



Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, December 14, 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://us06web.zoom.us/j/87947357633> 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 (879 4735 7633#). 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. Approval of Minutes

a. Approval of November 9, 2021 PZA Meeting Minutes

Building Report

4. October 21, 2021 - November 15, 2021 Building Report

New Homes

Total: 6

Apalachicola - 1

Eastpoint - 1

St. George Island - 2

St. James - 1

Carrabelle - 1

Variance Requests

5. 3398 FIREFLY CIRCLE

Consideration of a request for a variance to construct a Rock Revetment 5 feet into the 50 foot Mean High Water Line setback. Property is described as 3398 Firefly Circle, Summer Camp West Phase 1B, Lot 59, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Joel and Christine Fuller, applicants. (Property is currently vacant)

Final Plat Applications

6. Miller's Landing

Consideration of a request for Final Plat approval of a 2.01 acre parcel of land lying in Section 12, Township 7 South, Range 4 West, Lanark Village, Franklin County, Florida. The subdivision will be named "Miller's Landing" and will consist of 6 Lots meeting the minimum requirement of 14,000 sq feet each for R-1A Zoning. Request submitted by Melinda Carroll and Vicki Williams, applicants. ***Staff Comments: mark Curenton has approved the applicant to move forward with Final Plat***

Re-Zoning & Land Use Change Applications

7. Knight Financial Partners LLC

Consideration of a request for Public Hearing for a Large Scale re-zone of a 79.67 +/- Acre parcel lying in St. James West PUD, Franklin County, Florida from Public Facilities to PUD Mixed Use Residential. Request submitted by Inovia Consulting Group, agent for Knight Financial Partners, LLC, applicant. **Application has been reviewed by Mark Curenton. This is a large scale/transmittal zoning change that will have more than one Public Hearing if approved**

Zoning Administrator's Report

Meeting adjourned at 7:12PM

Chairperson Signature/Date

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda
published on 11/16/2021 at 11:42 AM

Planning and Zoning Adjustment Board – Regular Meeting Tuesday, November 9, 2021 at 6:30 pm

*****MEETING MINUTES*****

Members Present:

Mitch Griner, Alex Skovronsky, Ben Houston, James Morris, David Duncan, Alan Pierce, Cortni Bankston, Michael Moron, Michael Shuler, County Attorney

- 1. Call to Order – 6:30PM**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. November 9, 2021 Meeting Minutes for Approval**
Motion to approve by Ben Houston. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion Carried.
- 4. September 27, 2021 – October 20, 2021 Monthly Building Report**

Variance Request Applications

- 5. 667 Bald Point Road**

Consideration of a request for a variance to construct a house (footprint 1000 Sq feet) 10' into the Front setback, 34' into Wetlands/Critical Habitat Zone. Property is described as 667 Bald Point Road, Block 10, Lot 85, Unit 1, Alligator Point, Franklin County, Florida. Request submitted by Tara Morgan, agent for Scott Shanley, Applicant. *Motion to approve contingent upon letter from property owner giving permission to applicant to request variance by David Duncan. Seconded by James Morris. 4 members in favor. 1 opposed. Motion Carried.*
- 6. Bill Thomas Cottages and Townhomes**

Consideration of a request for a variance to construct 6 S.F. Cottages 15' into the Front setback (2nd street) and 5' into Front setback (West Pine Avenue), also requesting to construct 4 Townhomes 20' into Front setback (2nd Street) and 5' into Rear setback. Property is described as 11 Commercial lots, West Block 5W, Lots 1-5, & 27-32, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Thomas Dolan, agent for Bill Thomas, applicant. *Applicant withdrew application from the Agenda.*
- 7. 4198 St. Theresa Ave**

Consideration of a request for a variance to construct an addition to existing home 15' into Front setback. Property is described as 4198 St. Theresa Ave, Block A, Lots 3 & 4 Cochrans Beach, St. Theresa, Franklin County, Florida. Request submitted by Charles and Leslie Redding, applicants. *Staff Comments: Application was originally approved in August 2020, but has to come back for approval because Variance request expired before applicant pulled building permit. Motion to approve by Jim Morris. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion Carried.*

Critical Shoreline Applications

8. 19 Carousel Terrace

Consideration of a request to construct a 6'x30' single family dock with a 12'x24' Slip with Lift, a 102 Linear Foot retaining seawall, and a floating turbidity barrier. Property is described as Lot 9, Holiday Beach, 19 Carousel Terrace, Alligator Point, Franklin County, Page 2 Florida. Request submitted by Docks 4 Less, agent for Ryan Lawson, applicant. State Exemption has been received. Application will be contingent upon Federal Permit or Exemption. *Staff Comments: Agent has provided updated site plan as requested by Board, BOCC has sent back to PZA for approval. Motion to approve by Alex Skovronsky. Seconded by David Duncan. All 5 members in favor. None opposed. Motion carried.*

Preliminary Plat Applications

9. Miller's Landing

Consideration of a request for Preliminary Sketch Plat approval of a 2.01 acre parcel of land lying in Section 12, Township 7 South, Range 4 West, Lanark Village, Franklin County, Florida. The subdivision will be named "Miller's Landing" and will consist of 6 Lots meeting the minimum requirement of 14,000 sq feet each for R-1A Zoning. Request submitted by Melinda Carroll and Vicki Williams, applicants. *Staff Review comments: Proposed plat has been reviewed by Mark Curenton, County Planner to move forward to be approved by Planning & Zoning Adjustment Board. Motion to approve by David Duncan. Seconded by Alex Skovronsky. All 6 members in favor. None opposed. Motion Carried.*

Easement Revision Applications

10. Silent Waters Subdivision

Consideration of a request to revise the location of current access easement for the Silent Waters Subdivision for property described as Lots 1 and 2, Silent Waters, Creek Side Drive, Carrabelle, Franklin County, Florida. Request submitted by Ken Garcia, agent for Silent Waters Subdivision, applicant. *Staff Review comments: Easement revision was review by Mark Curenton and the applicant has provided email confirmation that the neighbor has no issues with the proposed easement access change. Motion to Table until next meeting by David Duncan. Seconded by Jim Morris. All 5 members in favor. None opposed. Motion Carried.*

Meeting adjourned 8:21 PM

Chairman Signature / Date

Monthly Building Report



Franklin County

Franklin County Planning & Building Department
34 Forbes Street, Suite 1, Apalachicola, FL 32320
Phone (850) 653-9783 Fax (850) 653-9799

PowerLine
Building Permit
Software

Date range: 10/21/2021 to 11/15/2021

Total Number of Permits: 76

Total Fees Collected: \$36260.36

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
10/21/2021	31062	Friends Of The Franklin County Public Library, Inc	Construction of a new gazebo	A PARCEL IN SEC 36 8S 07W BEING 13.66 AC M/L 882/188 1111/333-EASEMENT	160 Hickory Dip	\$10,882.00	\$251.25
10/21/2021	31063	Aaron Wray	Re-Roof Mobile Home with Shingles	A PARCEL IN SEC 36 08S 07W CONTAINING 1.00 AC M/L AKA LOT 4 INGRAM ACRES UNREC 681/793 719/139 1120/461 1132/48	77 Gilbert Street	\$9,000.00	\$173.00
10/21/2021	31064	Shirley James	replacing mini split unit	LOT 5 SHELL HARBOUR 526.17X100X511.04X73.55X28.51 169/483 170/136 282/106 282/107 725/762 1046/378 1250/479 1295/14 1295/27	1673 East Gulf Beach Drive	\$2,300.00	\$89.00
10/21/2021	31065	Coastline Rentals, LLC	REPLACEMENT POWER POLE FOR COSATLINE RENTALS LLC	4 ACRES IN NE 1/4 OF 28-8S-6W AKA AS TRACT 9 ALSO TWO PARCELS BEING .48 AC M/L EACH OF A FLORIDA POWER EASEMENT	909 HWY 98	\$0.00	\$100.00

10/21/2021	31067	Paula Fagan	New Single Family Residence	LOT 21 LIGHTHOUSE RIDGE ESTATES UNIT 1	1942 Lighthouse Road	\$168,193.71	\$1,705.90
10/22/2021	31068	Caroline Brown	Replace HVAC	UNIT 4 BL 39 LOT 10 ST GEO IS	772 East Pine Ave	\$6,290.00	\$145.00
10/25/2021	31069	PWH LLC	Removal of trees and mulching brush	SUMMER CAMP WEST PHASE 1B LOT 94 PB 9/26-47 1197/175 1236/483	305 Summer Breeze Lane	\$10,000.00	\$100.00
10/25/2021	31070	148 Putnal Street	Moving home to 148 Putnal Street	lot 31 (Parcel 2 East) of Gulf view Acres	148 Putnal Street	\$75,000.00	\$500.00
10/25/2021	31071	Jason White Construction,LLC	Minor interior work and add small deck	UNIT 3 BL H LOT 8	956 West Gulf Beach Drive	\$0.00	\$544.75
10/26/2021	31072	Bassett Robert & Faith	TO CONSTRUCT A NEW SINGLE FAMILY HOME	UNIT 2 BL I LOT 15	957 EAST GORRIE DRIVE	\$400,000.00	\$1,894.61
10/26/2021	31073	Ronald Sachs	Replacing 500 gal underground LP Tank w/new tank only	UNIT 1 BL 1 SOUTHERN DUNES LOT 3	608 Bald Point Road	\$2,471.70	\$89.00
10/26/2021	31074	Peterson Lawrence & Jeanine	DEMOLITION OF MOBILE HOME	100X100 FT IN SW 1/4	1063 ROSEMONT STREET	\$0.00	\$0.00
10/27/2021	31075	Dot R. Carroll	Install Duct System	BL B COCHRANS BEACH LOTS 2-3	4180 St Teresa Avenue	\$19,480.00	\$327.00
10/27/2021	31076	June Raganswood	Mechanical Permit	UNIT 1 BL 4 LOT 48 LANARK VILLAGE	5-1 Parker Avenue	\$7,800.00	\$159.00
10/27/2021	31077	William Miller	HVAC Changeout	BUNGALOWS BY THE GULF BUILDING A UNIT #1	A-1 Highway 98 East	\$5,200.00	\$131.00
10/27/2021	31078	William Wargo	HVAC Replacement	UNIT 2 HOLIDAY BEACH LOT 38	1201 Alligator Drive	\$3,700.00	\$103.00

10/27/2021	31079	SGI Plantation Homeowners Associations	HVAC Replacement 2 HVAC systems and 2 additional air systems	LOT 48 TURTLE BEACH 270X161.35X270X161.35	712 Magnolia Road	\$19,430.00	\$327.00
10/27/2021	31080	Calvin Hartness	Shingle Re-roof	UNIT 3 BL 14 LOT 24 LANARK VILLAGE	52 Parker Avenue	\$8,446.00	\$173.00
10/27/2021	31081	Melissa Grosvenor	Metal Re-roof	LOT 47 BRE INC	1448 Alligator Drive	\$15,035.00	\$271.00
10/27/2021	31082	1502 Canopy LLC	Install New Metal Roof	LOT 6 THE BLUFFS PHASE I	1502 Canopy Lane	\$49,295.00	\$639.50
10/27/2021	31083	Kevin Marc Rece	Power Pole	A PARCEL CONTAINING APPROX. 35 AC M/L ALSO A PARCEL CONTAINING 5 AC	185 Big Buck Road	\$0.00	\$100.00
10/27/2021	31084	Harry & Mary Chiles	New Deck and Elevator Shaft	UNIT 2 BL J LOTS 13	1073 East Gorrie Drive	\$93,475.00	\$1,161.28
10/27/2021	31085	Duane Toth	Replace HVAC System	LOT 18 TREASURE BCH VILL	1948 Nautilus Drive	\$6,900.00	\$145.00
10/27/2021	31087	Varnes Christopher B & Monica	TO INSTALL A FIBERGLASS POOL	LOT 2 BLK 21E UNIT 1 ST GEORGE ISLAND	509 EAST GULF BEACH DRIVE	\$8,501.03	\$216.25
10/28/2021	31088	Jason Sparks Leasee	Install a fire suppression system	UNIT 1 BL 3E LOTS 1 THRU 4 INC	240 East 3rd Street	\$3,000.00	\$89.00
10/28/2021	31089	KJC Investments	Construct new swimming pool	UNIT 2 BL M LOT	841 East Gulf Beach Drive	\$32,000.00	\$581.13
10/28/2021	31090	Sheng Liu	Shingle Re-Roof	BL 7 LOT 10 GULF COLONY	16 Apalachee Street	\$11,284.00	\$215.00

10/28/2021	31091	Jason & Julie Jones	Upgrading main to accommodate solar	UNIT 1 BL 13W LOT 7 480/45 808/584 1087/308 1114/768 1178/735 1271/90	324 West Pine Avenue	\$2,987.00	\$100.00
11/01/2021	31092	James & Diane Bowen	New Single Family Residence	BLOCK A LOT 2 MAGNOLIA BAY A REPLAT OF TURTLE COVE	302 Sweet Bay Circle	\$481,371.31	\$1,719.38
11/01/2021	31093	Mcgee Laura B	METAL RE-ROOF	UNIT 3 BL M LOT 5	933 WEST GULF BEACH DRIVE	\$14,900.00	\$257.00
11/02/2021	31094	David Zimmerman	Install of a 3000 watt non-grid tied solar PV system with battery storage	A PARCEL IN SEC 35-07S-05W BEING 102.61 X 253 X 102 X 287 FT. 219/290 312/277 312/279 771/266 807/113 929/617 1083/692 1083/694 1109/287	2086 Highway 98	\$8,000.00	\$198.78
11/02/2021	31095	Michael & Teresa Swinehart	Re-stucco walls and minor termite repair	LOT 25 SUNSET BEACH PHASE I	1874 Sunset Drive	\$20,000.00	\$327.00
11/02/2021	31096	George & Linda Pymel	Deck Repairs	UNIT 1 BLK 10E LOT 11	220 East Gorrie Drive	\$10,000.00	\$187.00
11/03/2021	31097	Donald W. Kelly	Install new windows	UNIT 2 BL B LOT 10	772 East Gorrie Drive	\$21,575.00	\$355.00
11/04/2021	31098	Michael & Dorothy Thornburg	Meter Change out	PARCEL 1 BL 8 LOTS 8	25 Island Drive	\$0.00	\$100.00
11/04/2021	31099	Norman B. Rutter	Meter Swap	LOT 11 LIGHTHSE RIDGE ESTATES UNIT 1 OR	1890 Lighthouse Road	\$0.00	\$100.00
11/04/2021	31100	Charles & Sherry Buettner	New Meter Base	UNIT 5 BL 75 LOT 10 996/486 996/488 1243/217 1273/145	808 West PINE AVENUE	\$0.00	\$100.00
11/04/2021	31101	Kelly & Jennifer Boyer	Meter swap	LOT 36 PEBBLE BEACH 396/234 1091/797 1146/463-EASEMENT 1304/408	1620 Guava Trail	\$0.00	\$100.00
11/04/2021	31102	Sunshine Daydream, LLC	Meter Base Swap	UNIT 1 BL 19W LOT 2	508 West Gorrie Drive	\$0.00	\$100.00

