

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
NOVEMBER 15, 2016
9:00 AM
AGENDA**

The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode. If you would like to comment on any matter, when recognized by the Chairman, state your name, sign the speaker log, and please adhere to the 3-minute time limit. If you plan on distributing any handouts (information) to the Commission, please provide a copy to the Clerk for the official records.

- 9:00 AM** **Call to Order
Prayer and Pledge
Approval of Minutes
Payment of County Bills**
- 9:10 AM** **Swearing In Ceremony – County Commissioners**
- 9:15 AM** **Michael Morón – Board of Adjustment – Report**
- 9:30 AM** **Marcia Johnson – Clerk of Courts – Report**
- 9:45 AM** **Alan Pierce – RESTORE Coordinator – Report**
- 10:00 AM** **Michael Morón – County Coordinator – Report
Bid Openings – Armory Renovation Phase II**
- 10:15 AM** **T. Michael Shuler – County Attorney – Report**
- 10:30 AM** **Commissioners & Public Comments**
- 10:45 AM** **Adjourn**

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT MEETING
CONSENT AGENDA

FOR

November 2, 2016 at 10:00 a.m.

- 1 Consideration of a request for a variance to construct a Rip Rap Revetment consisting of one ton boulders placed along the existing eroded shoreline within the 50 ft. Critical Habitat Zone. The property is located at 41 South Bayshore Drive, Eastpoint, Franklin County, Florida. The property is owned by Susan Antekeier. The request is submitted by Garlic Environmental Associates, Inc, agent for the home owners.

RECOMMENDED APPROVAL UNANIMOUSLY

- 2 Consideration of a request for a variance to construct a seawall in the Critical Habitat Zone and within one foot on the landward side of an existing Rip Rap wall and to backfill behind the seawall. New Rip Rap is to be placed in front of the seawall to provide aquatic habitat and to protect the new wall. The property is located at 1468 Alligator Drive, Alligator Point, Franklin County, Florida. This request is submitted by Florida Environmental and Land Services, Inc., Agent for Jason and Shelley Jordan Bell, homeowners.

RECOMMENDED APPROVAL UNANIMOUSLY – HAS DEP PERMIT

- 3 Consideration of a variance to excavate approximately 255 yards of existing sand and place Rip Rap in the area and cover with native sands to prevent further erosion. The Rip Rap area is approximately 755 sq. ft., will excavate about 8 ft. below grade and is within both the side and rear property setback lines. The property is located at 14 Grouper Street, Alligator Point, Franklin County, Florida. The request is submitted by Florida Environmental and Land Services, Inc., Agent for Susan Taylor and John Houghton, Homeowners.

RECOMMENDED APPROVAL UNANIMOUSLY - CONTINGENT UPON THE APPLICANT RECEIVING A DEP PERMIT. (PROPERTY IS SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE) & NOT RAISING THE ELEVATION OF THE LAND HIGHER THAN THE ADJOINING PROPERTY.

- 4 Consideration of a request to vary the requirement for minimum lot size as required in the R-1 & R-2 Zoning Districts, in which the parcel is located, from one acre to 0.90 acre due to lot size being reduced by the construction of a public bike/walk path across the property. The property is located at 1909 US Highway 98, Carrabelle Beach, Franklin County, Florida. The request is submitted by James L. Thompson, Homeowner.

RECOMMENDED APPROVAL UNANIMOUSLY – THE ONE ACRE PARCEL WAS MADE LESS THAN AN ACRE DUE TO A MISTAKE IN THE SURVEY. THE WALK PATH FROM CARRABELLE BEACH TO LIGHTHOUSE ROAD WAS BUILT ON HIS PROPERTY, CAUSING A LOSS OF PROPERTY. THIS ACTION IS NEEDED TO COMPLY WITH COURT REGULATIONS TO ESTABLISH THAT THE LOT IS STILL CONSIDERED AS A LOT OF RECORD.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON NOVEMBER 15, 2016 AT 9:00 A.M.



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

1

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Susan Antekair
MAILING ADDRESS: P.O. Box 637 City/State/Zip: Eastpoint, Fl 32328
PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: Garlick Environmental Assoc. Inc
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 41 S. Bay Shore Dr.
Lot/s: 38 Block: _____ Subdivision: Eastpoint Unit: _____
Parcel Identification #: 36-088-07W-0000-0380-0000

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

LEGAL DESCRIPTION OF THE PROPERTY:

DESCRIPTION OF REQUEST: Boulder / Rip Rap within CH2.
See Attached Public Notice for description.

ADVISORY BOARD OF ADJUSTMENT DATE: 11/2/16

RECOMMENDED APPROVAL: **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____
CONDITIONS: _____

ADVISORY BOARD OF ADJUSTMENT DATE: 11/15/16
RECOMMENDED APPROVAL: _____ **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____
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.

Franklin County

Property Appraiser

Rhonda Skipper

33 Market St., Suite 101, Apalachicola, FL 32320 | Ph (850) 653-9236 | Fax (850) 653-1861

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Franklin Home
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Owner and Parcel Information

Owner Name	ANTEKEIER SUSAN B	Today's Date	September 13, 2016
Mailing Address	PO.BOX 637 EASTPOINT, FL 32328	Parcel Number	36-08S-07W-0000-0380-0000
Location Address	41 SOUTH BAY SHORE DR	Tax District	East Point (District 5)
Property Usage	SINGLE FAM (000100)	2015 Millage Rates	14.1423
Section Township Range	36-8S-7W	Acreage	0
		Homestead	Y

[Show Parcel Maps](#) | [Generate Owner List By Radius](#)

Value Information

Legal Information

	2015 Certified Values	2016 Preliminary Values
Building Value	\$178,565	\$178,565
Extra Feature Value	\$1,240	\$1,240
Land Value	\$160,000	\$160,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value*	\$339,805	\$339,805
Assessed Value	\$339,805	\$339,805
Exempt Value	\$50,500	\$50,500
Taxable Value	\$289,305	\$289,305
Maximum Save Our Homes Portability	\$0	\$0
AGL Amount		

A PARCEL OF 1.0 AC IN SW 1/4 OR 126/288 OR 408/317 OR 586/235 599/24 1135/83-DEATH CERTIFICATE

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

*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.

[Tax Collector Information](#)

Building Information

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SINGLE FAM	3,590	2,180	BD/BATTEN	MODULAR MT	DRYWALL	CLAY TILE / CARPET
Heating Type	A/C Type	Baths	Bedrooms	Stories	Effective Year Built	
FORCED AIR	CENTRAL	2	3	0	2003	

[Show Building Sketch](#)

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
FPLC BELOW AVERAGE	1	0 x 0 x 0	1 UT	2003
STEPS	1	0 x 0 x 0	48 UT	2003

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
BAY FRONT R-1 MBLUFF	1	UT	0	0

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	06-19-1998	\$ 114,300	Warranty Deed	599	24	Unqualified	Vacant	BEAVERS J TOM & ELLEN E	ANTEKEIER ANDREW & SUSAN
No	10-30-1997	\$ 110,000	Warranty Deed	586	235	Unqualified	Vacant	HALL F REED & DARLYN S	BEAVERS J TOM & ELLEN

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: Susan Antekeier

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Eastpoint - Franklin County

LATITUDE: 29° 43' 58.48"

LONGITUDE: 84° 54' 0.04"

JOB: 16-084

DEP:

COE:

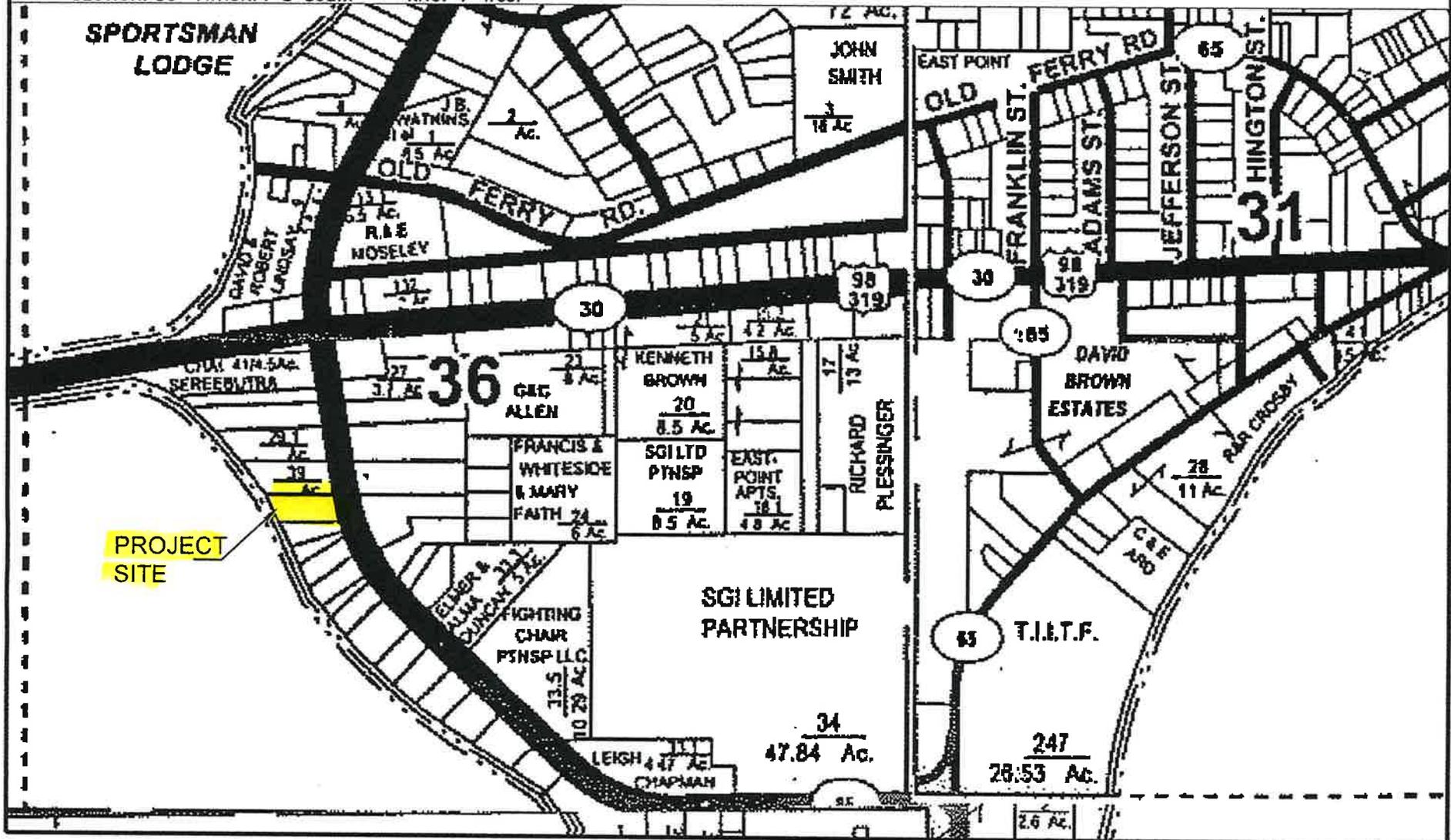
OTHER:

DATE: October 11, 2016

SHEET: 1/4



SECTION: 36 TWNHP: 8 South RNG: 7 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: Susan Antekeler

JOB: 16-084

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Eastpoint - Franklin County

OTHER:

LATITUDE: 29° 43' 58.48"

DATE: October 11, 2016

LONGITUDE: 84° 54' 0.04

SHEET: 2/4

SECTION: 36 TOWNSHIP: 8 South

RNG: 7 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: Susan Antekeler

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Eastpoint - Franklin County

LATITUDE: 29° 43' 58.48"

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DEP:

COE:

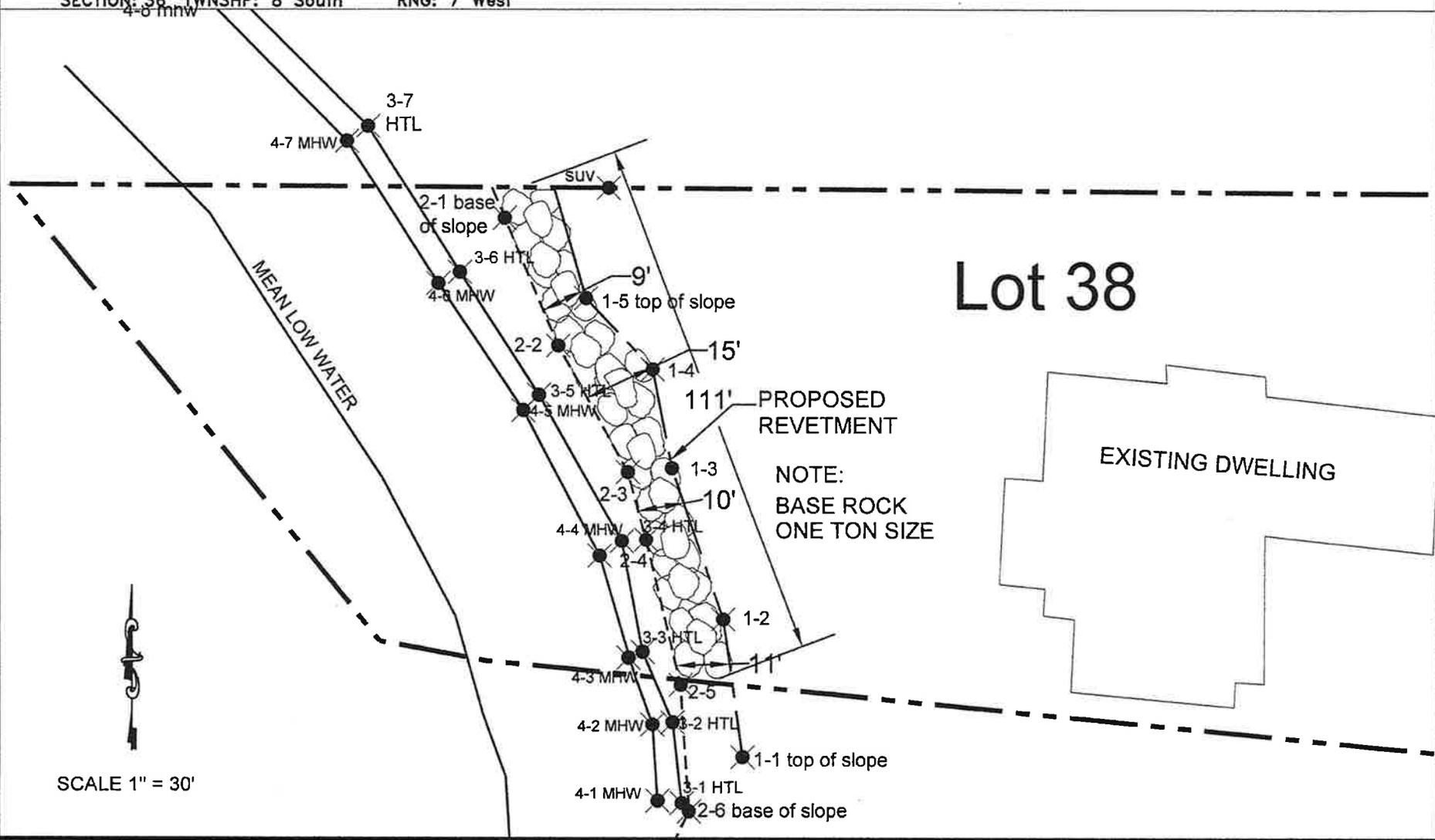
OTHER:

