



# Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, August 10, 2021 at 6:30 pm

**34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

## **\*\*\*Meeting Information\*\*\***

### ***Meeting Information***

Effective May 4, 2021, the general public will be allowed in the commission meeting room for meetings. The Planning & Zoning Commission encourages the public to continue the use of Zoom. Those wanting to view or participate virtually during the meeting should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing issues with Zoom, call (850) 653-9783 option 3 or 2 for assistance.

To join Zoom via computer, use the link <https://zoom.us/j/94432234596> on the meeting date and time. If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID number (944 3223 4596#). All attendees are muted by default.

You may address the Commission on an agenda action items for up to three minutes (which may change based on the number of speakers waiting to comment) during the meeting after a motion has been seconded and you are recognized by the Chairman.

Once recognized by the Chairman, if you are on Zoom with a computer or smart device select the 'raise hand' icon. If you have dialed in to the meeting by phone press \*9 to raise your hand, then \*6 to unmute.

Public engagement is important to us and use of Zoom for public participation

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Organizational Vote**

The following is the make-up of the new Planning & Zoning Adjustment Board:  
James Morris (District 1)

Ben Houston (District 2)  
Mitch Griner - Chairman (District 3)  
Vacant (District 4)  
Jerry Jackson (District 5)  
Alex Skorvonsky - Vice Chairman (At Large)  
David Duncan (At Large)  
Joey Taranto (Alternate)  
Tony Shiver (Alternate)

**Board Action: To accept Board Members as presented.**

**4. Approval of Minutes**

**a. June 9, 2021 BOA Meeting Minutes for approval**

**b. July 27, 2021 P&Z Meeting Minutes for approval**

## **Building Report**

**5. June Monthly Building Report**

***New Homes***

**Total: 8**

Eastpoint - 2

Carrabelle - 1

Alligator Point - 1

St. George Island - 3

St. James - 1

***Mobile Homes***

**Total: 1**

Eastpoint - 1

**6. July Monthly Building Report**

***New Homes***

**Total: 11**

Lanark - 1

Apalachicola - 2

Eastpoint - 2

St. George Island - 2

Carrabelle - 3

Alligator Point - 1

***Mobile Homes***

**Total: 3**

Lanark - 1

Apalachicola - 1

Eastpoint - 1

## Variance Requests

### 7. 355 Bruce Street

Consideration of a request for a variance to construct a house (footprint 1458 Sq feet) 18' into the Critical Habitat Zone setback and 3' into the front setback. Applicant is also requesting a variance to construct a swimming pool 38 feet into the Critical Habitat Zone setback requirement. Property is described as 355 Bruce Street, Block 57, Lot 1, Unit 5, St. George Island, Franklin County, Florida. Request submitted by Billy G. Blackburn, Applicant.

### 8. 219 West Gorrie Drive

Consideration of a request for a variance to construct a 15' x 50' Storage Building 5.5 feet into the 10-foot left and right-side setbacks. Property is described as 219 West Gorrie, West Block 9, Lot 11, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Calvin Dunn, agent for Gary Rhinehart, applicant.

## Critical Shoreline Applications

### 9. 1490 Alligator Drive

Consideration of a request to construct a 350'x4' Single Family Dock with a 26'x6' Terminus Platform and a 40'x14' Covered Boat Lift. Property is described as Block L, Unit 2, Lot 4 Penn Point, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Agent for Jay Briland, applicant. Proposed request will be contingent upon State and Federal Permits.

### 10. 1494 Alligator Drive

Consideration of a request to construct a 300'x4' dock access walkway with a 16'x10' Terminus to an existing deck. Property is described as Block L, Unit 2, Lot 2, Alligator Point, Franklin County, Florida. Request submitted by Salty Dog Construction, agent for Varela & Blair Anderson, applicants. Proposed request will be contingent upon State and Federal Permits.

## Commercial Site Plan Review Applications

### 11. 2118 Highway 98

Consideration of a request for Commercial site plan review of an RV Park on property described as 2118 Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Team Golson Motorsports, Inc, applicant.

## Ordinance Amendment Applications

**12. St. James Bay PUD**

Consideration of a request to amend verbiage for the current St. James Bay PUD to include 'RV Park' as a usage in the description of the commercial space. Request submitted by Garlick Environmental Associates, agent for Casey Meeks, applicant.

**Re-Zoning & Land Use Change Applications**

**13. 780 Hickory Hammock Road**

Consideration of a request for Public Hearing to re-zone a 38.54 acre parcel lying in Section 25, Township 6 South, Range 4 West, property address described as 780 Hickory Hammock Road, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential District. Request submitted by Wanda Rose, agent for Al Byrne and Mary Lynn Mathre, applicants.

**Zoning Administrator's Report**

**14. Proposed Franklin County Comp Plan Amendment**

This is a proposed amendment to the Franklin County Comprehensive Plan. Commission Board will not be asked to vote on this proposed plan until September Board Meeting.

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Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda published on 08/04/2021 at 10:18 AM

**FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

**JUNE 09, 2021**

**10:00 AM**

**MINUTES**

**MEMBERS PRESENT:** Mitch Griner, Chairperson; David Duncan; Larry Hale; Michael Shuler, County Attorney; Cortni Bankston, Zoning Administrator

**Variance Requests**

- A. Consideration of a request for a variance to construct a single-family dwelling and stairs/covered porch 4.4 feet into the 25-foot front setback, an open deck 10 feet into the rear 50-foot wetlands setback. Property described as 689 Longwood Court, Lot 43 Whispering Pines Sub Phases 3 & 4, Eastpoint, Franklin County, Florida. Request submitted by Southeastern Consulting Engineers, Inc, agent for Tiffany Boone, applicant.  
**Motion to approve by David Duncan, Seconded by Larry Hale. All in favor, none opposed. Motion Carries.**
  
- B. Consideration of a request for a variance to construct a HVAC Platform deck and stairs 48 inches into the 10 foot side setback. Property described as 114 Connecticut Street, Unit 1 Block J Lot 13, Lanark Village, Franklin County, Florida (House permit # 30078). Request submitted by Dale Crowson, agent for Martha K. Swaggerty, applicant.  
**Motion to approve by Larry Hale, Seconded by David Duncan. All in favor, none opposed. Motion Carries.**

**Meeting Adjourned at 10:07AM**

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**Chairperson / Date**

# Planning & Zoning Commission - Regular Meeting

Tuesday, July 27, 2021 6:30PM

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

## MINUTES

### Members Present:

*Alex Skovronsky, Chairman; Ben Houston; Jerry Jackson; Cortni Bankston, Zoning Administrator*

#### 1. Call To Order

6:30PM

#### 2. Pledge Of Allegiance

#### 3. Approval Of Minutes

June 8, 2021 Regular Meeting Minutes

**Motion to approve, Ben Houston. Seconded by Jerry Jackson. All in favor (3). None Opposed. Motion Carries.**

#### 4. Monthly Building Report

May Monthly Building Report

#### 5. Critical Shoreline Applications

##### a. 1474 Alligator Drive

Consideration of a request to construct a Single Family Residential Dock with a 353'x4' access walkway with a 8'x20' Termimus and Two (2) 12'x20' Boat lifts. Property is described as Lot 3 of Lot 9 Sub Penn Point, Block L, Unit 2, 1474 Alligator Drive, Alligator Point, Franklin County, Florida. State and Federal Permits have been recieved. Request submitted by Docks 4 Less, agent for John Adam Dowdy, III. (Application originally submitted and approved 5/14/2019)

**Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.**

##### b. 26 Mardi Gras Way

Consideration of a request to modify an existing dock by adding a 24'x6' access walkway, a 6'x3' step-down, and a 12'x24' uncovered boat lift. Property is described as Lot 20 Holiday Beach, Unit 1, 26 Mardi Gras Way, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Debra Fadool, applicant. State and Federal Permits have been received.

**Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.**

**Board comments/Concerns: Chairman inquired about the 25% coverage rule of canal.**

**Agent showed overgrowth on arial photo makes it hard for us to see but on site plan, Page 6 shows the canal setback requirements have been met.**

**c. 147 Harbor Circle**

Consideration of a request to construct a Single Family Dock with a 231'x4' access walkway, a 26'x4.5' Terminus with a 26'x1.5' Step-down, and Two (2) 16'x26' Covered Boat Lifts. Property described as Tract 4 Alligator Harbor, 147 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Steven Fling, applicant.

**Motion to approve contingent upon State and Federal Permits by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.**

**Board Comments/Concerns: Charmain's only concern was the location of the neighboring dock built crooked and not straight to the left of the proposed dock. There is a house in between and they will have a hard time getting approved for a dock in future because of the neighboring dock.**

**d. 333 River Road**

Consideration of a request of a tear down and rebuild of a Single Family Dock with a 51'x6' access walkway and a 13'x38' Covered Boat Lift. Property is described as Block 5, Carrabelle River Sub Lot 3 & North 35' of Lot 4, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for John Mooney, applicant. Applicant will be contingent upon State and Federal Permits.

**Motion to approve contingent upon State & Federal Permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None Opposed. Motion carries.**

**e. 1927 Indian Harbor Road**

Consideration of a request to construct a new 4'x237' Single Family Dock with a 6'x26' Terminus and a 3' step-down. Property is described as Lot 7 Indian Bay Village, 1927 Indian Harbor Road, St. George Island, Franklin County, Florida. State and Federal Permits have been received. Request submitted by Better Built Docks, agent for Jared Orciani, applicant.

**Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.**

**f. 1968 Highway 98 West**

Consideration of a request to construct a New Single Family Dock with a 242'x4' access walkway with a 15'x15' midway access deck, a 10'x16' Terminus, and Two (2) 10'x20' Boat Lifts. Property is described as Lot 1 Crooked River Light House Reservation, 1968 Highway 98 West, Carrabelle Beach, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Jennifer Smith, applicant. Application will be contingent upon State and Federal Permits.

**Motion to approve contingent upon State & Federal Permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). Motion carries.**

**Board Comments/Concerns: Applicant confirmed that the current dilapidated dock will be removed & new proposed will be built in its place.**

**g. 2392 Highway 98 West**

Consideration of a request to add fill to construct a driveway over a portion of a jurisdictional wetland on the front of the property. Property is described as Pinewood Shores Sub Lot 3 being 1.07 Acres, 2392 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick

Environmental Associates, agent for Rick Soria, applicant. The applicant will be contingent upon FDEP permit.

**Motion to approve by Jerry Jackson contingent upon Federal permit. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.**

**Board Comments/Concerns: Chairman asked about dirt road on site map which shows a possible driveway to the applicants property. Agent stated the dirt road really isn't a road and stops well before reaching the applicant's property. Member Jackson asked about DEP and State approving jurisdictional wetland. Agent advised State gave jurisdiction to FDEP.**

**h. 4530 St. Theresa Landings Road**

Consideration of a request to modify an existing Community Dock by adding 12.6'x12.6' Boat lift. Property described as parcel # 28-06-02W-1000-0000-0COM, St Theresa Landings Road, St. Theresa, Franklin County, Florida. Request

submitted by Hydra Engineering & Construction, agent for Matthew Fox, applicant. Applicant will be contingent upon State and Federal Permits or Exemption.

**Motion to approve contingent upon exemption or state and federal permits by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.**

**6. Commercial Site Plan Applications**

**a. 2118 Highway 98**

Consideration of a request for Commercial site plan review of an RV Park on property described as 2118 Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Team Golson Motorsports, Inc, applicant.

**Motion to table for more information or water and sewer availability or plans with location of septic by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.**

**b. St. James Bay**

Consideration of a request for Site Plan review for an additional 12 Villa Unit at the Club House area of St. James Bay Golf Course. Property described as 160 Laughing Gull Lane, Carrabelle, Franklin County, Florida. Request submitted by Jim Waddell, agent for St. James Bay PUD.

Applicant will be contingent upon State and Federal Permits.

**Motion to approve contingent upon State and Federal permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.**

**c. 116 Otter Slide Road**

Consideration of a request for Commercial Site Plan review of a 37'x12' Storage Building on a 9.09 acre parcel on property described as a parcel containing 34.36 acres located at 116 Otter Slide Road, Eastpoint, Franklin County, Florida. Request submitted by LMB Properties Partnership, Ltd, applicant.

**Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.**

**7. Ordinance Amendment Applications**



**a. St. James Bay PUD**

Consideration of a request to amend an existing ordinance for the St. James Bay PUD to include verbiage for development of 575 Residential dwelling units, an 18-hole Golf Course, 210,000 square feet of Commercial Space, and a Homeowners Bay Recreation Facility. Request submitted by Garlick Environmental Associates, agent for Casey Meeks, applicant.

**Correction of request given by Agent. The applicant is requesting to amend verbiage in PUD to include RV Park description of Commercial Space.**

**Motion to table for more information on what the plans are and if there is going to be septic or water and sewer availability to determine the density of location of proposed RV park by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.**

**8. Re-Zoning & Land Use Change Applications**

Page 3

**a. Seacured Storage LLC**

Consideration of a request for Public Hearing to re-zone a 5.9 acre parcel lying in Section 36, Township 8 South, Range 7 West, located in Eastpoint, Franklin County, Florida from C-2 Commercial Business to R-7 Multi-Family High Density. Request submitted by Garlick Environmental Associates, agent for Seacured Storage LLC, applicant.

**Motion to approve for Public Hearing by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.**

**Board Comments/Concerns: Chairman asked about water and sewer availability for this location and what is the intention of the rezoning request. Agent advised this will be a location for affordable housing.**

**9. Zoning Administrator's Report**

**Meeting Adjourned at 7:36PM**

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Chairman Signature / Date

# Monthly Building Report



**Date range:** 6/1/2021 to 6/30/2021

**Total Number of Permits:** 93

**Total Fees Collected:** \$31112.83

| Date       | Permit | Property Owner            | Development   | Location                                   | Street Address           | Cost        | Fee      |
|------------|--------|---------------------------|---|--|--------------------------|-------------|----------|
| 06/01/2021 | 30661  | Shattuck Robert & Tiffany | REPLACE EXTERIOR DOOR SIZE FOR SIZE, INSTALL ACCORDION SHUTTERS | A PARCEL CONTAINING 0.492 AC AS PER SURVEY | 1170 BLUFF ROAD          | \$13,717.50 | \$0.00   |
| 06/01/2021 | 30662  | KEVIN QUEEN               | DEMO ALL EXISTING STRUCTURES ON PARCEL                          | 392X200 FT                                 | 275 HIGHWAY 98           | \$0.00      | \$100.00 |
| 06/01/2021 | 30663  | Millender Chase Etal      | REPAIR EXISTING DOCK  | BLK F LOT 4 CASE 74-92                     | 185 NORTH BAYSHORE DRIVE | \$1,000.00  | \$75.00  |
| 06/01/2021 | 30664  | 1812 Sea Oat LLC          | TPO ROOF OVER   | LOT 34 PLANTATION BCH VILL                 | 1812 SEA OAT DRIVE       | \$7,800.00  | \$159.00 |
| 06/01/2021 | 30665  | Johnson Wayne R & Susan A | TO CONTRUCT A SINGLE FAMILY DOCK                                | UNIT 1 LOT 2 HOLIDAY BEACH                 | 37 CAROUSEL TERRACE      | \$20,575.00 | \$542.50 |

|            |       |                                |   |  |                            |              |            |
|------------|-------|--------------------------------|---|--|----------------------------|--------------|------------|
| 06/01/2021 | 30666 | CITY OF APALACHICOLA           | TO CONSTRUCT A POLE BARN  | 1 AC FROM FRANKLIN COUNTY  | 29 CHAPMAN ROAD            | \$11,700.00  | \$0.00     |
| 06/01/2021 | 30667 | Wilson Mark E                  | TO CONSTRUCT AN 6'X12' DECK AT FRONT DOOR WITH STEPS AND RAILS, AND OTHER INTERIOR WORK | A PARCEL IN SEC 02-09S-08W BEING 200 FT X 436 FT   | 28 GIBSON ROAD             | \$10,225.00  | \$299.00   |
| 06/02/2021 | 30668 | Selvey Timothy & Anne          | TO CONSTRUCT A NEW SINGLE FAMILY HOME   | NEW RIVER HARBOR SUB LOT 6 703/20 703/349 870/692 897/147 1047/521 1057/734 1270/193   | 951 NEW RIVER ROAD         | \$193,660.00 | \$1,874.40 |
| 06/02/2021 | 30669 | ANTHONY DIPOLA                 | REPAIR GABLE END, SIDING, AND PAINT   | A PARCEL BEING 203 X 316 LYING NORTH OF HWY ALSO A PARCEL SOUTH OF 98 BEING 203 X 103 PP/174 FF/473 SS/1 603/368 634/419 692/224 694/390 951/256 1229/788 1229/790 | 1911 HIGHWAY 98 WEST       | \$500.00     | \$75.00    |
| 06/02/2021 | 30670 | Keith Charles W & Susan Roux   | INSTALL METAL ROOF ON POLE BARN   | 174 FT X 311 FT X 174 FT X 365.4 FT IN TRACT 9   | 1503 BLUFF ROAD            | \$2,093.00   | \$89.00    |
| 06/02/2021 | 30671 | Vitale Robert & Christy Vitale | METAL RE ROOF   | UNIT 3 BL J LOT 11   | 1180 WEST GULF BEACH DRIVE | \$15,399.00  | \$271.00   |
| 06/03/2021 | 30672 | Johnson Wayne R & Susan A      | TO CONSTRUCT A NEW SINGLE FAMILY DWELLING   | UNIT 1 LOT 2 HOLIDAY BEACH   | 37 CAROUSEL TERRACE        | \$295,000.00 | \$1,604.83 |
| 06/03/2021 | 30673 | Steve Britt                    | Metal Building  | FRM POB N ROW LN NW300.01' SW 112.48' SE299.90' N ROW HWY 98 AKA SR30 LVG N ROW SE99.99' S ROW US98  | 1881 Highway 98            | \$2,485.00   | \$111.25   |
| 06/03/2021 | 30674 | Willis Properties Of Aplac,LLC | HVAC  | A PARCEL BEING 87.22'X 116.04 BEING FAMILY DOLLAR STORE BLDG 1024/592  | 415 HIGHWAY 98 WEST        | \$26,325.00  | \$416.40   |

|            |       |                                  |  |   |  |             |          |
|------------|-------|----------------------------------|--|---|--|-------------|----------|
| 06/04/2021 | 30675 | Phillips Terry &<br>Regina Davis | CHANGE FROM 100 AMP<br>TO 200 AMP, AND RE<br>RUN POWER FROM<br>EXISTING OVERHEAD<br>TO UNDERGROUND | BL 102 ALL OF LOTS 21 & 22  | 20 NORVELL<br>STREET                   | \$0.00      | \$100.00 |
| 06/04/2021 | 30676 | Ltdow<br>Properties,LLC          | REPAIR ALL EXISTING<br>DECKS   | THREE HUNDRED OCEAN MILE<br>PHASE 1 BLDING A LOT 4  | 1760 EAS<br>GULF<br>BEACH<br>DRIVE A-4 | \$8,530.00  | \$173.00 |
| 06/04/2021 | 30677 | Newell James<br>Louis            | TO INSTALL A MOBILE<br>HOME  | A PARCEL CONTAINING 1.00 AC<br>M/L  | 753 CC<br>LAND RD                      | \$0.00      | \$125.00 |
| 06/04/2021 | 30678 | Kenneth &<br>Stephanie<br>Bowman | Dock Electrical Upgrade  | UNIT 5 BL 63 LOT 7  | 701 Buck St                            | \$0.00      | \$100.00 |
| 06/04/2021 | 30679 | Stephen Barber                   | Electric Meter Upgrade   | SUNSET ISLE & YACHT CLUB<br>LOT 45 PB 9/14  | 311 East<br>Pass Landing               | \$0.00      | \$100.00 |
| 06/07/2021 | 30680 | FDOT                             | ELECTRICAL UPGRADE /<br>METER FOR STREET<br>LIGHTS   | 150X200 FT IN NW1/4<br>OR/101/385 OR 126/474 127/556<br>ALSO A PARCEL BEING 100X220<br>FT DOWN NORVELL ST AKA<br>LOT 20 VROOMAN ESTATES | 243<br>HIGHWAY 98                      | \$0.00      | \$0.00   |
| 06/07/2021 | 30681 | Eastpoint Lands<br>LLC           | GRADE AND FILL   | A PARCEL IN SEC 31-08S-06W<br>ON SOUTH SIDE OF HWY BEING<br>100 FT 99/266   | 446 HWY 98                             | \$0.00      | \$100.00 |
| 06/07/2021 | 30682 | Eastpoint Lands<br>LLC           | POWER POLE   | A PARCEL IN SEC 31-08S-06W<br>ON SOUTH SIDE OF HWY BEING<br>100 FT 99/266   | 446 HWY 98                             | \$0.00      | \$100.00 |
| 06/07/2021 | 30683 | Eastpoint Lands<br>LLC           | DOCK REPAIR  | A PARCEL IN SEC 31-08S-06W<br>ON SOUTH SIDE OF HWY BEING<br>100 FT 99/266   | 446<br>HIGHWAY 98                      | \$1,000.00  | \$75.00  |
| 06/07/2021 | 30684 | GWEN AND<br>WARREN<br>PATTERSON  | STORAGE ENCLOSURE<br>UNDERNEATH HOME   | LOT 33 PELICAN BCH VILL   | 2008<br>TARPON<br>LANE                 | \$10,000.00 | \$233.75 |

|            |       |  |  |   |                           |             |            |
|------------|-------|--|--|---|---------------------------|-------------|------------|
| 06/08/2021 | 30685 | Island Life Homes, LLC                   | Remodel - add bedroom within existing footprint                  | UNIT 2 BL A LOT 5   | 632 EAST GORRIE DR        | \$0.00      | \$496.25   |
| 06/08/2021 | 30686 | Hall Clint J & Cory L Hall               | TO CONSTRUCT A SWIMMING POOL                                     | UNIT 1 BL 16W LOT 18 OR 174/386 ST GEORGE ISLAND  | 432 WEST PINE AVENUE      | \$48,925.00 | \$787.25   |
| 06/08/2021 | 30687 | Huguenin Richard J & Margaret            | TO CONSTRUCT A SWIMMING POOL                                     | UNIT 3 BL L LOT 3   | 817 WEST GULF BEACH DRIVE | \$45,214.00 | \$750.88   |
| 06/08/2021 | 30688 | Dawn Mlatecek                            | New Single Family Residence                                      | BL D LOT 5 MAGNOLIA BLUFFS 74/92 115/365 137/38 290/30 318/340 782/717 981/629 983/533 999/197 1175/94 1279/699 | 155 North Bay Shore Drive | \$0.00      | \$2,218.10 |
| 06/08/2021 | 30689 | Tail Chaser LLC                          | RUN NEW SEWER SERVICE LINE FROM SEPTIC TANK TO INTERIOR OF HOUSE | UNIT 1 BL 20 E LOT 5 1049/425 1051/535 1121/782   | 533 EAST GORRIE DRIVE     | \$1,200.00  | \$75.00    |
| 06/08/2021 | 30690 | Alexander Timothy V & Alexander Sandra R | ALUMINUM INSULATED ROOF, SCREEN ROOM                             | BLOCK B LOT 25 MAGNOLIA BAY RE-PLAT OF TURTLE COVE  | 283 MAGNOLIA BAY DRIVE    | \$12,750.00 | \$229.00   |
| 06/08/2021 | 30691 | James Stelzenmuller                      | Electrical Upgrade   | LOTS 2 & 3 ALLIG POINT SUB 203/339 357/211 542/279 628/558 637/576 637/577 748/216 770/352 807/104 1165/298     | 1555 Alligator Drive      | \$0.00      | \$100.00   |
| 06/08/2021 | 30692 | Cle Properties, LLC                      | POWER POLE FOR DOCK  | LOT 1 CARA BAY OR/137/303   | 1155 RUSSELL WAY          | \$0.00      | \$100.00   |
| 06/08/2021 | 30693 | 154 IDAHO STREET                         | INSTALL A 22KW 120/240 VOLT GENERATOR                            | 3   | 154 IDAHO STREET          | \$2,900.00  | \$100.00   |

|            |       |                                |   |  |                           |              |            |
|------------|-------|--------------------------------|---|--|---------------------------|--------------|------------|
| 06/09/2021 | 30694 | Transcendent Bch Holdings, LLC | TO INSTALL A LEGACY LIFT                        | A PARCEL IN TRACT 26 CITY OF ST GEORGE BEING 139.59' X 412.15' X 80' X 426.40' OR/576/579  | 2370 HIGHWAY 98 WEST      | \$11,256.40  | \$268.75   |
| 06/09/2021 | 30695 | Janasiewicz Bruce Allen        | METAL RE ROOF                                   | LOT 22 NICKS HOLE PHASE I  | 1516 NICK'S WAY           | \$22,361.00  | \$369.00   |
| 06/09/2021 | 30696 | Klekamp John William           | METAL RE ROOF                                   | LOT 14 SEA PINE VILLAGE 144/565 160/298 173/507 611/556 1078/364 1085/194 1146/463-EASMENT | 1352 AZALEA DRIVE         | \$26,700.00  | \$416.40   |
| 06/10/2021 | 30697 | PAULA FAGAN                    | CLEARING GROUND FOR DRIVEWAY AND DWELLING SPACE | LOT 21 LIGHTHOUSE RIDGE ESTATES UNIT 1   | 1942 LIGHT HOUSE ROAD     | \$0.00       | \$100.00   |
| 06/11/2021 | 30698 | Macineiras Barbara             | TO CONSTRUCT A NEW SINGLE FAMILY HOME           | UNIT 2 BL C LOT 71 ST JAMES ISL PRK  | 3092 HIGHWAY 98 EAST      | \$250,000.00 | \$1,988.96 |
| 06/11/2021 | 30699 | Shelby John D & Kristen V      | TEAR OFF EXISTING ROOF AND ISNTALL ROOL ROOF    | UNIT 3 BL M LOT 2 ST GEORGE ISLAND   | 909 WEST GULF BEACH DRIVE | \$5,067.00   | \$131.00   |
| 06/11/2021 | 30700 | Allen James L & Jennifer B     | TO INSTALL A SHED                               | 120X132 FT A.K.A. LOTS 10 & AA BLOCK 1   | 23 BAYVIEW DRIVE          | \$5,023.65   | \$163.75   |
| 06/11/2021 | 30701 | Byrd Alan & Debra              | TO INSTALL LEGACY LIFT                          | UNIT 1 BL 22W LOT 4 OR 177/467   | 524 WEST BAYSHORE DRIVE   | \$9,983.90   | \$233.75   |
| 06/11/2021 | 30702 | George Lundberg                | Meter Base Upgrade                              | LOT 23 PELICAN BCH VILL  | 2024 Whelk Way            | \$0.00       | \$100.00   |
| 06/11/2021 | 30703 | Playita Mia                    | Meter Base Upgrade                              | LOT 43 1.16 AC 100X112.95X 392.67X100X332.67X111.94 SEA PALM VILLAGE                       | 1436 Dogwood Drive        | \$0.00       | \$100.00   |

|            |       |                                      |  |   |                                     |             |          |
|------------|-------|--------------------------------------|--|---|-------------------------------------|-------------|----------|
| 06/11/2021 | 30704 | Day John Shelby<br>& Suzanne W       | WINDOW<br>REPLACEMENT                                    | PARCELS IN SEC 19-07S-04W<br>OR176/60 OR/182/296 KNOWN<br>AS TRACTS 1 & 2 OR/884/277  | 229 RIVER<br>ROAD                   | \$5,826.00  | \$131.00 |
| 06/11/2021 | 30705 | Royce Johns Jr                       | Service Upgrade  | 2 PARCELS CONTAINING 1 AC<br>EACH A.K.A. LOT 2 ALSO A.K.A.<br>LOT 3 SEE UNRE PLAT " PINE<br>LOG CREEK OR 243/127 249/6<br>295/159 516/120 1186/154-<br>PROBATE/FILE# 2016-73-CPA<br>1191/74 1191/76 1191/78 | 2527<br>Highway 67                  | \$0.00      | \$100.00 |
| 06/11/2021 | 30706 | Payne Charles &<br>Gillis Linda      | REPLACE MAIN SERVICE<br>POLE AND WIRING                  | UNIT 1 BLOCK L LOTS 12-13   | 114<br>FLORIDA<br>STREET            | \$0.00      | \$100.00 |
| 06/14/2021 | 30707 | Desmet Wim                           | METER UPGRADE  | PART OF LOT 23 EAST END   | 1648 EAST<br>GULF<br>BEACH<br>DRIVE | \$0.00      | \$100.00 |
| 06/14/2021 | 30708 | Shearer Craig<br>Bruce               | TO CONSTRUCT A POLE<br>BARN                              | BLOCK 1 LOTS 13 & 14<br>CARRABELLE RIVER SUB  | 381 RIVER<br>ROAD                   | \$4,600.00  | \$146.25 |
| 06/14/2021 | 30709 | Boyd Cheri R As<br>Trustee           | INSTALL AN EXTERIOR<br>LIFT                              | THAT PART OF LOT 27 LYING<br>SOUTH OF COUNTY RD 370   | 1603<br>ALLIGATOR<br>DRIVE          | \$10,025.90 | \$251.25 |
| 06/14/2021 | 30710 | Woodward<br>Richard B &<br>Paula M   | WINDOWS, AND VINYL<br>SIDING                             | NE COR OF LOT 9 EAST END OF<br>ISLAND CONTAINING 1.04 AC<br>PARCEL BEING 157.98 X287.23 X<br>106.64 X 287.23 OR 166/35-36<br>304/221 361/107  | 1316 EAST<br>GULF<br>BEACH<br>DRIVE | \$27,800.00 | \$426.10 |
| 06/15/2021 | 30711 | Haeusser Kevin                       | N/A  | UNIT 5 BL 65 LOT 10 OR 176/228<br>OR 185/316  | 320 LAND<br>STREET                  | \$0.00      | \$100.00 |
| 06/15/2021 | 30712 | Bowman Richard<br>C & Deborah<br>Ann | TO CONSTRUCT A<br>PORCH ON THE FRONT<br>AND BACK OF HOME | LOT 10 GULF VIEW WOODS  | 144<br>APALACHEE<br>STREET          | \$6,151.73  | \$181.25 |

