



# **Planning and Zoning Adjustment Board - Regular Meeting**

**Tuesday, April 12, 2022 at 6:30 pm**

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

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

### ***Meeting Information***

Even though the public is welcome in the meeting room for this meeting, the use of Zoom is still encouraged as an option to participate in meetings. Those wanting to view or participate virtually during the meeting should use the Zoom log-in/call-in information provided below.

To join Zoom via computer, use the link <https://us06web.zoom.us/j/83264249855> 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 832 6424 9855#. 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. March 29, 2022 Meeting Minutes**

## **Variance Requests**

**4. 156 East Pine Avenue**

**WITHDRAWN**

Consideration of a request for a variance to construct a 36'-3"x39"-7' addition that will encroach 13'-11" into front 2nd Street East 25-foot setback requirement. Property described as 156 East Pine Avenue, Block 5E, Lots 31 & 32, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Bryce and Seth Ward, agents for Island Dog Too, LLC, applicant.

**5. 832 East Gorrie Drive**

Consideration of a request for a variance to construct 2 relaxations 1.03 feet into the front 25' setback to accommodate two 36" landings outside of the entryways as required by current Building Code. Property is described as 832 East Gorrie Drive, Block C, Lot 5, Unit 2, St. George Island, Franklin County, Florida. Request submitted by Wes Brown, applicant

## **Critical Shoreline Applications**

**6. 283 Magnolia Bay Drive**

Consideration of a request to construct a 538 sq ft Single Family Dock with a 248'x4' access walkway and a 26'x6' terminus, located at 283 Magnolia Bay Drive, Lot 25, Block B, Magnolia Bay, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Tim Alexander, applicant. Application would be contingent upon State and Federal Permits.

**7. 143 Rio Vista Drive**

Consideration of a request to construct a 1,324 sq single family dock consisting of a 5'x80' access dock, a 10'x42' covered terminal platform, and a 12'x24' boat ramp located at 143 Rio Vista Drive, Lot 3 Breakaway Lodge, Franklin County, Florida. Request submitted by Robert Miller, applicant. State and Federal Permits have been received.

**8. 518 River Road**

Consideration of a request to construct an 845 sq ft single family dock consisting of a 9'x5' access walkway, a 23'x8' Terminus, a 42'x5' Boardwalk, and a 32'x8' Boardwalk with a 15'x10' platform, located at 518 River Road, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Mike Audette, applicant. State and Federal Permits have been received.

**9. 1583 Alligator Drive**

Consideration of a request to add a 12'x25' Roof over existing boat slip, a 17'x47' roof over existing boat slip, and an addition of two (2) 2'x23' catwalks located at 1583 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Megan Roufa, agent for RFT Asset Management LLC, applicant. State and Federal Permits have been received.

**10. 1931 Indian Harbor Road**

Consideration of a request to construct an 836 sq ft single-family dock consisting of a 170'x4' access walkway, a 26'x6' terminus, and three (3) pilings placed 10' from terminus located at 1931 Indian Harbor Road, St. George Island, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Tim Reilly (Sazerac, LLC) applicant. Applicant would be contingent upon State and Federal Permits.

## **Commercial Site Plan Applications**

### **11. 48 Island Drive**

Consideration of a request for Commerical Site Plan review of a 9,500 sq foot storage building located at 48 Island Drive, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Vacation Rental Properties, LLC, applicant.

### **12. 219 West Gorrie Drive**

Consideration of a request for Commerical Site Plan review of a 15'x50' Storage Building located at 219 West Gorrie Drive, St George Island, Franklin County, Florida. Request submitted by Calvin Dunn, Applicant. (Variance approved 8/10/2021)

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

### **13. 1 Wildflower Lane**

Consideration of a request to change the zoning of a 5 acre parcel of land at 1 Wildflower Lane, Apalachicola, Franklin County, Florida from R-3 Single Family Estate Residential to R-2 Single Family Mobile Home. Request submitted by Donnie and Donna Crum, applicants.

### **14. 256 Hathcock Road**

Consideration of a request to change the zoning of a 5.75-acre parcel of land at 256 Hathcock Road, Apalachicola, Franklin County, Florida from R-3 Single Family Estate Residential to R-2 Single Family Mobile Home. Request submitted by Kit Mashburn III, Raney Besore, and Kit Mashburn Jr, applicants.