DATE: October 11, 2016

SHEET: 3a/4



SECTION: 36 TOWNSHIP: 8 South RNG: 7 West



SCALE 1" = 30'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

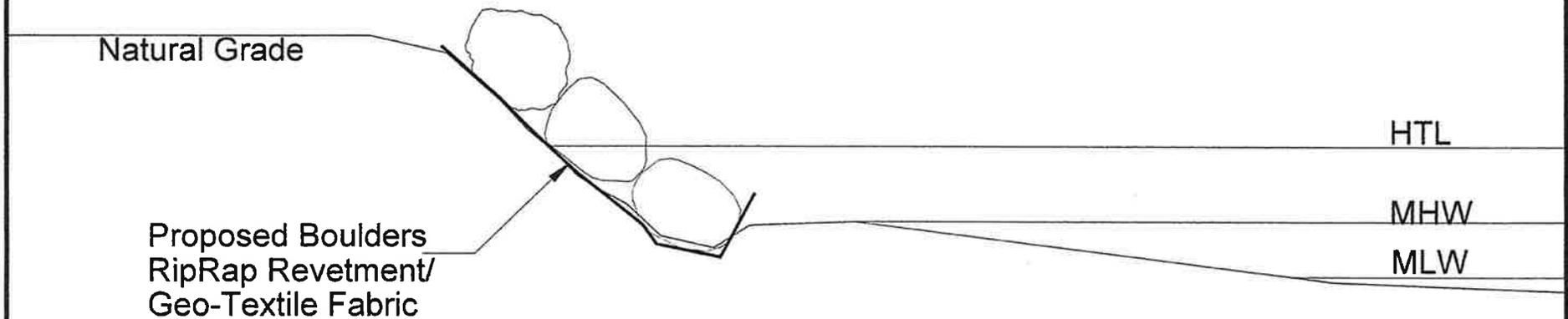
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Susan Antekeler
WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Eastpoint - Franklin County
LATITUDE: 29° 43' 58.48"
LONGITUDE: 84° 54' 0.04"

JOB: 16-084
DEP:
COE:
OTHER:
DATE: October 11, 2016
SHEET: 4/4



Cross Section
RipRap Revetment
Not To Scale



NOTE:
BASE ROCK
ONE TON SIZE



The Franklin County Board of Adjustment met in regular session on Wednesday, July 12, 2006. In the absence of the Chairman and Vice-Chairman, the meeting was called to order by Acting Chairman Richard Harper.

PRESENT:	Richard Harper	Member
	Joe Hambrose	Member
	Bryant Hand	Member
ABSENT:	Vance Millender	Chairman
	Billy Granger	Vice Chairman
	Mike Schneider	Alternate Member

On motion by Member Bryant Hand, seconded by Member Hambrose, and by unanimous vote of the members present, it was agreed to approve the minutes of the June 7, 2006 meeting as mailed.

The first item on the agenda was for consideration of a request for a variance to construct a house ten feet into the front setback line and ten feet into the Critical Habitat Zone on property described as Lot 21, Block U, Lanark Beach, Unit One, Franklin County, Florida, as requested by Nancy Demos, Anchor Realty, agent for David and Mary Houle and Giovanni Valiante, owners.

Ms. Ward informed the members that the applicants would be restricted to the 1000 square feet foot print due to the intrusion into the Critical Habitat Zone. She explained the lot is serviced by both water and sewer and there will be no septic tank. After brief discussion and on motion by Member Hand, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend approval for this variance.

The next item on the agenda was consideration of a request for a variance to construct a Rip Rap Revetment within the Critical Habitat Zone on property described as lying in Section 36, Township 8 South, Range 7 West, 41 Bayshore Drive, Eastpoint, Franklin County, Florida. The request was submitted by Andrew & Susan Antekeier, Owners.

The commission briefly discussed the erosion problem in the area. On motion by Member Hambrose, seconded by Member Hand and by unanimous vote of the members present, it was agreed to recommend this variance be approved.

The final item on the agenda was consideration of a request for a variance to construct a Rip Rap Revetment within the Critical Habitat Zone on property described as lying in Section 36, Township 8 South, Range 7 West, 47 Bayshore Drive, Eastpoint,

Originally
Approved
7/12/16,
But never
built.
near



Board of Adjustment
July 12, 2006
Page Two.

Franklin County, Florida. This request was presented by Harvey and Pat Harrington, Owners.

Ms. Ward explained that this property adjoins the previous variance request. After brief discussion and on motion by Member Hambrose, seconded by Member Hand and by unanimous vote of the members present, it was agreed to recommend that this variance request be approved as requested.

There being no further business, the meeting adjourned at 9:15 a.m.

Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Administrator



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

#2

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Jason and Shelley Jordan Bell

MAILING ADDRESS: 109 Karland Drive City/State/Zip: Atlanta, Georgia 30305

PHONE #: 404-841-6192 CELL #: 404-759-5464 EMAIL: sjordanbell@comcast.net

AGENT'S NAME: Elva Peppers

MAILING ADDRESS: 221-4 Delta Court City/State/Zip: Tallahassee, Florida 32303

PHONE #: (850) 385-6255 CELL #: (850) 566-6213 EMAIL: elvapeppers@felsi.org

PROPERTY DESCRIPTION: 911 Address: 1468 Alligator Drive

Lot/s: 6 Block: L Subdivision: Penninsular Point Unit: 2

Parcel Identification #: 06-07S-01W-1042-000L-0096

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: Construction of a seawall within the Critical Habitat Zone

As a result of Hurricane Hermine, the shoreline suffered significant erosion of the shoreline and some

damage to the dock structure. The property owner is requesting to construct a seawall within 1' of the existing

landward side of the existing rip rap shoreline protection and backfill to it. The rip rap will be replaced in front

of the new wall to provide aquatic habitat for species and also to help protect the new wall.

ADVISORY BOARD OF ADJUSTMENT DATE: 11/2/2016

RECOMMENDED APPROVAL: RECOMMENDED DENIAL: RECOMMENDED TO TABLE:

CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: 11/5/16

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.

Franklin County

Property Appraiser

Rhonda Skipper

33 Market St., Suite 101, Apalachicola, FL 32320 | Ph (850) 653-9236 | Fax (850) 653-1861

[Sales In Area](#) [Previous Parcel](#) [Next Parcel](#) [Field Definitions](#) [Return to Main Search](#) [Franklin Home](#)

Owner and Parcel Information

Owner Name	BELL JASON & SHELLEY J BELL	Today's Date	October 26, 2016
Mailing Address	109 KARLAND DRIVE NW ATLANTA, GA 30305	Parcel Number	06-07S-01W-1042-000L-0096
Location Address	1468 ALLIGATOR DR	Tax District	Alligator Point (District 7)
Property Usage	SINGLE FAM (000100)	2015 Millage Rates	14.5423
Section Township Range	6-7S-1W	Acreage	0.711
		Homestead	N

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information

Legal Information

	2015 Certified Values	2016 Preliminary Values
Building Value	\$122,804	\$122,804
Extra Feature Value	\$30,739	\$30,739
Land Value	\$165,375	\$199,125
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value*	\$318,918	\$352,668
Assessed Value	\$318,918	\$350,810
Exempt Value	\$0	\$0
Taxable Value	\$318,918	\$350,810
Maximum Save Our Homes Portability	\$0	\$0
AGL Amount		\$1,858

UNIT 2 LOT 6 OF LOT 9 BL L PENN POINT OR/196/396
199/396 240/341606/649 1047/269

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

*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.