|            |       |  |  |   |                            |              |            |
|------------|-------|--|--|---|----------------------------|--------------|------------|
| 06/15/2021 | 30713 | Stoneburner Wesley & Elizabeth                   | INSTALL SOLAR PANELS   | A PARCEL KNOWN AS LOT 38 BEACON RIDGE PHASE III PB 7/7 721/329 1069/244 | 1925 JONNA DRIVE           | \$16,449.00  | \$356.25   |
| 06/15/2021 | 30714 | Ulrich Gary & Jean                               | TO CONSTRUCT A NEW SINGLE FAMILY DWELLING  | UNIT 1 BL 21W LOT 7   | 549 WEST GULF BEACH DRIVE  | \$169,742.99 | \$1,712.65 |
| 06/15/2021 | 30715 | American Tower Management, Inc                   | T-MOBILE TO MODIFY EXISTING TELECOMMUNICATIONS EQUIPMENT                           | A PARCEL KNOWN AS THE TOWER PARCEL                                      | 204 SAND BEACH ROAD        | \$20,000.00  | \$490.50   |
| 06/15/2021 | 30716 | Wheeler Daniel Trent & Oxendine Hannah Elizabeth | POWER POLE FOR WELL  | A PART OF LOT 18 RIVER BEND PLANTATION AN UNRECORD PLAT                 | 1986 RIVER BEND PLANTATION | \$0.00       | \$100.00   |
| 06/16/2021 | 30721 | Southeastern Investments                         | REPAIR EXISTING DECK   | UNIT 1 BL 26W LOT 3   | 616 WEST GORRIE DRIVE      | \$15,000.00  | \$321.25   |
| 06/17/2021 | 30722 | Foster Stephen K & Susan J                       | ROOF REPAIR  | LOT 5 1.00 AC PEBBLE BEACH  | 1610 FORSYTHIA WAY         | \$8,900.00   | \$173.00   |
| 06/18/2021 | 30723 | Sykes Karen T & Sonny M                          | TO CONSTRUCT A SINGLE FAMILY DOCK  | 4 PARCELS IN CARRABELLE EST. UNRECD BEING PARCELS 9 & 9-A AND 10 & 10-A | 2533 HIGHWAY 98 WEST       | \$20,000.00  | \$408.75   |
| 06/18/2021 | 30724 | Brand Barbara L                                  | REMODEL BATHROOM, NEW A/C UNIT, REWIRE HOME, REPLACE CEILING TILES WITH SHEET ROCK | UNIT 1 BL 3 LANARK VILLAGE NE 10 FT LOT 43 & ALL LOT 44                 | 18-4 WEST PINE STREET      | \$24,500.00  | \$0.00     |
| 06/18/2021 | 30725 | Island Life Homes, LLC                           | SWIMMING POOL  | UNIT 2 BL A LOT 5 OR/146/334  | 632 EAST GORRIE DRIVE      | \$53,000.00  | \$824.50   |



|            |       |                                    |   |  |                                     |              |            |
|------------|-------|------------------------------------|---|--|-------------------------------------|--------------|------------|
| 06/18/2021 | 30727 | Rodabaugh<br>Jacob & Tiffany       | SWIMMING POOL                                   | UNIT 1 BL 16W LOT 19   | 424 WEST<br>PINE<br>AVENUE          | \$44,455.00  | \$738.75   |
| 06/21/2021 | 30728 | BLAKEYS<br>BEACH LLC               | Power Pole                                      | LOT 1  | 1891<br>HIGHWAY 98                  | \$0.00       | \$100.00   |
| 06/21/2021 | 30729 | Pink Ribbon<br>Holding,LLC         | HVAC Changeout                                  | UNIT 1 BL 8E ST GEORGE<br>ISLAND LOTS 14 15 16   | 45 EAST 1ST<br>STREET               | \$5,234.52   | \$131.00   |
| 06/21/2021 | 30730 | Wilcox Roy E &<br>Susan D          | HVAC Changeout                                  | UNIT 5 BL 78 LOT 13 ST GEO ISL   | 308 COOK<br>STREET                  | \$6,630.88   | \$145.00   |
| 06/21/2021 | 30731 | Musaraca Mark<br>A & Linda J       | SINGLE FAMILY DOCK                              | LOT 3 SHELL HARBOUR<br>492.33X130X474.80X17.53X<br>113.16                                      | 1663 EAST<br>GULF<br>BEACH<br>DRIVE | \$13,700.00  | \$303.75   |
| 06/22/2021 | 30732 | Mcentire Roger<br>& Stephanie      | TO CONSTRUCT A NEW<br>SINGLE FAMILY<br>DWELLING | UNIT 5 BLOCK 85 LOT 20 SGI<br>173/529 202/333 505/283<br>1026/108 1251/689                     | 305 BROWN<br>STREET                 | \$159,963.16 | \$1,645.26 |
| 06/23/2021 | 30733 | Mcentire Roger<br>& Stephanie      | TO CONSTRUCT A POLE<br>BARN ON PROPERTY         | UNIT 5 BLOCK 85 LOT 20 SGI<br>173/529 202/333 505/283<br>1026/108 1251/689                     | 305 BROWN<br>STREET                 | \$7,000.00   | \$181.25   |
| 06/23/2021 | 30735 | Floyd David<br>Daniel              | NEW CONSTRUCTION<br>2BR/2BA SFR                 | TRACTS 11-11B THE<br>SOUNDINGS UN-RCD PLAT IN<br>SECTIONS 07 & 18-08S-05W<br>BEING 5.12 AC M/L | 1911<br>HIGHWAY 98                  | \$300,000.00 | \$250.00   |
| 06/23/2021 | 30736 | US FISH AND<br>WILDLIFE<br>SERVICE | 14 MILE FWS STORAGE<br>SITE                     | 75 AC FROM ST JOE PAPER CO   | 3100<br>COUNTY<br>ROAD 30A          | \$0.00       | \$0.00     |
| 06/24/2021 | 30737 | Burdick Tracey A                   | DECK REPAIR                                     | LOT 2 SHELL HARBOUR<br>474.80X110X454.75X31.91X<br>80.01                                       | 1659 EAST<br>GULF<br>BEACH<br>DRIVE | \$5,000.00   | \$117.00   |
| 06/25/2021 | 30738 | Thomas Wayne<br>R & Durrer Mary    | N/A   | UNIT 5 BL 60 LOT 12  | 305 PATTON<br>STREET                | \$5,000.00   | \$117.00   |

|            |       |                                    |   |   |                                  |             |          |
|------------|-------|------------------------------------|---|---|----------------------------------|-------------|----------|
| 06/25/2021 | 30739 | Hosford Thomas<br>D & Colleen      | REPLACE EXISTING<br>STAIRS AND DECKING    | LOTS 40 BRE INC   | 1462<br>ALLIGATOR<br>DRIVE       | \$5,000.00  | \$117.00 |
| 06/25/2021 | 30740 | H.Osta Family<br>Trust             | SHINGLE RE ROOF                           | ST JAMES UNIT 3 BLOCK B LOT<br>54 & 20' OF LOT 55 656/403<br>1140/83 1253/327 1287/448<br>1292/586  | 3077<br>HIGHWAY 98<br>EAST       | \$4,560.11  | \$117.00 |
| 06/25/2021 | 30741 | Woodward<br>Pamela H               | SHINGLE RE ROOF                           | UNIT 1 BL 16W LOT 22  | 400 WEST<br>PINE<br>AVENUE       | \$6,153.00  | \$145.00 |
| 06/25/2021 | 30742 | Carroll Gary M &<br>Linda H        | METAL RE ROOF                             | BLK F LOT 7   | 191 NORTH<br>BAYSHORE<br>DRIVE   | \$17,825.00 | \$299.00 |
| 06/25/2021 | 30743 | Sandy Mtn,LLC                      | SHINGLE RE ROOF                           | UNIT 7 LOT 41 ALSO THE WEST<br>30 FOOT OF LOT 40  | 1057 GULF<br>SHORE<br>BOULEVARD  | \$14,303.00 | \$257.00 |
| 06/25/2021 | 30744 | David and<br>Brenda Vannatta       | N/A                                       | lot   | 2522 Hwy 98                      | \$0.00      | \$494.00 |
| 06/28/2021 | 30745 | Derek Walker &<br>Elizabeth Walker | Meter Upgrade                             | LOT 6 OF TRACT 42 EAST END<br>AND ALSO LOT 1 OF TRACT 42<br>EAST END CONTAINING 1.00 AC<br>M/L 259/40 268/279 588/516<br>640/547 678/71 981/652 1056/45 | 1329 East<br>Gulf Beach<br>Drive | \$0.00      | \$100.00 |
| 06/28/2021 | 30746 | Pamela<br>McCreery                 | Electrical Service Upgrade                | 1/2 AC OR/64/344 OR/164/329<br>241/258 580/628 728/609 1234/56  | 1781<br>Highway 98               | \$0.00      | \$100.00 |
| 06/28/2021 | 30747 | 1812 Sea Oat<br>LLC                | Electrical Meter Base<br>Swap             | LOT 34 PLANTATION BCH VILL  | 1812 SEA<br>OAT DRIVE            | \$0.00      | \$100.00 |
| 06/28/2021 | 30748 | Keith & Cheryl<br>Jewel            | To install a residential<br>swimming pool | UNIT 4 BL 39 LOT 5 ST GEO IS  | 732 East<br>Pine Avenue          | \$0.00      | \$520.50 |
| 06/28/2021 | 30749 | Peuckert Daniel<br>& Isolde Cooke  | N/A                                       | CARRABELLE RIVER SUB<br>BLOCK 5 LOTS 8 & 9  | 317 RIVER<br>ROAD                | \$14,490.00 | \$257.00 |

|            |       |  |   |   |                          |              |            |
|------------|-------|--|---|---|--------------------------|--------------|------------|
| 06/28/2021 | 30750 | White Mark & Michelle                                    | N/A   | 128 X 125 FT ON RIVER   | 155 RIVER ROAD           | \$4,200.00   | \$146.25   |
| 06/28/2021 | 30751 | Yates Ashley Moorer & Moorer Samuel Anderson             | REPLACE EXISTING METER  | UNIT 2 WEST 1/2 OF LOT 9 AND ALL LOT 10 HOLIDAY BCH OR 140/623  | 1111 ALLIGATOR DRIVE     | \$0.00       | \$100.00   |
| 06/28/2021 | 30752 | Slack James David & Grogan Andree M                      | TO CONSTRUCT A 4'X18' PIER, WITH A COVERED ROOF                           | UNIT 5 BL 76 LOT 4  | 363 COOK STREET          | \$9,800.00   | \$187.00   |
| 06/29/2021 | 30753 | THE ARK FAMILY TRUST                                     | New Single Family Dwelling  | LOT 20 LAS BRISAS SUB.  | 167 LAS BRISAS WAY       | \$134,981.02 | \$1,476.77 |
| 06/29/2021 | 30755 | Ramirez Benjamin E Paz & Velasquez Jessica Johana Paz    | N/A   | LOT 1 PALMETTO COURT 568/351 605/3 838/659 1201/576 1264/795 1274/65                                  | 115 PATTY LANE           | \$0.00       | \$125.00   |
| 06/29/2021 | 30756 | Johnson Jon Alan & Mary Rios                             | CLOSING IN EXISTING BACK PORCH AND INSTALLING WINDOWS AND DOORS           | BL C LOT 3  | 135 NORTH BAYSHORE DRIVE | \$25,000.00  | \$406.70   |
| 06/29/2021 | 30757 | Patterson Warren Robert & Patterson Gwen Marie, Trustees | HVAC CHANGE OUT   | LOT 33 PELICAN BCH VILL   | 2008 TARPON LANE         | \$4,200.00   | \$117.00   |
| 06/29/2021 | 30758 | Macphee Allan John III & Cathy                           | HVAC CHANGE OUT   | UNIT 5 BL 69 LOT 18   | 741 WEST PINE STREET     | \$4,200.00   | \$117.00   |
| 06/29/2021 | 30759 | Dsh Prodigy Investment,LLC                               | INSTALLATION OF SOLAR SYSTEM WITH WIRING. INSTALLATION OF ENPHASE BATTERY | LOTS 66A AND 67A ALLIGATOR POINT SUB 106/73 172/45 OR/555/27 673/153 174/237 431/340 778/100 1241/673 | 1684 ALLIGATOR DRIVE     | \$43,763.00  | \$726.63   |

|            |       |                                |     |  |                            |        |          |
|------------|-------|--------------------------------|-----|--|----------------------------|--------|----------|
| 06/30/2021 | 30760 | Barnes William S<br>& Evelyn C | N/A | BLOCK B LOT 4 UNIT 1 GULF<br>WYNN SUBD | 2470<br>HIGHWAY 98<br>EAST | \$0.00 | \$100.00 |
|------------|-------|--------------------------------|-----|--|----------------------------|--------|----------|



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# Monthly Building Report



**Date range:** 7/1/2021 to 7/30/2021

**Total Number of Permits:** 61

**Total Fees Collected:** \$31754.84

| Date       | Permit | Property Owner                                      | Development                | Location  | Street Address           | Cost         | Fee        |
|------------|--------|---|----------------------------|---|--------------------------|--------------|------------|
| 07/01/2021 | 30761  | Pendleton Tommy & Doris                             | New Single Family Dwelling | RESERVE AT MAGNOLIA RIDGE SUB BLOCK C LOT 6                             | 385 LILY CIRCLE          | \$300,000.00 | \$1,591.35 |
| 07/01/2021 | 30762  | Moore Milford Clayton & Moore Michelle Lorae, Et AL | R-1 Dwelling               | 1 ACRE IN SEC 36 8S 7W BEING 150X290.47 172/406 175/57 276/154 1302/480 | 197 OLD FERRY DOCK DRIVE | \$215,000.00 | \$1,517.20 |
| 07/01/2021 | 30763  | Wilson Silas Romie III                              | New Single Family Dwelling | LOT 34 LIGHTHSE RIDGE ESTATES UNIT 1                                    | 1907 LIGHTHOUSE ROAD     | \$175,000.00 | \$1,604.83 |
| 07/02/2021 | 30764  | Marxsen Peter                                       | METAL ROOF OVER            | UNIT 1 BL 4 LANARK VILLAGE LOT 16                                       | 9-1 PARKER AVENUE        | \$7,400.00   | \$159.00   |
| 07/06/2021 | 30765  | Bradley Munroe                                      | Dock Repair                | LOT 29 ALLIGATOR PT   | 1607 ALLIGATOR DR        | \$5,000.00   | \$117.00   |
| 07/06/2021 | 30766  | Pink Ribbon Holding, LLC                            | Tear off Re-Roof           | UNIT 1 BL 8E ST GEORGE ISLAND LOTS 14 15 16                             | 45 East 1st Street       | \$26,025.00  | \$341.00   |

|            |       |                            |   |   |                             |             |          |
|------------|-------|----------------------------|---|---|-----------------------------|-------------|----------|
| 07/06/2021 | 30767 | Tally Ho LLC               | Site Prep   | 3.25 AC M/L IN SEC 36-08S-07W   | 192 Highway 98              | \$0.00      | \$100.00 |
| 07/06/2021 | 30768 | Thomas C. Luster           | Metal Re-roof   | PARCEL IN TRACT 9 500.21 FT ON HWY  | 1601 Bluff Rd               | \$2,799.00  | \$89.00  |
| 07/06/2021 | 30769 | Randy and Pamela Donaldson | Site Prep for future residential building   | SUMMER CAMP EAST LOT 364 PB 9/26 870/168 1197/175 1292/632                    | 140 Turkeypoint Rd          | \$0.00      | \$100.00 |
| 07/07/2021 | 30770 | Thomas R. Niehoff          | Siding replacement over 3 window units, install mini-split unit ac, outdoor shower, privacy walls on decks, privacy slats under the house | UNIT 1 BL 9W LOTS 12  | 215 West Gorrie Drive       | \$0.00      | \$201.00 |
| 07/07/2021 | 30771 | Rob Vitale                 | Replacing windows   | UNIT 3 BL J LOT 11  | 1180 West Gulf Beach Drive  | \$2,645.00  | \$89.00  |
| 07/07/2021 | 30772 | Rob Vitale                 | Install Legacy Lift   | UNIT 3 BL J LOT 11  | 1180 West Gulf Beach Drive  | \$11,524.80 | \$181.25 |
| 07/07/2021 | 30773 | Rob Vitale                 | Construct a deck  | UNIT 3 BL J LOT 11  | 1180 West Gulf Beach Drive  | \$19,950.00 | \$408.25 |
| 07/07/2021 | 30774 | Patty Lynn Kulick          | Abandoning septic tank and joining city sewer   | A PARCEL IN SEC 29 8S 6W BEING 63-D UNIT 2 TARPON SH. 467/239 728/734 916/235 | 156 Otterslide Rd           | \$0.00      | \$100.00 |
| 07/07/2021 | 30775 | Robert Lindsley            | 2 Ton HP System Replacement   | 80 FT S OF HWY 98 & EXT BACK TO ST GEO SOUND                                  | 518 STEAMERS RAW BAR HWY 98 | \$4,100.00  | \$117.00 |
| 07/08/2021 | 30776 | James A. Newell            | 10x14 Lark Shed Pre-Manufactured  | 91X200 IN SEC 11 T9S R8W IN   | 356 Brownsville Road        | \$3,985.75  | \$111.25 |

|            |       |  |                                |   |                      |              |            |
|------------|-------|--|--------------------------------|---|----------------------|--------------|------------|
| 07/08/2021 | 30777 | Michael & Dorothy Thornburg                                      | Re-Roof Metal                  | PARCEL 1 BL 8 LOTS 8  | 25 Island Drive      | \$15,000.00  | \$257.00   |
| 07/08/2021 | 30778 | Fisher Jason E   | New Single Family Dwelling     | LOTS 15 & 16 RIVER VIEW SUB   | 2617 BLUFF RD        | \$155,121.66 | \$1,618.30 |
| 07/09/2021 | 30779 | Singleton C K & L  | REPLACE EXISTING 200 AMP METER | LOT 39 ALLIG POINT SUB  | 1627 ALLIGATOR DRIVE | \$0.00       | \$100.00   |
| 07/12/2021 | 30780 | Nelms Jason D<br>Michael Justin                                  | New Single Family Dwelling     | ST GEORGE ISLAND UNIT 5<br>BLOCK 69 15 TAX CERT<br>111/1976 447/9 1293/449    | 717 WEST PINE AVENUE | \$154,928.00 | \$1,611.55 |
| 07/12/2021 | 30781 | Lance S. Davis & Lea Venable                                     | Electrical Service Upgrade     | LOT NO.11 BEACON RIDGE<br>SUB PHASE I 1.29 AC M/L PB<br>6/28 667/340 1172/633 | 124 Sharol Court     | \$0.00       | \$100.00   |
| 07/12/2021 | 30782 | Millender Braxton<br>A & Granger<br>Christopher Ray              | SHINGLE ROOF OVER              | UNIT 1 BL 10 LOTS 1A & 2A   | 44D-1 CARLTON AVENUE | \$3,800.00   | \$103.00   |
| 07/12/2021 | 30783 | Taff James H & Amy C   | SHINGLE ROOF OVER              | UNIT 2 LOT 20 LIGHTHOUSE<br>RIDGE 1.14 AC                                     | 2062 LIGHTHOUSE ROAD | \$4,500.00   | \$117.00   |
| 07/12/2021 | 30784 | JINGOLI POWER AS LEASE HOLDER (FRANKLIN COUNTY AIRPORT PROPERTY) | PREP SITE FOR LAYDOWN YARD     | 639.3 AC ALSO 6 AC  | 1086 BLUFF ROAD      | \$0.00       | \$100.00   |
| 07/13/2021 | 30785 | Benton Charles   | New Single Family Dwelling     | VILLAGE GREEN BY SEA<br>PHASE I PB 8/10 LOTS 14,15<br>805/433 1263/655        | 2523 OAK STREET      | \$150,000.00 | \$1,416.12 |
| 07/13/2021 | 30786 | Mary Eisele  | Electrical Upgrade             | UNIT 1 BL 6 LOT 47  | 29-5 Heffernan Drive | \$0.00       | \$100.00   |

|            |       |  |  |   |                       |              |            |
|------------|-------|--|--|---|-----------------------|--------------|------------|
| 07/13/2021 | 30787 | Board Of Public Instruction              | 15 HVAC HEAT PUMP SYSTEMS: SEE PERMIT FILE FOR MORE DETAIL | 10 ACRES IN SE 1/4  | 85 SCHOOL ROAD        | \$59,450.00  | \$0.00     |
| 07/13/2021 | 30788 | Widner James & Brandy                    | New Single Family Dwelling                                 | NEW RIVER RUN PHASE IV LOT 1 BEING AN ACRE  | 104 KAL LANE          | \$108,449.60 | \$1,301.55 |
| 07/13/2021 | 30789 | Paul David E & Janelle C                 | Pole Barn  | A 1.11 ACRE PARCEL IN SEC 11 09S 08W 846/1 868/784  | 7 HOWELL LANE         | \$8,500.00   | \$216.25   |
| 07/13/2021 | 30790 | Vazquez Carlos Manuel & Vazquez Teresa O | SOLAR PV SYSTEM AND INTERCONNECTIONS                       | UNIT 3 BL F LOT 13  | 773 WEST GORRIE DRIVE | \$29,940.88  | \$556.88   |
| 07/14/2021 | 30791 | Jacobs Scott                             | New Garage/Shed  | UNIT 1 BL J W 25 FT LOT 19 & ALL LOT 20 LANARK BEACH OR 274/11  | 103 COLORADO STREET   | \$26,873.00  | \$520.50   |
| 07/14/2021 | 30793 | Sasnett Jerry L                          | SINGLE WIDE MOBILE HOME                                    | 1 AC IN TRACT 39 BEING 165 FT X 264 FT  | 122 HATHCOCK ROAD     | \$67,746.00  | \$125.00   |
| 07/16/2021 | 30794 | Sawyer Connie                            | Shingle Re-Roof  | PARCEL SEC 11 T9S R8W BEING 100' X 142' OR 191/348  | 7 PINE DRIVE          | \$6,000.00   | \$131.00   |
| 07/16/2021 | 30795 | Parfitt Matthew & Barbara                | Swimming Pool  | A PARCEL KNOWN AS LOT 6 WHISPERING PINES SUBDIVISION PB 7/6 664/192 830/121 1.23 ACRES 932/340 1016/135 1040/391 1237/600   | 660 CYPRESS LANE      | \$13,845.00  | \$303.75   |
| 07/16/2021 | 30796 | Smith Darris L & Joan E                  | Shingle Re-Roof  | A PARCEL IN SEC 22 TWN 8S RAN 6W CONTAINING 1.15 AC M/L ALSO A PARCEL 77X120 .21AC M/L ON ST GEORGE SOUND AKA AZALEA SUB UNRECD TRACT 3 697/485 1208/285 1288/709 1292/717-EASEMENT | 1005 HIGHWAY 98       | \$6,675.00   | \$145.00   |



|            |       |  |  |  |                        |              |            |
|------------|-------|--|--|--|------------------------|--------------|------------|
| 07/19/2021 | 30797 | Wiley Jonathan T & Sarah H                               | 4'X24' ADDITION TO EXSITING DECK FOR LANDING | UNIT 1 LOTS 57 HOLIDAY BEACH OR 150/570 177/248 200/422  | 16 FIESTA DRIVE        | \$6,000.00   | \$163.75   |
| 07/19/2021 | 30798 | K.J.C Investments,LLC                                    | TREE REMOVAL, AND HOUSE PAD                  | UNIT 5 BL 76 LOT 10 ST GEORGE ISLAND   | 339 COOK STREET        | \$0.00       | \$100.00   |
| 07/19/2021 | 30799 | Murray Kevin L & Natalie W                               | INSTALL A CARGO LIFT (LEGACY LIFT)           | UNIT 5 BLK 89 LOT 13 ST GEORGE ISLAND ORB 319/41   | 535 WEST SAWYER STREET | \$12,379.00  | \$286.25   |
| 07/20/2021 | 30800 | Bailey Michael Don & Lori Ann                            | Pole Barn                                    | A PARCEL CONTAINING 1.13 AC ALSO .38 AC A.K.A. NOT PART OF PLAT OF INDIAN MOUND SHORES 194/357 710/773 1130/692 1248/165 | 807 HIGHWAY 98         | \$8,600.00   | \$216.25   |
| 07/20/2021 | 30801 | Chappell Kevin & Pamela Lewis                            | Swimming Pool                                | UNIT 4 BL 36 LOT 4 ST GEO IS   | 624 EAST PINE AVENUE   | \$44,900.00  | \$738.75   |
| 07/20/2021 | 30802 | Martin William M Jr                                      | New Single Family Dwelling                   | LOT 31 1.01 AC 270X162.50X 270X162.50 SEA PALM VILLAGE OR/152/490  | 1444 CAMELLIA COURT    | \$600,000.00 | \$2,541.59 |
| 07/20/2021 | 30803 | Seay Jason T   | New Mobile Home                              | UNIT 1 BL G LOT 29 LANARK BEACH  | 138 CALIFORNIA STREET  | \$0.00       | \$125.00   |
| 07/21/2021 | 30804 | Pitman Page William & Dana M                             | Swimming Pool                                | UNIT 1 BL C LOT 24 ST JAMES ISLAND PARK  | 2904 HIGHWAY 98        | \$57,372.00  | \$865.18   |
| 07/22/2021 | 30805 | Broyles Keith E & Lori M & Varnes Christopher B & Monica | Meter Base Upgrade                           | UNIT 1 BL 5E LOTS 25-29 OR 176/467   | 140 East Pine Avenue   | \$0.00       | \$100.00   |
| 07/22/2021 | 30806 | Masan Crosby   | Meter Base Upgrade                           | A PARCEL BEING 100' X 100' AND ALSO 100' X 135' 599/331 958/205 961/177 1092/339 1105/30                                 | 26 10TH STREET         | \$0.00       | \$100.00   |

|            |       |  |  |  |                           |              |            |
|------------|-------|--|--|--|---------------------------|--------------|------------|
| 07/22/2021 | 30807 | Barry & Joyce Walker                         | Installation of Solar Panels                                 | UNIT 5 BL 88 LOT 6   | 528 West Sawyer Street    | \$39,011.00  | \$678.13   |
| 07/22/2021 | 30808 | Aubrey Lonnie Moses                          | Moving Mobile Home With In County                            | 1.04 AC ON WILDERNESS RD FROM PRCL 29 08S 06W 0000 0010 0310 100 X 209.90 X 210.55 X 116.27 X 419.74 948/333 1071/76 1071/76 1240/97 1240/98 | 701 Wilderness Rd         | \$0.00       | \$250.00   |
| 07/26/2021 | 30809 | Basnett Janet & Kallay Robert M              | TO CONSTRUCT A NEW SINGLE FAMILY HOME                        | BLOCK B LOT 3 BALD POINT EST.  | 434 BALD POINT ROAD       | \$550,000.00 | \$2,130.50 |
| 07/27/2021 | 30812 | Jones Jason & Julie                          | Solar Panels   | UNIT 1 BL 13W LOT 7 480/45 808/584 1087/308 1114/768 1178/735 1271/90  | 324 WEST PINE AVENUE      | \$39,846.00  | \$678.13   |
| 07/28/2021 | 30813 | Sawyer William Paul Sawyer Jonette Muszynski | RE ROOF MAIN HOUSE, RE ROOF BOAT DOCK, RE ROOF DETACHED SHED | UNIT 1 HOLIDAY BEACH LOT 85  | 55 FIESTA DRIVE           | \$12,300.00  | \$229.00   |
| 07/28/2021 | 30814 | Buckley John & Susan                         | Swimming Pool  | UNIT 3 BL L LOT 6  | 841 WEST GULF BEACH DRIVE | \$63,350.00  | \$914.53   |
| 07/28/2021 | 30815 | Roberts Ricky E                              | Swimming Pool  | RESERVE AT MAGNOLIA RIDGE SUB BLOCK C LOT 16 843/55 1069/729 1070/289 1071/206 1178/130 1259/412   | 344 LILY CIRCLE           | \$47,075.00  | \$775.13   |
| 07/28/2021 | 30816 | Burnett Ronald & Heidi                       | NEW SINGLE FAMILY HOME                                       | BL G LOT 6 LESS THE EAST 2.1' CITY OF ST GEORGE  | 2698 HIGHWAY 98 WEST      | \$393,175.00 | \$1,470.03 |
| 07/28/2021 | 30817 | Snow David J & Serenity D                    | SLIDING GLASS DOOR REPLACEMENT                               | UNIT 5 BL 90 LOT 5   | 1148 WEST PINE AVENUE     | \$4,850.00   | \$117.00   |
| 07/29/2021 | 30818 | Rogers Diane M                               | Metal Re-Roof  | A PARCEL BEING 125 X 250'  | 221 KEVIN ROAD            | \$8,750.00   | \$221.00   |

|            |       |  |                             |  |                       |              |            |
|------------|-------|--|-----------------------------|--|-----------------------|--------------|------------|
| 07/29/2021 | 30819 | 1609 PEACH TREE ROAD                               | New Single Family Dwelling  | NO DATA FOUND  | 1609 PEACH TREE ROAD  | \$254,734.57 | \$1,577.86 |
| 07/29/2021 | 30820 | Phillips Christopher & Lindsay                     | REPLACING SAME SIZE WINDOWS | UNIT 2 BL I LOT 13   | 973 EAST GORRIE DRIVE | \$27,865.41  | \$426.10   |
| 07/29/2021 | 30821 | Bemalilu,LLC                                       | REPLACEING HVAC SYSTEM      | A PARCEL 230X200X100X 300X130X500 ALSO BL 282 LOTS 10 THRU 25 RECD IN OR 156/250 OR 156/258 OR 159/296 OR 159/619 OR 159/297 | 415 HIGHWAY 98 WEST   | \$7,000.00   | \$145.00   |
| 07/30/2021 | 30823 | 10yp, LLC  | SWIMMING POOL               | 32312  | 247 WEST GORRIE DRIVE | \$35,500.00  | \$629.63   |
| 07/30/2021 | 30824 | Willock Roland Douglass As Trustee Roland Douglass | METAL REROOF                | LOT 25 PLANTATION BCH VILL   | 1808 PLANTATION PASS  | \$23,340.00  | \$383.00   |
| 07/30/2021 | 30825 | Skoglund Linda O                                   | METAL REROOF                | UNIT 2 BL H LOT 7 PENN POINT   | 1485 ALLIGATOR DRIVE  | \$13,213.06  | \$243.00   |



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**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

**FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

PROPERTY OWNER'S NAME: BILLY G. BLACKBURN

MAILING ADDRESS: 340 BRUCE STREET City/State/Zip: ST. GEORGE ISLAND, FL 32328

PHONE #: 850-653-5737 CELL #: 850-653-5737 EMAIL: SGIPIZZAMAN@YAHOO.COM

AGENT'S NAME: GARY ULRICH

MAILING ADDRESS: PO BOX 536 City/State/Zip: APALACHICOLA, FL 32329

PHONE #: \_\_\_\_\_ CELL #: 850-566-2078 EMAIL: \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: 355 BRUCE STREET, ST. GEORGE ISLAND, FL 32328

Lot/s: 1 Block: 57 Subdivision: ST GEORGE ISLAND GULF BEACHES Unit: 5

Parcel Identification #: 29-09S-06W-7315-0057-0010

**JURISDICTION:**  Franklin County

Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)**

**DESCRIPTION OF REQUEST:** CONSIDERATION OF A REQUEST TO CONSTRUCT A HOUSE (FOOTPRINT= 1458 SQ FT) 18 FEET INTO THE WESTERN SIDE CRITICAL HABITAT ZONE SETBACK AND 3 FEET INTO THE FRONT (SOUTHSIDE SETBACK) AND A VARIANCE TO PLACE A SWIMMING POOL 38 FEET INTO THE WESTERN SIDE CRITICAL HABITAT ZONE SETBACK ON PROPERTY DESCRIBED AS LOT 1, BLOCK 57, UNIT 5 ST GEORGE ISLAND GULF BEACHES.