11/04/2021	31103	Frank & Sally Haynie	Meter Base Swap	UNIT 1 BL 11 E LOT	308 East Gorrie Drive	\$0.00	\$100.00
11/04/2021	31104	Carroll Gary M & Linda H	TO CONSTRUCT A NEW POLE BARN	BLK F LOT 7	191 NORTH BAYSHORE DRIVE	\$2,500.00	\$200.00
11/04/2021	31105	Butler John C II & Denise	HVAC CHANGEOUT	BL C LOTS 7 8	145 NORTH BAYSHORE DRIVE	\$6,513.00	\$145.00
11/04/2021	31106	Newman Alan G & Kelli	HVAC CHANGEOUT	UNIT 3 BL J LOT 12 723/746 1305/364	1181 WEST GORRIE DRIVE	\$5,200.00	\$131.00
11/04/2021	31107	Mcclellan Jeffrey G & Amy C	ELECTRICAL PANEL UPGRADE	85X276 FT OR 48/23	680 ALLIGATOR DRIVE	\$1,915.00	\$100.00
11/04/2021	31108	Cynthia Smith	Window Replacement	THE SOUTH EASTERLY ONE HALF OF LOT 18 BAY NORTH	228 Bay North Rd	\$2,195.00	\$89.00
11/04/2021	31109	The Cottage 1964 LLC	Window Replacement	LOT 22 TREASURE BCH VILL	1964 Nautilus Drive	\$32,534.00	\$474.60
11/05/2021	31110	Geissinger James D	INSTALL BOATLIFT ON EXISTING DOCK	UNIT 5 BL 62 LOT 8	309 LAND STREET	\$11,850.00	\$215.00
11/05/2021	31111	Geissinger James D	POWER POLE FOR BOATLIFT	UNIT 5 BL 62 LOT 8 OR 107 165	309 LAND STREET	\$2,900.00	\$100.00
11/05/2021	31112	Lindley Vincent & Patricia J	RESIDENTIAL ADDITION	LOT 5 TREASURE BCH VILL	1932 CORAL REEF ROAD	\$200,000.00	\$1,914.83
11/08/2021	31113	Wilson & Lori Camp	Metal Re-Roof	UNIT 1 BL 1 LOTS 16-17 LANARK VILLAGE	20-1 Collins Avenue	\$8,050.00	\$173.00

11/08/2021	31114	Clay Palm	New Single Family Residence	A PORTION OF SEC 21-08S-08W CONTAINING 1.02 AC ALSO KNOWN AS TRACT 1 RIVER BLUFF SUB UNREC OR 216/564 231/211 393/250 514/96 575/406 1270/638	11 Big Oaks Drive	\$329,222.00	\$2,790.95
11/08/2021	31115	David Fraser	Re-Roof	LOT 26 LIGHTHSE RIDGE ESTATES	1955 Lighthouse Road	\$0.00	\$299.00
11/08/2021	31116	Sunshine Daydream LLC	Metal Re-Roof	UNIT 1 BL 19W LOT 2	508 West Gorrie Drive	\$0.00	\$435.80
11/08/2021	31117	William C. Watson	Re-Roof	A PARCEL IN SEC 02-09S-08W BEING 75 X 237.50 X 376 X 279. 50 X 33 X 551.76	556 Bluff Road	\$17,300.00	\$299.00
11/08/2021	31118	Richard Bates	Replacing some doors, windows and installing hardie board siding	UNIT 2 HOLIDAY BEACH LOT 6 228/130 188/620 226/342 274/238 188/620 854/797 894/754 1020/612 1029/626 1149/560	1097 Alligator Drive	\$100,000.00	\$1,210.63
11/08/2021	31119	The Tommy A & Annie R Jowers Family Partnership	Install a new Swimming Pool	UNIT 3 BL A LOT 3	716 West Gorrie Drive	\$16,695.00	\$285.00
11/08/2021	31120	Norman Elliott	Install PV Solar Panels	UNIT 3 BL B LOT 53 ST JAMES ISLAND PARK	3079 East Highway 98	\$0.00	\$955.65
11/09/2021	31121	Terry & Victoria Kelly	Re-framing exterior walls & residing exterior walls of front porch	UNIT 1 BL 6 LOT 24 LANARK VILLAGE	26-2 Parker Avenue	\$1,500.00	\$75.00
11/09/2021	31122	St. Teresa Inc	Foundation Repair	UNIT 2 BL E LOT 4 PERKINS BCH UNIT 2	4266 St Teresa Ave	\$0.00	\$678.13
11/09/2021	31123	Otterslide Storage LLC	Construct warehouse	A PARCEL CONTAINING 14.00 AC M/L LESS PARCELS SOLD	60 Otterslide Road	\$0.00	\$799.38

11/09/2021	31124	1405 Alligator Drive	Remodeling some interior work in the house, some new windows some new doors	1405 Alligator Drive	1405 Alligator Drive	\$0.00	\$832.28
11/09/2021	31125	Joshua Mccomb	Remove Front and Back Decks, Rebuild Decks and Access Stairs, Install new Railings and Screen Enclosure	LOT 32 DOLPHIN BCH VILL	2112 Dolphin Court East	\$0.00	\$1,113.76
11/09/2021	31126	Melvin Dann & Lyndsey D	TO CONSTRUCT A NEW SINGLE FAMILY HOME	LOT 1 CARA BAY	1155 RUSSELL WAY	\$819,077.00	\$2,258.53
11/10/2021	31127	Debra & James Fadool	Rebuild Dock, include new boatlift	UNIT 1 LOT 20 HOLIDAY BEACH	26 Mardi Gras Way	\$0.00	\$848.73
11/10/2021	31128	Sgi Blue Marlin,LLC	Replace pilings under house Embed new pilings in concrete with steel reinforcement Repace enclosure	UNIT 2 BL A LOT 8	656 East Gorrie Drive	\$39,480.00	\$678.13
11/10/2021	31129	Forgotten Coast Construction LLC	New Single Family Residence	ST JAMES BAY PHASE II PB 8/23 BLOCK S LOT 24 823/226 1123/432 1308/463	162 Anhinga Trail	\$148,053.07	\$1,571.12
11/10/2021	31130	Bush-Ward Family Cottage	Pre-Fabricated Shed	INDIAN OAKS LOT 6 PB 8/20	116 Sacagawea Trail	\$0.00	\$100.00
11/10/2021	31131	Michael & Connier Roehr	Meter Base Upgrade	LOT 4 OF TRACT 5 ST GEO IS A.K.A. LOT 4 BRIGHT WATER UNRECORDED BEING 1.10 AC	1204 East Gulf Beach Drive	\$0.00	\$100.00
11/10/2021	31132	Joshua & Tela Kayne	Remodel	UNIT 1 BL 10 E LOT 22	152 East Gorrie Drive	\$98,627.00	\$691.62

11/12/2021	31133	K. Michael Blake	Foundation Repair	UNIT 1 BLK 10E LOT 14 ST GEORGE ISLAND	208 East Gorrie Drive	\$29,650.00	\$556.88
11/15/2021	31134	Robert & Leslie Mollergren	Demo 2 Structures	50 FT PARCEL FACING ST GEO SOUND	1610 C30	\$0.00	\$0.00
11/15/2021	31135	H & T Florida,LLC	ADDITIONAL PRIVACY PANNELS	LOT 42 1.02 AC 100.01X 111.94X332.67X100X332.67X 110.93 SEA PALM VILLAGE OR/153/59	1432 DOGWOOD DRIVE	\$4,675.00	\$117.00
11/15/2021	31136	Banks James G And Debra D	DEMO EXISTING HOME	130 FT X 86 FT	59 SCHOOL HOUSE RD	\$0.00	\$0.00
11/15/2021	31137	Joseph Fiore	Installation of solar panels and wiring on existing residential roof	1 AC IN JEPPSON ESTATES SEC 04-08S-05W	119 Larry Drive	\$33,750.00	\$605.38
11/15/2021	31138	Newman Alan G & Kelli	SWIMMING POOL	UNIT 3 BL J LOT 12 723/746 1305/364	1181 WEST GORRIE DRIVE	\$40,322.00	\$690.25
11/15/2021	31139	Southern Risk Managers Properties, LLC	SWIMMING POOL	UNIT 3 BL G LOT 22	801 WEST GORRIE DRIVE	\$45,050.00	\$750.88



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PLANNING & ZONING ADJUSTMENT BOARD APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, FL 32320

PHONE: 850-653-9783 FAX: 850-653-9799

<https://www.franklincountyflorida.com/county-government/planning-building/planning-services>

ADJUSTMENT BOARD VARIANCE APPLICATION

Instructions: Complete application, include a detailed description of request including any necessary information supporting your request, a site plan depicting the proposed request, boundary survey, and an application fee of \$250.00. Return to the following address:

Franklin County Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Joel and Christine Fuller
MAILING ADDRESS: 161 Country Kitchen Road CITY/STATE/ZIP: Barnesville, GA 30204
CONTACT NUMBER: _____ EMAIL: joel_fuller@hotmail.com
AGENT'S NAME: GARLICK ENVIRONMENT ASSOC., INC c/o Dan Garlick
CONTACT NUMBER: 850-653-8899-899-5252 EMAIL: dan@garlickenv.com

PROPERTY DESCRIPTION

911 ADDRESS: 3398 Firefly Circle CITY/STATE/ZIP: Franklin County Unincorporated
LOT(S): 59 BLOCK: _____ SUBDIVISION: Summer Camp UNIT: _____
PARCEL IDENTIFICATION NUMBER: 35-065-D3W-100B-0000-0590

JURISDICTION

___ APALACHICOLA ___ EASTPOINT ___ ST. GEORGE ISLAND ___ CARRABELLE ___ DOG ISLAND ___ LANARK
___ ST. JAMES ___ ST. THERESA ___ ALLIGATOR POINT

DESCRIPTION OF REQUEST

Construction of a Rock Revetment within 50 FT of Mean High Water

OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE: _____ APPROVED/DENIED/TABLED: _____

BOARD OF COUNTY COMMISSION DATE: _____ APPROVED/DENIED/TABLED: _____

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THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION. EXPIRATION DATE: _____



Owner



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	35-06S-03W-100B-0000-0590	Alternate ID	03W06S35100B00000590	Owner Address	FULLER JOEL & CHRISTINE
Sec/Twp/Rng	--	Class	VACANT		161 COUNTRY KITCHEN ROAD
Property Address	3398 FIREFLY CIR	Acreage	n/a		BARNESVILLE, GA 30204
District	1				
Brief Tax Description	SUMMER CAMP WEST PHASE 1B				

(Note: Not to be used on legal documents)

Date created: 9/23/2021

Last Data Uploaded: 9/23/2021 7:45:03 AM

Developed by Schneider
GEOSPATIAL



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

October 20, 2021

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

Re: Planning and Zoning Agenda
GEA File No. 21-284
Christy & Joel Fuller



Dear Ms. Cortni Bankston:

Attached is a request for a variance of the County's Land Development Regulations. The request is for constructing a rock revetment within 50 ft of mean high water. The hardship and reason for the variance is due to the fact that the lot is eroding and compromising the capability of constructing a reasonably sized dwelling in the Summer Camp West Subdivision.

Please find attached an application before the Board of Adjustment for the referenced project. The proposed project consists of constructing a Rock Revetment waterward of the Mean High Water Line. The total length of the Rock Revetment will be 115 ft. The width of the Rock Revetment will be 10'. The height of the Rock Revetment will be 3 ft. The waterward edge of the Rock Revetment is 45 ft. from the Mean High Water Line.

My client has discussed the proposed work with the neighbor who may also construct the same type but is not ready to pursue the process in doing so.

Attached are the following items:

- 1) A Development Permit Application;
- 2) Sheets 1-4 of the drawings, indicating the layout of the proposed Rock Revetment;
- 3) Franklin County Property Appraiser sheet indicating our clients, Joel & Christine are the owners of the parcel in which the Rock Revetment will be constructed, as well as; the Franklin County Property Appraiser sheet for the adjacent neighbor

If you have any questions, please do not hesitate to call us.

Sincerely,


Dan Garlick, Project Manager
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: Joel & Christine Fuller

WATERBODY/CLASS: Gulf of Mexico

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Summer Camp West Phase 1B

LATITUDE: 29 54' 50.72"

LONGITUDE: 84 31' 27.30"

SECTION: 35 TWSHP: 6 South

RNG: 3 West

JOB: 21-284

DEP:

COE:

OTHER:

DATE: October 19, 2021

SHEET: 1/4



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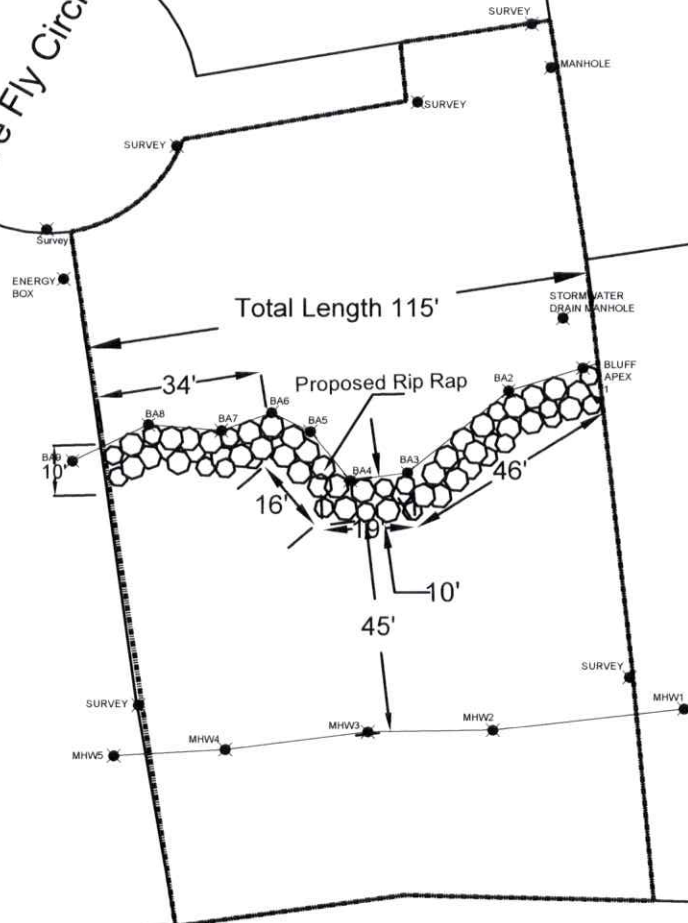
DATE: October 19, 2021

SHEET: 3/4



SECTION: 35 TWSHP: 6 South RNG: 3 West

Fire Fly Circle



GULF OF MEXICO



SCALE 1" = 40'

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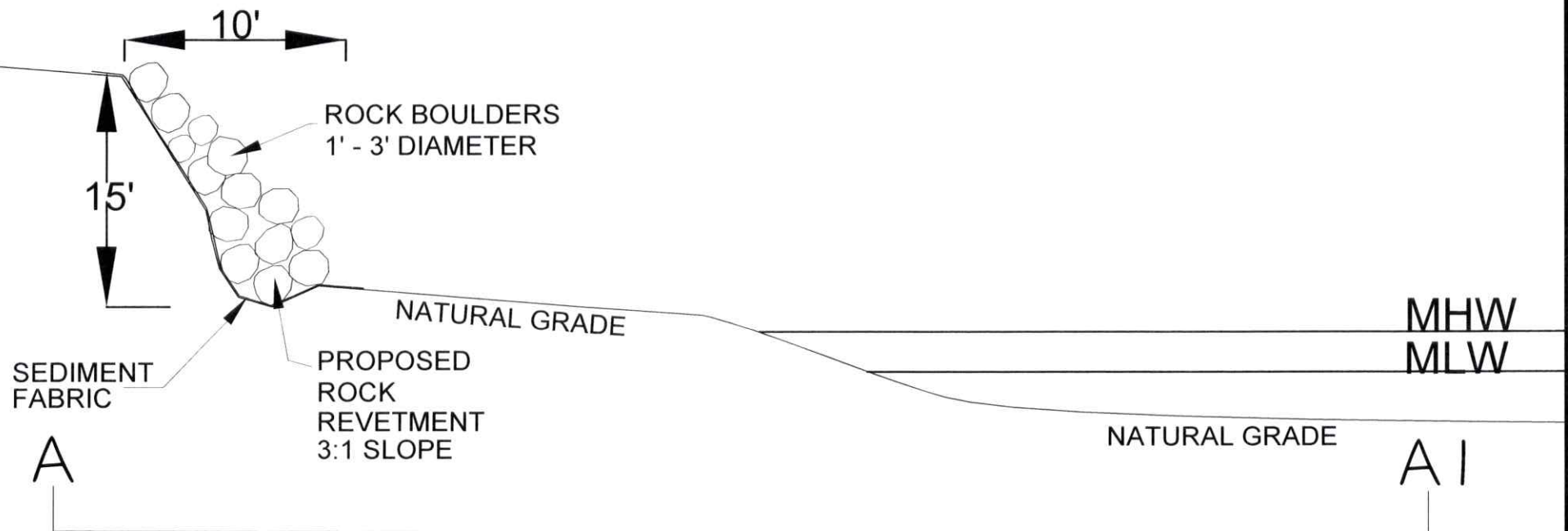
OTHER:

DATE: October 19, 2021

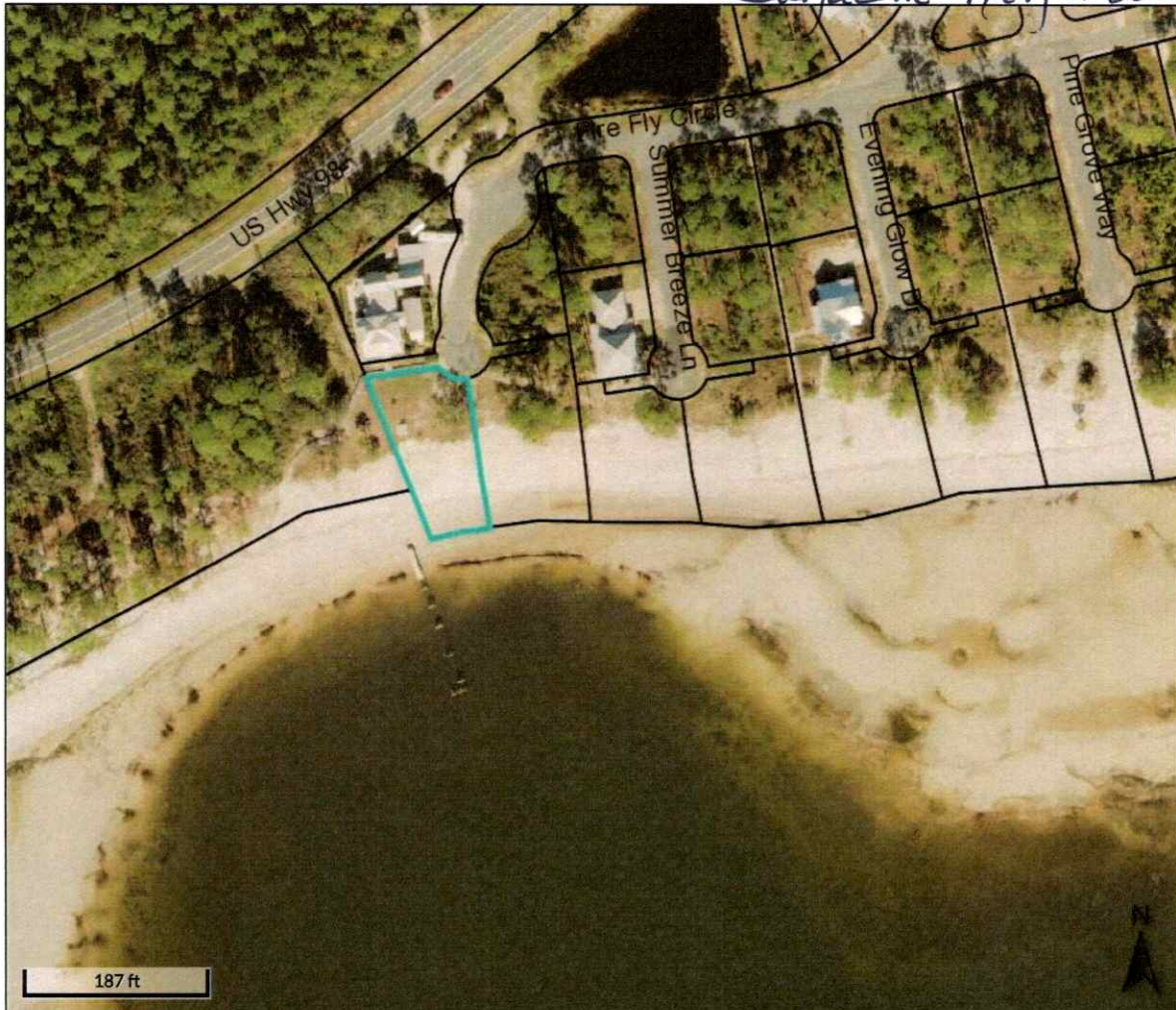
SHEET: 4/4



CROSS SECTION
ROCK REVETMENT
3:1 SLOPE
NOT TO SCALE



Adjacent Neighbor



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	35-06S-03W-100B-0000-0580	Alternate ID	03W06S35100B00000580	Owner Address	WATSON MICHAEL SHANNON
Sec/Twp/Rng	--	Class	VACANT		WATSON ERIKA
Property Address	3399 FIREFLY CIR	Acreage	n/a		3403 FIREFLY CIRCLE
					ST.TERESA, FL 32358

District 1
Brief Tax Description SUMMER CAMP WEST PHASE 1B
 (Note: Not to be used on legal documents)

Date created: 10/20/2021
 Last Data Uploaded: 10/20/2021 7:48:43 AM

Developed by Schneider
 GEOSPATIAL

Adjacent Neighbor



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	35-06S-03W-100B-0000-0600	Alternate ID	03W06S35100B00000600	Owner Address	SUMMERCAMP BEACH,LLC TAX DEPARTMENT 130 RICHARD JACKSON BLVD SUITE 200 PANAMA CITY BEACH, FL 32407
Sec/Twp/Rng	--	Class	VACANT		
Property Address	308 SUMMERBREEZE LN	Acreage	n/a		
District	1				
Brief Tax Description	SUMMER CAMP WEST PHASE 1B (Note: Not to be used on legal documents)				

Date created: 10/20/2021
Last Data Uploaded: 10/20/2021 7:48:43 AM

Developed by  **Schneider**
GEOSPATIAL

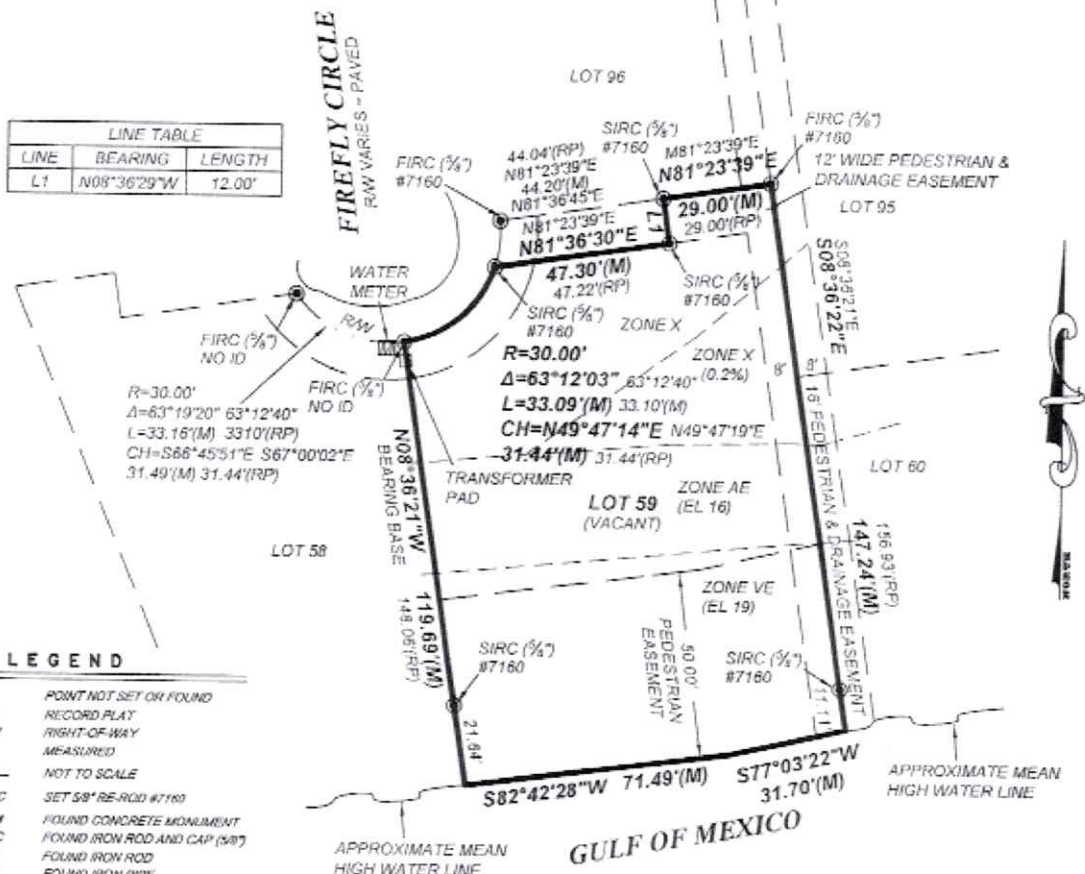
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JOEL FULLER and CHRISTY FULLER

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°36'29"W	12.00'



LEGEND

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

*The limits of said flood zones are shown hereon. They are shown in approximate locations only as transposed from said F.I.R.M. and were not field located by field survey methods.

NOTES:

- SURVEY SOURCE:** Record plat and a field survey performed by the undersigned surveyor.
- BEARING REFERENCE:** West boundary of subject parcel being North 08 degrees 36 minutes 21 seconds West as per record plat
- NO IMPROVEMENTS** have been located in this survey other than shown hereon.
- There are **NO VISIBLE ENCROACHMENTS** other than those shown hereon.
- This survey is dependent upon **EXISTING MONUMENTATION**.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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. This survey complies or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers, 65 C.F.R. 1200.001.

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.

LEGAL DESCRIPTION:

Lot 59 of SUMMERCAMP WEST PHASE 1A & B, a subdivision as per map or plat thereof as recorded in Plat Book 9, Page 26-47 of the Public Records of Franklin County, Florida

FLOOD ZONES AND SETBACKS DEPICTED HEREON ARE NOT TO BE USED FOR CONSTRUCTION PERMITTING PURPOSES. ALL FLOOD ZONES AND SETBACKS SHOULD BE VERIFIED BY THE APPROPRIATE COUNTY DEPARTMENTS.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X", "X" (0.2%), "AE" (EL. 16) and Zone "VE" (EL. 19) as per Flood Insurance Rate Map Community Panel No. 120088 0270 of issue date, February 5, 2014, Franklin County, Florida.

JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4251

TR & A			
THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBERS: 904-961-2148		FAX NUMBER: 904-961-2181	
LE 9-7160			
DATE: 08/24/21	DRAWN BY: MD	PL. XXX PG. 00	COUNTY: FRANKLIN
FILE: 21081.DWG	DATE OF LAST FIELD WORK: 08/23/21	CHECKED BY:	JOB NUMBER: 21-081

APPLICATION FOR SUBDIVISION SKETCH PLAT APPROVAL

DATE: 9/14/21

PROPOSED SUBDIVISION NAME:

AGENT'S NAME:

ADDRESS:

TELEPHONE NUMBER:

OWNER'S NAME:

ADDRESS:

TELEPHONE NUMBER:

Miller's Landing
Thurman Roddenberry, Surveyor
P.O. Box 100, 125 Sheldon St.,
Sepechappy, FL 32358
(850) 962-2538

Melinda M. Canell & Vicki L. Williams
8393 Inverness Dr., Tallahassee, FL 32312
(850) 545-3596

WHAT IS THE RELATIONSHIP OF APPLICANT TO OWNER? None

LOCATION OF PROPOSED SUBDIVISION: Lenark Village, FL

AREA OF PROPOSED SUBDIVISION: Lenark Village, U.S. 98 ACRES: 2.01

CURRENT ZONING: R-1A

CURRENT LAND USE CLASSIFICATION: Residential

CURRENT USE OF THE SITE: Vacant Land

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANTS ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT SHALL NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

I hereby certify, as a representative for Melinda Canell & Vicki Williams,
that the information given is true and accurate to the best of our knowledge.

Agent's Signature

Owner's Signature

TO BE FILLED IN BY PLANNING OFFICIAL

Major or Minor Subdivision: _____

Planning & Zoning Commission Recommendation: _____ Date: _____

Board of County Commissioners Action: _____ Date: _____

Comments: _____

**CHECKLIST OF INFORMATION REQUIRED FOR
SKETCH PLAT APPROVAL**

- ☒ **NAME OF PROPOSED SUBDIVISION**
- ☒ **NORTH ARROW**
- ☒ **GRAPHIC & WRITTEN SCALE**
- ☒ **BOUNDARY SURVEY & LEGAL DESCRIPTION**
- ☒ **CURRENT ZONING**
- ☒ **NUMBER OF ACRES & NUMBER OF PROPOSED LOTS**
- ☒ **PRELIMINARY STREET & LOT LAYOUT**
- ☒ **VICINITY MAP SHOWING ALL LAND WITHIN 100 FEET OF PROPOSED SUBDIVISION**

AND

- ☒ **1. AREA PROPOSED FOR DEVELOPMENT**
- ☒ **2. SURROUNDING STREETS**
- ☒ **3. PUBLIC FACILITIES**
- ☒ **4. ADJACENT WETLANDS**
- ☒ **5. ADJACENT SUBDIVISIONS, IF ANY**
- ☒ **6. SURROUNDING PROPERTY OWNERS**

**_____ A STATEMENT REGARDING AVAILABILITY AND SOURCE OF POTABLE WATER
AND HOW SEWER AND STORMWATER WILL BE HANDLED.**



Overview



Legend

-  Parcels
-  Roads
-  City Labels

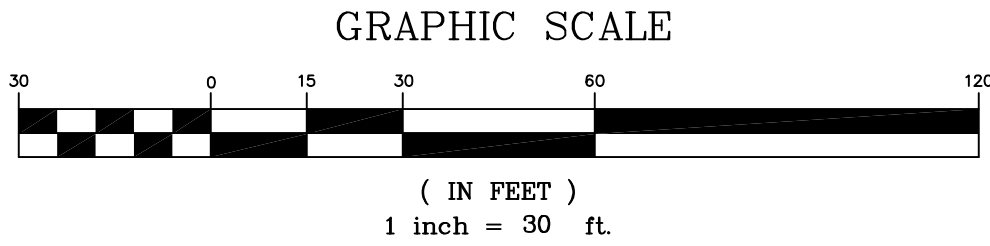
Parcel ID	12-07S-04W-0000-0370-0000	Alternate ID	04W07S12000003700000	Owner Address	CARROLL MELINDA M & WILLIAMS VICKI LYNN AS JOINT TENANTS W/R/O/S 8393 INVERNESS DRIVE TALLAHASSEE, FL 32312
Sec/Twp/Rng	12-7S-4W	Class	VACANT		
Property Address	2332 HIGHWAY 98 E	Acreage	2		
District	6				
Brief Tax Description	A PARCEL BEING 2 AC M/L (Note: Not to be used on legal documents)				

Date created: 4/29/2021
Last Data Uploaded: 4/29/2021 3:02:22 AM

Developed by  **Schneider**
GEOSPATIAL

FINAL PLAT MILLERS LANDING

A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 7 SOUTH,
RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA.

