



Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, February 8, 2022 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/81828330267> 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 (818 2833 0267#). 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. November 15, 2021 - December 15, 2021

New Homes

Total: 19

St. George Island - 1

Carrabelle - 2

St. James - 12

Lanark Village - 1

Eastpoint - 3

4. December 16, 2021 - January 18, 2022

New Homes

Total: 12

St. George Island - 3

Eastpoint - 3

Lanark Village - 3

Carrabelle - 2

Dog Island - 1

New Mobile Homes

Total: 2

Apalachicola - 1

Eastpoint - 1

Critical Shoreline Applications

5. 55 South Bayshore Drive

Consideration of a request to construct a Single-Family pier and terminus located at 55 South Bayshore Drive, Lot 3 Spanish Oaks Subdivision, Eastpoint, Franklin County Florida. Request submitted by Garlick Environmental, agent for Brett Jones, applicant. Recommendation will be contingent upon State and Federal Permits.

Staff Comments: Dan has met with and worked closely with Alan Pierce and Mark Curenton on this project. The proposed seems to meet all requirements and Staff is recommending approval for the pier and terminus.

Commercial Site Plan Applications

6. 118 Oyster City Drive

Consideration of a request for Commercial Site Plan review of a 100'x80' commercial building on a 2.98 acre parcel located at 118 Oyster City Drive, Eastpoint, Franklin County Florida. Request submitted by Brian Jackson, agent for Bay and 98 LLC, applicant.

Staff Comments: This request has been reviewed by staff and application meets setbacks and parking requirements. According to agent, they are tying into the existing storm water management facility located an adjacent parcel. Staff is recommending approval

Lot Re-Configuration Application

7. 1788 Highway 98 W

Consideration of a request to reconfigure 3 lots located at 1788 Highway 98 West, originally deeded as Lots 1, 2 & and the East half of Lot 3, Block B, Carrabelle, Franklin County, Florida. Request submitted by Chris Langston, Agent for Victoria Conrad, applicant.

Staff Comments: I spoke with Mark Curenton, County Planner about this project. The owner provided a deed that shows the parcel was deeded as 3 lots prior to 1978 but the owner is now requesting to re-configure the original lots different than originally deeded but will still be split as 3 lots. Staff leaves it up the Board for review and decision

Zoning Administrator's Report

Meeting Adjourned at 7:14PM

Chairperson Signature / Date

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda published on 01/31/2022 at 10:21 AM

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: 11/15/2021 to 12/15/2021

Total Number of Permits: 106

Total Fees Collected: \$54947.30

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
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 JEPSON 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
11/16/2021	31140	Lea Kristen Parsley	New Single Family Residence	LOT 45 TREASURE BCH VIL	1932 Reed Court West	\$0.00	\$2,777.48
11/16/2021	31141	Bailey Michael Don & Lori Ann	TO CONSTRUCT A POLE BARN	A PARCEL CONTAINING 1.13 AC ALSO .38 AC A.K.A. NOT PART OF PLAT OF INDIAN MOUND SHORES 194/357 710/773 1130/692 1248/165	807 HIGHWAY 98	\$0.00	\$100.00
11/16/2021	31142	Fadool Debra Ann & James M	POWER POLE FOR DOCK	UNIT 1 LOT 20 HOLIDAY BEACH	26 MARDI GRAS WAY	\$4,200.00	\$100.00
11/16/2021	31143	Smith James E & Jennifer E	INSTALL EXTERIOIR LIFT	LOT 1 CROOKED RIVER LIGHT HOUSE RESERVATION CONTAINING 1.89 AC M/L OR/185/1	1968 HIGHWAY 98 WEST	\$11,363.00	\$268.75
11/16/2021	31144	Victor Quarles	New Single Family Residence	UNIT 1 BL W LOT 6 647/641 647/643 998/184 998/186 1281/502	2208 East Highway 98	\$0.00	\$3,835.55
11/16/2021	31145	Smith James E & Jennifer E	REPAIR EXISTING DOCK	LOT 1 CROOKED RIVER LIGHT HOUSE RESERVATION CONTAINING 1.89 AC M/L	1968 HIGHWAY 98 WEST	\$54,450.00	\$672.40
11/16/2021	31146	PWH LLC	Remove Trees and mulch brush	SUMMER CAMP WEST PHASE 1A LOT 77 PB 9/26-47 1197/175 1311/570	311 Trails End Way	\$0.00	\$100.00
11/17/2021	31149	Gary Michael Cates	Electrical, Plumbing, HVAC	A TRIANGULAR SHAPED PARCEL IN TRACT 9	1817 Bluff Road	\$0.00	\$131.00

11/17/2021	31150	Michael Joesph & Amy Price	Meter Based Upgrade	3.91 AC M/L IN SEC 22-08S-06W	989 Highway 98	\$1,000.00	\$100.00
11/17/2021	31151	MJM Real Estate Inv. LLC	Electrical Meter Upgrade	LOT 5 BAY COVE VILL	2031 Sand Dollar Trail	\$5,000.00	\$100.00
11/17/2021	31152	William & Nancy Scott	Bury Install 500 Gal Underground LP Tank W/ 25 Feet to Stubout, No Internal Piping	SOUTH 50'X 170' OF LOT 1 BLOCK G COCHRANS BCH, ALSO THE SOUTH 20' X 170' OF ABANDONED ROAD, ALSO 70' X 130 NORTH OF ST TERESA AVENUE ALSO NORTH 30' X 50' OF LOT 1 BLOCK G, ALSO N 20' X 30' OF ABANDONED ROAD, ALSO 1.01 ACR ES KNOWN AS LOT 9 UNREC PLAT	40878 St Teresa Avenue	\$2,100.00	\$100.00
11/17/2021	31153	Brett & Gwendolyn Kik	Adding exterior porch	LOT 9 HERON BAY VILL ST GEORGE ISLAND	2135 Blue Heron Trail	\$10,000.00	\$233.75
11/17/2021	31154	Mary Anne McGuire & Edwin Levine	Metal Re-roof	UNIT 5 BL 70 LOT 7	732 West Pine Avenue	\$0.00	\$406.70
11/18/2021	31155	Cothren Deborah Mills	SHINGLE RE-ROOF	LOT 8 SHELL HARBOUR 623.43X100X592.33X92.33X 44.11 OR/152/514	1709 EAST GULF BEACH DRIVE	\$20,000.00	\$327.00
11/19/2021	31156	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	149 A LAUGHING GULL LANE	\$57,517.02	\$506.13

11/19/2021	31157	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	149 B LAUGHING GULL LANE	\$0.00	\$506.13
11/19/2021	31158	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	149 C LAUGHING GULL LANE	\$0.00	\$506.13
11/19/2021	31159	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	149 D LAUGHING GULL LANE	\$0.00	\$506.13
11/22/2021	31160	Jason & Jennifer Rediger	Siding repair	UNIT 1 BL 10E LOT 1 15	260 East Gorrie Drive	\$22,000.00	\$355.00
11/22/2021	31161	Joseph & Marjorie Howard	Metal Re-Roof	BL 269 LOTS 12,13,22, & 23	21 26th Avenue	\$9,700.00	\$187.00
11/22/2021	31162	Debra Hardy	plumbing, electrical, bedroom, bathroom, kitchen, living room remodel	LOT 12 INDIAN MOUNDS SHORES	13 Indian Mounds	\$12,800.00	\$299.00

11/22/2021	31163	Richard & Lauren Spera	Clearing Brush and small trees in area for home construction	BLOCK A LOT 9 MAGNOLIA BAY A RE-PLAT OF TURTLE COVE	294 Magnolia Bay Drive	\$0.00	\$100.00
11/22/2021	31164	Christian & Maureen Mazurek	Replace HVAC	UNIT 4 BL 36 LOT 8 & 9 ST GEO IS	664 East Pine Avenue	\$5,500.00	\$131.00
11/22/2021	31165	Laura Wienants	Replace 2 Ton Unit	UNIT 1 BL 8 LOT 42 LANARK VILLAGE	36-2 Holland Avenue	\$4,900.00	\$117.00
11/22/2021	31166	Bernard Boehnlein	Replace 2 AC Systems	LOT 18 INDIAN BAY VILL	1923 Smugglers Cove	\$10,400.00	\$201.00
11/22/2021	31167	JoAnn Armistead	HVAC Permit	UNIT 3 BL G LOT 18	833 West Gorrie Drive	\$6,800.00	\$145.00
11/22/2021	31168	Leigh Atkins	HVAC Permit	UNIT 2 BL K LOT	673 East Gulf Beach Drive	\$6,270.00	\$145.00
11/22/2021	31169	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	153 A LAUGHING GULL LANE	\$57,517.02	\$506.13
11/22/2021	31170	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	153 B LAUGHING GULL LANE	\$57,517.02	\$506.13

11/23/2021	31171	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	153 C LAUGHING GULL LANE	\$57,517.02	\$506.13
11/23/2021	31172	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	153 D LAUGHING GULL LANE	\$57,517.02	\$506.13
11/23/2021	31173	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	157 A LAUGHING GULL LANE	\$57,517.02	\$506.13
11/23/2021	31174	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	157 B LAUGHING GULL LANE	\$57,517.02	\$506.13
11/23/2021	31175	Michael & Anne Perrini	To install a shed	UNIT 1 BL 21W LOT 1	501 West Gorrie Drive	\$0.00	\$100.00
11/23/2021	31176	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	157 C LAUGHING GULL LANE	\$57,517.02	\$506.13

11/23/2021	31177	Mjm Carrabelle LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	ST JAMES BAY GOLF COURSE BEING A TOTAL OF 233.84 AC ML INCLUDING LAND IN SECTION 05 07S 03W AND ALSO INCLUDING LAND LOCATED IN SEC 32 06S 03W ALSO INCLUDES BLOCK B LOTS 1, AND 2, ST JAMES ISLAND PLAT	157 D LAUGHING GULL LANE	\$57,517.02	\$506.13
11/23/2021	31178	BJ's Pizza & More	Meter Base Upgrade	UNIT 1 BL 5W LOTS 14, 15, & 16 ST GEORGE ISLAND	105 West Gulf Beach Drive	\$0.00	\$100.00
11/23/2021	31179	Laura McGee	Meter Base Upgrade	UNIT 3 BL M LOT 5	933 West Gulf Beach Drive	\$0.00	\$100.00
11/23/2021	31180	Sgi Blue Marlin,LLC	Meter Base Upgrade	UNIT 2 BL A LOT 8	656 East Gorrie Drive	\$0.00	\$100.00
11/23/2021	31181	Kim Lee	Replacement of 200AMP panel and breaker Meter # 3587405	LOT 42 ALLIG POINT SUB 328/23-24 (CASE 89-247) 601/98 981/366 1316/712	1633 Alligator Drive	\$2,270.00	\$100.00
11/23/2021	31182	Mcclain Kevin A & Martha T	INSTALL AN EXTERIOR LIFT	UNIT 3 BL O LOT 4 OR 113 382-83 OR 302/130	1125 WEST GULF BEACH DRIVE	\$22,309.00	\$461.25
11/29/2021	31183	Conley Ray Dee & Carolyn Jean	REPLACE FRONT HANDRAILS	UNIT 3 BL J LOT 20	1117 WEST GORRIE DRIVE	\$1,100.00	\$75.00
11/29/2021	31184	George & Joy Pruett	Re-Roof architectural shingle	TRACT 39 BEING 1 AC TARPON SHORES UNIT 3 FORMALLY NORTH BAY ADDITION	314 Carroll Street	\$14,000.00	\$243.00
11/29/2021	31185	William & Jill Webster	Metal Re-Roof	LOT 1 SUNSET BEACH PHASE I	1822 Sunset Drive	\$27,846.00	\$426.10
11/30/2021	31186	HD & Marsha Long	Residential Roofing Replacement	LOT 13 BRE INC	1443 Bay Front Drive	\$4,550.00	\$117.00

11/30/2021	31187	Dennis & Pamela Rosa	Install a cargo lift	UNIT 4 BL 49 LOT 3	1016 East Pine Avenue	\$9,662.90	\$233.75
11/30/2021	31189	Donald R. Callahan	TO CONSTRUCT A NEW SINGLE FAMILY HOME	UNIT 1 BL J LOTS 8 9 LANARK BEACH	134 CONNECTICUT STREET	\$116,196.00	\$1,355.46
12/01/2021	31190	Terri Polous	Install Power Pole	1 AC LOT 19 M/L ALSO LOT 20 SANDY ACRES UNIT 1	125 Highway 65	\$0.00	\$100.00
12/02/2021	31191	Terri Polous	Demo Existing Trailer to Construct New Single Family Residence	1 AC LOT 19 M/L ALSO LOT 20 SANDY ACRES UNIT 1	125 Highway 65	\$0.00	\$0.00
12/02/2021	31192	Gary D. Martina	Power Pole for Equipment	1.43 AC M/L IN SEC 33-07S-06W	145 Jeffie Tucker Road	\$0.00	\$100.00
12/02/2021	31193	Karl Hawkins	Installation of Roof Mounted Solar PV System	LOT 26 TREASURE BCH VILL	1912 Nautilus Road	\$50,196.00	\$807.60
12/02/2021	31194	Michael P. Ford	Replace Deck Boards	LOT 30 DOLPHIN BCH VILL	2108 Seahorse Lane	\$18,624.00	\$391.25
12/02/2021	31195	Mark & Patricia Nadolski	Meter Base Upgrade	UNIT 1 BL 9W LOTS 6	239 West Gorrie Drive	\$0.00	\$100.00
12/02/2021	31196	Tiitf/Dep-Rec And Parks St George Island State Park	Install New Meter	PARCELS IN OR/139/313-314 3.44 ACRES 1161/540-EASEMENT	1900 East Gulf Beach Drive R3	\$0.00	\$100.00

12/02/2021	31197	Tiitf/Dep-Rec And Parks St George Island State Park	New Meter	PARCELS IN OR/139/313-314 3.44 ACRES 1161/540-EASEMENT	1900 East Gulf Beach Drive R1	\$0.00	\$100.00
12/02/2021	31198	Tiitf/Dep-Rec And Parks St George Island State Park	New Meter	PARCELS IN OR/139/313-314 3.44 ACRES 1161/540-EASEMENT	1900 East Gulf Beach Drive R2	\$0.00	\$100.00
12/02/2021	31199	Charles & Jamie Pennycuff	Install a new Power Pole	A PARCEL 92 X 134 X 93 X 142	309 Old Ferry Dock Road	\$0.00	\$100.00
12/02/2021	31200	Shane Kelly & Sierra Shattuck	Install New Single Wide Mobile Home	PARTS OF TRACT 12, 13, 34, 35, 40, 41, 42, 54, 55, 58, 61, 69 ,70, & 71 ALSO: ALL OF TRACTS 32, 33, 43, 44, 56, 57, 58, 66 ,67, 68, 73, 74, 75, 76, 77, & 78 SOUTHLANDS SUBDIVISION	1601 Peachtree Road	\$0.00	\$125.00
12/02/2021	31201	William Sorensen	Power Pole	4.73 AC M/L IN SEC 31-08S-06W	277 Tallahassee Street	\$0.00	\$100.00
12/03/2021	31202	Shelby Vanderlan	Remove 200 amp panel replace with 200 amp panel	UNIT 2 BL D THE WEST 40.54 FT OF LOT 1 PERKINS BEACH	4282 Saint Teresa Avenue	\$1,600.00	\$100.00
12/03/2021	31203	Annette & Herschell Blanchett	Asphalt Shingle Re-roof	UNIT 1 BLOCK C LOTS 10, 11,24, & 25 LANARK BEACH	2160 Maryland Avenue	\$8,000.00	\$159.00
12/03/2021	31204	Jordan Patterson	New Metal Roof	UNIT 5 BL 71 LOT 4	308 Marks Street	\$25,800.00	\$406.70
12/03/2021	31205	Richard & Audrey Hall	Exterior Deck Rebuild	LOT 30 BRE INC	1443 Cypress Street	\$29,000.00	\$871.60

12/06/2021	31206	Susan Hudson	Metal Re-Roof	NW COR OF LOT 11 EAST END OF ISLAND	1340 East Gulf Beach Drive	\$24,900.00	\$397.00
12/06/2021	31207	Carl & Sandra Gross	New Metal Roof	100X107 FT IN SEC 25 07S 05W	1824 Highway 98	\$19,700.00	\$327.00
12/06/2021	31208	Whitley Wilson	New Shingle Roof	A PARCEL BEING 1.00 AC M/L 381.38 X 114.20 AKA LOT 6 935/385 1081/325 1124/291 1144/236	760 Buck Road	\$9,000.00	\$173.00
12/06/2021	31209	Eve Lebron	New Shingle Roof	PARCEL IN SEC 11 T9S R8W	545 Oyster Road	\$9,300.00	\$187.00
12/07/2021	31210	Laura B. McGee	After the fact permit double fee 327.00x2=657.00	UNIT 3 BL M LOT 5	933 West Gulf Beach Drive	\$20,000.00	\$654.00
12/07/2021	31211	Kevin Curry	Install new swimming pool	LOT 51 1.14 AC PEBBLE BCH	1620 Hawthorne Lane	\$71,000.00	\$972.10
12/07/2021	31212	Elisabeth Rose James	Kitchen and Bathroom Remodel	W 100 FT OF TRACT 20	1560 East Gulf Beach Drive	\$35,000.00	\$494.00
12/07/2021	31213	Shearer Craig Bruce	SINGLE FAMILY DOCK	BLOCK 1 LOTS 13 & 14 CARRABELLE RIVER SUB	381 RIVER ROAD	\$26,000.00	\$508.38
12/07/2021	31214	Jack Fonner & Diana V. Strickland	Asphalt shingles	1.385 AC NW 1/4 OF SE 1/4	197 Rio Vista Drive	\$15,100.00	\$271.00
12/07/2021	31215	Richard E. Polous Jr.	Secondary Structure/ Shed	LOTS 17 18 19 BL 3 UN RECD PL EASTPOINT	42 Shuler Street	\$8,962.20	\$100.00
12/07/2021	31216	Champ Property Partners LLC	New Decks and Siding	LOT 2 OUT OF TRACT 1 EAST END LOT 2 CONTAINING 1.09 AC M/L	1116 East Gulf Beach Drive	\$225,000.00	\$2,032.50