**ADVISORY BOARD OF ADJUSTMENT DATE:** WEDNESDAY, NOVEMBER 1, 2017 @ 10:00 AM (TENATIVE)

**RECOMMENDED APPROVAL:** \_\_\_\_\_ **RECOMMENDED DENIAL:** \_\_\_\_\_ **RECOMMENDED TO TABLE:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**BOARD OF COUNTY COMMISSION MEETING DATE:** TUESDAY, NOVEMBER 21, 2017 (TENATIVE)

**APPROVED:** \_\_\_\_\_ **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:**

PAID: 10/11/2017 CK #3281  
RECEIPT # 18940

**Franklin County**  
**34 Forbes Street, Suite 1**  
**Apalachicola, FL 32320**

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**








**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

|                              |  |                     |                      |                      |                            |
|------------------------------|--|---------------------|----------------------|----------------------|----------------------------|
| <b>Parcel ID</b>             | 29-09S-06W-7315-0057-0010                        | <b>Alternate ID</b> | 06W09S29731500570010 | <b>Owner Address</b> | BLACKBURN BILLY G & JUDY P |
| <b>Sec/Twp/Rng</b>           | 29-9S-6W   | <b>Class</b>        | VACANT               |                      | 340 BRUCE STREET           |
| <b>Property Address</b>      | 355 BRUCE ST                                     | <b>Acreage</b>      | n/a                  |                      | ST GEORGE ISLAND, FL 32328 |
| <b>District</b>              | 1  |                     |                      |                      |                            |
| <b>Brief Tax Description</b> | UNIT 5 BL 57 LOT 1                               |                     |                      |                      |                            |
|                              | <i>(Note: Not to be used on legal documents)</i> |                     |                      |                      |                            |

Date created: 10/18/2017  
 Last Data Uploaded: 10/17/2017 9:59:04 PM

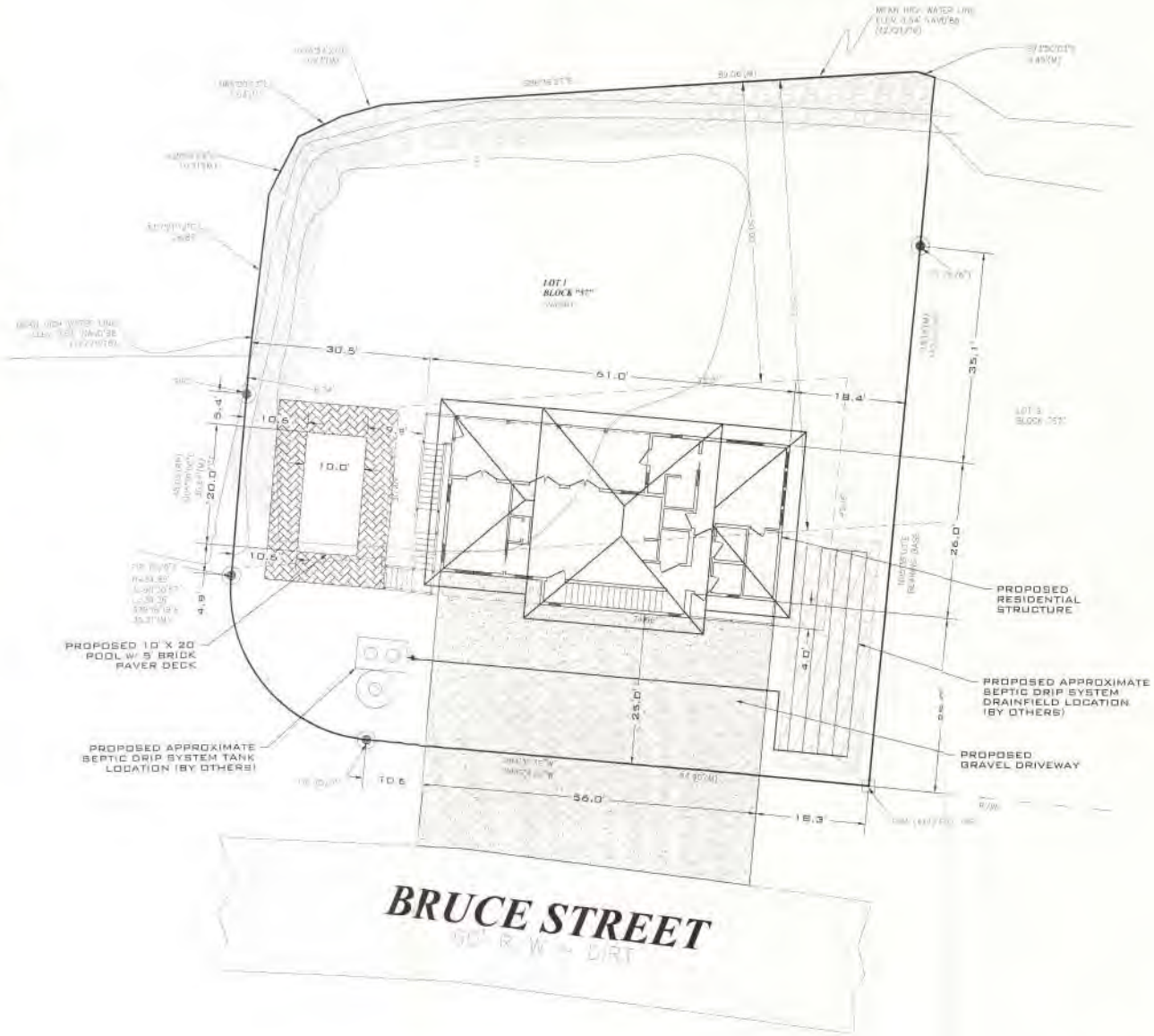
 **Developed by**  
 The Schneider Corporation

# ST. GEORGE SOUND

## LEGEND

|   |   |
|---|---|
| □ | FOUNDED CONCRETE FOUNDATION                       |
| ○ | 8" DIA. (6" DIA.)                                 |
| — | MEASURED  |
| ~ | NOT TO SCALE                                      |
| △ | POINT NOT SET FORWARD                             |
| — | SET 1/4" TO 3/4" WITH 1/4" DIA. AND 2" DIA. PIPES |
| — | FRONT 12/12" FROM NEAR SIDE WALK                  |
| — | PROPOSED PAVEMENT                                 |
| — | FOUND   |
| — | FOUND   |
| — | CONCRETE FOUNDATION                               |

**HOWELL STREET**  
90' R/W & NOT CONSTRUCTED



## AREA TABLE

|                           |           |    |
|---------------------------|-----------|----|
| PROPOSED RES. STRUCTURE   | 1,555.0   | SF |
| PROPOSED GRAVEL DRIVEWAY  | 1,554.6   | SF |
| PROPOSED POOL & POOL DECK | 600.00    | SF |
| TOTAL IMPERVIOUS AREA     | 2,156.00  | SF |
| TOTAL PARCEL AREA         | 11,945.77 | SF |
| IMPERVIOUS AREA PERCENT   | 18.04     | %  |

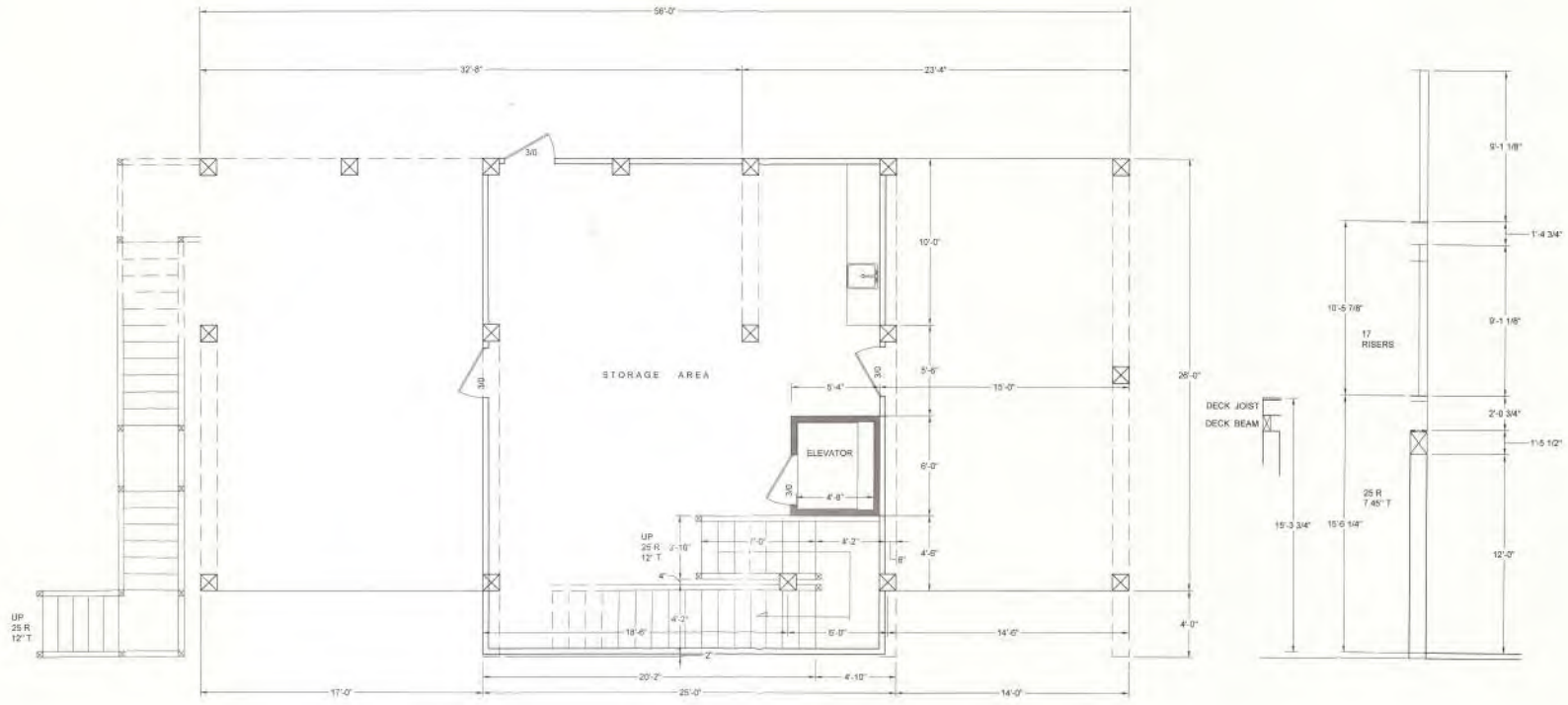
## NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ALL FINAL HOUSE DIMENSIONS PRIOR TO ANY SITE WORK.
2. THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION.
3. THIS SITE PLAN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF THE DESIGN. NO WETLAND DELINEATION OR TITLE COMMITMENT WAS PROVIDED TO SEE FOR THE PURPOSES OF THIS DESIGN.
4. THE OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF THE POOL TO COMPLY WITH LOCAL SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEPTIC DRIP SYSTEM SHOWN ON THIS SITE PLAN SHALL BE CONSIDERED CONCEPTUAL. THE EXACT SEPTIC SYSTEM SIZE & LOCATION SHALL BE VERIFIED PRIOR TO ANY WORK.

**SITE PLAN**  
SCALE: 1" = 10'

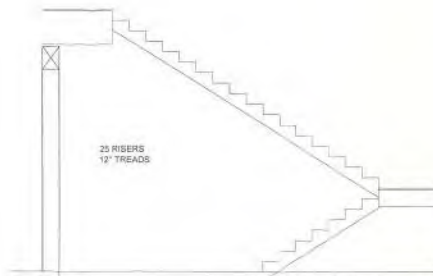




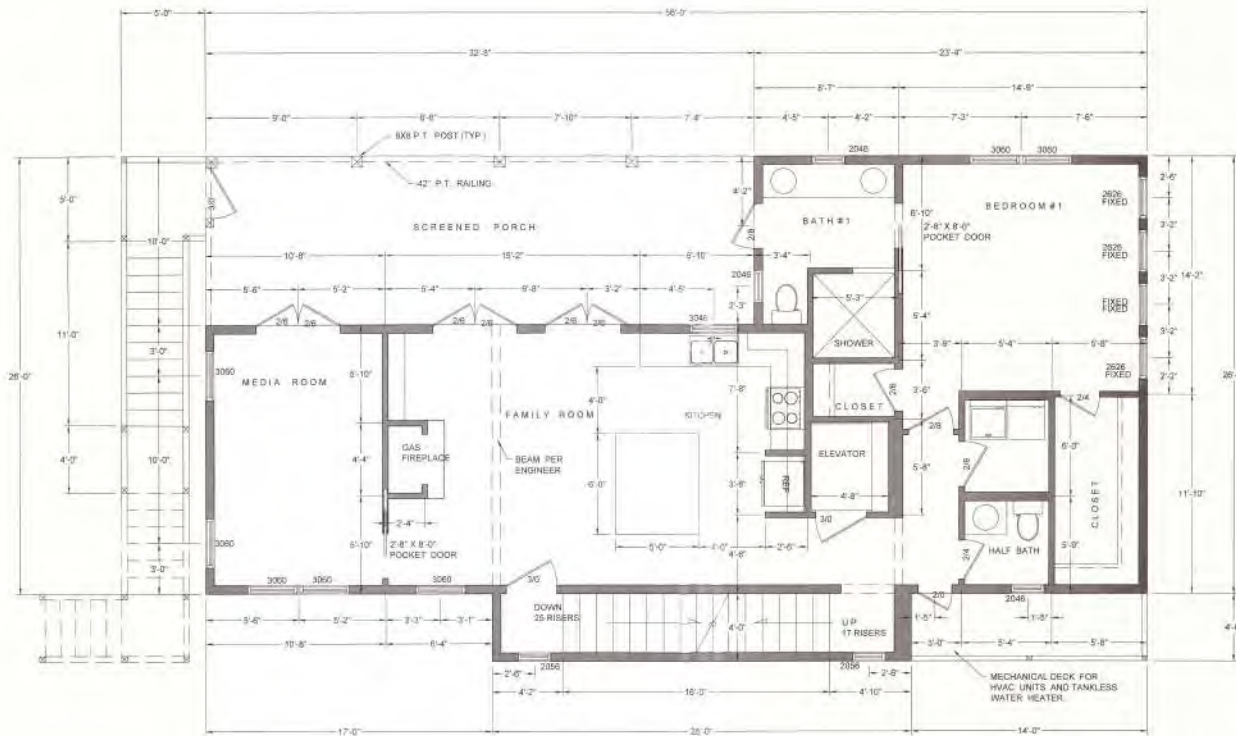


GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"



| REVISIONS: | PROJECT NUMBER: | DATE: | BY: | ITEM: |
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| 1          | 17-03-03        |       |     |       |
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**FIRST FLOOR PLAN**

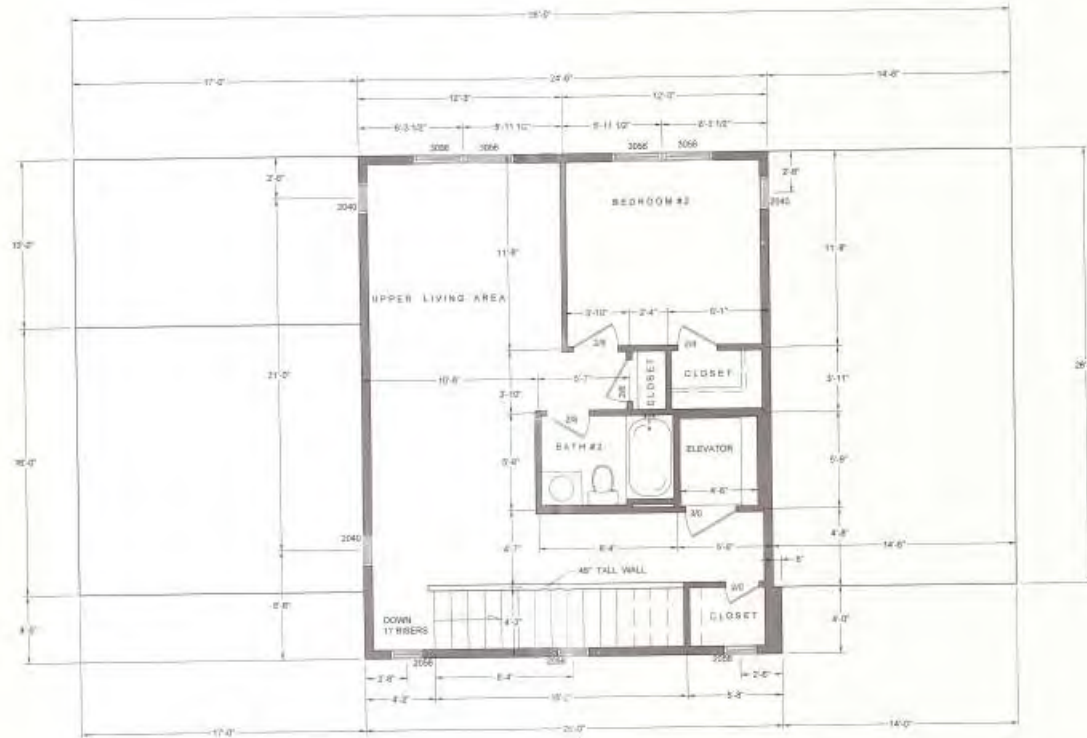
SCALE: 1/4"=1'-0"

ALL INTERIOR AND EXTERIOR DOORS SHALL BE 8 FT. TALL.  
 ALL WINDOW HEADER HEIGHTS SHALL MATCH DOOR HEADER HEIGHTS.  
 FIRST FLOOR LIVING AREA 1277 SQ. FT.  
 SECOND FLOOR LIVING AREA 735 SQ. FT.  
 TOTAL LIVING AREA 1982 SQ. FT.  
 SCREENED PORCH AREA 327 SQ. FT.

| REVISIONS: | ITEM |
|------------|------|
| DATE       | BY   |
| DATE       | BY   |
| DATE       | BY   |

PROJECT NUMBER: 17-03-03  
 DESIGNED BY: S. KELLEY  
 DRAWN BY: S. KELLEY  
 CHECKED BY: J. HURRAND  
 FOR: GARY ULRICH  
 DATE: 5-8-17  
 SHEET: A2





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

| REVISIONS:               | DATE | BY | ITEM |
|--------------------------|------|----|------|
| PROJECT NUMBER: 17-03-03 |      |    |      |
| DRAWN BY: S. KELLEY      |      |    |      |
| CHECKED BY: S. KELLEY    |      |    |      |
| DATE: 03/03/17           |      |    |      |
| SHEET                    |      |    |      |
| A                        |      |    |      |



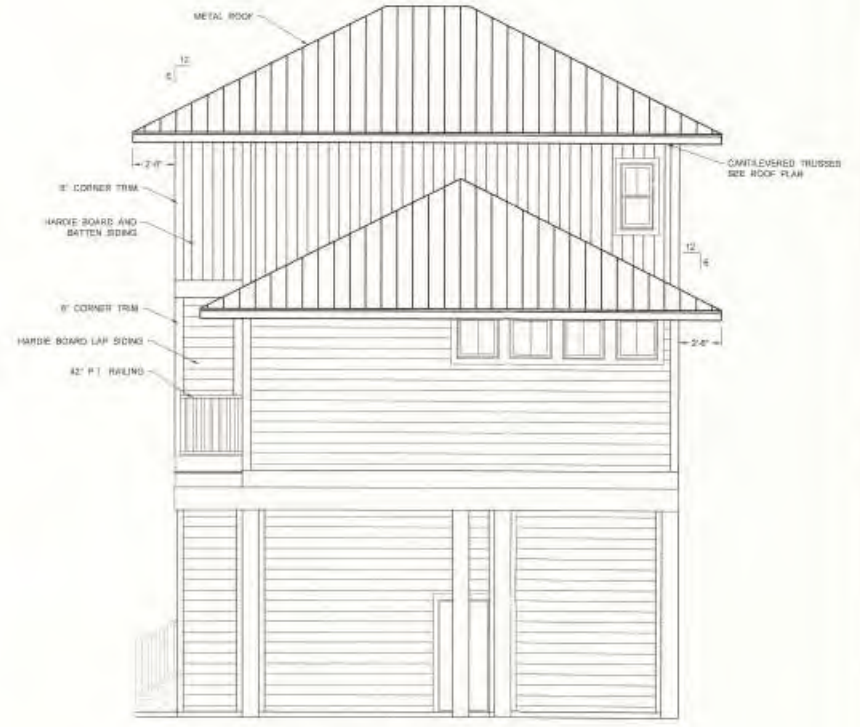
LEFT ELEVATION  
SCALE: 1/2" = 1'-0"



FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



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



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





**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

**FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

RECEIVED  
JUN 14 2021

**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

BY: .....

PROPERTY OWNER'S NAME: GARY R. Rhineheart  
MAILING ADDRESS: 2640 Peachtree Rd City/State/Zip: ATLANTA, GA 30305  
PHONE #: \_\_\_\_\_ CELL #: 904-556-1448 EMAIL: grhineheart@gmail.com

AGENT'S NAME: CALVIN DUNN  
MAILING ADDRESS: 7933 Strawberry Ln City/State/Zip: Belmont, MI 49306  
PHONE #: \_\_\_\_\_ CELL #: 616-915-0300 EMAIL: dunnecalvin01@gmail.com

PROPERTY DESCRIPTION: 911 Address: 219 W. GORRIE DR, ST George Island 32328  
Lot/s: 11 Block: 9W Subdivision: ST GEORGE ISLAND GOLF BEACH Unit: 1  
Parcel Identification #: 29-095-06W-7311-009W-0110

JURISDICTION:  Franklin County C-4  
 Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)**

DESCRIPTION OF REQUEST: Side SET BACK VARIANCE from 10' to 5.5' to Allow for a 15' x 50' STORAGE BUILDING

Calvin Dunn (AGENT) needs variance APPROVED before closing on the Purchase of the Lot.

ADVISORY BOARD OF ADJUSTMENT DATE: Wednesday, August 11, 2021

RECOMMENDED APPROVAL: \_\_\_\_\_ RECOMMENDED DENIAL: \_\_\_\_\_ RECOMMENDED TO TABLE: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

BOARD OF COUNTY COMMISSION MEETING DATE: Tuesday, August 17, 2021  
APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_ TABLED: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

**Franklin County**  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER. Page 36**



# SITE PLAN

## FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

[http://www.franklincountyflorida.com/planning\\_building\\_services.aspx?sid=building](http://www.franklincountyflorida.com/planning_building_services.aspx?sid=building)

# PERMIT

# \_\_\_\_\_



SCALE: 1 " = 20 '

DATE: 6-4-21

ADDRESS:

219 W GORRIE DR

ST George Island, FL 32328

DRAWN BY: Page 37

CALVIN DUNN



Record Deed: \$18.50  
Deed Documentary Stamps: \$420.00  
Total Paid: \$438.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Barker Williams, PLLC  
60 Clayton Lane, Suite B  
Santa Rosa Beach, FL 32459  
TITLE SEARCH WAS NOT CONDUCTED.

**COUNTY OF FRANKLIN  
STATE OF FLORIDA**

Property Appraisers Parcel ID (Folio) No.: 29-09S-06W-7311-009W-0110

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **James O. Cotton**, whose mailing address is 3005 E. Pine Valley Road NW, Atlanta, Georgia 30305, **Grantor**, for and in consideration of Ten (\$10.00) Dollars and all other good and valuable considerations, the receipt whereof is acknowledged, do remise, release, and quit claim unto **Gary R. Rhinheart, a married man**, whose mailing address is 2440 Peachtree Road NW #1 Atlanta, Georgia 30305, hereinafter called the **Grantee**, Grantee's successors and assigns, forever, all of its interest in the following described property, situated, lying and being in Franklin County, Florida:

**Lot 11, Block 9 West, ST GEORGE ISLAND GULF BEACH UNIT NO. 1, as per MAP or Plat of said subdivision recorded in Plat Book 2, Page 7, of the Public Records in the Office of the Clerk of the Circuit Court of Franklin County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the current and subsequent years.**

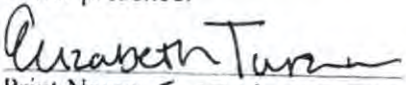
Subject property IS NOT the homestead of the Grantor.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the use, benefit and profit of Grantee forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal effective the 12 day of March, 2020.

Signed, sealed and delivered  
in our presence:

  
Print Name: Elizabeth Turner

  
Print Name: Jack McIntyre

**GRANTOR**

  
James O. Cotton

STATE OF GEORGIA

COUNTY OF DEKALB

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of March, 2020, by James O. Cotton who  is personally known to me or ( ) has shown me \_\_\_\_\_ as identification.

[ Notary Seal ]



*[Handwritten Signature]*

NOTARY PUBLIC

Print Name: MICHAEL TACHE

My Commission Expires: 11/7/2021

My Commission Number: \_\_\_\_\_

**SCRIVENER'S NOTE:** The scrivener has acted as scrivener only and makes no representation or warranty regarding title to the property herein conveyed. There was not title search performed or title insurance issued in connection with this transaction.