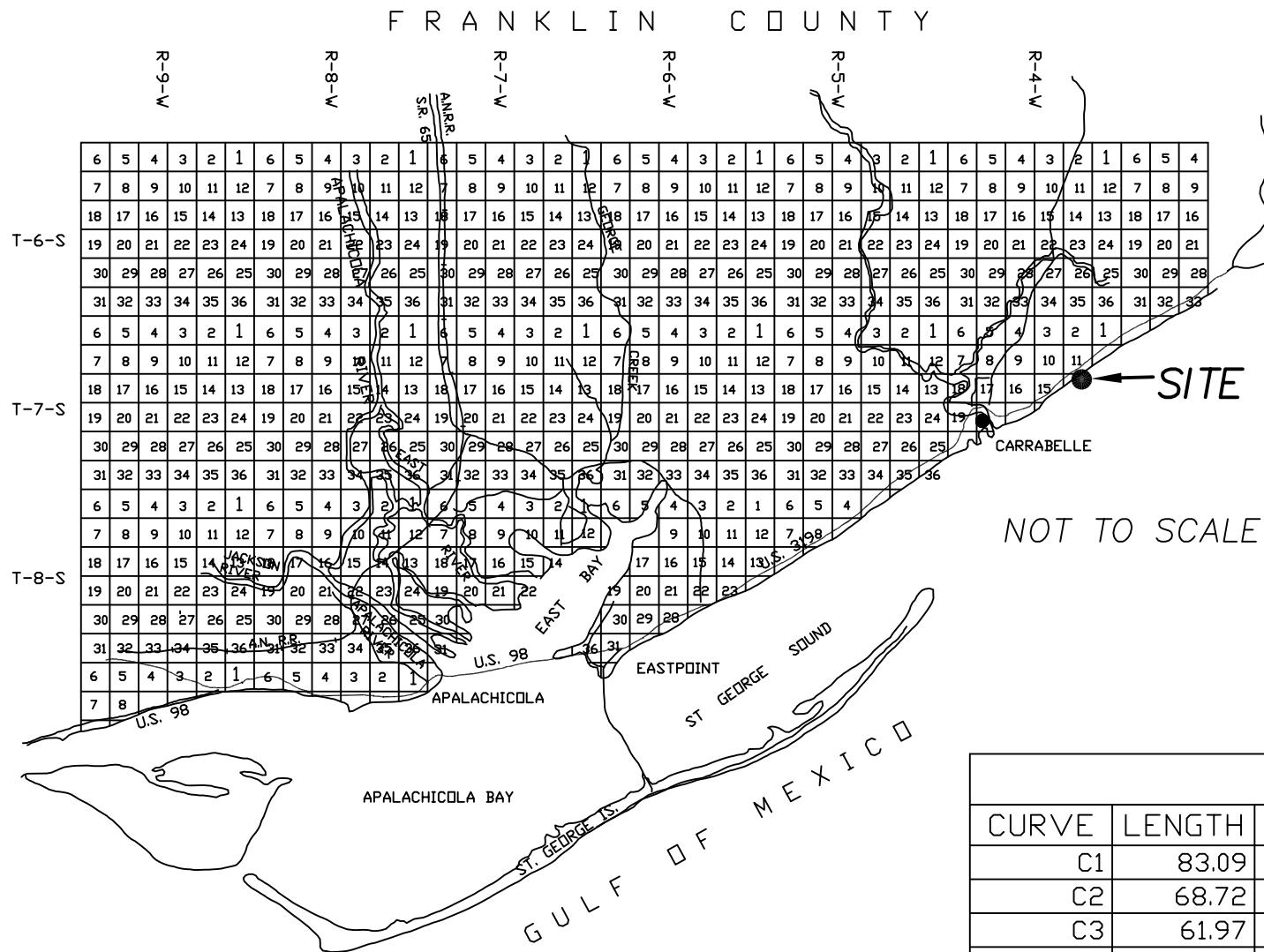


DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

Know all men by these present that Melinda M. Carroll and Vicki L. Williams, being owners in fee simple of the lands shown hereon, platted as MILLERS LANDING, and described:

A tract of land lying in Section 13, Township 9 South, Range 4 West Franklin County, Florida and being more particularly described as follows:

Commence at a point marking the Northwest corner of Fractional Section 13, (also being the Southwest corner of Section 12), Township 7 South, Range 4 West, Franklin County, Florida, thence run South 178.98 feet; thence run East 847.90 feet; thence run South 36 degrees 11 minutes 10 seconds East 110.39 feet to a point lying on the Southeastly right of way boundary of U.S. Highway No.98, said point also marking a point of curve concave to the Southeastly; thence run Northeastly along said Southeastly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 01 degree 07 minutes 57 seconds; for an arc distance of 150.00 feet; chord being North 56 degrees 25 minutes 54 seconds East 149.99 feet, thence continue Northeastly along said Southeastly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 00 degrees 22 minutes 39 seconds, for an arc distance of 50.00 feet; chord being North 56 degrees 53 minutes 19 seconds East 49.99 feet to an iron rod and cap (marked 6412) marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southeastly right of way boundary and said curve run South 36 degrees 09 minutes 02 seconds East 150.88 feet to an iron rod and cap (marked 6412) lying on the approximate mean high water line of the St. George Sound; thence run Northeastly and Southeastly along said mean high water line the following eleven (11) courses: North 75 degrees 44 minutes 01 second East 69.89 feet; North 84 degrees 42 minutes 58 seconds East 13.62 feet; South 84 degrees 28 minutes 58 seconds East 39.02 feet; South 83 degrees 35 minutes 18 seconds East 24.57 feet; North 86 degrees 08 minutes 27 seconds East 27.98 feet; North 82 degrees 39 minutes 34 seconds East 34.73 feet; North 65 degrees 31 minutes 36 seconds East 37.01 feet; North 43 degrees 20 minutes 26 seconds East 59.53 feet; North 18 degrees 31 minutes 36 seconds East 34.21 feet; North 66 degrees 32 minutes 55 seconds East 97.03 feet; North 64 degrees 55 minutes 03 seconds East 19.18 feet; thence leaving said mean high water line run North 37 degrees 36 minutes 54 seconds West 223.58 feet to a nail and cap (marked 7160) lying on said Southeastly right of way boundary and said curve; thence run Southwestly along said Southeastly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 03 degrees 05 minutes 44 seconds, for an arc distance of 410.03 feet, chord being South 58 degrees 56 minute 46 seconds West 409.98 feet to the POINT OF BEGINNING containing 2.01 acres, more or less.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA
C1	83.09	7589.49	S57°42'43"W	83.09	0°37'38"
C2	68.72	7589.49	S58°17'06"W	68.72	0°31'08"
C3	61.97	7589.49	S58°46'42"W	61.97	0°28'04"
C4	60.25	7589.49	S59°14'23"W	60.25	0°27'17"
C5	68.00	7589.49	S59°43'26"W	68.00	0°30'48"
C6	68.00	7589.49	S60°14'14"W	68.00	0°30'48"

LEGEND

FCM FOUND CONCRETE MONUMENT
SCM SET CONCRETE MONUMENT #7160 (4"x4")
FIRC FOUND IRON ROD AND CAP #7160
SIRC SET 5/8" IRON ROD AND CAP #7160
FIP FOUND IRON PIPE
CT CRIMPED TOP IRON PIPE
FIR FOUND IRON ROD (NO I.D.)
RND ROUND
M MEASURED
D DEED
(RP) RECORD PLAT
(FT) FLAT TOP
U.E. UTILITY EASEMENT
CONC. CONCRETE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
R RADIUS
Δ CENTRAL ANGLE
L LENGTH
CD CHORD

SET NAIL & CAP #7160
PCP = PERMANENT CONTROL POINT
= IRON ROD AND WITH 3" ROUND DISC #7160

ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

DOT DEPARTMENT OF TRANSPORTATION
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
Δ POINT NOT SET OR FOUND
C.O.E. CORPS OF ENGINEERS
F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

POINT OF COMMENCEMENT:
THE NORTHWEST CORNER OF FRACTIONAL SECTION 13, (ALSO BEING THE SOUTHWEST CORNER OF SECTION 12), TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA.

POINT OF BEGINNING

R=7589.49'
L=50.38'
Δ 0°22'31"
CH=559'23.58"W
50.38'(M)

R=7589.49'
L=150.00'
Δ 1°07'57"
CH=589'00'24"W
141.63'(M)

R=7589.49'
L=410.03'
Δ 3°05'44"
CH=589'00'24"W
409.98'(M)

SURVEY POINT
PCP
L.B.7160
RE-ROD MARKING PERMANENT CONTROL POINTS

SURVEY POINT
PRM
L.B.7160
PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS

"Not valid without the signature and the original seal of a Florida licensed surveyor and mapper"

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 5J-17.051).

JAMES T. RODDENBERRY
Surveyor & Mapper FL Certificate No. 4261

DATE
SURVEYOR'S SEAL

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER #6219

PLAT NOTES:

1. SURVEY SOURCE: Record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
2. BEARING BASE: East boundary of Section 13, Township 7 South, Range 4 West being South as per record deed.
3. "NOTICE" This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that maybe found in the public records of this county.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
5. Subject property is located in Zones "VE" (EL 18, 19 & 21) as per Flood Insurance Rate Map Community Panel No: 120090 0265F, index date: February 5, 2014, Franklin County, Florida.
6. The limits of the flood zones shown hereon are approximate locations only as transposed from F.I.R.M. Map 120090 0265F and were not field located.

BY: _____
MELINDA M. CARROLL

WITNESS SIGNATURE _____
PRINT NAME _____

WITNESS SIGNATURE _____
PRINT NAME _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

by MELINDA M. CARROLL, SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2021.

NOTARY _____ MY COMMISSION EXPIRES: _____ NOTARY SEAL

BY: _____
VICKI L. WILLIAMS

WITNESS SIGNATURE _____
PRINT NAME _____

WITNESS SIGNATURE _____
PRINT NAME _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

by VICKI L. WILLIAMS, SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2021.

NOTARY _____ MY COMMISSION EXPIRES: _____ NOTARY SEAL

CONFORMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN
APPROVED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2021.

RICKY JONES — CHAIRMAN

THOMAS M. SHULER — COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____
2021 IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MICHELE MAXWELL
CLERK OF THE CIRCUIT COURT
FRANKLIN COUNTY FLORIDA

CLERK'S SEAL

TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHILDON STREET • SOPCHOPPI, FLORIDA 32358
PHONE NUMBER: 850-962-2558 FAX NUMBER: 850-962-1185
L.B. # 7160

DATE: 08/03/21	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 18198RP.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 18-198	

BRENDA LAPAZ
MAYOR-COMMISSIONER

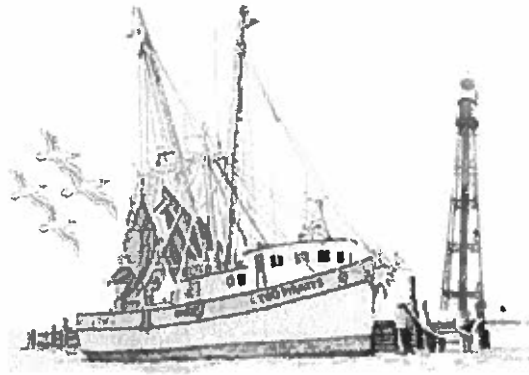
KEITH WALDEN
COMMISSIONER

FRANKLIN MATHES
COMMISSIONER

CALVIN ALLEN
COMMISSIONER

TONY MILLENDER
COMMISSIONER

CITY OF CARRABELLE CARRABELLE, FLORIDA



COURTNEY DEMPSEY
CITY ADMINISTRATOR

KEISHA MESSER
CITY CLERK AND AUDITOR

MIRANDA LITTON
ADMINISTRATIVE
ASSISTANT

DAN HARTMAN
CITY ATTORNEY

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

October 22, 2021

To whom it may concern;

The property located at 2332 HWY 98 E, Carrabelle, Florida has water and sewer available.

If you have any questions please feel free to call 850-697-3618 ext 101.

Thank you,

Crystal Causey
Water/Sewer Billing Clerk



RE-ZONING & LAND USE CHANGE APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, FL 32320

PHONE: 850-653-9783 FAX: 850-653-9799

<https://www.franklincountyflorida.com/county-government/planning-building/planning-services/>

Instructions: Complete application, include proof of ownership in the form of a deed, any necessary information supporting your request, and a boundary survey. Application fees: \$250.00 for Re-zoning & \$250.00 for Land Use Change. Return to the following address:

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

PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Knight Financial Partners LLC

MAILING ADDRESS: 4521 S. Hulen Street, #222 **CITY/STATE/ZIP:** Forth Worth, TX 76109

CONTACT NUMBER: 817.763.9999 **EMAIL:** david.knight@dossknight.com

AGENT'S NAME: Inovia Consulting Group

CONTACT NUMBER: 850.298.4213 **EMAIL:** jfw@inoviagroup.com

PROPERTY DESCRIPTION

911 ADDRESS: _____ **CITY/STATE/ZIP:** _____

LOT(S): _____ **BLOCK:** _____ **SUBDIVISION:** _____ **UNIT:** _____

PARCEL IDENTIFICATION NUMBER: 06-07S-03W-0000-0020-0010

JURISDICTION

☐ APALACHICOLA ☐ EASTPOINT ☐ ST. GEORGE ISLAND ☐ CARRABELLE ☐ DOG ISLAND ☐ LANARK
☒ ST. JAMES ☐ ST. THERESA ☐ ALLIGATOR POINT

DESCRIPTION OF REQUEST

CURRENT ZONING: PUBLIC FACILITIES **CURRENT LAND USE:** PUBLIC FACILITIES

REQUESTED ZONING: PUD **REQUESTED LAND USE:** MIXED USE RESIDENTIAL

ACREAGE: 79.67 +/-

OFFICE USE ONLY

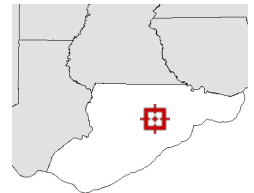
ADJUSTMENT BOARD MEETING DATE: _____ **APPROVED/DENIED/TABLED:** _____

BOARD OF COUNTY COMMISSION DATE: _____ **APPROVED/DENIED/TABLED:** _____

PUBLIC HEARING DATED: _____ **APPROVED/DENIED/TABLED:** _____



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	06-07S-03W-0000-0020-0010	Alternate ID	03W07S06000000200010	Owner Address	FLORIDA PANHANDLE INVESTMENTS
Sec/Twp/Rng	6-7S-3W	Class	VACANT		LLC, A FL LIMITED LIABILITY CO
Property Address		Acreage	72.91		4521 S HULEN ST STE 222
District	1				FORT WORTH, TX 76109
Brief Tax Description	78.70 AC MORE OR LESS				

(Note: Not to be used on legal documents)

Date created: 11/15/2021
Last Data Uploaded: 11/15/2021 7:51:25 AM

Developed by  Schneider
GEOSPATIAL

From: markc@franklincountyflorida.com
Sent: Tuesday, October 26, 2021 3:29 PM
To: 'Kyle R. Andree'; 'Jim Waddell'
Cc: 'Daniel W. Hartman'; 'John Green'; cortnib@franklincountyflorida.com; 'Thomas Shuler'
Subject: RE: St James West PUD
Attachments: 2013-06 Height Ordinance.pdf; 2019-06 Serenity Seaside PUD.pdf

Dear Kyle and Jim,

I was able to spend some time today looking over what you have submitted so far for the St. James West PUD, and I have some comments on the draft PUD ordinance.