12/07/2021	31217	Lawson Ryan Walker & Julie C	SINGLE FAMILY DOCK	LOT 9 HOLIDAY BEACH OR 143/334	19 CAROUSEL TERRACE	\$30,000.00	\$556.88
12/08/2021	31218	Hackney C Joseph & Hackney Sarah Gerard	INSTALL AN EXTERIOR LIFT	LOT 7 BRE INC	1456 BAY FRONT DRIVE	\$23,390.20	\$478.75
12/08/2021	31221	Ftm 21,LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	LOT 23 LAS BRISAS SUB	156 LAS BRISAS WAY	\$150,000.00	\$1,470.03
12/08/2021	31222	Ftm 21,LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	LOT 22 LAS BRISAS SUB	160 LAS BRISAS WAY	\$160,000.00	\$1,476.77
12/08/2021	31223	Gulf Waters Edge,LLC	Service Upgrade	A PARCEL IN SEC 31 08S 06W BEING 50' X 195.5' A.K.A. BLOCK 103 LOT 23 IN UNREC EASTPOINT	24 North Franklin	\$500.00	\$100.00
12/08/2021	31224	Woodward Richard B & Paula M	ADDITION OF A SECOND STORY DECK WITHIN EXISTING FOOT PRINT	LOT 1 TRACT 9 32328 Brief Tax Description* NE COR OF LOT 9 EAST END OF ISLAND CONTAINING 1.04 AC PARCEL BEING 157.98 X287.23 X 106.64 X 287.23 OR 166/35-36 304/221 361/107 ORB 401/346	1316 EAST GULF BEACH DRIVE	\$7,500.00	\$198.75
12/08/2021	31225	Alan G & Kelli Newman	Building Deck, remove lattice, repair/reinstall interior boards	UNIT 3 BL J LOT 12 723/746 1305/364	1181 West Gorrie Drive	\$18,000.00	\$373.75
12/08/2021	31226	Messer Justin E	POWER POLE FOR WELL	UNIT 3 LOT 94 LIGHTHOUSE RIDGE CONTAINING 1.00 AC	2113 MESSER ROAD	\$0.00	\$100.00

12/08/2021	31227	Michael Scott & Judy Jecko	Removal and replacement of deck boards, removing and repairing damaged concrete	LOT 11 INDIAN BAY VILL	1943 Indian Harbor Road	\$20,000.00	\$327.00
12/08/2021	31228	ROBERT KASPER	TO CONSTRUCT A NEW AVIATION HANGAR 50'X60' ON TAXI WAY BRAVO	639.3 AC ALSO 6 AC	377 FUEL FARM ROAD	\$350,000.00	\$2,683.80
12/09/2021	31229	Bonnie Stewart	Generator Install	A PARCEL IN SEC 10 9S 08W OUT OF TRACT 59 1ACRE M/L SOUTHLANDS 738/694 1113/38 1120/378 1175/105 1185/581-EASEMENT 1205/157	142 Hathcock Road	\$4,513.81	\$146.25
12/09/2021	31230	Carlos & Alicia Markyna	Deck Restoration for Cozy Cabanas	UNIT 3 BL J LOT 18	1133 West Gorrie Drive	\$6,933.48	\$181.25
12/09/2021	31231	Lieske Wilson H	ADDING 160 SQFT TO EXISTING DECK AND REPAIRING EXISTING DECK	UNIT 2 BL K LOT 7	649 EAST GULF BEACH DRIVE	\$9,100.00	\$233.75
12/10/2021	31232	Fred H. Carter JR	New single family residence	UNIT 3 BL G ST GEORGE ISLAND LOT 17 980/492 1142/58 1189/239 1194/145 1201/469 1241/622	841 West Gorrie Drive	\$319,248.51	\$2,723.56
12/10/2021	31233	Smith James E & Jennifer E	ADDING 8 NEW PILINGS FOR TWO NEW BOATLIFTS	LOT 1 CROOKED RIVER LIGHT HOUSE RESERVATION CONTAINING 1.89 AC M/L	1968 HIGHWAY 98 WEST	\$6,400.00	\$181.25

12/13/2021	31234	Chris & Lisa Laursen	Pre-Fab Shed	132X139.7 FT RECD IN	380 Brownsville Road	\$0.00	\$100.00
12/13/2021	31235	Gordon K. & Sandra D. Adkins	Re-Build/ Renovate existing beach walkover DEP Permit on file	UNIT 1 BL 18W LOT 2	408 West Gorrie Drive	\$4,500.00	\$117.00
12/13/2021	31236	John Lee	Detached Garage	A PARCEL IN SECTION 13 07S 05W CONTAINING 2.05 AC M/L 627/432 1084/566 1188/457-EASEMENT	497 Mill Road	\$37,662.21	\$653.88
12/14/2021	31237	H&T Florida LLC	Enclose 2 Bays Under the house for storage	LOT 42 1.02 AC 100.01X 111.94X332.67X100X332.67X 110.93 SEA PALM VILLAGE	1432 Dogwood Drive	\$14,180.00	\$321.25
12/14/2021	31238	Grant & Katherine Harold	Stair Replacement	BLOCK P LOT 17 AND ADDITIONAL LAND BEING 1.02 AC PHILLIPS BEACH	4007 St Teresa Ave	\$4,875.00	\$146.25
12/14/2021	31239	Southeastern Investments	CONSTRUCT A DUNE WALK OVER	UNIT 1 BL 26W LOT 3	616 WEST GORRIE DRIVE	\$4,000.00	\$128.75
12/15/2021	31240	Alan G & Kelli Newman	Plumbing Re- Plumb	UNIT 3 BL J LOT 12 723/746 1305/364	1181 West Gorrie Drive	\$8,000.00	\$8,000.00
12/15/2021	31241	Gerald & Shelley Baxley	New Single Family Residence	LOT 4 MCKISSACK PROPERTIES CONTAINING 1.00 AC M/L BOUNDARY SURVEY # 87-250 OR 441/206 1264/138	1999 Highway 98 West	\$137,014.45	\$1,496.99
12/15/2021	31242	James Elisabeth Rose	HVAC Replacement	W 100 FT OF TRACT 20 OR 156/189	1560 East Gulf Beach Drive	\$6,900.00	\$145.00
12/15/2021	31243	Hunter Rentals LLC	HVAC Changeout	UNIT 1 BL 19 E CONDO UNIT 1 ST GEO ISL	516 East Gorrie Drive	\$5,700.00	\$131.00

12/15/2021	31244	Enrique Fernandez	HVAC Changeout	LOT 16 SHELL HARBOUR 573.35X100X517.69X23.47X 15.92X61.67X14.55 150/187 155/245 264/150 495/207 605/720 650/615 1285/750	1743 East Gulf Beach Drive	\$4,400.00	\$117.00
------------	-------	----------------------	----------------	---	-------------------------------	------------	----------



© 2022 - Intact Partners, Inc.

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: 12/16/2021 to 1/18/2022

Total Number of Permits: 80

Total Fees Collected: \$44541.08

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
12/16/2021	31245	David & Tina Oglesby	New Metal Roof	LOTS 6 SAVANNAH COVE 187/174 624/396 643/112 924/79 1078/706 1151/16	1289 East Gulf Beach Drive	\$0.00	\$600.70
12/16/2021	31246	Timothy & Carmen Queen	Underground Repair	LOT 3 CONTAINING 1 AC OUT OF TRACTS 38-39 EAST END 194/324 230/518 259/169 282/261 584/177 617/436 646/531 670/188 792/217 1049/338 1090/552-DEATH CERT 1186/550 1300/583	1225 Watkins Cove	\$0.00	\$100.00
12/16/2021	31247	William Long C/O Tallulah Whitesell	Meter Base Upgrade	UNIT 4 BL P LOT 2 PENN POINT 117/64 1068/411	1417 Alligator Drive	\$0.00	\$100.00
12/16/2021	31248	Carl Jenkins	New Shingle Re-Roof	A PARCEL IN SEC 17 07S 04W BEING 1.85 AC/ML	107 Sanborn Road	\$16,680.00	\$285.00

12/16/2021	31249	Darby Cloninger	Propane Tank Install	LOT 28 BAY COVE VILLAGE 228/154 232/222 235/69 271/298 386/245 425/142 506/17 633/264 659/285 768/586 981/413 1056/125 1146/463-EASEMENT 1175/365 1316/567	2009 Turpentine Trail	\$2,400.00	\$89.00
12/16/2021	31251	Charles Robert Shiver & Donna Kay Barber	New Commercial Store	UNIT 1 BL 2W LOTS 17 18	101 West Pine Avenue	\$500,000.00	\$2,192.66
12/17/2021	31252	Stratton Mark & Diane M	SHINGLE RE-ROOF	TRACTS 40 & 43 UNIT 3 TARPON SHORES FORMALLY NORTH BAY ADDITION	322 CARROLL STREET	\$7,127.60	\$159.00
12/20/2021	31253	Sammy Thompson Jr	Roof Over with Galvanized Metal	BL 7 LOT 11 GULF COLONY	11 Comforter Street	\$9,800.00	\$187.00
12/20/2021	31254	Bradley Craig Anderson	Roof Replacement	UNIT 2 BL B LOT 4	724 East Gorrie Drive	\$10,000.00	\$187.00
12/20/2021	31255	Doris Maige	Whole house remodel	100X205 FT IN E 1/2	2350 Highway 98 West	\$46,190.00	\$963.00
12/20/2021	31256	Joanna Krauz	Removal of wall and install stud pack to support existing beam	UNIT 2 BL G LOT 8 PENN POINT	1501 Alligator Drive	\$2,800.00	\$111.25
12/20/2021	31257	David Henderson Watts	Re-Roof/ Shingles	UNIT 1 BL 23W LOTS 6-8 ALSO LOT 5	640 West Bayshore Drive	\$15,800.00	\$271.00
12/20/2021	31258	Jeremy Jones	Replacing siding, 2 windows, a sliding glass door, 3 french doors, and build a deck	UNIT 2 BL F LOT 12	681 East Gorrie Drive	\$18,000.00	\$373.75

12/21/2021	31259	Scarabin Jim Douglas	SINGLE WIDE MOBILE HOME	.86 AC 131/375 AND ALSO 125'X61' AND ALSO 317'X155X61' AND ALSO 61'X125'X61'X155'X 317'X155'X122' 168/149 456/344 LIFE ESTATE 820/487 1186/417 1246/165 1251/84 1251/86	413 BROWNSVILLE ROAD	\$0.00	\$125.00
12/21/2021	31260	Frommell Robert S & Suzanne E	TO CONSTRUCT A NEW SINGLE FAMILY HOME	LOT 35 WHISPERING PINS SUB PHASES 3 & 4 PB 7/32	723 TIMBER RIDGE COURT	\$125,000.00	\$1,190.31
12/21/2021	31261	PQZ50, llc	Modification of existing staircase to place vacuum elevator	UNIT 1 BL 12W LOT 5	333 West Gorrie Drive	\$50,000.00	\$881.63
12/21/2021	31262	West Timothy L & Sharon L	ADDITION OF A 8'X16' COVERED PORCH	UNIT 1 BL 8 LOT 17 LANARK VILLAGE	33-3 HOLLAND AVENUE	\$1,106.92	\$93.75
12/21/2021	31263	West Timothy L & Sharon L	METAL ROOF OVER	UNIT 1 BL 8 LOT 17 LANARK VILLAGE OR 158/90	33-3 HOLLAND AVENUE	\$1,657.42	\$75.00
12/21/2021	31264	Maureen Beckett	METAL ROOF-OVER	UNIT 1 BL 3 LOT 37 LANARK VILLAGE	12-3 Parker Avenue	\$3,000.00	\$89.00
12/21/2021	31265	Josephine Burr	METAL ROOF-OVER	UNIT 1 BL 3 LOT 36 LANARK VILLAGE	12-4 Parker Avenue	\$3,000.00	\$89.00
12/21/2021	31266	Livia Whisenhunt	New Kitchen Cabinets and Countertops	UNIT 1 BL 19W LOT 6 370/309 RERECORDED 370/311-14 643/761 1045/283 1046/482 1155/124 1163/204	540 West Gorrie Drive	\$20,000.00	\$327.00
12/22/2021	31267	Lamont Lands LLC	Constructing addition	LOT 22 PLANTATION BCH VILL	1864 Plantation Pass	\$150,000.00	\$1,181.88
12/22/2021	31268	Hackney William Norden	200 SQFT ADDITION TO EXISTING DOCK	UNIT 1 LOT 1 90/513 142/244	39 CAROUSEL TERRACE	\$66,000.00	\$930.98

12/22/2021	31269	Gulf Coast Property Management LLC	Meter Swap	LOT 12 DOLPHIN BCH VILL	2124 Palmetto Way	\$0.00	\$100.00
12/22/2021	31270	Cannon Gordon	TO CONSTRUCT A NEW SINGLE FAMILY HOME	LANARK BEACH UNIT 1 BLOCK O LOT 25 753/236 931/391 1272/676	122 ILLINOIS STREET	\$300,000.00	\$1,321.77
12/22/2021	31271	DOUG AND LESLIE MARTIN	SITE PREP	LOT 5 TRACT 45 EAST END PALM BAY SUBDIVISION	1407 EAST GULF BEACH DRIVE	\$22,000.00	\$100.00
12/22/2021	31272	Sba Towers III, LLC Attn: Tax Dept FI12276-A	REMOVING AND REPLACING ANTENNAS AND OTHER EQUIPMENT AT ALREADY EXISTING TOWER FACILITY	A PARCEL IN SEC 12 07S 04W BEING 6.06 AC M/L	2487 OAK STREET	\$43,200.00	\$871.95
12/22/2021	31273	Grain Communications LLC	UPGRADING T-MOBILE ANTENNAS AND ASSOCIATED EQUIPMENT AT EXISTING CELL TOWER	.31 AC M/L IN SW 1/4 99/515 113/596 225/499 228/195 907/238 941/269 944/1 968/564	29 BEGONIA STREET	\$43,200.00	\$871.95
12/28/2021	31274	Brauer Property LLC	Re-Roof Metal	SEA DUNE VILLAGE BLOCK A LOT 9	1248 Sandy Lane	\$56,020.00	\$685.56
12/28/2021	31275	KJC Investments	New Construction	UNIT 3 BL M LOT 6	941 West Gulf Beach Drive	\$0.00	\$1,746.35
12/29/2021	31276	Moore James E & Marlene K	SWITCHING FROM TWO 60 AMP METERS TO ONE 200 AMP METER	UNIT 1 BL 9 LOT 41 42 LANARK VILLAGE 110/11 590/792 598/783	38-5 EAST PINE STREET	\$0.00	\$100.00

12/29/2021	31277	Wall Kevin & Lisa Danielle	SIDING REPLACEMENT	LOT 32 ALLIGATOR POINT OR/159/570	1613 ALLIGATOR DRIVE	\$80,000.00	\$836.90
12/29/2021	31278	Polous Terri V.	TO CONSTRUCT A NEW SINGLE FAMILY HOME	1 AC LOT 19 M/L ALSO LOT 20 SANDY ACRES UNIT 1	125 HIGHWAY 65	\$93,828.27	\$1,190.31
12/29/2021	31279	Bloser Ray Evelyn	TO CONSTRUCT A NEW SINGLE FAMILY HOME	BLOCK A LOT 6 UNRECD PLAT ADDITION TO UNIT 4	775 BAY DRIVE	\$201,406.40	\$1,928.31
12/30/2021	31280	PEACHTREE DEVELOPMENT AND INVESTMENTS LLC	RENOVATION/REPAIR	A PARCEL ON HWY 98 FRONTING 256.56 ALONG HWY AND 201 FT ALONG 26TH ST APALACHICOLA	421 HIGHWAY 98	\$157,150.00	\$1,910.37
12/30/2021	31281	Parker Neil & Sharon	TO CONSTRUCT A NEW SINGLE FAMILY HOME	UNIT 4 BL 36 LOT 11 ST GEO IS OR 176/471 OR/151/529	680 EAST PINE AVENUE	\$515,000.00	\$1,807.00
12/30/2021	31282	Sunshine Daydream,LLC	SWIMMING POOL	UNIT 1 BL 19W LOT 2	508 WEST GORRIE DRIVE	\$47,900.00	\$775.13
12/30/2021	31283	Grunau Richard & Sylvia	METAL RE-ROOF	BLK 5 S 40 FT OF LOT 4 AND ALL OF LOT 5 CARRABELLE RIVER OR 271/256 242/117 507/79	331 RIVER ROAD	\$11,950.00	\$215.00
12/30/2021	31285	Fracaro Thomas Dale	METER UPGRADE	UNIT 1 BL 13W LOT 6	332 WEST PINE STREET	\$0.00	\$100.00
12/30/2021	31286	Miller Gina O	CONSTRUCT A 2,312 SQFT DOCK	LOT 12 BAY COVE VILL	2023 TURPENTINE TRAIL	\$7,416,000.00	\$1,005.00

12/30/2021	31287	Palm Richard C & Cindy A	CONSTRUCT A SINGLE FAMILY DOCK	A PORTION OF SEC 21-08S- 08W CONTAINING 1.02 AC ALSO KNOWN AS TRACT 1 RIVER BLUFF SUB UNREC	11 BIG OAKS DRIVE	\$45,200.00	\$750.88
12/30/2021	31288	Cifrodelli Tonianne	INSTALL A SWIMMING POOL	UNIT 1 BLK 15W LOT 17 ST GEORGE ISLAND	441 WEST PINE AVENUE	\$26,000.00	\$508.38
12/30/2021	31289	Joiner Bonnie Stewart Johnson Johnnie Jean	METAL ROOF-OVER	UNIT 1 BL 5 LOT 29 LANARK VILLAGE 808/66 1312/69	1-3 PARKER AVENUE	\$3,500.00	\$128.75
12/30/2021	31290	Joiner Bonnie Stewart Johnson Johnnie Jean	METAL ROOF-OVER	UNIT 1 BL 5 LOT 30	1-4 PARKER AVENUE	\$3,500.00	\$128.75
01/04/2022	31291	Reiter Elizabeth Fraps Helen	GARAGE	UNIT 1 BL L LOTS 18 19	2239 HIGHWAY 98 EAST	\$7,990.00	\$198.75
01/04/2022	31292	Carey James A Jr	DOCK REPAIR, AND NEW BOAT LIFT	UNIT 1 BL 1 LOT 7 SUN N SANDS	640 MARINER CIRCLE	\$55,000.00	\$840.50
01/05/2022	31293	Ingersoll Ernest Francis	POWER POLE FOR WELL AND SHOP	UNIT 1 BL K LOTS 23-24 OR 112-531	118 DELAWARE STREET	\$0.00	\$100.00
01/05/2022	31294	Cc Land Company, LLC	REPAIR DOCK AND RESTORE TO PRE- HURRICANE MICHAEL FOOTPRINT	115 FT S OF HWY 319 AND RUN BACK SAME WIDTH TO ST GEORGE SOUND AND ALSO A PARCEL 50' ON BAY SEC 31 T8S R6W OR 63/134	420 HIGHWAY 98	\$30,000.00	\$445.50
01/05/2022	31295	H & T Florida, LLC	N/A	LOT 42 1.02 AC 100.01X 111.94X332.67X100X332.67X 110.93 SEA PALM VILLAGE OR/153/59	1432 DOGWOOD DRIVE	\$0.00	\$100.00