### **15. 959 US Highway 98**

Consideration of a request to change the zoning of a 3-acre parcel located at 959 US Highway 98, Eastpoint, Franklin County, Florida from R-1 Single Family Residential and R-4 Single Family Home Industry to Z-1 Public Facilities to put current building into compliance. Request submitted by Franklin County, Florida.

## **Zoning Administrator's Report**

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***Chairperson Signature / Date***





# **Planning and Zoning Adjustment Board - Regular Meeting**

Minutes

**Tuesday, March 29, 2022 at 6:30 pm**

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

**\*\*THIS IS A RESCHEDULED MEETING FOR THE POSTPONED  
MARCH 8TH, 2022 BOARD MEETING\*\***

## ***Meeting Information***

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To join Zoom via computer, use the link <https://us06web.zoom.us/j/86176776149> 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 861 7677 6149#. All attendees are muted by default.

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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**

### **Minutes:**

**Members Present: Mitch Griner, Chairperson; Alex Skovronsky; Jim Morris; Ben Houston; David Duncan; Rachel Chesnut; Michael Shuler, County**

2. Pledge of Allegiance

3. Approval of Minutes

a. November 9, 2021 Meeting Minutes

**Minutes:**

*Motion to approve by David Duncan, seconded by Alex Skovronsky. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

b. December 14, 2021 Meeting Minutes

**Minutes:**

*Motion to approve by David Duncan, seconded by Alex Skovronsky. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

c. February 8, 2022 Meeting Minutes

**Minutes:**

*Motion to approve by David Duncan, seconded by Alex Skovronsky. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

**Building Report**

4. 1/19/2022 to 2/17/2022 Building Report

**Variance Requests**

5. 2251 Hwy 98 E

**Minutes:**

*Motion to approve by David Duncan, seconded by Ben Houston. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

6. 156 East Pine Avenue

**Minutes:**

*Motion to Table due to no-show of applicant and/or representative by David Duncan, seconded by Jim Morris. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

## Critical Shoreline Applications

### 7. 143 Rio Vista Drive

**Minutes:**

*Motion to Table due to no-show of applicant and/or representative by Ben Houston, seconded by David Duncan. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

### 8. 2374 Highway 98 E

**Minutes:**

*Motion to approve by Jim Morris, seconded by Ben Houston. All in favor with none opposed. Motion carries.*

**Vote results:**

Ayes: 5 / Nays: 0

## Re-Zoning & Land Use Change Applications

### 9. 1 Wildflower Lane

**Minutes:**

*Motion to Table due to no-show of applicant and/or representative by David Duncan, seconded by Alex Skovronsky. All in favor with none opposed. Motion Carries*

**Vote results:**

Ayes: 5 / Nays: 0

## Lot Re-Configuration Application

### 10. 1788 Highway 98 W

**Minutes:**

*Motion to approve contingent upon verification of whether Carabelle Beach Drive is a County Maintained Public Road or Private Road by Alex Skovronsky, seconded by Jim Morris. All in favor with none opposed. Motion Carries County Attorney asked Staff to verify road responsibility*

**Vote results:**

Ayes: 5 / Nays: 0

## Zoning Administrator's Report

### 11. Variance Requests and Permitting



## 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: Island Dog Too, LLC (John + Sheryl Simmons)  
MAILING ADDRESS: 917 E. Gulf Beach Dr. CITY/STATE/ZIP: St. George Island FL 3232  
CONTACT NUMBER: 850-2323-0894 EMAIL: islanddogtoo@gmail.com  
AGENT'S NAME: Bryce + Seth Ward  
CONTACT NUMBER: 850-653-7777 EMAIL: bryce@1stchoicebuilders.net

### PROPERTY DESCRIPTION

911 ADDRESS: 156 E. Pine Ave. CITY/STATE/ZIP: St. George Island FL 3232  
LOT(S): 31-32 BLOCK: 0 SUBDIVISION: NA UNIT: 0  
PARCEL IDENTIFICATION NUMBER: 29-095-06W-7310-005E-0310

### JURISDICTION

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

### DESCRIPTION OF REQUEST

Approval for 36' 3" X 39' 7" addition that will encroach the 2nd street east boundary by 13' 11". It will match the existing building setbacks.