- Density. The draft PUD states that the total gross residential density will be 4.3 units per acre. Multiplied by the 79.67 acres that this ordinance covers, that results in a density of 342 residential units. The attached master plan only shows 66 single family lots and an undetermined number of multi-family units. The water and sewer letter from Carrabelle states there will be 32 multi-family units, as does the traffic analysis. This gives a total of 98 units. Why is the County being asked to approve up to 342 residential units? If all you want is 98 units, I would suggest changing the density to state 98 units. That would be a density of 1.23 units per acre in the development.
- Under the Maximum Building Height the County has amended the zoning ordinance to deleted the 35' from the first habitable floor requirement and has adopted a 47' overall height limitation. Attached is a copy of the ordinance that contains this amendment.
- Parking. There is no statement of the parking requirements in the PUD. I know there is a provision in Section 10 that states that all provisions of the Franklin County Zoning Code shall apply to the St. James West PUD except as specifically modified by the PUD ordinance, but I think it would be cleaner and less confusing to include a statement under Section 4 about parking. I suggest doing just what you did for signs and include the language "OFF STREET PARKING AND LOADING REQUIREMENTS: 1. See Sections 430 and 440 of the Franklin County Zoning Ordinance."
- Under Roads, who will maintain these private roads? I presume it will be a homeowners' association. Of course Crooked River Road is a public road and will continue to be maintained by the Franklin County Board of County Commissioners.
- Under Section 5, I would suggest a statement that approval of this PUD ordinance constitutes sketch plat approval of the subdivision. This means that the developer will just have to go for preliminary and final plat approval.
- I still think the documentation and argument for why Franklin County needs to approve this PUD ordinance is kind of slim. You are asking for a minimum lot size of 5,000 square feet with 8' side setbacks. The last PUD the County approved, Serenity Seaside Resort (SSR), had 6,000 square feet minimum lots with the standard 10' side setbacks. The question from the Planning and Zoning Commission members and from the County Commissioners will be, "Why should we approve 5,000 square feet lots and 8' side setbacks? SSR was able to point to the fact that their lots were the same size as lots in the City of Apalachicola as a demonstration that the lots were not too small. They also had pledged to donate \$1,500 from the initial sale of the residential lots to an affordable housing entity selected by the County. You said in your application that this development will not increase the supply of affordable housing in Franklin County. I would strongly suggest you find a way to be able to answer that question differently. I think the pledge to make a donation toward affordable housing helped persuade a lot of minds to approve the PUD. Likewise I would suggest flushing out the impact this will have on promoting economic development in Franklin County. If this development is approved and built it will have an impact larger than the golf course and the related hospitality industry. There will be construction jobs generated. The City of Carrabelle will have new paying water and sewer customers. The residents of this

development can be expected to frequent businesses in Franklin County. Likewise some of the answers to other questions on the required analysis should be expanded. For example, you just stated that there were wetlands on the site. I suggest expanding that answer to acknowledge the wetlands on the site, but to state that the development will be clustered on the uplands. It appears that almost all of the single family residential area lots will be at least 100' away from the wetlands, which exceeds the County's 50' setback requirement.

I don't think you are ready to proceed to the November Planning and Zoning Commission meeting. At best I think your proposal would be tabled by the Planning and Zoning Commission for more information if we took it to the November meeting. It would be better to spend some time working a little more on the presentation and answer the questions that the P & Z members will have before they have to ask them at a public meeting.

Sincerely,
Mark C. Curenton
County Planner
Franklin County, Florida
850-653-9783 x-160

From: Kyle R. Andree <kra@inoviagroup.com>
Sent: Monday, October 25, 2021 4:50 PM
To: markc@franklincountyflorida.com; cortnib@franklincountyflorida.com
Cc: Jim Waddell <jfw@inoviagroup.com>; 'Daniel W. Hartman' <dan@fllegalteam.com>; 'John Green' <john@johnngreenldc.com>
Subject: RE: St James West PUD

Mark,

Please find attached the will serve letter from the City of Carrabelle.

If you have any questions or require additional information, please let us know.

Best,

Kyle Andree, P.E. | Project Manager



2015 Centre Pointe Blvd., Suite 103 | Tallahassee, Florida 32308
p: 850.298.4213
c: 850.322.2233
e: KRA@inoviagroup.com

From: Kyle R. Andree
Sent: Thursday, October 21, 2021 11:37 AM
To: 'markc@franklincountyflorida.com' <markc@franklincountyflorida.com>; cortnib@franklincountyflorida.com
Cc: Jim Waddell <jfw@inoviagroup.com>; 'Daniel W. Hartman' <dan@fllegalteam.com>; 'John Green' <john@johnngreenldc.com>
Subject: RE: St James West PUD

Good morning Mark,

Please find attached our responses and supporting documents for your use.

If you need anything else, please let us know.

Best,

Kyle Andree, P.E. | Project Manager



2015 Centre Pointe Blvd., Suite 103 | Tallahassee, Florida 32308

p: 850.298.4213

c: 850.322.2233

e: KRA@inoviagroup.com

From: markc@franklincountyflorida.com <markc@franklincountyflorida.com>

Sent: Wednesday, October 13, 2021 9:15 AM

To: Kyle R. Andree <kra@inoviagroup.com>; cortnib@franklincountyflorida.com

Cc: Jim Waddell <jfw@inoviagroup.com>; 'Daniel W. Hartman' <dan@fllegalteam.com>; 'John Green' <john@johnngreenldc.com>

Subject: RE: St James West PUD

Dear Kyle,

I think you can do a little better on this application, and I think the Planning and Zoning Commission and the Board of County Commissioners are going to want more information before they approve this request. For example you answered yest to the question if there were any historic or cultural sites on the property, but did not include any information on what the historic or cultural site is. Is it just that this property was once part of Camp Gordon Johnston or is there a specific site located this parcel? Likewise there is no analysis included for the traffic circulation. You are proposing to build a certain number of residential units, up to 342 if you use the density in the PUD. Each residence will generate so many trips per day. What kind of affect will that have on the traffic on Highway 98? Will it reduce the level of service on Highway 98 below a D? My gut tells me that there will not be a problem, but I have not done any calculations to confirm this feeling.

Are you really wanting to allow up to 342 units on the property? I count 66 single family residences on the attached site plan plus however many multi-family residences. If you are not contemplating building 342 units I would suggest including a lower density standard in the PUD.

Do you have a letter from the City of Carrabelle stating that they can provide water and sewer services to this project?

Another question is what benefit does the County get out of the proposed PUD? Why should they approve this PUD instead of just using one or more of the established zoning districts? Does this PUD provide enhanced environmental protection? Does it provide economic development that would not be provided in an existing zoning category?

These are just some of the questions that I had on my first reading of your request. I think these are things that we can work out with a little more thought and explanation.

Sincerely,
Mark C. Curenton
County Planner
Franklin County, Florida
850-653-9783 x-160

From: Kyle R. Andree <kra@inoviagroup.com>
Sent: Tuesday, October 12, 2021 11:22 AM
To: cortnib@franklincountyflorida.com; markc@franklincountyflorida.com
Cc: Jim Waddell <jfw@inoviagroup.com>; Daniel W. Hartman <dan@fllegalteam.com>; John Green <john@johnngreenldc.com>
Subject: St James West PUD

Cortni,

Please find attached the Re-zoning and Land use change application, Draft PUD Ordinance, and supporting documents for review and approval.

Please confirm that a check can be mailed or if a check needs to be hand delivered to your office for the application fee of \$500.

Best,

Kyle Andree, P.E. | Project Manager



2015 Centre Pointe Blvd., Suite 103 | Tallahassee, Florida 32308

p: 850.298.4213

c: 850.322.2233

e: KRA@inoviagroup.com

FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

1. **Eastpoint Urban Service Area.** Is this property located within the Eastpoint Urban Service Area?
(Y/N) No
2. **Coastal High Hazard Area.** Is this property located within the Coastal High Hazard Area?
(Y/N) No
3. **Critical Shoreline Zone.** Is this property located within the Critical Shoreline Zone?
(Y/N) No
4. **Soil Conditions.** Copies of the 1994 Soil Survey of Franklin County are available in the Franklin County Building and Planning Office. See attached Soil Map
5. **Topography.** What is the topography of this property? Rural Flatwoods
6. **Drainage.** Are there any natural drainage features located on this property?
(Y/N) If yes, please describe: Yes, Wetlands
7. **Wetlands.** Are there wetlands located on this property? The only way to definitively know if there are wetlands on this property is to have a qualified individual survey the site for wetlands, but the U.S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be location on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html>.
(Y/N) Yes
8. **Floodplains.** What flood zone is this property located in? Zone A and X are within project limits
The Flood maps for Franklin County can be found at: <https://maps.nwfwmdfloodmaps.com/esri-viewer/map.aspx?cty=franklin>
9. **Potential Wildfire Areas.** Is this property susceptible to wildfires?
(Y/N) Yes
10. **Historic or Cultural Sites.** Are there any historic or cultural sites located on this property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at (850) 245-6440 or sitefile@dos.myflorida.com
(Y/N) Yes
11. **Endangered Species.** Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at <https://myfwc.com/wildlifehabitats/wildlife/>
(Y/N) No
12. **Traffic Circulation.** How will this development affect traffic on the roads that serve the development?
Highway 98 and Crooked River Road
The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/>.
13. **Affordable Housing.** Will this change increase the supply of affordable housing in Franklin County?
(Y/N) No
14. **Economic Development.** How will this change promote economic development in Franklin County? Golf course and related hospitality industry
15. **Water and Sewer.** Will this development be served by central water and sewer, or will it be on individual water wells and septic tanks? Yes, City of Carrabelle



October 12, 2021

Ms. Cortni Bankston
Franklin County Planning and Building Dept.
43 Forbes Street
Apalachicola, Florida 32320

Subject: St. James West – Land Use Amendment and PUD Rezoning
Application
Our Project 419.003.00/419.004.00

Dear Ms. Bankston:

Please accept this letter as our request to be placed on the agenda for the next P&Z meeting, which is to be held in November 2021, for approval of the above-captioned application.

In summary, Inovia Consulting Group, on behalf of Lynnwood Development Corporation (Applicant) requests review and approval of a change to the Future Land Use Map and an associated Rezoning to PUD for property more particularly described in the land survey provided by Edwin Brown and Associates (attached).

Please advise if we can be of further assistance.

Sincerely,
INOVIA CONSULTING GROUP

Jim Waddell

Jim Waddell, P.E.
Principal

CC: John Green – Lynnwood Development Corporation
Dan Hartman – Counsel for Applicant

FRANKLIN COUNTY ORDINANCE NO. _____

**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA PROVIDING FOR THE
REZONING AND APPROVAL OF THE ST. JAMES WEST PLANNED UNIT
DEVELOPMENT (ST. JAMES WEST PUD) TERMS AND CONDITIONS;
PROVIDING FOR PERMITTED USES AND DEVELOPMENT STANDARDS;
PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE**

SECTION 1. NAME

The Ordinance shall be known as the St. James West Planned Unit Development (St. James West PUD).

SECTION 2. APPROVAL

The application for the establishment of the St. James West PUD on the land legally described within **Exhibit "A"**, which is attached hereto and incorporated herein by reference, is hereby approved subject to the conditions of the Ordinance and the conditions in the Ordinance and also subject to the condition that the developer contribute \$500.00 per unit of the initial sale of the 66 residential lots and 48 multi-family units, totaling \$57,000.00, to be donated to a qualified entity selected by Franklin County for the strictly limited purpose of developing affordable housing in Franklin County. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 3. PERMITTED USES

The following uses shall be the principal and accessory permitted uses within the St. James West PUD, with all structures therein served by central sewer and water provided by the City of Carrabelle, Florida:

PRINCIPAL: (1) Single family detached dwellings;
(2) Multi-family apartment units;

ACCESSORY: (1) Uses of land customary, incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.

SPECIAL EXCEPTIONS: No special exception or changes in allowable use shall be allowed without prior permission of the Franklin County Board of County Commissioners (BOCC).

SECTION 4. DEVELOPMENT STANDARDS

DENSITY: (1) Total gross residential density for single family detached units and multi-family units is limited to 1.5 units per gross acre of the St. James West PUD area, however all residential units will be limited to cluster placement on upland portions of the property as shown on the attached Master Plan.

MINIMUM LOT SIZE: (1) Minimum lot size for a single family detached unit shall be 5,000 sf.

BUILDING SETBACKS: For all residential structures or accessory structures there shall be provided:

- (1) Setback minimum of 25 ft. from the property line bordering any private, local, collector or arterial road.
- (2) Setback a minimum of 8 ft. from any side interior property line.
- (3) Setback a minimum of 10 ft. from any other property line.

MAXIMUM BUILDING HEIGHT: 47' pursuant to the standards applicable to the R-1 and R-5 Zoning Districts and Section 462 of the Franklin County Zoning Code.

MAXIMUM IMPERVIOUS COVERAGE: 80%

SIGNS: See Section 450 Zoning Ordinance.

LIGHTING: Area lights may be provided but must be restricted to minimize view from adjacent properties.

UTILITIES: Potable Water will be provided by the City of Carrabelle. Sewer disposal will be provided by a facility approved by the Florida Department of Environmental Protection and owned, operated and maintained by the City of Carrabelle.

ROADS: Roads shall be private. However, roads shall have a 60 ft. right-of-way and shall be built to Franklin County Standards. Maintenance of private roads shall be provided by the Homeowners Association. Public Roads serving the Development shall continue to be maintained by the Franklin County Board of County Commissioners.

OFF STREET PARKING: See Sections 430 and 440 Zoning Ordinance.

SECTION 5. FUTURE PLAT(S), SITE PLAN(S) AND PHASING

At the option of the Applicant or its Successor, the development may proceed with subdividing the property and complying with all the requirements of the Franklin County Subdivision Ordinance, or by not subdividing the property and selling the units as part of buildings approved pursuant to the County's site plan approval process, or a combination of the two, provided that all development shall be confined to the areas denoted on the Master Plan. At the option of the Applicant or its Successor, the Development may proceed in phases with plat approval or site plan approval, whichever is applicable. Approval of this Ordinance constitutes sketch plat approval.

SECTION 6. MASTER PLAN

The Master Plans attached hereto as Exhibit "B-1", Exhibit "B-2, and Exhibit "B-3" are intended to show the general location of the single family detached and multi-family unit areas, together with the roads, natural features, and other general improvements. The precise location of all development within the property will be defined on the final plat(s) or site plan(s), as applicable. Amendments to the Master Plan may be made as provided below.

SECTION 7. AMENDMENTS TO THE ST. JAMES WEST PUD

Requests for any amendment to this Ordinance or the Master Plan shall be approved by the Franklin County Board of County Commissioners.

SECTION 8. PUBLIC FACILITIES

The potable water distribution facilities and wastewater collection facilities shall be constructed in accordance with the plans and standards approved by the City of Carrabelle and Florida Department of Environmental Protection, as applicable, such that the City will accept responsibility for the operation, maintenance, and repair of such facilities. Necessary easements shall be available to the City to own, operate and maintain the facilities.

SECTION 9. ENFORCEMENT

The County may enforce the Ordinance as authorized by law.

SECTION 10. OTHER ORDINANCES

Specific provisions of this PUD Ordinance shall prevail over conflicting provisions of the Franklin County Zoning Code as they apply to the Property. Except as specifically modified or changed in this Ordinance, all provisions of the Franklin County Zoning Code and the Franklin County Subdivision Ordinance shall apply in the St. James West PUD in the same manner as throughout the County.

SECTION 11. ZONING MAP

Upon this Ordinance becoming effective, the Franklin County Zoning Map shall be amended to show the property described on the attached Exhibit "A" as the St. James West PUD.

SECTION 12. SEVERABILITY If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 13. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

First Reading on _____:

Second Reading and Adoption on _____:

ATTEST:

FRANKLIN COUNTY, a political
subdivision of the State of Florida

By: _____
Michelle Maxwell, Clerk of Courts

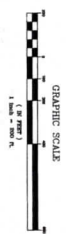
By: _____
Ricky Jones, Chairman

APPROVED AS TO FORM:

By: _____
Thomas M. Shuler
Franklin County Attorney

NOTES:

1. No improvements were located in this survey other than those shown herein.
2. No underground structures, utilities or foundations were located in this survey.
3. All measurements shown herein are Standard U.S. Survey Feet, and decimal thereof.
4. The use of this survey is limited to the specific transaction shown herein.
5. Subject to zoning restrictions, easements and restrictions of record.
6. Adjacent dates of record were provided to this firm.

