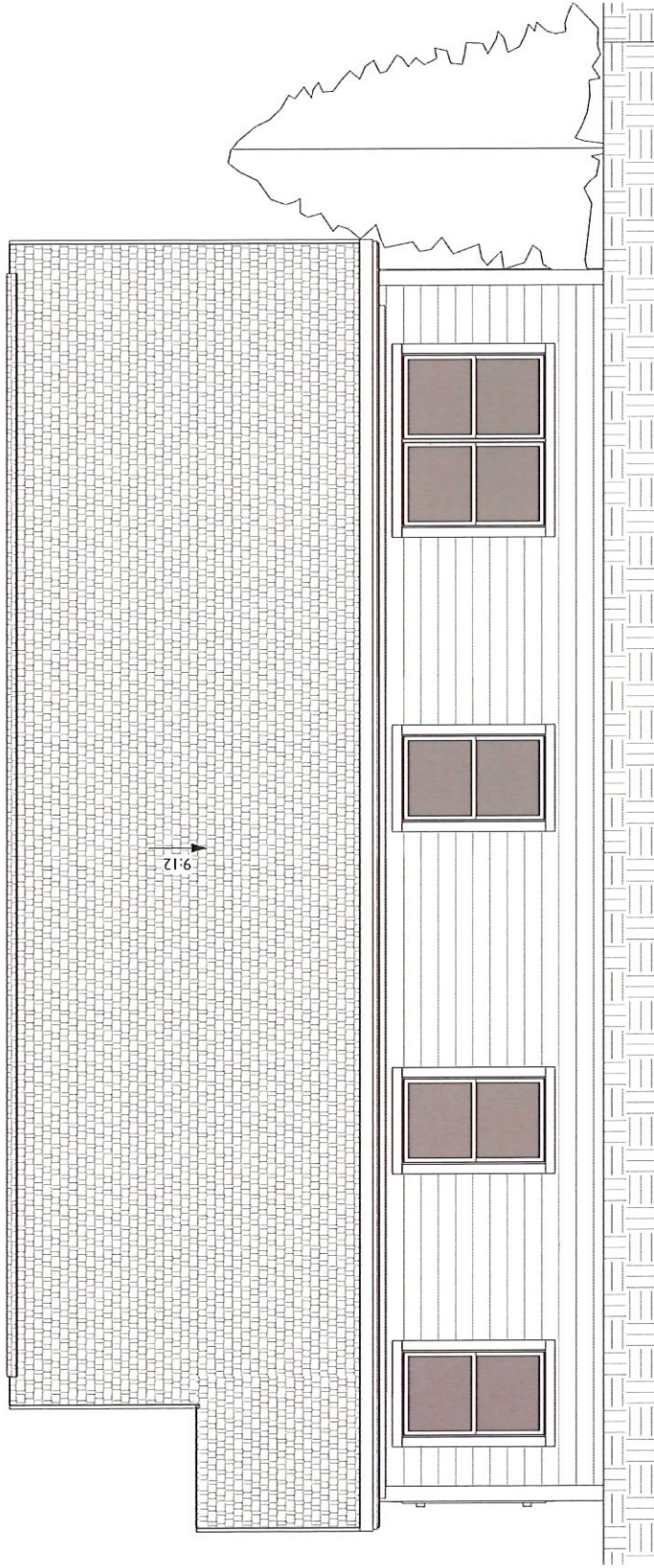
BACK ELEVATION - A  
1/4" = 1'-0"



# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATHROOMS:	2	4" INTERIOR WALL	
WIDTH:	30' 0"		
DEPTH:	42' 0"		

COASTAL COTTAGE LH - A			
FRONT & BACK - A		AI-2	
Date	Issue Date	Author	Checker
Drawn by	Checked by	Scale 1/4" = 1'-0"	



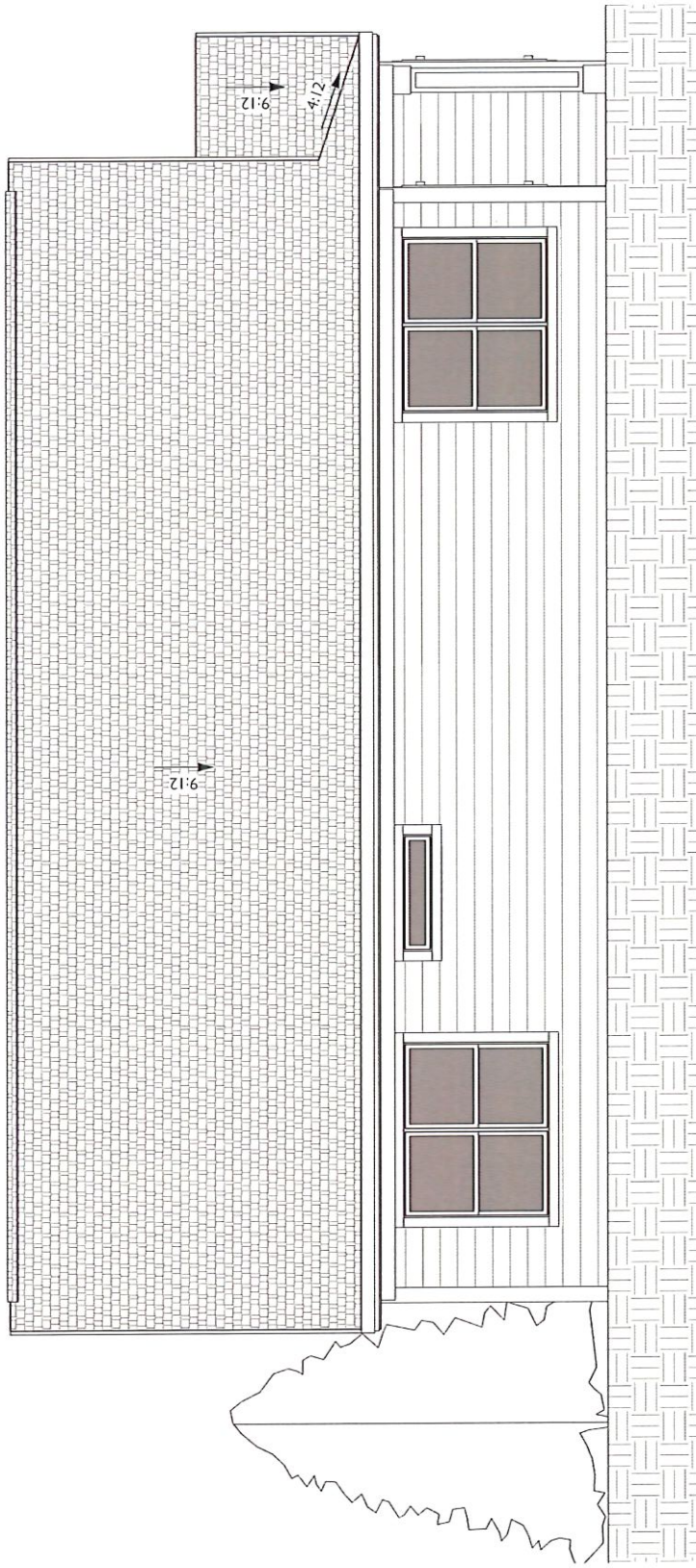
RIGHT ELEVATION - A  
1/4" = 1'-0"



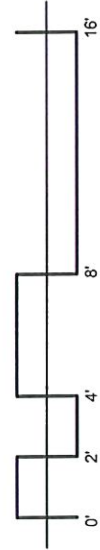
# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATHROOMS:	2	4" INTERIOR WALL	
WIDTH:	30' 0"		
DEPTH:	42' 0"		

COASTAL COTTAGE LH - A			
RIGHT ELEVATION - A		AI-3	
Date	Issue Date	Author	Checker
Drawn by	Author	Checked by	Scale 1/4" = 1'-0"



LEFT ELEVATION - A  
 1/4" = 1'-0"

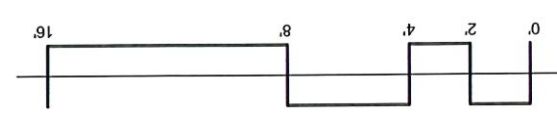
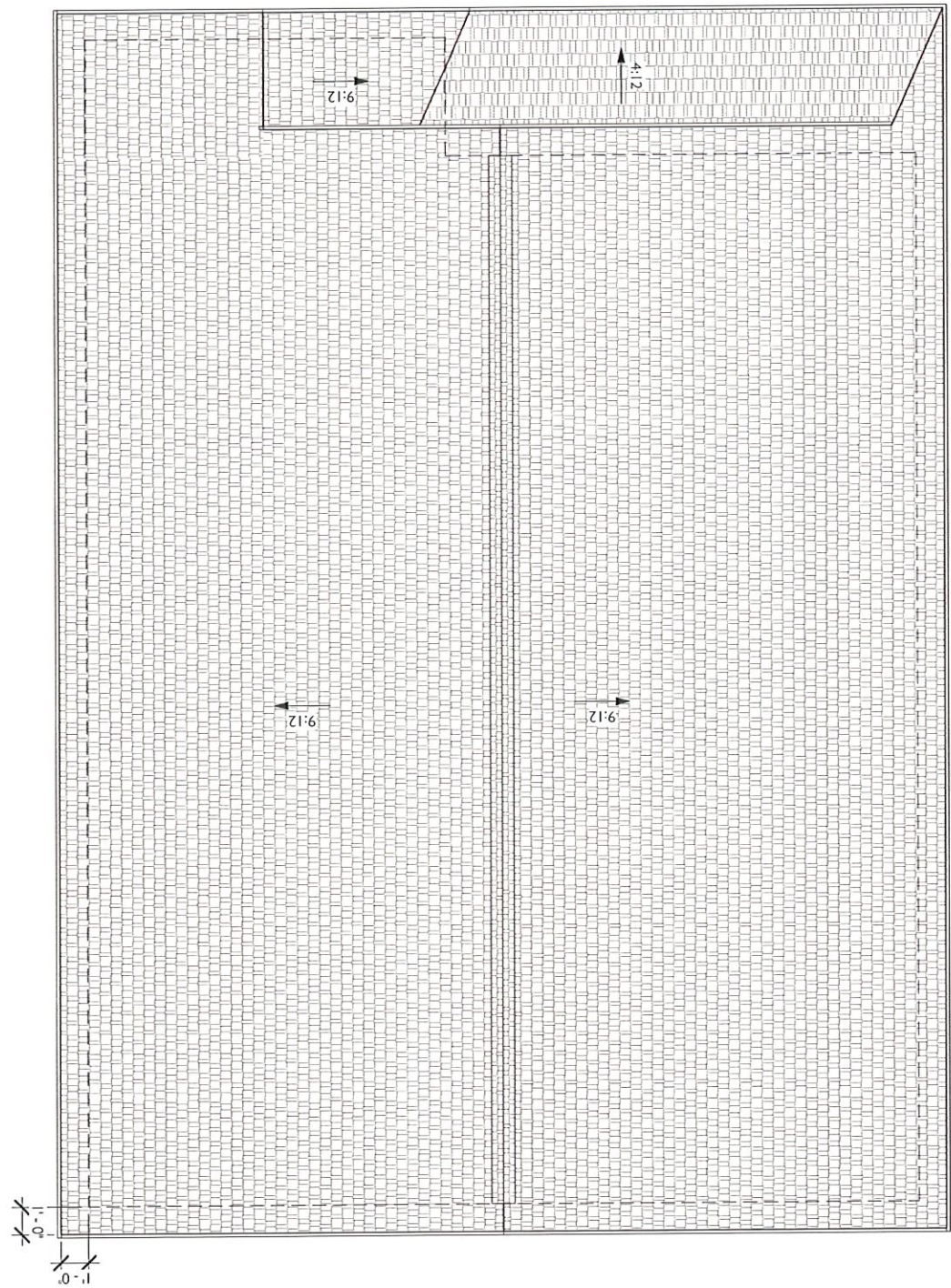


# COASTAL LIFE HOMES LLC

SUMMARY		WALL LEGEND	
BEDROOMS:	3	SIDING EXTERIOR	
BATHROOMS:	2	4" INTERIOR WALL	
WIDTH:	30' 0"		
DEPTH:	42' 0"		

COASTAL COTTAGE LH - A			
LEFT ELEVATION - A		A1-4	
Date	Issue Date	Author	Checker
Drawn by	Author	Scale	1/4" = 1'-0"
Checked by	Checker		





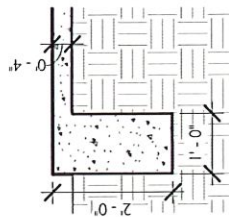
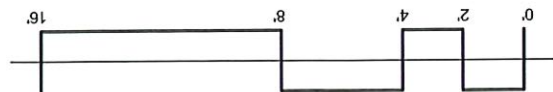
ROOF PLAN - A  
1/4" = 1'-0"

<b>COASTAL COTTAGE LH - A</b>	
ROOF PLAN - A	<b>AI-5</b>
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale 1/4" = 1'-0"	

<b>WALL LEGEND</b>	
3	SIDING EXTERIOR
2	4" INTERIOR WALL
30' 0"	
42' 0"	

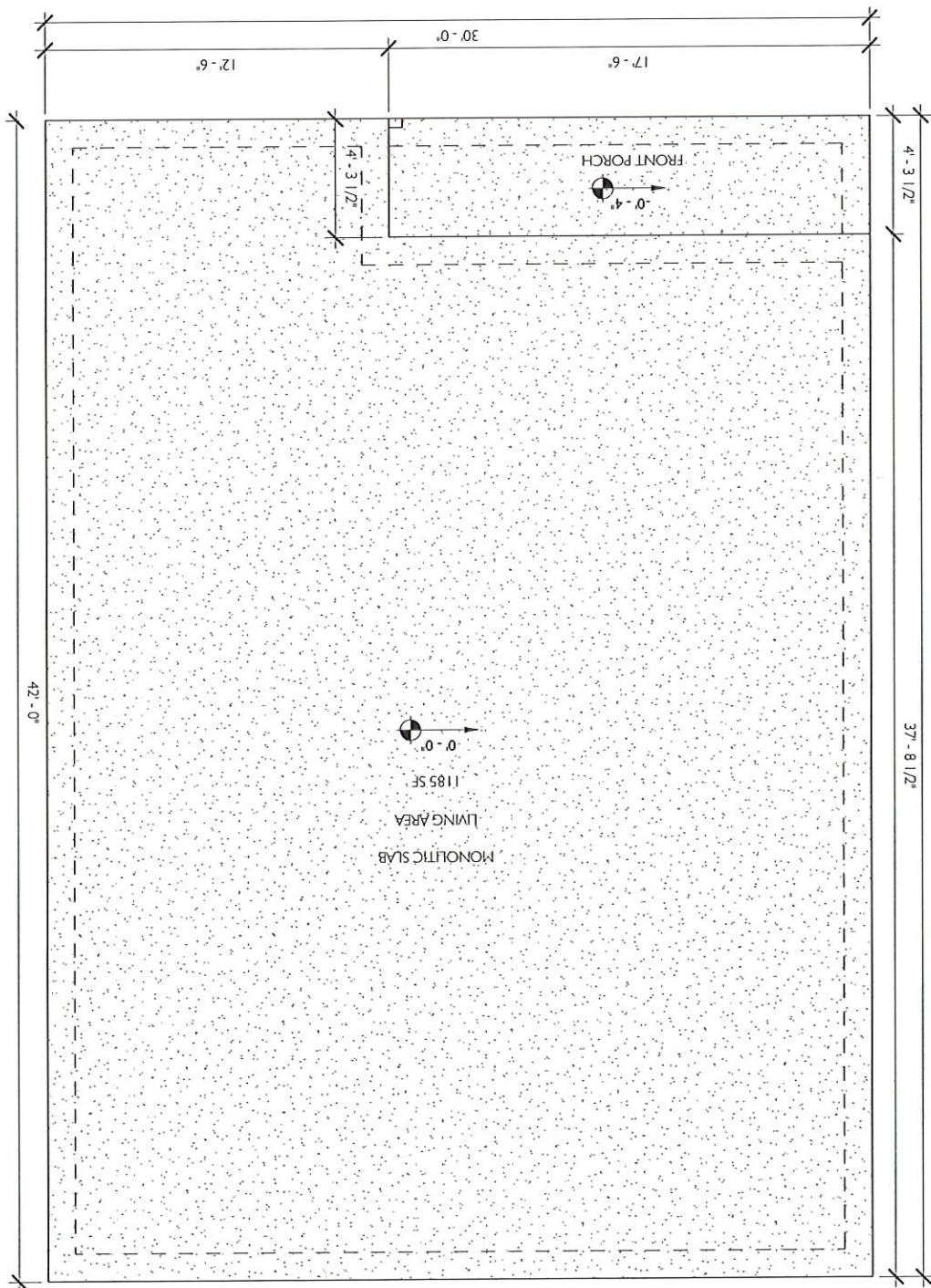
<b>SUMMARY</b>	
BEDROOMS:	3
BATHROOMS:	2
WIDTH:	30' 0"
DEPTH:	42' 0"

**COASTAL LIFE HOMES LLC**



SLAB EDGE - A  
1/2" = 1'-0"

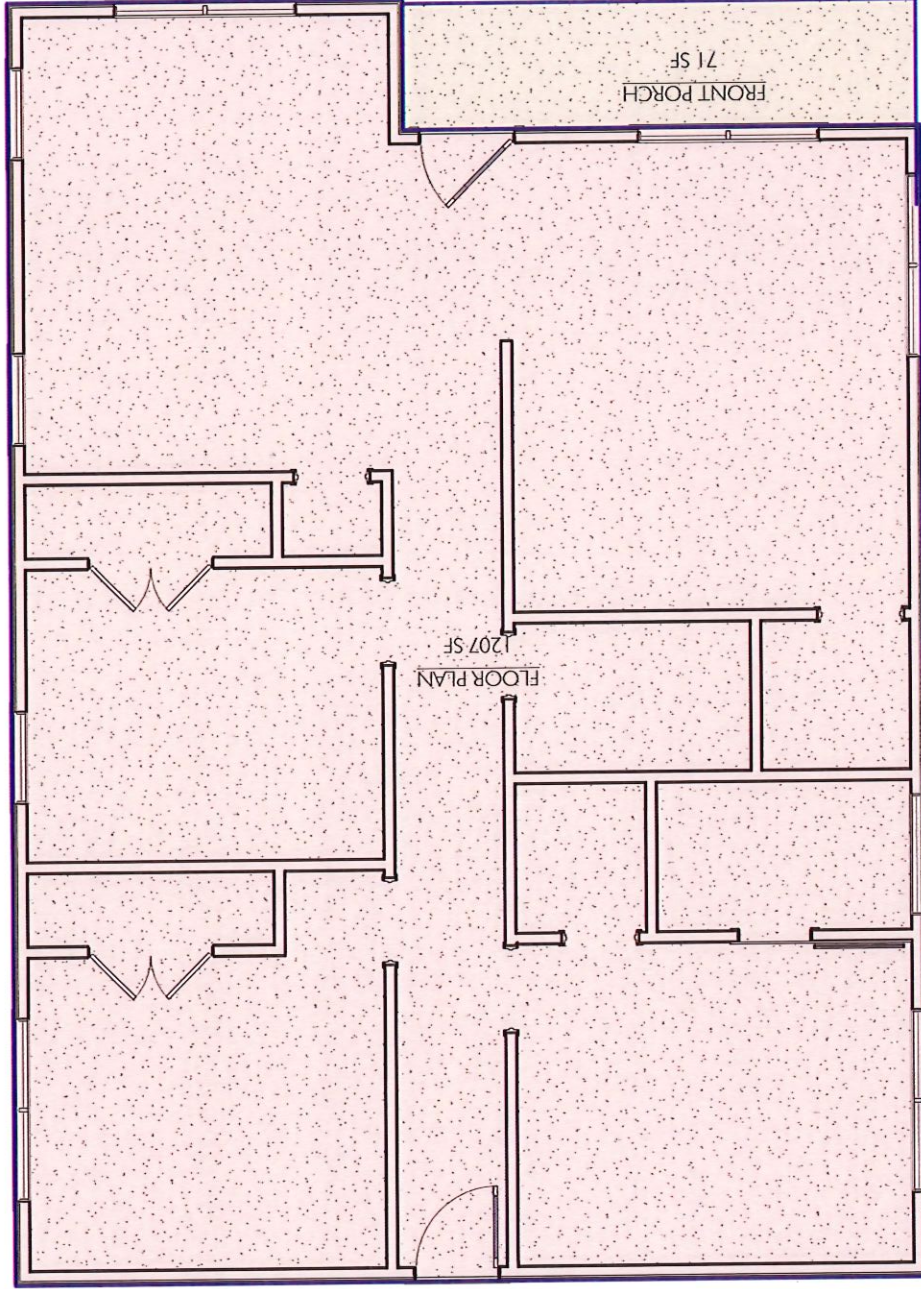
STRUCTURAL PLAN - A  
1/4" = 1'-0"



COASTAL COTTAGE LH - A	
STRUCTURAL PLAN - A	A1-6
Date	
Issue Date	Author
Drawn by	Checked by
Scale - As indicated	

WALL LEGEND	
	SIDING EXTERIOR
	4" INTERIOR WALL
SUMMARY	
BEDROOMS:	3
BATH+ROOMS:	2
WIDTH:	30' 0"
DEPTH:	42' 0"

# COASTAL LIFE HOMES LLC



MAIN FLOOR PLAN - ELEVATION A

<b>COASTAL COTTAGE LH</b>	
AREA PLANS	<b>A3-3</b>
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale 1/4" = 1'-0"	

<b>SUMMARY</b>	<b>WALL LEGEND</b>
BEDROOMS: 3	SIDING EXTERIOR
BATHROOMS: 2	4" INTERIOR WALL
WIDTH: 30' 0"	
DEPTH: 42' 0"	

**COASTAL LIFE HOMES LLC**



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**GOOCH, RONNIE EDWARD**

RG BUILDING & FRAMING, INC.  
1722 HAMILTON RD  
LAGRANGE GA 30241

LICENSE NUMBER: CRC1334576

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



ISSUED: 01/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**Pavers**

**108 22<sup>nd</sup> Avenue**



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

**Official Use Only**

Date Received: 2/21/25  
 Meeting Date: 3/10/25  
 Fees Due: \$50.00  
 Date Fees Paid: 2/21/25

OWNER INFORMATION	CONTRACTOR INFORMATION
-------------------	------------------------

Owner <u>James Grater &amp; Kathleen Binder</u> Address <u>108 22nd Ave</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(202) 506-0757</u>	Contractor Name <u>Self</u> State License # _____ City License # _____ Email <u>jamesgrater@gratermusic.com</u> Phone <u>(202) 506-0757</u>
--	--

**PROJECT TYPE**

- |  |   |
|--|---|
| <input 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 checked="" type="checkbox"/> Other <u>landscaping/pavers</u> |
| <input type="checkbox"/> Demolition            |   |

**PROPERTY INFORMATION**

Street Address (911 Address): 108 22nd Ave  
 City & State: Apalachicola, FL Zip: 32320  
 Parcel ID #: 01-09S-08W-8330-0262-0120 Block: 262 Lot: 12-15  
 Zoning District: R2 [ ] Historic District [ X ] Non-Historic District  
 FEMA Flood Zone: X

**OFFICIAL USE ONLY**

Certificate of Appropriateness Required? <u>Y/N</u> Setback Requirements of Property: Front: _____ Rear: _____ Side: _____ Corner Lot? <u>Y/N</u> Street Sides: _____ Lot Coverage: <u>40%</u> STAFF NOTES/RECOMMENDATIONS: <u>- meets LC</u> <u>- OKV</u>	<p><i>This development request has been approved for a Certificate of Appropriateness (if applicable), zoning, land use, and development review by the City of Apalachicola Planning &amp; Zoning Board and a building permit is authorized to be issued.</i></p> <hr/> City Staff _____ <hr/> 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).