01/05/2022	31296	Kuenzi John C As Manager Of Above The Cut,LLC	LANDSCAPE LIGHTING	LOT 15 SCHOONER LANDING PHASE 2 OR 463/152 540/205- 10	2311 TALLY HO	\$0.00	\$100.00
01/06/2022	31297	Chewning Jerry Harold	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	MAGNOLIA RIDGE PHASE II PB 7/33 LOT 27 725/40 1214/727 1288/766	198 RIDGECREST PARKWAY	\$221,750.00	\$1,496.99
01/06/2022	31298	Grinenko Donna O	REPAIR EXISTING DECK	LOT 2 CONTAINING 1 AC OUT OF TRACTS 38-39 EAST END OF ISLAN	1223 WATKINS COVE	\$5,000.00	\$117.00
01/06/2022	31299	Pearce Dorcas Darlene	POLE BARN	VILLAGE GREEN BY SEA PHASE II PB 8/17-18 LOT 37	233 FRANKLIN STREET	\$0.00	\$100.00
01/06/2022	31303	148 PUTNAL STREET	MOVING BATHROOM WALL OUTWARD TO MAKE MORE ROOM FOR NEW TUB/SHOWER	07-07S-03W-0000-0240-0000	148 PUTNAL STREET	\$10,000.00	\$187.00
01/06/2022	31304	Ramos Christian & Iturriaga Melita	ADDITION TO EXISTING STORAGE ROOM LOCATED ON FIRST LEVEL OR RESIDENCE	LOT 1 NICKS HOLE PHASE I 342/165 649/160 1058/251 1081/607 1146/463-EASMENT 1240/712	1560 SEASIDE DRIVE	\$14,000.00	\$303.75
01/07/2022	31305	Battcher Jeff & Janet	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	LOT 31 SUNSET BCH PHASE II 577/790 1062/667 1277/129	1886 SUNSET DRIVE	\$700,000.00	\$2,548.33
01/07/2022	31306	Weldon George S & Etal	REPLACE PILING	UNIT 1 BL 17W LOT 7	449 WEST GORRIE DRIVE	\$1,500.00	\$93.75

01/07/2022	31307	Lowery George Anthony	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	UNIT 1 BL J THE SOUTHEASTERLY 10' OF LOT 5 AND ALL OF LOT 6 112/531 172/198 203/113 765/6 426/330 544/176 688/561 765/6 858/458 1080/487 1308/95	142 CONNECTICUT STREET	\$222,000.00	\$1,139.73
01/07/2022	31308	Segree Zoe & Robert	TO CONSTRUCT A POLE BARN	A PARCEL BEING APPROX. 162.94' X 200.72' X 499.58' X 47.81'X 702.30' OR 172/214	671 HIGHWAY 98	\$7,723.00	\$100.00
01/07/2022	31309	Anderson Chester & Patsy	STAND BY HOUSE GENERATOR	A PARCEL IN SECTION 17 07S 04W AKA LOT TRACT 5	1508 JACOB'S WAY	\$11,011.00	\$100.00
01/07/2022	31310	Hughes Michael & Linda	REPLACE 2 PILINGS	THREE HUNDRED OCEAN MILE PHASE I BLDG C LOT 6	1760 U-C6 E GULF BEACH DRIVE	\$5,000.00	\$146.25
01/07/2022	31311	Kiley Marian L	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	UNIT 2 LOT 2 LIGHTHOUSE RIDGE ESTATES BEING 1.34 AC M/L	1991 LIGHTHOUSE ROAD	\$127,234.62	\$1,429.60
01/11/2022	31312	Blue Gray Ventures,LLC	TEAR DOWN AND REBUILD OF EXISTING DOCK WITH A 51'X6' ACCESS WALKWAY AND A 13'X38' COVERED BOAT LIFT	BL 5 CARRABELLE RIVER SUB LOT 3 & N 35 FT OF LOT 4	333 RIVER ROAD	\$30,000.00	\$445.50
01/11/2022	31313	PWH LLC	New Single Family Residence	SUMMER CAMP WEST PHASE 1B LOT 94 PB 9/26-47 1197/175 1236/483	305 Summer Breeze Lane	\$0.00	\$1,935.05
01/12/2022	31314	Jose Andres Pineda Ramirez	Install mobile home	LOTS 22 & 23 BL 104 123X199X134X199	19 Jefferson Street	\$0.00	\$125.00
01/12/2022	31315	Byrd Burl W	HVAC CHANGE-OUT	LOT 3 RIVER VIEW SUB.	140 MAGNOLIA LANE	\$4,500.00	\$117.00

01/12/2022	31316	Byrd Burl W	HVAC CHANGE-OUT	LOT 3 RIVER VIEW SUB.	140 MAGNOLIA LANE	\$4,500.00	\$117.00
01/12/2022	31317	Jones Randall K & Sherry O	METAL RE-ROOF	LOT 41 LAS BRISAS SUB. 551/210 578/703 634/184 1120/628 1176/631 1315/662	102 LAS BRISAS	\$18,000.00	\$299.00
01/12/2022	31318	HURBERT R. LEE	TO CONSTRUCT A NEW SINGLE FAMILY HOME	A PARCEL CONTAINING 3.00 AC M/L 367/208 823/717 1108/289 1112/362 1133/223 1213/52	109 SHELL BAY COURT	\$202,955.68	\$1,935.05
01/13/2022	31319	Efn Ventures,LLC	CLEAR LOT FOR NEW HOME CONSTRUCTION	LOT 7 LAS BRISAS SUB.	129 LAS BRISAS WAY	\$0.00	\$100.00
01/13/2022	31320	Sunshine Daydream,LLC	SIDING REPLACEMENT	UNIT 1 BL 19W LOT 2	508 WEST GORRIE DRIVE	\$37,200.00	\$523.10
01/13/2022	31321	Huckaby Robert Henry & Leanne	N/A	UNIT 5 BL 81 LOT 3	409 NORTH SAWYER STREET	\$87,000.00	\$882.96
01/18/2022	31322	Crosby Ralph C & Ruth	METER BASE ON POWERPOLE	PARCEL IN NW1/4 SEC 31 & 30 125/517 LESS 1.40 AC M/L SOLD AND ALSO LESS 1AC M/L SOLD ALSO LESS 1.24 AC M/L (L/E-1316/182)	281 TALLAHASSEE STREET	\$0.00	\$100.00
01/18/2022	31323	Woodward Pamela H	HVAC CHANGE OUT	UNIT 1 BL 16W LOT 22	400 WEST PINE AVENUE	\$7,500.00	\$159.00
01/18/2022	31324	Robert & Deborah Hill	Carport	2 ACRE OUT OF TRACT 31 SOUTHLAND BEING 330 X 264 FRONTING SQUIRE ROAD 943/376 974/776 1191/306 1321/262	55 Squire Road	\$0.00	\$100.00

01/18/2022	31325	Ellison Ernest Whitney Ellison Lea Ann	METAL ROOF OVER	LOT 1 BL M UN RECD PL	3982 ST. TERESA AVENUE	\$6,965.00	\$145.00
01/18/2022	31326	Matey Joan	INSTALL NEW WINDOWS, FIRE WALL IN ATTIC, NEW HEAT PUMP AIR CONDITIONER, AND INTERIOR REPAIRS. SEE ATTACHED LIST FOR MORE DETAIL	UNIT 1 BL 3 LOT 40 LANARK VILL	18-1 WEST PINE STREET	\$24,031.50	\$0.00
01/18/2022	31327	Millender Jonathan & Ashley	SINGLE WIDE MOBILE ALREADY IN COUNTY	1.40 AC M/L AKA LOT 5 UNREC PLAT	749 HOMEPPLACE ROAD	\$0.00	\$125.00
01/18/2022	31328	Board of Trustees of Tiitf	Install new meter base	LOT 15 PELICAN POINT	1401 Pelican Court	\$0.00	\$100.00
01/18/2022	31329	Walton Accommodations 69,LLC	METER UPGRADE #4020021	LOT 10 OSPREY VILLAGE CONTAINING 1.02 AC	1239 AVOCET LANE	\$0.00	\$100.00





GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

LETTER OF TRANSMITTAL

January 11, 2022

Mark Currenton
Franklin County Planning Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

RE: Brett Jones Application for Development GEA 21-260
55 S Bayshore PID 36-08S-07W6400-0000-0030

Mark,

Please find attached exhibits for a revetment and pier proposed at 55 S Bayshore Drive, Parcel ID 36-08S-07W-6400-0000-0030. Currently there is erosion of the shoreline towards the existing structures. This erosion will eventually undermine these existing structures. A revetment is proposed to halt this erosion. A pier will also be constructed to replace a previously existing structure. We are requesting this be on the February meeting.

If you have any questions or need any additional assistance, please do not hesitate to call us at (850) 653-8899 or email us derek@garlickenv.com or dan@garlickenv.com,

Sincerely,



Derek Roberts
Garlick Environmental Associates, Inc.

Attachments

Parcel Summary

Parcel ID 36-08S-07W-6400-0000-0030
Location Address 55 S BAYSHORE DR
 EASTPOINT 32328
Brief Tax Description* LOT 3 SPANISH OAKS SUB 626/740 1306/379
**The Description above is not to be used on legal documents.*
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng --
Tax District East Point (District 5)
Millage Rate 14.2322
Acreage 1.215
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Jones Brett
 146 River Street
 Ellijay, GA 30540

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000020	S BAYSHR BF	1.22	AC	0	0

Residential Buildings

Building 1
Type EASTPT SF
Total Area 4,198
Heated Area 2,825
Exterior Walls CB STUCCO
Roof Cover COMP SHINGL
Interior Walls DRYWALL
Frame Type N/A
Floor Cover HARDWOOD; CARPET
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 3
Bedrooms 4
Stories 0
Effective Year Built 2003

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0359	PLASTIC FENCE 6'	1	0 x 0 x 0	150	LF	0
1046	HOT TUBS	1	0 x 0 x 0	1	UT	1990
0580	BRICK WALK	1	0 x 0 x 0	200	SF	1990
0650	CON DR WAY	1	0 x 0 x 0	2,895	SF	1990

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/22/2021	\$989,000	WD	1306	379	Qualified (Q)	Improved	KOZLOWSKY	JONES
N	10/15/1999	\$279,500	WD	626	740	Qualified (Q)	Improved	BEAVERS	KOZLOWSKY

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$242,032	\$227,895	\$229,895	\$201,622	\$201,622
Extra Features Value	\$7,701	\$7,601	\$7,601	\$19,601	\$19,601
Land Value	\$139,725	\$111,780	\$111,780	\$193,185	\$193,185
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$389,458	\$347,276	\$349,276	\$414,408	\$414,408
Assessed Value	\$382,004	\$347,276	\$318,830	\$324,885	\$318,203
Exempt Value	\$0	\$0	\$50,000	\$50,000	\$50,000
Taxable Value	\$382,004	\$347,276	\$268,830	\$274,885	\$268,203
Maximum Save Our Homes Portability	\$7,454	\$0	\$30,446	\$89,523	\$96,205

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

TRIM Notice 2021

[2021 TRIM Notice \(PDF\)](#)

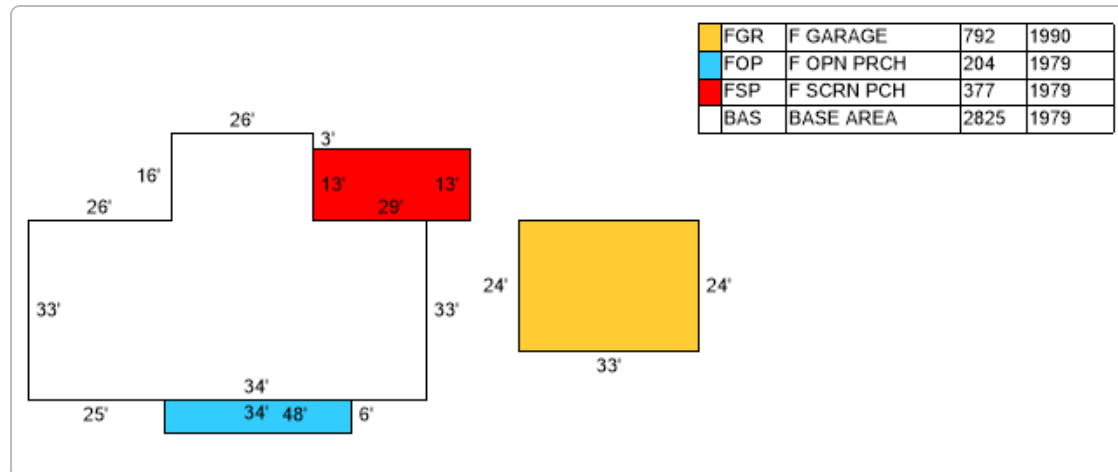
TRIM Notice 2020

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

TRIM Notice 2019

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

Sketches



No data available for the following modules: Commercial Buildings.

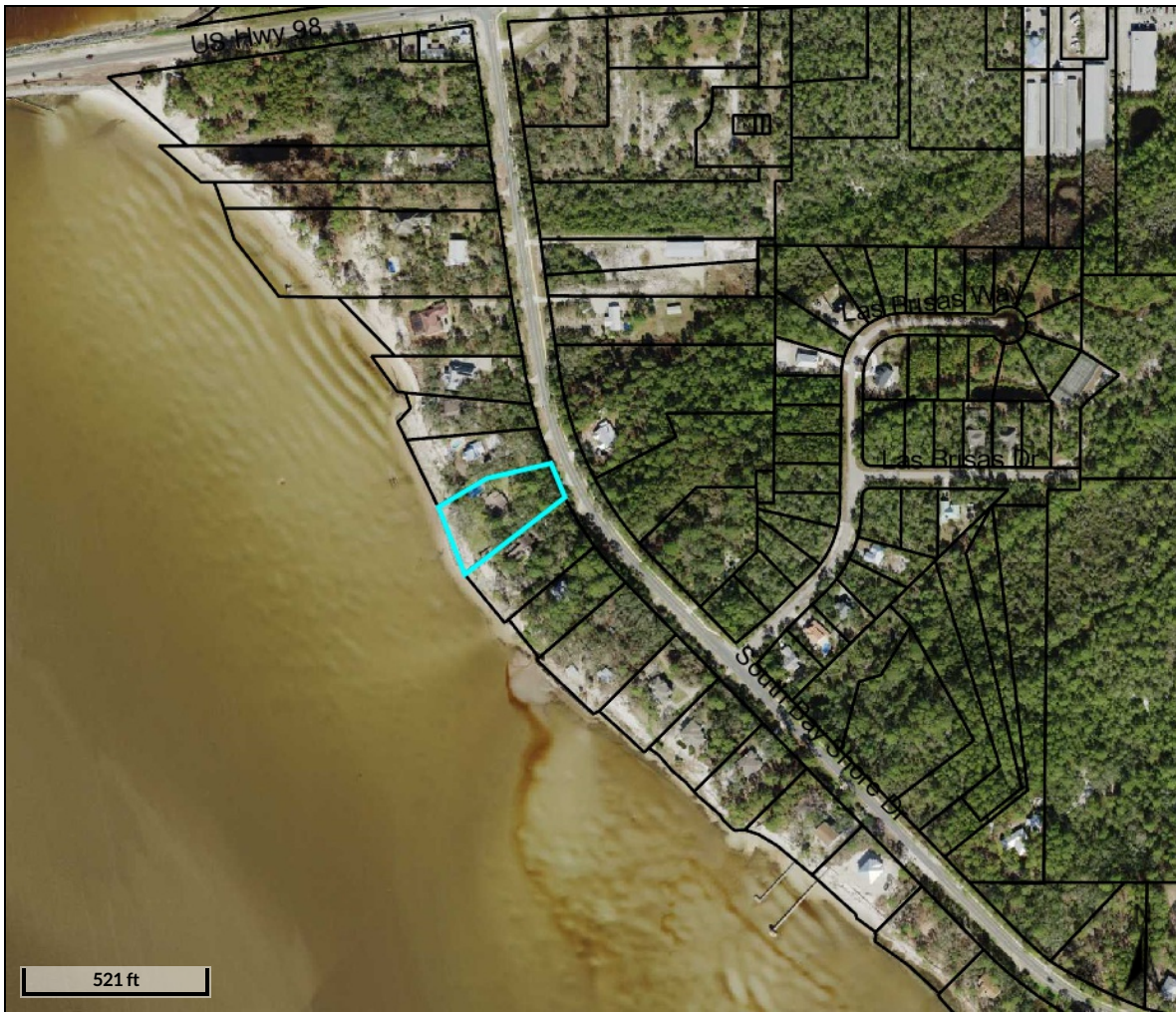
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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

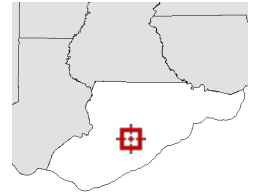
Last Data Upload: 1/28/2022, 8:13:13 AM

Version 2.3.174

Developed by
 Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 36-08S-07W-6400-0000-0030

Sec/Twp/Rng --

Property Address 55 S BAYSHORE DR
EASTPOINT

District 5

Brief Tax Description LOT 3 SPANISH OAKS SUB

(Note: Not to be used on legal documents)

Alternate ID 07W08S36640000000030

Class SINGLE FAM

Acreage 1.215

Owner Address JONES BRETT
146 RIVER STREET
ELLIJAY, GA 30540

Date created: 1/28/2022

Last Data Uploaded: 1/28/2022 8:13:13 AM

Developed by  Schneider
GEOSPATIAL



APPLICATION FOR DEVELOPMENT

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

http://www.franklincountyflorida.com/planning_building.aspx

PERMIT # _____

FEE: \$ _____

RADON: \$ _____

FLOOD: \$ _____

C.S.I.: \$ _____

TOTAL: \$ _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:

VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE.

CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:

ISSUANCE DATE: _____ EXPIRES: _____

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

APPLICATION MUST BE COMPLETE:

Property Owner/s: Brett Jones

Contact Information: Home #: _____ Cell #: 706-889-0500 BY: _____

Mailing Address: 146 River Street City/State/Zip: Ellijay, GA 30540

EMAIL Address: brett@brettjoneslaw.com @ _____

Contractor Name: _____ Business Name: _____

Contact Information: Office #: _____ Cell #: _____

State License #: _____ County Registration #: _____

Mailing Address: _____ City/State/Zip: _____

EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 55 S Bayshore Eastpoint FL 32328

Lot/s: 3 Block: _____ Subdivision: Spanish Oaks Unit: _____

Parcel Identification #: 36-08S-07W-6400-0000-0030

JURISDICTION: ☒ Franklin County ☐ City of Apalachicola ☐ City of Carrabelle

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

DESCRIPTION OF DEVELOPMENT: Construction of bank protection and dock

ZONING DISTRICT: _____ **CONTRACT COST:** _____

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____

ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: _____

SEPTIC TANK PERMIT # _____ OR SEWER DISTRICT: _____

WATER DISTRICT: _____ OR PRIVATE WELL: _____

WATER BODY: _____

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

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: 12037C0532F **FIRM ZONE/S:** AH (12 Feet)

ELEVATION REQUIREMENTS AS PER SURVEY: _____

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

BUILDING OFFICIAL _____ DATE _____ FLOODPLAIN ADMIN. _____ DATE _____ OWNER/CONTRACTOR _____ DATE _____

SUPPLEMENTAL APPLICATION

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

DEVELOPMENT APPLICATION CHECKLIST

RESIDENTIAL:

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

FORMS REQUIRED IN FLOOD ZONES: (Additional)

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

COMMERCIAL: (Additional to Residential)

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

SUB-CONTRACTOR LIST

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

CONTRACTOR OR OWNER HAS CONTRACTED WITH THE FOLLOWING

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

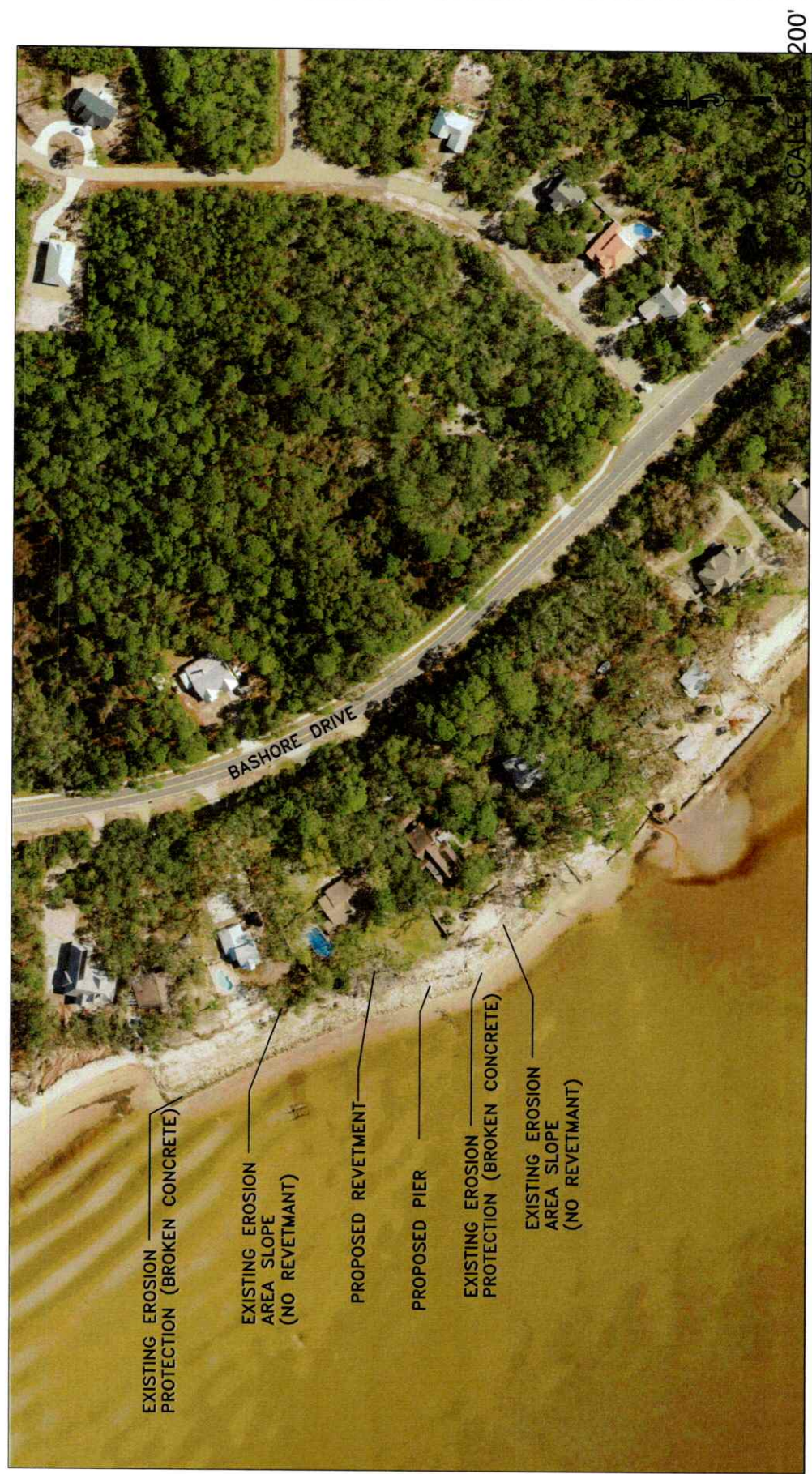


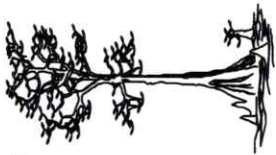
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Brett Jones
WATERBODY/CLASS: Apalachicola Bay
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Franklin County
LATITUDE: 29° 43' 55.88"
LONGITUDE: 84° 53' 58.47"

JOB: 21-260
DEP:
COE:
OTHER: 55 S Bayshore Drive
DATE: December 7 2021
SHEET: 1/3

SECTION: 36 TOWNSHIP: 8 S RANG: 7 W





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: Brett Jones

JOB: 21-260

WATERBODY/CLASS: Apalachicola Bay

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County

OTHER: 55 S Bayshore Drive

LATITUDE: 29° 43' 55.88"

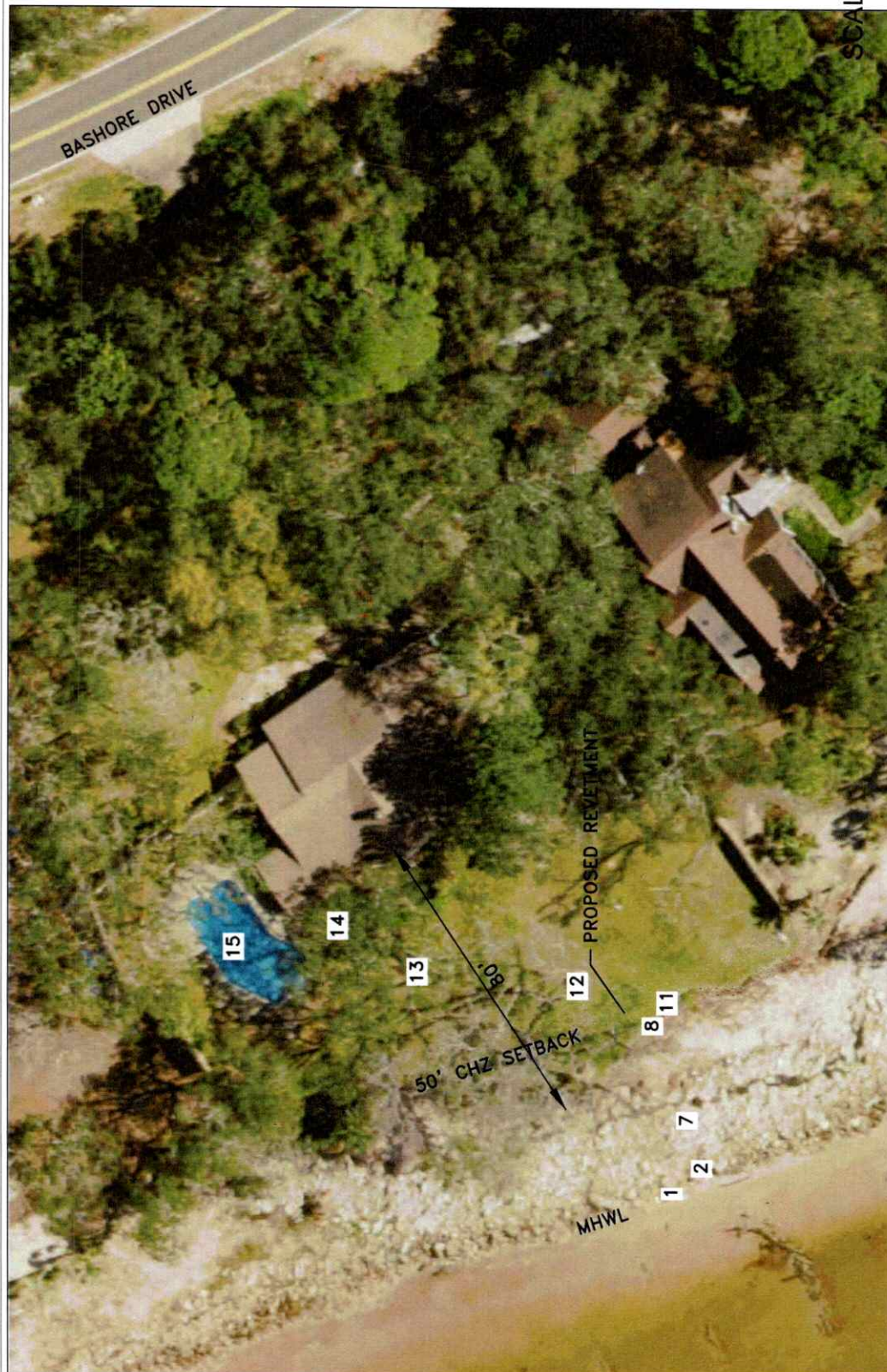
DATE: December 7 2021

LONGITUDE: 84° 53' 58.47"

SHEET: 2/3

SECTION: 36 TOWNSHIP: 8 S

RNG: 7 W



SCALE 1" = 50'

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: Brett Jones

WATERBODY/CLASS: Apalachicola Bay

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29° 43' 55.88"

LONGITUDE: 84° 53' 58.47"

SECTION: 36 TOWNSHIP: 8 S RNG: 7 W

JOB: 21-260

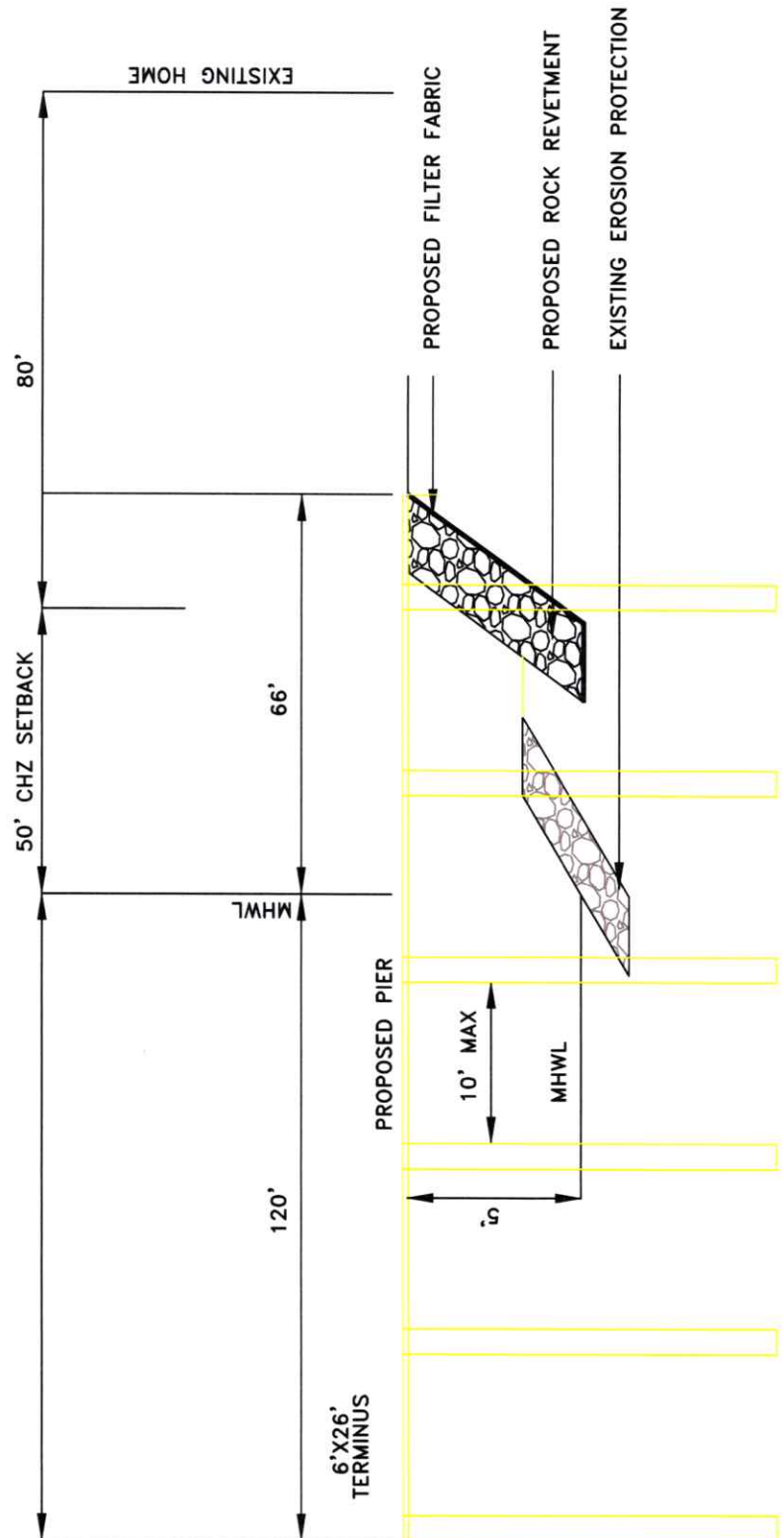
DEP:

COE:

OTHER: 55 S Bayshore Drive

DATE: December 7 2021

SHEET: 3/3



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: Brett Jones

WATERBODY/CLASS: Apalachicola Bay

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29° 43' 55.88"

LONGITUDE: 84° 53' 58.47"

SECTION: 36 TOWNSHIP: 8 S

RNG: 7 W

JOB: 21-260

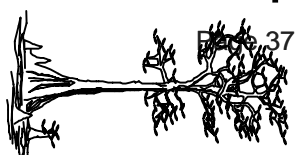
DEP:

COE:

OTHER: 55 S Bayshore Drive

DATE: January 31, 2021

SHEET: 2/3



SCALE 1" = 50'





DEVELOPMENT PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

Property Owner Information:

Property Owner: Bay and 98 LLC

Mailing Address: 2356 Schooner Landing, St. George Island, FL 32328

Phone Number: 770-527-0903

Contractor Information:

Contractor Name: David Infinger

Business Name: All County Contracting inc.

State License Number: CBC 1262947

Phone Number: (352)221-2147

Email: dwinfinger@att.net

Property Information:

911 Address/Construction Location: 118 Oyster City Dr East Point, FL 32328

Parcel Identification Number: 36-08S-07W-0000-0270-0000

Property is Zoned: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☒ Other: C-2

Near Water Body: Apalachicola Bay and St. George Sound

Gate Code (if located in Gated Community):

Description of Development: Commercial Building

Contract Cost: \$400,000.00

Owner/Contractor Signature

Authentisign

David Infinger

Date

01/06/2022

1/6/2022 9:49:54 PM GMT

OFFICE USE ONLY

FLOOD Panel Number: Firm Zone:

Elevation Requirements:

Critical Shoreline District: ☐ YES ☐ NO

Critical Habitat Zone: ☐ YES ☐ NO

PERMIT NUMBER:

Permit Fee: \$

Radon: \$

Total FEE: \$

FLOODPLAIN MANAGER DATE

BUILDING OFFICIAL DATE

NOTE TO APPLICANTS AND PERMIT HOLDERS:

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

Parcel Summary

Parcel ID	36-08S-07W-0000-0270-0000
Location Address	32328
Brief	2.98 ACRES M/L IN SW 1/4 OR 118-312 OR 141/580 OR/443/193 687/474 803/320 1203/399 (L/E 1269/1)-DECLARATION OF ONE TWENTY TWO
Tax Description*	98, A CONDO
	*The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	36-8S-7W
Tax District	East Point (District 5)
Millage Rate	14.2322
Acreage	0.000
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[Bay And 98, LLC](#)
 2356 Schooner Landing
 St.George Island, FL 32328

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
009900	AC NON-AG	150.00	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/27/2017	\$370,000	WD	1203	399	Unqualified (U)	Vacant	ARMSTRONG BAY CROSSROADS DEV	BAY AND 98, LLC
N	07/29/2004	\$975,000	WD	803	320	Qualified (Q)	Vacant	MCCAFFERY HOLDINGS LLC	ARMSTRONG BAY CROSSROADS DEV
N	01/28/2002	\$490,000	WD	687	474	Qualified (Q)	Vacant	BRYAN	MCCAFFERY

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$78,750	\$78,750	\$78,750	\$78,750	\$78,750
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$78,750	\$78,750	\$78,750	\$78,750	\$78,750
Assessed Value	\$78,750	\$78,750	\$78,750	\$78,750	\$78,750
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$78,750	\$78,750	\$78,750	\$78,750	\$78,750
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice 2021

[2021 TRIM Notice \(PDF\)](#)

TRIM Notice 2020

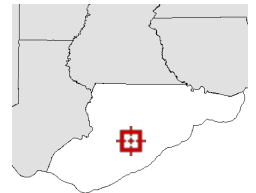
[2020 TRIM Notice \(PDF\)](#)

TRIM Notice 2019

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



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	36-08S-07W-0000-0270-0000	Alternate ID	07W08S36000002700000	Owner Address	BAY AND 98, LLC
Sec/Twp/Rng	36-8S-7W	Class	VACANT		2356 SCHOONER LANDING
Property Address		Acreage	n/a		ST.GEORGE ISLAND, FL 32328
District	5				
Brief Tax Description	2.98 ACRES M/L IN SW 1/4				
	(Note: Not to be used on legal documents)				

Date created: 1/28/2022
Last Data Uploaded: 1/28/2022 8:13:13 AM

Developed by  **Schneider**
GEOSPATIAL

PROJECT:

COMMERCIAL BUILDING FOR TELFAIR BROKERS

SITE DEVELOPMENT PLAN - LOT 5

BAY SHORE VILLAGES ROAD
EAST POINT, FRANKLIN COUNTY, FLORIDA

DECEMBER 27, 2021

INDEX TO DRAWINGS

CIVIL

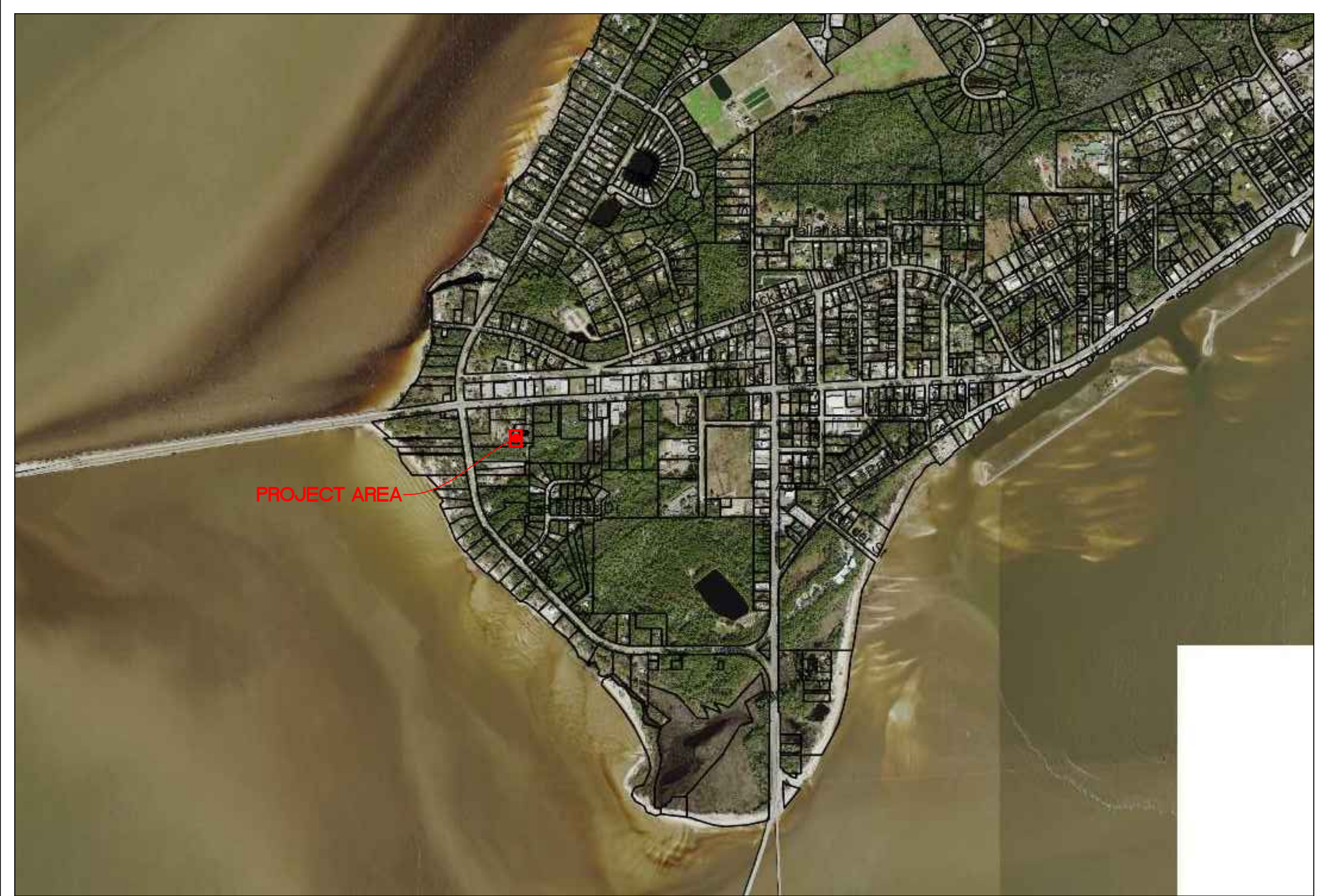
SHEET NO.	TITLE
C1.0	INDEX SHEET
C2.0	PROJECT NOTES
C3.0	TOPOGRAPHIC SURVEY
C4.0	SITE AND UTILITY PLAN
C5.0	GRADING AND DRAINAGE PLAN / EROSION CONTROL PLAN
C6.0	CONSTRUCTION DETAILS
C7.0	CONSTRUCTION DETAILS
C8.0	CONSTRUCTION DETAILS

GENERAL NOTES:

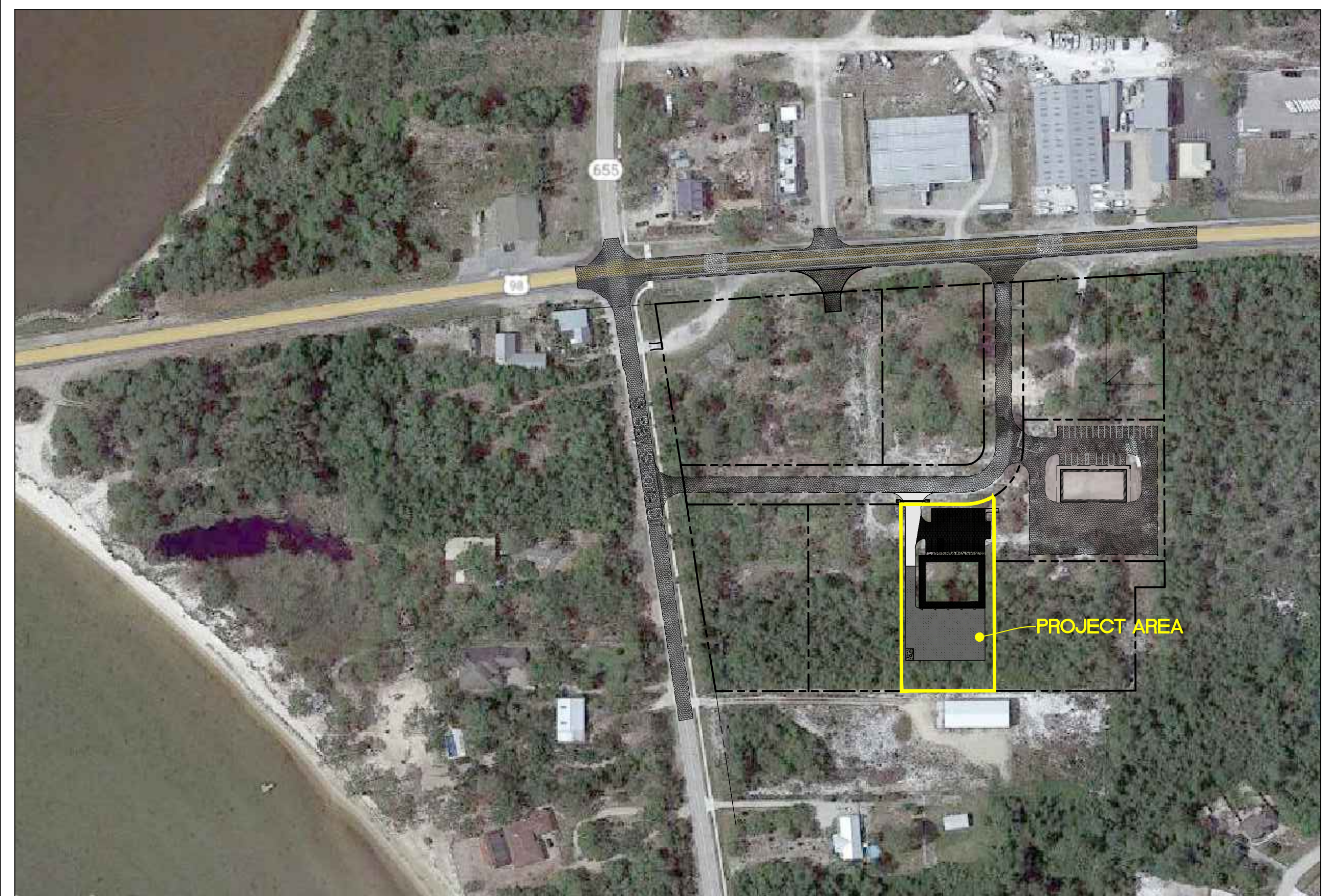
- THIS PROJECT IS PART OF A COMMERCIAL SUBDIVISION DESIGNED BY:
GENESIS GROUP
2507 CALLAWAY ROAD, SUITE 100
TALLAHASSEE, FLORIDA 32303
- THE PROJECT DISTURBS LESS THAN 1.0 ACRE.
- THE SUBDIVISION STORM WATER MANAGEMENT FACILITY WAS DESIGNED FOR A FUTURE LOT BUILD OUT OF 80% IMPERVIOUS AREA FOR EACH LOT
- PROPOSED IMPERVIOUS FOR LOT NO 4:
ASPHALT: 8,668 S.F.
BUILDING: 8,000 S.F.
SIDEWALK: 540 S.F.
LIMEROCK: 10,355 S.F.
TOTAL IMPERVIOUS=27,563 S.F.
LOT AREA=40,685 S.F.
PERCENT IMPERVIOUS=67.7%
- OWNER: BILLY SHULTZ
TELFAIR BROKERS
2356 SCHOONER LANDING
ST. GEORGE ISLAND, FLORIDA 32328

INDEX SHEET

SCALE: NONE



LOCATION MAP



VICINITY MAP

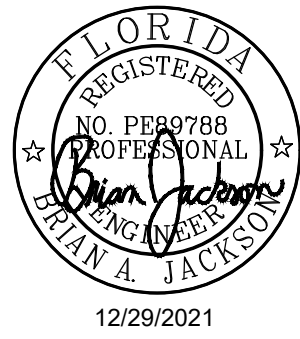


CIVIL ENGINEERS

P.O. 7290
TIFTON, GEORGIA 31793
(229) 382-1700
www.harrelljacksoninc.com

OWNER

TELFAIR BROKERS
BILLY SHULTZ
2356 SCHOONER LANDING
ST. GEORGE ISLAND, FLORIDA 32328
(678) 305-9420



REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	

PROJECT:
**COMMERCIAL BUILDING FOR
TELFAIR BROKERS**

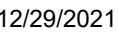
CITY OF EASTPOINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2021

JN: 21101

SHEET NUMBER

C1.0

1 OF 8



PROJECT:

CITY OF EASTPOINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2021

DATE: DECEMBER 23, 2021

2 OF 8

PRIOR TO INITIATING WORK, CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT THE CONDITIONS IN AND AROUND THE BAYSHORE VILLAGES SITE WITH COLOR DIGITAL PHOTOGRAPHS. PHOTOS SHALL BE PROVIDED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. PRIOR TO THE PHOTOGRAPHIC MEETING, CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN, WITH SAID PHOTOS TO SUPPORT CONDITIONS AT THE SITE.

2. ALL WORK PERFORMED SHALL BE GOVERNED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL OBTAIN ALL NECESSARY APPROVALS PRIOR TO CONSTRUCTION.

4. IN ORDER TO LIMIT DISTURBANCE TO THE SURROUNDING NEIGHBORHOODS, CONTRACTOR SHALL BE LIMITED TO CONSTRUCTION BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND FROM 7:00 A.M. TO 7:00 P.M. ON SATURDAY. CONSTRUCTION OUTSIDE OF THESE HOURS MUST HAVE PRIOR WRITTEN CONSENT FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.

5. CONTRACTOR SHALL OBTAIN PERMITS FROM ALL AGENCIES AND DISSEMINATE AND NOTIFY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE OF ANY CONFLICTS BEFORE PERFORMING WORK IN THE AFFECTED AREA.

6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. SEE FDOT SPECIFICATION 455-1.1 FOR ADDITIONAL INFORMATION REGARDING PROTECTION OF EXISTING STRUCTURES.

7. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT", CHAPTER 553.60 – 553.64, FLORIDA STATUTES, CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

8. PRIOR TO INSTALLATION, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST MATERIALS AND MANUFACTURED ITEMS TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.

9. IT IS THE RESPONSIBILITY OF CONTRACTOR TO ESTABLISH THE FOLLOWING IN THE FIELD: RIGHT OF WAY LINES, BENCHMARKS, CENTER LINES AND STATIONINGS AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT.

10. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

11. CONTRACTOR SHALL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL PROJECT IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 F.S. AND THE 2017 FLORIDA BUILDING CODE – ACCESSIBILITY (FBC-A) IS MANDATORY. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR SHALL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FLORIDA STATUTES AND FBC – A. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER DETAILS ON PLANS:

- a. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 4 FT. WIDE. SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES. §208.3.1 FBC-A AND F.S. 553.5041.
- b. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM H/Y PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FBC-A AND F.S. 553.5041.
- c. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE OUTLINED WITH BLUE PAINT. §502.2 FBC-A
- d. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502.2 & 502.3, FBC-A
- e. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1/48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1 FBC-A AND §502.4 FBC-A
- f. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL EXCEED A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6.1 AND F.S. 553.5041
- g. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 SLOPE; THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20 SLOPE. CURB RAMP SIDE SLOPES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS SHALL NOT ENCLOSED PARKING SPACES OR ACCESS AISLES. RE: §406, FBC-A
- h. RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9.1 FBC-A OR §405.9.2 FBC-A. RAMPS SHALL HAVE 60" MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7 FBC-A
- i. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 18" HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. RE: §1010.8 FBC-B
- j. ACCESSIBLE ROUTE TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED). WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206 FBC-A
- k. ACCESSIBLE ROUTE TO "PUBLIC WAY" SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS WITH HANDRAILS ARE PROVIDED). THE MAXIMUM CROSS SLOPE OF THE ACCESSIBLE ROUTE IS 1:48. RE: §206 FBC-A
- l. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206 FBC-A
- m. ACCESSIBLE PARKING SPACES AND THE ROUTES SERVING THEM SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 98" PER §502.5 FBC-A

* EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FBC-A12.

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERS TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. ANY PUBLIC LAND CORNER OR BENCH MARK WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE OF THE DANGER TO THE MONUMENT. IF THE MONUMENT OTHERWISE DESTROYED BY CONTRACTOR SHALL BE RESET BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT CONTRACTOR'S EXPENSE.
4. IF ANY GEODETIC MONUMENT WITHIN THE LIMITS OF CONSTRUCTION ARE DISTURBED, CONTRACTOR SHALL NOTIFY:

5. ALL BENCHMARKS NOTED ON THE PLANS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT. DESTROYED BENCHMARKS SHALL BE REDEFINED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

6. CONTRACTOR SHALL PROVIDE SIX (6) COPIES OF SIGNED AND SEALED AS-BUILT SURVEYS TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR FINAL CERTIFICATION OF THE PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED AND CERTIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN FLORIDA AND ISSUED BY THE FLORIDA SURVEYING BOARD.

7. IN ADDITION TO THE SIGNED AND SEALED SURVEY, CONTRACTOR SHALL PROVIDE TWO (2) COPIES OF THE SURVEY IN CAD AND PDF FORMATS ON ELECTRONIC MEDIA.

1. ALL WELLS LOCATED ON THIS SITE MUST BE PROTECTED. CONTACT THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR GUIDANCE ON ALL CONFLICTS WITH A WELL PRIOR TO DEMOLITION / CONSTRUCTION OPERATIONS.
2. ANY DRIVEWAY AND/OR STREET CONNECTIONS, WHICH WILL NOT BE USED, MUST BE REMOVED AND THE RIGHT-OF-WAY RESTORED TO THE PRE-CONNECTION CONDITION (TYPICAL).

1. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE PROJECT NECESSARY FOR CONSTRUCTION.
2. EXCESS SOIL THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF OF SUITABLE MATERIAL. EXCESS MATERIAL IS TO BE EITHER STOCKPOUNDED ON SITE OR DISPOSED OF AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
3. MATERIALS THAT ARE NOT SUITABLE FOR CONSTRUCTION SHALL BE PROTECTED FROM WEATHER AND PLACED IN DUMPSTERS.
4. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE PROJECT.
5. BURNING OF MATERIALS AND/OR DEBRIS AS A MEANS OF DISPOSAL IS PROHIBITED WITHIN THE PROJECT LIMITS.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A LOCATION FOR STAGING AND STORAGE OF MATERIALS. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER PRIOR TO STAGING OR STAGING. A COPY OF THE WRITTEN PERMISSION SHALL BE PROVIDED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO STAGING OR STAGING. EXCESS MATERIALS MAY NOT BE STORED ON-SITE.
7. NON-SELECT SOILS, WHEN ENCOUNTERED, SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACK-FILLED WITH SELECT MATERIALS IN ACCORDANCE WITH FDOT INDICES 500 AND 505.
8. ALL ROCKS OR STONES LARGER THAN 6 IN. IN DIAMETER SHALL BE REMOVED FROM THE BACKFILL MATERIAL. BACKFILL MATERIAL PLACED WITHIN 1 FT OF PIPING AND APPURTEANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2 IN. IN DIAMETER IN ACCORDANCE WITH FDOT INDICES 500 AND 505.
9. DAMAGE TO EXISTING TOPOGRAPHIC FEATURES NOT SPECIFICALLY RELATED TO THE SCOPE OF WORK SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

- ### ENVIRONMENTAL CONTAMINATION AND MONITORING:

- PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUD, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE SOILS REPORT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
5. CONTRACTOR SHALL PROVIDE "X" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER CONCRETE ITEMS SUCH AS CURBS, SIDEWALKS, ETC.).
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED OR INSPECTED, AND APPROVED PRIOR TO SURFACE CONSTRUCTION.
7. EXISTING SIGNAGE TO REMAIN THAT WILL BE AFFECTED BY CONSTRUCTION SHALL BE RELOCATED DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH AN INDEPENDENT TESTING COMPANY TO VERIFY COMPACTION. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL HAVE ALL TEST RESULTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND DATED ON OR AFTER THE 7TH CALENDAR DAY AFTER THE STATUS OF THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
9. ALL FINAL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY OF A ROAD SHALL BE THERMOPLASTIC (ALL OTHERS SHALL BE PAINTED) AND SHALL BE PLACED 14 DAYS AFTER PLACEMENT OF FINAL ASPHALT SURFACE.

3. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS, INDEX 600 SERIES.
2. MAINTENANCE OF TRAFFIC OPERATIONS ON INTERSECTING THOROUGHFARES AND ADJACENT STREETS SHALL BE COORDINATED WITH FRANKLIN COUNTY PUBLIC WORKS (BETSY THORPE).
3. IT IS THE RESPONSIBILITY OF CONTRACTOR TO MAINTAIN CLEAR ZONE REQUIREMENTS FOR EQUIPMENT AND MATERIALS STORAGE AND WORK ZONE PROTECTION AS SPECIFIED IN FDOT STANDARD INDEX 600.
4. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE WHEN HISTORICAL DRAINAGE PATTERNS ARE IMPEDED IN AN ACTIVE WORK ZONE.
5. ACCESS TO EXISTING DRIVEWAYS SHALL BE PROVIDED AT ALL TIMES; CONTRACTOR SHALL SUBMIT AN ACCESS MAINTENANCE PLAN FOR REVIEW AND APPROVAL FOR CONSTRUCTION BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INITIATING WORK.
6. THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS OR TRAFFIC SAFETY ISSUES.
7. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL OFFICER DURING ALL INTERMITTENT LANE CLOSURE OPERATIONS, NIGHT TIME OPERATIONS, AERIAL SIGN MODIFICATIONS, AND DURING IMPLEMENTATION OF CHANGE IN THE TRAFFIC PATTERN (REROUTING OR SHIFTING TRAFFIC).
8. ROADWAYS OPEN TO TRAFFIC WHILE CONSTRUCTION IS UNDERWAY SHALL BE KEPT FREE OF OBSTRUCTIONS.
9. CONTRACTOR HAS THE OPTION TO SUBMIT AN ALTERNATE TRAFFIC CONTROL PLAN. THE PLAN MUST BE SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER LICENSED UNDER CHAPTER 471, FLORIDA STATUTES. PRIOR TO IMPLEMENTATION OF THE ALTERNATE PLAN, PLAN MUST BE SUBMITTED TO AND APPROVED BY BOTH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE AND FRANKLIN COUNTY PUBLIC WORKS.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND MAINTENANCE OF CONSTRUCTION AND REPAIR. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO INITIATING WORK WITHIN THE RIGHT OF WAY.
11. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL OTHER CONSTRUCTION ADJACENT TO THE PROJECT. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE A QUALIFIED MAINTENANCE OF TRAFFIC SUPERVISOR TO BE ON SITE WHEN WORK IS TAKING PLACE AND SHALL BE ON CALL FOR EMERGENCIES WHEN THE CONTRACTOR IS NOT AVAILABLE. THIS SUPERVISOR IS RESPONSIBLE FOR OVERSIGHT OF THE TRAFFIC CONTROL PLAN AND FOR ADVISING THE CONTRACTOR OF ANY REQUIRED REVISIONS. THE SUPERVISOR SHALL BE AVAILABLE VERBALLY THROUGH THE CONTRACTOR SHALL PROVIDE THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE A 24-HOUR ON-CALL TELEPHONE NUMBER FOR THE SUPERVISOR.
13. THE CONTRACTOR SHALL ADD MAINTENANCE OF TRAFFIC DEVICES AS NEEDED TO PROVIDE ACCESS TO THE INTERIOR OF THE SITE. DEVICES SHALL BE PLACED SUCH THAT THE SAFETY OF THE PUBLIC AND CONSTRUCTION PERSONNEL ARE PROTECTED AT ALL TIMES.
14. MAINTENANCE OF TRAFFIC OPERATIONS ON INTERSECTING THOROUGHFARES AND ADJACENT STREETS SHALL BE COORDINATED WITH FRANKLIN COUNTY PUBLIC WORKS (BETSY THORPE).
15. TEMPORARY LANE CLOSURES, ON THOSE ROADWAYS OPEN TO TRAFFIC, WILL NOT BE ALLOWED BETWEEN THE HOURS OF 6:30 AM AND 9:00 AM AND BETWEEN THE HOURS OF 4:00 PM AND 6:00 PM. LANE CLOSURES WILL NOT BE ALLOWED FRIDAY THROUGH SUNDAY DURING FISH AND FAMU HOME FOOTBALL GAMES EXCEPT IF THE CONTRACTOR SHALL REQUEST FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, A STREET, LAKE OR SIDEWALK CLOSURE 24 HOURS IN ADVANCE OF SUCH CLOSURE.
16. STREETS USED AS TEMPORARY DETOUR ROUTES AND HAUL ROUTES WILL BE MAINTAINED IN GOOD CONDITION AND BE KEPT FREE OF SILT AND DEBRIS BY THE CONTRACTOR AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
17. THE CONTRACTOR SHALL ADD MAINTENANCE OF TRAFFIC DEVICES AS NEEDED TO PROVIDE ACCESS TO THE INTERIOR OF THE SITE. DEVICES SHALL BE PLACED SUCH THAT THE SAFETY OF THE PUBLIC AND CONSTRUCTION PERSONNEL ARE PROTECTED AT ALL TIMES.

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE PLANS SHALL BE PROTECTED IN ACCORDANCE WITH FRANKLIN COUNTY TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT APPROVAL FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
2. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES PRIOR TO SITE CLEARING, AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. THE BARRICADE SHALL BE CONSTRUCTED TO PREVENT THE EXISTENCE OF GULLIES OR HOLES, THE REMOVAL OF EXISTING GROUNDSURF, THE DISTURBANCE OR CONTACT OF SOIL, OR THE SCATTERING OF ROOTS WITHIN THE CRITICAL PROTECTION ZONE (CPZ). THERE SHALL BE NO STORAGE OF MATERIALS OR EQUIPMENT OF ANY KIND WITHIN THIS ZONE.
3. REQUIRED TREE BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCRoACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION.
4. MINIMUM DIAMETER OF (10") PROTECT SHALL BE MAINTAINED FROM ALL PROTECTED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
5. THE CONTRACTOR IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN. DAMAGE TO PROTECTED TREES WILL NOT BE TOLERATED. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE TO TREES THAT ARE DESIGNATED TO BE SAVED DURING CONSTRUCTION.
6. PRUNING AND TRIMMING OF TREES NOTED TO REMAIN, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A CERTIFIED ARBORIST. ALL TRIMMING OF PROTECTED TREES SHALL BE DONE BY A QUALIFIED, LICENSED ARBORIST AND SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.
7. ALL INVASIVE EXOTIC TREE SPECIES OF ANY SIZE SHALL BE GRUBBED AND REMOVED FROM THE PROJECT SITE. OFF-SITE INCINERATION OR OTHER REMEDIATION STRATEGIES FOR REMOVED TREES AND SEEDS IS RECOMMENDED. CHIPPING OF THE REMOVED INVASIVE SPECIES IS FORBIDDEN DUE TO THE PROPAGATION POTENTIAL FROM THE CHIPPED PRODUCT.

1. NO TREES SHALL BE REMOVED, PRUNED, FERTILIZED OR ALTERED IN ANY WAY WITHOUT FIRST CONTACTING THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
2. ROOT PRUNING SHALL ONLY BE DONE UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
3. ROOT PRUNING SHALL CONSIST OF AIR-SPACE EXCAVATION OF EXISTING ROOTS AT LEAST TWO (2) FEET, BUT NO MORE THAN THREE (3) FEET FROM THE ENTIRE PERIMETER OF ANY PROPOSED AREAS OF EXCAVATION, INCLUDING ALL UTILITY EXCAVATION AREAS. THE AIR-SPACE TRENCH SHALL CONSIST OF EXCAVATION TO A MINIMUM DEPTH OF 18" AND CLEAN-CUT MIXTURE OF ALL ROOTS GREATER THAN 1/4" IN DIAMETER. AIR-SPACE TRENCHES SHALL BE BACK-FILLED WITH A FIBRE, ORGANIC SOIL, MIXTURE TO ENCOURAGE ROOT RE-GROWTH AND THOROUGHLY WATERED IN BY HAND. TRENCHES SHALL BE RE-MULCHED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO AIR-SPACE TRENCHING SO THAT A SITE INSPECTION OF THIS WORK CAN BE MADE.
4. NO MECHANICAL TRENCHING OF ANY KIND WILL TAKE PLACE WITHIN THE DRIP-LINE OF TREES PRIOR TO ROOT PRUNING. IT IS HIGHLY RECOMMENDED THAT ALL UTILITIES ARE COMBINED IN A SINGLE TRENCH OR A MINIMUM OF TRENCHES AND THAT RADIAL TRENCHING BE UTILIZED WHEREVER POSSIBLE. THE USE OF AVOIDANCE OF TRENCHING SHALL BE ALLOWED. THE CONTRACTOR SHALL COORDINATE ALL EROSION CONTROL ACTIVITIES WITH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
5. ALL WORK ASSOCIATED WITH THE PRESERVATION ACTIVITIES FOR THE DURATION OF THE PROJECT SHALL INCLUDE SAFETY STANDARDS AS OUTLINED IN ANSI Z233. SAFETY REQUIREMENTS FOR TREE CARE OPERATORS' SAFE WORKING CONDITIONS AND THE SAFETY OF THE PUBLIC ARE OF THE UTMOST IMPORTANCE. UNSAFE WORK PRACTICES SHALL NOT BE TOLERATED ON THIS PROJECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES TO REMAIN, ANY DAMAGE TO UTILITIES TO REMAIN SHALL BE PAID FOR BY CONTRACTOR AT CONTRACTOR'S EXPENSE.

1. THE EXISTING FACILITIES AND UTILITIES SHOWN ON THE PLANS WERE LOCATED FROM THE OWNER'S AND OTHER RECORDS. GUARANTEE IS NOT MADE THAT THE EXISTING FACILITIES AND UTILITIES SHOWN ON THE PLANS ARE THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE HIMSELF OF THE PRESENCE AND LOCATION OF ALL UTILITIES, STRUCTURES, OR OTHER FACILITIES IN THE WORK AREA PRIOR TO PERFORMING THE WORK. THE OWNER AND THE ENGINEER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S FAILURE TO VERIFY THE PRESENCE AND LOCATION OF UTILITIES, STRUCTURES, OR OTHER FACILITIES. THE CONTRACTOR SHALL ALSO INDICATE THE REQUIREMENTS OF THE CONTRACTOR AS REGARDS EXISTING FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEVIATION BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, AND INDICATE THE LOCATION OF THE EXISTING UTILITIES, STRUCTURES, AND FACILITIES ON THE EXISTING PLANS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS THROUGH 811 A MINIMUM OF TWO (2) FULL BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.
3. CONTRACTOR SHALL DESIGNATE AN ON-SITE UTILITY COORDINATOR WHO WILL BE RESPONSIBLE FOR COORDINATING ALL UTILITY ISSUES WITH THE APPLICABLE AGENCIES.
4. CONTRACTOR SHALL AVOID WATER AND SEWER SERVICE INTERRUPTIONS AND MAINTAIN EXISTING DEMAND AT ALL TIMES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING AN ON-SITE PRE-CONSTRUCTION UTILITY MEETING WITH ALL APPLICABLE UTILITY PROVIDERS. THE MEETING SHALL BE CONDUCTED BY CONTRACTOR'S DESIGNATED UTILITY COORDINATOR. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE MEETING AND THE MEETING AGENDA. THE MEETING AGENDA WILL BE COMPLETED BY THE ATTENDEES WITHIN TWO (2) WEEKS AFTER THE MEETING. THE MEETING AGENDA WILL BE REVIEWED AND APPROVED BY THE CONTRACTOR AND THE ENGINEER.
6. LOCATIONS, ELEVATIONS, DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY THE LOCATION AND RELOCATION OF ALL APPLICABLE UTILITIES WITH THE CORRESPONDING UTILITY AUTHORITIES BEFORE CONSTRUCTION EFFORTS BEGIN.
8. REFER TO THE DEMOLITION PLANS FOR EXISTING ABOVE GROUND AND UNDERGROUND UTILITY RELOCATIONS / DEMOLITION. OTHER UNKNOWN UTILITIES MAY BE NEARBY AND NEED TO BE ADJUSTED OR REMOVED.
9. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE IF THEY ENCOUNTER ANY UNIDENTIFIED UTILITY OR STRUCTURE DURING CONSTRUCTION THAT IMPACTS THE PROJECT IMPLEMENTATION.

1. UNLESS OTHERWISE NOTED, ALL MATERIALS SALVAGED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE OWNER. IF THE SALVAGED MATERIALS HAVE NO VALUE TO THE OWNER, THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS IN A MANNER SATISFACTORY TO THE OWNER. SALVAGED MATERIALS SCHEDULED TO BE REUSED IN THE PROJECT, SUCH AS MANHOLE FRAMES AND COVERS, SHALL BE CLEANED AND PROTECTED UNTIL READY FOR RE-INSTALLATION.
2. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER ARE TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.

LEGEND

LEGEND

SCALE: NONE

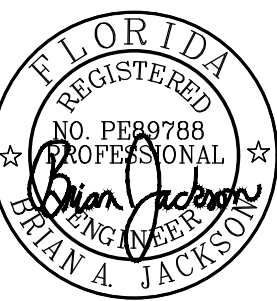


CIVIL ENGINEERS

P.O. 7290
TIFTON, GEORGIA 31793
(229) 382-1700
www.harrelljacksoninc.com

OWNER

TELFAR BROKERS
BILLY SHULTZ
2356 SCHOONER LANDING
ST. GEORGE ISLAND, FLORIDA 32328
(878) 305-9420



12/29/2021

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	

PROJECT:
**COMMERCIAL BUILDING FOR
TELFAR BROKERS**

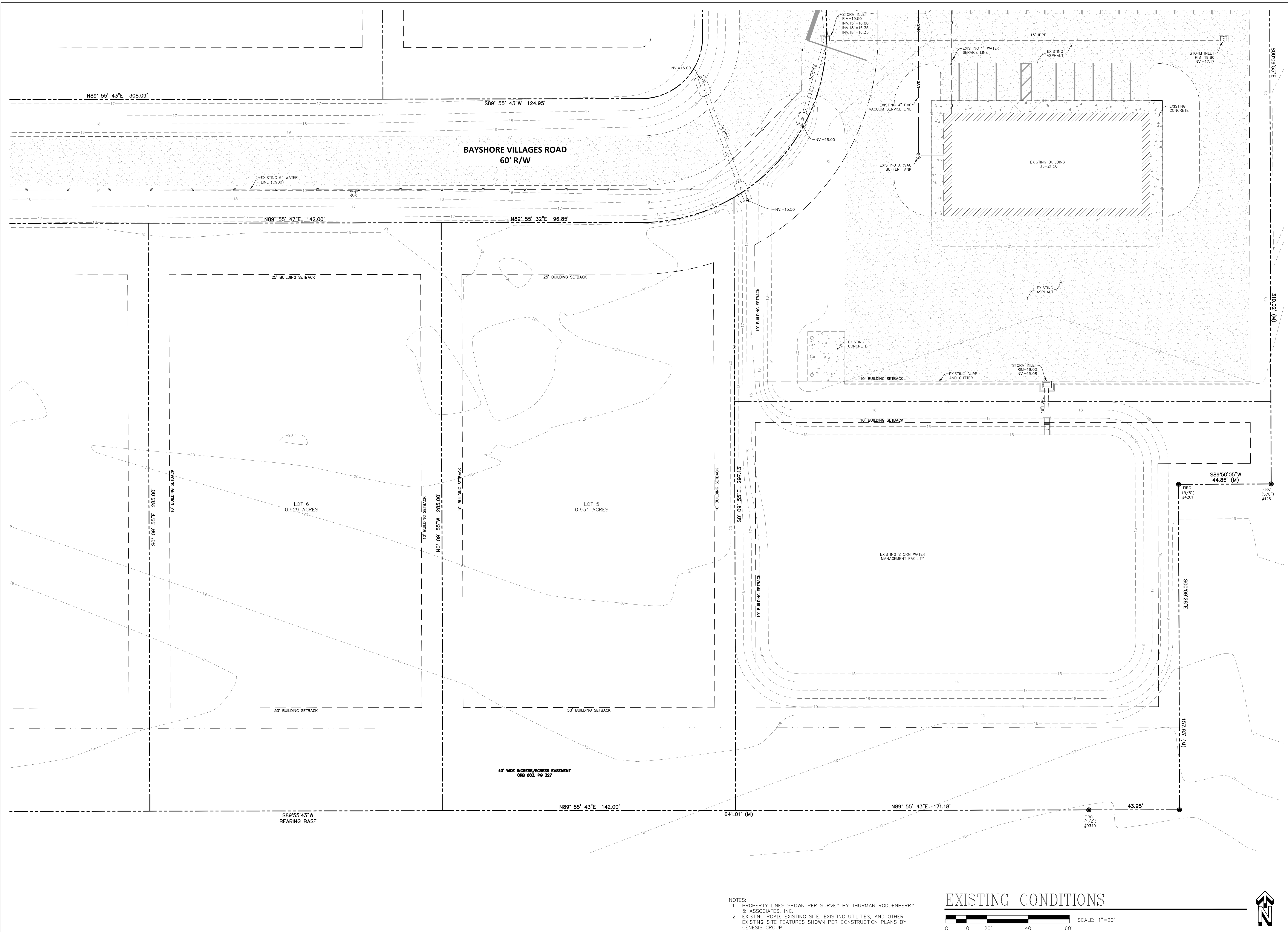
CITY OF EASTPOINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2021

JN: 21101

SHEET NUMBER

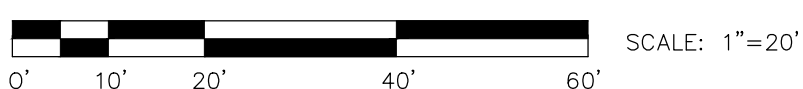
C3.0

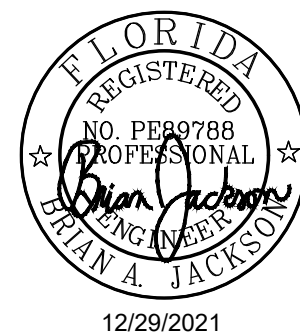
3 OF 8



- NOTES:
1. PROPERTY LINES SHOWN PER SURVEY BY THURMAN RODDENBERRY & ASSOCIATES, INC.
 2. EXISTING ROAD, EXISTING SITE, EXISTING UTILITIES, AND OTHER EXISTING SITE FEATURES SHOWN PER CONSTRUCTION PLANS BY GENESIS GROUP.