[Tax Collector Information](#)

Building Information

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SFR PILING	2,770	2,184	VINYL SIDE	COMP SHNGL	DRYWALL / CUST PANEL	SHT VINYL / NONE
Heating Type	A/C Type	Baths	Bedrooms	Stories	Effective Year Built	
AIR DUCTED	CENTRAL	0	0	0	1987	

[Show Building Sketch](#)

Extra Features Data

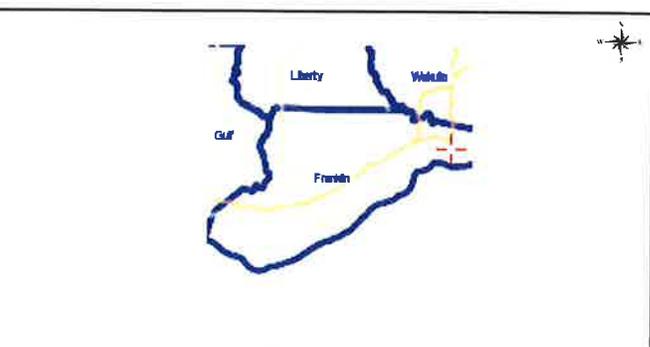
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
STEPS	1	0 x 0 x 0	256 UT	0
SHOWER	1	0 x 0 x 0	24 UT	0
ELEV PASSENGER	1	0 x 0 x 0	1 UT	1990
BOATLIFT	1	0 x 0 x 0	1 UT	1990
DECK	1	0 x 0 x 0	364 SF	2000
WD WALK	1	0 x 0 x 0	647 SF	2000
RAMP	1	10 x 4 x 0	40 SF	2006
CONCRETE	1	0 x 0 x 0	456 SF	1990
DOCK	1	240 x 4 x 0	960 SF	1990
TERMINUS	1	16 x 10 x 0	160 SF	1990

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
APT BAY FRONT	27000	SF	90	300



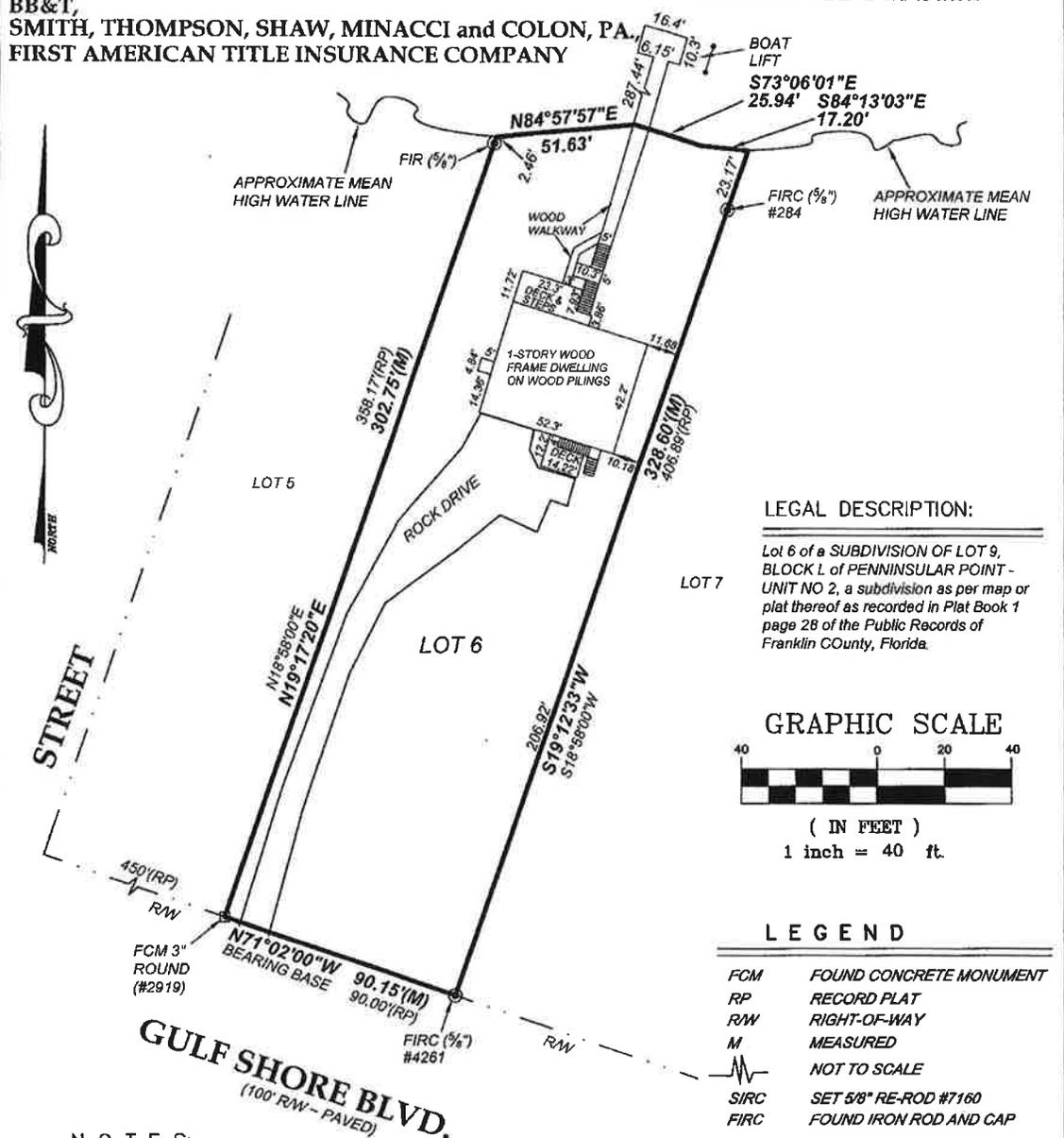
Franklin County Property Appraiser			
Parcel: 06-07S-01W-1042-000L-0096 Acres: 0.711			
Name:	BELL JASON & SHELLEY J BELL	Land Value	199,125
Site:	1468 ALLIGATOR DR	Building Value	122,804
Sale:	395,000 on 10-2011 Reason=Q Qual=N	Misc Value	30,739
Mail:	109 KARLAND DRIVE NW ATLANTA, GA 30305	Just Value	352,668
		Assessed Value	350,810
		Exempt Value	0
		Taxable Value	350,810



The Franklin County Property Appraiser's Office 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. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FRANKLIN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--
Date printed: 10/26/16 : 11:31:19

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 JASON BELL AND SHELLEY JORDAN BELL,
 BB&T,
 SMITH, THOMPSON, SHAW, MINACCI and COLON, P.A.,
 FIRST AMERICAN TITLE INSURANCE COMPANY

ALLIGATOR BAY



LEGAL DESCRIPTION:

Lot 6 of a SUBDIVISION OF LOT 9,
 BLOCK L of PENINSULAR POINT -
 UNIT NO 2, a subdivision as per map or
 plat thereof as recorded in Plat Book 1
 page 28 of the Public Records of
 Franklin County, Florida.

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

LEGEND

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

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly right-of-way boundary of Gulf Shore Blvd. being North 71 degrees 02 minutes 00 seconds West 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.