Front - 90 square feet of walkway, 4 foot wide - built with pavers or composite decking.

Walkway would extend from gravel parking to front porch.

Back - 420 square feet of paver patio

accessory

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck		pavers or composite decking	
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.

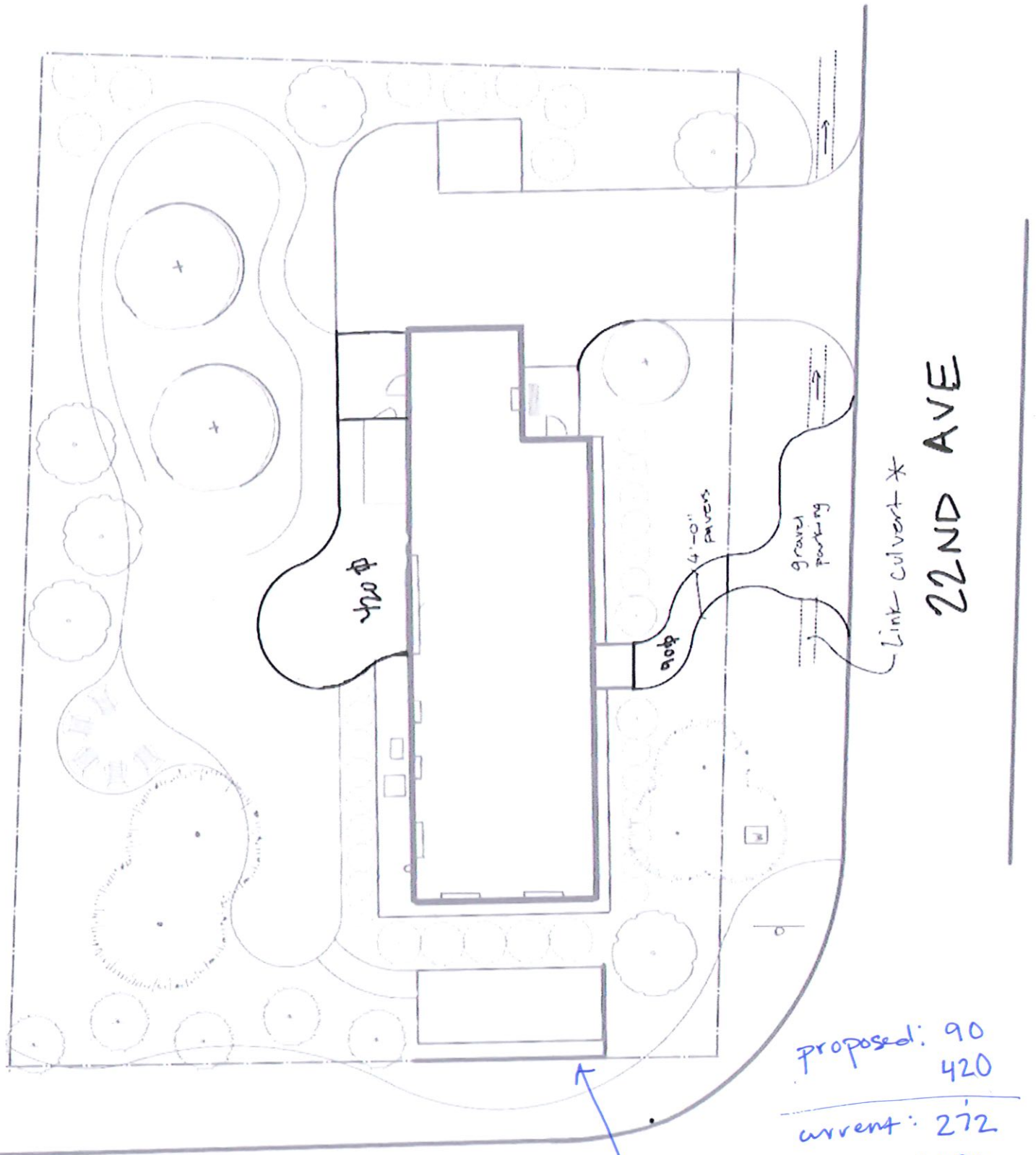
2/24/2025

DATE

James M. Hunter Kathleen Bruce

SIGNATURE OF APPLICANT





22ND AVE

Link culvert \*

proposed: 90  
420

current: 272  
1690  
36  
320  
25

2,343

+ 510

2,853 SF

OK

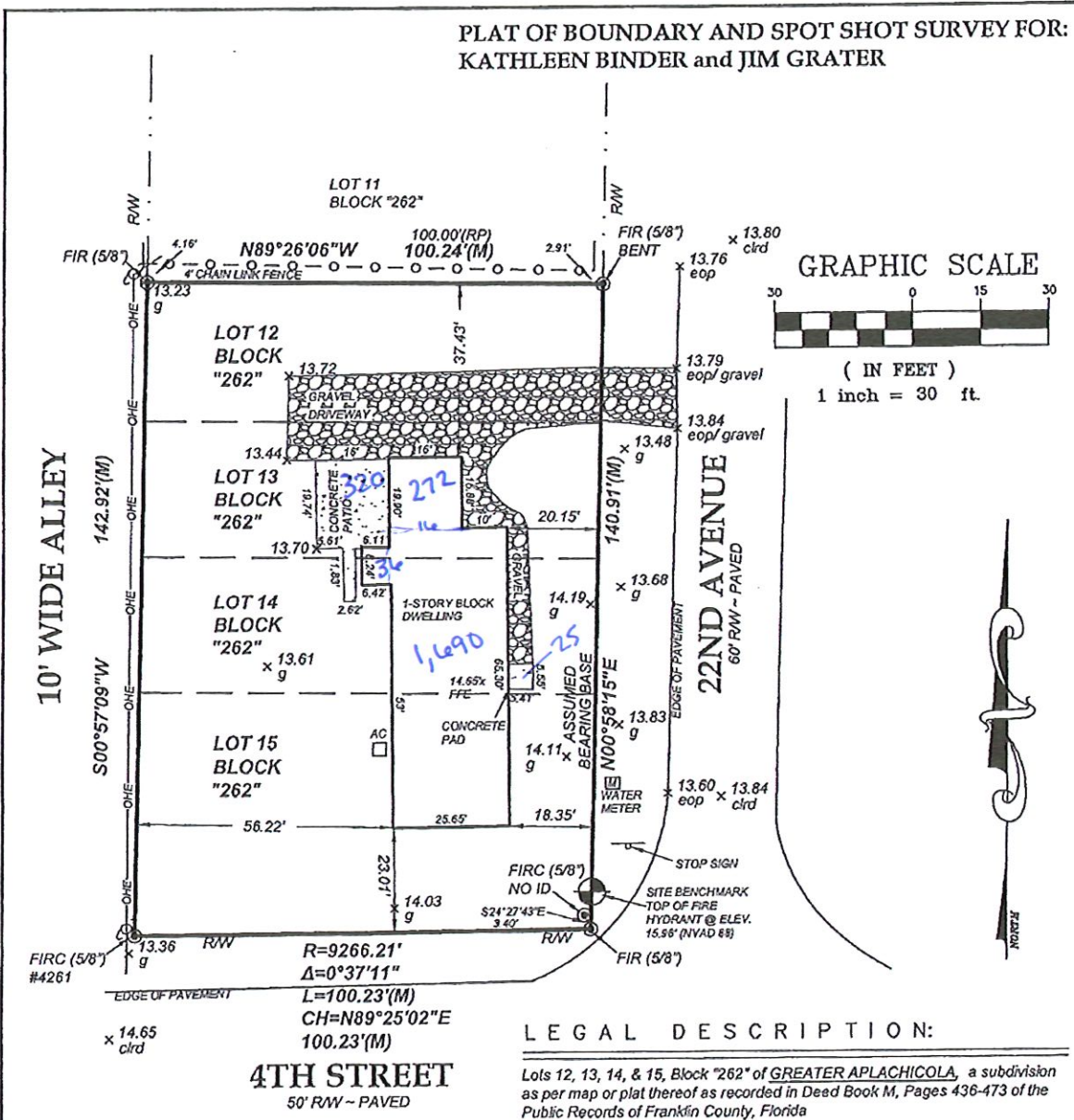
T H E

P R A D O

14,000 SF

40% = 5,600 SF

PLAT OF BOUNDARY AND SPOT SHOT SURVEY FOR:  
KATHLEEN BINDER and JIM GRATER



LEGAL DESCRIPTION:

Lots 12, 13, 14, & 15, Block "262" of GREATER APLACHICOLA, a subdivision as per map or plat thereof as recorded in Deed Book M, Pages 436-473 of the Public Records of Franklin County, Florida

LEGEND

	POINT NOT SET OR FOUND
	RECORD PLAT
	RIGHT-OF-WAY
	MEASURED
	NOT TO SCALE
	SET 5/8" RE-ROD #1160
	FOUND CONCRETE MONUMENT
	FOUND IRON ROD AND CAP (5/8)
	FOUND IRON ROD
	FOUND IRON PIPE
	FOUND CRIMPED IRON PIPE
	FOUND PINCHED IRON PIPE
	FOUND
	ROUND
	GROUND SHOT ELEVATION

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly right-of-way boundary of 22nd Avenue having an assumed bearing of North 00 degrees 58 minutes 15 seconds East
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 6J-17, .0517, .052 Florida Administrative Code).

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

*James T. Roddenberry*  
James T. Roddenberry  
Surveyor and Mapper  
Florida Certificate No: 4261

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120069 0509F index date: February 5, 2014, Franklin County, Florida.

**TR & A** THURMAN RODDENBERRY & ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358  
PHONE NUMBER: 850-963-2504 FAX NUMBER: 850-963-3133  
LS # 7164

DATE: 11/16/21	DRAWN BY: MMD	COUNTY: Franklin
FILE: 98494.DWG	DATE OF LAST FIELD WORK: 11/15/21	JOB NUMBER: 98-494



**Accessory Structure**

**54 17<sup>th</sup> Street**



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

**Official Use Only**

Date Received: 2/24  
 Meeting Date: 3/10  
 Fees Due: \$50  
 Date Fees Paid: 2/24

**OWNER INFORMATION**

**CONTRACTOR INFORMATION**

Owner Barbara Matheny  
 Address 54 17th Street  
 City Apalachicola State FL Zip 32320  
 Phone 8597494190

Contractor Name \_\_\_\_\_  
 State License # \_\_\_\_\_ City License # \_\_\_\_\_  
 Email \_\_\_\_\_  
 Phone \_\_\_\_\_

**PROJECT TYPE**

- |  |   |
|--|---|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Fence                          |
| <input type="checkbox"/> Addition              | <input checked="" 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): 54 17th Street  
 City & State: Apalachicola Zip: 32320  
 Parcel ID #: \_\_\_\_\_ Block: 113 Lot: 3  
 Zoning District: R-1 [ ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone:

**OFFICIAL USE ONLY**

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

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

\_\_\_\_\_  
 City Staff

\_\_\_\_\_  
 Date Approved

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

Applicant Initial

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).

14 x 18 Shed for golf cart & tool storage- 6"x6" post construction located in backyard 5'77" setback from rear and 12'48" from side. Exterior panel siding painted Alabaster White (match house) Silver metal roof (match house)

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	LP Smart Side	Exterior Horizontal Paneling	#FL-9190-R9
Doors		7'x8' Swing-Out Garage Door	
Windows			
Roofing		26GA Galvalume Corrugated Metal	36904.2
Trim			
Foundation		Concrete footers with gravel floor/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.

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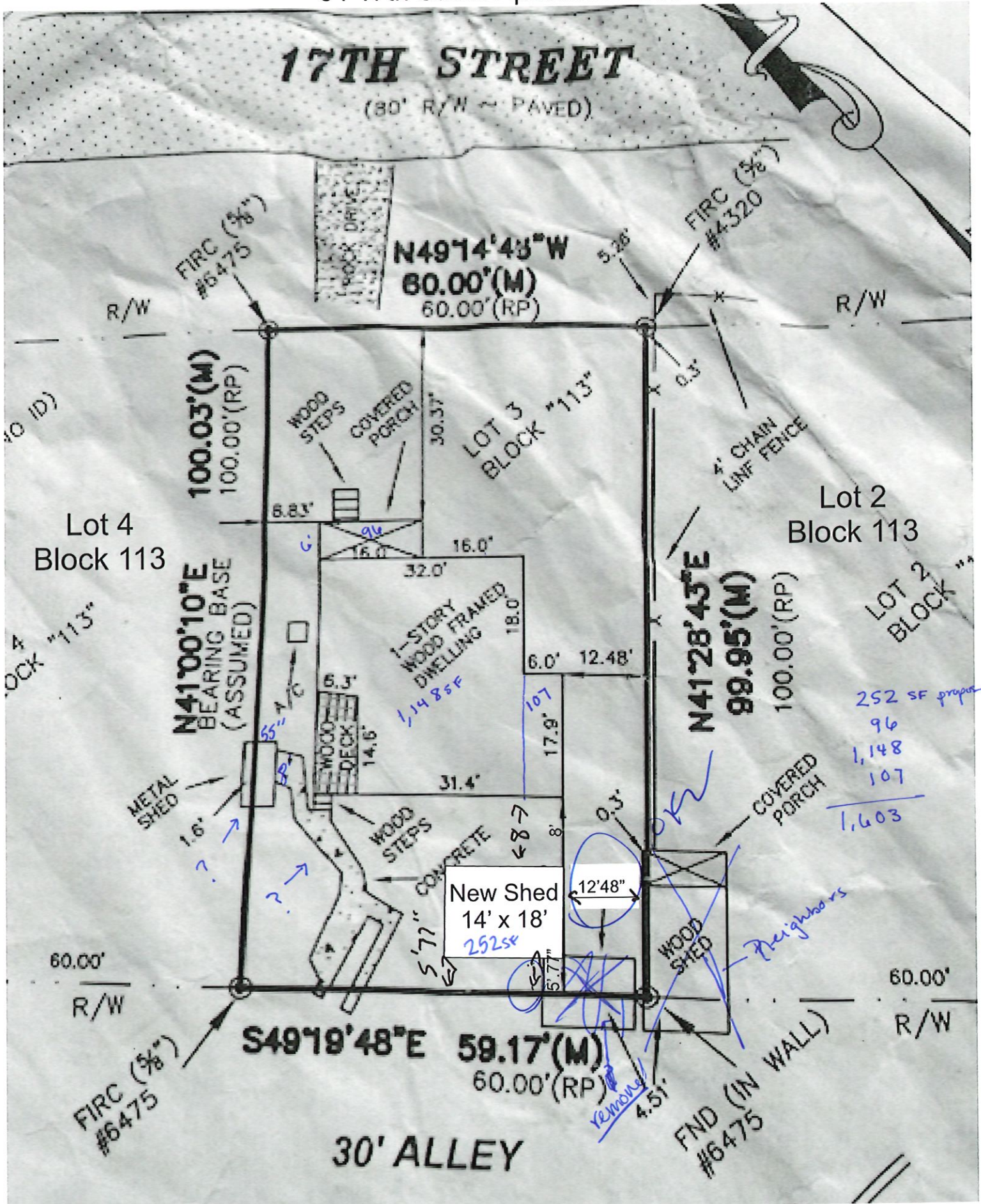
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2/24/2025  
DATE

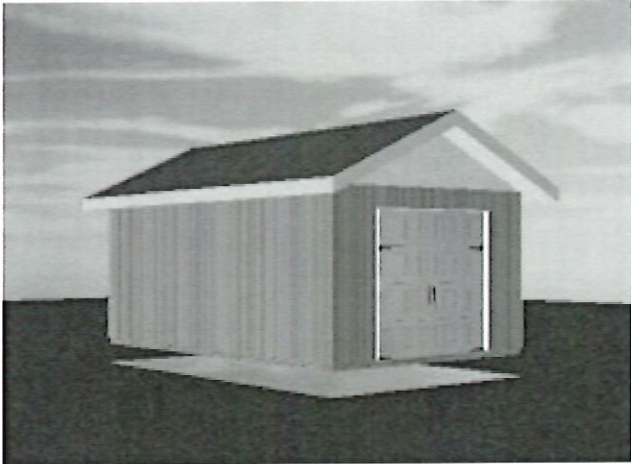
D. Spilley  
SIGNATURE OF APPLICANT

# Barbara & David Matheny - Proposed Shed Structure

54 17th Street Apalachicola Fl



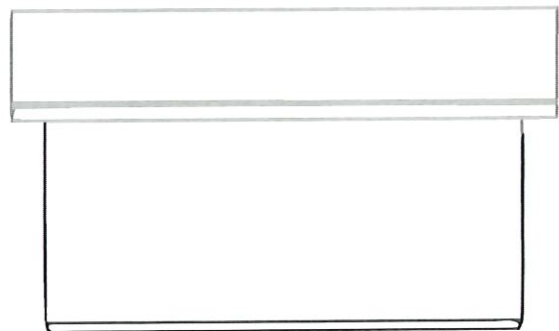
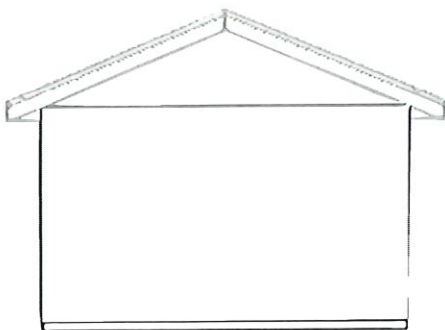
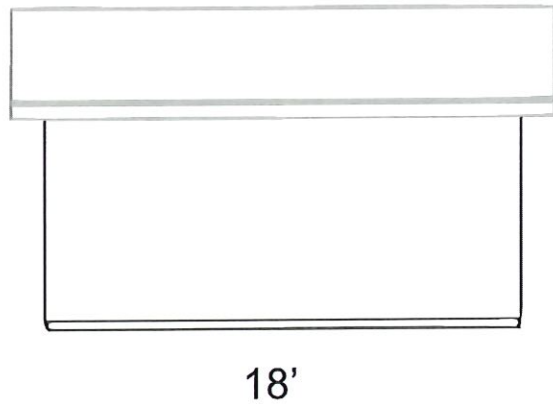
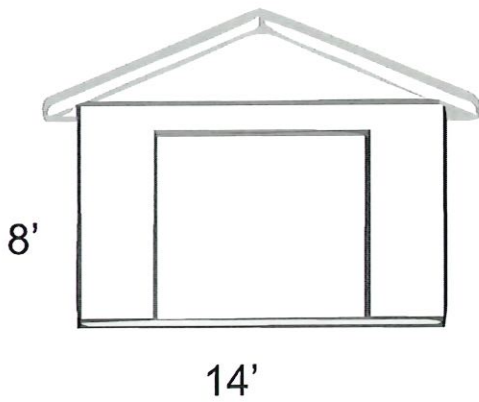
Barbara & David Matheny Proposed Shed  
54 17th St. Apalachicola FL



14' x 18' Shed

6"x6" post construction  
with gravel foundation/floor  
Shed color: Albaster White (match house)  
Roof: Silver Metal (match house)