### OFFICE USE ONLY

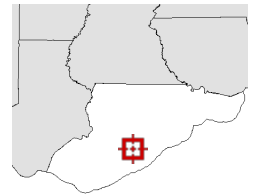
ADJUSTMENT BOARD MEETING DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

BOARD OF COUNTY COMMISSION DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

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



#### Overview



#### Legend

- Parcels
- Roads
- City Labels

<b>Parcel ID</b>	29-09S-06W-7310-005E-0310	<b>Alternate ID</b>	06W09S297310005E0310	<b>Owner Address</b>	ISLAND DOG TOO,LLC
<b>Sec/Twp/Rng</b>	29-9S-6W	<b>Class</b>	STORES, 1 STORY		917 EAST GULF BEACH DRIVE
<b>Property Address</b>	156 E PINE AVE	<b>Acreage</b>	n/a		ST GEORGE ISLAND, FL 32328
<b>District</b>	1				
<b>Brief Tax Description</b>	UNIT 1 BL 5E ST GEORGE ISL				
	(Note: Not to be used on legal documents)				

Date created: 2/18/2022  
Last Data Uploaded: 2/18/2022 4:35:47 AM

Developed by  **Schneider**  
GEOSPATIAL

# ISLAND DOG TOO, LLC ADDITION

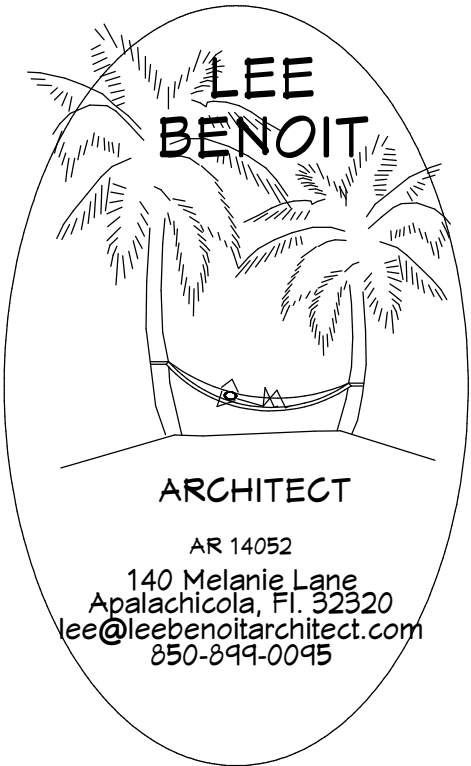
156 E PINE AVENUE, SAINT GEORGE ISLAND, FL 32328

## DRAWING INDEX:

S-1 SURVEY (BY OTHERS)

A-1 EXISTING CONDITION

A-2 PROPOSED SITE PLAN



PLANS CONFORM TO THE 2020 F.B.C.