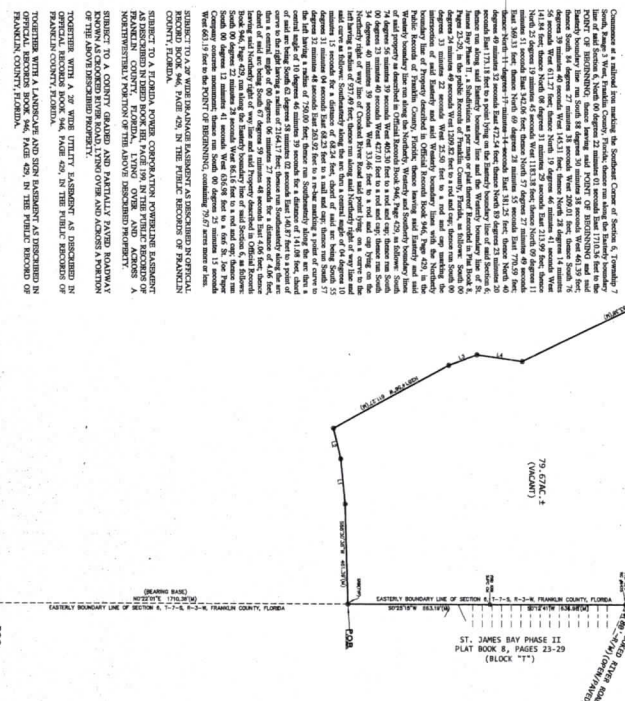


Line #	Stationing	Length
1	0+00 to 0+100	100.00
2	0+100 to 0+200	100.00
3	0+200 to 0+300	100.00
4	0+300 to 0+400	100.00
5	0+400 to 0+500	100.00
6	0+500 to 0+600	100.00
7	0+600 to 0+700	100.00
8	0+700 to 0+800	100.00
9	0+800 to 0+900	100.00
10	0+900 to 1+000	100.00

Curve #	Station	Length	Radius	Delta	Chord	Chord Bearing
1	0+00	100.00	1000.00	18.00	98.48	N 18.00 E
2	0+100	100.00	1000.00	18.00	98.48	N 18.00 E
3	0+200	100.00	1000.00	18.00	98.48	N 18.00 E
4	0+300	100.00	1000.00	18.00	98.48	N 18.00 E
5	0+400	100.00	1000.00	18.00	98.48	N 18.00 E
6	0+500	100.00	1000.00	18.00	98.48	N 18.00 E
7	0+600	100.00	1000.00	18.00	98.48	N 18.00 E
8	0+700	100.00	1000.00	18.00	98.48	N 18.00 E
9	0+800	100.00	1000.00	18.00	98.48	N 18.00 E
10	0+900	100.00	1000.00	18.00	98.48	N 18.00 E

LEGEND

- 1. CENTER LINE
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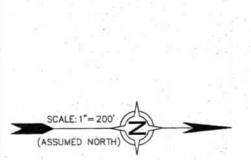


EDWIN BROWN & ASSOCIATES
SURVEYORS & MAPPERS
 (INCORPORATED IN THE STATE OF FLORIDA)
 1501 N. W. 10th Avenue, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 441-1111
 Fax: (305) 441-1112
 Email: edwin@edwinbrown.com

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting this or boundary to the subject property, it is possible there could exist unrecorded claims, easements or other encumbrances which could affect the boundaries.

Not used without the signature and the original sealed of a Florida licensed surveyor and mapmaker.

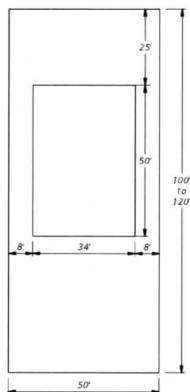
WILLIAM C. BROWN, JR. 1111
 Surveyor & Mapper
 State Certificate No. 5959
 (Exp. 6-30-20)



LYNNWOOD DEVELOPMENT
 PREPARED BY:
EDWIN C. BROWN AND ASSOCIATES, INC.
 1501 N. W. 10th Avenue, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 441-1111
 Fax: (305) 441-1112
 Email: edwin@edwinbrown.com

THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF THE ABOVE CARRIERS ENTERING RECORD OF THE SURVEY MAP OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER PURPOSES FOR WHICH THIS SURVEY MAY BE USED. THE SURVEYOR HAS NO LIABILITY FOR ANY OTHER PURPOSES FOR WHICH THIS SURVEY MAY BE USED.

DATE OF SURVEY: 05-09-2011
 DATE OF RECORDING: 05-09-2011

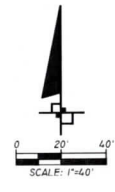


TYPICAL SINGLE
FAMILY TEMPLATE
SCALE: 1"=30'



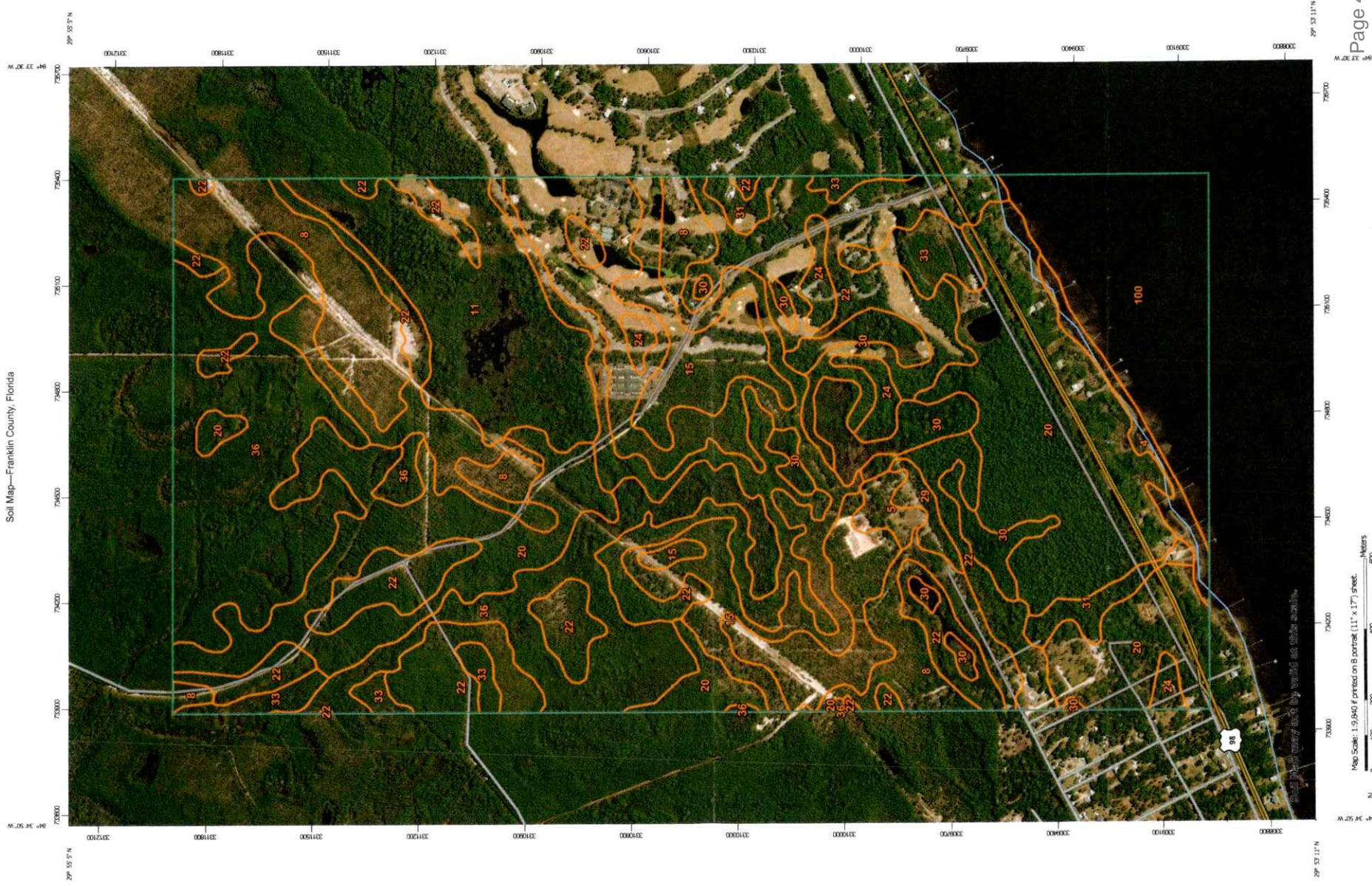
EXHIBIT B-2


DATE	
REVISION	
NO.	
PROJECT NO.	100-000-000
PROJECT NAME	ST. JAMES WEST PLD
CLIENT	LYNNWOOD DEVELOPMENT CORPORATION
PROJECT	ST. JAMES WEST PLD
SHEET	SINGLE FAMILY CONCEPT PLAN
PLAN RELEASE STATUS <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> PLANNED RELEASE <input type="checkbox"/> RELEASE <input type="checkbox"/> CONSTRUCTION RELEASE RELEASE DATE: 01-01-2020 DRAWN BY: JPM CHECKED BY: JPM SCALE: AS SHOWN JAMES P. WOODS, INC. P.E. 100-000-000 DATE: 01-01-2020 SHEET 2 OF 3	



1805 CENTER POINT BLVD. SUITE 100 TALLAHASSEE, FLORIDA 32304 PHONE: 904.296.4213 FAX: 904.296.4218 WWW.INOVIAGROUP.COM GARDEN	
DATE	
BY	
ST	
PROJECT NO.	18-001-00
PROJECT FILE	18-001-00-001
CLIENT	LYNNWOOD DEVELOPMENT CORPORATION
PROJECT	ST. JAMES WEST PLD
SHEET	MULTI-FAMILY CONCEPT PLAN
PLAN RELEASE STATUS <input checked="" type="checkbox"/> PROPOSED PERMIT <input type="checkbox"/> PERMIT RELEASE <input type="checkbox"/> AS RELEASE <input type="checkbox"/> CONTRACTOR RELEASE <input type="checkbox"/> OWNER RELEASE PREPARED BY: JPM CHECKED BY: JPM DATE: 05/02/2019 SCALE: AS SHOWN	
JAMES F. MADDELL, III, P.E. PE NO. 18019 DATE: 05/02/2019	
SHEET	3
OF	3

EXHIBIT B-3



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 18, Sep 7, 2021

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
4	Dirego and Bayvi soils, tidal	11.2	1.0%
5	Aquents, nearly level	5.9	0.5%
8	Ridgewood sand, 0 to 5 percent slopes	169.7	15.5%
11	Dorovan-Pamlico complex, depressional	75.9	6.9%
15	Ortega fine sand, 0 to 5 percent slopes	57.8	5.3%
20	Lynn Haven sand	214.9	19.6%
22	Leon sand, 0 to 2 percent slopes	228.4	20.8%
24	Mandarin fine sand, 0 to 2 percent slopes	15.3	1.4%
29	Resota fine sand, 0 to 5 percent slopes	5.4	0.5%
30	Rutlege loamy fine sand, depressional	38.7	3.5%
31	Rutlege fine sand, 0 to 2 percent slopes	13.1	1.2%
33	Scranton fine sand, 0 to 2 percent slopes	25.5	2.3%
36	Pickney-Pamlico complex, depressional	158.0	14.4%
100	Waters of the Gulf of Mexico	77.2	7.0%
Totals for Area of Interest		1,097.2	100.0%





October 21, 2021

Mr. Mark Curenton
Franklin County Planning and Building Dept.
43 Forbes Street
Apalachicola, Florida 32320

Subject: St. James West – Land Use Amendment and PUD Rezoning
Application
Inovia Project: 419.003.00/419.004.00

Dear Mr. Curenton:

Per your email on October 13, 2021, please find below our responses to your questions and comments.

1. Historic or Cultural Sites on the Property
 - a. Based on our research and knowledge of the area, the following can be offered:
 - i. During WWII, the subject area was part of Camp Gordon Johnston.
 - ii. No archaeological or historical sites have been recorded in the general vicinity of the subject tract.
2. Traffic Circulation
 - a. See attached Traffic Analysis.
3. Density
 - a. The same allowable density as that which is allowed under R1-A was chosen. This can certainly be lowered or a cap on the number of units could be added. The Cluster option will not work, the way it is written, for planned development.
4. Water and Sewer – Letter
 - a. A letter has been requested and will be provided.
5. County Benefit
 - a. Why should this PUD be approved?
 - i. The existing zoning districts do not fit with the proposed use. The chances of another “public facility” use coming to this area is minimal.
 - b. Does this PUD provide enhanced environmental protection?
 - i. Yes, enhanced environmental protection will be provided with the additional 50 foot wetland setback (for stormwater).

- c. Does it provide economic development that would not be provided in an existing zoning category?
 - i. The economic benefit to the county would include the following:
 - 1. Roadway improvements to Crooked Creek Road.
 - 2. Increased property values (property taxes).
 - 3. Miscellaneous economic benefits to the surrounding area (golf course, hospitality industry, etc.)

Please advise if we can be of further assistance.

Sincerely,

INOVIA CONSULTING GROUP



Jim Waddell, P.E.
Principal

CC: John Green – Lynnwood Development Corporation
Dan Hartman – Counsel for Applicant

TRAFFIC ANALYSIS REPORT

St. James West PUD Franklin County, Florida

October 21, 2021

CLIENT:

**Lynnwood Development Corporation
104 Charlotte Place
Cary, FL 60013**

**PREPARED BY:
INOVIA CONSULTING GROUP
2015 Centre Point Blvd.
Suite 103
TALLAHASSEE, FL 32308
CA8225**



SECTION A - SUMMARY

- Narrative

SECTION B - TRAFFIC ANALYSIS

- Existing Traffic and Roadway Configuration
- Trip Generation for Proposed Development
- Proposed Level of Service

SECTION C – DATA

- FDOT 2020 Annual Average Daily Traffic Report
- FDOT 2020 Directional Data Report
- ITE Trip Generation Rates for 10th Edition
 - Single-Family Detached Housing (210)
 - Multifamily Housing (Low-Rise) (220)
- FDOT 2020 Quality/Level of Service Tables

St. James West PUD

October 21, 2021

TRAFFIC ANALYSIS NARRATIVE

A limited investigation of available traffic data and capacities of surrounding roadway network, including identification of adopted State/County Level of Service (LOS), as well as a forecast of daily/hourly vehicle trips that would be generated by the proposed project, using standard trip rates from Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The available traffic data was then used to determine a preliminary assessment of possible traffic impacts on existing roadways in terms of Daily and peak hour LOS.

Level of Service (LOS) ratings are a qualitative measure that describes operational conditions on roadways indicating the level of driver satisfaction and roadway congestion. These ratings range from LOS A (the best) to LOS F (the worst).

Proposed development parameters were tested to determine traffic volumes that would be generated. These parameters included the number of single-family and multifamily units and trip generation rates. Existing traffic volumes were estimated from available sources and added to the estimated traffic that would be generated by the new development, which was then compared to the existing roadway capacity to estimate an operational level of service.

Based on the results of this comparison, it is anticipated that the proposed development will not affect the LOS along US 98.