5/12 metal roof







## **Parking Plan Approval**

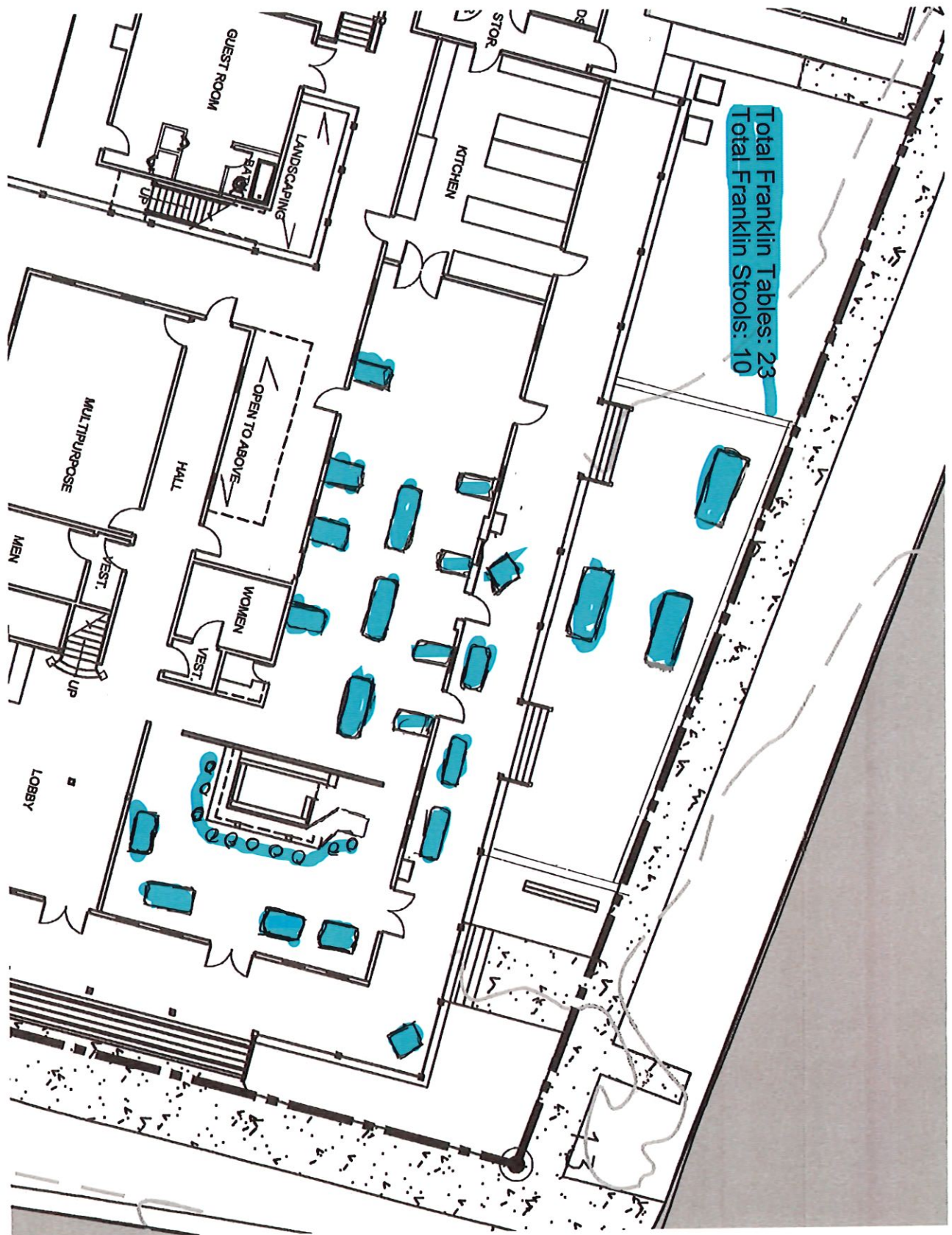
**51 Avenue C**

**C-1 Zoning**

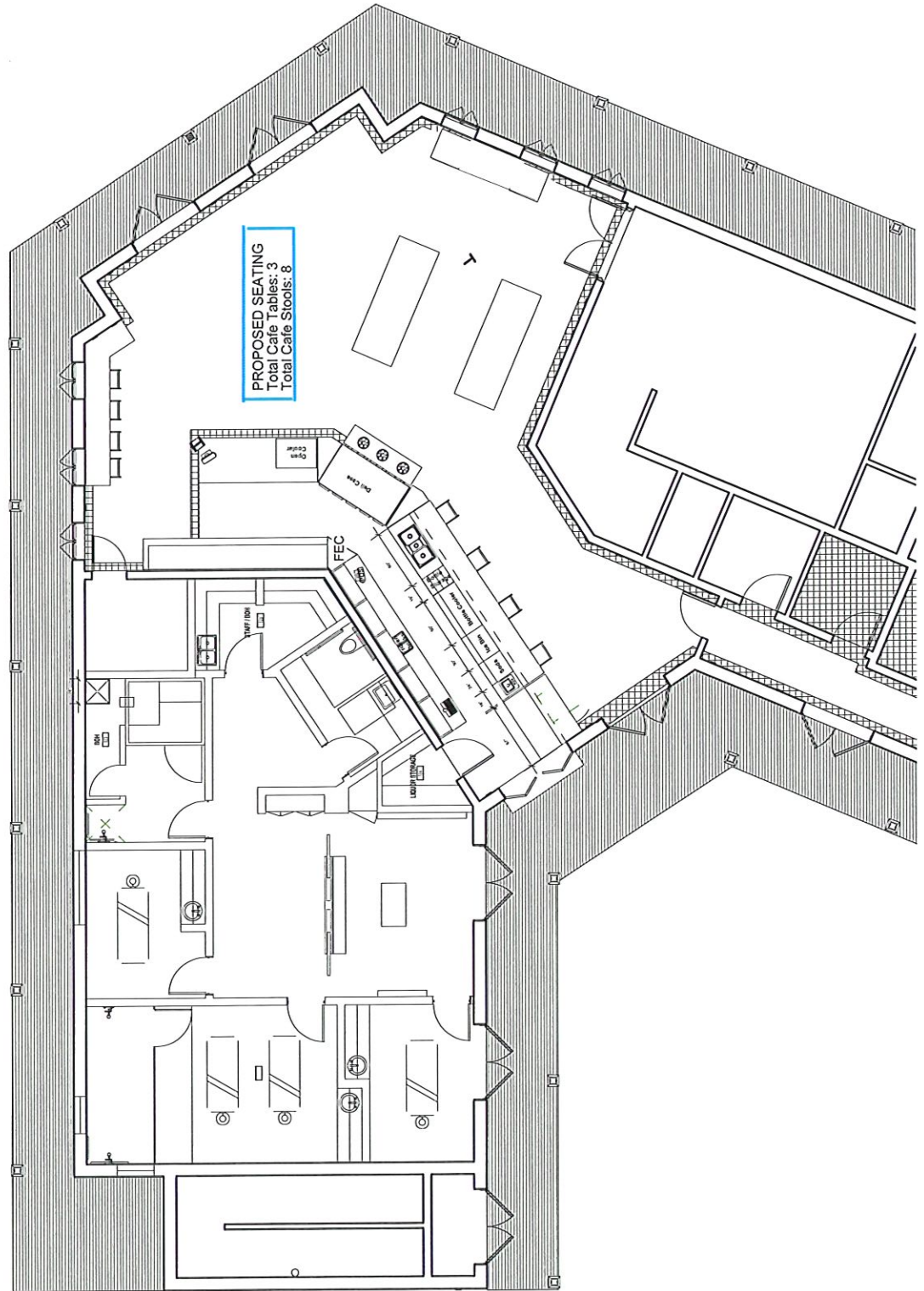
**(Citizens: The agenda copies may be difficult to zoom in and read – please feel free to email the City Planner [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com) and request digital copies to be sent. Large, printed copies will be provided to the P&Z Board members at the meeting.)**

Space	Rooms	Tables	Stools	Staff	Parking Area	Spaces
Gibson	69	0	0	9	Taranto Lot	13
Spa		0	0	2	Ave C at lot	8
					4th st hotel side	16
Franklin + Parlor Bar, all areas		23	10	7	Ave C hotel side	4
Café**		3	8	3	Market St	10
Subtotal F&B Tables/Stools/Staff		26	18	10	Ave D hotel side	15
					45 Ave D	
<b>Category totals</b>	<b>69</b>	<b>26</b>	<b>18</b>	<b>21</b>	Parking Lot	<b>17</b>
					4th St	<b>6</b>
					Ave D	<b>3</b>
<b>Parking Space Calculator</b>					<b>Total physical</b>	<b>92</b>
Rooms 1:1	69				<b>Historic Waiver</b>	
Staff 1:2	10.5				Gibson main bldg.	8
Tables 1:2	13				waived spots avail	8
Stools 1:4	4.5					
Spa sq ft open to public:	1083					
Subtotal	100					
<b>Total spaces required:</b>	<b>100</b>				<b>Total Spaces Available:</b>	<b>100</b>

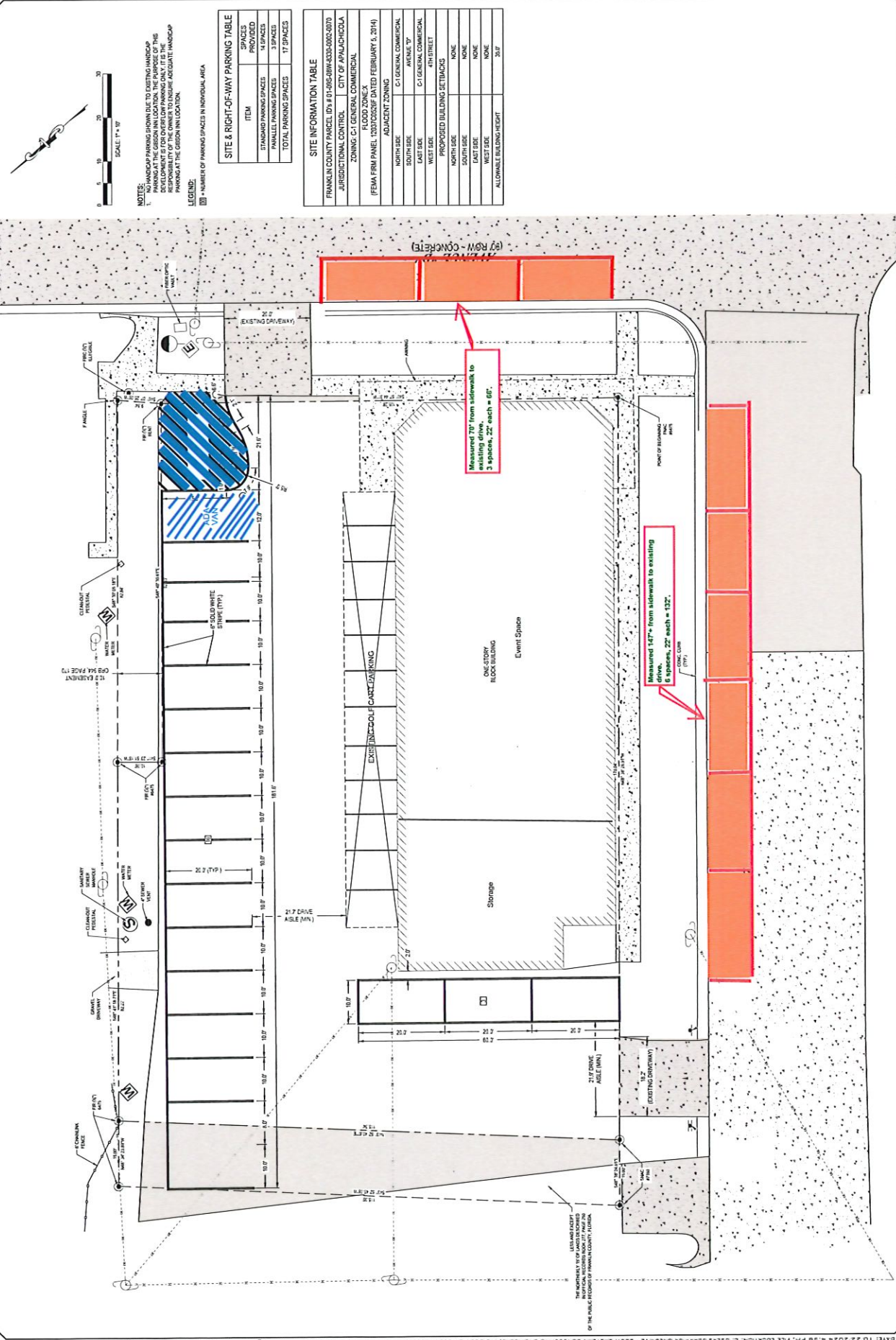
- F&B density reduced to meet parking plan
  - Ah La Cart currently office upstairs, laundry downstairs
  - New building has dedicated laundry space
  - New Ah La Cart usage: Office upstairs, employee break room downstairs (no current break room)
  - Ah La Cart wing - meeting space. Currently use dining room and Billiards Room for meetings.
- 45 Ave D to be legally tied to Gibson as additional parking. When renovated, building will serve as an as-needed Gibson event space.



Total Franklin Tables: 23  
Total Franklin Stools: 10









THIS INSTRUMENT RETURN TO:

Daniel W. Hartman, Esq.  
192 Coach Wagoner Blvd  
Apalachicola, FL 32320  
850-653-9319

STATE OF FLORIDA:  
COUNTY OF FRANKLIN:

## **PARKING RESTRICTION AND DEDICATION**

### **DECLARATION OF COVENANTS AND RESTRICTIONS**

**THIS DECLARATION OF COVENANTS AND RESTRICTIONS** (this "Declaration") is made and entered into this \_\_\_ day of \_\_\_\_\_, 2025, by **Gibson Inn, LLC**, a Florida limited liability company ("Gibson" or "Declarant") and the **City of Apalachicola**, a Florida municipal corporation (the "City").

WHEREAS, GIBSON is the owner of a tract of real Property consisting of Lots 8, 9, 10 and part of the Lot 7, of Block 2 in the City of Apalachicola, Parcel ID No. 01-09S-08W-8330-0002-0070 with a street address of 45 Ave. D, County of Franklin, State of Florida, more particularly described in Exhibit A attached hereto and incorporated by reference, and intends to restrict the use of the parking located on and adjacent to the Property for the benefit of a separate parcel of Property owned by Gibson Inn, LLC located at 51 Ave C with a Parcel ID No. 01-09S-08W-8330-0001-0010 more particularly described in Exhibit B; and

WHEREAS, the City is tasked with providing for the public health, safety and welfare within the City which includes approving, regulating and authorizing parking associated with commercial developments within the City; and

WHEREAS, GIBSON, as the owner of the Properties shown in Exhibits A and B, desires to utilize the parking associated with the 45 Ave D (Exhibit A) parcel for the guests and employees utilizing the Properties shown in Exhibits A and B; and

NOW, THEREFORE, in consideration of the above premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Incorporation of Recitals; Certain Definitions. The recitals above stated are incorporated herein by reference. For the purposes of this Declaration, the following terms shall have the following meanings:

- a. "Parking Spaces" shall mean the seventeen (17) parking spaces currently located on 45 Ave D and the nine (9) on street parking spaces attributed to this address and Property described in Exhibit A;



- b. "Improvements" shall mean all buildings, outbuildings, underground or above ground utility and irrigation installations, slope alterations, roads, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, decks, windbreaks, plants, trees, shrubs, poles, signs, loading areas and all other structures or landscaping improvements of every type and kind located from time to time on the Properties described in the Attachments hereto.
- c. "Owner" shall mean the record owner of any portion of the Properties.
- d. "Properties" shall mean the property described in Exhibits A and B.
- e. "Site Plan" shall mean the plan reflecting the Improvements located on the Properties.

3. Dedication of All Parking Spaces.

(a) Gibson, as the present fee simple Owner of the property described in Exhibit A hereby dedicates all on site and attributed street parking associated with the parcel to the Improvements located on the property described in Exhibit B. The Gibson acknowledges that this deprives the property described in Exhibit A of any onsite or street parking required for any use associated with improvements on the 45 Ave D site.

(b) Notwithstanding the above, these Covenants and Restrictions were required by the City in order for the Declarant to obtain an approved parking plan for the Improvements found on the property described in Exhibits A and B.

8. Covenants Running with the Land; Non-merger. The Covenants and Restrictions described herein granted shall run with the land in perpetuity. It is the intent of Declarant to this instrument to subject its fee simple interest currently held by the Gibson Inn, LLC to this Declaration. Any easement interests shall remain separate and distinct interests attributable to the applicable Property as provided hereunder which shall continue in full force and effect.

10. Changes/Alteration of On Site Parking (45 Ave D). The Gibson shall have the right to from time to time change the driveways and parking areas on the 45 Ave D Property as long as such changes will in no way change or alter the total amount of on-site Parking spaces.

11. Indemnification The Gibson shall and does hereby, indemnify and hold the City, its legal representatives, employees, successors and assigns (all of whom shall be collectively referred to as the "Indemnitees") harmless of, from and against any and all loss, cost, expense, suits, judgments and liabilities for damages or injuries, of whatsoever kind, whether to persons or property, arising in any way by any reason of the use and/or benefit of the easements herein granted by the indemnifying parties; provided, however, that said indemnity and hold harmless shall exclude any and all loss, cost, expense, suits, judgments and liabilities for damages or injuries, of whatsoever kind, whether to persons or property, caused by negligence of "Indemnitees," or any other person acting under their direction or contract with them, or other third parties.

12. Default. In the event of a default by the Declarant with respect to any obligations under this Declaration, the City shall provide written notice thereof to the Declarant and the Declarant shall cure such default within thirty (30) days of receipt of written notice of the default

(or such longer time period if such default cannot be reasonably cured within thirty (30) days provided that the defaulting party commences a cure within thirty (30) days and diligently pursues such cure of the default); provided, however, in the event the default involves potential danger to the health or safety of persons then the defaulting Declarant shall cure such default immediately. If Declarant fails to cure the default pursuant to the provisions of this paragraph, then the City may cure such default on behalf of the Declarant and any amount which the City expends for such purpose, or which will otherwise be due by the Declarant to the City, will be paid to the City on demand, without contest, upon delivery of an invoice from the City for the same, together with interest at the lower of (i) the rate of 10% per annum, or (ii) the maximum rate permissible from time to time under applicable law, all from the date of the expenditure to the date of payment in full. M

13. Amendment. Except as otherwise expressly provided in the following sentence, this Declaration may not be modified or amended, in whole or in part, except by the written consent of the Declarant and City as evidenced by an amendment to this Declaration that has been fully executed and acknowledged and recorded in the Franklin County Official Records.

14. Waiver. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act.

15. Severability. If any term, covenant or condition of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration shall not be affected thereby and each such term, covenant or condition of this Declaration shall be valid and enforceable to the full extent permitted by law.

16. Governing Law. The terms of this Declaration shall be construed in accordance with and governed by the laws of the State of Florida.

17. Notice. Any notices given pursuant to this Declaration shall be in writing, and shall be sent by nationally recognized overnight carrier, personally delivered or deposited in the United States certified mail, postage prepaid, return receipt requested, at the following addresses.

Upon the conveyance of any of the Property by the Declarant or by any successive Owners, the notice address for the new Owner shall be provided either (a) by providing a notice to the City in compliance with the terms of this Section and by recording a notice describing this Declaration and stating its address for notice with the Franklin County Official Records, (b) through an amendment to this Declaration, or (c) through the vesting deed conveying title to such new Owner. Any Declarant/Owner may change its notice address by providing a notice to the City in compliance with the terms of this Section and by recording a notice describing this Declaration and changing its address for notice with the Franklin County Clerk's office.

18. Integration. This Declaration is an integrated agreement and expresses the complete agreement and understanding of the parties. Any and all prior or contemporaneous oral agreement or prior written agreement regarding the subject matter hereof shall be merged herein and then extinguished.

19. Authority. Each party hereto represents and warrants to the other that the execution of this Declaration and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

19. Successors and Assigns. The terms, conditions and requirements of this Declaration shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

20. Attorneys' Fees. In the event it becomes necessary for either party hereto or any subsequent Owner to file suit to enforce this Declaration or any provision contained herein, the prevailing party in such suit shall be entitled to recover, in addition to all other remedies and damages as provided herein, its reasonable attorneys' fees, paralegal fees and costs incurred in such suit at trial, appellate, bankruptcy and/or administrative proceedings.

(Signature/Notary pages attached)

IN WITNESS THEREOF, the Declarants have executed this Declaration as of the day and year first above written.

**GIBSON:**

**GIBSON Inn, LLC,  
a Florida limited liability company**

\_\_\_\_\_  
Witness: \_\_\_\_\_  
Address: \_\_\_\_\_

By: Gibson Inn, LLC  
Its: Manager

\_\_\_\_\_  
Witness: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Steven Etchen, its Manager

STATE OF FLORIDA :

ACKNOWLEDGEMENT

COUNTY OF FRANKLIN:

I, the undersigned notary public, do hereby certify that Steven Etchen, Manager of Gibson Inn, LLC, a Florida limited liability company, personally and physically appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

All of lots eight (8), nine (9), and ten (10), and that part of lot seven (7) adjoining lot eight (8), fronting five (5) feet on fourth street and extending back to the line between lot seven (7) and lot four (4). All in Block two (2) of the City of Apalachicola, in the County of Franklin, in the State of Florida according to the Map or Plat of said City in general use; all of said lands comprising a Parcel or Tract fronting one hundred eighty-five (185) feet on fourth street extending back one hundred fifteen (115) feet and fronting one hundred fifteen (115) feet on Avenue "D".

Less and except, by Thurman Roddenberry & Associates, Inc. Survey containing job no. 93-399esmt. Dated August 9, 2007:

Begin at the most Northeasterly corner of Lot 10, Block 2 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, said point also lying on the Northwesterly right-of-way boundary of Avenue "D". From said point of beginning run South 41 degrees 05 minutes 20 seconds West along said right-of-way boundary 10.00 feet, thence leaving said right-of-way boundary run North 48 degrees 54 minutes 40 seconds West 82.00 feet, thence run North 41 degrees 05 minutes 20 seconds East 10.00 feet to the Northeasterly, boundary of Lot 9, Block "2" of said City of Apalachicola, thence run South 48 degrees 54 minutes 40 seconds East along the Northeasterly boundary of Lots 9 & 10, Block "2" of said City of Apalachicola a distance 82.00 feet to the point of beginning.

Above parcel being further described on survey by Edwin G. Brown & Associates, Inc., dated April 3, 2008, containing job no. 95-339 psc:31513:

Property described in Official Records Book 277, Page 250 of the Official Records of Franklin County, Florida, less and except lands described in Official Records Book 944, Page 171 of the 32 Official Records of Franklin County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Block "2" of the City of Apalachicola as recorded in Official Record Book "M", Page 437 of the Official Records of Franklin County, Florida, said point also lying on the intersection of the Northerly right of way of Avenue "D" and the Northeasterly right of way of Fourth Street and also said point being the point of beginning; thence leaving said point of beginning run along said Northerly right of way Avenue D, North 40 degrees 41 minutes 17 seconds East 105.211 feet to a point lying on the Southwesterly boundary of lands as described in Official Record Book 944, Page 170 of the Official Records of Franklin County, Florida; thence leaving said Northerly right of way of Avenue D run along said Southwesterly boundary line North 48 degrees 54 minutes 18 seconds West 82.00 feet to a point lying on the Northwesterly boundary of lands as described in Official Record Book 944, Page 170 of the Official Records of Franklin County, Florida; thence leaving said Southwesterly boundary run along said Northwesterly boundary North 40 degrees 41 minutes 17 seconds East 10.00 feet to a point lying on the Northeasterly boundary line of Lots 8 and 9 Block "2" of the City of Apalachicola; thence run along said Northeasterly boundary line of lots 8 and 9, run North 48 degrees 54 minutes 18 seconds west 97.13 feet to a re-bar marking the Northeast corner of Lot 8 Block "2" of the City of Apalachicola; thence South 43 degrees 36 minutes 35 seconds West 115.33 feet to a nail and cap lying on the Northeasterly right of way of Fourth street; thence run along said Northeasterly right of way South 48 degrees 54 minutes 40 seconds East 185.01 feet to the point of beginning.

Less and except:

The Northerly 15 feet of lands as described in Official Record Book 277, Page 250 of the Official Records of Franklin County, Florida and being more particularly described as follows:—

Commence at the Southwest corner of Block "2" of the City of Apalachicola as recorded in Official Record Book "M", Page 437 of the Official Records of Franklin County, Florida, said point also lying on the intersection of the Northerly right of way of Avenue "D" and the Northeasterly right of way of Fourth street; thence run along said Northeasterly right of way North 48 degrees 54

minutes 40 seconds West, a distance of 170.01 feet to the point of beginning; thence leaving said point of beginning and said Northeasterly right of way run North 43 degrees 36 minutes 35 seconds East, a distance of 115.33 feet to a set re-bar lying on the Easterly boundary line of Lot 8 Block "2" of the City of Apalachicola as described in Official Record Book 277, Page 250 of the Official Records of Franklin County, Florida; thence run along said Easterly boundary of Lot 8, North 48 degrees 54 minutes 18 seconds West, a distance of 15.00 feet to a found re-bar marking the Northeast corner of said Lot 8; thence South 43 degrees 36 minutes 35 seconds West, a distance of 115.33 feet to a nail and cap lying on the Northeasterly right of way of Fourth street; thence run along said Northeasterly right of way South 48 degrees 54 minutes 40 seconds East, a distance of 15.00 feet to the point of beginning.

Also;

A portion of property described in Official Records Book 963, Page 270 in the Public Records of Franklin County, Florida. Being more particularly described as follows:

Begin at the Southwest corner of Block "2" of the City of Apalachicola as recorded in Official Record Book "M", Page 437 of the Public Records of Franklin County, Florida, said point lying on the intersection of the Northerly right of way line of Avenue "D" and the Northeasterly right of way line of Fourth street, said point also being the point of beginning; thence leaving said point of beginning run along said Northerly right of way line of Avenue D, North 40 degrees 41 minutes 17 seconds East 105.34 feet; thence leaving said Northerly right of way line of Avenue D, run North 49 degrees 01 minutes 08 seconds West 82.12 feet, thence run North 41 degrees 03 minutes 09 seconds East 10.04 feet; thence run North 48 degrees 57 minutes 29 seconds West 82.19 feet to a rod and cap; thence run South 43 degrees 35 minutes 38 seconds West 115.39 feet to a nail and cap said point lying on the Northeasterly right of way line of said Fourth street; thence run along said Northeasterly right of way line South 48 degrees 57 minutes 03 seconds East 170.10 feet to the point of beginning.