*Owner*



Overview



Legend

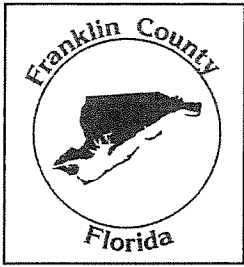
-  Parcels
-  Roads
-  City Labels

|                       |  |              |                      |               |                            |
|-----------------------|--|--------------|----------------------|---------------|----------------------------|
| Parcel ID             | 06-07S-01W-1042-000L-0040                        | Alternate ID | 01W07S061042000L0040 | Owner Address | WILSON JOHN TRACY & JODI C |
| Sec/Twp/Rng           | 6-7S-1W  | Class        | SINGLE FAM           |               | 3951-8 HIGHWAY 93 SOUTH    |
| Property Address      | 1490 ALLIGATOR DR DR                             | Acreage      | 0.268                |               | THOMASVILLE, GA 31792      |
| District              | 7  |              |                      |               |                            |
| Brief Tax Description | UNIT 2 BL L LOT 4 PENN POINT                     |              |                      |               |                            |
|                       | <i>(Note: Not to be used on legal documents)</i> |              |                      |               |                            |

Date created: 4/14/2021  
 Last Data Uploaded: 4/14/2021 7:41:33 AM

Developed by  Schneider  
 GEOSPATIAL





**DOCK PERMIT APPLICATION**

**FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

PERMIT # \_\_\_\_\_

FEE: \$ \_\_\_\_\_

C.S.I : \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

**NOTE TO APPLICANTS AND PERMIT HOLDERS:**

VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:  
ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**EXISTING HOUSE:**  Yes  No

**DEP PERMIT:**  Yes  No

**ARMY COE PERMIT:**  Yes  No

**APPROVED:**  Yes  No

**APPLICATION MUST BE COMPLETE:**

Property Owner/s: Jay Briland  
Contact Information: Home #: \_\_\_\_\_ Cell #: 850-510-0747  
Mailing Address: 1490 Alligator Drive City/State/Zip: Alligator Point, FL 32346  
EMAIL Address: jay@brilandcompanies.com  
Contractor Name: \_\_\_\_\_ Business Name: \_\_\_\_\_  
Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
EMAIL Address: \_\_\_\_\_ @ \_\_\_\_\_

**PROPERTY DESCRIPTION::**

Lot/s: 4 Block: Block L Penn Point \_\_\_\_\_ Unit: 2  
Parcel Identification #: 06-07S-01W-1042-000L-0040

**JURISDICTION:**  Franklin County  Cit of Apalachicola  City of Carrabelle  
 Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**SINGLE FAMILY DOCK/PIER**  **MULTI-FAMILY DOCK/PIER**  **COMMERCIAL**

**DESCRIPTION:** Single Family Residential Dock w- 2 Boat Lifts

ZONING DISTRICT: \_\_\_\_\_ CONTRACT COST: \_\_\_\_\_

TOTAL SQUARE FOOT: \_\_\_\_\_ FOUNDATION TYPE: \_\_\_\_\_

ROOF MATERIAL: \_\_\_\_\_

**APPROVED BY:**  **Planning & Zoning Date:** \_\_\_\_\_  **County Commissioners Date:** \_\_\_\_\_

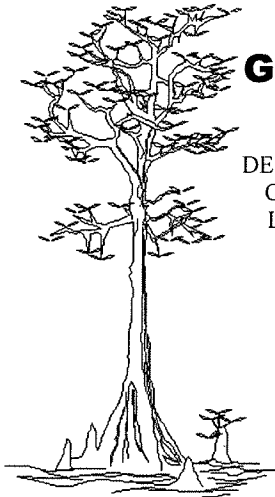
**City of Carrabelle Date:** \_\_\_\_\_  **City of Apalachicola Date:** \_\_\_\_\_

WATER BODY: East Bay

CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

\_\_\_\_\_  
**BUILDING OFFICIAL**      **Date**      **OWNER (Required)**      **Date**      **CONTRACTOR (Required)**      **Date**

**FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE**



# 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

## LETTER OF TRANSMITTAL

July 27, 2021

Cortni Bankston  
Franklin County Planning and Zoning  
33 Commerce Street  
Apalachicola, FL 32320

Re: Planning and Zoning Agenda  
GEA File No. 21-101  
Jay Briland

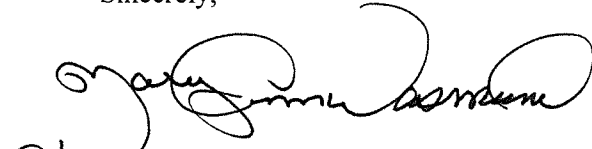
Please find attached an Application for the construction of a Single Family Dock for the referenced project.

Attached are the following information sheets:

- 1) Dock Permit Application;
- 2) Drawings for a Single Family Dock w/2 boat lifts;
- 3) Proof of Ownership in the form of a Warranty Deed;
- 4) Property Appraiser Sheet for Owner;
- 5) Property Appraiser Sheets for Adjacent Neighbors.

If you have any questions or need any additional assistance, please do not hesitate to call us at (805) 653-8899 or email us [dan@garlickenv.com](mailto:dan@garlickenv.com) or [maryann@garlickenv.com](mailto:maryann@garlickenv.com).

Sincerely,



Kevin Burdette, PhD  
Garlick Environmental Associates, Inc.

Attachments

# 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: Briland Construction Company  
WATERBODY/CLASS: Alligator Point / Class II / OFW / AP  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: Alligator Point / Franklin County  
LATITUDE: 29° 53' 57.6"  
LONGITUDE: 84° 23' 37.65"  
SECTION: 6 TWSHP: 7 South RNG: 1 West

JOB: 21-101  
DEP:  
COE:  
OTHER:  
DATE: June 8, 2021  
SHEET: 1/4



NOT TO SCALE



# 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: Briland Construction Company

WATERBODY/CLASS: Alligator Point / Class II / OFW / AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE: 29° 53' 57.6"

LONGITUDE: 84° 23' 37.63"

SECTION: 6 TOWNSHIP: 7 South RANGE: 1 West

JOB: 21-101

DEP:

COE:

OTHER:

DATE: June 8, 2021

SHEET: 2/4



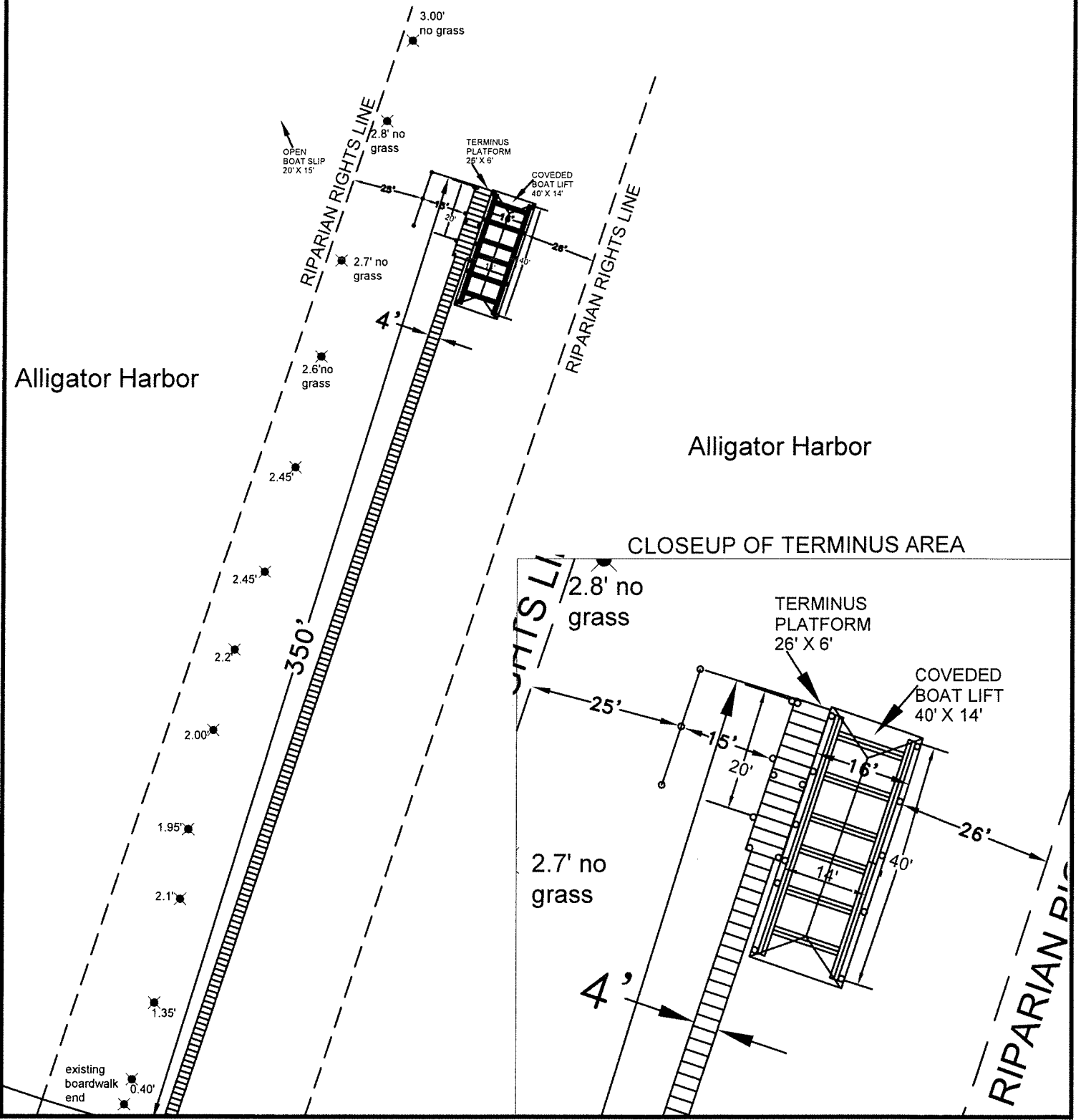


# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Briland Construction Company  
WATERBODY/CLASS: Alligator Poin CLASS II / OFW / AP  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: Alligator Point / Franklin County  
LATITUDE: 29° 53' 57.6"  
LONGITUDE: 84° 23' 37.65"

JOB: 21-101  
DEP:  
COE:  
OTHER:  
DATE: June 8, 2021  
SHEET: 3/4

SECTION: 6 TWSHP: 7 South RNG: 1 West



# 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: Briland Construction Company

WATERBODY/CLASS: Alligator Harbor / ClassII / OFW / AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Harbor / Franklin County

LATITUDE: 29° 53' 57.6"

LONGITUDE: 84° 23' 37.63"

SECTION: 6 TOWNSHIP: 7 South RANG: 1 West

JOB: 21-101

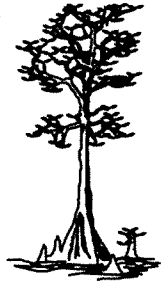
DEP:

COE:

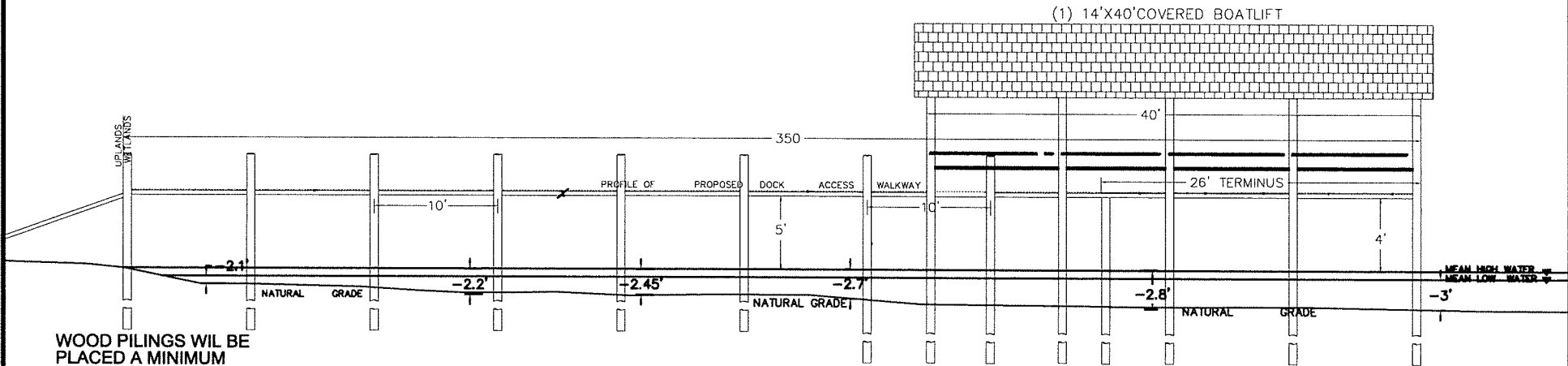
OTHER:

DATE: June 8, 2021

SHEET: 4/4



## CROSS SECTION OF PROPOSED DOCK Not To Scale



WOOD PILINGS WILL BE PLACED A MINIMUM OF 10' APART

PILINGS SIZE WILL BE 6 INCHES

ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND

WOOD DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

These drawings are for permitting purposes only. Not intended for construction purposes



**Parcel Summary**

**Parcel ID** 06-075-01W-1042-000L-0040  
**Location Address** 1490 ALLIGATOR DR DR  
 32346  
**Brief Tax Description\*** UNIT 2 BL L LOT 4 PENN POINT OR 217/520 355/112 451/320 OR/460/138 1285/773  
\*The Description above is not to be used on legal documents.  
**Property Use Code** SINGLE FAM (000100)  
**Sec/Twp/Rng** 6-7S-1W  
**Tax District** Alligator Point (District 7)  
**Millage Rate** 13.022  
**Acreage** 0.268  
**Homestead** N

[View Map](#)
**Owner Information**

**Primary Owner**  
 Wilson John Tracy & Judi C  
 3951-8 Highway 93 South  
 Thomasville, GA 31792

**Land Information**

| Code   | Land Use      | Number of Units | Unit Type | Frontage | Depth |
|--------|---------------|-----------------|-----------|----------|-------|
| 011103 | APT BAY FRONT | 11,700.00       | SF        | 90       | 130   |

**Residential Buildings**

**Building 1**  
**Type** SINGLE FAM  
**Total Area** 1,920  
**Heated Area** 1,155  
**Exterior Walls** CONC BLOCK  
**Roof Cover** MODULAR MT  
**Interior Walls** DRYWALL  
**Frame Type** N/A  
**Floor Cover** SHT VINYL; CARPET  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 2  
**Bedrooms** 0  
**Stories** 1  
**Effective Year Built** 1955

**Extra Features**

| Code | Description        | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|--------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0080 | DECK               | 1               | 0 x 0 x 0               | 40    | SF        | 1982                 |
| 0665 | STEPS W/RAILS      | 1               | 0 x 0 x 0               | 164   | SF        | 1982                 |
| 0570 | CON WALK           | 1               | 2 x 25 x 0              | 50    | SF        | 1982                 |
| 0170 | FPLC BELOW AVERAGE | 1               | 0 x 0 x 0               | 1     | UT        | 1982                 |
| 0300 | STEPS              | 1               | 0 x 0 x 0               | 120   | SF        | 2008                 |

**Sales**

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor        | Grantee        |
|--------------|------------|------------|------------|------|------|---------------|-----------------|----------------|----------------|
| N            | 12/21/2020 | \$225,000  | WD         | 1285 | 773  | Qualified (Q) | Improved        | DOONAN ANNETTE | WILSON/WILSON  |
| N            | 07/08/1994 | \$89,900   | WD         | 460  | 138  | Qualified (Q) | Improved        | BRYSON WALTER  | DOONAN ANNETTE |
| N            | 08/29/1991 | \$44,625   | WD         | 355  | 112  | Qualified (Q) | Improved        | DRAKE          | BRYSON         |

Valuation

|                                    | 2020 Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$77,813       | \$78,484       | \$68,422       | \$68,422       | \$69,572       |
| Extra Features Value               | \$2,655        | \$2,655        | \$2,655        | \$2,655        | \$2,655        |
| Land Value                         | \$93,600       | \$117,000      | \$93,600       | \$93,600       | \$81,900       |
| Land Agricultural Value            | \$0            | \$0            | \$0            | \$0            | \$0            |
| Agricultural (Market) Value        | \$0            | \$0            | \$0            | \$0            | \$0            |
| Just (Market) Value                | \$174,068      | \$198,139      | \$164,677      | \$164,677      | \$154,127      |
| Assessed Value                     | \$152,655      | \$149,223      | \$146,441      | \$143,429      | \$140,479      |
| Exempt Value                       | \$50,000       | \$50,000       | \$50,000       | \$50,000       | \$50,000       |
| Taxable Value                      | \$102,655      | \$99,223       | \$96,441       | \$93,429       | \$90,479       |
| Maximum Save Our Homes Portability | \$21,413       | \$48,916       | \$18,236       | \$21,248       | \$13,648       |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

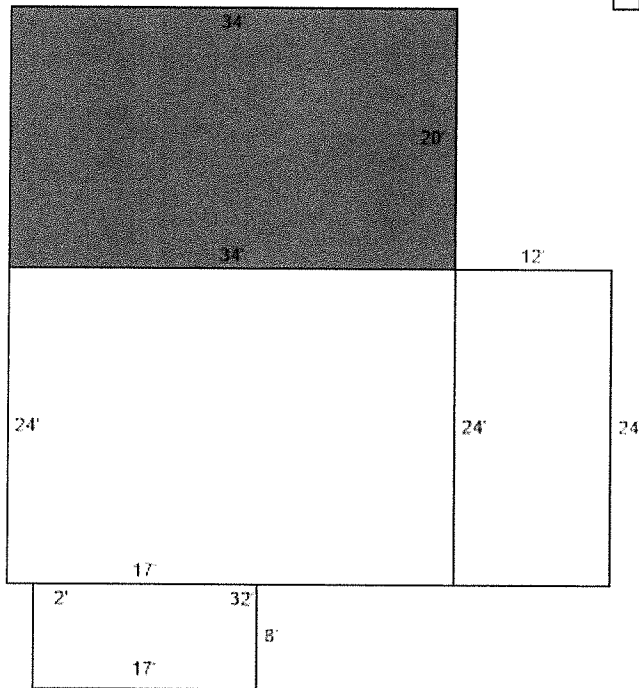


TRIM Notice 2019



Sketches

|     |             |     |      |
|-----|-------------|-----|------|
| SFB | SEM F BASE  | 288 | 1955 |
| FEP | F ENC PRCH  | 136 | 1955 |
| FSP | F SCR N PCH | 580 | 1955 |
| BAS | BASE AREA   | 816 | 1955 |



No data available for the following modules: Commercial Buildings.






*Adjacent Neighbor*



Overview



Legend

-  Parcels
-  Roads
-  City Labels

|                         |                           |                     |                      |                      |                           |
|-------------------------|---------------------------|---------------------|----------------------|----------------------|---------------------------|
| <b>Parcel ID</b>        | 06-07S-01W-1042-000L-0050 | <b>Alternate ID</b> | 01W07S061042000L0050 | <b>Owner Address</b> | KORST ERNEST B JR TRUSTEE |
| <b>Sec/Twp/Rng</b>      | 6-7S-1W                   | <b>Class</b>        | VACANT               |                      | KORST CHARLES B & LEE ANN |
| <b>Property Address</b> | 1488 ALLIGATOR DR DR      | <b>Acreage</b>      | 0.272                |                      | 1489 ALLIGATOR DRIVE      |
|                         |                           |                     |                      |                      | PANACEA, FL 32346         |

**District** 7  
**Brief Tax Description** UNIT 2 BL L LOT 5 PENN POINT  
 (Note: Not to be used on legal documents)

Date created: 4/15/2021  
 Last Data Uploaded: 4/15/2021 7:41:41 AM

Developed by  **Schneider**  
 GEOSPATIAL



**Parcel Summary**

**Parcel ID** 06-07S-01W-1042-000L-0050  
**Location Address** 1488 ALLIGATOR DR DR  
 32346  
**Brief** UNIT 2 BL L LOT 5 PENN POINT OR 107/320 149/166-68 362/256 OR 392/281 578/784 766/187  
**Tax Description\*** 1177/733  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** VACANT (000000)  
**Sec/Twp/Rng** 6-7S-1W  
**Tax District** Alligator Point (District 7)  
**Millage Rate** 13.022  
**Acreage** 0.272  
**Homestead** N

[View Map](#)

**Owner Information**

**Primary Owner**  
[Korst Ernest B Jr Trustee](#)  
 Korst Charles B & Lee Ann  
 1489 Alligator Drive  
 Panacea, FL 32346

**Land Information**

| Code   | Land Use      | Number of Units | Unit Type | Frontage | Depth |
|--------|---------------|-----------------|-----------|----------|-------|
| 011103 | APT BAY FRONT | 11,880.00       | SF        | 90       | 132   |

**Extra Features**

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0530 | WD SEAWALL  | 1               | 0x0x0                   | 1     | UT        | 2002                 |
| 0430 | DOCK        | 1               | 0x0x0                   | 1,576 | UT        | 2002                 |
| 1000 | BOATLIFT    | 1               | 0x0x0                   | 1     | UT        | 2002                 |
| 0357 | TERMINUS    | 1               | 0x0x0                   | 448   | UT        | 2002                 |

**Sales**

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification   | Vacant/Improved | Grantor   | Grantee                            |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---|------------------------------------|
| N            | 09/29/2016 | \$129,000  | WD         | 1177 | 733  | Unqualified (U) | Vacant          | MCCOY<br>TERENCE P &<br>ANTOINETTE<br>M 1/2 INT | KORST<br>CHARLES<br>B & LEE<br>ANN |
| N            | 12/03/2003 | \$130,000  | WD         | 766  | 187  | Qualified (Q)   | Vacant          | KORST   | KORST &<br>MCCOY                   |
| N            | 10/23/1992 | \$17,000   | WD         | 392  | 281  | Qualified (Q)   | Vacant          | BRYSON ET AL                                    | MCCOY                              |



## Valuation

|                                    | 2020 Certified   | 2019 Certified   | 2018 Certified   | 2017 Certified   | 2016 Certified   |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|
| Building Value                     | \$0              | \$0              | \$0              | \$0              | \$0              |
| Extra Features Value               | \$20,401         | \$20,401         | \$20,401         | \$20,401         | \$20,401         |
| Land Value                         | \$95,040         | \$118,800        | \$95,040         | \$95,040         | \$83,160         |
| Land Agricultural Value            | \$0              | \$0              | \$0              | \$0              | \$0              |
| Agricultural (Market) Value        | \$0              | \$0              | \$0              | \$0              | \$0              |
| Just (Market) Value                | <b>\$115,441</b> | <b>\$139,201</b> | <b>\$115,441</b> | <b>\$115,441</b> | <b>\$103,561</b> |
| Assessed Value                     | \$115,441        | \$126,985        | \$115,441        | \$115,441        | \$97,582         |
| Exempt Value                       | \$0              | \$0              | \$0              | \$0              | \$0              |
| Taxable Value                      | \$115,441        | \$126,985        | \$115,441        | \$115,441        | \$97,582         |
| Maximum Save Our Homes Portability | \$0              | \$12,216         | \$0              | \$0              | \$5,979          |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice 2020

[2020 TRIM Notice \(PDF\)](#)

## TRIM Notice 2019

[2019 TRIM Notice \(PDF\)](#)

**No data available for the following modules: Residential Buildings, Commercial Buildings, Sketches.**

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Last Data Upload: 4/15/2021, 7:41:41 AM

Version 2.3.116

**CHECKLIST:**

- X**  Application
- X**  DEP
- Army CORPS
- X**  Site Plan
- Drawings (Approved by all entities)
- Approvals from local jurisdictions

**FEE SCHEDULE:**

|                                |                    |  |          |               |          |                  |
|--------------------------------|--------------------|--|----------|---------------|----------|------------------|
| <b>DOCKS</b>                   | <b>SQUARE FOOT</b> |  | <b>X</b> | <b>\$5.00</b> | <b>=</b> | <b>\$</b>        |
| <b>BOAT LIFTS</b>              | <b>SQUARE FOOT</b> |  | <b>X</b> | <b>\$5.00</b> | <b>=</b> | <b>\$</b>        |
| <b>TOTAL VALUATION:</b>        |                    |  |          |               |          | <b>\$</b>        |
| <b>Critical Shoreline Fee:</b> |                    |  |          |               |          | <b>\$ 100.00</b> |
| <b>PERMIT FEE:</b>             |                    |  |          |               |          | <b>\$</b>        |



**Overview**



**Legend**

- Parcels
- Roads
- City Labels

|                              |   |                     |                      |                      |                        |
|------------------------------|---|---------------------|----------------------|----------------------|------------------------|
| <b>Parcel ID</b>             | 06-07S-01W-1042-000L-0020                 | <b>Alternate ID</b> | 01W07S061042000L0020 | <b>Owner Address</b> | VARELA CARLOS &        |
| <b>Sec/Twp/Rng</b>           | 6-7S-1W                                   | <b>Class</b>        | SINGLE FAM           |                      | VARELA BLAIR ANDERSON- |
| <b>Property Address</b>      | 1494 ALLIGATOR DRIVE                      | <b>Acreage</b>      | 0.278                |                      | 3514 MAHAN DRIVE       |
|                              | ALLIGATOR POINT                           |                     |                      |                      | TALLAHASSEE, FL 32308  |
| <b>District</b>              | 7   |                     |                      |                      |                        |
| <b>Brief Tax Description</b> | UNIT 2 BL L LOT 2 OR 117                  |                     |                      |                      |                        |
|                              | (Note: Not to be used on legal documents) |                     |                      |                      |                        |

Date created: 8/4/2021  
 Last Data Uploaded: 8/4/2021 7:43:15 AM

Developed by  Schneider  
 GEOSPATIAL





**DOCK PERMIT APPLICATION**

**FRANKLIN COUNTY BUILDING DEPARTMENT**  
 34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
 Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

PERMIT # \_\_\_\_\_

FEE: \$ \_\_\_\_\_

C.S.I : \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

**NOTE TO APPLICANTS AND PERMIT HOLDERS:**  
 VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:  
 ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**EXISTING HOUSE:**  Yes  No

**DEP PERMIT:**  Yes  No

**ARMY COE PERMIT:**  Yes  No

**APPROVED:**  Yes  No

**APPLICATION MUST BE COMPLETE:**

JUN 30 2021

Property Owner/s: VALEA & BLAIR ANDERSON

Contact Information: Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Mailing Address: 3514 MAHAN DR. City/State/Zip: 32308 TALL FLA.

EMAIL Address: \_\_\_\_\_ @ \_\_\_\_\_

Contractor Name: STAN BROWN Business Name: SALTY ALC CONSTRUCTION

Contact Information: Office #: 850-984-5878 Cell #: 850-528-1542

State License #: CBC-1250713 County Registration #: \_\_\_\_\_

Mailing Address: 109 BAY DR City/State/Zip: PANACEA, FLA. 32346

EMAIL Address: SALTYALC@GMAIL.COM @ COMCAST.NET.