Table 1: Existing Traffic (Year 2020 Traffic Data) and Roadway Configuration

St. James West PUD

October 21, 2021

Count Station Number	Roadway	Location	Adopted LOS Standard	LOS Maximum Volume	Functional Classification	Facility Type	Area Type	No. of Lanes	Year 2021 AADT	Year 2021 LOS
490111	US 98	SR 30 (US 98) - 900' E of CR 30A (Gulf Ave); E of Carrabelle	D	21,300	Principal Arterial	Undivided	Rural Developed	2	3,700	A

Sources:

1. 2020 FDOT Traffic Data (Florida Traffic Online)
2. FDOT's 2020 Quality/LOS Handbook (table 3 and Table 6)
3. Inovia calculations

Table 2: Estimated Trips from the Proposed Development

St. James West PUD
October 21, 2021

Description/ITE Code	Units	Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
											Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Proposed Development																			
Single-Family Detached Housing (210)	DU	9.44	0.74	0.99	0%	25%	75%	63%	37%	66	623	49	65	12	37	0	41	24	0
Multifamily Housing (Low-Rise) (220)	DU	7.32	0.46	0.56	0%	23%	77%	63%	37%	32	234	15	18	3	11	0	11	7	0
TOTAL											857	64	83	16	48	0	52	31	0

Notes:

1. ITE Trip Generation Rates from 10th Edition
2. Pass-by rates from ITE Trip Generation Handbook
3. DU = Dwelling Units

Table 3: Proposed Level of Service

**St. James West PUD
October 21, 2021**

Count Station Number	Roadway	Location	Daily		Peak Hour		Year 2021		Projected Trips from Development			Projected LOS Volume			Projected LOS		
			Adopted LOS Standard	LOS Maximum Volume	Adopted LOS Standard	LOS Maximum Volume	AADT	Peak Hour	Daily Volume	AM Peak Volume	PM Peak Volume	Daily Volume	AM Peak Volume	PM Peak Volume	Daily	AM Peak	PM Peak
490111	US 98	SR 30 (US 98) - 900' E of CR 30A (Gulf Ave); E of Carrabelle	D	21,300	D	2,020	3,700	372	857	64	83	4,557	436	455	A	A	A

Sources:

1. 2020 FDOT Traffic Data (Florida Traffic Online)
2. FDOT's 2020 Quality/LOS Handbook (table 3 and Table 6)
3. Inovia calculations

FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 49 FRANKLIN

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====		DIRECTION 2 =====		AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
0001		E GULF BEACH DR - 150 ' E OF NB LEG OF FRANKLIN	E	0	W	0	4500 C	9.5	64.3F	9.4F
0003		SR 30(US98) - 750' W OF SR 65 (E OF EASTPOINT)	E	2800	W	2800	5600 C	9.5	64.3F	10.8A
0004		SR 65 - 525' N OF SR 30/US 98 (S OF CC LAND RD)	N	0	S	0	1700 C	9.5	64.3F	16.1F
0009		SR 30(US98) - 700' W OF FRANK MCKAMEY WAY	E	0	W	0	4100 C	9.5	64.3F	8.9F
0011		SR 30(US98) - 650' E OF CR 385 (TILTON RD)	E	0	W	0	3400 C	9.5	64.3F	8.9F
0030		SR 30(US98) - 400' SW OF C370 (ALLIGATOR POINT R	E	650	W	700	1350 C	9.5	64.3F	12.6A
0034		SR 30(US98) - 0.35 MILE E OF SR 65	E	2300	W	2300	4600 C	9.5	64.3F	10.8A
0036		SR 30(US98) - 1150' NE OF C370 (ALLIGATOR POINT	E	1000	W	1000	2000 C	9.5	64.3F	10.9A
0045		C370 (ALLIGATOR POINT RD) - 300' SE OF SR 30(US9	E	0	W	0	1100 C	9.5	64.3F	9.4F
0060	T	SR-30/US-98, 0.5 MI SOUTH OF SR-319, FRANKLIN CO.	E	1711	W	1709	3420 C	9.5	59.4A	11.4A
0102		SR 377(US319) - 300' N OF GORE @ SR 377 SPLIT; N	N	1100	S	1100	2200 C	9.5	64.3F	8.8A
0111		SR 30(US98) - 900' E OF CR30A(GULF AVE); E OF C	E	0	W	0	3700 C	9.5	64.3F	10.3F
0121		C65(PATTON DR) - 600' M SW OF SR 30 (US98), EAST	N	0	S	0	2100 C	9.5	64.3F	9.4F
0125		SR 300(ISLAND DR) - 300' N OF BRIDGE TO ST GEORG	N	2800	S	2800	5600 C	9.5	64.3F	9.7A
0369	T	SR65, 0.22 MI NORTH OF US98/319	N	914	S	929	1843 C	9.5	69.1A	16.1A
1501		SR 30(US98) - W CITY LIMITS OF APALACHICOLA	E	2800	W	2700	5500 C	9.5	64.3F	8.6A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 49 FRANKLIN

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
1502		SR 30(US98) - 500' E OF APALACHICOLA RIVER BRIDG	E 3700	W 3600	7300 C	9.5	64.3F	7.9A
1503		C384 (BLUFF RD) - 250' W OF 24TH AVE (@ W CL OF	E 0	W 0	2000 C	9.5	64.3F	9.4F
1504		BROWNSVILLE RD-125' W OF 25TH ST (@ W CL OF APPA	E 0	W 0	1200 C	9.5	64.3F	9.4F
1505		SR 30(US98) - 100 W OF 6TH ST (@ APPALACH PUB LI	E 0	W 0	8400 C	9.5	64.3F	8.9F
1601		SR 30(US98) - 1050' E OF 12TH ST E (@ CL OF CARR	E 1800	W 1900	3700 C	9.5	64.3F	9.1A
1603		C 67 - 850' N OF NE AVE K (@ CARRABELLE CITY LIM	N 0	S 0	1500 C	9.5	64.3F	9.4F
1604		SR 30(US98) - @ W END OF CARRABELLE RIVER BRIDGE	E 2700	W 2600	5300 C	9.5	64.3F	9.3A
5901		BALD POINT RD - 200' E OF CR 370 ALLIGATOR DR	N 0	S 0	300 C	9.5	64.3F	9.4F
5902		GULF SHORE BLVD - 150' E OF CR 370 ALLIGATOR DR	E 0	W 0	60 C	9.5	64.3F	9.4F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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County: 49
 Station: 0111
 Description: SR 30(US98) - 900' E OF CR30A(GULF AVE); E OF CAR
 Start Date: 10/19/2020
 Start Time: 1600

 Direction: B

Time	1st	2nd	3rd	4th	Total

0000	3	3	3	0	9
0100	3	1	2	0	6
0200	1	6	1	2	10
0300	0	1	1	2	4
0400	3	1	8	4	16
0500	5	8	9	17	39
0600	12	22	25	39	98
0700	45	45	48	49	187
0800	58	50	54	51	213
0900	53	63	75	61	252
1000	66	63	86	78	293
1100	73	90	69	64	296
1200	90	86	81	67	324
1300	74	74	72	85	305
1400	76	61	84	83	304
1500	78	90	71	78	317
1600	69	74	68	61	272
1700	59	89	73	58	279
1800	55	56	58	43	212
1900	42	46	22	36	146
2000	36	32	21	15	104
2100	19	15	11	8	53
2200	14	7	9	6	36
2300	5	9	3	1	18

 24-Hour Totals: 3793

Peak Volume Information

	Hour	Volume
A.M.	845	242
P.M.	1430	335
Daily	1430	335

Generated by SPS 5.0.53P

County: 49

Station: 0111

Description: SR 30(US98) - 900' E OF CR30A(GULF AVE); E OF CAR

Start Date: 10/20/2020

Start Time: 1600

Direction: B

Time	1st	2nd	3rd	4th	Total
0000	8	4	4	1	17
0100	2	2	3	1	8
0200	0	1	2	1	4
0300	0	2	2	2	6
0400	1	2	3	2	8
0500	6	8	8	13	35
0600	14	26	17	28	85
0700	54	49	41	56	200
0800	52	49	44	63	208
0900	70	66	69	54	259
1000	72	77	68	72	289
1100	70	66	68	90	294
1200	81	60	68	85	294
1300	96	65	76	89	326
1400	83	86	96	87	352
1500	94	95	80	92	361
1600	92	70	70	67	299
1700	79	85	80	64	308
1800	66	45	60	49	220
1900	52	34	31	37	154
2000	21	28	18	18	85
2100	13	19	12	17	61
2200	14	10	4	4	32
2300	13	4	2	5	24

24-Hour Totals: 3929

Peak Volume Information

	Hour	Volume
A.M.	845	268
P.M.	1430	372
Daily	1430	372

Single-Family Detached Housing (210)

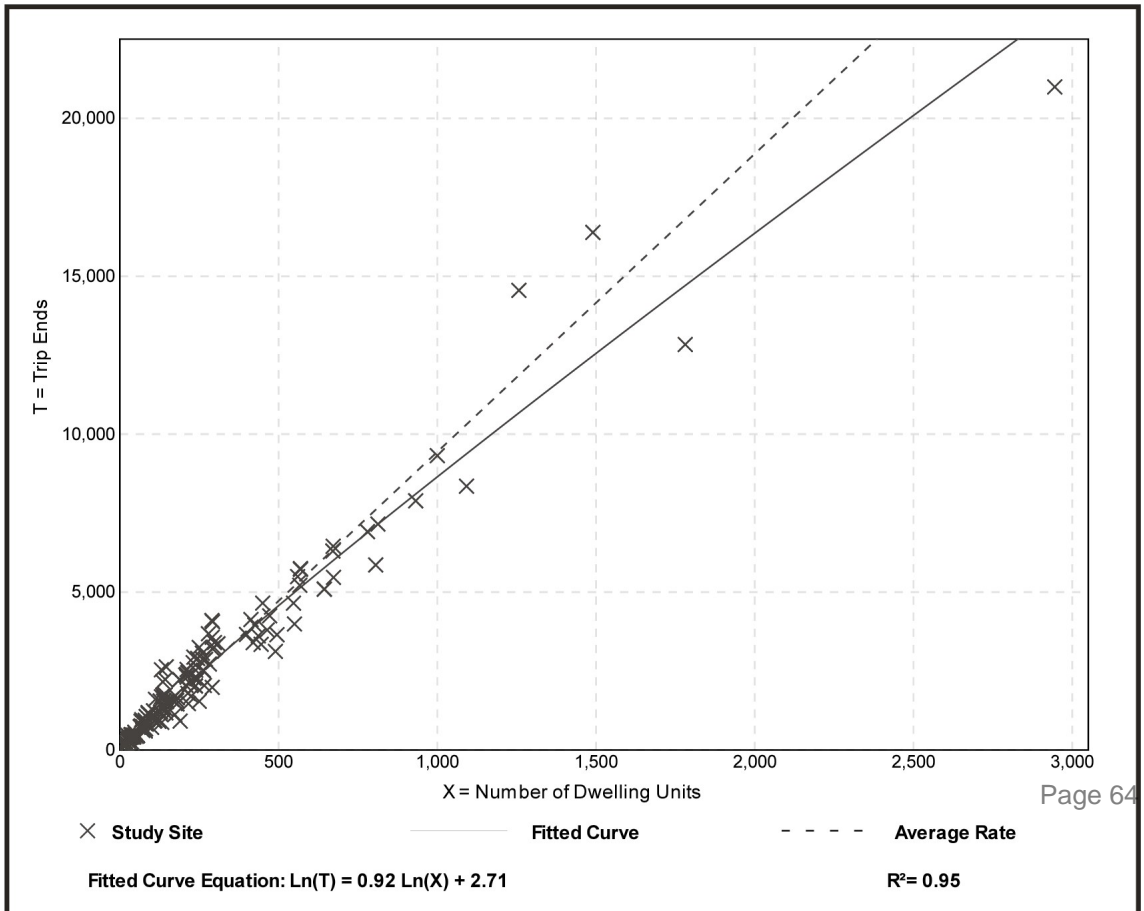
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



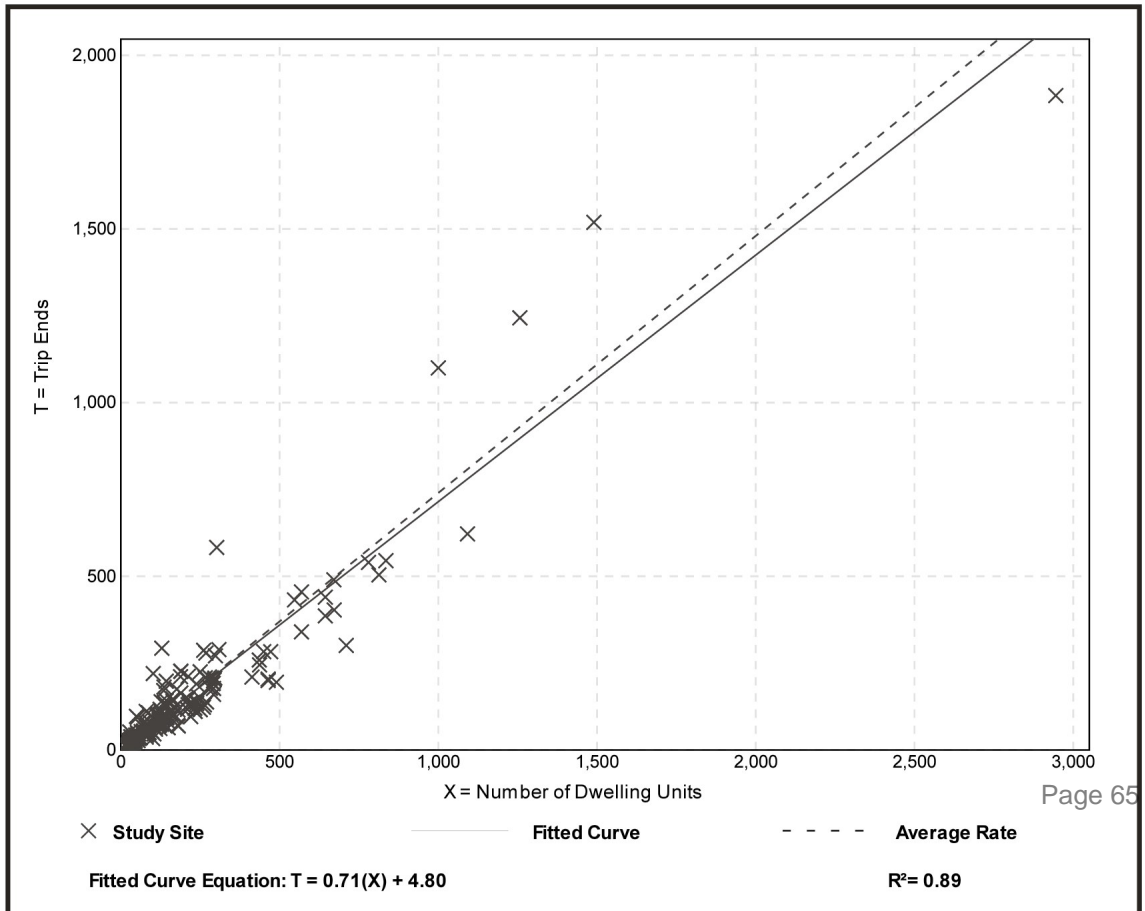
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



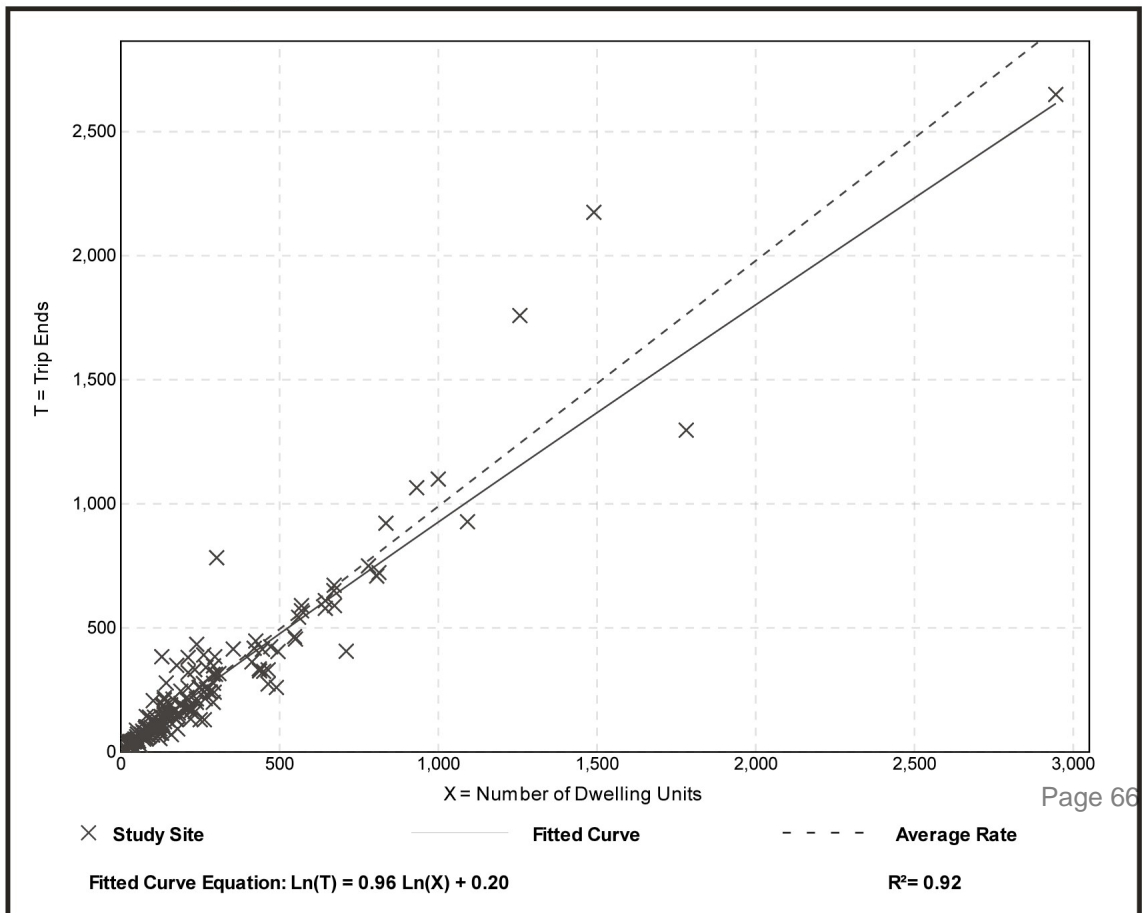
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