## EXHIBIT B

The land referred to herein below is situated in the County of Franklin, State of Florida, and is described as follows:

### PARCEL 1

ALL OF LOTS 1 AND 2, THE SOUTHEASTERLY HALF OF LOT 3, THE EAST 14 FEET OF THE NORTHWESTERLY HALF OF LOT 3 AND ALL OF FRACTIONAL LOT 8, OF BLOCK 1, OF THE CITY OF APALACHICOLA, FLORIDA, AS RECORDED IN DEED BOOK "M", PAGE 437, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA, NOW IN COMMON USE.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP (MARKED #7160) MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THE SOUTHEASTERLY HALF OF LOT 3, BLOCK "1", OF THE CITY OF APALACHICOLA, FLORIDA AS RECORDED IN DEED BOOK "M", PAGE 437 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA; THENCE RUN SOUTH 41 DEGREES 19 MINUTES 22 SECONDS WEST 20.00 FEET TO A "X" MARK IN CONCRETE; THENCE RUN SOUTH 48 DEGREES 40 MINUTES 38 SECONDS EAST 151.79 FEET TO AN "X" MARK IN CONCRETE; THENCE RUN NORTH 56 DEGREES 44 MINUTES 39 SECONDS EAST 97.06 FEET TO A NAIL AND CAP (MARKED #7160); THENCE RUN NORTH 27 DEGREES 47 MINUTES 06 SECONDS WEST 223.83 FEET TO AN IRON ROD AND CAP (MARKED #7160); THENCE RUN SOUTH 53 DEGREES 37 MINUTES 11 SECONDS WEST 6.13 FEET; THENCE RUN SOUTH 39 DEGREES 12 MINUTES 56 SECONDS WEST 61.97 FEET TO A REBAR; THENCE RUN SOUTH 49 DEGREES 40 MINUTES 56 SECONDS EAST 30.55 FEET TO A HOLE PUNCH IN CONCRETE; THENCE RUN SOUTH 41 DEGREES 19 MINUTES 22 SECONDS WEST 86.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL THAT PROPERTY CONTAINED IN THAT CERTAIN AGREEMENT BETWEEN THE CITY OF APALACHICOLA AND THE GIBSON VENTURE, AS RECORDED IN OFFICIAL RECORDS OF FRANKLIN COUNTY, FLORIDA, VOLUME 221 PAGE 109, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THE SOUTHEASTERLY HALF OF LOT 3, BLOCK "1", OF THE CITY OF APALACHICOLA, FLORIDA AS RECORDED IN DEED BOOK "M", AT PAGE 437 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA AND RUN SOUTH 41 DEGREES 19 MINUTES 22 SECONDS WEST A DISTANCE OF 19.50 FEET TO A POINT ON THE BACK OF A CONCRETE CURB, THEN SOUTH 48 DEGREES 41 MINUTES 38 SECONDS EAST ALONG SAID BACK OF CURB A DISTANCE OF 151.97 FEET TO THE INTERSECTION OF SAID BACK OF CURB WITH THE BACK OF A SIDEWALK, THEN NORTH 56 DEGREES 58 MINUTES 16 SECONDS EAST ALONG THE BACK OF SAID SIDEWALK AND THROUGH A CONCRETE MONUMENT A DISTANCE OF 97.06 FEET TO AN IRON PIPE, THEN NORTH 27 DEGREES 21 MINUTES 51 SECONDS WEST ALONG THE BACK OF A SIDEWALK A DISTANCE OF 223.72 FEET TO AN IRON PIPE, THEN LEAVING SAID BACK OF SAID SIDEWALK RUN SOUTH 53 DEGREES 04 MINUTES 53 SECONDS WEST A DISTANCE OF 6.19 FEET TO AN IRON PIPE ON A LINE 50 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE CENTERLINE OF PAVEMENT OF MARKET STREET - STATE ROAD NO. 30 (U.S. 98), THEN SOUTH 27 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 195.32 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID BLOCK "1" THEN SOUTH 41 DEGREES 19 MINUTES 22 SECONDS WEST ALONG SAID BOUNDARY LINE THROUGH AN IRON PIPE A DISTANCE OF 77.58 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID BLOCK "1", THEN NORTH 48 DEGREES 40 MINUTES 33 SECONDS WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 2

ALL OF LOTS ONE (1) AND TWO (2) OF BLOCK TEN (10) OF THE CITY OF APALACHICOLA, COUNTY OF FRANKLIN AND STATE OF FLORIDA, ACCORDING TO A MAP OR PLAN OF SAID CITY IN MOST GENERAL USE.

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**Fw: Parking problems and solutions**

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**From** Adriane Elliott <aelliott@cityofapalachicola.com>  
**Date** Wed 3/5/2025 10:17 AM  
**To** Bree Robinson <brobenson@cityofapalachicola.com>

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**From:** P White <pwhite152@gmail.com>  
**Sent:** Monday, March 3, 2025 3:02:24 PM  
**To:** Brenda Ash <bash@cityofapalachicola.com>; Despina George <dgeorge@cityofapalachicola.com>; Adriane Elliott <aelliott@cityofapalachicola.com>; Anita Grove <agrove@cityofapalachicola.com>; Donna Duncan <dduncan@cityofapalachicola.com>  
**Subject:** Parking problems and solutions

Dear Mayor and Commissioners,

I was recently made aware of the Urban Planning Professor Dr. Shoup and his ideas about parking. Before we finalize the Gibson parking plan or any other plan for that matter it would be good to study and understand what Professor Shoup found during his career studying parking. And please remember that Mr. Hartmann said that the Gibson parking plan would be precedent setting so it would be really good to take the time needed to get it right.

"Revised in 2011, the book, "The High Cost of Free Parking" has been translated into multiple languages, ..... The book argues that cities make two crucial mistakes regarding parking. First, they fail to price the parking on their streets, and as a result curb spaces fill up and become hard to find. Second, to solve the problem they have created on the street, cities force into existence, through their zoning codes, excessive amounts of parking off street. In combination, these two errors compound each other. They lead cities to quietly subsidize cars, increase traffic congestion, worsen air pollution, encourage sprawl, degrade urban design, damage the economy, raise housing costs, reduce walkability, accelerate global warming, and make urban life more difficult for people who do not drive.

Shoup's proposed solution was to reverse these mistakes: start pricing the parking on-street, and stop requiring it off-street. The book became a classic in urban planning circles. Shoup wrote with wry wit and charm, and chose clarity over academic jargon, making it accessible. As a result, Shoup's reform ideas gained steady acceptance in cities worldwide. The Parking Reform Network, a national nonprofit founded to advance Shoup's ideas, has documented over 3,000 cities that have adopted some of his suggested reforms."

The above two quoted paragraphs are from the following web site:

<https://luskin.ucla.edu/in-memoriam-donald-shoup-renowned-ucla-urban-planner-and-parking-reform-pioneer>

Best,  
Pete Whitesell  
Apalachicola



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**Fw: Comments to City Commission Meeting 03-04-25**

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From Adriane Elliott <aelliott@cityofapalachicola.com>

Date Wed 3/5/2025 10:18 AM

To Bree Robinson <brobenson@cityofapalachicola.com>

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**From:** Susan Keith <susan.keith.legal@gmail.com>

**Sent:** Monday, March 3, 2025 4:32:33 PM

**To:** Despina George <dgeorge@cityofapalachicola.com>; Anita Grove <agrove@cityofapalachicola.com>; Brenda Ash <bash@cityofapalachicola.com>; Donna Duncan <dduncan@cityofapalachicola.com>; Adriane Elliott <aelliott@cityofapalachicola.com>; Sheneidra Cummings <scummings@cityofapalachicola.com>

**Subject:** Comments to City Commission Meeting 03-04-25

Some people who received this message don't often get email from susan.keith.legal@gmail.com. [Learn why this is important](#)

Dear Commissioners,

Unfortunately, I am unable to attend the City Commission meeting on March 4, 2025. The following comments are respectfully submitted for your consideration. The Gibson project developer is once again before the Commission with a proposed parking plan. Although better, there are still concerns.

### **Agenda Item IV-3: Parking and Pedestrian Access on Avenue D**

In the Agenda Item, Attorney Hartman recommends that the Manager hire an "appropriate consultant to review the existing parking [arrangement on Avenue D between Market and 4<sup>th</sup> streets] and access situation and provide recommendations for improving both." The report of such consultant **must** be considered prior to the approval of any parking plan submitted by the Gibson Inn Developer. It will be difficult or impossible to retroactively implement any recommendations which are contrary to the proposed parking plan if it is already approved. Therefore, if Attorney Hartman's request is approved, referral of the proposed parking plan to Planning and Zoning is premature and any action on the Gibson Parking Plan should be stayed.

### **Agenda Item V-2: Gibson Parking**

#### Seating Calculation:

- 1) The Developer now proposes to meet the parking requirements by reducing the number of tables, seating, staff and guests at the spa, and other such actions. How is this to be enforced and what are the penalties if the Developer repeatedly fails to comply?
- 2) In the calculation, the Developer lists 8 "waived spaces available." Where are these spaces as the historical waiver for the Hays House was denied and the potential spaces for the building on 45 Avenue D Property (A & P Lot) has not been approved. \_

#### Taranto Lot:

- 1) The Code requires that “[i]n the case the parking area adjoins a residential district, it shall be set back at least 5 feet from the residential boundary and **shall be effectively screened with landscaping, fence, wall or other approved materials.**” The site plan does not indicate any such screening on the west side of the lot which is adjacent to a residential area.
- 2) Although the notes to the diagram state that “no handicapped parking is shown,” a handicapped van space is clearly indicated.

45 Avenue D Property (A & P Lot):

- 1) The site plan notes inaccurately states that “No Handicapped Parking is shown.” A van handicapped space is clearly indicated.
- 2) The Developer now wishes to claim the 3 spaces on Avenue D and 6 spaces on 4<sup>th</sup> Street in the calculations. This will deprive the Coombs Armory and other businesses in the area of even more of the limited available parking. This is especially true if the Commission allows the building on the A & P lot to be used as an “event space.” It is respectfully requested that if the Commission approves the plan as submitted that these parking spaces not be included and the Developer be required to pay mitigation fees.
- 3) Parking Restriction and Dedication:
  - a) Paragraphs 2, 4-8, and 9 are missing from the document. Is this merely due to a numbering error or are paragraphs actually missing?
  - b) The terms “dedicate” and “attributed” in Paragraph 3(a) may need to be better defined.
  - c) Paragraph 3(a) states that the Developer “acknowledges that this deprives the property described in Exhibit A of any onsite or street parking required for any use associated with improvements on the 45 Ave D site.” By this statement, the Developer acknowledges that if they are allowed to develop the building on the A & P Lot as an “event space” **no parking will be available for the increased use.** The lack of any available parking and the impact on the surrounding businesses should preclude the Developer’s ability to develop this property as an “event space.”
  - d) Paragraph (10) states that the “Gibson should have the right to from time to time change the driveways and parking areas on 45 Ave D Property as long as such changes will in no way change or alter the total amount of **on-site parking.**” This should not be approved or should, in the alternative, **clarify that any changes to driveways cannot impact, affect, or alter the existing on-street parking.**

Thank you again for your consideration of my comments.

Respectfully submitted,

Susan Roux Keith,

1503 Bluff Road, Apalachicola, FL 32320

352.817.2571

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## Comments on Gibson Parking Plan

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From Bonnie Davis <bonnietedavis@gmail.com>

Date Mon 3/3/2025 4:00 PM

To Brenda Ash <bash@cityofapalachicola.com>; Despina George <dgeorge@cityofapalachicola.com>; Anita Grove <agrove@cityofapalachicola.com>; Donna Duncan <dduncan@cityofapalachicola.com>; Adriane Elliott <aelliott@cityofapalachicola.com>

Cc Dan Hartman <dan@fllegalteam.com>; Bree Robinson <brobenson@cityofapalachicola.com>

Some people who received this message don't often get email from bonnietedavis@gmail.com. [Learn why this is important](#)

March 3, 2025

Dear Mayor and Commissioners,

A new parking plan has been submitted by the Gibson Inn and Annex for your consideration. It is significantly different than the plan presented at your February meeting. The request for additional waivers based on historic structures has been eliminated. Instead the Gibson proposes to reduce the number of required physical spaces by two means: One, significantly reducing the number of dining tables, bar stools, and associated staff that will be on the premises, and two, legally tying the property at 45 Avenue D (the old A&P/gym/restaurant/tin shed) and the on-street and on-site parking spaces associated with that property to the parking requirements of the Gibson Inn and the Gibson Annex. Taken together, the Gibson's contention is that these two measures would meet the parking requirements of the Land Development Code by providing 92 physical spaces for the complex.

I offer you my observations on these proposals.

1. Essentially the Gibson is proposing to operate its facilities at less than the previously planned, presumably maximum, capacity. Is this reduction in use intended to be permanent? How will it be monitored? If this is to be approved, the Gibson should **required to commit in writing, in a recordable format**, that it will not increase the dining/drinking/ associated staff capacity beyond that shown in the March 4, 2025 parking plan submittal without first obtaining **additional parking commensurate with the increased dining/drinking/associated staff capacity** and the **approval** of Planning and Zoning Board for the increase in capacity. The Gibson's commitment would specifically state that it runs with the land and any subsequent owners would be bound by it.

2. The proposed document in the agenda package for this item formally tying the 45 Avenue D parking spaces associated with the property to the Gibson and the Gibson Annex contains no penalties for noncompliance by the Gibson. The Default provision (Section 12 of the Proposed Agreement) should be revised to state that default or noncompliance would render the Gibson noncompliant with the Land Development Code and subject to the penalties for noncompliance in the Code.
  
3. Under this new plan, all available parking spaces at 45 Avenue D are to be dedicated to the Gibson and Gibson Annex. At the same time, the Gibson states that the building on the premises will be renovated for use as an event venue. In speaking to this point in the February plan the Gibson stated: "We understand that any proposed increase in usage density would require a parking review." No such statement is made in the March presentation. The March document simply states that the venue would be used on an as-needed basis. There is no definition of as-needed. Essentially it leaves the frequency of use up to the Gibson. Yet the Land Development Code requires compliance with the parking regulation for any structure or use in the commercial zoning district (Sec. 111-294 (i)(2) (g) : *All other permitted uses and structures. One off-street parking space for each two persons at work on peak shifts, plus additional spaces as determined by the planning and zoning board.*). Again, If this is to be approved, the Gibson should be **required to commit in writing, in a recordable format**, that any future renovation and change in use of the structure at 45 Avenue D will require **approval of a parking plan for that structure commensurate with the use of the structure as established in the Land Development Code**. The Gibson's commitment would specifically state that it runs with the land and any subsequent owners would be bound by it.

Best regards,  
Bonnie Davis



## Sketch Plat

Block 262 Lots 1-7 & 20-30

## R-2 Zoning

**(Citizens: The agenda copies may be difficult to zoom in and read – please feel free to email the City Planner [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com) and request digital copies to be sent. Large, printed copies will be provided to the P&Z Board members at the meeting.)**

**Sketch Plat**  
**Block 262 Lots 1-7 & 20-30**  
**911 Address Tentative**  
**3/10/25**

**Background & Review:**

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1. Sketch Plat application and documents submitted 30 days prior to the March 10<sup>th</sup> P&Z Meeting.

Sketch Plat documents were submitted 30 days prior to the 3/10/2025 Planning and Zoning meeting for staff review. After approval of the sketch plat, the City will engage one of our continuing services engineering firms to review the final plat submission.

**Sketch Plat Requirements:**

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The following are required as part of a sketch plat application:

1. Sketch Plat shall include name of subdivision boundary survey and legal description, scale, north arrow, number of acres to be subdivided, current zoning and total number of proposed lots;
2. Vicinity map showing the relationship between the area proposed for development and surrounding streets and public facilities. All land within 100 feet of the proposed subdivision shall be shown and the names of adjacent subdivisions, if any, and property owners shall be indicated;
3. Preliminary street and lot layout; and
4. Statement regarding availability and source of potable water and how sewer and stormwater will be disposed.

The Planning and Zoning Board shall study the sketch plat and staff report, with particular attention will be given to the arrangement of the lots and streets, method of sewage disposal, stormwater drainage, the future development of adjoining lands as yet unsubdivided, and the requirements of [chapter 111](#), article III and the comprehensive plan.

**Staff Comments & Recommended Action:**

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City Planner has reviewed for Code compliance and comments follow. The developer provided everything necessary to be placed on the agenda for Sketch Plat Approval per Apalachicola Land Development Code.

City Planner has determined that this development is a **Minor Subdivision** and requires only Sketch Plat and Final Plat approval.

- **Sketch Plat:**
  - Name of Subdivision – Included, Magnolia Allée (Proposed)
  - Boundary Survey and Legal Description – Included
  - Scale – Included
  - North Arrow – Included
  - Number of Acres to be Subdivided – Included, .73 & .44
  - Current Zoning – Included, R-2
  - Total Number of Proposed Lots – Included, 12 Units/Lots
- **Vicinity Map** – Attached
- **Preliminary Street & Lot Layout** – Attached

- **Statement regarding availability and source of potable water and how sewer and stormwater will be disposed** – Attached
  - Water - Letter of Availability needed by Final Plat for Water Service
  - Sewer - Approved DEP Application for Constructing a Domestic Wastewater Collection System
  - Stormwater - NFWFMD Permit

R-2 Zone intent is to provide accommodation of medium-to-high density, multifamily dwelling units. This project falls in line with the zone intent and the principal use 'Townhomes'. Development standard for Townhomes are as follows:

- **Site Area** – 9,000sf minimum
  - Actual: 19,700sf + 32,900sf = 52,600sf total
- **Individual lot size** – 1,800sf per dwelling unit
  - Actual: 3,000sf per dwelling unit
- **Maximum building grouping** – 10 units or 200'
- **Minimum building grouping** – 3 units or 48'
  - Actual: 3
- **Site Width** – 90' minimum
- **Individual lot width** – 16'
  - Actual: 30'
- **Site Depth** – 100' minimum
- **Individual lot depth** – none
  - Actual: 100'
- **Setbacks** – for four or fewer townhomes the same as for single family. (15' front, 25' rear, split of 15' on sides with no setback less than 5', 15' corner setbacks.)
- **Lot coverage** – 45%
  - 3,006sf per 3-unit structure
  - 12,024sf total coverage for all 12 units
  - 22.9% lot coverage
- **Parking** – 1 space per dwelling
  - Accounted for on-site

This development is under the allowed maximum lot coverage and follows all setback requirements. It is in line with the Comp Plan and Land Use Map.

- **Access:** Will be provided through a publicly dedicated 'street' with a turnaround through the alley of Block 262. 23<sup>rd</sup> Avenue is unconstructed, leaving the west side lots without true street access.
  - Frontage to improved street will be provided through the creation of an improved new 'street' through the alley. This is not uncommon in the City, typically referred to as a 'lane'.
  - New street is designed to be paved and constructed in accordance to City standards.
  - Street name will need to be approved by postmaster.
  - Street lights will need to be accounted for on final plat.
  - Temporary dead-end street turnaround – "...If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary T- or L-shaped turnabout shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutting property owners whenever the street is continued..."
  - Pavement width: 18' accounted for
  - Shoulders: 6' accounted for
  - Asphalt width, base, subgrade material, and drain materials to be confirmed on final plat.
  - Developer is required to dedicate at their expense any area needed for widening or realignment of roads – dedication planned for to include street and shoulders.
- **Lot arrangement:** Accounts for parking, access, stormwater, etc. Follows the same pattern as the surrounding areas.

- **Lot drainage:** System has been designed to account for the developments stormwater and will flow into a retention area.
  - Stormwater requirements must be met for final plat submission - No plat of subdivision shall be approved if the proposed improvements will increase flood flows, height, or damage from a 25-year frequency, 24-hour duration storm event.
- **Utilities:**
  - Water - Letter of Availability needed by Final Plat for Water Service
    - Developer must ensure source of potable water for domestic use and fire protection.
    - Fire Hydrant – nearest hydrant?
    - Potential 15' easement for water lines needed
  - Sewer - Approved DEP Application for Constructing a Domestic Wastewater Collection System
    - Potential 15' easement for waste water lines needed
  - Stormwater - NFWFMD Permit
  - Power:
    - Location? Poles or unground? Needs to be addressed on final.
  - Trash – City will need to confirm WasteOne addition to route
    - Cans on each lot? Dumpster?

**Sec. 111-148**

Prior to the release of the performance bond and recording of the final plat, the developer shall reimburse the city for all expenses incurred by the city engineer or his designee for professional services required by this article.

**Citizen Input:**

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N/A at this time.

**Agenda Attachments:**

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**Sketch Plat Application & Attachments:**

- P&Z Application
- Cover Letter – includes utilities statements
- Property Survey
- Sketch Plat including Street Layout
- Vicinity Map
- Feasibility Study – Garlick

**Final Plat Application & Attachments: (NOT YET TO THIS STEP, APPLICANT HAS PROVIDED SOME INFORMATION AHEAD OF SCHEDULE)**

- Stormwater Calculations
- Stormwater Management Plan
- DRAFT Declaration of Conditions, Covenants, and Restrictions

**Supplementary:**

- Staff Report



## City of Apalachicola – Platting General Info

### Link to Land Use Code:

- [https://library.municode.com/fl/apalachicola/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH111LAUS](https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeId=SPBLADECO_CH111LAUS)
- Sec. 111-37 ~ 191 contains applicable code for subdivision platting.

### Basic Steps:

1. Determine if the proposed development is a Minor or Major Subdivision.
  - a. Minor – less than 20 lots
  - b. Major – 20 lots or more
2. Applicant consults with staff to familiarize with the City's subdivision requirements.
3. Subdivision must be classified as a minor or major subdivision – all requests for subdivision approval must receive sketch plat approval.
  - a. If Minor – only final plat need be obtained.
  - b. If Major – both preliminary and final plat shall be obtained.
4. Sketch plat approval must be submitted 30 days prior to the next P&Z meeting.
5. P&Z will approve or deny the sketch plat with comments.
6. P&Z preliminary plat approval application and documents must be submitted to City staff 30 days prior to next P&Z meeting.
7. P&Z will approve or deny the preliminary plat with comments.
8. P&Z approved preliminary plat will be placed on the next regular commission meeting for commission approval or denial with comments.
9. If approved by commission, final plat documents must be submitted to City staff 30 days prior to next P&Z meeting.
10. P&Z will approve or deny the final plat.
11. P&Z approved final plat will be placed on the next regular commission meeting for commission approval or denial.
12. If commission approves, final signatures and documents will be obtained to be recorded with the City Clerk. At this point development can begin pending permits.

### Part 1: Sketch Plat Documents

Per our land use code, you will need to provide the following for this P&Z meeting:

- A P&Z Application packet - filled out with as much information as possible.
- Two copies of the sketch plat and accompanying material shall be submitted to the building official 30 days prior to the next regularly scheduled planning and zoning board meeting. The sketch plat shall include:
  - (1) Name of subdivision boundary survey and legal description, scale, north arrow, number of acres to be subdivided, current zoning and total number of proposed lots;

- (2) Vicinity map showing the relationship between the area proposed for development and surrounding streets and public facilities. All land within 100 feet of the proposed subdivision shall be shown and the names of adjacent subdivisions, if any, and property owners shall be indicated;
- (3) Preliminary street and lot layout; and
- (4) Statement regarding availability and source of potable water and how sewer and stormwater will be disposed.

The building official shall then prepare a composite report and recommendation for action to the planning and zoning board for the next regular meeting.(e)The planning and zoning board shall study the sketch plat and the report of the building official, taking into consideration the requirements of the subdivision regulations and the best use of the land being subdivided. Particular attention will be given to the arrangement of the lots and streets, method of sewage disposal, stormwater drainage, the future development of adjoining lands as yet unsubdivided, and the requirements of chapter 111, article III and the comprehensive plan.

After reviewing the sketch plat and the building official's report, the planning and zoning board will advise the developer of its approval or the specific changes it will require as a prerequisite to recommending approval of the subdivision plat. Approval of the sketch plat shall constitute authorization to submit the preliminary subdivision plat in the case of a major subdivision and the final plat in the case of a minor subdivision.