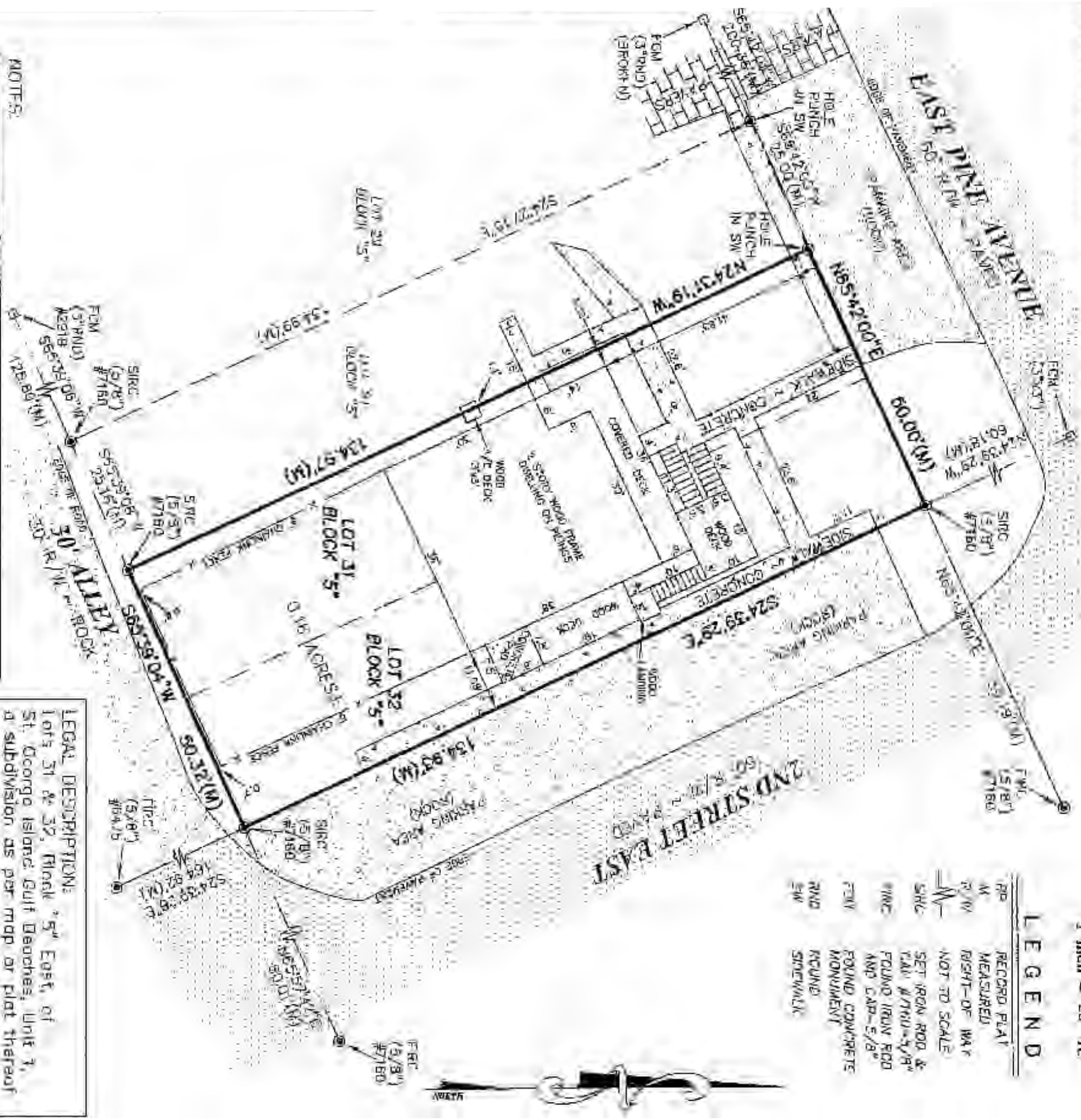
### INFORMATION ON DRAWINGS AS PER 1606.1.7 FLORIDA BUILDING CODE

- 1 BASIC WIND SPEED: 140 MPH
- 2 WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE, HURRICANE PROTECTED
- 3 WIND EXPOSURE: C
- 4 APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
- 5 COMPONENTS AND CLADDING DESIGN PRESSURE: 45 PSF

date	02/10/2022
rev	0
drawn	LEE BENOIT

plans/reno/islanddogtoo

PLAT OF BOUNDARY SURVEY EXCERPTED TO:  
ISLAND DOG TOW, LLC,  
UNITED COMMUNITY BANK,  
KRISTY BRANCH BANKS, P.A.,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



- NOTES:
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Northerly boundary of subject parcel being North 65 degrees 42 minutes 00 seconds East as per record plat.
  3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
  4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
  5. This survey is dependent upon EXISTING MONUMENTATION.
  6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 11-17, 2017, 2023 Florida Administrative Code).

The undersigned hereby has not been provided a current title opinion or abstract or neither affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which would affect the boundaries.

