

RESIDENTIAL INSTRUCTION SHEET

The following is a list of the necessary documentation needed for construction of a single family home in Franklin County:

Two complete sets of building plans. New structures and substantial additions **must** be certified, by a Florida Engineer or Architect that the structure can withstand the wind forces and wave action of a 100-year storm and be in compliance with the Florida Building Code. Single family homes constructed in an R-1 zone must have minimum of 1,000 square feet of heated floor area.

A valid septic tank permit or letter of service from the local sewer district. Also, for property within the St. George Island Plantation, a letter from the local utility company stating that water service is available to the property.

Survey of property by a registered surveyor including flood information and legal description with Parcel I.D. Number. (Topographical survey are required if the property is in a rated flood zone).

Florida Energy Code Form. (This should be completed by the owner or installer if residential or by a Florida Engineer or Architect if commercial).

Site plan giving the location of the house, septic system, well, driveway and other cleared areas.

Portalet Agreement and Culvert Agreement.

Notice of Commencement.

List of all subcontractors to be used.

All Construction within 150 feet of mean high water or wetlands requires a Critical Shoreline Inspection (Completed by the Building Official) prior to issuance of a county building permit. All construction within 50 feet of mean high water or wetlands, with exception of private docks, requires a variance from the Board of Adjustment and approval from the Planning and Zoning Commission as well as the Board of County Commissioners (City of Carrabelle 20 feet). There is a \$100 Critical Shoreline Inspection Fee and a \$100 variance fee in addition to the building permit fee within these area.

Franklin County setback requirements are as follows: 25 feet from any road right-of-way, ten feet from the sides and rear. Construction on lots located on the water must be at least 50 feet from the mean high water.

City of Carrabelle setback requirements are as follows: 25 feet from the front yard and property line bordering Highway 98 or County Road 67, ten feet from the rear yard, seven feet for a one story and nine feet for a two story for the side yard. Construction on lots located on the water must be at least 20 feet from the mean high water in the City of Carrabelle

The Franklin County Building Department must determine the zoning of the property. Also to be determined is whether the property will be affected by the Department of Environmental Protection's Coastal Construction Control Line which lies on the gulf side of St. George Island, Dog Island, and Alligator Point.

If you have any questions concerning construction in Franklin County or City of Carrabelle, please call:
Franklin County Planning & Building Department (850) 653-9783
34 Forbes Street, Suite #1, Apalachicola, FL 32320

Franklin County Health Department (850) 653-2113 EXT 117
Florida Power Corporation will determine the power pole location for each property.
NOTE: Contact Florida power at 1-800-700-8744 before you set your power pole.

YOUR 911 # MUST BE POSTED BEFORE FLORIDA POWER WILL CONNECT YOUR POWER.