At the time of sketch plat approval, the developer shall assign a name to the subdivision by which it will be legally known after final plat approval. Such name shall not be the same or in any way so similar to any name appearing on any recorded plat in the city as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional phase by the same developer or his successors in title. Every subdivision's name shall have legible lettering of the same size and type, including the words "section," "unit," "replat," "amended," etc.

## **Part 2: Preliminary Plat Documents**

Per our land use code, you will need to provide the following for this P&Z meeting:

- A P&Z Application packet - filled out with as much information as possible.
- Updated elevation certificate
- Two copies of the preliminary plat and accompanying material shall be submitted to the building official 30 days prior to the next regularly scheduled planning and zoning board meeting. The preliminary plat shall include:
  - (1) Name of subdivision, boundary survey and legal description, scale, north arrow, number of acres to be subdivided, current zoning, and total number of lots.
  - (2) Names and addresses of owner, developer, land surveyor, and engineer.
  - (3) Topographic map with contour intervals at one foot.

- (4) Dimensions and locations of all parcels of land proposed to be dedicated or reserved for public or common use, such as rights-of-way, easements, drainageways, parks, and other public or common use spaces.
- (5) Location of any existing streets, easements, utilities, stormwater management facilities, or other improvements.
- (6) Proposed lot, block, and street layout and parking areas. Lots and blocks should be numbered and street names should be shown.
- (7) Schematic drawings of proposed potable water, sanitary sewer, and stormwater management systems, including the location of the outfall for stormwater discharge. Indicate size and approximate location of internal distribution and collection lines, direction of flow, and location of any lift stations, retention/detention facilities, and other major features of these systems.
- (8) Draft copies of proposed covenants, deed restrictions, and homeowners or condominium documents, if any.
- (9) Location of streams, lakes, swamps, wetlands and flood prone areas on the property to be subdivided. Indicate the flood zone of the proposed subdivision and the base flood elevation.
- (10) Proposed bulkheads, seawalls, and similar structures.
- (11) When applicable, indicate how the project will be phased, the order in which the phases will be developed, and the approximate date when development for each phase will begin. Each phase should be designed to stand independently of phases not yet developed.

The planning and zoning board shall recommend to the city commission that the preliminary plat be approved as presented, be approved with conditions, or be disapproved.

The building official shall place the proposed preliminary plat on the next regularly scheduled city commission agenda. The report of the building official and the recommendation of the planning and zoning board shall be forwarded for the city commission's consideration. The city commission, after reviewing the material presented, shall approve, approve with conditions, or disapprove the preliminary plat. Approval shall constitute authorization to submit a final plat to the planning and zoning board for approval. Application for final plat approval shall be submitted within one year following approval of the preliminary plat by the city commission.

*No development shall be permitted prior to final plat approval. After preliminary approval from P&Z and the City Commission, you will be set to send in your documents for your final plat approval to P&Z and the City Commission. You will need to send in documentation 30 days before next P&Z meeting again.*

### **Part 3: Final Plat Documents**

Per our land use code, you will need to provide the following for this P&Z meeting:

- A P&Z application packet.
- Two copies of the final plat and accompanying material and two copies of the construction plans shall be submitted to the building official at least 30 days prior to the next regularly scheduled

planning and zoning board meeting. The plat and accompanying materials shall conform substantially to the approved preliminary plat. The final plat shall reflect the conditions of earlier approvals and shall include:

- (1) The plat map prepared in accordance with F.S. § 177.091, each sheet thereof being 36 inches long and 24 inches wide. The final plat shall be drawn on Mylar or vellum and shall be at a scale of 60 feet to one inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision.
- (2) The construction plans showing all subdivision improvements in accordance with division 3 of this article.
- (3) Developers proposing to post a guarantee for the construction of subdivision improvements shall submit the guarantee pursuant to division 4 of this article.
- (4) Copies of permits required from any federal or state governmental regulatory agency, or proof that application for such permits has been made and is pending approval.
- (5) Title certification pursuant to F.S. § 177.041.
- (6) Restrictive covenants, deed restrictions, deeds for lands on improvements to be conveyed to the city, access on utility easements, drainage, potable water or sanitary sewer easements, and condominium or homeowners association documents, if any.
- (7) Dedications. SEE FULL CODE FOR SPECIFICS.

**Tentative Timeline:**

- Sketch Plat documents submitted 30 days prior to next P&Z meeting.
- If approved by P&Z, then proceed to either Preliminary or Final plat, depending on Minor/Major Classification.
- Preliminary Plat Documents submitted 30 days prior to next P&Z meeting.
- If approved by P&Z, preliminary plat documents provided to City Commission for decision at next regular meeting.
- If approved by City Commission, then final plat documents submitted 30 days prior to next P&Z.
- If approved by P&Z, final plat documents provided to City Commission for decision at next regular meeting.
- If approved by City Commission, then final plat documents are signed and recorded with City Clerk by City Staff.

**PLEASE READ THE LAND USE CODE FOR FULL INFORMATION AND WHAT THE CITY WILL BE LOOKING FOR. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL NECESSARY DOCUMENTS ARE PROVIDED AND IN ACCORDANCE WITH THE LAND USE CODE.**



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

**Official Use Only**

Date Received: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Fees Due: \_\_\_\_\_

Date Fees Paid: \_\_\_\_\_

**OWNER INFORMATION**

Owner It's A Cluster, LLC  
 Address 130 Sawyer Lane  
 City Apalachicola State FL Zip 32320  
 Phone 712-490-1524

**CONTRACTOR INFORMATION**

Contractor Name Poloronis Brothers Builders  
 State License # RR282812233 City License # \_\_\_\_\_  
 Email poloronisbros@gmail.com  
 Phone 850-570-1976

**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): 22nd Avenue and 23rd Avenue  
 City & State: Apalachicola, FL Zip: 32320  
 Parcel ID #: 01-09S-08W-8330-0262-0010 & 01-09S-08W-8330-0262-0200 Block: 262 Lot: 1 thru 7 and  
 Zoning District: R2 ?? [ ] Historic District [  ] Non-Historic District Lots 20 thru 30  
 FEMA Flood Zone: AE ????

**OFFICIAL USE ONLY**

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

*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).

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PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL PRODUCT APPROVAL #
Siding	James Hardie	Fiber Cement Lap Siding	
Doors	Therma-Tru		
Windows	Custom Window Systems		
Roofing		26 Gauge Galvalume	
Trim	James Hardie	1 x 4	
Foundation		Poured Concrete Footings & Concrete Block	
Shutters	TBD	Wood or Composite	
Porch/Deck		Pressure Treated Lumber	
Fencing		TBD	
Driveways/Sidewalks		Sunshine Mimosa	
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.

**It's a Cluster LLC  
130 Sawyer Lane  
Apalachicola, FL 32320**

**February 3, 2025**

**Planning and Zoning Board, City Commission, Community of Apalachicola**

**192 Coach Wagner Blvd. 192 14th St.**

**Apalachicola, FL 32320**

Subject: Proposed Minor Subdivision Development

Proposed Name: Magnolia Allee

Location: Block 262, Lots 1-7, 20-30

Dear Members of the Planning and Zoning Board, City Commission, and Residents of Apalachicola:

We are pleased to submit for your review a comprehensive site development plan for 18 vacant lots located in Apalachicola. This proposal is designed to thoughtfully balance the historical architectural context of our city with the requirements outlined in the Apalachicola, Florida - Code of Ordinances. Our aim is to enhance both community aesthetics and functionality.

**Project Overview:** The development plan includes the construction of 12 new homes on the 18 lots, preserving ample green space and accommodating stormwater retention. A new road will be integrated into the community layout to improve accessibility. The design of the homes respects the historical shotgun architecture that is an integral part of Apalachicola's heritage. These homes are joined to fulfill the city code requirements for townhomes, allowing for construction on 30 x100 foot lots.

**Historical and Architectural Context:** The proposed homes are inspired by the traditional shotgun houses, which were originally designed to fit on narrow strips of land. The shotgun house is a simple form of Folk Victorian architecture introduced in New Orleans and adopted in Apalachicola in the early 1800's and again in the 1920's. By replicating these designs, we strive to honor Apalachicola's architectural legacy while meeting contemporary housing needs.

**Geological and Economic Considerations:** Our proposal is underpinned by thorough geological and economic assessments. A survey of Apalachicola, covering approximately ten square miles, indicated that 39% of the area is unsatisfactory for construction due to high water tables and poor soil drainage. There is very little space to build on the south side and on the north side of town there

are approximately 100 lots remaining. As our town continues to grow there is a need to provide additional housing for current residents and for those seeking to relocate to Apalachicola.

### **Ecological Considerations:**

**Tree Preservation and Survey:** A comprehensive tree survey has been conducted to identify and preserve protected tree species on the development site. By integrating existing trees into the site design, we strive to preserve native trees along with a variety of native flora while planting back 12 additional trees which will contribute to the ecological health of the area. Preserving and planting trees will provide shade, improve air quality, and enhance the aesthetic appeal of the community.

**Stormwater Management:** An engineering report for stormwater management has been prepared to address potential flooding and water runoff. Our stormwater management plan includes innovative solutions such as berms, bioswales, permeable areas, and retention ponds to effectively manage and treat stormwater on-site. These measures will mitigate the impact on local waterways and reduce the risk of flooding, ensuring a sustainable and resilient development.

**Green Spaces:** The design incorporates green spaces that serve as communal areas for residents while promoting biodiversity. These green spaces will include native plants and vegetation, creating habitats for local wildlife and enhancing the ecological value of the area.

**Energy Efficiency:** The homes are designed with energy-efficient features, including but not limited to, high-performance insulation, energy-efficient windows, and fiber-cement siding materials. These features will reduce energy consumption, lower utility costs for residents, and minimize the development's carbon footprint.

**Sustainable Materials:** The construction will incorporate sustainable materials, those made of recycled materials and those sourced locally which reduces the carbon footprint, to minimize the environmental impact. This approach supports both sustainability and the local economy.

**Community Benefits:** This project will contribute significantly to the local community by:

- Preserving the historical architectural aesthetic of Apalachicola.
- Providing long-term housing solutions.
- Boosting the local economy through construction.

### **Phase 1: Site Development and Initial Construction TBD: AUGUST 2025**

- **Tree Removal and Grading:** Begin by clearing necessary trees and grading the land to establish a stormwater retention area.
- **Stormwater Management:** Implement stormwater management solutions to ensure proper drainage and compliance with city regulations.
- **Road Construction:** Develop new road infrastructure to provide access to the townhome units.
- **Utility Connections:** Connect the development site to city water and sewer systems.



**Phase 2: Construction of First Unit of Three Townhomes TBD: SEPTEMBER 2025**

- **Foundation and Framing:** Lay the foundation and frame the first unit of three townhomes.
- **Utility Hookups:** Connect utilities to the new townhomes, ensuring they meet all necessary codes and standards.
- **Interior and Exterior Finishing:** Complete the interior and exterior finishing of the townhomes, making them ready for sale.

**Phase 3: Sequential Construction of Remaining Units TBD**

- **Second Unit of Three Townhomes:** After selling the first unit, begin construction on the second unit of three townhomes, following the same process as Phase 2.
- **Third Unit of Three Townhomes:** Upon the sale of the second unit, proceed with building the third unit of three townhomes.
- **Fourth Unit of Three Townhomes:** Complete the development by constructing the fourth and final unit of three townhomes.

We are confident that this project aligns with the city's strategic goals for sustainable development and historical preservation as outlined in the Apalachicola, Florida - Code of Ordinances. I look forward to the opportunity to present this proposal in detail and discuss how it can benefit our community.

Thank you for considering this development plan. We are available to answer any questions or provide further information as needed.

Sincerely,



It's A Cluster, LLC  
Charles Leonard

**It's A Cluster, LLC**  
**130 Sawyer Lane**  
**Apalachicola, FL 32320**

Subject: Proposed Minor Subdivision Development

Proposed Name: Magnolia Allee

Location: Block 262, Lots 1-7, 20-30

Project Consultants:

Backroads Consulting  
244 Prado Street  
Apalachicola, FL 32320

JMW

J. Weiksner Sr, PE, LLC  
1511 East Gulf Beach Drive  
St. George Island, FL 32328

Leonard & Co Design House  
112 11<sup>th</sup> Street  
Apalachicola, FL 32320

Studiolo Design  
336 Fairview Ave  
Hudson, NY 12532

Thurman Roddenberry & Associates, Inc.  
125 Sheldon Street  
Sopchoppy, FL 32358

**It's a Cluster LLC  
130 Sawyer Lane  
Apalachicola, FL 32320**

**February 3, 2025**

**Planning and Zoning Board, City Commission, Community of Apalachicola**

**192 Coach Wagner Blvd. 192 14th St.**

**Apalachicola, FL 32320**

**Statement Regarding Availability and Source of Potable Water and Disposal of Sewer and Stormwater**

**Potable Water:** The proposed development will be connected to the city's municipal water supply, ensuring a reliable source of potable water for all townhome units. The city's water supply meets all federal and state quality standards, providing safe and clean drinking water for residents.

**Sewer Disposal:** Each townhome unit will be connected to the city's sewer system for effective wastewater management. The city's sewer infrastructure is designed to handle the additional load from the new development, ensuring proper and efficient disposal of sewage.

**Stormwater Disposal:** The development plan includes a comprehensive stormwater management system. A dedicated stormwater retention area will be established to collect and manage runoff from the site. The stormwater management solutions will comply with all city and state environmental regulations.

# ELLIS VAN FLEET STREET

6th STREET

50' R/W ~ PAVED

APPROXIMATE FLOOD ZONE

OVERHEAD TRANSMISSION LINE AND OVERHEAD ELECTRIC LINES

ELECTRIC TRANSMISSION POLE

100.00'(RP) 97.37'(M)

100.00'(RP) 97.39'(M)

SITE BENCH NAIL & CHISEL SET IN ED ASPHALT 13.39' NAIL

R/W

60.00'(RP) SIRC (5/8") #7160

N 261759.8780 E 1809104.0690

LOT 30 BLOCK "262"

FIR (5/8") #6475

LOT 1 BLOCK "262"

STOP SIGN

CONCRETE HEADWALL



LOT 29 BLOCK "262"

LOT 2 BLOCK "262"

LOT 28 BLOCK "262"

LOT 3 BLOCK "262"

LOT 27 BLOCK "262"

LOT 4 BLOCK "262"

0.44 ACRES±

LOT 26 BLOCK "262"

LOT 5 BLOCK "262"

LOT 25 BLOCK "262"

LOT 6 BLOCK "262"

LOT 24 BLOCK "262"

LOT 7 BLOCK "262"

0.73 ACRES±

LOT 23 BLOCK "262"

LOT 8 BLOCK "262"

LOT 22 BLOCK "262"

LOT 9 BLOCK "262"

LOT 21 BLOCK "262"

LOT 10 BLOCK "262"

LOT 20 BLOCK "262"

LOT 11 BLOCK "262"

FIRC (5/8") #6475

S89°53'54"W

95.34'(M)

100.00'(RP)

FIR (5/8")

LOT 19 BLOCK "262"

LOT 12 BLOCK "262"

LOT 18 BLOCK "262"

LOT 13 BLOCK "262"

LOT 17 BLOCK "262"

LOT 14 BLOCK "262"

23rd AVENUE

60' R/W ~ NOT CONSTRUCTED

S00°15'43"W

S00°36'53"W

10' WIDE ALLEY (NOT CONSTRUCTED) S00°31'58"W

197.08'(M)

210.00'(RP)

N00°53'44"E

197.08'(M)

240.00'(RP)

S00°36'16"W

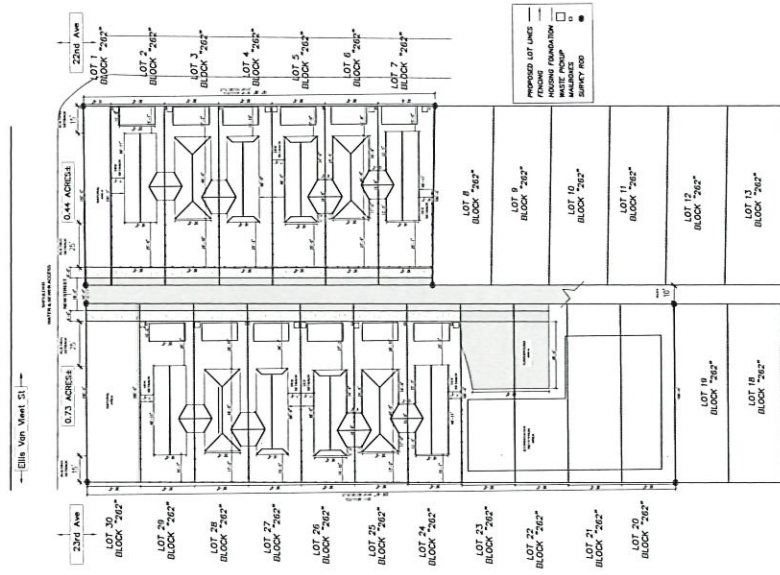
22nd AVENUE

60' R/W ~ PAVED

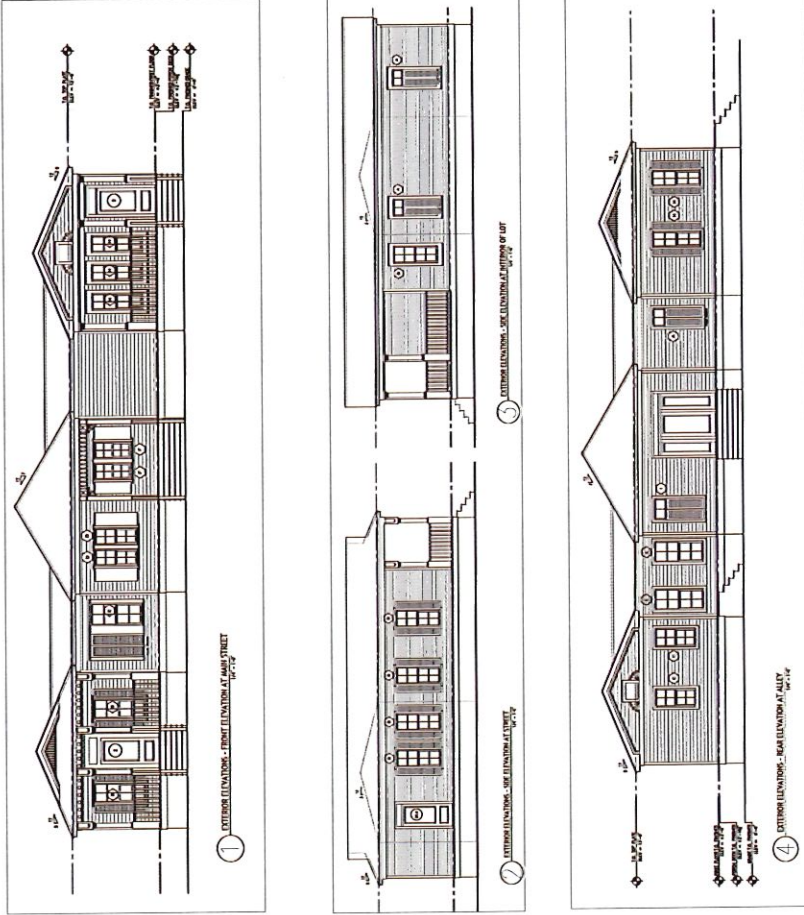
TELEPHONE PEDESTAL

DN: and nity

PROPOSED SITE PLAN:



PROPOSED HOME DESIGN:



**LEONARD & CO**  
DESIGN HOUSE

PROJECT NAME: **MAGNOLIA ALLÉE**  
 DRAWING TITLE: **PROPOSED REPEAT PLAN**  
 CLIENT: **IT'S A CLUSTER, LLC**  
 APALACHICOLA, FL 32320  
 GENERAL NOTES: **MINOR SUBDIVISION DEVELOPMENT OF 18 30x100 LOTS**  
**12 SHOTGUN STYLE TOWNHOMES IN R2**

DESIGNED BY:  
**LEONARD & CO DESIGN HOUSE**  
 APALACHICOLA, FL 32320  
 CONTACT NO: 712-492-1523  
 E-MAIL: ashley@leonarddesignhouse.com

STUDIOLO DESIGN  
 336 FAIRVIEW AVE HUDSON, NY 12532  
 CONTACT NO: 518-418-8770  
 E-MAIL: tara@studiolodesignllc.com

PREPARED BY:  
**LEONARD & CO**  
 DESIGNERS & PROJECT MANAGEMENT  
 RESIDENTIAL, COMMERCIAL, CONSULTATION.  
 APALACHICOLA, FL 32320  
 CONTACT NO: 712-492-1523  
 E-MAIL: ashley@leonarddesignhouse.com

PROJECT NO.: **30671**  
 DATE: **1/30/2025**  
 DRAWING NO.: **-**  
 SCALE: **1/32"=1'**  
 REVISION: **-**  
 DRAWN BY: **AL & LT**

PARCEL: 01-095-08V-8330-0256-0010  
 BLOCK 256 LOTS 1 THRU 30  
 NAME: Ted and Harriet Mosteller

PARCEL: 01-095-08V-8330-0255-0160  
 LOT: BLOCK 255 LOTS 16, 17, 18, 19  
 NAME: Richard Scarebin & Melissa Penrose

PARCEL: 01-095-08V-8330-0255-0120  
 BLOCK 255 LOTS 12, 13, 14, 15  
 NAME: Richard Scarebin

PARCEL: 01-095-08V-8330-0254-0160  
 BLOCK 254 LOTS 16 17 18  
 NAME: Robert Paul & Toni Lynne Eddy

**ELLIS VAN FLEET STREET**  
 50' R/W ~ PAVED

SITE BENCHMARK  
 NAIL & CAP #7160  
 SET IN EDGE OF  
 ASPHALT @ ELEVATION  
 13.39' NAVD 1988

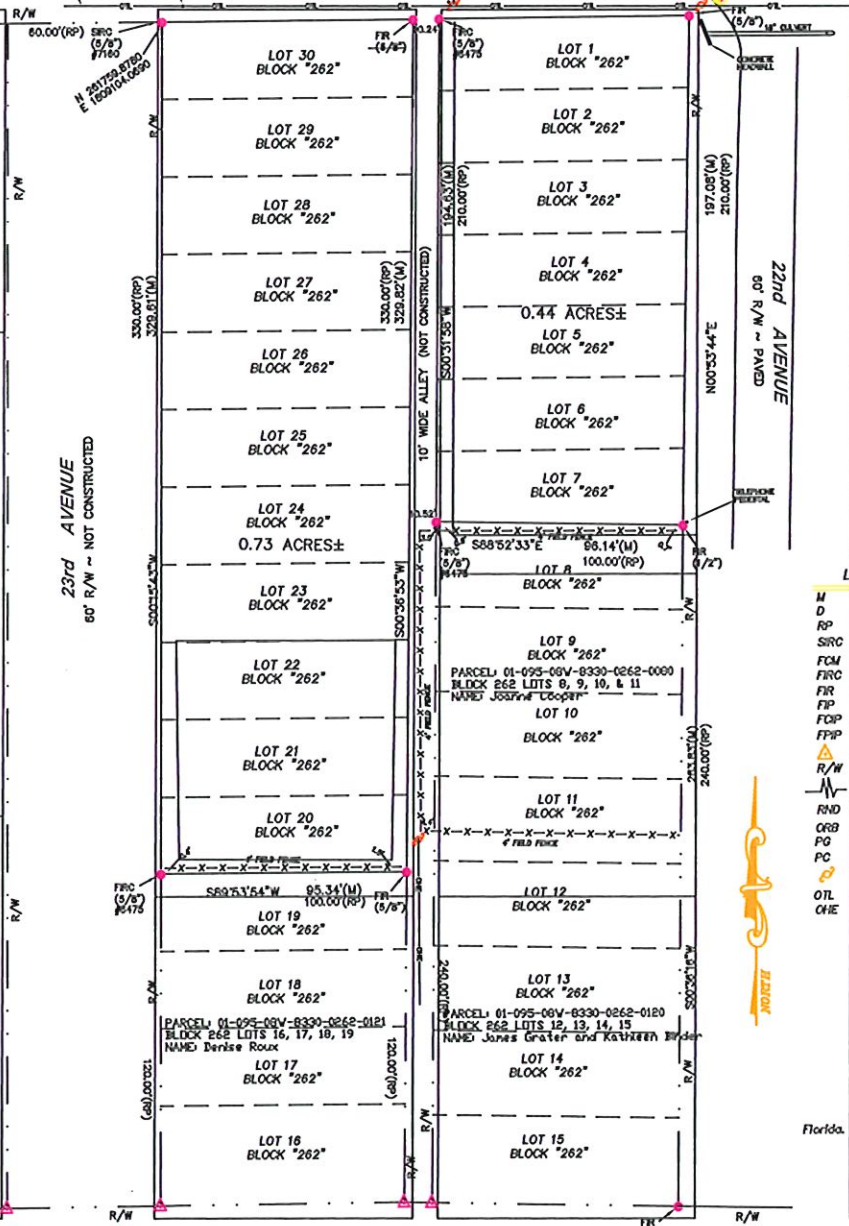


PARCEL: 01-095-08V-8330-0261-0010  
 BLOCK 261 LOTS 1, 2, 3, 4  
 NAME: Richard F. Threast, Jr.