EXISTING CONDITIONS





REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT:

COMMERCIAL BUILDING FOR TELFAR BROKERS

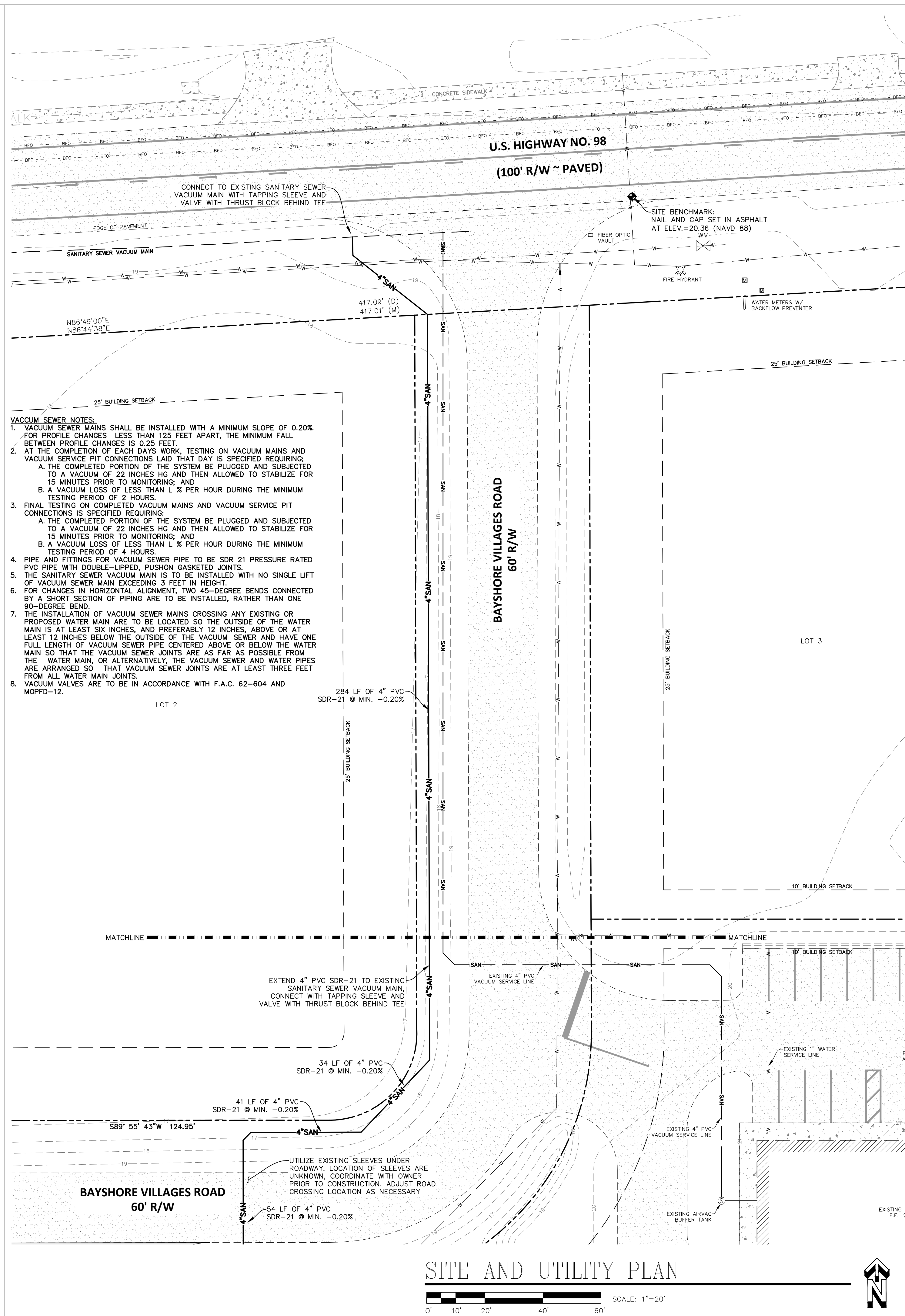
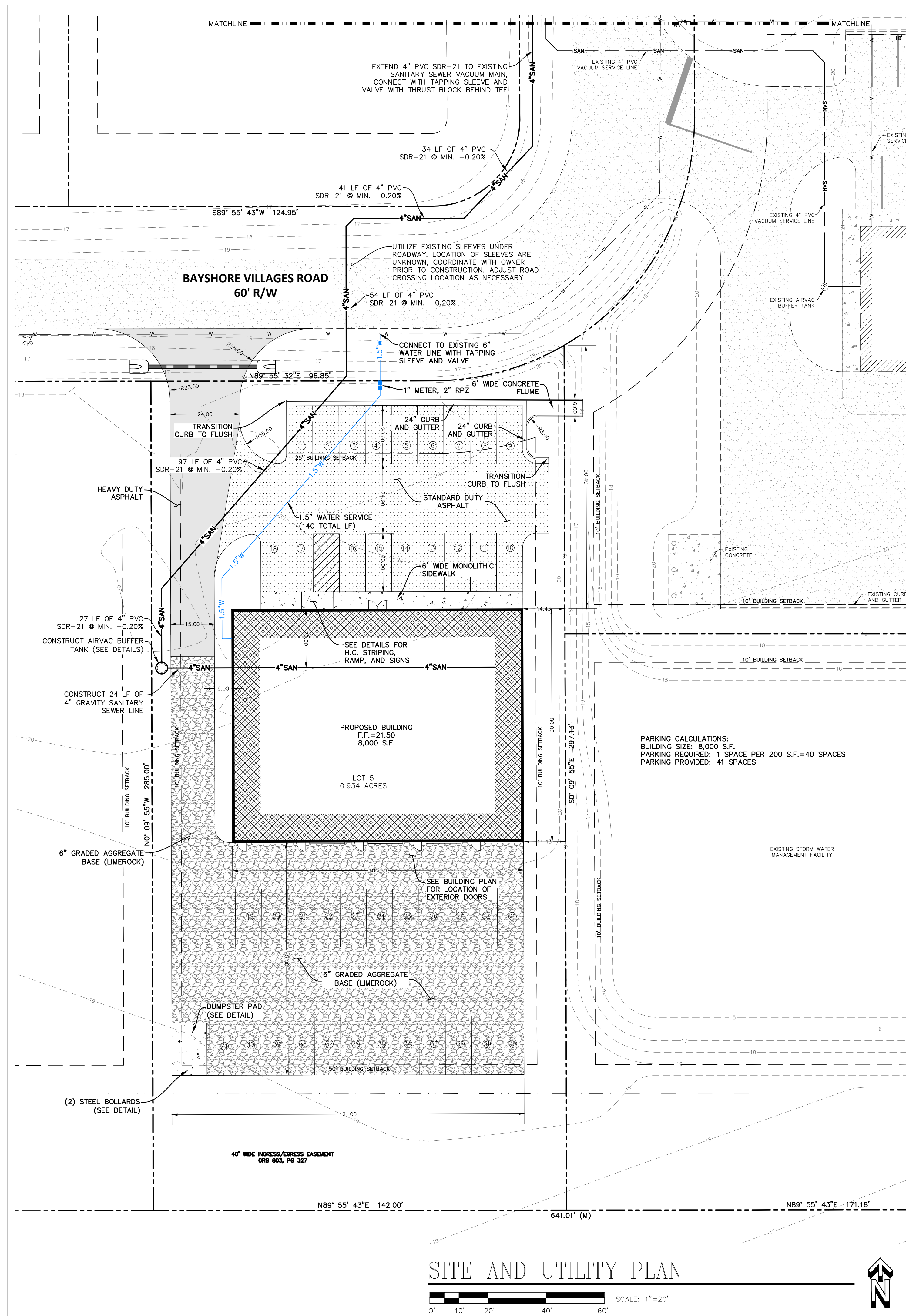
CITY OF EASTPOINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2021

JN: 21101

SHEET NUMBER

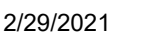
C4.0

4 OF 8



**P.O. 7290
TIFTON, GEORGIA 31793
(229) 382-1700
www.harrelljacksoninc.com**

**TELFAIR BROKERS
BILLY SHULTZ
2356 SCHOONER LANDING
ST. GEORGE ISLAND, FLORIDA 32328
(678) 305-9420**



PROJECT: **COMMERCIAL BUILDING FOR
TELFAR BROTHERS**

PROJECT:

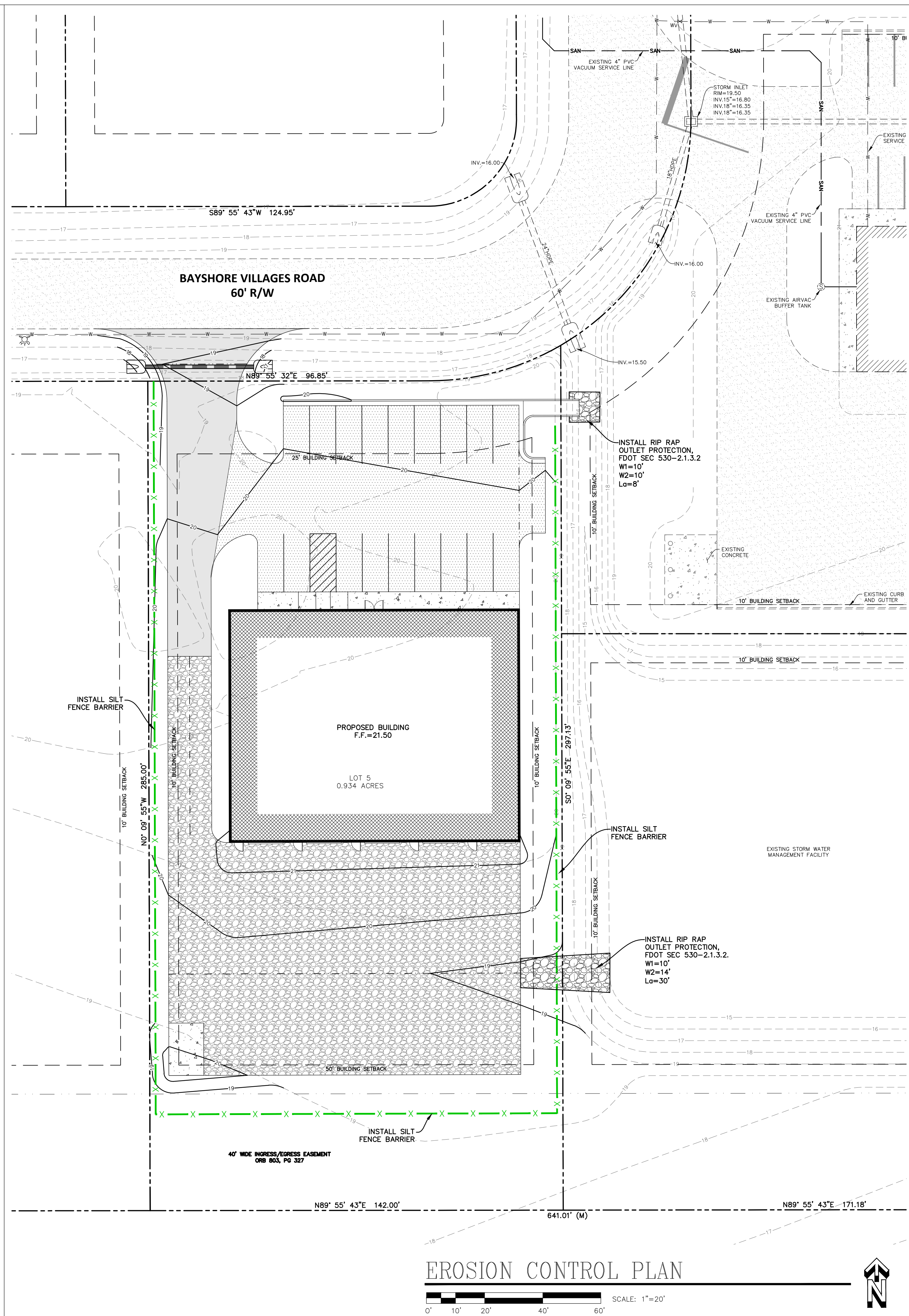
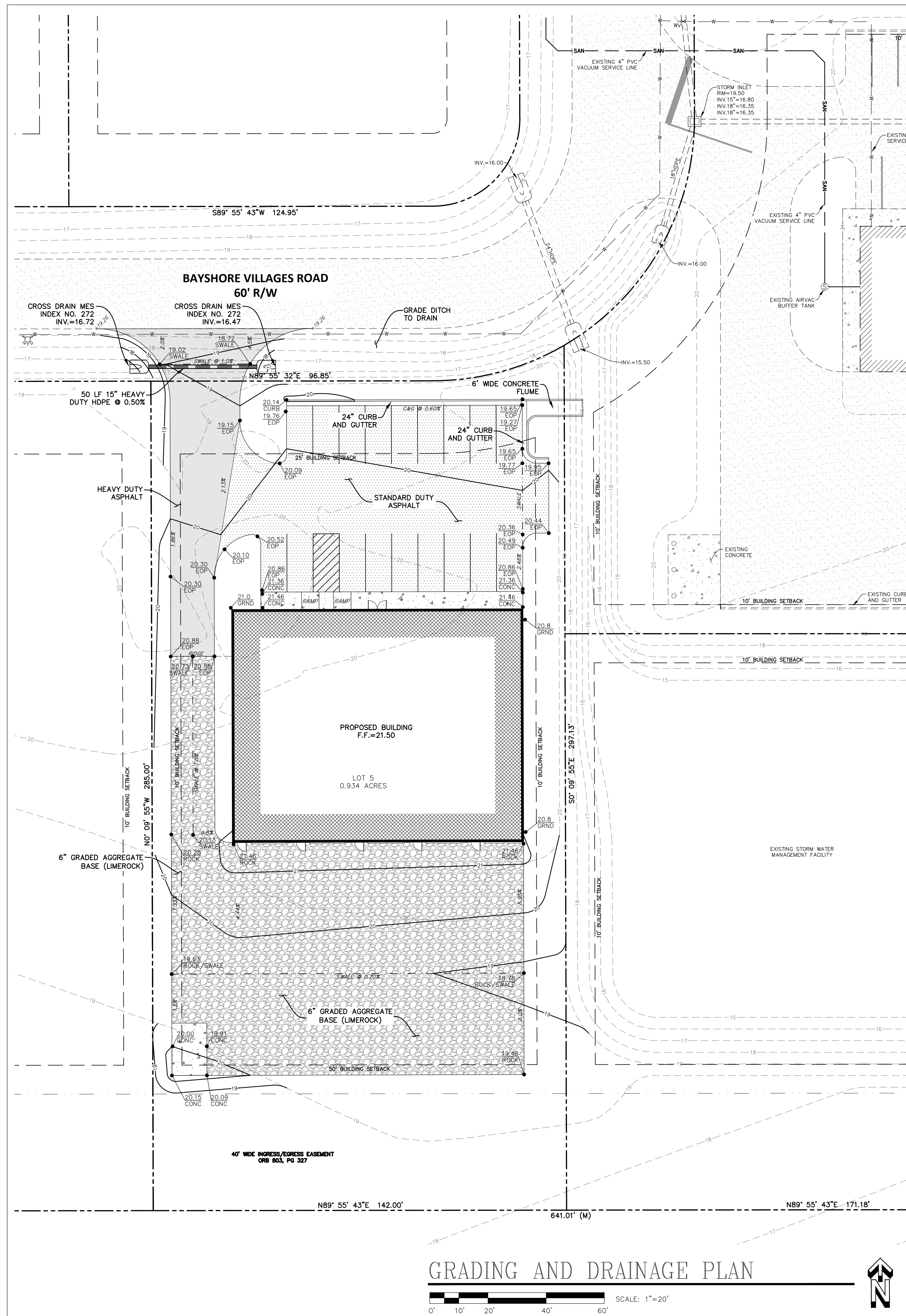
CITY OF EAST POINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2021