JAMES T. RODDENBERRY  
Surveyor and Mapper  
Florida Certificate No. 4961



LEGEND

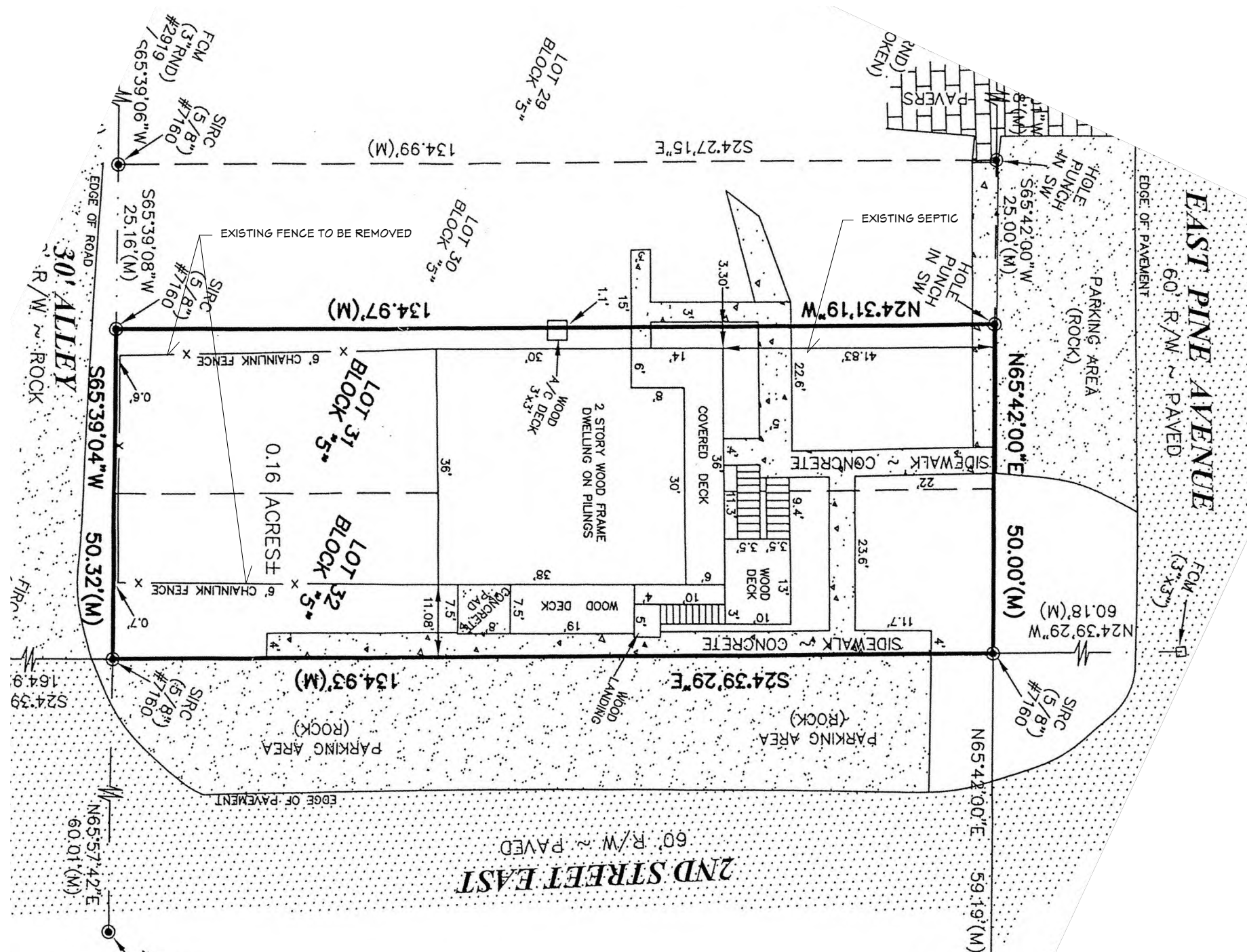
RP	RECORD PLAT
M	MEASURED
R/W	RIGHT-OF-WAY
---	NOT TO SCALE
S/R	SET IRON ROD & TAIL #7/16-3/8"
W/C	FOUND IRON ROD AND CAP-5/8"
FW	FOUND CONCRETE MONUMENT
RND	ROUND
SW	STREWALK

LEGAL DESCRIPTION:  
Lots 31 & 32, Block "5" East, of St. George Island Gulf Beaches, Unit 3, a subdivision as per map or plat thereof recorded in Plat Book 2, Pages 7 of the Public Records of Franklin County, Florida.