PARCEL: 01-095-08V-8330-0261-0050  
 BLOCK 261 LOTS 5, 6, 7, 8, 9, 10  
 NAME: James and Patricia Priyav

PARCEL: 01-095-08V-8330-0261-0050  
 BLOCK 261 LOTS 11, 12, 13, 14, 15  
 NAME: Wilton and Susan Schwidt

PARCEL: 01-095-08V-8330-0263-0160  
 BLOCK 263 LOTS 16-24  
 NAME: EVK Property Holdings, LLC



**LEGEND**

- M MEASURED
- D RECORD DEED
- RP RECORD PLAT
- SIRC SET 5/8" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD AND CAP
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FDP FOUND CRAMPED IRON PIPE
- FFIP FOUND FINCHED IRON PIPE
- △ POINT NOT SET OR FOUND
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- RND ROUND
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PC POINT OF CURVE
- PP POWER POLE
- OTL OVERHEAD TRANSMISSION LINE
- OHE OVERHEAD ELECTRIC LINE

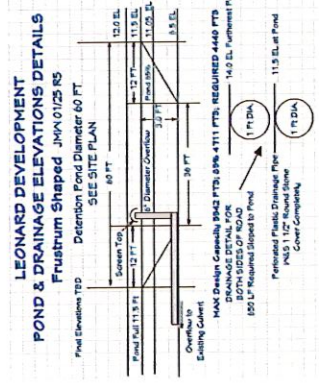
**THE PRADO**  
 50' R/W ~ PAVED

Florida.

**JWEKSNER SR PE, LLC 01/30/2025**

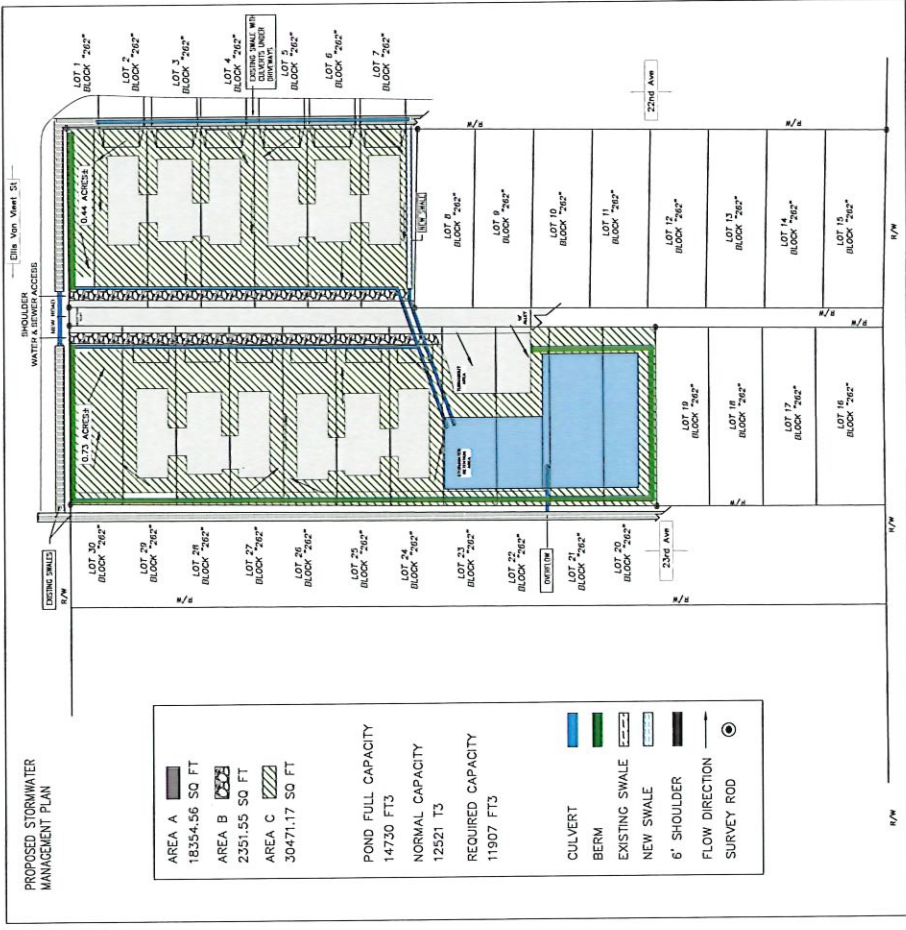
STORM WATER EVENTS & CALCULATIONS	AREA (AC)	AREA (SQ FT)	RUNOFF COEFFICIENT	EVENT	INTENSITY (IN/H)	DURATION (MIN)	O (DPM)	Q (CFS)	Q (MGD)	Retention Reg'd (FEET)	Retention Reg'd (DAYS)	Retention Reg'd (CUBIC FEET)
EXISTING PERVIOUS	1.18 Acres	81,000	0.15	24 Hr - 24 Hr	4.37	30	0.02	1.0	0.03	0	0	0
UNDEVELOPED IMPERVIOUS	0.0 Acres	0	0.15	1 Hr - 24 Hr	3.0	30	0.05	5.0	0.15	3.00	72	4300
PROPERTY				1 Hr - 100 Yr	4.37	30	0.04	6.0	0.18	3.00	72	4300
POST DEVELOPMENT	0.69 Acres	47,500	0.10	24 Hr - 24 Hr	4.37	30	0.01	1.0	0.03	0	0	0
NATURAL				1 Hr - 24 Hr	3.0	30	0.05	5.0	0.15	3.00	72	4300
Townhouses & Roads	0.42 Acres	28,900	0.05	24 Hr - 24 Hr	4.37	30	0.01	1.0	0.03	0	0	0
Other Sublots	IMPERVIOUS	0.05 Acres	0.05	1 Hr - 100 Yr	4.37	30	0.05	6.0	0.18	3.00	72	4300
				24 Hr - 24 Hr	4.37	30	0.01	1.0	0.03	0	0	0
				1 Hr - 24 Hr	3.0	30	0.05	5.0	0.15	3.00	72	4300
				1 Hr - 100 Yr	4.37	30	0.04	6.0	0.18	3.00	72	4300
				24 Hr - 24 Hr	4.37	30	0.01	1.0	0.03	0	0	0
				1 Hr - 24 Hr	3.0	30	0.05	5.0	0.15	3.00	72	4300
				1 Hr - 100 Yr	4.37	30	0.04	6.0	0.18	3.00	72	4300
				24 Hr - 24 Hr	4.37	30	0.01	1.0	0.03	0	0	0

1" Storm Event 4210



**PROPOSED ELEVATIONS**

- 16.50 EL TOP OF PROTECTION BERM
- 15.00 EL TOWNHOUSE FF ELEVATION & ROAD ELEVATION
- 14.00 EL PROPERTY LOWEST ELEVATION FOR DRAINAGE
- 13.00 EL DRAINAGE BOTTOM @ FURTHEST POINT & TOP OF OVERFLOW
- 11.50 EL NORMAL RUNOFF & POND FULL CAPACITY
- 11.05 EL NORMAL RUNOFF & POND CAPACITY 85%
- 8.50 EL DETENTION POND BOTTOM & OVERFLOW



PROJECT NO: 30671  
 DATE: 1/30/2025  
 DRAWING NO: -  
 SCALE: 1/32"=1"  
 REVISION: -  
 DRAWN BY: A. LEONARD

PREPARED BY:  
**LEONARD & CO**  
 DESIGN & PROJECT MANAGEMENT  
 RESIDENTIAL COMMERCIAL CONSULTATION.  
 APALACHICOLA, FL 32320  
 CONTACT NO: 712-490-1523  
 E-MAIL: cathyle@leonarddesignhouse.com

STORMWATER MANAGEMENT PLAN BY:  
**JMW**  
 J. WEKSNER SR. PE, LLC  
 FL PER9871  
 1511 E GULF BEACH DR. SGT FL  
 CONTACT NO: 704-932-3721  
 E-MAIL: jwek@jmw.com

ENVIRONMENTAL CONSULTANT:  
**BACKROADS CONSULTING**  
 APALACHICOLA, FL 32320  
 CONTACT NO: 850-323-8903  
 E-MAIL: scott@backroadsconsulting.com

CLIENT:  
**IT'S A CLUSTER, LLC**  
 APALACHICOLA, FL  
 32320

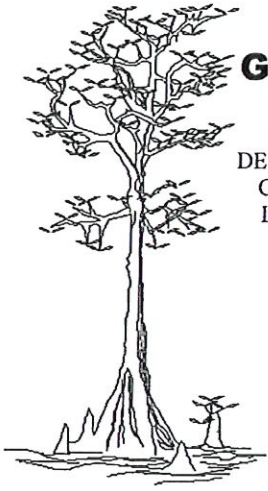
PROJECT NAME:  
**MAGNOLIA ALLÉE**

DRAWING TITLE:  
 PROPOSED REPLAT PLAN

GENERAL NOTES:  
 FOR SKETCH PLAN APPROVAL: MINOR SUBDIVISION OF 18 (30x100) LOTS WITH 12 SHOTGUN STYLE TOWNHOMES IN R2

**JMN**  
**LEONARD & CO**  
 DESIGN HOUSE

**BACKROADS CONSULTING**



## **GARLICK ENVIRONMENTAL ASSOCIATES, INC.**

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

April 22<sup>nd</sup>, 2023

Chuck Leonard

SENT ELECTRONICALLY

**Re: Development Feasibility Assessment:**

Parcel 1: 01-09S-08W-8330-0262-0200, Franklin County, Florida

Parcel 2: 01-09S-08W-8330-0262-0010, Franklin County, Florida

GEA#23-046 /WD, DFA

Good afternoon.

As requested, Garlick Environmental Associates, Inc., conducted an onsite Development Feasibility Assessment on April 18<sup>th</sup>, 2023. This assessment included an onsite investigation to determine the site's biophysical features and how those features could affect the site's development. Below is a summary of the above information, as well as a description of the regulatory issues that would affect the site's development.

### **PROJECT LOCATION**

The site is comprised of two adjacent parcels at the intersection of 22<sup>nd</sup> Avenue and Ellis Van Fleet Street, in the City of Apalachicola City). The parcels are divided by a city/municipal easement. The westernmost parcel (PID 0200) is adjacent to a regionally-significant engineered drainage feature. Please reference the attached maps for further information.

### **METHODOLOGY**

The methodology employed in the assessment included a pre-field compilation of location data, review of the local quadrangle topographic map, the Franklin County NRCS soils atlas, and interactive GIS mapping for wetlands and soils.

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APALACHICOLA, FL 32329-0385  
(850) 653-8899  
FAX (850) 653-9656  
garlick@garlickenv.com



The field investigation included a preliminary determination of the site's boundaries, as well as a compilation of features adjacent to the site. Thereafter, the site was traversed to provide optimum analysis of the site's features to determine their relative form and function. Features of the lot were located on the site and GPS positioned by Trimble Geo 7X and are illustrated on the attached sheets.

**BIOPHYSICAL FEATURES**

Generally, the project site is located within a coastal drainage district. Most of this area is characterized by coastal habitats and soils formed by the interaction of river deposition and coastal barrier island accretion.

Specifically, this site is comprised of degraded natural communities impacted by ditching, invasive species, fire suppression, and residential development surrounding the parcels.

No intact natural communities or wetlands occur at the site. The parcels are cleared, non-wetland lots. Historically, the following natural communities were present at the site.

**Non-Wetlands**

**Wet Flatwoods (G4/S4)** – flatland with sand substrate; seasonally inundated; statewide except extreme southern peninsula and Keys; frequent fire (2-4 years for grassy wet flatwoods, 5-10 years for shrubby wet flatwoods); closed to open pine canopy with grassy or shrubby understory; slash pine, pond pine, large gallberry, fetterbush, sweetbay, cabbage palm, wiregrass, toothache grass.

**GEOPHYSICAL FEATURES**

**SOILS:**

Soils are classified as:

Soil Symbol	Soil Name	Acres on Site	Percent of Site
22	Leon Sand: 0-2% Slopes	~0.6	39.6%
31	Rutlege Fine Sand: 0-2% Slopes	~0.9	60.4%

Please see USDA soil map data for further information.

## **REGULATORY CONSIDERATIONS**

As indicated the project site consists of uplands, with no wetland encumbrances. With that said, the City and the Northwest Florida Water Management District will be involved in the development process.

Building permits will be routinely required before construction. The city will administer the onsite sewage disposal systems. The types of development and the attendant setbacks are further described below.

### **Zoning**

The zoning for the project site is designated as R-2 Multi Family Residential District. This district allows for high density multiple units as well as other compatible uses with this type of use. You could construct anything from single family to muti family units. Including townhouses.

### **Building**

The following setbacks for a R-2 residence at this site within the City of Apalachicola are provided in Attachment A. The type sue you desire will be predicated on the district code which we can assist you once your density requirements are determined. You should pay special attention to the lot cover when choosing a density use. The stormwater management and fill issues are in Chapter 115 which is a relatively new ordinance been instituted to protect neighboring lots from stormwater runoff. As well, special attention should be given for parking requirements.

### **Building Permit**

A building permit will be required from the City of Apalachicola Building Department for "Site Preparation" if any is required, as well as for the construction of the dwellings. Prior to that a site plan review process will require approval by the city planning and building board.

### **Potable Water** and Sewer

Potable water and sewer is available from the City of Apalachicola. The cost for tap fees will be contingent on the development.

### **Flood Zone**

The following flood zones exist on the parcels:

**Parcel 0200:**

ZONES PRESENT	BASE FLOOD ELEVATION	STATUS
0.2PCT (3%); AH (97%)	N/A	Preliminary
0.2PCT (3%); X (97%)	N/A	Effective

**Parcel 0010:**

ZONES PRESENT	BASE FLOOD ELEVATION	STATUS
0.2PCT (59%); AH (41%)	N/A	Preliminary
0.2PCT (57%); X (43%)	N/A	Effective

Essentially, the western lots will be in an AH 12 zone while the eastern lots will be partially in the same zone.

Please reference attached water management district data for further guidance.

**OPINION**

This site is suitable for high density residential development with qualifications.

Buildable Area
38,520 Feet <sup>2</sup> (0.88 Acres)

When designing the site plan, you should consider the referenced setbacks from the lot lines on the attached documents. The type development will dictate what those set backs will require.

Essentially this parcel is reasonably useful for development with the compliance of the FEMA flood zone. A topographic survey will be required to determine the base flood elevation. Your dwelling elevation will be predicated in the actual elevation subtracted from the Ah elevation.

In any event, the site is expected to require the survey work, engineering work, planning and of courses construction phase. The process will include, at least, one public hearing with an emphasis on the stormwater management plan.

This assessment should aid you in your planning efforts. The opinion rendered in this assessment may be affected by revisions in local, state, or federal law and policy. Therefore, if a significant delay in your activity occurs, it is advisable to notify GEA. The assessment does not provide authorization for any activity

Leonard 23-046

requiring a permit. However, GEA can provide professional assistance in obtaining permits or additional work as requested.

If you have any questions, or need additional information, please do not hesitate to call me at the Apalachicola office 1-850-653-8899.

Sincerely,

Dan Garlick  
PWS Garlick Environmental Associates,  
Inc.

Attachment A

## Attachment A

In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.

### 2. Parking Regulations

See Section IV E (8) Parking Regulations

### 3. Special Exceptions:

Unless otherwise specified, special exceptions must comply with development standards As referenced. If deemed appropriate by the Planning and Zoning Commission in order to grant a special exception, certain more stringent standards may be imposed.

### 4. Submerged Lands:

In case where building lots are adjacent to and contiguous with wetlands, a setback of 20 feet from jurisdictional wetlands shall replace conflicting lot line setbacks. This setback shall consist of a vegetative buffer.

### 5. Residential Apartment Units:

When approved as a special exception, up to a maximum of three (3) residential apartment units may be allowed per existing single family structure provided that the lot upon which the structure is located has a front lot line of at least 60 feet and a depth of at least 100 feet and provided that at least one parking space per apartment unit is provided onsite; however, up to a maximum of four (4) residential apartment units may be allowed when approved as a special exception provided that the lot upon which the structure is located has a front lot line of at least 90 feet and depth of 100 feet and provided that at least one parking space per apartment unit is provided onsite.

### 6. Supplemental Regulations:

Provisions of Section VII, Site Plan Review, and Section VIII, Storm water Management Plans shall be applicable to certain lands within this district.

## R-2 MULTI-FAMILY RESIDENTIAL

### DISTRICT INTENT:

To provide for the accommodation of medium to high density, multi-family dwelling units. And where appropriate, to allow for certain educational, religious, recreational and public needs compatible with the general characteristics of the District.

### PERMITTED USES AND STRUCTURE:

#### PRINCIPAL

1. Single family residential
2. Two family residential
3. Townhouses
4. Multi-family residential

#### **ACCESSORY**

Accessory uses and structure customarily incidental and subordinate to permitted principal uses and structure and not of a commercial nature, including private garages, tool sheds, kitchen gardens and the like.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Planning and Zoning Board may permit as special exceptions, subject to referenced development standards:

1. Funeral Homes
2. Utilities Substations
3. Churches
4. Schools
5. Hospitals & Clinics
6. Home Occupations
7. Nursing Home
8. Public Facilities & Structure
9. Residential Apartment Units in existing single family structure (See Applicable Regulations No. 5)

#### **PROHIBITED USES AND STRUCTURE**

1. Mobile homes or house trailers on vacant lots or in residential yards.
2. Any structure or use of a nature not specifically or provisionally permitted herein.
3. Travel trailers

#### **DEVELOPMENT STANDARDS**

##### **MINIMUM LOT OR SITE SIZE**

### Single Family and Home Occupations

Area: 6,000 sq.ft.

Width: 60 ft.

Depth: 100 ft.

### Two Family

Area: 9,000 sq.ft.

Width: 90 ft.

Depth: 100 ft.

### Townhouses

#### Area

Site Size: 9,000 sq.ft.

Individual Lot Size: 1,800 sq.ft. per dwelling unit

Maximum building grouping: 10 units or 200 feet

Minimum building grouping: 3 units or 48 feet

#### Width

Site: 90 ft.

Individual Lot: 16 ft.

Depth:

Site: 100 ft.

Individual Lot: none

### Multi-family and Special Exceptions

Area: 12,000 sq. ft.

Width: 120 ft.

Depth: 85 ft.

#### MINIMUM BUILDING SETBACKS

Front: 15 ft.

Side - Interior Lot:

Single Family: 7 1/2 feet each side, or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than 5 feet.

Two Family: 7 1/2 feet each side, or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than 5 feet.

Townhouses: For 4 or fewer attached townhouses the same as for single family.  
For 5 or more attached townhouses the same as for multi-family.

Multi-family: 15 feet

Side - Corner Lot: 15 feet

Rear: 25 feet for principal structure

5 feet for accessory structure

#### MAXIMUM BUILDING RESTRICTIONS

Lot Coverage: 40% for single family

45% for two family

45% for townhouses

50% for multi-family

Building Height: 35 feet

#### APPLICABLE REGULATIONS

##### 1. Location of accessory structures:

Location of accessory structures in residential districts: In residential districts, and on any lot used for residential purposes, no accessory structure shall be located in required front yards.

##### 2. Parking Regulation



See Section IV E (8) Parking Regulations

### 3. Multi-Family Housing

- 1) Fifty percent (50%) maximum lot coverage which shall include impervious surface.
- 2) Maximum of one ground floor dwelling unit per 2,000 square feet of total building site.
- 3) Minimum dwelling unit size shall be 600 square feet.
- 4) Maximum of twenty (20) dwelling units per acre at total build out.

### 4. Special Exceptions:

Unless otherwise specified, special exceptions must comply with development standards as referenced. If deemed appropriate by the Planning and Zoning Commission in order to grant a special exception, certain more stringent standards may be imposed.

### 5. Residential Apartment Units

When approved as a special exception, up to a maximum of three (3) residential apartment units may be allowed per existing single family structure provided that the lot upon which the structure is located has a front lot line of at least 60 feet and a depth of at least 100 feet and provided that at least one parking space per apartment unit is provided onsite; however, up to a maximum of four (4) residential apartment units may be allowed when approved as a special exception provided that the lot upon which the structure is located has a front lot line of at least 90 feet and a depth of 100 feet and provided that at least one parking space per apartment unit is provided onsite.

### 6. Supplemental Regulations

Provisions of Section VII, Site Plan Review, and Section VIII, Storm water Management Plans, shall be applicable to certain lands within this district.

## **R-3 MOBILE HOME RESIDENTIAL**

### **DISTRICT INTENT:**

To provide for the accommodation of medium to high density, multi-family dwelling units, as well as to allow for the location of mobile and module homes within City limits. And, where appropriate, to allow for certain educational, religious, recreational and public needs compatible with the general characteristics of the District.