**PROPERTY DESCRIPTION:** 911 Address: 1494 Alligator Drive

Lot/s: 2 Block: L Subdivision: PENINSULA POINT Unit: 2

Parcel Identification #: 06-075-01W-1042-000K-0020

**JURISDICTION:**  Franklin County  City of Carrabelle

Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

SINGLE FAMILY DOCK/PIER  MULTI-FAMILY DOCK/PIER  COMMERCIAL

**DESCRIPTION:** 300' x 4' WITH 16' x 10' TERMINAL END

ZONING DISTRICT: \_\_\_\_\_ CONTRACT COST: 36,000

TOTAL SQUARE FOOT: \_\_\_\_\_ FOUNDATION TYPE: \_\_\_\_\_

ROOF MATERIAL: \_\_\_\_\_

**APPROVED BY:**  Planning & Zoning Date: \_\_\_\_\_  County Commissioners Date: \_\_\_\_\_

WATER BODY: ALLIGATOR HARBOUR

CRITICAL SHORELINE DISTRICT  YES OR NO  NO CRITICAL HABITAT ZONE  YES OR NO  NO

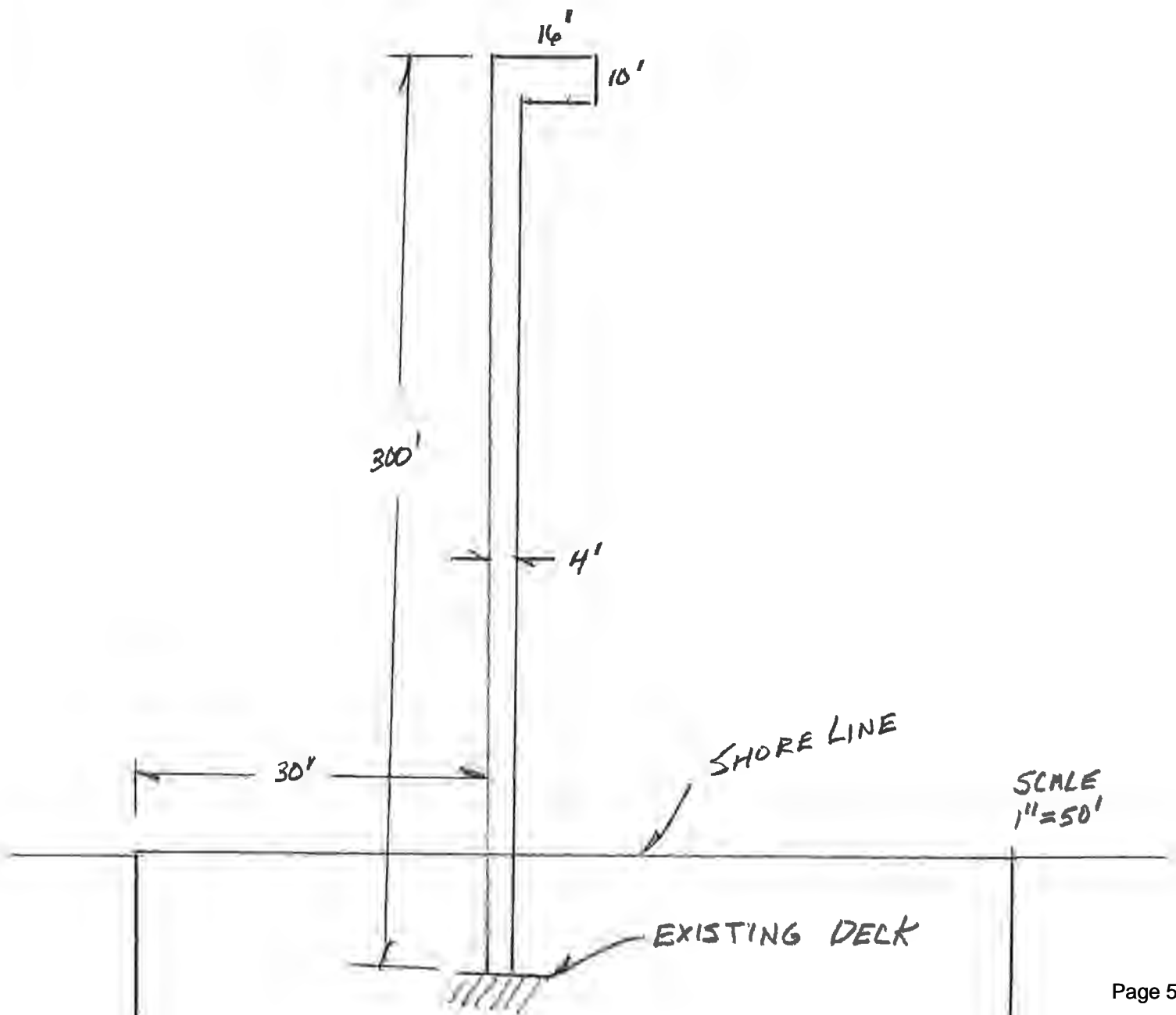
\_\_\_\_\_  
**BUILDING OFFICIAL**      **Date**      \_\_\_\_\_  
**OWNER (Required)**      **Date**      \_\_\_\_\_

\_\_\_\_\_  
**CONTRACTOR (Required)**      **Date**      6/30/21





# ALIGATOR HARBOUR



1494 ALIGATOR DR





**DOCK SITE PLAN, CONSTRUCTION  
AND LIGHTING AFFIDAVIT**

**FRANKLIN COUNTY BUILDING DEPARTMENT**  
 34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
 Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

**PERMIT**  
# \_\_\_\_\_

**ORDINANCE  
No. 2004-17  
Dock Ordinance**

**DOCK CONSTRUCTION STANDARDS & LIGHTING AFFIDAVIT**

**APPLICATION MUST BE COMPLETE:** (We will no longer accept incomplete applications)

Property Owner/s: VARELA & BLAIR ANDERSON  
 Contact Information: Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
 Mailing Address: 3514 MAHAN DR. City/State/Zip: TALL. FLA.  
 EMAIL Address: \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: 1494 ALLIGATOR DR  
 Lot/s: 2 Block: L Subdivision: PENINSULAR Pt. Unit: 2  
 Parcel Identification #: 06-0705-01W-1042-0002-0020

**JURISDICTION:**     Franklin County     City of Carrabelle  
 Apalachicola     Eastpoint     St. George Island     Carrabelle     Dog Island     Lanark/ St. James     St. Teresa     Alligator Point

**SITE PLAN & CONSTRUCTION STANDARDS:**

- I understand that applications for dock or piers must contain a survey prepared by a professional surveyor which indicates riparian rights, unless the dock is built at least 25 feet from existing property lines. INITIAL: SB
- I understand that Docks built on canals are permitted to be no larger than 25% of the width of the canal including the boat mooring site. INITIAL: SB
- I understand that the lot must be large enough to accommodate a single-family dwelling; or be a lot separated from the single family dwelling by a right-of-way and owned by the same owner; or the lot may be eligible for a hardship variance from the Board of Adjustment. INITIAL: SB
- I understand that no dry dock facilities, gasoline or fuel pumps are allowed on a residential lot other than boat lifts connected to a dock. INITIAL: SB
- I understand that boat ramps may be allowed so long as the property contains adequate size for the parking of trailers on the property. No commercial boat docking or launching allowed. INITIAL: SB
- I understand that no parking of vehicles is allowed within the Critical Habitat Zone, which is the first 50 feet from mean high water. INITIAL: SB
- I understand that the lot must be kept in natural vegetation within the Critical Habitat Zone. INITIAL: SB
- I understand that I must comply with the permitting requirements for all other governmental agencies having jurisdiction over the project. (Evidence of an exemption from such compliance must be furnished by the homeowner before approval can be granted. INITIAL: SB
- I understand that the dock must be elevated a minimum of five (5) feet above mean high water, except that the terminal platform may be lower at the owner's discretion. This requirement shall not apply to docks running parallel to the shoreline provided they extend no further than 25 feet from the edge of the water. (\*This will allow pedestrians to cross under the dock at the water's edge) INITIAL: SB

- I understand that the dock must be constructed on pilings set a minimum of eight (8) feet apart center to center. INITIAL: SB
- I understand that no dusk to dawn lights. Must be able to switch off or on by motion detector, or be activated by a 3-way switch. INITIAL: SB
- I understand that lights limited to one on the terminal platform and one on the landward end of the dock or pier, and one every 100 feet between the terminal platform and the landward end of the dock, except where a hardship exists. INITIAL: SB
- I understand that all lights must be downward directed and have adequate shielding to prevent light trespass and minimize light pollution from light scatter. INITIAL: SB
- I understand the type and location of fixtures must be included on a diagram of dock or pier and submitted with permit application. INITIAL: SB
- I understand that the dock must have amber colored night time reflectors set at a minimum of one at each side in the middle and one at each side of the terminal. INITIAL: SB

**I have read and understood that construction and lighting standards of the Franklin County Dock Ordinance No. 2004-17 and will practice these standards.**

Stan Brown 6/30/21  
Contractor/Owner Signature: Date

STAN BROWN  
Contractor/Owner Printed Name:

**State of Florida  
County of Franklin**

I, Stan Brown, who is personally known or provided the following identification \_\_\_\_\_, on this day 30 of June, 2021, understand that I have read and understood the above statement and will comply or the Final Certificate of Occupancy will be held up until the above has been documented.

NOTARY Erica D. Wilson  
Erica D. Wilson  
Printed Name

SEAL:



# **FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE**

## **CHECKLIST:**

- Application**
- DEP**
- Army CORPS**
- Site Plan**
- Lighting Plan**
- Drawings (Approved by all entities)**
- Approvals from local jurisdictions**
- Dock Site Plan, Construction & Lighting Affidavit**
- Copy of Signed Contract Cost**





(29°53'58"N 84°23'39"W) 324 m

### Parcel Summary

**Parcel ID** 06-07S-01W-1042-000L-0020  
**Location Address** 1494 ALLIGATOR DRIVE  
 ALLIGATOR POINT 32346  
**Brief Tax Description\*** UNIT 2 BL L LOT 2 OR 117 363-64 PENN POINT ORB 0117 PAGE 0363 1062/322 1172/410 1224/200  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** SINGLE FAM (000100)  
**Sec/Twp/Rng** 6-7S-1W  
**Tax District** Alligator Point (District 7)  
**Millage Rate** 13.022  
**Acreage** 0.278  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 Varela Carlos &  
 Varela Blair Anderson-  
 3514 Mahan Drive  
 Tallahassee, FL 32308

### Land Information

| Code   | Land Use      | Number of Units | Unit Type | Frontage | Depth |
|--------|---------------|-----------------|-----------|----------|-------|
| 011103 | APT BAY FRONT | 12,150.00       | SF        | 90       | 135   |

### Residential Buildings

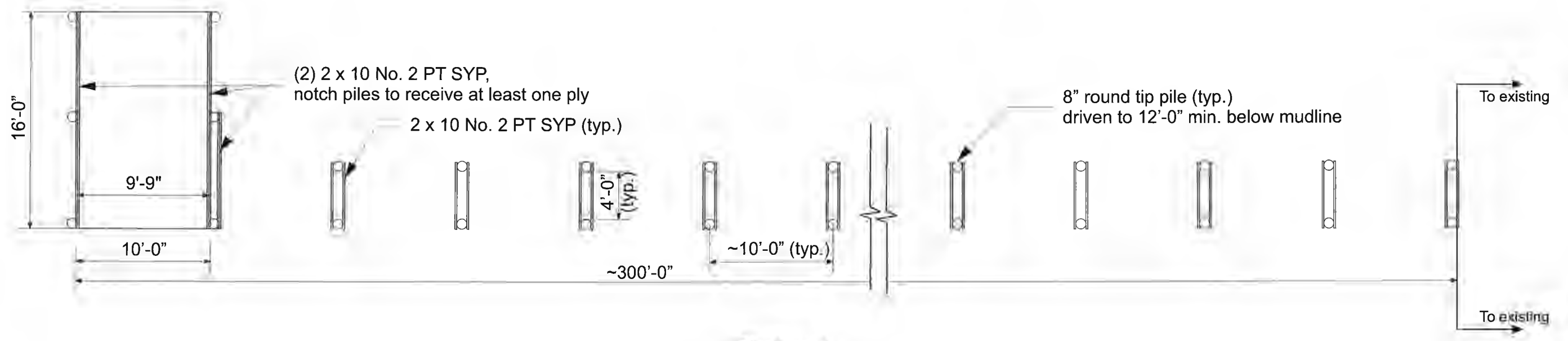
**Building 1**  
**Type** SINGLE FAM  
**Total Area** 2,247  
**Heated Area** 1,624  
**Exterior Walls** VINYL SIDE  
**Roof Cover** COMP SHNGL  
**Interior Walls** PLYWOOD  
**Frame Type** N/A  
**Floor Cover** CLAY TILE  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 2  
**Bedrooms** 3  
**Stories** 1  
**Effective Year Built** 1998

### Extra Features

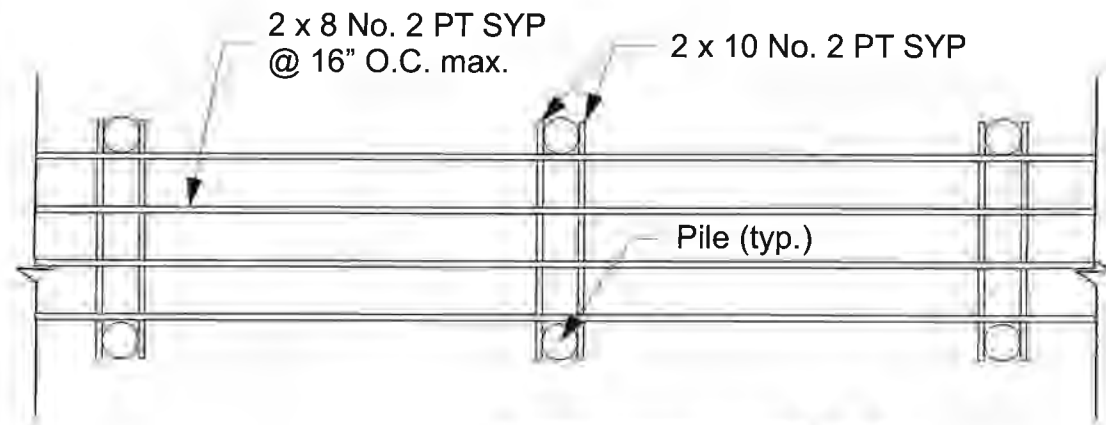
| Code | Description     | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-----------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0300 | STEPS           | 1               | 4 x 4 x 0               | 16    | SF        | 1980                 |
| 0300 | STEPS           | 1               | 7 x 4 x 0               | 28    | SF        | 1980                 |
| 0200 | GARAGE FINISHED | 1               | 6 x 4 x 0               | 1     | UT        | 0                    |

### Sales

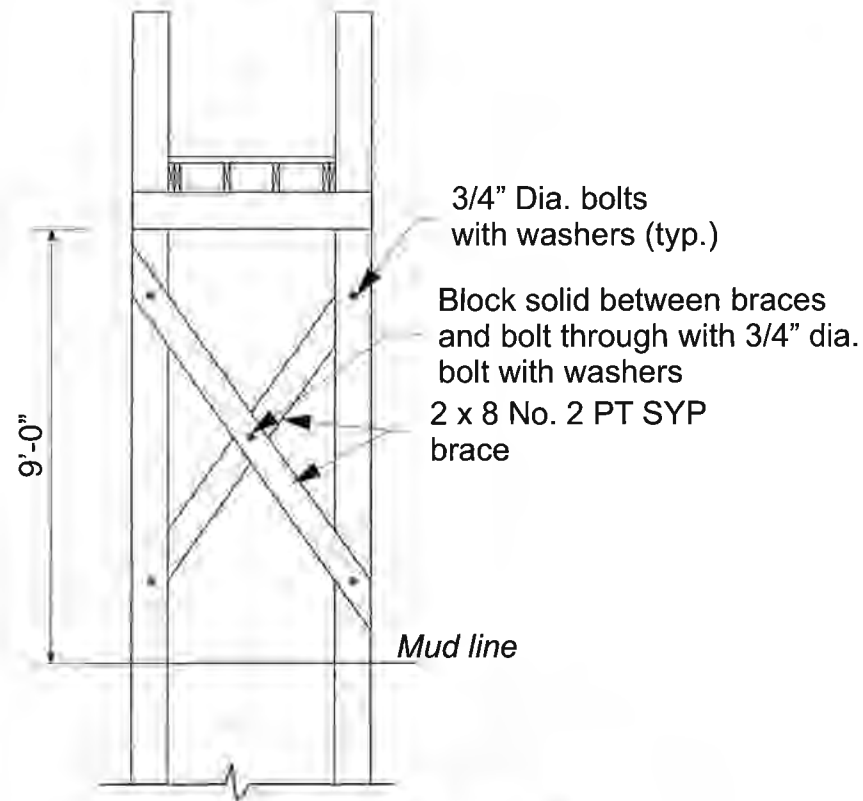
| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification   | Vacant/Improved | Grantor         | Grantee       |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|-----------------|---------------|
| N            | 07/19/2018 | \$325,000  | WD         | 1224 | 200  | Qualified (Q)   | Improved        | MCMILLAN        | VARELA/VARELA |
| N            | 06/30/2016 | \$175,000  | WD         | 1172 | 410  | Qualified (Q)   | Improved        | WHIDDON/GRIFFIN | MCMILLAN      |
| N            | 03/27/2012 | \$100      | WD         | 1062 | 322  | Unqualified (U) | Improved        | WHIDDON         | WHIDDON       |
| N            | 01/01/1973 | \$18,000   | WD         | 117  | 363  | Qualified (Q)   | Improved        |                 |               |
| N            | 01/01/1970 | \$14,400   |            | 97   | 267  | Qualified (Q)   | Improved        |                 |               |



**Plan Layout**  
Scale: 1/8" = 1'-0"



**Existing Framing Plan Layout**  
Scale: 1/8" = 1'-0"



**Walkway Cross Bracing for Clear Heights over 9'-0"**  
Scale: 1/4" = 1'-0"

**DESIGN CRITERIA**

Basic Wind Velocity: 130 mph, 3 sec. gust  
 Importance Factor: 0.87  
 Building Category: "OPEN"  
 Wind Exposure Type: "B"  
 Internal Pressure Coefficient: +/- 0.0 (open)  
 Floor Live Load: 40 psf  
 Roof Live Load: 20 psf

All construction shall be provided in accordance with the current recognized versions of the Standard Building Code, Florida Building Code - 2020 REV 7, as well as all applicable local requirements.

Base connections shall be provided as shown and shall be field adjusted on the basis of the manufacturer's requirements for actual soil type.

All materials identified by manufacturer name may be substituted with comparable materials that exceed or equal the specifications for the original material.

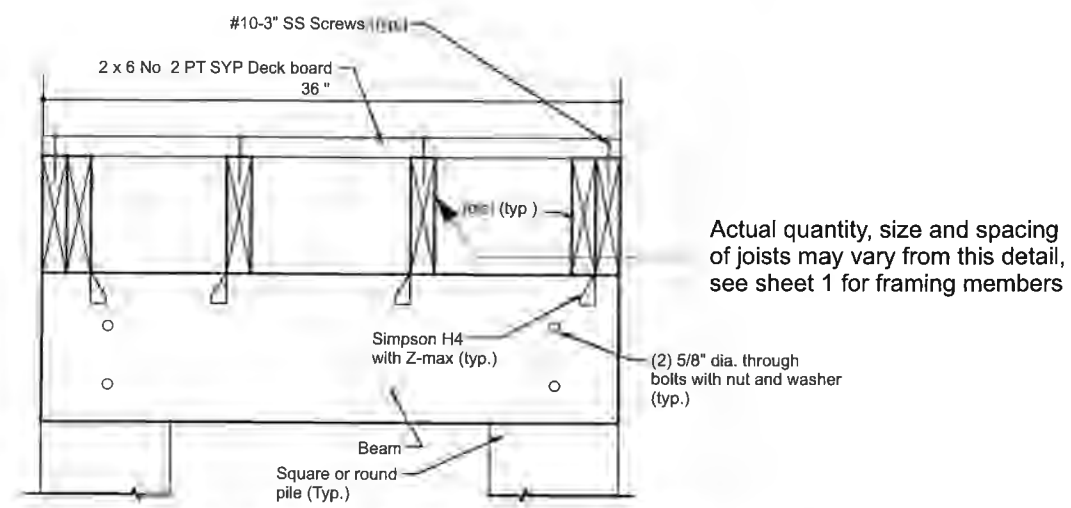
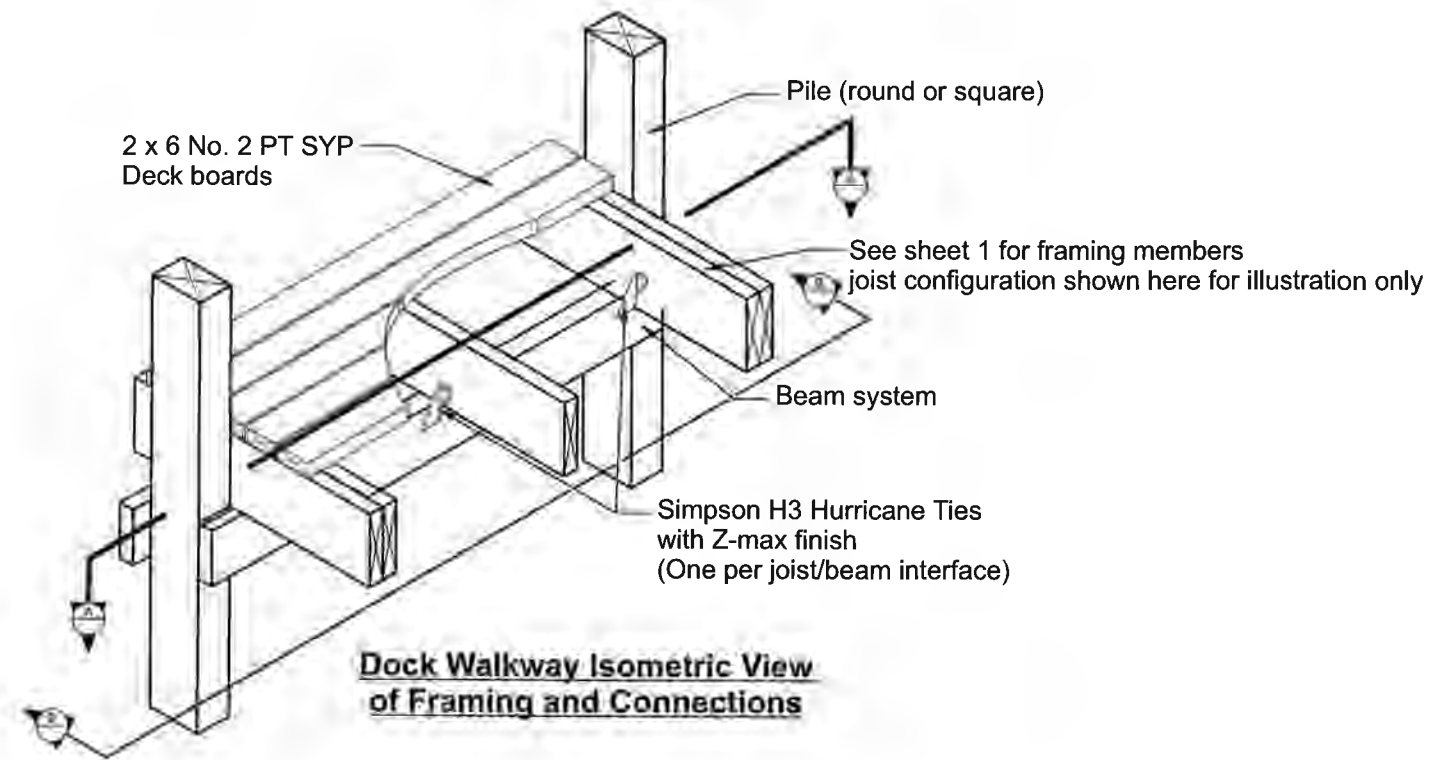


Digitally signed by Thomas E Beitelman  
 Date: 2021.05.18 13:19:21 -04'00'

**Thomas E. Beitelman, PE**

Florida PE #51870, SI #2060  
 2626 E. Park Ave., Unit 4303, Tallahassee, FL 32301  
 (321) 543-6750 - beitelman@gmail.com

|              |                      |             |          |         |  |
|--------------|----------------------|-------------|----------|---------|--|
| PROJECT:     | 1494 Alligator Drive | SCALE:      | AS SHOWN | CLIENT: |  |
| TITLE:       | Details              | DATE:       |          |         |  |
| DESIGNED BY: | T.E.B.               | CHECKED BY: |          |         |  |
| DRAWN BY:    | T.E.B.               | DATE:       |          |         |  |
| CHECKED BY:  |                      |             |          |         |  |
| DATE:        |                      |             |          |         |  |
| SHEET:       | 1 of 2               |             |          |         |  |
| No.          |                      |             |          |         |  |



**Dock Walkway Section Through End**

**Dock Walkway**



Digitally signed by  
 Thomas E Beitelman  
 Date: 2021.05.18  
 13:19:07 -04'00'

|                               |                 |              |              |
|-------------------------------|-----------------|--------------|--------------|
| PROJECT: 1494 Alligator Drive |                 | CLIENT:      |              |
| TITLE: Details                | SCALE: Varies   | DATE:        | DESCRIPTION: |
| DESIGNED BY: TEB              | CHECKED BY: TEB | DATE:        | DESCRIPTION: |
| DRAWN BY: TEB                 | DATE:           | DESCRIPTION: |              |
| Sheet 1 of 2                  |                 | Page 63      |              |
| No.                           |                 |              |              |



*Owner*



Overview



Legend

-  Parcels
-  Roads
-  City Labels

|                       |                           |              |                      |               |                              |
|-----------------------|---------------------------|--------------|----------------------|---------------|------------------------------|
| Parcel ID             | 14-075-04W-3131-000Z-0170 | Alternate ID | 04W075143131000Z0170 | Owner Address | TEAM GOLSON MOTORSPORTS, INC |
| Sec/Twp/Rng           | 14-7S-4W                  | Class        | VACANT               |               | 15076 ALSASK CIRCLE          |
| Property Address      | 2118 HIGHWAY 98           | Acreage      | n/a                  |               | PORT CHARLOTTE, FL 33981     |
| District              | 6                         |              |                      |               |                              |
| Brief Tax Description | UNIT 1                    |              |                      |               |                              |

(Note: Not to be used on legal documents)

Date created: 6/16/2021  
 Last Data Uploaded: 6/16/2021 7:53:51 AM

Developed by  **Schneider**  
 GEOSPATIAL





**APPLICATION FOR DEVELOPMENT**

**FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

|          |          |
|----------|----------|
| PERMIT # | _____    |
| FEE:     | \$ _____ |
| RADON:   | \$ _____ |
| FLOOD:   | \$ _____ |
| C.S.I.:  | \$ _____ |
| TOTAL:   | \$ _____ |

**NOTE TO APPLICANTS AND PERMIT HOLDERS:**  
**VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:**  
 ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

- New Constuction
- Commercial
- Residential
- Substantial Improvement
- Less than Substantial

**APPLICATION MUST BE COMPLETE:**

Property Owner/s: Team Golson Motorsports, Inc.  
 Contact Information: Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
 Mailing Address: 15076 ALASKA Circle City/State/Zip: Port Charlotte, FL 33981  
 EMAIL Address: teammgolson@yougonline.com

Contractor Name: \_\_\_\_\_ Business Name: \_\_\_\_\_  
 Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
 State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 EMAIL Address: \_\_\_\_\_ @ \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: 2118 Highway 98 Lanark Village  
 Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: 1A  
 Parcel Identification #: 14-075-04W-3131-000Z-0170

**JURISDICTION:**  Franklin County  City of Apalachicola  City of Carrabelle  
 Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**DESCRIPTION OF DEVELOPMENT:** CONCEPTUAL SITE PLAN APPROVAL - RV PARK  
 ZONING DISTRICT: C-3 CONTRACT COST: \_\_\_\_\_

HEATED SQ FT: \_\_\_\_\_ UN-HEATED SQ FT: \_\_\_\_\_ TOTAL SQUARE FOOT: \_\_\_\_\_  
 ROOF MATERIAL: \_\_\_\_\_ FOUNDATION TYPE: \_\_\_\_\_ LOT DEMENSION: \_\_\_\_\_

SEPTIC TANK PERMIT # \_\_\_\_\_ OR SEWER DISTRICT: LANARK  
 WATER DISTRICT: LANARK OR PRIVATE WELL: \_\_\_\_\_

WATER BODY: ST GEORGE SOUND  
 CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

**FLOOD ZONE INFORMATION:** EFFECTIVE DATE: February 5, 2014  
WILL NOT BE AFFECTED W/ BUILDS

**PANEL NUMBER:** \_\_\_\_\_ **FIRM ZONE/S:** \_\_\_\_\_  
**ELEVATION REQUIREMENTS AS PER SURVEY:** \_\_\_\_\_

- Requires V-Zone Certification
- Requires Elevation Certificates
- Requires Smart Vents
- Requires Breakaway Walls

SUPPLEMENTAL APPLICATION

- 1- Proposed Alteration of the Land:
  - Determination of COE & DEP Wetlands: COMPLETE / SEE DRAWINGS
  - Amount and location of Fill to be placed on property: DRIVEWAY / FILL PADS
  - Percentage of land to be placed in impervious surface: 20%
  
- 2- Critical Shoreline Inspection:
  - Construction to be a minimum of 50 feet from the mean high water or wetland: ✓  
(Must be indicated on submitted site plan)
  - Construction within 50 feet of the mean high water or wetlands: N/A
  - Attach the Board of Adjustment Approval: Date of Approval: \_\_\_\_\_  
(Expires One Year From Approval Date)
  
- 3- Elevation Requirements:
  - FLOOD ZONE: \_\_\_\_\_ BASE FLOOD ELEVATION: \_\_\_\_\_
  - LOWEST BASE FLOOD ELEVATION AT BUILDING SITE: \_\_\_\_\_
  - A/AE/AH/AO ZONES: Elevation of bottom of the first floor: \_\_\_\_\_
  - VE Zones: Elevation of the first floor horizontal support structure: \_\_\_\_\_

DEVELOPMENT APPLICATION CHECKLIST

RESIDENTIAL:

- Application
- Supplemental Application
- Boundary Survey (Non-Flood Zones)
- Site Plan
- Septic Tank Permit
- Energy Code Form
- 2 Complete Sets of Building Plans
- Wind Load Analysis     Engineered
- State Permits
- DEP Permits    COE Permits    FDOT Permits
- Portable Toilet Agreement
- Owner/Builder Affidavit
- Dumpster Affidavit
- Termite Affidavit
- Turtle Light Affidavit (If Applicable)
- Recorded Notice of Commencement

FORMS REQUIRED IN FLOOD ZONES: (Additional)

- Topographical Survey
- Flood Plain Management Review (Requires Permit)
- V Zone Certification (If Applicable)
- Smart Vent Certification (If Applicable)
- Elevation Affidavit

COMMERCIAL: (Additional to Residential)

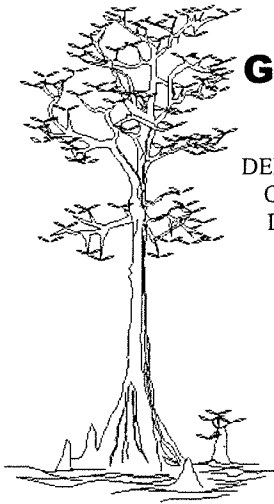
- P&Z Approval Notice
- BOA Approval Notice
- BCC Approval Notice
- DBR Approval
- Parking Plan
- Flood Proofing Certification (If Applicable)
- DEP Storm Water Permit/Exemption

SUB-CONTRACTOR LIST

PLEASE BE ADVISED THAT ALL CONTRACTORS DOING WORK IN FRANKLIN COUNTY MUST BE REGISTERED IN FRANKLIN COUNTY PRIOR TO PERFORMING ANY WORK IN THIS COUNTY. ALL GENERAL, RESIDENTIAL & BUILDING, ELECTRICAL, PLUMBING, HVAC & ROOFING CONTRACTOR'S ARE REQUIRED TO PULL PERMITS ON ALL NEW, RENOVATIONS, REMODEL PROJECTS.