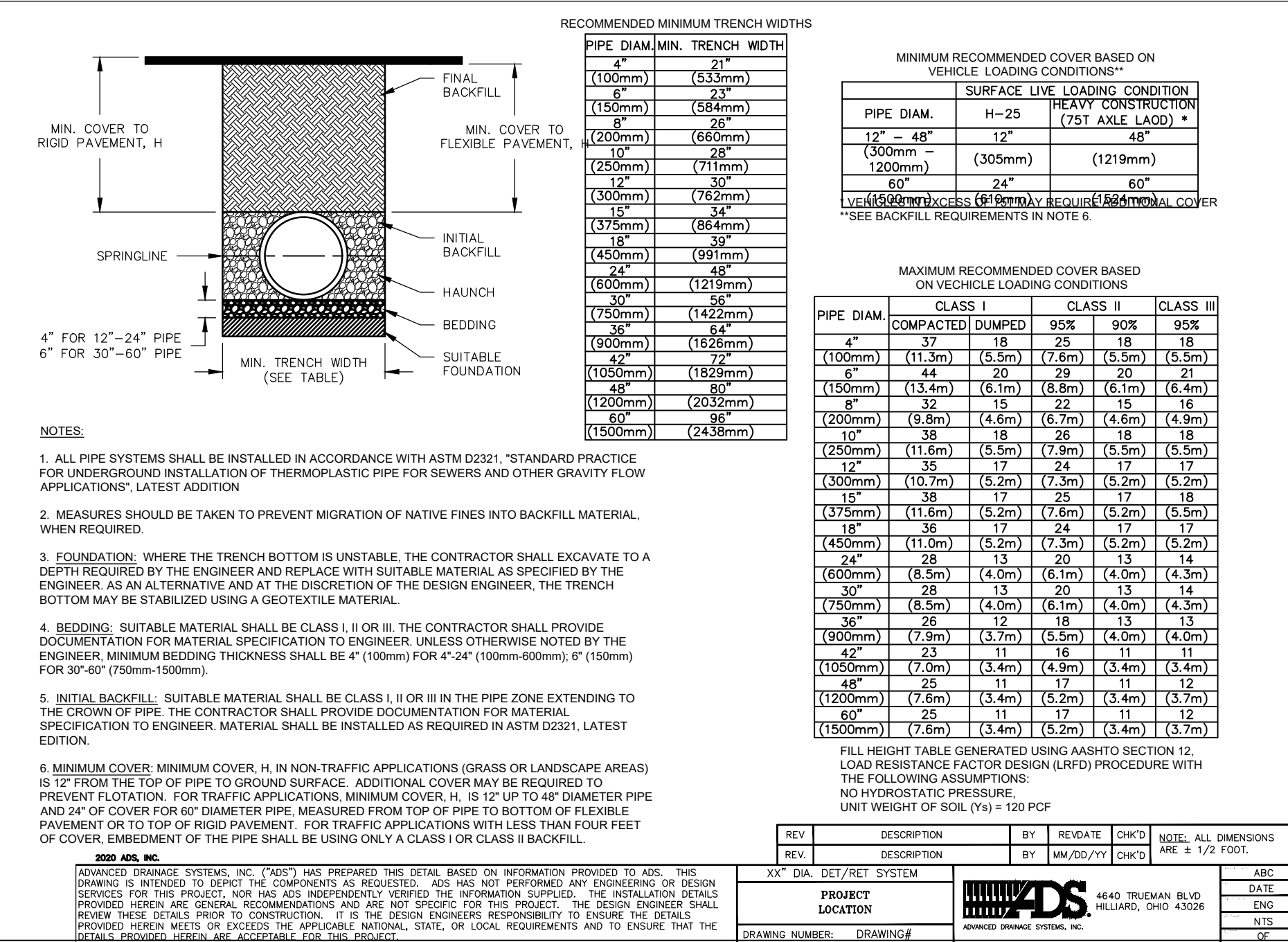
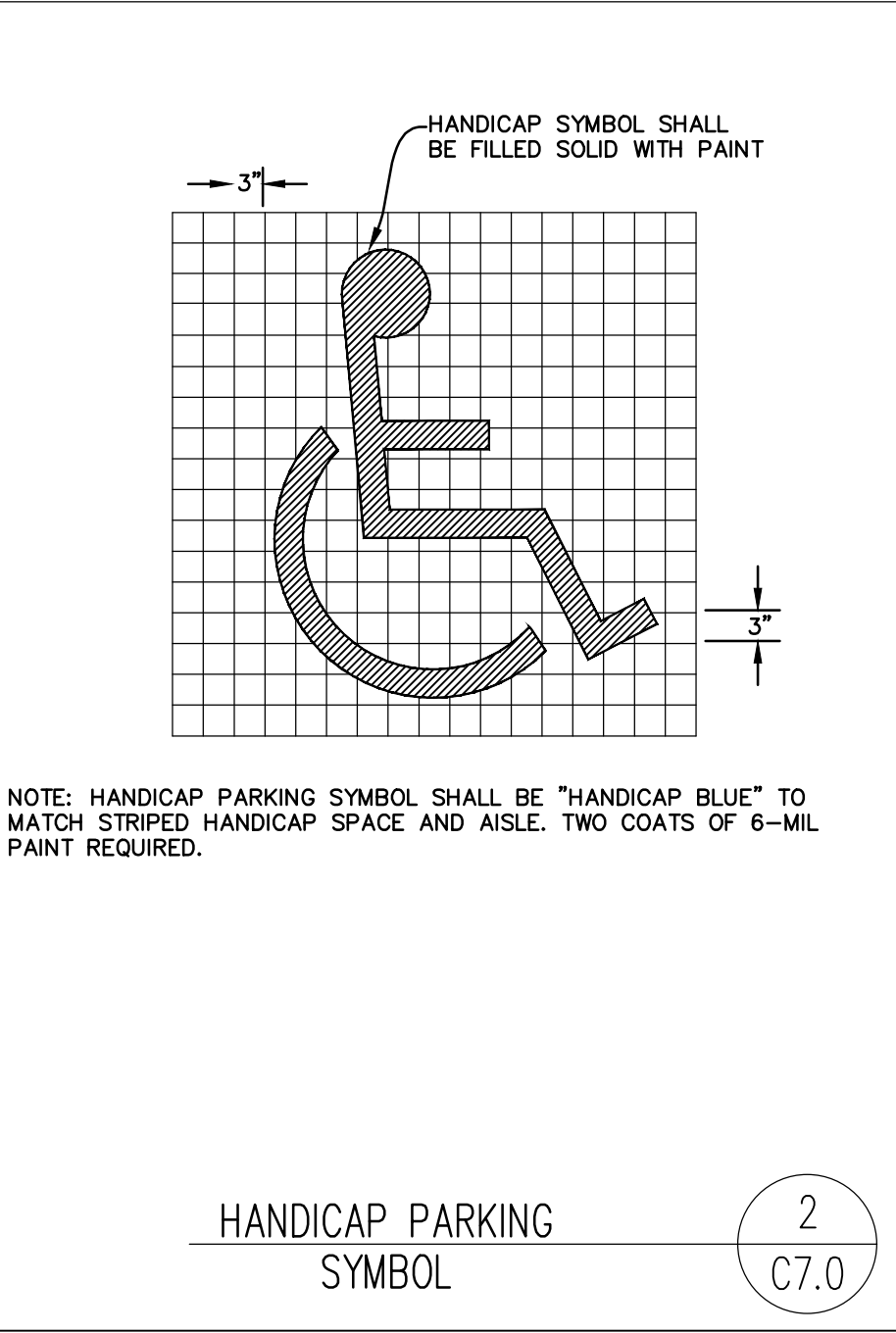
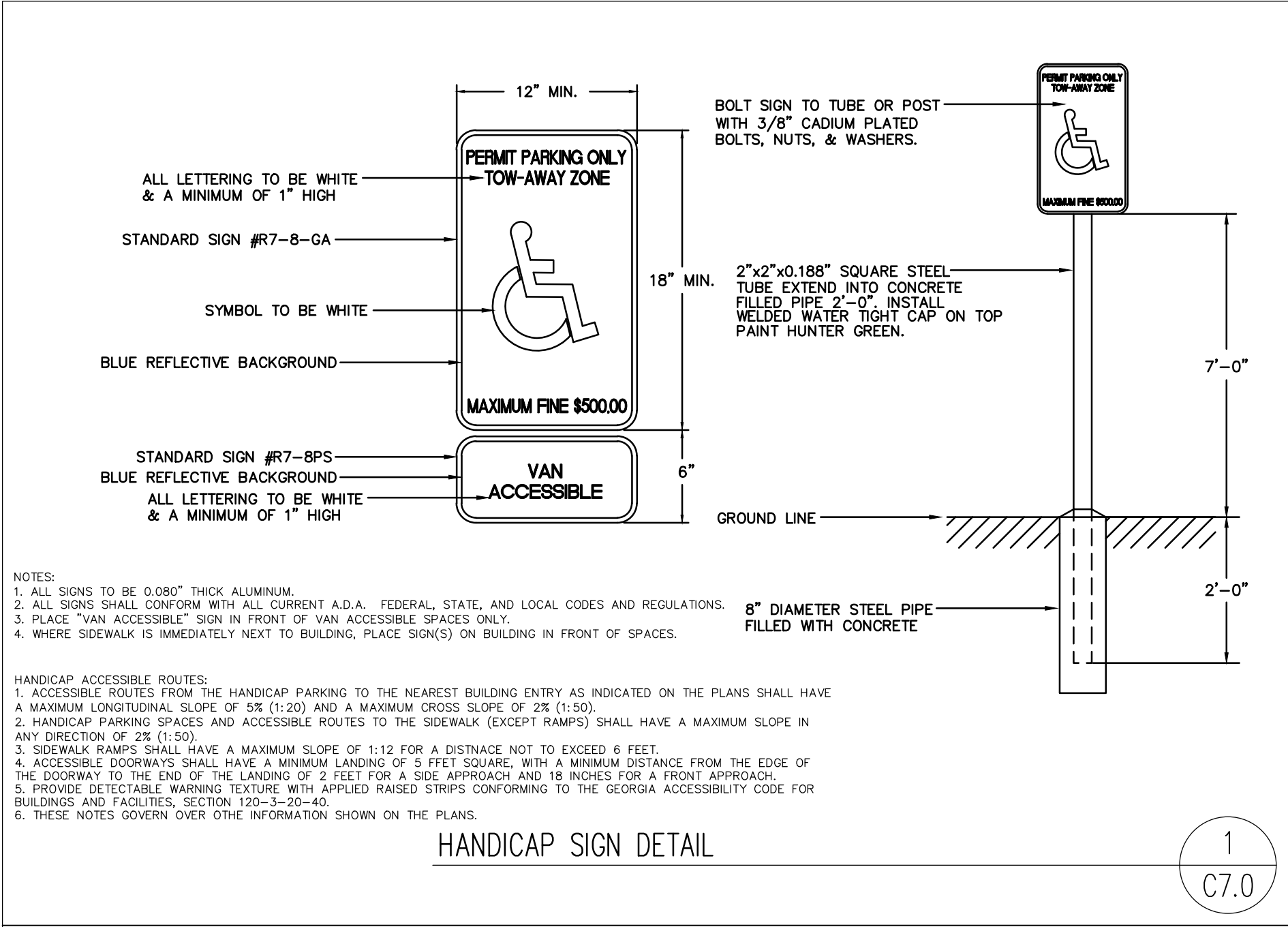
JN: 21101

SHEET NUMBER

C5.0

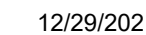
5 OF 8





**P.O. 7290
TIFTON, GEORGIA 31793
(229) 382-1700
www.harrelljacksoninc.com**

**TELFAIR BROKERS
BILLY SHULTZ
2356 SCHOONER LANDING
ST. GEORGE ISLAND, FLORIDA 32328
(678) 305-9420**

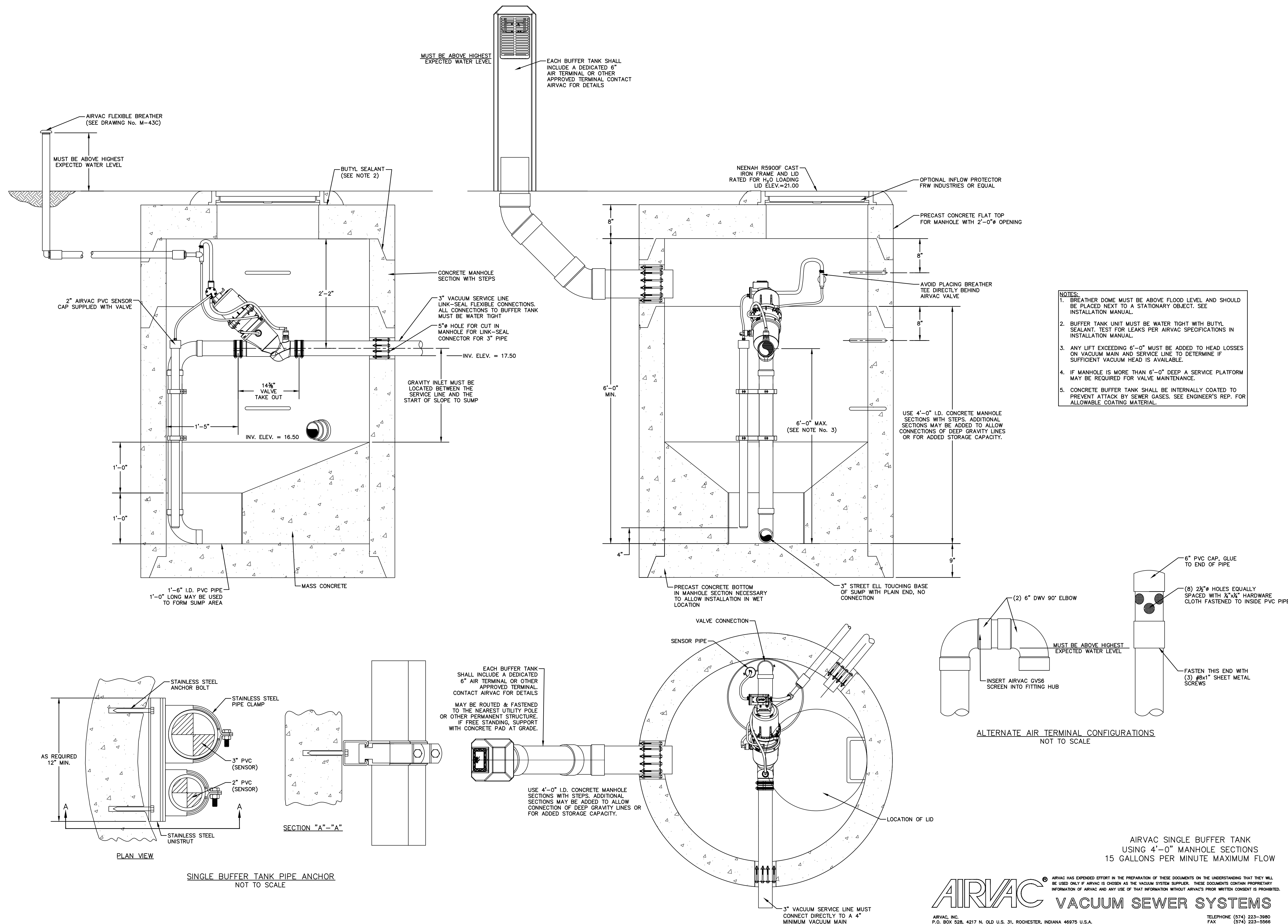
PROJECT:

COMMERCIAL BUILDING FOR TELFAR BROKERS

CITY OF EASTPOINT
FRANKLIN COUNTY, GEORGIA
DATE: DECEMBER 23, 2024

C8.0

8 OF 8



AIRVAC[®] HAS EXPENDED EFFORT IN THE PREPARATION OF THESE DOCUMENTS ON THE UNDERSTANDING THAT THEY WILL BE USED ONLY IF AIRVAC IS CHOSEN AS THE VACUUM SYSTEM SUPPLIER. THESE DOCUMENTS CONTAIN PROPRIETARY INFORMATION OF AIRVAC AND ANY USE OF THAT INFORMATION WITHOUT AIRVAC'S PRIOR WRITTEN CONSENT IS PROHIBITED.

VACUUM SEWER SYSTEMS

AIRVAC, INC.
P.O. BOX 828, 4217 N. OLD U.S. 31, ROCHESTER, INDIANA 46975 U.S.A.

TELEPHONE (574) 223-3980
FAX (574) 223-5566

CONSTRUCTION DETAILS

SCALE: NONI

Parcel Summary

Parcel ID 25-07S-05W-0000-0200-0000
Location Address 1788 HIGHWAY 98 W
 32322
Brief Tax Description* A PARCEL IN OR 8/399 LESS PARCELS SOLD OR 158/41 OR 295/39 ALSO A PARCEL CONTAINING 0.07 AC M/L OR 454/42 1231/42
**The Description above is not to be used on legal documents.*
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng 25-7S-5W
Tax District County (District 1)
Millage Rate 11.2322
Acreage 0.872
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Conrad Victoria Dayton Woodruff
 17435 Stoneykirk Close
 Atlanta, GA 30350

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000003	BAYVIEW	38,000.00	SF	190	200

Residential Buildings

Building 1
Type SINGLE FAM
Total Area 1,722
Heated Area 1,090
Exterior Walls AVERAGE
Roof Cover MODULAR MT
Interior Walls WALL BD/WD
Frame Type N/A
Floor Cover PINE WOOD
Heat NONE
Air Conditioning WINDOW
Bathrooms 1
Bedrooms 0
Stories 1
Effective Year Built 1928

Building 2
Type WAREH STOR
Total Area 544
Heated Area 544
Exterior Walls CONC BLOCK
Roof Cover COMP SHNGL
Interior Walls MINIMUM
Frame Type NONE
Floor Cover CONC FINSH
Heat NONE
Air Conditioning NONE
Bathrooms 0
Bedrooms 0
Stories 0
Effective Year Built 1965

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0360	PUMPHOUSE	1	6 x 4 x 0	24	SF	1970
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	1	UT	1982
0320	CONCRETE	1	0 x 0 x 0	288	UT	1982
0570	CON WALK	1	0 x 0 x 0	20	UT	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/25/2018	\$100	PR	1231	42	Unqualified (U)	Improved	WOODRUFF	CONRAD VICTORIA DAYTON WOODRUFF



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	25-07S-05W-0000-0200-0000	Alternate ID	05W07S25000002000000	Owner Address	CONRAD VICTORIA DAYTON WOODRUF 17435 STONEYKIRK CLOSE ATLANTA, GA 30350
Sec/Twp/Rng	25-7S-5W	Class	SINGLE FAM		
Property Address	1788 HIGHWAY 98 W	Acreage	0.872		
District	1				
Brief Tax Description	A PARCEL IN OR 8/399 LESS (Note: Not to be used on legal documents)				

Date created: 1/28/2022
Last Data Uploaded: 1/28/2022 8:13:13 AM

Developed by 

EXHIBIT "A"

1. Franklin County, Florida

Parcel 1

* Lots 1, 2 & the East half of Lot 3, Block "B", McKissack Beach Subdivision *

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 974.50 feet to a concrete monument marking the Point of Beginning. From said Point of Beginning thence run South 67 degrees 47 minutes West 175.00 feet to an iron pipe; thence run North 22 degrees 49 minutes 45 seconds West 200.66 feet to an iron pipe on the Southeasterly right-of-way of U. S. Highway 98 and a point on a curve concave to the Southeasterly; thence run Northeasterly along said Southeasterly right-of-way and said curve having a radius of 1892.30 feet thru a central angle of 02 degrees 17 minutes 43 seconds for an arc distance of 75.81 feet (chord being South 62 degrees 25 minutes 08 seconds West 75.80 feet) to an iron pipe; thence run North 24 degrees 40 minutes 40 seconds West along said Southeasterly right-of-way 17.00 feet to an iron pipe and a point of curve concave to the Southeasterly; thence run Northeasterly along said Southeasterly right-of-way and said curve having a radius of 1909.30 feet thru a central angle of 03 degrees 00 minutes 11 seconds for an arc distance of 100.07 feet (chord being South 65 degrees 17 minutes 14 seconds West 100.06 feet) to a concrete monument; thence run South 22 degrees 40 minutes 40 seconds East 229.10 feet to the Point of Beginning.

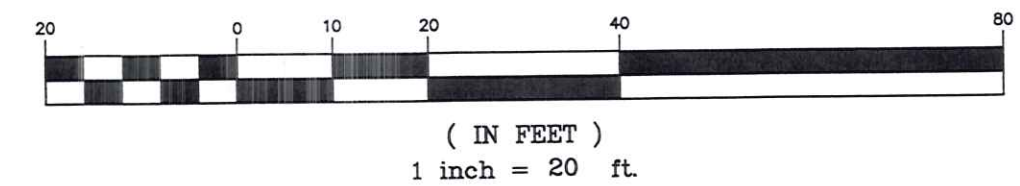
Parcel 2:

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision, a subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 944.52 feet to an iron pipe for the Point of Beginning. From said Point of Beginning continue South 78 degrees 49 minutes West 29.98 feet to a concrete monument; thence run North 22 degrees 40 minutes 40 seconds West 99.44 feet; thence run North 75 degrees 15 minutes 15 seconds East along the Southerly right-of-way boundary of a street 28.20 feet; thence run South 23 degrees 29 minutes 45 seconds East 101.53 feet to the Point of Beginning. Situate, lying and being in Section 25, Township 7 South, Range 5 West, Franklin County, Florida.
Less and Except:

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision, a subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 943.93 feet to the Easterly right-of-way boundary of Franklin Street for the Point of Beginning. From said Point of Beginning thence run South 22 degrees 13 minutes East 412.00 feet to the approximate mean highwater line of St. George Sound; thence run South 79 degrees 17 minutes 54 seconds West along said mean highwater line 3.00 feet; thence run North 22 degrees 13 minutes West 512.98 feet; thence run North 76 degrees 08 minutes 49 seconds East 3.00 feet; thence run South 22 degrees 13 minutes East 101.15 feet to the Point of Beginning.

OF BOUNDARY SURVEY FOR:
ORIA CONRAD

GRAPHIC SCALE



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Easterly boundary of subject parcel being South 22 degrees 40 minutes 40 seconds East as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. See attached sheet for LEGAL DESCRIPTION.

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
	POWER POLE

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF MCKISSACK
BEACH SUBDIVISION, A SUBDIVISION AS
PER MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 1, PAGE 13
OF THE PUBLIC RECORDS OF FRANKLIN
COUNTY, FLORIDA

POINT OF
BEGINNING

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE" (EL 17 & 18) as per Flood Insurance Rate Map Community Panel No: 120088 0435F index date: February 5, 2014, Franklin County, Florida.

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103			
L.B. # 7160			
DATE: 10/27/21	DRAWN BY: MD	N.B. 655 PG 66	COUNTY: FRANKLIN
FILE: 211031.DWG	DATE OF LAST FIELD WORK: 10/26/21	CHECKED BY:	JOB NUMBER: 21-1031-02

Survey was performed under my responsible direction and the plat and description are true and accurate to the best of my belief. The survey meets or exceeds the standards for practice as established by the Florida Board of Professional Surveyors (C. 5J-17.051/052).

Surveyor has not been provided a current title of matters affecting title or boundary to the property. The survey meets or exceeds the standards for practice as established by the Florida Board of Professional Surveyors (C. 5J-17.051/052).





400 ft ▲

POWERED BY
esri

1909179 77 302171 07 [+



US Hwy 98

Carrabelle Beach Dr

McKissack
Beach Unrec

25-07S-05W