### **PERMITTED USES AND STRUCTURES:**

#### PRINCIPAL

1. Single family residential
2. Two family residential
3. Townhouses

**PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.**

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Chuck Leonard

JOB: 23-046

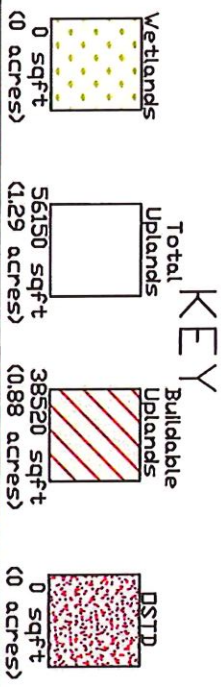
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DATE: 4/24/23

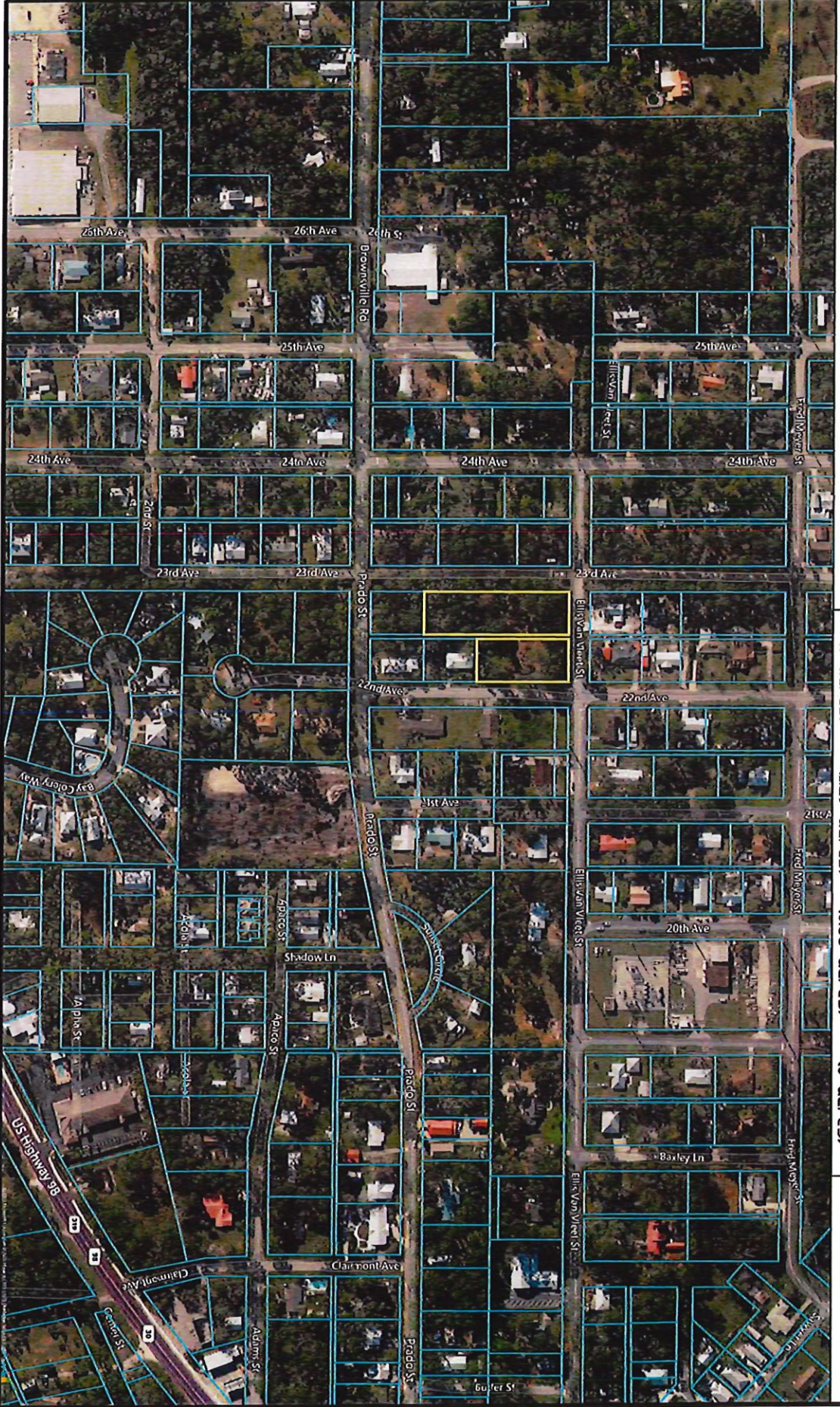
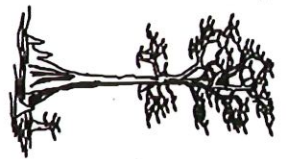
PURPOSE: DFA

SHEET: 1 of 3

PROJECT LOCATION: 01-09S-08W-8330-0262-0010 & 0200  
SECTION: 1 TOWNSHIP: 9S RANGE: 8W



NORTH



**PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.**

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385  
 LB No. 7415




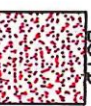
(850) 653-8899

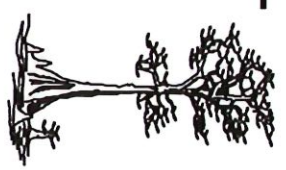
FAX (850) 653-9656

garlick@garlickenv.com

APPLICANT/CLIENT: Chuck Leonard  
 WATERBODY/CLASS: N/A  
 PURPOSE: DFA  
 DATE: 4/24/23  
 SHEET: 2 of 3

PROJECT LOCATION: 01-09S-08W-8330-0262-0010 & 0200  
 SECTION: 1 TOWNSHIP: 9S RANG: 8W

KEY	
	Wetlands 0 sqft (0 acres)
	Total Uplands 56150 sqft (1.29 acres)
	Bullable Uplands 38520 sqft (0.88 acres)
	DSTD 0 sqft (0 acres)



**SCALE:**  
 1"=60'



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**PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.**





P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385  
 LB No. 7415

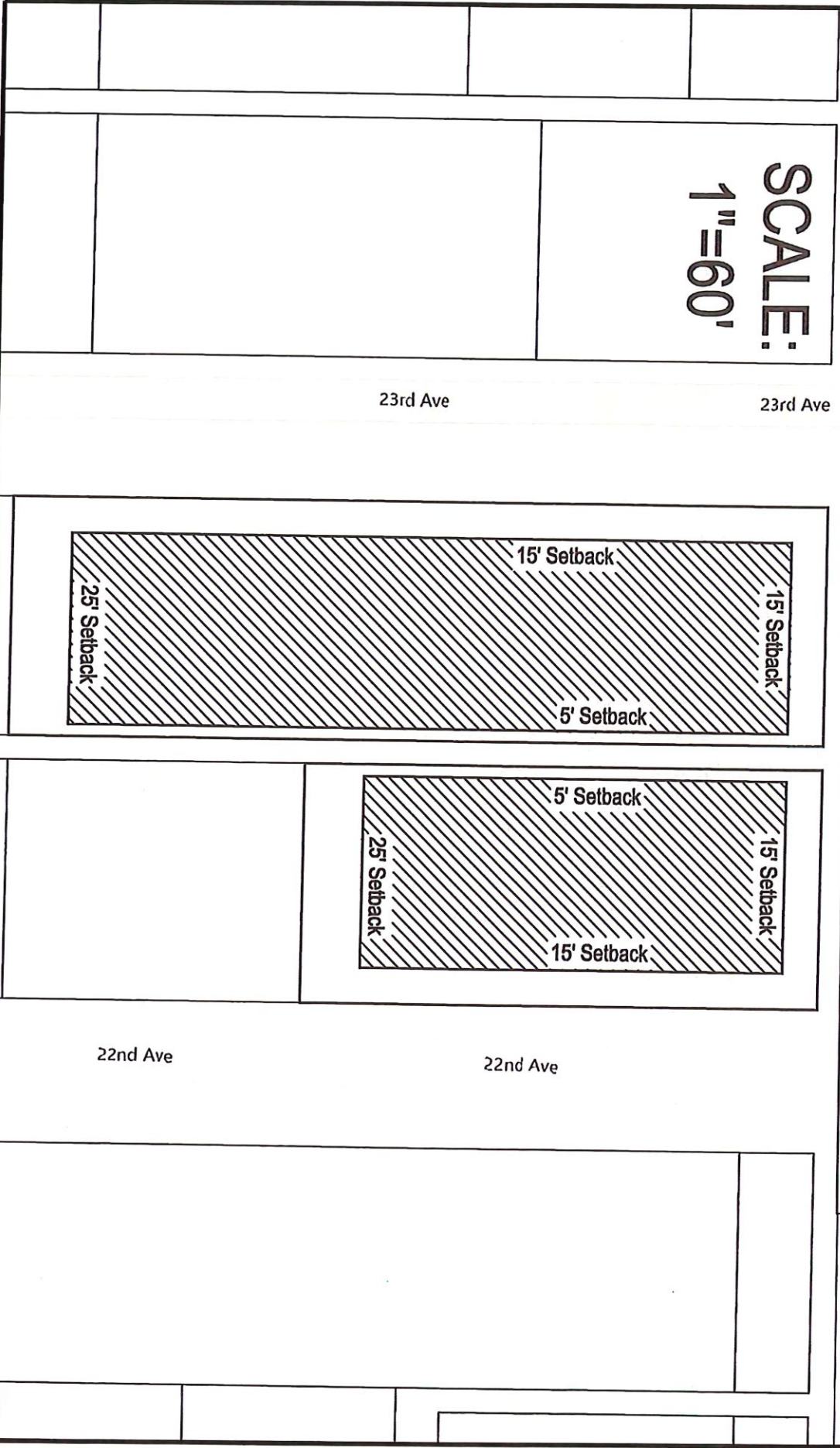
(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

APPLICANT/CLIENT: Chuck Leonard JOB: 23-046  
 WATERBODY/CLASS: N/A DATE: 4/24/23  
 PURPOSE: DFA SHEET: 3 of 3  
 PROJECT LOCATION: 01-09S-08W-8330-0262-0010 & 0200  
 SECTION: 1 TOWNSHIP: 9S RANG: 8W

**SCALE:**  
**1"=60'**

**KEY**

	Wetlands 0 sq-ft (0 acres)
	Total Uplands 56150 sq-ft (1.29 acres)
	Buildable Uplands 38520 sq-ft (0.88 acres)
	DSTID 0 sq-ft (0 acres)





- Legend**
- Parcels
  - Roads
  - City Labels

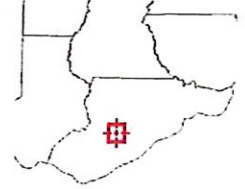
Parcel ID	01-09S-08W-8330-0262-0200	Alternate ID	08W09S01833002620200	Owner Address	PARTINGTON DIXIE
Sec/Twp/Rng	1-9S-8W	Class	VACANT		52 7TH STREET
Property Address	00	Acreeage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BLK 262 LOTS 20 THRU 30 INC				
	(Note: Not to be used on legal documents)				

Date created: 4/12/2023  
 Last Data Uploaded: 4/12/2023 8:07:25 AM

Developed by Schneider  
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0262-0010	Alternate ID	08W09S01833002620010	Owner Address	PARTINGTON DIXIE
Sec/Twp/Rng	1-9S-8W	Class	VACANT		52 7TH STREET
Property Address		Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 262				

(Note: Not to be used on legal documents)

Date created: 4/12/2023  
 Last Data Uploaded: 4/12/2023 8:07:25 AM

Developed by  Schneider  
 GEOSPATIAL



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



# NWFWMD Report

## Geographical Information

Latitude/Longitude: 29.71839,-85.00174  
 Address: 110 22nd Ave, Apalachicola, FL, 32320, USA  
 Parcel ID: 01-09S-08W-8330-0262-0010  
 Firm Panel (Preliminary): 12037C0509C  
 Firm Panel (Effective): 12037C0509F

## Flood Information

**Flood Zone Information**  
 Preliminary Flood Zone  
 Location of Interest: AH  
 Parcel: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD:59%; AH:41%;  
 Base Flood Information\*: 12.0 ft  
 Effective Flood Zone  
 Location of Interest: AH  
 Parcel: 0.2 PCT ANNUAL CHANCE:57%; AH:43%;  
 Base Flood Information\*: 12.0 ft

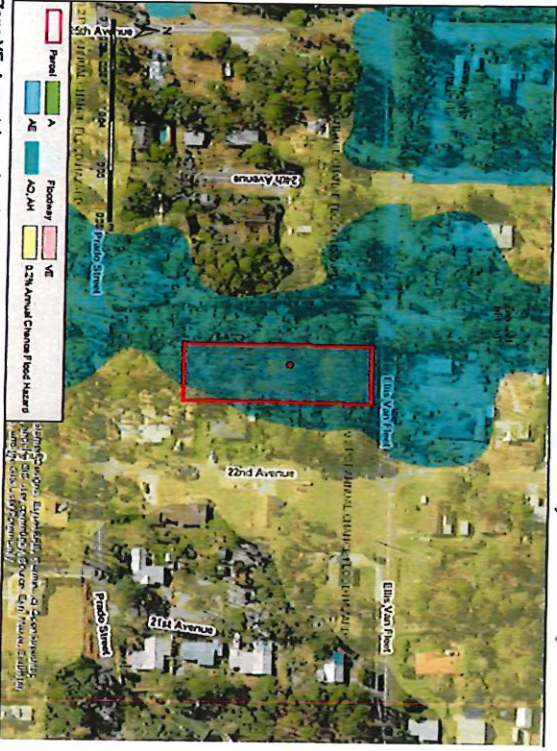
\*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

**Zone VE:** A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding (AO) Sheet flow ponding or shallow flooding where Base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone X: An area of minimal flood hazard.

**Disclaimer:** Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



# NWFWMD Report

## Geographical Information

Latitude/Longitude: 29.71840, -85.00202  
 Address: 110 22nd Ave, Apalachicola, FL, 32320, USA  
 Parcel ID: 01-09S-08W-8330-0262-0200  
 Firm Panel (Preliminary): 12037C0509G  
 Firm Panel (Effective): 12037C0509F

## Flood Information

**Flood Zone Information**  
 Preliminary Flood Zone: AH  
 Location of Interest: AH  
 Parcel: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD:3%; AH:97%;  
 Base Flood Information\*: 12.0 ft  
**Effective Flood Zone**  
 Location of Interest: AH  
 Parcel: 0.2 PCT ANNUAL CHANCE:3%; AH:97%;  
 Base Flood Information\*: 12.0 ft

\*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone X: An area of minimal flood hazard. Zone AO/AH: An area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. Zone X: An area of minimal flood hazard.

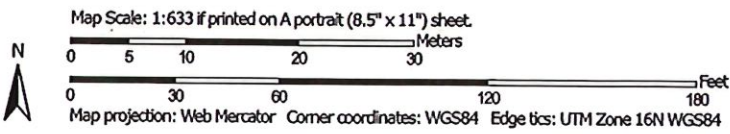
Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.



Soil Map—Franklin County, Florida



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Soil Spot
  - Stony Spot
  - Very Stony Spot
  - Wet Spot
  - Other
- Special Line Features

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida  
 Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2022—Mar 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Leon sand, 0 to 2 percent slopes	0.6	39.6%
31	Rullege fine sand, 0 to 2 percent slopes	0.9	60.4%
Totals for Area of Interest		1.5	100.0%

**LEONARD TOWNHOUSE DEVELOPMENT APPALACHICOLA, FLORIDA  
JWEIKSNER SR PE, LLC 01/2025**

STORM WATER EVENTS & CALCULATIONS	AREA (PRE)	AREA (POST)	RUNOFF COEFFICIENT	EVENT	INTENSITY (IN/HR)	Q (GPM)	Qpost-Qpre (GPM)	Runoff Q(Ft3/M)	Retention Req'd (Ft3)	Min Retention Req'd (Ft3)
EXISTING	PERVIOUS 1.16 Acres			24 Hr - 25 Yr	0.431	34	62	8	11907	11907
UNDEVELOPED	IMPERVIOUS 0.0 Acres		0.15	2 Hr - 2 Yr	1.47	112	213	28	3360	
PROPERTY				1 Hr - 25 Yr	3.86	305	550	73	4380	
				1 Hr - 100 Yr	4.87	384	694	93	5580	
POST DEVELOPMENT NATURAL		0.69 Acres	0.10	24 Hr - 25 Yr	0.431	14			1" Storm Event	4210
				2 Hr - 2 Yr	1.47	46				
				1 Hr - 25 Yr	3.86	121				
				1 Hr - 100 Yr	4.87	152				
Townhouses & Roads		0.42 Acres	0.95	24 Hr - 25 Yr	0.431	78				
				2 Hr - 2 Yr	1.47	266				
				1 Hr - 25 Yr	3.86	699				
				1 Hr - 100 Yr	4.87	882				
Other Surfaces		0.05 Acres	0.40	24 Hr - 25 Yr	0.431	4				
				2 Hr - 2 Yr	1.47	13				
				1 Hr - 25 Yr	3.86	35				
				1 Hr - 100 Yr	4.87	44				



**JMN**  
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 FL PE89871  
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 706-832-3721  
 1511 E Gulf Beach Dr, SGIFL  
 32328

**Table 3-1 Selected Runoff Coefficients (C) for a Design Storm Return Period of Ten Years or Less<sup>1</sup>**

Slope	Land Use	Sandy Soils		Clay Soils	
		Min.	Max.	Min.	Max.
Flat (0-2%)	Lawns	0.05	0.10	0.13	0.17
	Rooftops and pavement	0.95	0.95	0.95	0.95
	Woodlands	0.10	0.15	0.15	0.20
	Pasture, grass, and farmland <sup>2</sup>	0.15	0.20	0.20	0.25
Rolling (2-7%)	Lawns	0.10	0.15	0.18	0.22
	Rooftops and pavements	0.95	0.95	0.95	0.95
	Woodlands	0.15	0.20	0.20	0.25
	Pasture, grass, and farmland <sup>2</sup>	0.20	0.25	0.25	0.30
Steep (>7%)	Lawns	0.15	0.20	0.25	0.35
	Rooftops and pavements	0.95	0.95	0.95	0.95
	Woodlands	0.20	0.25	0.25	0.30
	Pasture, grass, and farmland <sup>2</sup>	0.25	0.35	0.30	0.40

<sup>1</sup>For 25- to 100-yr recurrence intervals, multiply coefficient by 1.1 and 1.25, respectively, and the product cannot exceed 1.0.

<sup>2</sup>Depends on depth and degree of permeability of underlying strata.

## Franklin County, Florida

### 31—Rutlege fine sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2ttkl  
*Elevation:* 0 to 450 feet  
*Mean annual precipitation:* 53 to 61 inches  
*Mean annual air temperature:* 64 to 72 degrees F  
*Frost-free period:* 290 to 320 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Rutlege and similar soils:* 92 percent  
*Minor components:* 8 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Rutlege

##### Setting

*Landform:* Flats, marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Parent material:* Sandy marine deposits and/or fluvio-marine deposits

##### Typical profile

*A - 0 to 13 inches:* fine sand  
*Cg - 13 to 80 inches:* sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water supply, 0 to 60 inches:* Low (about 3.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* A/D  
*Ecological site:* F152AY350FL - East Central Sandy Lowland

*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G152AA141FL)

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G152AA141FL)

*Hydric soil rating:* Yes

## Minor Components

### Scranton

*Percent of map unit:* 2 percent

*Landform:* Sloughs on marine terraces

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Ecological site:* F152AY350FL - East Central Sandy Lowland

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G152AA141FL)

*Hydric soil rating:* Yes

### Pickney

*Percent of map unit:* 2 percent

*Landform:* Depressions on marine terraces

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Ecological site:* F152AY350FL - East Central Sandy Lowland

*Other vegetative classification:* Sandy soils on stream terraces, flood plains, or in depressions (G152AA145FL)

*Hydric soil rating:* Yes

### Pamlico

*Percent of map unit:* 2 percent

*Landform:* Depressions on marine terraces

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Ecological site:* F152AY350FL - East Central Sandy Lowland

*Other vegetative classification:* Organic soils in depressions and on flood plains (G152AA645FL)

*Hydric soil rating:* Yes

### Lynn haven

*Percent of map unit:* 2 percent

*Landform:* Flats on marine terraces

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Ecological site:* F152AY320FL - East Central Sandy Flat

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G152AA141FL)

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Franklin County, Florida  
Survey Area Data: Version 21, Aug 21, 2024



## Franklin County, Florida

### 22—Leon sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2rz0s

*Elevation:* 0 to 300 feet

*Mean annual precipitation:* 60 to 69 inches

*Mean annual air temperature:* 63 to 72 degrees F

*Frost-free period:* 252 to 306 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Leon and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Leon

##### Setting

*Landform:* Flatwoods, marine terraces

*Landform position (three-dimensional):* Tread, talf

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear

*Parent material:* Sandy marine deposits

##### Typical profile

*A - 0 to 5 inches:* sand

*E - 5 to 18 inches:* sand

*Bh - 18 to 26 inches:* sand

*E' - 26 to 65 inches:* sand

*B'h - 65 to 80 inches:* sand

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* High

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.20 to 1.98 in/hr)

*Depth to water table:* About 2 to 18 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 4.0

*Available water supply, 0 to 60 inches:* Low (about 5.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4w

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D  
*Ecological site:* F152AY320FL - East Central Sandy Flat  
*Forage suitability group:* sandy soils on flats of mesic or hydric lowlands (G133AA141FL)  
*Other vegetative classification:* sandy soils on flats of mesic or hydric lowlands (G133AA141FL), North Florida Flatwoods (R152AY004FL)  
*Hydric soil rating:* No

### Minor Components

#### Leon, hydric

*Percent of map unit:* 5 percent  
*Landform:* Flats on marine terraces  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F152AY320FL - East Central Sandy Flat  
*Other vegetative classification:* sandy soils on flats of mesic or hydric lowlands (G133AA141FL)  
*Hydric soil rating:* Yes

#### Pottsburg

*Percent of map unit:* 4 percent  
*Landform:* Flats on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F152AY320FL - East Central Sandy Flat  
*Other vegetative classification:* sandy soils on flats of mesic or hydric lowlands (G133AA141FL)  
*Hydric soil rating:* No

#### Hurricane

*Percent of map unit:* 4 percent  
*Landform:* Flats on marine terraces, rises on marine terraces  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F152AY320FL - East Central Sandy Flat  
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G133AA131FL)  
*Hydric soil rating:* No

#### Mandarin

*Percent of map unit:* 3 percent  
*Landform:* Flats on marine terraces, rises on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F152AY320FL - East Central Sandy Flat  
*Other vegetative classification:* Sandy soils on rises and knolls of mesic uplands (G152AA131FL)

*Hydric soil rating:* No

**Rutlege**

*Percent of map unit:* 2 percent

*Landform:* Depressions on marine terraces

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Ecological site:* F152AY350FL - East Central Sandy Lowland

*Other vegetative classification:* Sandy soils on stream terraces, flood plains, or in depressions (G152AA145FL), North Florida Flatwoods (R152AY004FL)

*Hydric soil rating:* Yes

**Pickney**

*Percent of map unit:* 2 percent

*Landform:* Flats on marine terraces

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Ecological site:* F152AY350FL - East Central Sandy Lowland

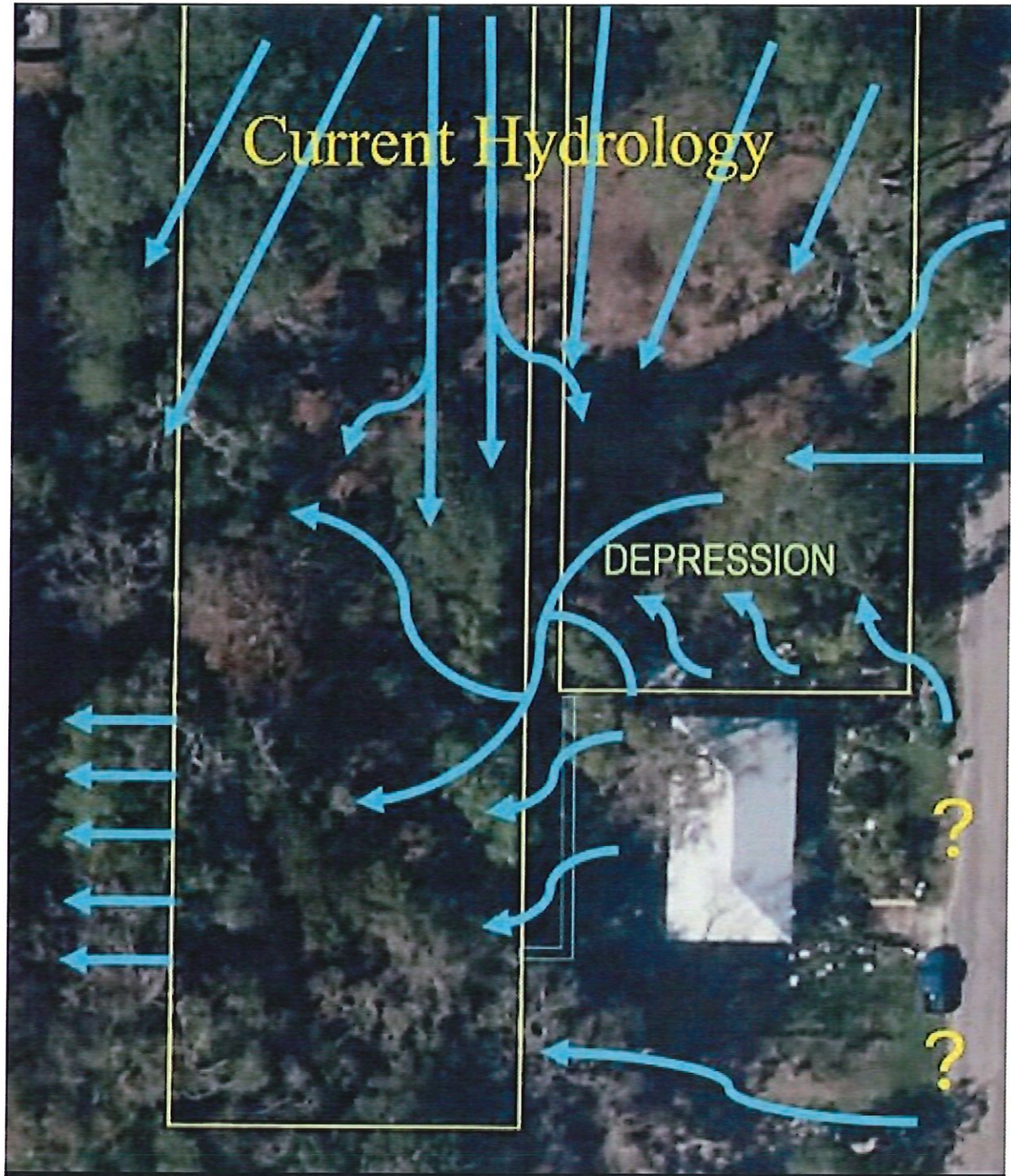
*Other vegetative classification:* sandy soils on flats of mesic or hydric lowlands (G133AA141FL), North Florida Flatwoods (R152AY004FL)

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Franklin County, Florida

Survey Area Data: Version 21, Aug 21, 2024



Soil Map—Franklin County, Florida



Soil Map may not be valid at this scale.