CONTRACTOR OR OWNER HAS CONTRACTED WITH THE FOLLOWING

- |                   |                                     |                   |                                     |
|-------------------|-------------------------------------|-------------------|-------------------------------------|
| Contractor: _____ | <input type="checkbox"/> Registered | Insulation: _____ | <input type="checkbox"/> Registered |
| Electrical: _____ | <input type="checkbox"/> Registered | Painting: _____   | <input type="checkbox"/> Registered |
| Plumbing: _____   | <input type="checkbox"/> Registered | Framing: _____    | <input type="checkbox"/> Registered |
| HVAC: _____       | <input type="checkbox"/> Registered | Masonry: _____    | <input type="checkbox"/> Registered |
| Roofing: _____    | <input type="checkbox"/> Registered | Tile: _____       | <input type="checkbox"/> Registered |
| Piling: _____     | <input type="checkbox"/> Registered | Other: _____      | <input type="checkbox"/> Registered |
| Concrete: _____   | <input type="checkbox"/> Registered | Other: _____      | <input type="checkbox"/> Registered |
| Siding: _____     | <input type="checkbox"/> Registered | Other: _____      | <input type="checkbox"/> Registered |



# 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

June 7, 2021

Cortni Bankston  
Franklin County Planning & Zoning  
33 Commerce Street  
Apalachicola, FL 32320

Re: Planning and Zoning Agenda  
GEA File No. 20-173  
Team Golson Motorsports, Inc.

Dear Ms. Bankston:

Please find attached an Application for Development for the referenced project. The proposed project consists of development of RV Park.

Attached are the following information sheets:

- 1) Application for Development
- 2) CAD drawings indicting the proposed design of the RV Park;
- 3) Proof of Ownership in the form of a Warranty Deed;
- 4) Property Appraiser Sheet for Owner;
- 5) Property Appraiser Sheets for Adjacent Neighbors
- 5) Soils Map;
- 6) Fema Map

If you have any questions, please let us know.

Sincerely,

Kevin Burdette PhD  
Garlick Environmental Associates, Inc.

Attachments

**Parcel Summary**

Parcel ID 14-075-04W-3131-000Z-0170  
 Location Address 2118 HIGHWAY 98  
 32323  
 Brief UNIT 1 A RESERVED PARCEL 216X124X258X108 FT AS SHOWN ON LANARK BEACH PLAT RECD IN PLAT BK 2 OR/155/63 ORB 0155 PAGE 0063 OR  
 Tax Description\* 286/247 830/11 862/619 1255/747  
 \*The Description above is not to be used on legal documents.  
 Property Use VACANT (000000)  
 Code  
 Sec/Twp/Rng 14-75-4W  
 Tax District Lanark Village (District 6)  
 Millage Rate 11.2322  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Team Golson Motorsports, Inc  
 15076 Alsask Circle  
 Port Charlotte, FL 33981

**Land Information**

| Code   | Land Use  | Number of Units | Unit Type | Frontage | Depth |
|--------|-----------|-----------------|-----------|----------|-------|
| 000130 | SFR WATER | 1.00            | UT        | 0        | 0     |

**Sales**

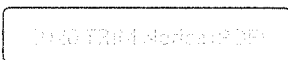
| Multi Parcel | Sale Date  | Sale Price  | Instrument | Book | Page | Qualification   | Vacant/Improved | Grantor                        | Grantee                        |
|--------------|------------|-------------|------------|------|------|-----------------|-----------------|--------------------------------|--------------------------------|
| N            | 12/20/2019 | \$125,000   | WD         | 1255 | 747  | Qualified (Q)   | Vacant          | DOG CATCHER PROPERTIES II, LLC | TEAM GOLSON MOTORSPORTS, INC   |
| N            | 07/20/2005 | \$1,700,000 | WD         | 862  | 619  | Unqualified (U) | Vacant          | CAREY                          | DOG CATCHER PROPERTIES II, LLC |
| N            | 01/19/2005 | \$600,000   | WD         | 830  | 11   | Qualified (Q)   | Vacant          | BATESON                        | CAREY                          |
| N            | 01/05/1989 | \$24,225    | WD         | 286  | 247  | Qualified (Q)   | Vacant          | DOYLE                          | BATESON                        |

**Valuation**

|                                    | 2020 Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$0            | \$0            | \$0            | \$0            | \$0            |
| Extra Features Value               | \$0            | \$0            | \$0            | \$0            | \$0            |
| Land Value                         | \$42,000       | \$42,000       | \$42,000       | \$42,000       | \$42,000       |
| Land Agricultural Value            | \$0            | \$0            | \$0            | \$0            | \$0            |
| Agricultural (Market) Value        | \$0            | \$0            | \$0            | \$0            | \$0            |
| Just (Market) Value                | \$42,000       | \$42,000       | \$42,000       | \$42,000       | \$42,000       |
| Assessed Value                     | \$42,000       | \$42,000       | \$42,000       | \$42,000       | \$42,000       |
| Exempt Value                       | \$0            | \$0            | \$0            | \$0            | \$0            |
| Taxable Value                      | \$42,000       | \$42,000       | \$42,000       | \$42,000       | \$42,000       |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            | \$0            | \$0            |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**TRIM Notice 2020**



**TRIM Notice 2019**



No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.





Prepared by  
Robin Brannon, an employee of  
**First American Title Insurance Company**  
2353 Jenks Avenue  
Panama City, Florida 32405  
(850)763-8426

Return to: Grantee

File No.: 2006-2618302  
Consideration: \$125,000.00

Inst: 201919005670 Date: 12/23/2019 Time: 3:04PM  
Page 1 of 2 B: 1255 P: 747, Marcia Johnson,  
Clerk of Court Franklin County, By: SMI  
Deputy Clerk Doc Stamp-Deed: 875.00

## WARRANTY DEED

This indenture made on **December 20, 2019** A.D., by

**Dog Catcher Properties II, LLC, a Georgia limited liability company**

whose address is: **6445 Powers Ferry Road Suite 300 Atlanta, GA 30339**  
hereinafter called the "grantor", to

**Team Golson Motorsports, Inc., a Florida corporation**

whose address is: **15076 Alsask Circle Port Charlotte, FL 33981**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Franklin County, Florida**, to-wit:

That area marked "reserved", lying South of U.S. Highway 98 to the Gulf of Mexico and lying Westerly of the West lot line of Lot 16, Block "Z", to the Westernmost boundary of Lanark Beach property line as recorded in Plat of LANARK BEACH UNIT NO. 1, according to the Plat of record, recorded in Plat Book 2, Page 13, of the Public Records of Franklin County, Florida.

Parcel Identification Number: **R 14-07S-04W-3131-000Z-0170**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

Page 1 of 2  
2006 - 2618302

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Dog Catcher Properties II, LLC, a Georgia limited liability company

By: [Signature]  
Name: Guy H. Kelley  
Title: Manager

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Print Name: Erin M. Brown

State of Georgia

County of Cobb

[Signature]  
Witness Signature

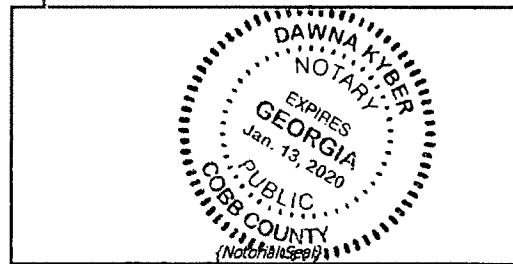
Print Name: Lauren Dodd

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **December 20, 2019**, by **Guy H. Kelley, as Manager, on behalf of Dog Catcher Properties II, LLC, a Georgia limited liability company**, existing under the laws of the State of **Georgia**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]  
Notary Public

Dawna Kyber  
(Printed Name)

My Commission expires: 01/13/2020



*Adjacent Neighbor*



Overview



Legend

-  Parcels
-  Roads
-  City Labels

|                              |  |                     |                      |                      |                      |
|------------------------------|--|---------------------|----------------------|----------------------|----------------------|
| <b>Parcel ID</b>             | 14-07S-04W-3131-000Z-0150                        | <b>Alternate ID</b> | 04W07S143131000Z0150 | <b>Owner Address</b> | RODDENBERRY KIMBERLY |
| <b>Sec/Twp/Rng</b>           | 14-7S-4W   | <b>Class</b>        | VACANT               |                      | P.O. BOX 100         |
| <b>Property Address</b>      | 2126 HIGHWAY 98                                  | <b>Acreage</b>      | n/a                  |                      | SOPCHOPPY, FL 32358  |
| <b>District</b>              | 6  |                     |                      |                      |                      |
| <b>Brief Tax Description</b> | UNIT 1 BL Z LOTS 15 16 127/153                   |                     |                      |                      |                      |
|                              | <i>(Note: Not to be used on legal documents)</i> |                     |                      |                      |                      |

Date created: 6/16/2021  
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Developed by  **Schneider**  
 GEOSPATIAL



*Adjacent Neighbors*



- Legend**
-  Parcels
  -  Roads
  -  City Labels

|                              |  |                     |                      |                      |   |
|------------------------------|--|---------------------|----------------------|----------------------|---|
| <b>Parcel ID</b>             | 14-07S-04W-0000-0010-0000  | <b>Alternate ID</b> | 04W07S14000000100000 | <b>Owner Address</b> | ST JOE COMPANY LLC<br>TAX DEPARTMENT<br>130 RICHARD JACKSON BLVD SUITE 200<br>PANAMA CITY BEACH, FL 32407 |
| <b>Sec/Twp/Rng</b>           | 14-7S-4W   | <b>Class</b>        | TIMBERLAND           |                      |   |
| <b>Property Address</b>      |  | <b>Acreage</b>      | 247.67               |                      |   |
| <b>District</b>              | 6  |                     |                      |                      |   |
| <b>Brief Tax Description</b> | 263.67AC THAT PART FRACT<br><i>(Note: Not to be used on legal documents)</i> |                     |                      |                      |   |

Date created: 6/7/2021  
 Last Data Uploaded: 6/7/2021 7:45:39 AM

Developed by  **Schneider**  
GEOSPATIAL



**Parcel Summary**

**Parcel ID** 14-075-04W-0000-0010-0000  
**Location**  
**Address** 32323  
**Brief** 263.67AC THAT PART FRACT SEC LYING ON N SIDE OF 120 FT GF&A/RR RW DESC AS BEG AT NW COR SEC & RUN S 0 DEGREE 44 MIN W 3230 FT  
**Tax Description\*** ALONG SEC LINE TO PT WHICH IS 391.4 FT N OF N LINE OF RW TH N 50 DEG 46 OR/288/1 OR 228/504  
\*The Description above is not to be used on legal documents.  
**Property Use Code** TIMBERLAND (005600)  
**Sec/Twp/Rng** 14-7S-4W  
**Tax District** Lanark Village (District 6)  
**Millage Rate** 11.2322  
**Acreage** 247.670  
**Homestead** N

[View Map](#)

**Owner Information**

**Primary Owner**  
St Joe Company LLC  
**Tax Department**  
 130 Richard Jackson Blvd  
 Suite 200  
 Panama City Beach, FL 32407

**Land Information**

| Code   | Land Use   | Number of Units | Unit Type | Frontage | Depth |
|--------|------------|-----------------|-----------|----------|-------|
| 005600 | TIMBER 3   | 68.30           | AC        | 0        | 0     |
| 005700 | TIMBER 4   | 150.00          | AC        | 0        | 0     |
| 005305 | NONPROD AG | 29.37           | AC        | 0        | 0     |
| 009910 | MKTVALAG   | 263.67          | AC        | 0        | 0     |

**Valuation**

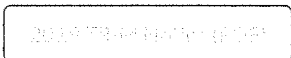
|                                    | 2020 Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$0            | \$0            | \$0            | \$0            | \$0            |
| Extra Features Value               | \$0            | \$0            | \$0            | \$0            | \$0            |
| Land Value                         | \$0            | \$0            | \$0            | \$0            | \$0            |
| Land Agricultural Value            | \$15,192       | \$15,192       | \$17,482       | \$17,482       | \$17,482       |
| Agricultural (Market) Value        | \$659,175      | \$659,175      | \$395,505      | \$395,505      | \$395,505      |
| Just (Market) Value                | \$659,175      | \$659,175      | \$395,505      | \$395,505      | \$395,505      |
| Assessed Value                     | \$15,192       | \$15,192       | \$17,482       | \$17,482       | \$17,482       |
| Exempt Value                       | \$0            | \$0            | \$0            | \$0            | \$0            |
| Taxable Value                      | \$15,192       | \$15,192       | \$17,482       | \$17,482       | \$17,482       |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            | \$0            | \$0            |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**TRIM Notice 2020**



**TRIM Notice 2019**



**No data available for the following modules:** Residential Buildings, Commercial Buildings, Extra Features, Sales, Sketches.

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*Adjacent Neighbor*



- Legend**
-  Parcels
  -  Roads
  -  City Labels

|                              |  |                     |                      |                      |                      |
|------------------------------|--|---------------------|----------------------|----------------------|----------------------|
| <b>Parcel ID</b>             | 14-07S-04W-3131-000Z-0150                        | <b>Alternate ID</b> | 04W07S143131000Z0150 | <b>Owner Address</b> | RODDENBERRY KIMBERLY |
| <b>Sec/Twp/Rng</b>           | 14-7S-4W   | <b>Class</b>        | VACANT               |                      | P.O. BOX 100         |
| <b>Property Address</b>      | 2126 HIGHWAY 98                                  | <b>Acreage</b>      | n/a                  |                      | SOPCHOPPY, FL 32358  |
| <b>District</b>              | 6  |                     |                      |                      |                      |
| <b>Brief Tax Description</b> | UNIT 1 BL Z LOTS 15 16 127/153                   |                     |                      |                      |                      |
|                              | <i>(Note: Not to be used on legal documents)</i> |                     |                      |                      |                      |

Date created: 6/7/2021  
 Last Data Uploaded: 6/7/2021 7:45:39 AM

Developed by  **Schneider**  
 GEOSPATIAL

**Parcel Summary**

Parcel ID 14-07S-04W-3131-000Z-0150  
 Location Address 2126 HIGHWAY 98  
 32323  
 Brief Tax Description\* UNIT 1 BL Z LOTS 15 16 127/153 154/562 156/45 156/628 161/403 157/196 711/707 839/166 1081/324 1086/469  
 \*The Description above is not to be used on legal documents.  
 Property Use Code VACANT (000000)  
 Sec/Twp/Rng 14-7S-4W  
 Tax District Lanark Village (District 6)  
 Millage Rate 11.2322  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Roddenberry Kimberly  
 P.O. Box 100  
 Sopchoppy, FL 32358

**Land Information**

| Code   | Land Use  | Number of Units | Unit Type | Frontage | Depth |
|--------|-----------|-----------------|-----------|----------|-------|
| 000130 | SFR WATER | 2.00            | UT        | 0        | 0     |

**Sales**

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification   | Vacant/Improved | Grantor            | Grantee               |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|--------------------|-----------------------|
| N            | 02/20/2013 | \$49,500   | WD         | 1086 | 469  | Unqualified (U) | Vacant          | BANK OF AMERICA NA | RODDENBERRY           |
| N            | 12/17/2012 | \$100      | CT         | 1081 | 324  | Unqualified (U) | Vacant          | HAN/ZHANG          | BANK OF AMERICA, N.A. |
| N            | 02/15/2005 | \$920,000  | WD         | 839  | 166  | Qualified (Q)   | Vacant          | BARLOW             | HAN/ZHANG             |
| N            | 09/16/2002 | \$100      | WD         | 711  | 707  | Unqualified (U) | Vacant          | BARLOW             | BARLOW                |
| N            | 04/01/1979 | \$2,500    | WD         | 157  | 196  | Qualified (Q)   | Vacant          |                    |                       |
| N            | 01/01/1975 | \$1,000    | WD         | 127  | 153  | Qualified (Q)   | Vacant          |                    |                       |

**Valuation**

|                                    | 2020 Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$0            | \$0            | \$0            | \$0            | \$0            |
| Extra Features Value               | \$0            | \$0            | \$0            | \$0            | \$0            |
| Land Value                         | \$90,000       | \$90,000       | \$90,000       | \$90,000       | \$90,000       |
| Land Agricultural Value            | \$0            | \$0            | \$0            | \$0            | \$0            |
| Agricultural (Market) Value        | \$0            | \$0            | \$0            | \$0            | \$0            |
| Just (Market) Value                | \$90,000       | \$90,000       | \$90,000       | \$90,000       | \$90,000       |
| Assessed Value                     | \$90,000       | \$90,000       | \$90,000       | \$90,000       | \$90,000       |
| Exempt Value                       | \$0            | \$0            | \$0            | \$0            | \$0            |
| Taxable Value                      | \$90,000       | \$90,000       | \$90,000       | \$90,000       | \$90,000       |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            | \$0            | \$0            |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**TRIM Notice 2020**

[2020 TRIM Notice \(PDF\)](#)

**TRIM Notice 2019**

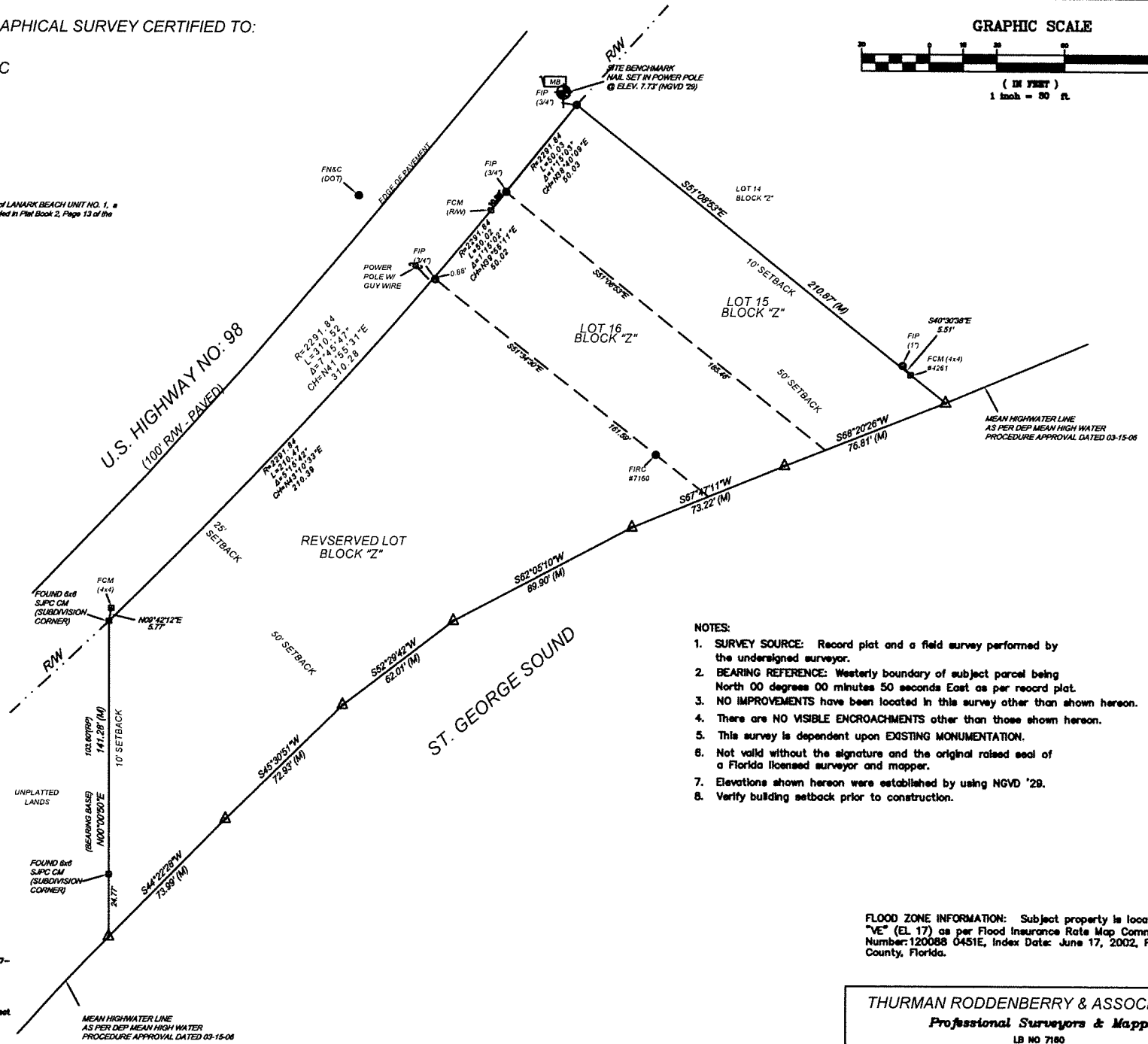
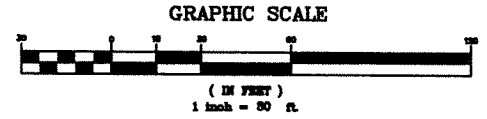
[2019 TRIM Notice \(PDF\)](#)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

PLAT OF BOUNDARY and TOPOGRAPHICAL SURVEY CERTIFIED TO:  
 R.J. MATHEWS,  
 DOG CATCHER PROPERTIES II, LLC

**LEGAL DESCRIPTION:**  
 Reserved Lot, Lot 15, and Lot 16, Block "Z" of LANARK BEACH UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 13 of the Public Records of Franklin County, Florida.

**LEGEND**  
 FCM FOUND CONCRETE MONUMENT  
 SIRC SET 5/8" RE-ROD #7160  
 FIRC FOUND IRON ROD & CAP  
 FIP FOUND IRON PIPE  
 RAW RIGHT-OF-WAY  
 M MEASURED  
 RP RECORD PLAT  
 ▲ POINT NOT SET OR FOUND



- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Westerly boundary of subject parcel being North 00 degrees 00 minutes 50 seconds East as per record plat.
  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. Elevations shown hereon were established by using NGVD '29.
  8. Verify building setback prior to construction.

**FLOOD ZONE INFORMATION:** Subject property is located in Zone "VE" (EL. 17) as per Flood Insurance Rate Map Community Panel Number: 120088 0451E, Index Date: June 17, 2002, 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 61017-6, Florida Administrative Code).

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

MEAN HIGHWATER LINE  
 AS PER DEP MEAN HIGH WATER  
 PROCEDURE APPROVAL DATED 03-15-06

THURMAN RODDENBERRY & ASSOCIATES, INC.  
 Professional Surveyors & Mappers Page 76  
 LB NO 7180

JAMES T. RODDENBERRY  
 Surveyor and Mapper  
 Florida Certificate No. 4381

|  |                                   |                     |                  |
|--|-----------------------------------|---------------------|------------------|
| P.O. Box 100 • 128 Sheldon Street • St. Petersburg, FL 33708-0100 • (800) 862-2638 |                                   |                     |                  |
| DATE: 06/08/06   | DRAWN BY: MMD                     | N.B. 438 pg 33      | COUNTY: Franklin |
| FILE: 041028.DWG   | DATE OF LAST FIELD WORK: 06/07/06 | JOB NUMBER: 04-1028 |                  |

REVISED: 03/18/06; MEAN HIGH WATER SURVEY - MD



**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: Team Golson Motorsports, Inc.

WATERBODY/CLASS: St George Sound / Class II / OFW

PURPOSE: Commercial Site Plan

PROJECT LOCATION / USGS: Lanark / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 14 TWSHP: 7 South RNG: 4 West

JOB: 20-020

DEP:

COE:

OTHER:

DATE: June 16, 2021

SHEET: 1/3





# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

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APPLICANT/CLIENT: Team Golson Motorsports, Inc.

JOB: 20-020

WATERBODY/CLASS: St George Sound / Class II / OFW

DEP:

PURPOSE: Commercial Site Plan

COE:

PROJECT LOCATION / USGS: Lanark / Franklin County

OTHER:

LATITUDE:

DATE: June 16, 2020

LONGITUDE:

SHEET: 2/3

SECTION: 14 TWSHP: 7 South

RNG: 4 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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JOB: 20-020

WATERBODY/CLASS: St George Sound / Class II / OFW

DEP:

PURPOSE: Commercial Site Plan

COE:

PROJECT LOCATION / USGS: Lanark / Franklin County

OTHER:

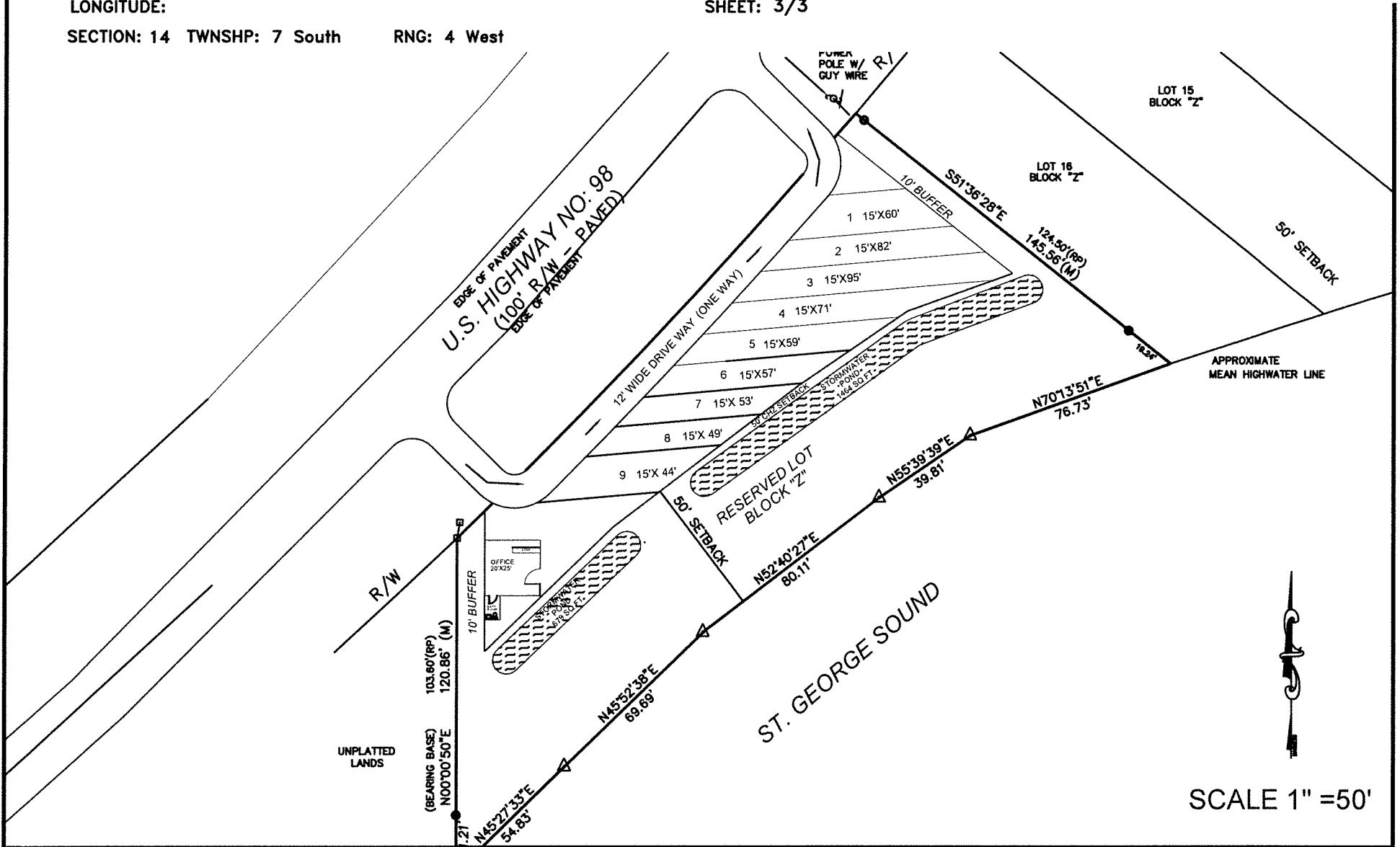
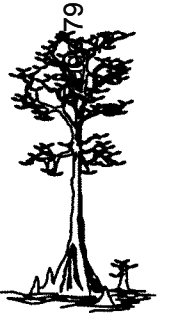
LATITUDE:

DATE: March 19, 2020

LONGITUDE:

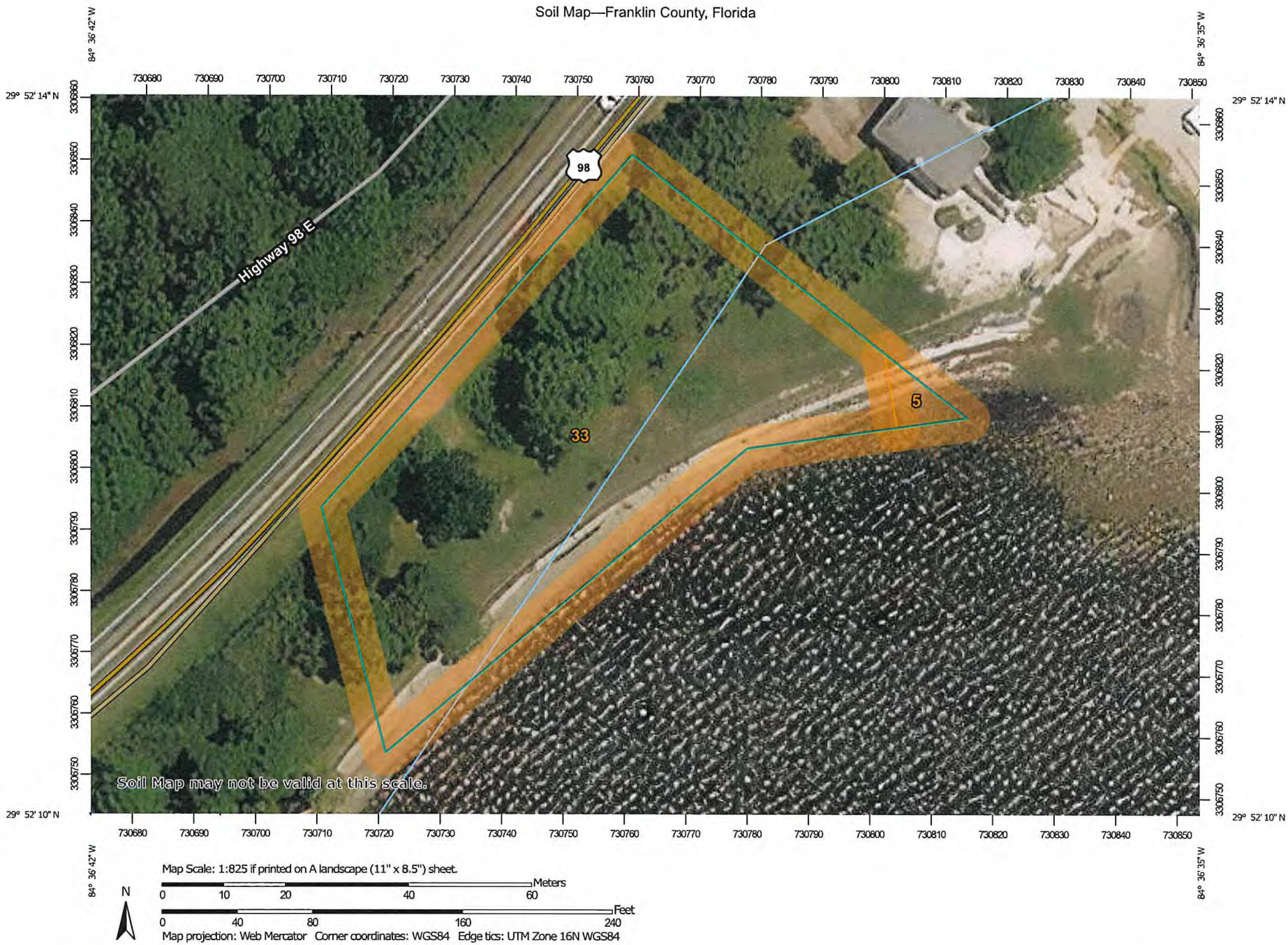
SHEET: 3/3

SECTION: 14 TNSHP: 7 South RNG: 4 West









































Soil Map—Franklin County, Florida





### 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 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Dec 31, 2009—Oct 30, 2017

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 |
|------------------------------------|---|--------------|----------------|
| 5                                  | Aquents, nearly level                     | 0.0          | 1.7%           |
| 33                                 | Scranton fine sand, 0 to 2 percent slopes | 1.0          | 98.3%          |
| <b>Totals for Area of Interest</b> |   | <b>1.0</b>   | <b>100.0%</b>  |

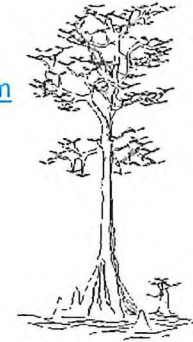
# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

OFFICE 850.653.8899

FAX 850.653.9656

[garlick@garlickenv.com](mailto:garlick@garlickenv.com)



APPLICANT/CLIENT: Team Golson Motorsports, Inc.