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

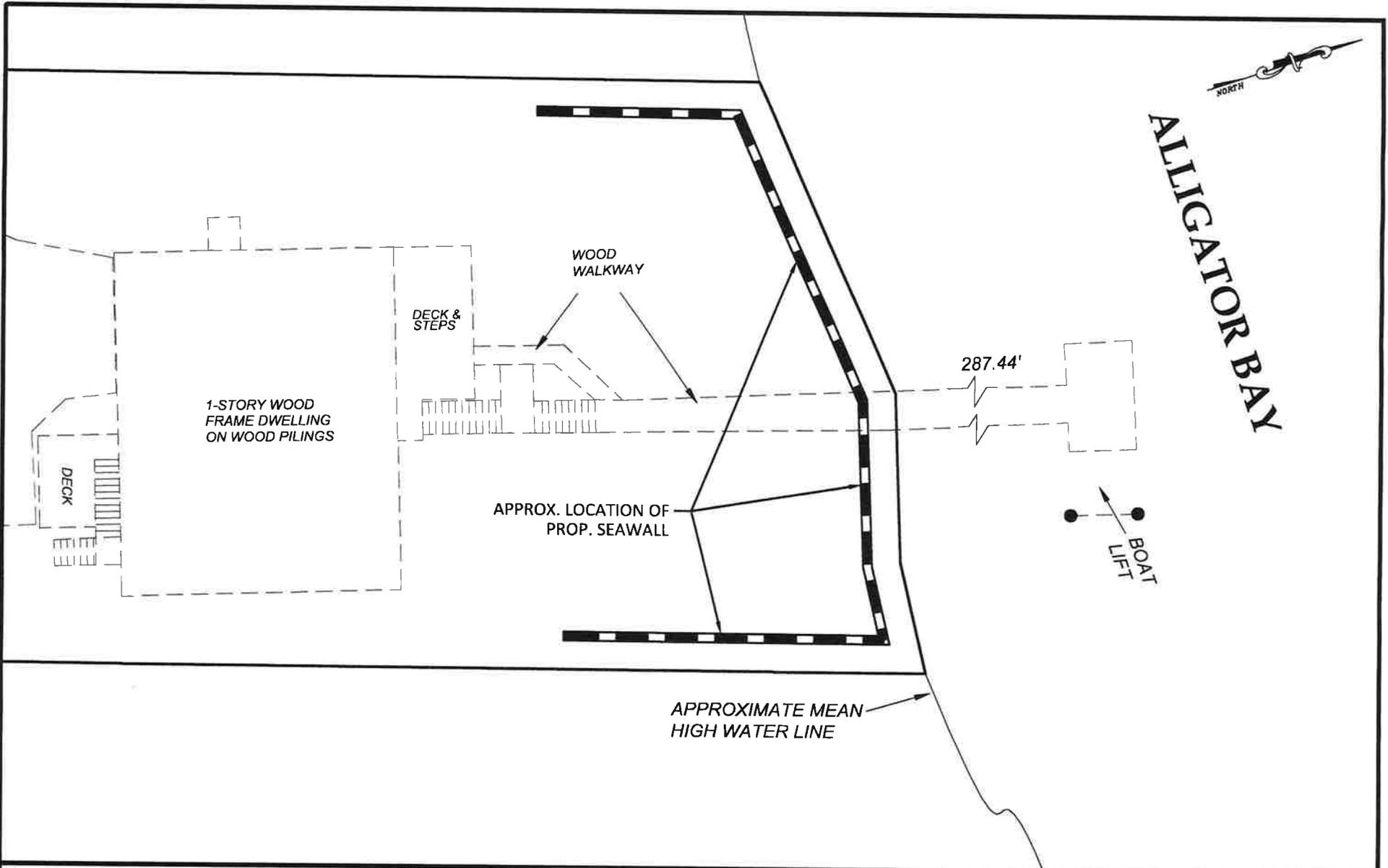
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 15) as per Flood Insurance Rate Map Community Panel No: 120088 0294E
 issue date: June 17, 2002, Franklin County, Florida.

TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELTON STREET • SOTCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-963-2538 FAX NUMBER: 850-962-1182 LB # 7160		
DATE: 09/21/11	DRAWN BY: MMD	M.B. 519 Pg 15	COUNTY: Franklin
FILE: 11223.DWG	DATE OF LAST FIELD WORK: 09/20/11	JOB NUMBER: 11-223	



**FLORIDA ENVIRONMENTAL
AND
LAND SERVICES, INC.**
221-4 DELTA COURT
TALLAHASSEE, FLORIDA 32303
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT
BELL SEAWALL
FRANKLIN COUNTY, FL

TITLE
PLAN VIEW
PROPOSED CONDITIONS

DATE	10-17-2016	BY:	BCW	CHK:	EP	PROJ:	16-1345
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PAGE:
1
OF: 1

09-16-2016
Bell Photos
Parcel ID#06-07S-01W-1042-000L-0096
1468 Alligator Drive, Franklin County, Florida





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

#3

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Susan Taylor and John Houghton
MAILING ADDRESS: 129 Alta Avenue Unit 7 City/State/Zip: Santa Monica, CA 90402
PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: Elva Peppers, Florida Environmental and Land Services, Inc.
MAILING ADDRESS: 221-4 Delta Court City/State/Zip: Tallahassee, FL 32303
PHONE #: 850-385-6255 CELL #: 850-566-6213 EMAIL: elvapeppers@felsi.org

PROPERTY DESCRIPTION: 911 Address: 14 Grouper Street
Lot/s: 35 Block: 3 Subdivision: Southern Dunes Unit: 1
Parcel Identification #: 28-06S-01W-1051-0003-0350

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: Will excavate approximately 255 yards of existing sand and place rip rap in this area and cover with native sands. The area of rip rap is approximately 755 square feet where an an approximately 2 foot hole from erosion. We will excavate approximately 8 feet below grade.

The project as proposed is within the back and side setback lines of the property.

ADVISORY BOARD OF ADJUSTMENT DATE: Nov. 2, 2016
December 7, 2016

RECOMMENDED APPROVAL: RECOMMENDED DENIAL: RECOMMENDED TO TABLE:
CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: Nov. 15, 2016
December 20, 2016
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.

RECEIVED
OCT 14 2016



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Owner and Parcel Information

Owner Name	TAYLOR SUSAN & HOUGHTON JOHN	Today's Date	October 26, 2016
Mailing Address	129 ALTA AVE UNIT 7 SANTA MONICA, CA 90402-2739	Parcel Number	28-06S-01W-1051-0003-0350
Location Address	14 GROUPER ST	Tax District	County (District 1)
Property Usage	SINGLE FAM (000100)	2015 Millage Rates	12.1423
Section Township Range	28-6S-1W	Acreage	0.163
		Homestead	N

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information

Legal Information

	2015 Certified Values	2016 Preliminary Values
Building Value	\$100,844	\$100,844
Extra Feature Value	\$3,647	\$3,647
Land Value	\$85,000	\$85,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value*	\$189,491	\$189,491
Assessed Value	\$189,491	\$189,491
Exempt Value	\$0	\$0
Taxable Value	\$189,491	\$189,491
Maximum Save Our Homes Portability	\$0	\$0
AGL Amount		

UNIT 1 BL 3 LOT 35 SOUTHERN DUNES 787/571
787/573 787/575

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

"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.

[Tax Collector Information](#)

Building Information

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SFR PILING	1,440	1,230	VINYL SIDE	COMP SHNGL	DRYWALL	CLAY TILE / CARPET
Heating Type	A/C Type	Baths	Bedrooms	Stories	Effective Year Built	
AIR DUCTED	CENTRAL	0	0	0	2008	

[Show Building Sketch](#)