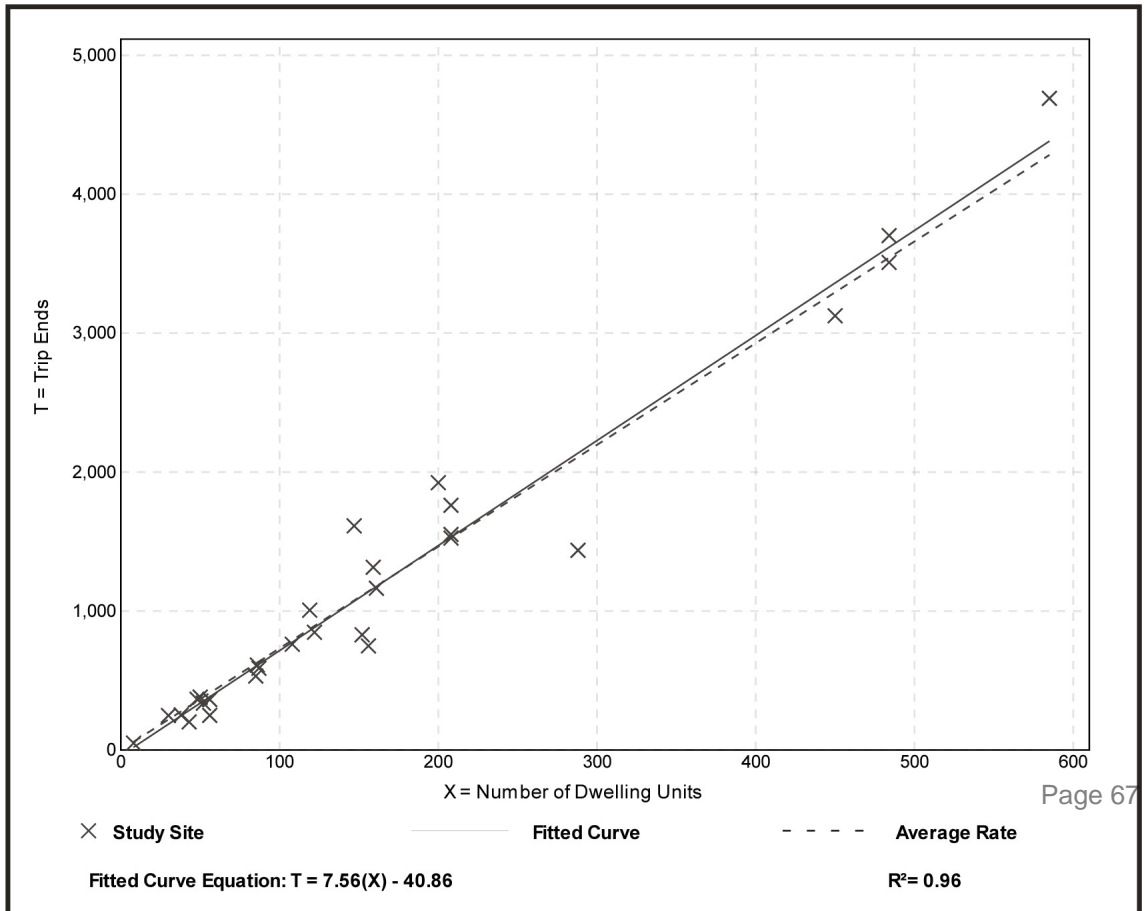
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



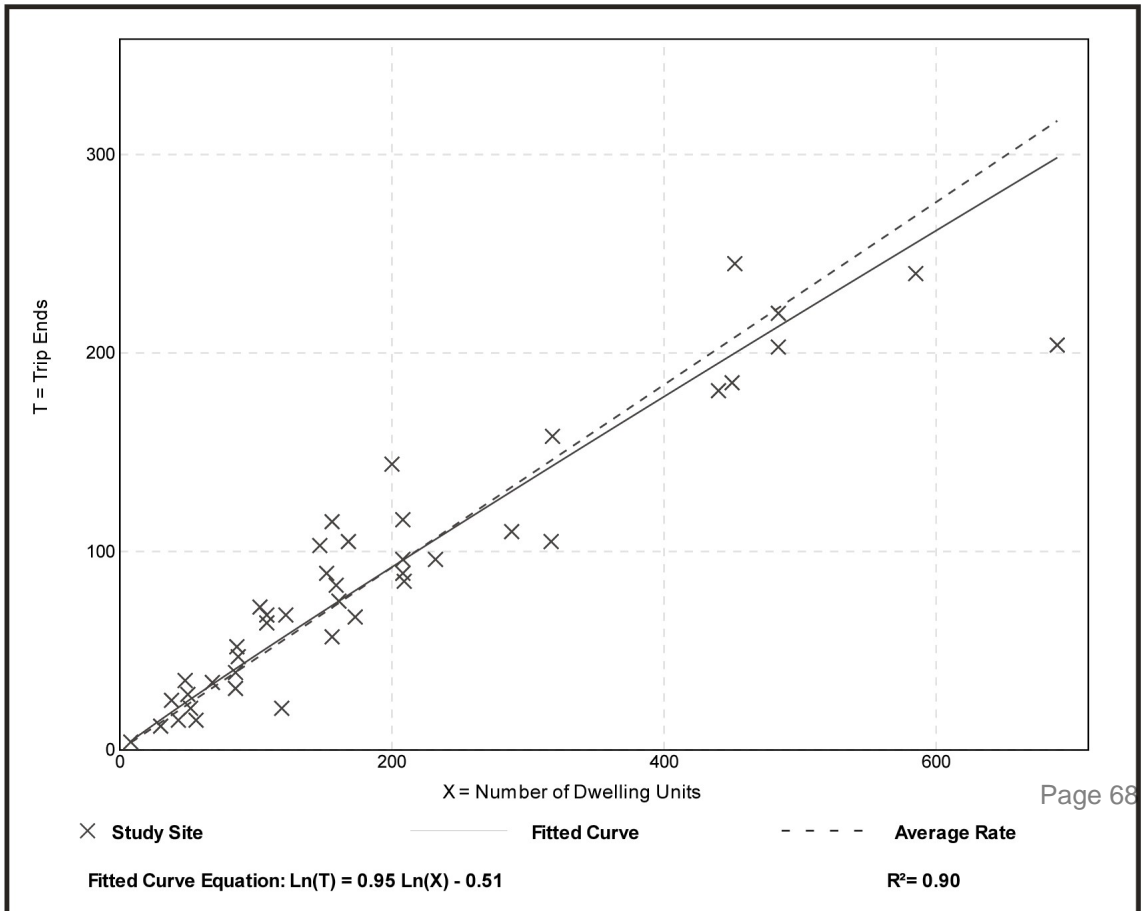
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)

(220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation

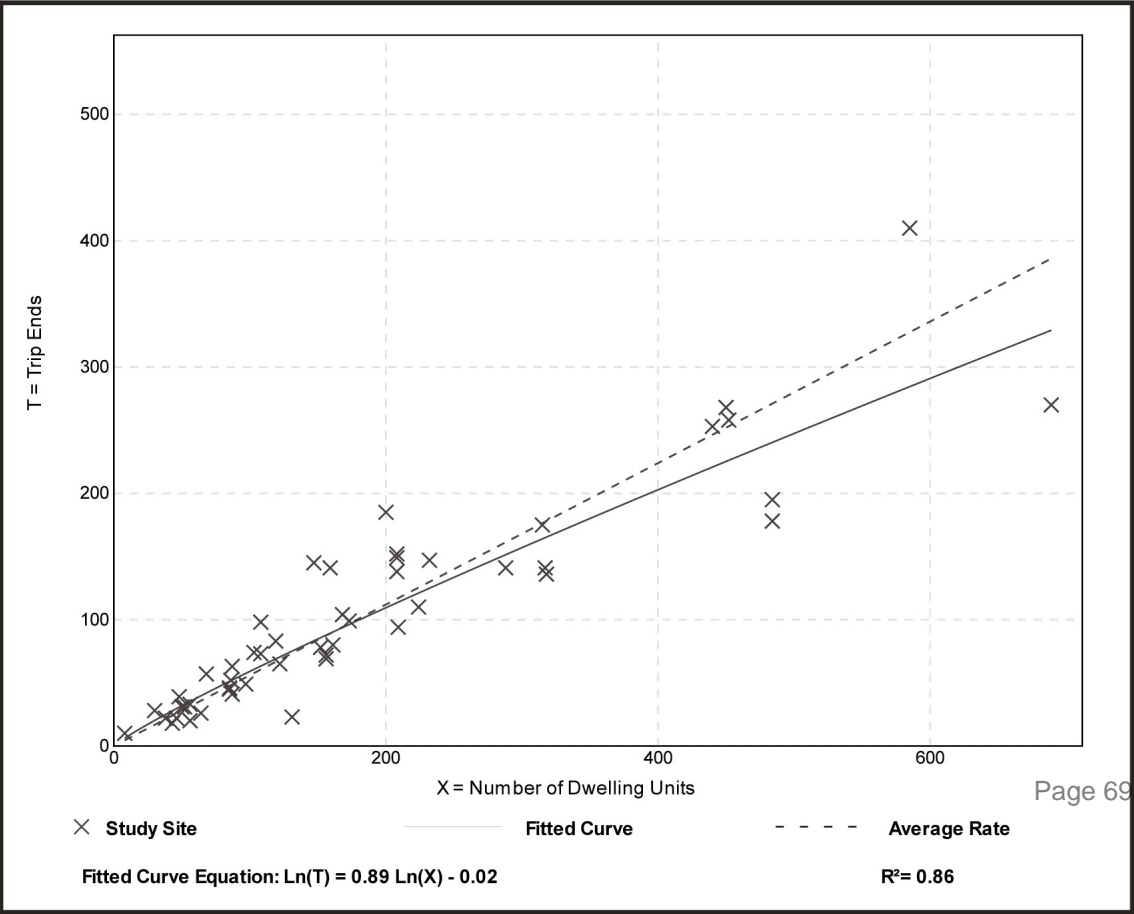


TABLE 3

Generalized Annual Average Daily Volumes for Florida's
Rural Undeveloped Areas and
Developed Areas Less Than 5,000 Population¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	12,900	14,200	**	4	34,800	48,000	56,700	63,200	
4	Divided	*	29,300	30,400	**	6	48,900	69,000	82,600	94,800	
6	Divided	*	45,200	45,800	**	8	62,900	90,400	108,400	126,400	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lanes					
Non-State Signalized Roadways						Present in Both Directions					
						+ 20,000					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Rural Undeveloped					
2	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
2	Undivided	No	No	-20%		2	Undivided	4,600	8,600	14,000	28,500
Multi	Undivided	Yes	No	-5%		4	Divided	31,200	44,900	55,700	62,700
Multi	Undivided	No	No	-25%		6	Divided	46,800	67,600	83,500	94,200
—	—	—	Yes	+ 5%		Developed Areas					
One-Way Facility Adjustment						Lanes	Median	B	C	D	E
Multiply the corresponding two-directional volumes in this table by 0.6						2	Undivided	10,300	15,700	21,300	28,500
						4	Divided	29,300	42,300	54,000	61,600
						6	Divided	44,000	63,600	81,200	92,400
BICYCLE MODE²						Passing Lane Adjustments					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length					
Rural Undeveloped						Uninterrupted Flow Highway Adjustments					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		Lanes	Median	Exclusive left lanes	Adjustment factors		
0-49%	*	1,300	2,000	3,200		2	Divided	Yes	+5%		
50-84%	1,000	2,100	3,200	10,600		Multi	Undivided	Yes	-5%		
85-100%	2,600	3,900	18,500	>18,500		Multi	Undivided	No	-25%		
Developed Areas						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
0-49%	*	2,300	4,900	15,600		* Cannot be achieved using table input value defaults.					
50-84%	1,700	4,500	13,300	18,500		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	5,900	18,500	>18,500	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	2,700	9,200							
50-84%	*	1,500	8,400	14,900							
85-100%	3,600	10,200	16,700	>19,200							

TABLE 6

Generalized Peak Hour Two-Way Volumes for Florida's
Rural Undeveloped Areas and
Developed Areas Less Than 5,000 Population¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,220	1,350	**	4	3,650	5,040	5,950	6,640	
4	Divided	*	2,790	2,890	**	6	5,130	7,250	8,670	9,950	
6	Divided	*	4,300	4,350	**	8	6,600	9,490	11,380	13,270	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lanes					
Non-State Signalized Roadways						Present in Both Directions					
						+ 1,800					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Rural Undeveloped					
2	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
2	Undivided	No	No	-20%		2	Undivided	440	820	1,330	2,710
Multi	Undivided	Yes	No	-5%		4	Divided	2,960	4,270	5,290	5,960
Multi	Undivided	No	No	-25%		6	Divided	4,450	6,420	7,930	8,950
—	—	—	Yes	+ 5%		Developed Areas					
One-Way Facility Adjustment						Lanes	Median	B	C	D	E
Multiply the corresponding two-directional volumes in this table by 0.6						2	Undivided	980	1,490	2,020	2,710
						4	Divided	2,780	4,020	5,130	5,850
						6	Divided	4,180	6,040	7,710	8,780
BICYCLE MODE²						Passing Lane Adjustments					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length					
Rural Undeveloped						Uninterrupted Flow Highway Adjustments					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		Lanes	Median	Exclusive left lanes	Adjustment factors		
0-49%	*	120	190	300		2	Divided	Yes	+5%		
50-84%	100	200	310	1,010		Multi	Undivided	Yes	-5%		
85-100%	250	370	1,760	>1,760		Multi	Undivided	No	-25%		
Developed Areas						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
0-49%	*	220	460	1,480		* Cannot be achieved using table input value defaults.					
50-84%	170	430	1,270	>1,760		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	560	1,760	>1,760	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	220	840							
50-84%	*	120	780	1,390							
85-100%	320	940	1,560	>1,820							

CITY OF CARRABELLE CARRABELLE, FLORIDA

BRENDA LAPAZ
MAYOR-COMMISSIONER

FRANKLIN MATHES
COMMISSIONER

CAL ALLEN
COMMISSIONER

KEITH WALDEN
COMMISSIONER

ANTHONY MILLENDER
COMMISSIONER



DAN HARTMAN
CITY ATTORNEY

COURTNEY DEMPSEY
CITY ADMINISTRATOR

KEISHA MESSER
CITY CLERK

1206 HWY 98 E
CARRABELLE, FLORIDA
32322

DATE: October 25, 2021

TO: John Green, Lynnwood Development Corporation

FROM: City of Carrabelle City Administrator, Courtney Dempsey

SUBJECT: St James West PUD – Will Serve Letter

This letter is to confirm that the City of Carrabelle has potable water and wastewater treatment capacity to serve the development being proposed. We understand that the proposed development consists of 66 single family lots and 32 multifamily units. Water and sewer service is subject to payment of applicable impact and connection fees; and evaluation of water distribution capacity and wastewater transmission capacity, for which any improvements identified as needed to support the proposed development, will be the responsibility of the developer to fund and construct.