JOB: 21-166

WATERBODY/CLASS:

DEP:

PURPOSE: FEMA Flood Zone

COE:

PROJECT LOCATION/USGS: Franklin Co.

OTHER: 2118 Highway 98

LATITUDE:

DATE: June 7, 2021

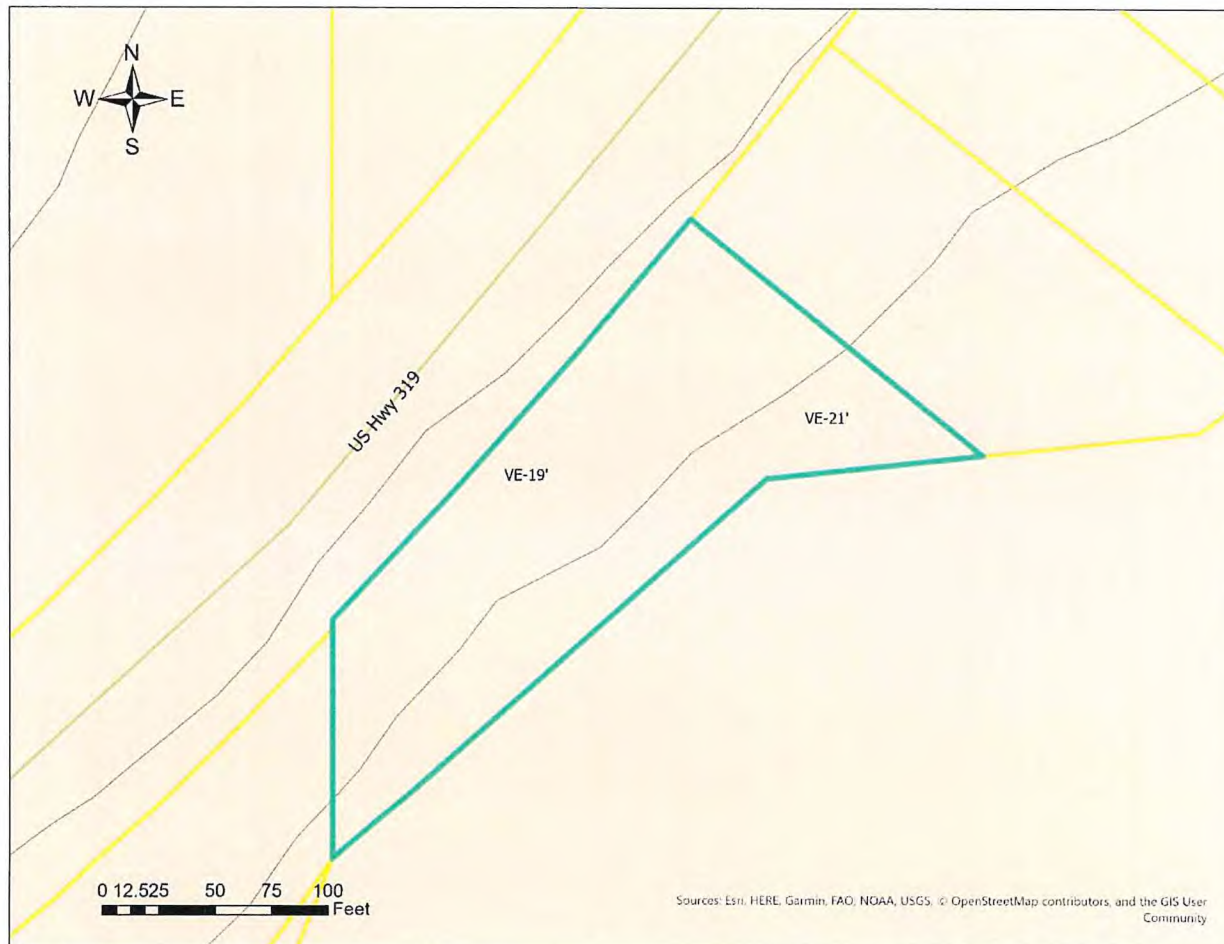
LONGITUDE:

SHEET:

SECTION: 14

TWNSHIP: 7S

RNG: 4W



# CITY OF CARRABELLE CARRABELLE, FLORIDA

BRENDA LAPAZ  
MAYOR-COMMISSIONER

FRANKLIN MATHES  
COMMISSIONER

CAL ALLEN  
COMMISSIONER

RUSSELL WALDEN  
COMMISSIONER

ANTHONY MILLENDER  
COMMISSIONER



DAN HARTMAN  
CITY ATTORNEY

COURTNEY DEMPSEY  
CITY ADMINISTRATOR

KEISHA MESSER  
CITY CLERK

1206 HWY 98 EAST  
CARRABELLE, FLORIDA 32322  
TELEPHONE: 850-697-3618  
FAX: 850-697-3156

August 04, 2021

Re: Water and Sewer Availability

To Whom It May Concern:

The City of Carrabelle will provide water and sewer services pending water and sewer tap fees, see page attached, to service address of: 2118 HWY 98 E, Carrabelle, FL 32322. Should you have any further questions, please do not hesitate to call.

Regards,

A handwritten signature in black ink that reads "C. Causey".

Crystal Causey  
Water and Sewer Billing Clerk  
850-697-2727 ext 101



# CITY OF CARRABELLE - WTR & SWR DEPT – FEES / RATES

## **Water Inside City Limits**

\$18.32 Base Rate

|              |                                 |
|--------------|---------------------------------|
| 0-3,000 gal  | 2.20 per 1000 gal or x (.00220) |
| 3,001-6,000  | 4.05 per 1000 gal or x (.00405) |
| 6,001-10,000 | 5.90 per 1000 gal or x (.00590) |
| 10,001+      | 7.75 per 1000 gal or x (.00775) |

## **Sewer Inside City Limits**

\$27.04 Base Rate

\$2.06 per 1,000 gals of water used (.00206)

## **Water Outside City Limits**

\$24.99 Base Rate

|              |                                 |
|--------------|---------------------------------|
| 0-3000 gal   | 3.30 per 1000 gal or x (.00330) |
| 3,001-6,000  | 5.15 per 1000 gal or x (.00515) |
| 6,001-10,000 | 7.00 per 1000 gal or x (.00700) |
| 10,001+      | 8.85 per 1000 gal or x (.00885) |

## **Sewer Outside City Limits**

\$33.80 Base Rate

\$2.57 per 1,000 gals of water used (.00257)

**Sewer only (flat rate) \$ 38.91**

**Reclaimed Water .32 per 1000 gal**

**Water Tap Fee: Inside City \$ 1250.00**

**Water Tap Fee: Outside City \$ 1375.00**

**Water Tap Fee: St. James Bay \$ 2500.00**

**Sewer Tap Fee: Inside City \$3360.00**

**Sewer Tap Fee: Outside City \$3360.00**

**Sewer Tap Fee: St. James Bay \$3500.00**

**Water Deposit : \$75.00 for owners**

**Sewer Deposit: \$75.00 “ “**

**Water Deposit \$150.00 for renters**

**Sewer Deposit \$ 75.00 “ “**

**Trip Service charge normal hours \$ 70.00**  
**After hours \$ 105.00**

**Reconnect Fee \$ 50.00**

**Reinstall Meter \$ 65.00**

**Replace New Meter \$ 165.00**



## **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

June 23, 2021

Ms. Cortni Bankston  
Franklin County Planning & Zoning  
33 Commerce Street  
Apalachicola, FL 32320

Re: Planning and Zoning Agenda  
GEA File #21-064  
Casey Meeks

Request to Amend an Existing Ordinance

The following is a request to amend an existing ordinance. The original ordinance is question is 2000-28, which created a 378-acre multi-use golf course community called St. James Bay.

“The St James Bay Development Order under FINDING OF FACTS states,

2. The ADA proposes the development of 575 residential dwelling units, and 18-hole golf course, 210,000 square feet of commercial space on 20.82 acres, and a Homeowners Bay Recreation Facility, on a total of 378 acres.”

The proposed amendment is concerning the area designated Commercial at the southern extent of the St James PUD. Exhibit A illustrates the area designated as commercial. The current verbiage is very vague about what is allowed in this commercial space besides a 210,000 square ft commercial space.

Below is a draft of the proposed amendment.

P.O. BOX 385  
APALACHICOLA, FL 32329-0385  
(850) 653-8899 FAX (850) 653-9656  
garlick@garlickenv.com

WHEREAS, Franklin County adopted ordinance 2000-28, which created a 378-acre multi-use golf course community called St. James Bay; and

WHEREAS, the St. James Bay Planned Unit Development is a mixed-use residential project with a proposed density of just 1.6 units per acre and a maximum of 575 residential units; and,

WHEREAS, the developer has proposed an amendment to ordinance 2000-28 which provides for allowing a Recreational Vehicle (RV) Park within the area designated as Commercial Space; and,

WHEREAS, the proposed amendment allowing up to **XXX RV Units** is consistent with the policies and goals of the Franklin County Comprehensive Plan; and,

WHEREAS, it is the intent of Franklin County that Ordinance 2000-28 shall remain in full force and effect, except to the extent that it is modified to create and additional RV Park; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNTY COMMISSION OF FRANKLIN COUNTY, FLORIDA;

The master Development Plan, incorporated as “Exhibit B” in Ordinance 2000-28, is amended to show the incorporation of an RV Park, as shown in the attachment Exhibit A.

Section 4 of Ordinance 2000-28 is amended to state:

Permitted uses, structures, and densities shall be as established in the DRI Order, Ordinance 2000-28 and the approved site plan. The approved uses will include an additional RV Park. Densities in any use category may not be increased above the density approved when this ordinance becomes effective.

This ordinance shall become effective as provided by law.

Sincerely,



Kevin Burdette, PhD  
Garlick Environmental Associates, Inc.

Attachments

# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

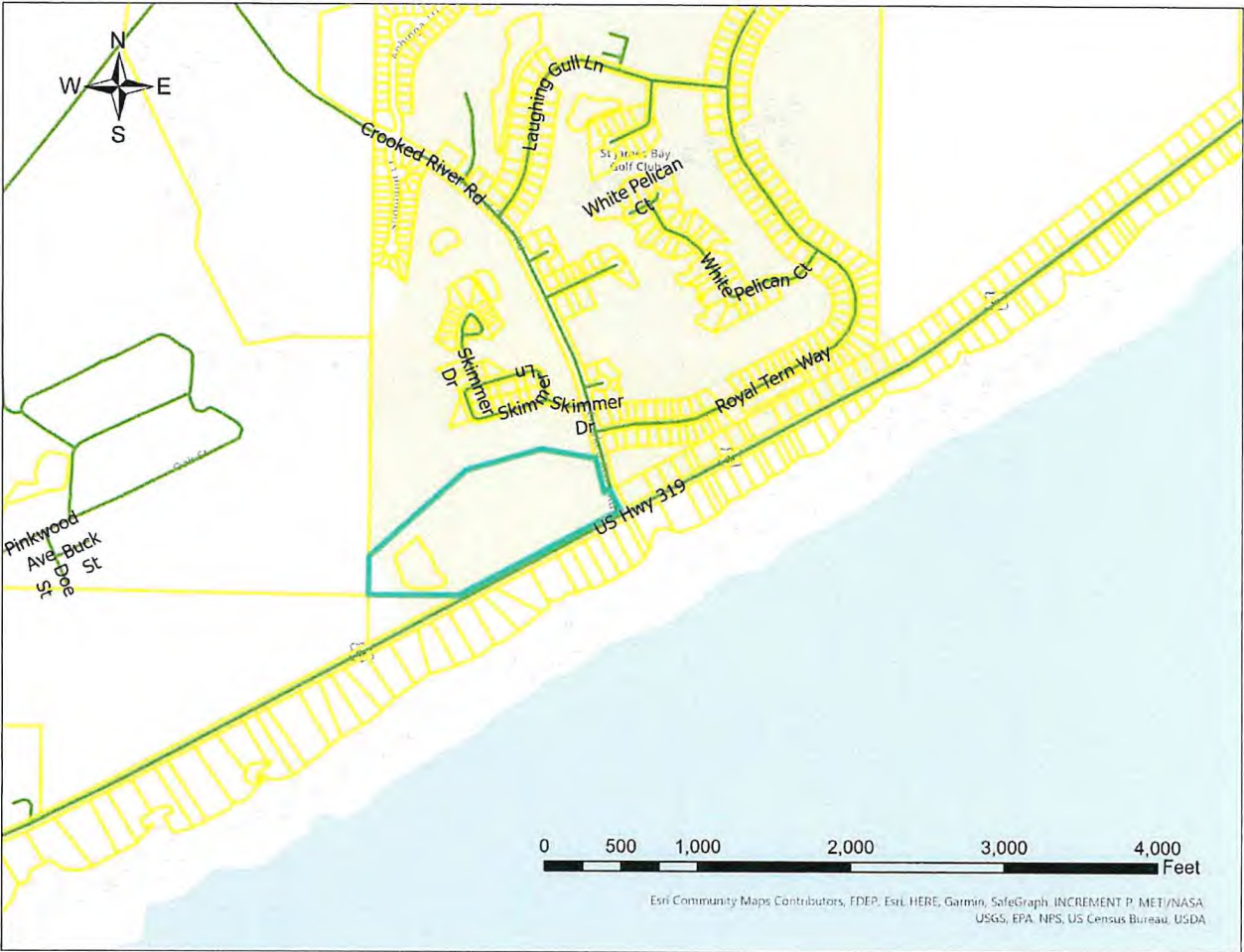
P.O. BOX 385, APALACHICOLA FLORIDA 32329-0385    OFFICE 850.653.8899    FAX 850.653.9656    [garlick@garlickenv.com](mailto:garlick@garlickenv.com)



APPLICANT/CLIENT: Casey Meeks  
WATERBODY/CLASS:  
PURPOSE: DFA  
PROJECT LOCATION/USGS:  
LATITUDE:  
LONGITUDE:  
SECTION: 5

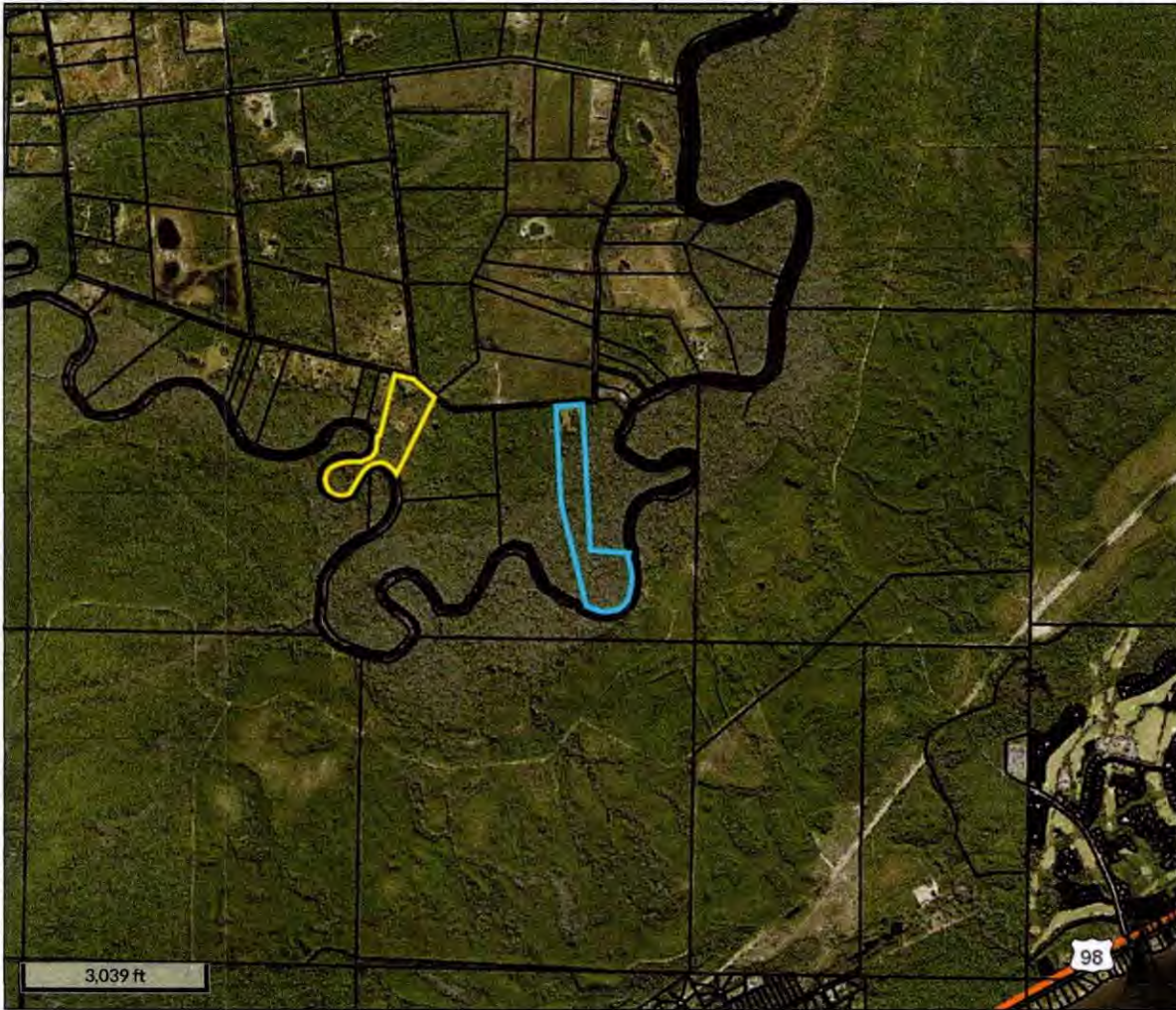
TWNSHIP: 7 South

JOB: 21-064  
DEP:  
COE:  
OTHER: St James PUD  
DATE: June 23, 2021  
SHEET: 1/1  
RNG: 3 West



Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA








**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

|                              |  |                     |                      |                      |                             |
|------------------------------|--|---------------------|----------------------|----------------------|-----------------------------|
| <b>Parcel ID</b>             | 25-06S-04W-0000-0100-0010  | <b>Alternate ID</b> | 04W06S25000001000010 | <b>Owner Address</b> | MATHRE AL BYRNE & MARY LYNN |
| <b>Sec/Twp/Rng</b>           | --   | <b>Class</b>        | VACANT               |                      | 1472 FISH POND RD           |
| <b>Property Address</b>      |  | <b>Acreage</b>      | 37                   |                      | HOWARDSVILLE, VA 24562      |
| <b>District</b>              | 1  |                     |                      |                      |                             |
| <b>Brief Tax Description</b> | A PARCEL IN SECTION 25-06S-04W<br><i>(Note: Not to be used on legal documents)</i> |                     |                      |                      |                             |

Date created: 6/30/2021  
 Last Data Uploaded: 6/30/2021 7:56:34 AM

Developed by  **Schneider**  
 GEOSPATIAL





**APPLICATION FOR RE-ZONING & LAND USE CHANGE**

**FRANKLIN COUNTY BUILDING DEPARTMENT**  
34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

PROPERTY OWNER'S NAME: Al Byrne and Mary Lynn Mathre  
MAILING ADDRESS: P.O. Box 1181 City/State/Zip: Carrabelle FL 32322  
PHONE #: 850-591-2905 CELL #: 850-591-2905 EMAIL: albyrne@hughes.net

AGENT'S NAME: Wanda Prose  
MAILING ADDRESS: P.O. Box 867 City/State/Zip: Carrabelle, FL 32322  
PHONE #: \_\_\_\_\_ CELL #: 850-545-5852 EMAIL: wblessings@gmail.com

**PROPERTY DESCRIPTION:** 911 Address: 780 Hickory Hammock Rd  
Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 25-065-04W-0000-0100-0010

**JURISDICTION:**  Franklin County  
 Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**ACREAGE:** 38.54

**CURRENT ZONING:** A-2 Forestry Agriculture **CURRENT LAND USE:** \_\_\_\_\_

**REQUESTED ZONING:** A-6 Rural Residential **REQUESTED LAND USE:** \_\_\_\_\_

**LEGAL DESCRIPTION OF THE PROPERTY:** (Must Attach Legal Description)

**PLANNING & ZONING DATE:** \_\_\_\_\_

**RECOMMENDED APPROVAL:** \_\_\_\_\_ **RECOMMENDED DENIAL:** \_\_\_\_\_ **RECOMMENDED TO TABLE:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**BOARD OF COUNTY DATE:** \_\_\_\_\_  
**RECOMMENDED APPROVAL:** \_\_\_\_\_ **RECOMMENDED DENIAL:** \_\_\_\_\_ **RECOMMENDED TO TABLE:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**PUBLIC HEARING DATE:** \_\_\_\_\_  
 APPROVED  DENIED  TABLED  
**CONDITIONS:** \_\_\_\_\_

**Instructions:** Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

**Franklin County**  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320



## NOTICE OF LAND USE CHANGE

The Franklin County Board of County Commissioners proposes to adopt the following by ordinance: An Ordinance changing the Land Use on the following parcel of land in Franklin County:

A 23.98+/- acre parcel lying in Section 25, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida, as shown on the attached map, be changed from Agriculture to Rural Residential.

A public hearing on the proposed change to the Land Use Map series will be held on Tuesday, March 19, 2019 at 10:00 a.m., in Courthouse Annex Board Room, 34 Forbes Street, Apalachicola, Florida. More information can be obtained and the proposed change may be inspected at the Franklin County Planning Department, 34 Forbes Street, Suite 1, Apalachicola, Florida 32320. Contact Amy Ham-Kelly at: 850-653-9783, Ext. 167.

Persons wishing to comment may do so in person at the public hearing or in writing to the Franklin County Board of County Commissioners, 33 Market Street, Suite 203, Apalachicola, Florida 32320. Transactions of this public hearing will not be recorded. Persons who wish to appeal any action resulting from this public hearing should make the necessary arrangements to assure that a verbatim record is made, including testimony and evidence, if any, upon which the appeal is to be based.

LAND USE CHANGE FROM AGRICULTURE TO RURAL RESIDENTIAL



## NOTICE OF ZONING CHANGE

The Franklin County Board of County Commissioners proposes to adopt the following by ordinance: An Ordinance changing the Zoning on the following parcel of land in Franklin County:

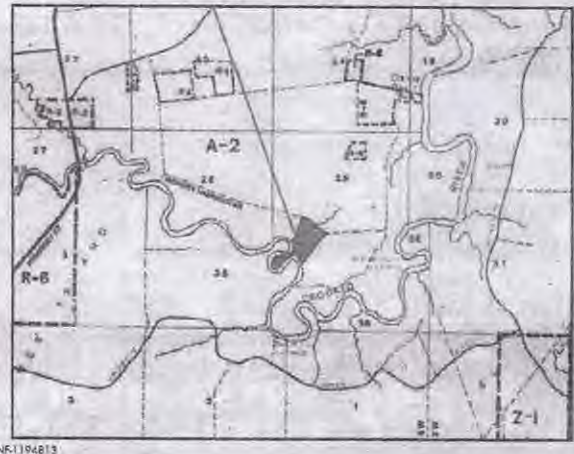
A 23.98+/- acre parcel lying in Section 25, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida, as shown on the attached map, be changed from A-2 Forestry Agriculture to R-6 Rural Residential.

A public hearing on the proposed change to the Zoning Map series will be held on Tuesday, March 19, 2019 at 10:00 a.m., in Courthouse Annex Board Room, 34 Forbes Street, Apalachicola, Florida. More information can be obtained and the proposed change may be inspected at the Franklin County Planning Department, 34 Forbes Street, Suite 1, Apalachicola, Florida 32320. Contact Amy Ham-Kelly at: 850-653-9783, Ext. 167.

Persons wishing to comment may do so in person at the public hearing or in writing to the Franklin County Board of County Commissioners, 33 Market Street, Suite 203, Apalachicola, Florida 32320. Transactions of this public hearing will not be recorded. Persons who wish to appeal any action resulting from this public hearing should make the necessary arrangements to assure that a verbatim record is made, including testimony and evidence, if any, upon which the appeal is to be based.