Extra Features Data

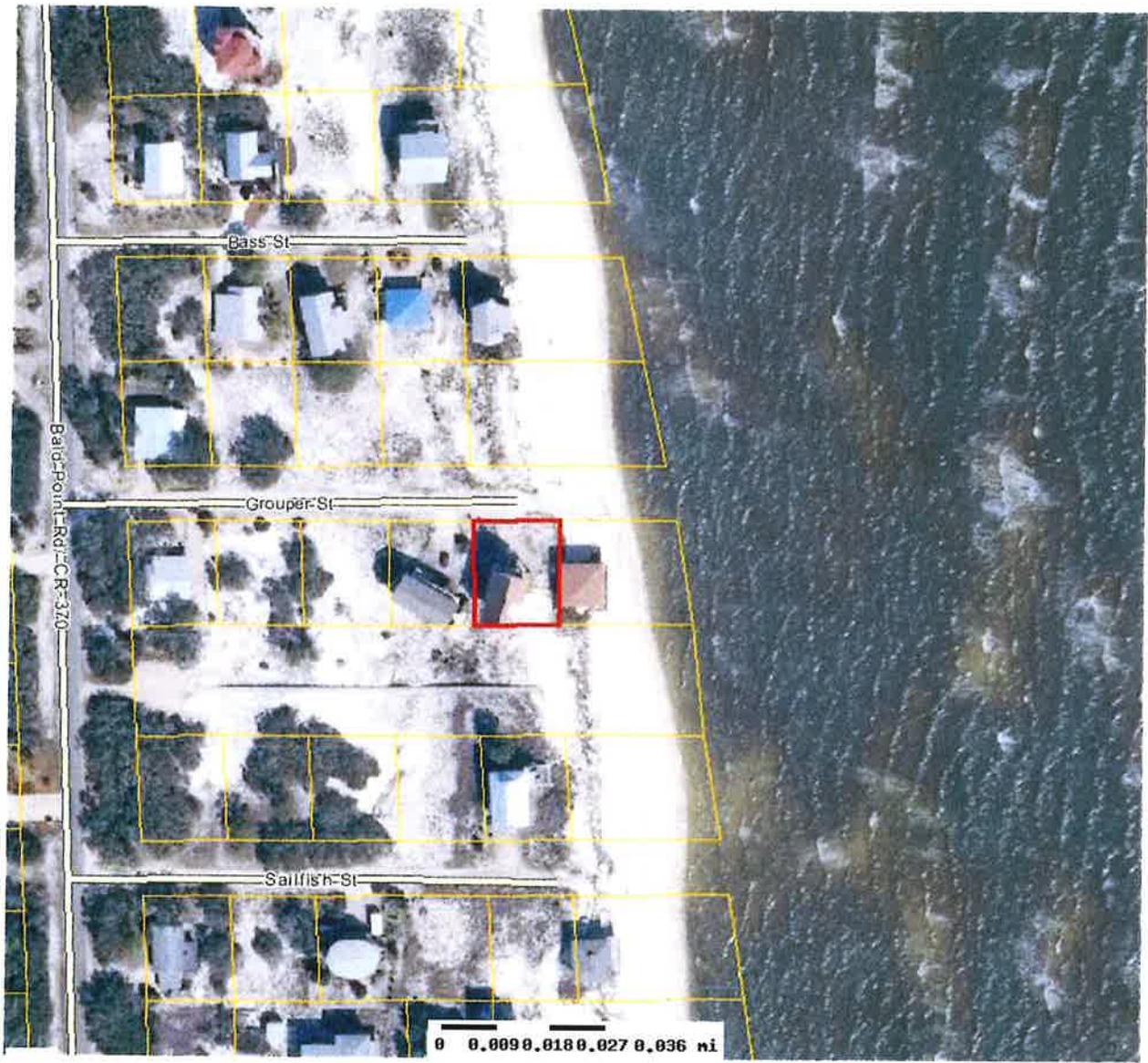
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
CONCRETE	1	41 x 30 x 0	1,230 SF	2008
DECK	1	0 x 0 x 0	45 SF	2008
STEPS	1	28 x 3 x 0	84 SF	2008
C L FENCE 4	1	0 x 0 x 0	160 LF	2008
SHOWER	1	0 x 0 x 0	1 UT	2008

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
INTERIOR E SIDE RD	1	UT	75	95

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee



Franklin County Property Appraiser			
Parcel: 28-06S-01W-1051-0003-0350 Acres: 0.163			
Name:	TAYLOR SUSAN & HOUGHTON JOHN	Land Value	85,000
Site:	14 GROUPER ST	Building Value	100,844
Sale:	9,600 on 05-2004 Reason=U Qual=N	Misc Value	3,647
Mail:	129 ALTA AVE UNIT 7 SANTA MONICA, CA 904022739	Just Value	189,491
		Assessed Value	189,491
		Exempt Value	0
		Taxable Value	189,491

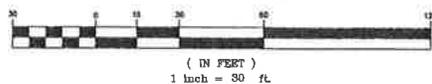


The Franklin County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FRANKLIN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 10/21/16 : 15:20:32

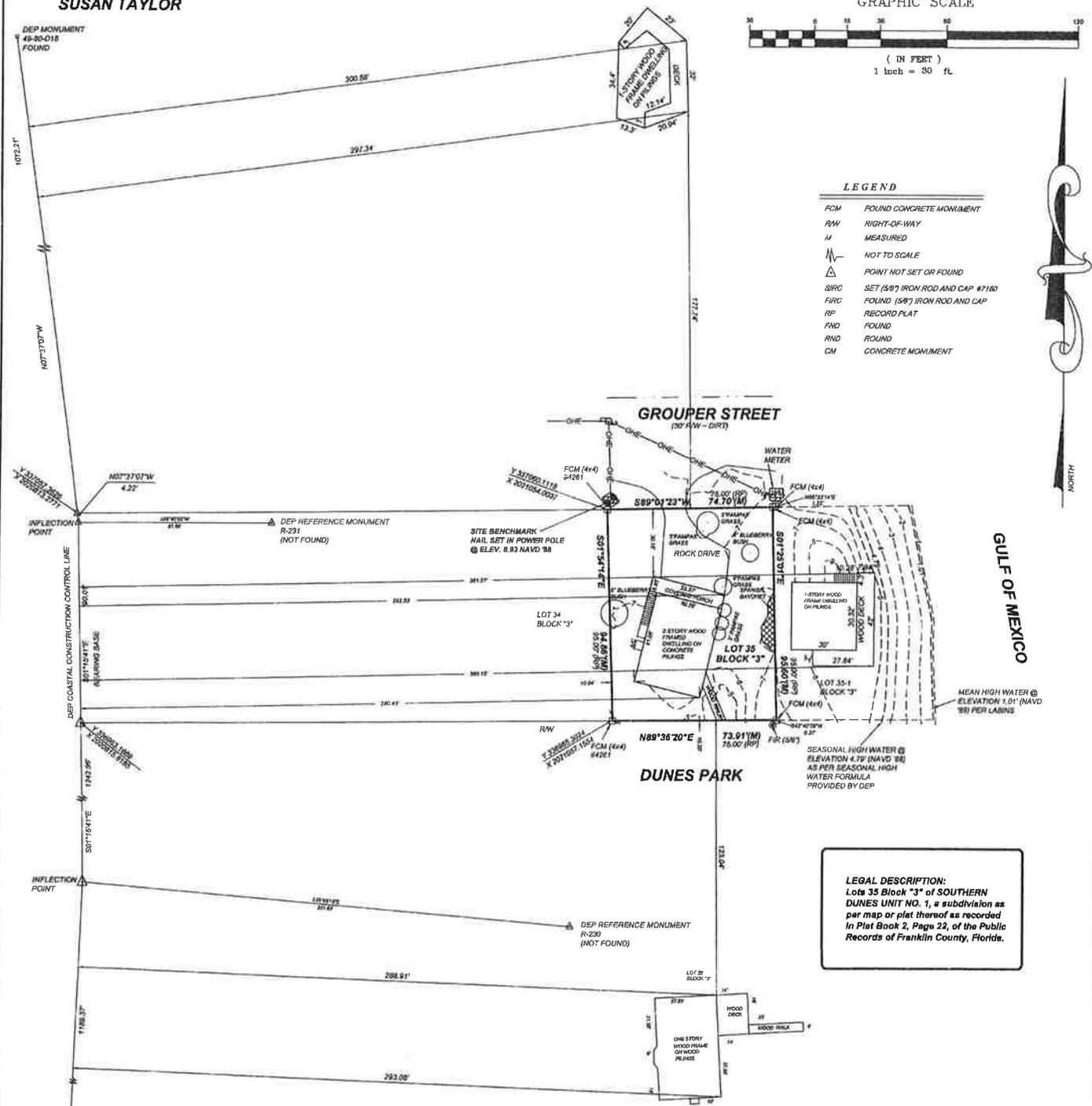
**PLAT OF BOUNDARY AND TOPOGRAPHY SURVEY CERTIFIED TO:
SUSAN TAYLOR**

GRAPHIC SCALE



LEGEND

- FCM FOUND CONCRETE MONUMENT
- RW RIGHT-OF-WAY
- M MEASURED
- ND NOT TO SCALE
- △ POINT NOT SET OR FOUND
- SIRC SET (S&B) IRON ROD AND CAP #7180
- FIRC FOUND (S&B) IRON ROD AND CAP
- RP RECORD PLAT
- FND FOUND
- RND ROUND
- CM CONCRETE MONUMENT



LEGAL DESCRIPTION:
 Lots 35 Block "3" of SOUTHERN
 DUNES UNIT NO. 1, a subdivision as
 per map or plat thereof as recorded
 in Plat Book 2, Page 23, of the Public
 Records of Franklin County, Florida.