Map Scale: 1:617 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida  
 Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2022—Mar 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Leon sand, 0 to 2 percent slopes	0.6	37.7%
31	Rutlege fine sand, 0 to 2 percent slopes	1.0	62.3%
<b>Totals for Area of Interest</b>		<b>1.7</b>	<b>100.0%</b>

Surface Water Management, System—Franklin County, Florida



Map Scale: 1:617 if printed on A portrait (8.5" x 11") sheet.























Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84





## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI) 
  - Background  Aerial Photography
- Soils
  - Soil Rating Polygons**
    - Very limited 
    - Somewhat limited 
    - Not limited 
    - Not rated or not available 
  - Soil Rating Lines**
    - Very limited 
    - Somewhat limited 
    - Not limited 
    - Not rated or not available 
- Soil Rating Points
  - Very limited 
  - Somewhat limited 
  - Not limited 
  - Not rated or not available 
- Water Features
  - Streams and Canals 
- Transportation
  - Rails 
  - Interstate Highways 
  - US Routes 
  - Major Roads 
  - Local Roads 

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida  
 Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2022—Mar 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Surface Water Management, System

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
22	Leon sand, 0 to 2 percent slopes	Not limited	Leon (80%)		0.6	37.7%
			Leon, hydric (5%)			
			Pottsburg (4%)			
			Hurricane (4%)			
			Mandarin (3%)			
			Pickney (2%)			
31	Rutlege fine sand, 0 to 2 percent slopes	Somewhat limited	Rutlege (92%)	Ponding (0.50)	1.0	62.3%
			Pickney (2%)	Ponding (0.50)		
			Pamlico (2%)	Ponding (0.50)		
<b>Totals for Area of Interest</b>					<b>1.7</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Somewhat limited	1.0	62.3%
Not limited	0.6	37.7%
<b>Totals for Area of Interest</b>	<b>1.7</b>	<b>100.0%</b>

## Description

The ratings for Surface Water Management, System are based on the soil properties that affect the capacity of the soil to convey surface water across the landscape. Factors affecting the system installation and performance are considered. Water conveyances include graded ditches, grassed waterways, terraces, and diversions. The ratings are for soils in their natural condition and do not consider present land use. The properties that affect the surface system performance include depth to bedrock, saturated hydraulic conductivity, depth to cemented pan, slope, flooding, ponding, large stone content, sodicity, surface water erosion, and gypsum content.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as that listed for the map unit. The percent composition of each component in a particular map unit is given so that the user will realize the percentage of each map unit that has the specified rating.

A map unit may have other components with different ratings. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

**Restrictive and Protective Covenants of Magnolia Allee, a subdivision in the city of Apalachicola, Florida.**

**PROPERTY SUBJECT TO COVENANTS**

All property within the defined space listed as Magnolia Allee

**ARTICLE II**

**COVENANTS IMPOSED**

Each and every lot in said Addition shall be subject to the following protective and restrictive covenants. The purpose of these covenants is to ensure proper use and appropriate development and improvement of the Addition to protect the owners of property therein against such improper use of surrounding lots as may depreciate the value of the property, to guard against erection thereon of building built of improper or unsuitable materials; to ensure adequate and reasonable development of said property, to encourage the erection of attractive improvements thereon, with appropriate locations thereof, to prevent haphazard and inharmonious improvement and in general to provide adequately for the highest type of quality of improvement in the Addition.

These easements, covenants, restrictions and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof, and shall insure to the benefit of each owner thereof.

**ARTICLE III DEFINITIONS**

**SUBDIVISION**

The By-laws of the Magnolia Allee Homeowners Association are attached hereto.

1. "Properties" shall mean and refer to that certain real property hereinbefore described.
2. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map or plat of the Properties.
3. "Member" shall mean and refer to every person or entity who holds membership in the Association.
4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
5. "Declarant" shall mean and refer to It's A Cluster, LLC, its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.
6. "Developer" shall mean the same as "Declarant."
7. "Single Family Residence" shall mean and refer to those residential structures as constructed upon Lots 1 through 7 and lots 20 through 30 inclusive, of the Subdivision.

8. "Magnolia Allee" shall mean and refer to those single family residential structures as constructed upon Lots 1 through 7 and lots 20 through 30 inclusive, in accordance with the Planned Unit Development provisions, as approved by the City of Apalachicola.
9. "Roadways" shall mean paved streets including Magnolia Allee Lane within the subdivision.
10. "Capital expenditures" shall mean the costs associated with making additions, improvements or alterations to existing Association common properties.

#### ARTICLE IV MEMBERSHIP AND VOTING RIGHTS

1. Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract purchasers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.
2. Each Owner shall have one membership for each Lot owned. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.
3. Voting membership and the rights thereof and the manner of exercise thereof shall be in accordance with the provisions of the By-Laws of the Homeowner's Association of the subdivision.

#### ARTICLE V PROPERTY RIGHTS

1. Easement of Access for Maintenance. The Association and such persons as may be engaged by the Association for maintenance purposes, shall have the right to enter upon the exteriors of any residence site for the performance of maintenance of the stormwater drainage and retention areas and exterior of the residence site within Article X of these Covenants.

#### 2. ARTICLE VI COVENANT FOR MAINTENANCE ASSESSMENTS

1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a Deed for a Lot, whether or not it shall be so expressed in such Deed, is deemed to covenant and agrees to pay to the Association, with respect to each Lot: (1) such assessments as are levied pursuant to an annual budget adopted by the Association on not less than thirty (30) days' notice to the members, which notice shall contain a copy of the proposed budget, and (2) special assessments for capital improvements or replacement, such assessments to be established and collected from

time to time as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each assessment, together with interest, costs, and reasonable attorney's fees for collection thereof shall be the personal obligation of the person or entity who was the Owner of such property at the time the assessment became due. The personal obligation for delinquent assessments shall not pass to the owner's successors in title unless expressly assumed by them. The Declarant shall maintain all Lots owned by Declarant at its sole cost and expense.

2. Assessment Funds. The costs for maintenance of common areas, amenities and Subdivision infrastructure, as well as operating costs of the Homeowners Association will be assessed as follows:
  - a. All lots, except unimproved lots owned by the developer, will be assessed full, pro rata share. Such costs to be assessed include, but are not limited to:
    - i. The maintenance, repair, and replacement of roadways within the development.
    - ii. The Stormwater drainage and retention system.
    - iii. The signage designating the name of the Magnolia Allee development, as erected within the Properties.
    - iv. The cost of operation, maintenance and replacement of the water distribution systems and wastewater drainage system throughout the Subdivision, to each lot. Costs related to water distribution systems and wastewater drainage systems on each lot to support its residence, up to and including the attachment site into the shared water distribution system and wastewater drainage system are the responsibility of that lot owner.
    - v. The cost of management of the Association, including liability insurance for the members of the Board of Directors.
  - b. Further, Magnolia Allee will be assessed for the following additional items:
    - i. The maintenance, mowing, and general care of the lawns, and the trimming and maintenance of trees within 50 feet of the front lot line of each Magnolia Allee. Such tree maintenance shall cease at the end of calendar year 2028.
    - ii. The cost of routine, recurrent resealing of the asphalt driveways of the residences when done concurrently with resealing of the roadways.
    - iii. Special Assessments. Unbudgeted and/or unreserved expenses may arise from time to time and will be handled as Special Assessments, to be allocated and collected based on the circumstances of each event and as determined by the Board of Directors. .
3. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the sale by Developer of the Lot. Each Lot shall be subject to an assessment in an amount as calculated in accordance with Article VI, Paragraph 2, above. The first annual assessment shall be adjusted according to the number of months remaining in the

calendar year. The annual assessment shall be paid in equal monthly installments, and the due dates and delinquency dates shall be uniformly established by the Board of Directors of the Association. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot are current or delinquent. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

4. **Effect of Non-payment of Assessments; Remedies of the Association.** All assessments shall have a due date as determined by the Association Board. Any assessment not paid within thirty (30) days after the due date shall bear a flat fee of \$25 per month cumulative from the due date, but waived if paid within the 30 day grace period. Such a delinquency of any assessment shall give the Association the right to declare the remainder of the entire annual assessment for that year immediately due and payable. The Association may bring any action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property by an action in equity. In any such action, interest, costs and reasonable attorney's fees shall be added to the amount of the delinquent assessment and collected as part of said judgment. In the event of such a foreclosure, if the Association waives any and all rights to a deficiency judgment against the Owner, the period for redemption shall be reduced as provided by the statutes of the State of Florida. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his Lot.
5. **Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage placed upon any Lot. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien only of such assessments as to payments which became due prior to such sale or transfer, provided that such sale or transfer shall not extinguish the personal obligation of the prior owner or his heirs, successors or assigns, for payment of such assessment. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.
6. **Exemption from Assessments.** All property conveyed to and accepted by a local public authority shall be exempt from the assessments created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.
7. **Alternative Payment of Annual Assessments.** Any Owner may elect, in lieu of equal monthly payments, to pay the entire annual assessment in one lump sum, on or before February 1 of any calendar year. The exercise of this right to make a single annual payment of the annual assessment shall not require said Owner to make payment of subsequent annual assessments in one lump sum.
8. **Waiver as To Developer's Obligation to Establish Reserves.** Each purchaser of a Lot within the Properties, hereby specifically acknowledges that the Developer has no obligation to, and has not, provided any funds for reserve accounts to replace common elements within the Subdivision. Each purchaser further acknowledges and waives any claim against the Developer or any interim Association board members for any acts or omissions prior to transfer of control

**of the Association, including the failure to fund the reserve accounts, or any other actions, other than willful and wanton misconduct.**

9. Maintenance of Exterior of Residences. It is understood that the Association shall not be responsible for the exterior maintenance of any lot or Residence, except as specified in Article VI, Paragraph 2B (Assessment Funds, Lots), above.
10. Administration of Cost of Maintenance of Road: TBD
11. Capital Expenditures. From time to time, it may become advisable or desirable to make an improvement, addition or change in one of the elements of the neighborhood falling within the responsibilities of the Association (for example, upgrading the water system). The Board of Directors shall have the authority to expend Assessment Funds, beyond the limits as specified in Article VI Paragraph 2 A & B, above, for a Capital expenditure project, up to the spending limit approved by the membership. If the cost of the project is such that the regular Assessment Funds are deemed sufficient to cover the proposed Capital Expenditure, then including that Capital Expenditure in the annual budget that is proposed and approved at the annual meeting is sufficient for the approval. Otherwise, the cost of the Capital expenditure project will have to be covered by Special Assessment and both the project and Special Assessment shall require approval of a majority vote of members.

## ARTICLE VII

### ARCHITECTURAL CONTROL

1. Scope of Architectural Control. The Board of Directors of the Association shall appoint an Architectural Control Committee composed of one active Board member and two additional owners. New members are to be appointed by the then current board, as needed. Owners desiring to add to, take away from, or otherwise change the outside appearance of their Properties/Homes must submit the plans and specifications showing the nature, kind, shape, height, elevation, materials, color and location of the proposed changes to the Architectural Control Committee for approval prior to commencement of the work. Changes that require approval include, but are not limited to: room additions, patio and deck changes, "hard-scaping" changes, and major landscaping changes. For those projects requiring a county building permit, the plans and drawings associated with applying for the permit will normally suffice to describe the project to the committee. In the event the Architectural Control Committee fails to approve or disapprove such design, color, and location within ninety (90) days after said plans and specifications have been submitted to it, approval will not be required and the requirements of this Article will be deemed to have been met. Should the project be disapproved by a majority vote of the Architectural Control Committee, the requesting Owner may appeal the decision to the Board of Directors of the Association. Likewise, should a majority of the members of the Board of Directors maintain the disapproval, the requesting Owner may seek the approval of a two-thirds majority of Owners via a written ballot. Out buildings that complement the appearance of the residence shall be permitted, with the prior written approval of the Architectural Control Committee.



2. Reasons for Architectural Control. The primary purpose of Architectural Control, properly exercised, is to protect the value of Lots and Residences in the development. This control is not to be viewed as a means for suppressing expressions of individuality. It is expressly acknowledged, however, that the Architectural Control Committee, during the construction of the Magnolia Allee development, shall consist of the members of the Developer, so that the Developer may maintain control over the construction of all residences within the subdivision and may maintain a uniform, high quality residential development. Secondary purposes of Architectural Control are:
  - a. To give the Owners essential information regarding the development.
  - b. To offer advice to ensure the best possible solution of the design problem for all concerned.
  - c. To help ensure the Lot Owners that nothing shall be done on any Lot which would impair the attractiveness of any other Lot.

## ARTICLE VIII

### SPECIFIC PROVISIONS AND USE RESTRICTIONS

1. Type of Housing Structures. No Single Family Residence inconsistent with the concepts initially promulgated by developer shall be permitted.
2. Storm Doors. All storm doors must be of a full view and painted to coordinate with the color scheme of the structure.
3. Mailboxes. Each resident will have a mailbox selected and positioned by the developer.
4. Gardens, Landscaping Areas, and Preservation of Natural Habitat. Each Lot Owner shall make every effort to preserve as many of the existing viable mature trees as possible, except as the same may interfere with the dwelling area. Additionally, new landscaping added to any Lot within the Subdivision shall be consistent with the look and style of the Magnolia Allee neighborhood.
5. Adoption of Codes. In order to maintain reasonable control of construction for the benefit and safety of the residents, and to fully comply with all legal requirements, all construction shall be done under the requirements of the latest edition of the Building Codes in effect in the city of Apalachicola, FL.
6. Use Restrictions.
  - a. No trailer, basement, tent, shack, garage, barn or other outbuilding in said Subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
  - b. Motorcycles, all-terrain vehicles, trucks, trailers, boats, boat trailers, mobile homes, motor homes, campers, camper trailers, and other motorized vehicles, except family vehicles, shall not be parked or stored on any driveway, Lot or street in said Subdivision.
  - c. (c) Due to the unsightliness and possible annoyance to the other residents of said Subdivision, no extensive work such as dismantling or repairing of automobiles, boats or any machinery or any similar vehicles or machinery in the driveways or streets throughout the Subdivision shall be permitted.

- d. Firewood may be stored on any Lot only in such a manner which in no way becomes unsightly to the immediate surrounding Lot Owners.
- e. No signs of any kind shall be displayed to the public's view on any Lot except one professional sign of not more than five square feet, advertising the property for sale or rent, or signs used by the Developer-Owner and any builder to advertise the property during the construction and sales period, and with the further exception of one sign to be maintained by the Association at the entrance to the addition.
- f. No noxious nor offensive trade or activity shall be carried on any Lot in said Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other Lot Owners in said Subdivision.
- g. The following exterior lights are not permitted within the Subdivision:
  - i. Mercury vapor lights.
  - ii. Insect control lights.
- h. Rentals of residence: Owners may rent their property with a formal lease agreement for not less than a consecutive 30 day period. Such lease agreements must be approved by a majority of the Board of Directors no less than thirty (30) days prior to the commencement of the lease, and the lease agreement shall clearly state that the Lessee shall be bound by all applicable By-Laws and Covenants of the Association.

## ARTICLE IX INSURANCE

1. Duties of Association. The Association shall have the duty to purchase, carry and at all times to maintain in force insurance for the interest of the Association, in such amounts and with such endorsements and coverage as shall be hereinafter specified. Such insurance shall include, but need not be limited to:
  - a. A policy or policies insuring the Association, its officers and Board of Directors and employees against any liability to the public, the Owners, contract purchaser in possession, their invitees or tenants, incident to Association Activities. Limits of liability under such policy shall be not less than \$100,000/\$300,000 for personal injury and \$100,000 for property damage in each occurrence. Such policy or policies shall be issued on a comprehensive liability basis to provide cross-liability endorsements wherein the rights of the named insured under the policy shall not be prejudiced as respects the right of action of any insured against any other named insured.
  - b. Fidelity bond for all officers and employees of the Association having control over the receipt or disbursements of funds in such penal sums shall be determined by the Association in accordance with its By-laws.
2. Duties of Owners. Each Owner shall have the duty to purchase, carry and at all times maintain in force insurance covering the Lot and dwelling unit owned by the Owner, the improvements thereon appurtenant thereto against loss or damage by fire and hazards covered by a standard homeowners extended coverage policy in an amount which shall

be equal to the maximum insurable replacement value, as determined annually by the insurance carrier. Further, limits for liability under such policy shall be not less than \$100,000.00/\$300,000.00 for personal injury. The Association shall be named additional insured on all such policies in order to enforce the replacement and reconstruction of any such insured dwelling. Each Owner shall commence and conduct repair and restorations of his dwelling upon damage or destruction by fire or other casualty or intentional mischief as provided in Article X hereof.

3. Failure of Owners to Buy Insurance. Should any Owner fail to pay the premiums for the insurance required under this Article, the Association, at its option, may pay such charges and make a special assessment against the nonpaying Owner for any sums so expended. Such special assessment may be collected from the Owner in the same manner as provided in Article V for the collection of other assessments.

## ARTICLE X REPAIR AND RESTORATION

1. General. Notwithstanding that the placing, carrying and maintaining in force of insurance against all loss, damage and destruction is provided for in this Declaration, the Owners shall have the affirmative obligation for repair and restoration as set forth in this Article.
2. Residence Units. Should any residence or any part of such residence, including windows, be damaged or destroyed by fire or other casualty or by intentional mischief, the Owner of the lot upon which the same is situated shall, at his own cost and expense repair and restore the same or cause the same to be repaired and restored substantially in accordance with the original plans. All such repair and restoration work and the plans and specifications therefore shall be approved, done and performed in accordance with all applicable laws, ordinances, regulations and building codes of the City of Apalachicola, Franklin County, Florida, subject to the approval of the Association.
3. Timing and Completion. Planning for the completion of the repair and restoration work referred to shall be commenced within ninety (90) days after the happening of the destruction or damage, time being of the essence, and once commenced the same shall be pursued diligently to completion. If such repair and restoration work is not timely commenced, the Association may, by notice to the responsible party, elect to repair or restore the same or cause the same to be repaired or restored on behalf of and at the cost and expense of the responsible party or parties and in that event all insurance proceeds collected and any additional amount of costs and expenses in excess thereof shall be forthwith paid over to the Association to be used by or to reimburse it for such repair or restoration. Any shortfall of insurance proceeds in relation to the above costs shall be handled as a Special Assessment to the Residence Owner.
4. Approval of Plans. No work provided for in this Article or elsewhere in this Declaration shall be commenced and no structure shall be painted or repainted on the exterior thereof or constructed, altered or repaired until complete plans and specifications for the work, including color schemes, shall have been submitted to and approved by the Association or its Architectural Control Committee and by any governmental body having jurisdiction of such work.

ARTICLE XI  
PETS

1. Limitation of Pets. There shall be no more than two outdoor pets residing on any Lot. This restriction shall be binding upon each Owner of said Lot, his tenants, or contract purchaser residing on such Lot. In addition, no Lot Owner shall keep, maintain or use any portion of the Lot as a dog kennel, dog run, dog pen, or enclosure. No Lot owner shall keep a dog tied outside of the residence on a regular basis.
2. Leash Restrictions. Whenever any house pet is outside the building located upon any Lot, such house pet must be kept either on a leash of sufficient strength to restrain such pet, or within an invisible fence sufficient to prevent its running at large.
3. Exceptions. The restrictions of this Article shall not apply to fish or birds as household pets.

ARTICLE XII  
GENERAL PROVISIONS

1. Enforcement. The Association, or any Owner, shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, or reservations now or hereafter imposed by the provisions of this Declaration. The Association shall have the sole right to enforce, by proceedings at law or in equity, the liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant to restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Owner or Owners from time to time of any Lot or Lots and the Association shall have the right to collect from the party or parties violating or threatening to violate these Restrictive Covenants, or any part thereof, either jointly or severally, all damages, costs, expenses and attorney's fees resulting from the violation thereof or incurred in or in connection with said legal proceedings.
2. Severability. Invalidation of any one of these covenants or restrictions by Judgment or Court Order shall in no way affect any other provisions which shall remain in full force and effect.
3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty-one (21) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each. This Declaration may be amended by an instrument signed by not less than two-thirds (2/3rds) of the Lot Owners. Any amendment must be recorded to be binding.