PUBLISH DATES: Thursday, March 7, 2019  
Thursday, March 14, 2019

RE-ZONING FROM A-2 FORESTRY AGRICULTURE TO R-6 RURAL RESIDENTIAL



Thursday 3/14/2019

Previous zoning change  
of 23.98 acres





**Parcel Summary**

Parcel ID 25-06S-04W-0000-0100-0010  
 Location Address 32323  
 Brief Tax Description\* A PARCEL IN SECTION 25-06S-04W CONTAINING 38.54 AC M/L OR 409/227 647/325 837/46  
 \*The Description above is not to be used on legal documents.  
 Property Use Code VACANT (000000)  
 Sec/Twp/Rng --  
 Tax District County (District 1)  
 Millage Rate 11.2322  
 Acreage 37.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
[Mathre AL Byrne & Mary Lynn](#)  
 1472 Fish Pond Rd  
 Howardsville, VA 24562

**Land Information**

| Code   | Land Use    | Number of Units | Unit Type | Frontage | Depth |
|--------|-------------|-----------------|-----------|----------|-------|
| 000000 | VAC RES     | 1.00            | UT        | 0        | 0     |
| 999999 | UNBUILDABLE | 37.00           | AC        | 0        | 0     |

**Sales**

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor                                    | Grantee |
|--------------|------------|------------|------------|------|------|---------------|-----------------|--|---------|
| N            | 03/02/2005 | \$260,000  | PR         | 837  | 46   | Qualified (Q) | Vacant          | CAUSEY AS IN THE ESTATE OF CLIFFORD CAUSEY | MATHRE  |
| N            | 04/16/1993 | \$15,980   | WD         | 409  | 227  | Qualified (Q) | Vacant          | SOUTHEAST TIMBER                           | CAUSEY  |

**Valuation**

|                                    | 2020 Certified | 2019 Certified | 2018 Certified |
|------------------------------------|----------------|----------------|----------------|
| Building Value                     | \$0            | \$0            | \$0            |
| Extra Features Value               | \$0            | \$0            | \$0            |
| Land Value                         | \$127,500      | \$127,500      | \$127,500      |
| Land Agricultural Value            | \$0            | \$0            | \$0            |
| Agricultural (Market) Value        | \$0            | \$0            | \$0            |
| Just (Market) Value                | \$127,500      | \$127,500      | \$127,500      |
| Assessed Value                     | \$127,500      | \$127,500      | \$127,500      |
| Exempt Value                       | \$0            | \$0            | \$0            |
| Taxable Value                      | \$127,500      | \$127,500      | \$127,500      |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            |

\*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**TRIM Notice 2020**

[2020 TRIM Notice \(PDF\)](#)

**TRIM Notice 2019**

[2019 TRIM Notice \(PDF\)](#)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 6/30/2021, 7:56:34 AM







**Parcel Summary**

Parcel ID 25-06S-04W-0000-0100-0000  
 Location Address 780 HICKORY HAMMOCK RD  
 32323  
 Brief Tax Description\* A PARCEL IN SECTION 25-06S-04W CONTAINING 23.98 AC M/L OR 409/227 647/325 837/46  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng --  
 Tax District County (District 1)  
 Millage Rate 11.2322  
 Acreage 62.000  
 Homestead Y

[View Map](#)

**Owner Information**

Primary Owner  
[Byrne AL & Mary Lynn Mathre](#)  
 P.O. Box 1181  
 Carrabelle, FL 32322

*Previous Property  
 zone change*

**Land Information**

| Code   | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000000 | VAC RES  | 1.00            | UT        | 0        | 0     |
| 000000 | VAC RES  | 42.00           | AC        | 0        | 0     |
| 009630 | SWAMP    | 20.00           | AC        | 0        | 0     |

**Residential Buildings**

**Building 1**  
 Type SINGLE FAM  
 Total Area 3,300  
 Heated Area 1,938  
 Exterior Walls AVERAGE  
 Roof Cover MODULAR MT  
 Interior Walls DRYWALL  
 Frame Type WOOD FRAME  
 Floor Cover CLAY TILE  
 Heat AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 3  
 Bedrooms 3  
 Stories 2  
 Effective Year Built 2017

**Extra Features**

| Code | Description      | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0330 | STORAGE, UTILITY | 1               | 12 x 24 x 0             | 288   | SF        | 0                    |
| 0300 | STEPS            | 1               | 0 x 0 x 0               | 24    | SF        | 2017                 |
| 0180 | FPLC AVERAGE     | 1               | 0 x 0 x 0               | 1     | UT        | 2017                 |

**Sales**

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor                                    | Grantee      |
|--------------|------------|------------|------------|------|------|---------------|-----------------|--|--------------|
| N            | 03/02/2005 | \$260,000  | PR         | 837  | 46   | Qualified (Q) | Vacant          | CAUSEY AS IN THE ESTATE OF CLIFFORD CAUSEY | BYRNE/MATHRE |
| N            | 04/16/1993 | \$15,980   | WD         | 409  | 227  | Qualified (Q) | Vacant          | SOUTHEAST TIMBER                           | CAUSEY       |

**Valuation**

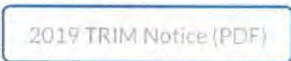
|                                    | 2020 Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$203,565      | \$205,115      | \$175,813      | \$0            | \$0            |
| Extra Features Value               | \$5,848        | \$5,848        | \$5,848        | \$0            | \$0            |
| Land Value                         | \$85,900       | \$85,900       | \$98,500       | \$96,520       | \$96,520       |
| Land Agricultural Value            | \$0            | \$0            | \$0            | \$0            | \$0            |
| Agricultural (Market) Value        | \$0            | \$0            | \$0            | \$0            | \$0            |
| Just (Market) Value                | \$295,313      | \$296,863      | \$280,161      | \$96,520       | \$96,520       |
| Assessed Value                     | \$295,313      | \$296,863      | \$280,161      | \$96,520       | \$96,520       |
| Exempt Value                       | \$50,000       | \$50,000       | \$0            | \$0            | \$0            |
| Taxable Value                      | \$245,313      | \$246,863      | \$280,161      | \$96,520       | \$96,520       |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            | \$0            | \$0            |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

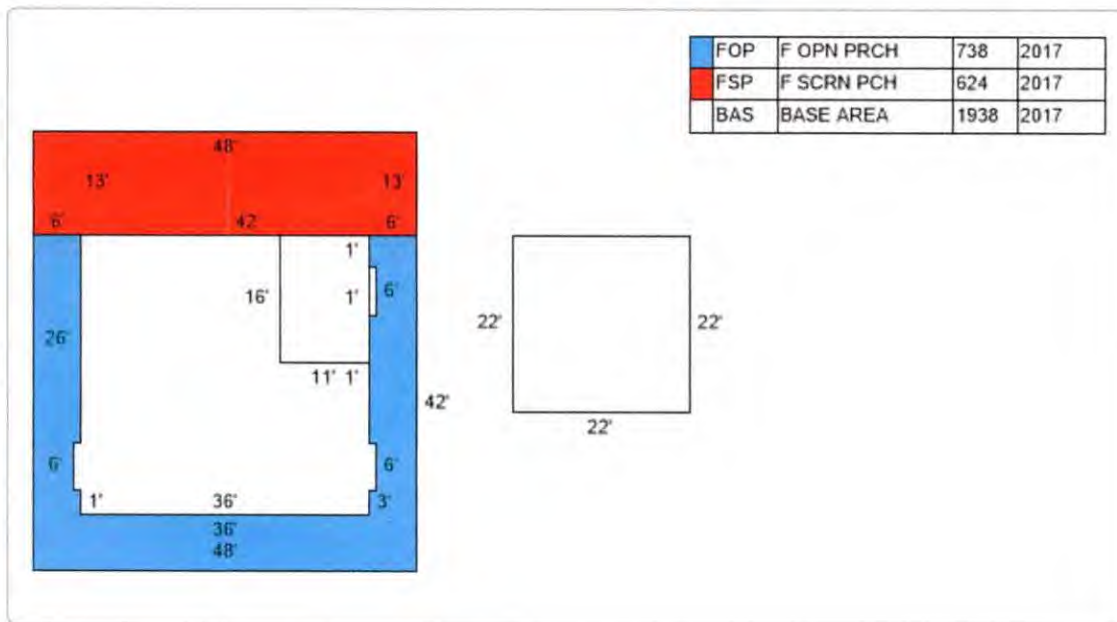
**TRIM Notice 2020**



**TRIM Notice 2019**



**Sketches**



No data available for the following modules: Commercial Buildings.

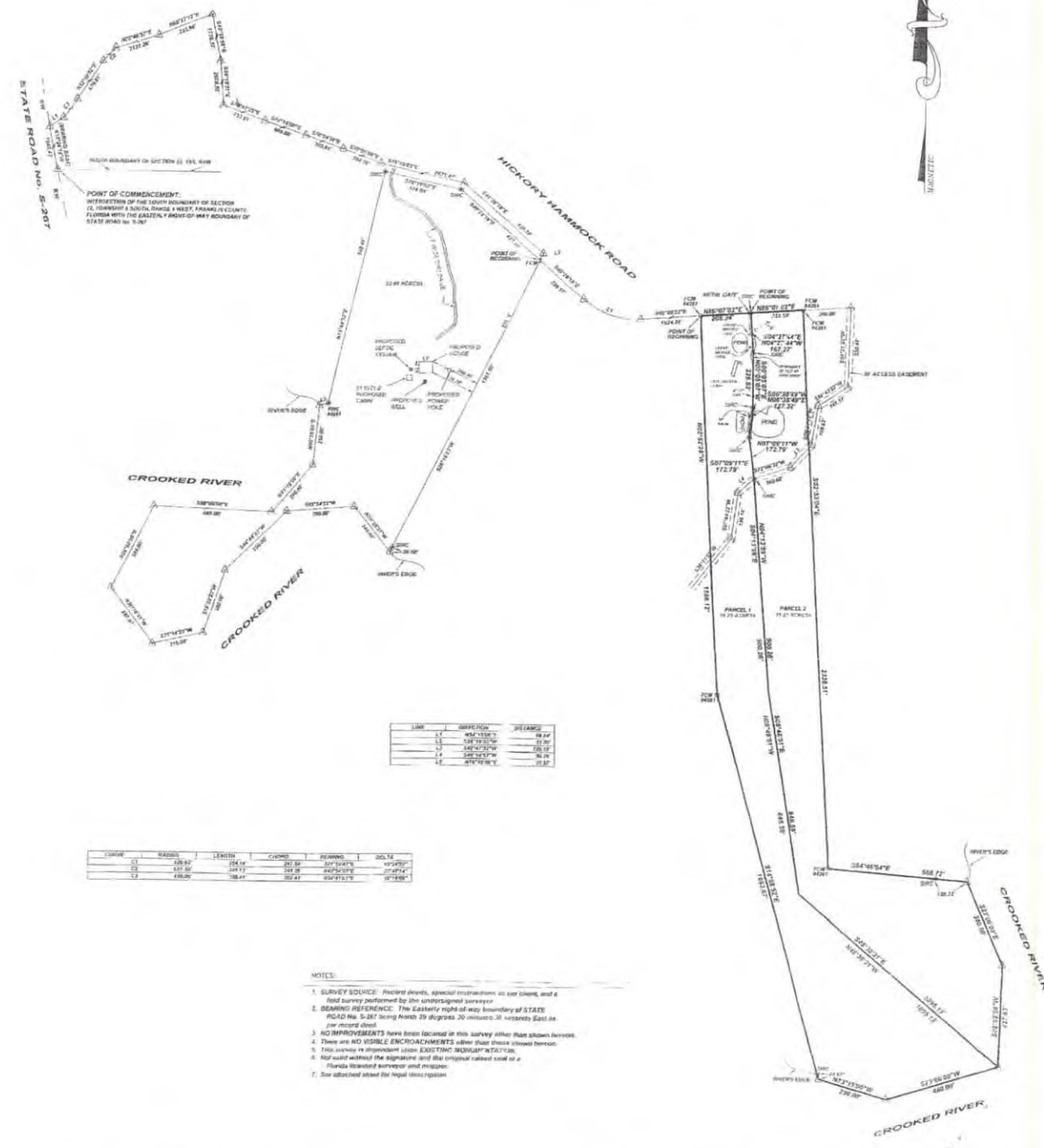
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Last Data Upload: 6/30/2021, 7:56:34 AM

Version 2.3.128





| LINE | DIRECTION       | DISTANCE |
|------|-----------------|----------|
| 1    | S 89° 12' 30" E | 88.14    |
| 2    | S 89° 12' 30" E | 78.30    |
| 3    | S 89° 12' 30" E | 78.30    |
| 4    | S 89° 12' 30" E | 78.30    |

| CURVE | BEARING | LENGTH | CHORD  | BEARINGS        | DELTA       |
|-------|---------|--------|--------|-----------------|-------------|
| C1    | 228.87  | 284.14 | 227.50 | S 77° 04' 30" E | 89° 00' 00" |
| C2    | 217.56  | 144.17 | 144.00 | S 77° 04' 30" E | 89° 00' 00" |
| C3    | 186.29  | 108.11 | 108.00 | S 77° 04' 30" E | 89° 00' 00" |

- NOTES:**
1. SURVEY EVIDENCE: Replacer sheets, special instructions on ever block, and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: The easterly right-of-way boundary of STATE ROAD No. 5-287 being Arneh 29 degrees 20 minutes 30 seconds East in per record sheet.
  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 independent upon EXISTING BOUNDARIES.
  6. Not valid without the signature and the original rubber seal of a Florida licensed surveyor and mapper.
  7. See attached sheet for legal description.

**FLOOD ZONE INFORMATION:**  
Soil wet property is located in Zone "A" 24 per Flood Insurance Rate Map Community Panel No. 12088 0285E, Index Date: June 17, 2002, Franklin County, Florida.

**LEGEND**

|     |                         |
|-----|-------------------------|
| ARC | ROUND BERRY ROAD 8' C&G |
| CON | CONCRETE MONUMENT       |
| IRW | RIGHT-OF-WAY            |
| M   | MARSH                   |
| W   | WATER COURSE            |

I hereby certify that this is a true and correct representation of the survey shown hereon and that I am a duly licensed and qualified surveyor and mapper in the State of Florida.

The undersigned surveyor has not been provided a current site plan or sketch of matters affecting title or ownership in the subject property, it is possible there are deeds, of record, subdivision plans, plats or other instruments which could affect the boundaries.

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

REVISED 08/11/14, LANG DESIGN - MY  
REvised 02/05/10 - ADDED PROPOSED LOCATIONS & UTILITY EASEMENT (NO 8 2010)

**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
18 NO 7100

P.O. Box 100 • 675 Orange Street • Northridge, FL 32768-0100 • (407) 962-7538

DATE: 04/10/14    DRAWN BY: JAR    PLS:    COUNTY: FRANKLIN

FILE: 04253.DWG    DATE OF LAST FIELD WORK: 02/04/10    JOB NUMBER: 04 230



EXHIBIT "A"

**Thurman Roddenberry and Associates, Inc.**  
**Professional Surveyors and Mappers**

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

Phone: 850-962-2538  
Fax: 850-962-1103

April 13, 2004

Legal Description of a 62.54 Acre Tract  
Certified To: Mary Linn Mathre and A. L. Byrne,  
Dodd Title Company, Inc.  
Stewart Title Guaranty Co.

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

Commence at the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way boundary of State Road No: 267, thence run North 10 degrees 24 minutes 18 seconds West along said right-of-way boundary 1040.43 feet to the intersection of said Easterly right-of-way boundary with the centerline of Hickory Hammock Road, thence run Northeasterly and Southeasterly along said centerline as follows: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, with a radius of 450.00 feet, through a central angle of 39 degrees 16 minutes 06 seconds, for an arc distance of 308.41 feet, chord being North 34 degrees 41 minutes 03 seconds East 302.41 feet, North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, with a radius of 687.50 feet, through a central angle of 20 degrees 48 minutes 14 seconds, for an arc distance of 249.63 feet, chord being North 43 degrees 54 minutes 59 seconds East 248.26 feet, North 72 degrees 46 minutes 57 seconds East 2131.26 feet, North 68 degrees 17 minutes 12 seconds East 233.94 feet, South 10 degrees 29 minutes 58 seconds East 1739.30 feet, South 04 degrees 10 minutes 27 seconds East 2609.50 feet, South 70 degrees 47 minutes 25 seconds East 753.81 feet, South 70 degrees 16 minutes 00 seconds East 869.06 feet, South 70 degrees 54 minutes 20 seconds East 505.61 feet, South 70 degrees 05 minutes 08 seconds East 704.76 feet, South 76 degrees 19 minutes 03 seconds East 2825.41 feet, South 48 degrees 29 minutes 18 seconds East 436.59 feet, thence leaving said centerline run South 26 degrees 19 minutes 23 seconds West 31.09 feet to a concrete monument lying on the Southwesterly right-of-way boundary of Hickory Hammock Road marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run South 26 degrees 19 minutes 23 seconds West 1361.00 feet to the edge of Crooked River, thence run Northwesterly, Southwesterly, Northeasterly and Southeasterly along said river's edge as follows: North 38 degrees 35 minutes 37 seconds West 240.00 feet, South 85 degrees 54 minutes 23 seconds West 290.00 feet, South 44 degrees 44 minutes 23 seconds West 350.00 feet, South 18 degrees 29 minutes 23 seconds West 280.00 feet, South 77 degrees 14 minutes 23 seconds West 215.00 feet, North 36 degrees 16 minutes 41 seconds West 287.97 feet, North 26 degrees 50 minutes 60 seconds East 385.00 feet, South 88 degrees 00 minutes 00 seconds East 480.00 feet, North 41 degrees 15 minutes 00 seconds East 260.00 feet, North 06 degrees 15 minutes 00 seconds East

Page: 3 of 5

EXHIBIT "A"

Page 96



## EXHIBIT "A"

62.54 ac. (Con't)

250.00 feet, thence leaving said river's edge run North 76 degrees 10 minutes 00 seconds East 37.67 feet to an iron rod and cap (marked #426), thence run North 13 degrees 44 minutes 32 seconds East 995.41 feet to an iron rod and cap (marked #7160) lying on the Southwesterly right-of-way boundary of Hickory Hammock Road, thence run Southeasterly along said right-of-way boundary as follows: South 76 degrees 19 minutes 03 seconds East 314.08 feet to an iron rod and cap (marked #7160), South 48 degrees 28 minutes 18 seconds East 437.30 feet to the POINT OF BEGINNING containing 23.98 acres more or less.

Said Lands lying on and being situate in Section 25, Township 6 South, Range 4 West, Franklin County, Florida.

## AND ALSO:

Commence at the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way boundary of State Road # seconds-267, thence run North 10 degrees 28 minutes 18 seconds West along said right-of-way boundary 1040.43 feet to the intersection of said Easterly right-of-way boundary with the centerline of Hickory Hammock Road, thence run Northeasterly and Southeasterly along said centerline as follows: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, with a radius of 450.00 feet, through a central angle of 39 degrees 16 minutes 06 seconds, for an arc distance of 308.41 feet, chord being North 34 degrees 41 minutes 03 seconds East 302.41 feet, North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, with a radius of 687.50 feet, through a central angle of 20 degrees 48 minutes 14 seconds, for an arc distance of 249.63 feet, chord being North 43 degrees 54 minutes 59 seconds East 248.26 feet, North 72 degrees 46 minutes 57 seconds East 2131.26 feet, North 68 degrees 17 minutes 12 seconds East 2339.94 feet, South 10 degrees 29 minutes 58 seconds East 1739.30 feet, South 04 degrees 10 minutes 27 seconds East 2609.50 feet, South 70 degrees 47 minutes 25 seconds East 753.81 feet, South 70 degrees 16 minutes 00 seconds East 869.06 feet, South 70 degrees 54 minutes 20 seconds East 505.61 feet, South 70 degrees 05 minutes 08 seconds East 704.76 feet, South 76 degrees 19 minutes 03 seconds East 2825.41 feet, South 48 degrees 29 minutes 18 seconds East 436.59 feet, thence leaving said c. run South 26 degrees 19 minutes 23 seconds West 31.09 feet to a concrete monument lying on the Southwesterly right-of-way boundary of Hickory Hammock Road, thence run Southeasterly and Northeasterly along said right-of-way boundary as follows: South 48 degrees 28 minutes 18 seconds East 239.57 feet to a point of curve to the left with a radius of 320.62 feet, through a central angle of 45 degrees 24 minutes 57 seconds, for an arc distance of 254.14 feet, chord being South 71 degrees 10 minutes 47 seconds East 247.54 feet, North 86 degrees 06 minutes 22 seconds East 1524.26 feet to a concrete monument (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 86 degrees 07 minutes 02 seconds East along said right-of-way boundary 429.93 feet to a concrete monument (marked #4261), thence leaving said right-of-way boundary run South 02 degrees 53 minutes 04 seconds East 2338.51 feet to a concrete monument (marked #4261), thence run South 84 degrees 46 minutes 54 seconds East 568.72 feet to the edge of Crooked River, thence run Southeasterly, Southwesterly and Northwesterly along said river's edge as follows: South 23 degrees 00 minutes 00 seconds East 380.00 feet, South 02 degrees 02

EXHIBIT "A"

62.54 ac. (Con't)

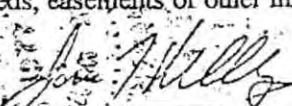
minutes 56 seconds West 427.83 feet, South 73 degrees 00 minutes 00 seconds West 480.00 feet, North 73 degrees 15 minutes 00 seconds West 290.00 feet, thence leaving said river's edge run North 14 degrees 58 minutes 52 seconds West 1662.67 feet to a concrete monument (marked #4261), thence run North 02 degrees 52 minutes 28 seconds West 1588.12 feet to the POINT OF BEGINING containing 38.56 acres more or less.

Lying on and being situate in Section 25, Township 6 South, Range 4 West, Franklin County, Florida.

SUBJECT TO a 30.00 foot wide access easement over and across a portion thereof.

The aggregate of the above (2) two described being 62.54 acres more or less.

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

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

04-230

THIS INSTRUMENT PREPARED BY:  
RACHEL CHESNUT  
P.O. BOX 501  
APALACHICOLA, FL 32329

Inst:0200501752 Date:03/02/2005 Time:13:35  
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*B. Thompson* Marcia Johnson, FRANKLIN County B:837 P:46

Property Appraisers Parcel Identification:

## PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made the 1<sup>st</sup> day of ~~February~~ <sup>March</sup>, 2005, between SHIRLEY CAUSEY, the duly qualified and acting personal representative of the estate of CLIFFORD HOWARD CAUSEY, deceased, party of the first part, and **AL BYRNE and MARY LYNN MATHRE**, as husband and wife, whose post office address is 1472 Fish Pond Road, Howardsville, VA 24562, party of the second part.

WITNESSETH, that WHEREAS, CLIFFORD HOWARD CAUSEY died testate a resident of Franklin County, Florida, on November 16, 2000, seized and possessed of the real property hereinafter described; and

WHEREAS, an Order Authorizing Sale of Property was entered by the Circuit Court of Franklin County, Florida, Probate Division in Case No. 01-00004 CP granting the party of the first part the right to sell the real property; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part pursuant to the terms of the Order Authorizing Sale of Property,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property, and surrendered possession thereof, and granted, conveyed and confirmed unto the party of the second part, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Franklin County, Florida, described as follows:

See Attached Exhibit A.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.



Signed, sealed and delivered  
in the presence of :

*Kim L. Johnson*  
WITNESS SIGNATURE

Kim L. Johnson  
PRINTED NAME

*Tommy Luster*  
WITNESS SIGNATURE

Tommy Luster  
PRINTED NAME

*Shirley Causey*  
SHIRLEY CAUSEY, As personal  
representative of the Estate of Clifford  
Howard Causey

STATE OF FLORIDA  
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of ~~February~~ <sup>March</sup>,  
2005, by SHIRLEY CAUSEY, personal representative of the Estate of Clifford Howard  
Causey, who is either () personally known to me or () produced  
\_\_\_\_\_ as identification and who did not take an oath.

*Kim L. Johnson*  
Notary Public State of Florida  
My Commission Expires:



EXHIBIT "A"

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 5 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way of State Road No: 5-67, and thence run North 10 degrees 24 minutes 28 seconds West along the Easterly right-of-way boundary of said State Road No: 5-67 a distance of 1040.43 feet to the centerline of a 60.00 foot roadway known as County Road, thence leaving said Easterly right-of-way run Northeasterly along said centerline the following 6 courses: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, thence run along said curve with a radius of 450.00 feet through a central angle of 39 degrees 16 minutes 06 seconds for an arc distance of 308.41 feet to a point of tangency, thence run North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, thence run along said curve with a radius of 687.50 feet through a central angle of 20 degrees 48 minutes 14 seconds for an arc distance of 249.63 feet to a point of tangency, thence run North 72 degrees 46 minutes 57 seconds East 2131.26 feet to a re-rod (found), thence run North 68 degrees 17 minutes 12 seconds East 233.94 feet to a re-rod (found) marking the intersection of said centerline of a 60.00 foot roadway known as County Road with the centerline of a 60.00 foot roadway known as Hickory Hammock Road, thence run South 10 degrees 29 minutes 58 seconds East along said centerline of Hickory Hammock Road 1739.30 feet to a re-rod (found), thence run South 04 degrees 10 minutes 27 seconds East along said centerline 2609.50 feet, thence run South 70 degrees 47 minutes 25 seconds East along said centerline 753.81 feet, thence South 70 degrees 16 minutes 00 seconds East along said centerline 869.06 feet, thence South 70 degrees 54 minutes 29 seconds East 505.61 feet, thence South 70 degrees 05 minutes 08 seconds East along said centerline 704.76 feet, thence South 76 degrees 19 minutes 03 seconds East along said centerline 2825.41 feet, thence run South 48 degrees 28 minutes 18 seconds East along said centerline 436.59 feet, thence leaving said centerline run South 26 degrees 19 minutes 23 seconds West 31.09 feet to the Southwesterly right-of-way boundary of said Hickory Hammock Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 26 degrees 19 minutes 23 seconds West 1361.00 feet to the river's edge of Crooked River, thence run along said river's edge the following courses and distances: North 38 degrees 35 minutes 37 seconds West 240.00 feet, thence run South 85 degrees 54 minutes 23 seconds West 290.00 feet, thence run South 44 degrees 44 minutes 23 seconds West 350.00 feet, thence run South 18 degrees 29 minutes 23 seconds West 280.00 feet, thence run South 77 degrees 14 minutes 23 seconds West 215.00 feet, thence run North 36 degrees 16 minutes 41 seconds West 287.97 feet, thence run North 26 degrees 50 minutes 00 seconds East 385.00 feet, thence run South 88 degrees 00 minutes 00 seconds East 480.00 feet, thence run North 41 degrees 15 minutes 00 seconds East 260.00 feet, thence run North 06 degrees 15 minutes 00 seconds East 250.00 feet, thence leaving said river's edge run North 76 degrees 10 minutes 00 seconds East 37.67 feet, thence run North 13 degrees 44 minutes 32 seconds East 995.41 feet to the Southerly right-of-way boundary of said Hickory Hammock Road, thence run South 76 degrees 19 minutes 03 seconds East along said right-of-way 314.08 feet, thence run South 48 degrees 28 minutes 18 seconds East along said right-of-way 437.30 feet to the POINT OF BEGINNING containing 23.98 acres, more or less.

SAID LANDS lying and being situate in Section 25, Township 6 South, Range 4 West, Franklin County, Florida.

EXHIBIT "A"

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way of State Road No: 3-67, and thence run North 10 degrees 24 minutes 28 seconds West along the Easterly right-of-way boundary of said State Road No: 3-67 a distance of 1040.43 feet to the centerline of a 60.00 foot roadway known as County Road, thence leaving said Easterly right-of-way run Northeasterly along said centerline the following 6 courses: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, thence run along said curve with a radius of 450.00 feet through a central angle of 39 degrees 16 minutes 06 seconds for an arc distance of 308.41 feet to a point of tangency, thence run North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, thence run along said curve with a radius of 687.50 feet through a central angle of 20 degrees 48 minutes 14 seconds for an arc distance of 249.63 feet to a point of tangency, thence run North 72 degrees 46 minutes 57 seconds East 2131.26 feet to a re-rod (found), thence run North 68 degrees 17 minutes 12 seconds East 233.94 feet to a re-rod (found) marking the intersection of said centerline of a 60.00 foot roadway known as County Road with the centerline of a 60.00 foot roadway known as Hickory Hammock Road, thence run South 10 degrees 29 minutes 53 seconds East along said centerline of Hickory Hammock Road 1739.30 feet to a re-rod (found), thence run South 04 degrees 10 minutes 27 seconds East along said centerline 2609.50 feet, thence run South 70 degrees 47 minutes 25 seconds East along said centerline 753.81 feet, thence South 70 degrees 16 minutes 00 seconds East along said centerline 869.06 feet, thence South 70 degrees 54 minutes 29 seconds East 505.61 feet, thence South 70 degrees 05 minutes 08 seconds East along said centerline 704.76 feet, thence South 76 degrees 19 minutes 03 seconds East along said centerline 2825.41 feet, thence run South 48 degrees 28 minutes 18 seconds East along said centerline 436.59 feet, thence leaving said centerline run South 26 degrees 19 minutes 23 seconds West 31.09 feet to a concrete monument (marked #4261) on the Southerly right-of-way boundary of said Hickory Hammock Road, thence run along said Southerly right-of-way boundary the following three (3) courses and distances: South 48 degrees 28 minutes 18 seconds East 239.57 feet to a concrete monument (marked #4261) marking the point of a curve concave to the Northerly, thence run Southeasterly along the arc of said curve having a radius of 320.62 feet through a central angle of 45 degrees 24 minutes 57 seconds for an arc distance of 254.14 feet, the chord of said arc being South 71 degrees 26 minutes 46 seconds East 247.54 feet to a concrete monument (marked #4261), thence run North 86 degrees 06 minutes 22 seconds East along said Southerly right-of-way boundary 1524.26 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue North 86 degrees 06 minutes 22 seconds East along said Southerly right-of-way boundary 429.94 feet, thence leaving said Southerly right-of-way boundary run South 02 degrees 54 minutes 08 seconds East 2339.96 feet, thence run South 84 degrees 54 minutes 26 seconds East 567.80 feet to the river's edge of Crooked River, thence run along said river's edge the following courses and distances: South 23 degrees 00 minutes 00 seconds East 380.00 feet, thence run South 02 degrees 02 minutes 56 seconds West 427.83 feet, thence run South 73 degrees 00 minutes 00 seconds West 480.00 feet, thence run North 73 degrees 15 minutes 00 seconds West 290.00 feet, thence leaving said river's edge run North 14 degrees 57 minutes 50 seconds West 1661.33 feet, thence run North 02 degrees 54 minutes 08 seconds West 1589.32 feet to the POINT OF BEGINNING containing 38.54 acres, more or less.

LYING AND BEING situate in Section 25, Township 6 South, Range 4 West, Franklin County, Florida.

SUBJECT TO a 30.00 foot wide access easement over and across a portion thereof.

SAID LANDS above described containing 82.52 acres, more or less, in aggregate.

Further described by survey dated April 13, 2004, by Thurman Roddenberry, surveyor, JOB #04-4261, attached:

**PRIVATE PROPERTY RIGHTS  
PROPOSED AMENDMENT TO THE FRANKLIN COUNTY COMPREHENSIVE PLAN  
REQUIRED BY CHAPTER 163.3177(6)(i), FLORIDA STATUTES**

**GOAL**

The Franklin County Board of County Commissioners will make planning and development decisions with respect for property rights.

**OBJECTIVE 1**

Franklin County will respect constitutionally protected private property rights.

Policy 1.1 Franklin County will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, and mineral rights.

Policy 1.2 Franklin County will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3 Franklin County will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4 Franklin County will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.