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: DEP Coastal Construction Control being South 01 degrees 15 minutes 41 seconds East as per Coastal Construction Control Line Book Recorded 014/30/84, Pages 1-19
 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 using NAVD '29.
 8. Datum NAVD 88' is 0.84 feet higher than Datum NGVD '29.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. SJ-17.05(1),052)

The undersigned surveyor has not been provided a copy of the opinion or abstract of matters affecting title or boundary to the subject property. If it possible there are deeds of records, unrecorded deeds, assessments or other instruments which could affect the subject property.

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

FLOOD ZONE INFORMATION:
 Subject property is located in Zone "VE" (EL 17) as per Flood Insurance Rate Map Community Panel No: 120088 0315F index date: February 5, 2014, Franklin County, Florida.

	Thurman Roddenberry & Associates, Inc.		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 198 • 125 SHILBORN STREET • HOPKINSVILLE, FLORIDA 32358 PHONE: (904) 942-1515 FAX: (904) 942-1150 L.S. # 1156		
DATE: 07/12/16	DRAWN BY: MMD	N.B. 577 pg 67	COUNTY: Franklin
FILE: 06936.DWG	DATE OF LAST FIELD WORK: 07/08/16	JOB NUMBER: 05-036	



Proposed beginning of the rip rap



View of the blowout hole to be filled. The boardwalk will be raised & the sand fence will be reinstalled after.



View of the hole



View of the hole. Fill will end at the property line.



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

#4

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: James L. Thompson
MAILING ADDRESS: 49 Christy Lane City/State/Zip: Sopchoppy Fl. 32358
PHONE #: 850-962-7008 CELL #: 850-439-0800 EMAIL: thompson-james@gmail.com

AGENT'S NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 1909 Hwy 98 West Carrabelle Fl. 32322
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: 36-075-054-0000-0078-0010

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: To vary the requirement for minimum lot size (as required by both the R-1 and R-2 zoning districts in which this parcel is located) from one (1.00) acre to 0.90 acre. The variance is necessary to allow the construction of a single family dwelling unit due to the reduction in lot size from 1 acre to less than 1 acre due to the action of Franklin County constructing a bicycle/pedestrian pathway on this parcel, thereby resulting in inverse condemnation and the loss of an approximately 2000 square foot area from the parcel. This hardship of reduction of property size was not caused by the actions of the property owner and could not be foreseen by the property owner, without the relief provided by granting of this variance, this property will have no practical use and no practical value to the property owner.

RECOMMENDED APPROVAL: RECOMMENDED DENIAL: RECOMMENDED TO TABLE:
CONDITIONS: 11/2/16

BOARD OF COUNTY COMMISSION MEETING DATE: 11/15/2016
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.

RECEIVED
10-19-2016
lea



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Owner and Parcel Information

Owner Name	THOMPSON JAMES L	Today's Date	October 26, 2016
Mailing Address	49 CHRISTY LANE SOPCHOPPY, FL 32358	Parcel Number	36-07S-05W-0000-0090-0010
Location Address		Tax District	County (District 1)
Property Usage	VACANT (000000)	2015 Millage Rates	12.1423
Section Township Range	--	Acreage	0
		Homestead	N

[Show Parcel Maps](#) | [Generate Owner List By Radius](#)

Value Information

Legal Information

2015 Certified Values 2016 Preliminary Values

Building Value	\$0	\$0
Extra Feature Value	\$0	\$0
Land Value	\$25,094	\$35,094
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value*	\$25,094	\$35,094
Assessed Value	\$25,094	\$27,603
Exempt Value	\$0	\$0
Taxable Value	\$25,094	\$27,603
Maximum Save Our Homes Portability	\$0	\$0
AGL Amount		\$7,491

A PARCEL IN SEC 36 07S 05W N US 98 316 X 100 BEING .73 ACM/L AND ALSO S US 98 100 X 119 BEING .27 ACRES M/L FF/473 PP/174 SS/1 603/368 634/422 694/390 733/789 733/791 733/793 733/795 733/797 858/414 861/703 909/484 913/161 919/711 925/553 948/749 951/256 951/286 957/533 1001/671 1001/673

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

"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.

[Tax Collector Information](#)

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
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No records associated with this parcel.

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
SFR	100.47	FF	0	0
UNBLD/DOCK PERMISSIV	1	UT	0	0

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	12-28-2009	\$ 100	Quit Claim Deed	1001	671	Unqualified	Vacant	THOMPSON	HULL
No	12-04-2009	\$ 130,000	Warranty Deed	1001	673	Qualified	Vacant	HULL	MALLETT
No	01-29-2008	\$ 100	Quit Claim Deed	957	533	Unqualified	Vacant	DANIEL III	THOMPSON

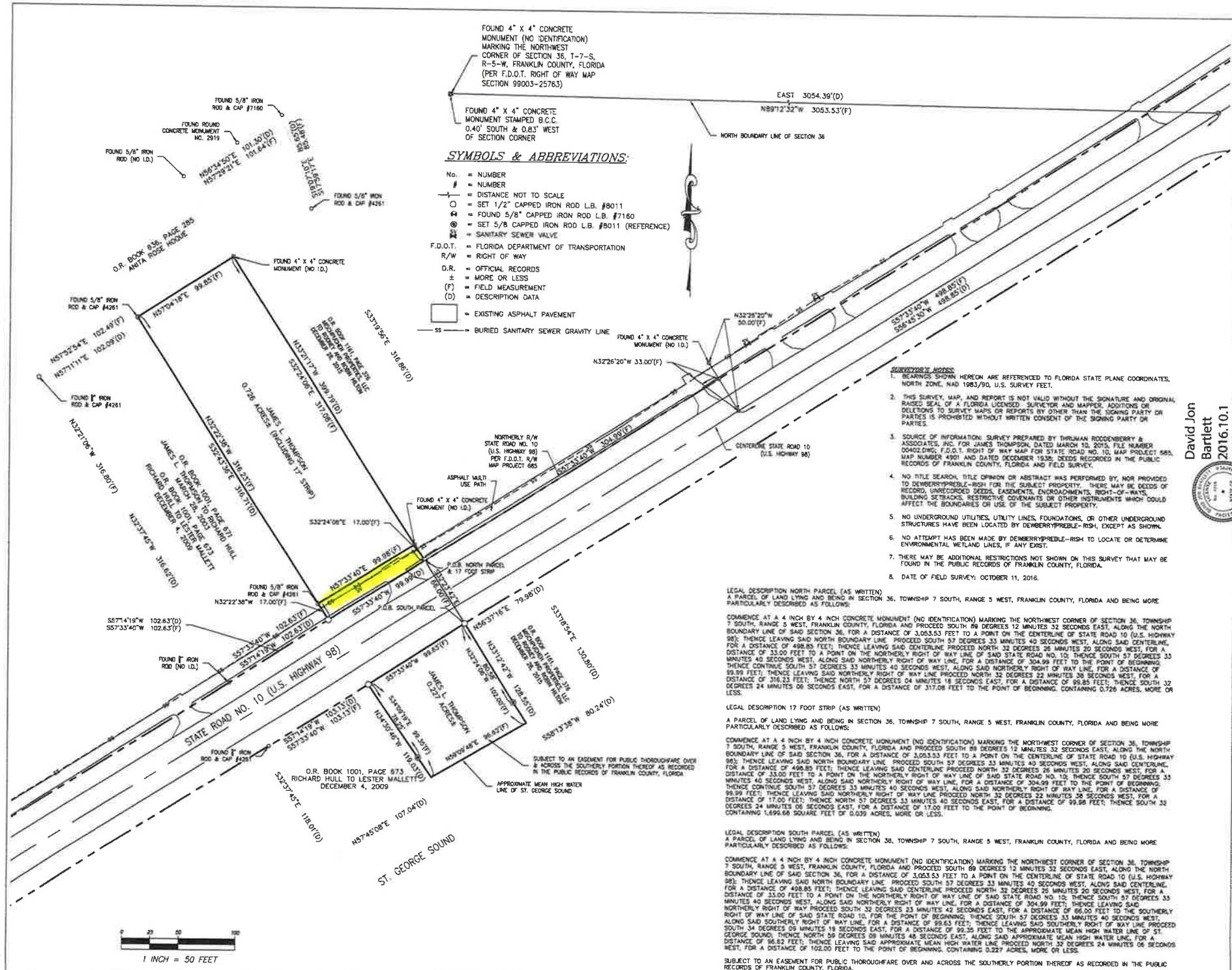


Franklin County Property Appraiser			
Parcel: 36-07S-05W-0000-0090-0010 Acres: 0			
Name:	THOMPSON JAMES L	Land Value	35,094
Site:		Building Value	0
Sale:	100 on 12-2009 Reason=U Qual=Y	Misc Value	0
Mail:	49 CHRISTY LANE SOPCHOPPY, FL 32358	Just Value	35,094
		Assessed Value	27,603
		Exempt Value	0
		Taxable Value	27,603



The Franklin County Property Appraiser's Office 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. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FRANKLIN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 11/10/16 : 10:14:11



FOUND 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SECTION 36, T-7-S, R-5-W, FRANKLIN COUNTY, FLORIDA (PER F.D.O.T. RIGHT OF WAY MAP SECTION 99003-25763)

FOUND 4" x 4" CONCRETE MONUMENT STAMPED B.C.C. 0.40' SOUTH & 0.83' WEST OF SECTION CORNER

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- = SET 1/2" CAPPED IRON ROD L.B. #8011
- = FOUND 5/8" CAPPED IRON ROD L.B. #7160
- ⊕ = SET 5/8" CAPPED IRON ROD L.B. #8011 (REFERENCE)
- ⊕ = SANITARY SEWER VALVE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W = RIGHT OF WAY
- O.R. = OFFICIAL RECORDS
- + = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (D) = DESCRIPTION DATA
- = EXISTING ASPHALT PAVEMENT
- SS = BURIED SANITARY SEWER GRAVITY LINE

UNRECORDED NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MARKS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: SURVEY PREPARED BY THURMAN RODDENBERRY & ASSOCIATES, INC. FOR JAMES THOMPSON, DATED MARCH 10, 2015. FILE NUMBER 00402.000; F.D.O.T. RIGHT OF WAY MAP FOR STATE ROAD NO. 10, MAP PROJECT 585, MAP NUMBER 4901 AND DATED DECEMBER 1938; DEEDS RECORDED IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA AND FIELD SURVEY.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DENBERRY/PREBLE-RISH FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY DENBERRY/PREBLE-RISH, EXCEPT AS SHOWN.
6. NO ATTEMPT HAS BEEN MADE BY DENBERRY/PREBLE-RISH TO LOCATE OR DETERMINE ENVIRONMENTAL WETLANDS, IF ANY EXIST.
7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.
8. DATE OF FIELD SURVEY: OCTOBER 11, 2016.

LEGAL DESCRIPTION NORTH PARCEL (AS WRITTEN)
A PARCEL OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 36, FOR A DISTANCE OF 3,053.53 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 10 (U.S. HIGHWAY 98); THENCE LEAVING SAID NORTH BOUNDARY LINE, PROCEED SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 498.85 FEET; THENCE LEAVING SAID CENTERLINE, PROCEED NORTH 32 DEGREES 26 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 10; THENCE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 304.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 99.99 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 316.23 FEET; THENCE NORTH 57 DEGREES 04 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 99.85 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 317.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.726 ACRES, MORE OR LESS.

LEGAL DESCRIPTION 17 FOOT STRIP (AS WRITTEN)
A PARCEL OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 36, FOR A DISTANCE OF 3,053.53 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 10 (U.S. HIGHWAY 98); THENCE LEAVING SAID NORTH BOUNDARY LINE, PROCEED SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 498.85 FEET; THENCE LEAVING SAID CENTERLINE, PROCEED NORTH 32 DEGREES 26 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 10; THENCE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 304.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 99.99 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 316.23 FEET; THENCE NORTH 57 DEGREES 04 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 99.85 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 317.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1,699.68 SQUARE FEET OF 0.039 ACRES, MORE OR LESS.

LEGAL DESCRIPTION SOUTH PARCEL (AS WRITTEN)
A PARCEL OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 36, FOR A DISTANCE OF 3,053.53 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 10 (U.S. HIGHWAY 98); THENCE LEAVING SAID NORTH BOUNDARY LINE, PROCEED SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 498.85 FEET; THENCE LEAVING SAID CENTERLINE, PROCEED NORTH 32 DEGREES 26 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 10; THENCE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 304.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 99.99 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 316.23 FEET; THENCE NORTH 57 DEGREES 04 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 99.85 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 317.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1,699.68 SQUARE FEET OF 0.039 ACRES, MORE OR LESS.

DATE	DATE	DATE	DATE
BY	BY	BY	BY
CHECKED	CHECKED	CHECKED	CHECKED
APPROVED	APPROVED	APPROVED	APPROVED

BOUNDARY SURVEY
SECTION 36, T-7-S, R-5-W
FRANKLIN COUNTY, FLORIDA
JAMES L. THOMPSON

David Jon Bartlett
2016.10.11
2:08:18:38
-05:00

Dewberry PREBLE-RISH
300 ANGLIS, F. PARK 2020
NC 27607-0008 FAX 919.202.1811
STATE OF NORTH CAROLINA
LICENSED PROFESSIONAL LAND SURVEYOR NO. L54518

**INVITATION TO BID
FORT COOMBS ARMORY RENOVATIONS**

Sealed Bid proposals will be received by Franklin County, Apalachicola, Florida until **4:30 p.m. EST on Monday, 14 November 2016** at the Clerk of Courts Office, Franklin County Courthouse, 33 Market Street, Suite 203, Apalachicola, Florida 32320-2317, and will be opened and read aloud on **Tuesday, 15 November 2016**, at the regularly scheduled County Commission meeting which begins at 9:00 a.m. at 34 Forbes Street, Apalachicola, Florida.

Proposals received after the designated time will not be considered.

Two (2) full sets of Contract Documents will be provided to each General Contractor bidding on the project by the office of EMO/ARCHITECTS, INC., 1126 Thomasville Road, Tallahassee, Florida 32303-6272, telephone number 850-222-8000, fax number 850-222-8007 **upon receipt of a non-refundable payment of \$175.00**. Checks shall be made payable to EMO/ARCHITECTS, INC. Additional sets may be purchased by the General Contractor from The Blue Print Shop, 534 N. Monroe Street, Tallahassee, Florida 32303, Telephone No. 850-224-2699.

Subcontractors and suppliers may purchase a set of the Contract Documents or may purchase partial sets of the Contact Document drawing sheets and partial sets of the project specifications from: The Blue Print Shop, 534 N. Monroe Street, Tallahassee, Florida 32303, Telephone No. 850-224-2699.

A Mandatory On-Site Pre-Bid Conference shall be held on **Friday, 28 October 2016 at 1:00 p.m.** The Fort Coombs Armory is located at 66 4th Street, Apalachicola, Florida 32320.

Proposals must be accompanied by a Bid Bond (certified checks are not acceptable) made payable to Franklin County in an amount equal to five percent (5%) of the Bid Amount (Base Bid and Alternate Bid Amounts). No bid may be withdrawn for a period of sixty (60) days after the scheduled closing time for the receipt of bids.

The Contract, if awarded, will be on a lump sum basis. A Surety Bond for the full amount of the Contract Price covering faithful performance of the Contract and the payment of all obligations arising there under will be required.

No oral, telegraphic, telephonic, or written modifications of the proposal will be considered.

Franklin County reserves the right to reject any or all Bids, waive technicalities or formalities as is necessary to best serve the interest of Franklin County.

Franklin County specifically reserves the right to determine the best bid thru objective and subjective judgment. Considerable attention will be paid to the Bidder's qualifications through past performance, financial responsibility, current workload, experience with similar projects, Trade Contractors qualifications, geographic proximity to the project site, and the qualifications of key personnel.