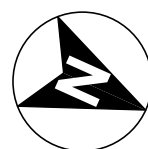
**SURVEY**  
NOT TO SCALE

TR & A			
TERRANCE RODDENBERRY & ASSOCIATES, INC.			
FULLY LICENSED SURVEYING AND MAPPING			
7106 WALKER - 225 LAND SURVEYING & MAPPING, 1001 WALKER			
TERRANCE RODDENBERRY, INC.			
DATE: 09/17/18	DRAWN BY: BR	NUMBER OF PAGES: 10	REVISION: Franklin
FILE: 18051.DWG	DATE OF LAST PLOT: NONE	QDS NUMBER: 18-45	

FLOOD ZONE INFORMATION:  
Subject property is located in Zone "AE (1-13)" as per Flood Insurance Rate Map Community Panel No. 120083 0565F. Index date: February 05, 2014, Franklin County, Florida



FLOOD ZONE INFORMATION:  
 SUBJECT PROPERTY IS LOCATED IN ZONE "AE" (EL 13) AS PER  
 FIRM COMMUNITY PANEL NO. 120088 0565F  
 INDEX DATE: FEBRUARY 5, 2014, FRANKLIN COUNTY, FL



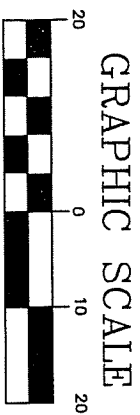
## EXISTING CONDITIONS

1" = 20' (11"x17" @ 100%)

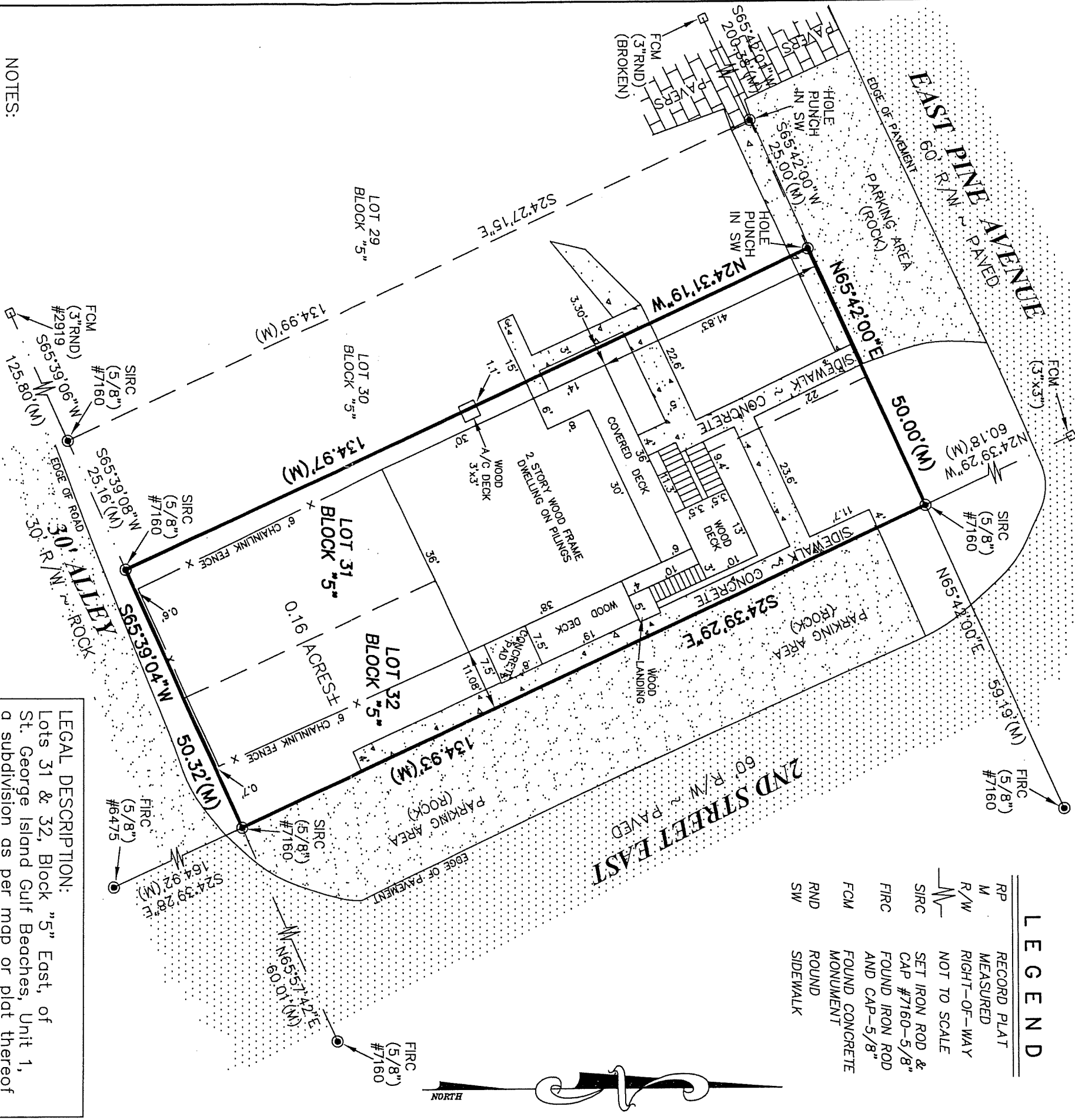
1" = 10' (24"x36" @ 200%)



PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
ISLAND DOG TOO, LLC,  
UNITED COMMUNITY BANK,  
KRISTY BRANCH BANKS, P.A.,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND	
RP	RECORD PLAT
M	MEASURED
R/W	RIGHT-OF-WAY
	NOT TO SCALE
SIRC	SET IRON ROD & CAP #7160-5/8"
FIRC	FOUND IRON ROD AND CAP-5/8"
FCM	FOUND CONCRETE MONUMENT
RND	ROUND
SW	SIDEWALK



LEGAL DESCRIPTION:  
Lots 31 & 32, Block "5" East, of  
St. George Island Gulf Beaches, Unit 1,  
a subdivision as per map or plat thereof  
recorded in Plat Book 2, Pages 7 of the  
Public Records of Franklin County, Florida.

- NOTES:
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Northerly boundary of subject parcel being North 65 degrees 42 minutes 00 seconds East as per record plat.
  3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
  4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
  5. This survey is dependent upon EXISTING MONUMENTATION.
  6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE (EL 13)" as per Flood Insurance Rate Map Community Panel No:120088 0565F, index date: February 05, 2014, Franklin County, Florida

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5A-17, .051 / .052 Florida Administrative Code).

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

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

TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358  
PHONE NUMBER: 509-962-2358 125 # 7160 FAX NUMBER: 509-962-1108

DATE: 09/17/18	DRAWN BY: BB	N.B.608 PG.33	COUNTY: Franklin
FILE: 18451.DWG	DATE OF LAST FIELD WORK: 09/13/18	JOB NUMBER: 18-451	







BEACH BUMS



**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: Michael W Brown  
MAILING ADDRESS: 1405 West Wind Dr CITY/STATE/ZIP: EVANSVILLE IN 477  
CONTACT NUMBER: 812-459-6841 EMAIL: westbrowndds@yahoo.com  
AGENT'S NAME: \_\_\_\_\_  
CONTACT NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPERTY DESCRIPTION**

911 ADDRESS: 832 E GORRIG Dr CITY/STATE/ZIP: EASTPOINT FL 32328  
LOT(S): 5 BLOCK: C SUBDIVISION: SGI - GULF ISLANDS UNIT: 2  
PARCEL IDENTIFICATION NUMBER: 29-095-06W-7312-000C-0050

**JURISDICTION**

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

**DESCRIPTION OF REQUEST**

REQUEST FOR RELAXATION OF FRONT (NORTH) BUILDING  
SETBACK LINE OF APPROXIMATELY 1.03 FEET IN  
ORDER TO ACCOMMODATE A 36" LANING OUTSIDE  
ENTRYWAY AS REQUIRED BY CURRENT CONSTRUCTION  
CODE. THIS ONE SETBACK LINE VARIANCE REQUEST  
WILL BE USED FOR BOTH ENTRYWAYS.

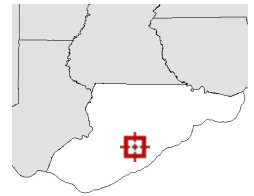
**OFFICE USE ONLY**

ADJUSTMENT BOARD MEETING DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_  
BOARD OF COUNTY COMMISSION DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

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



#### Overview



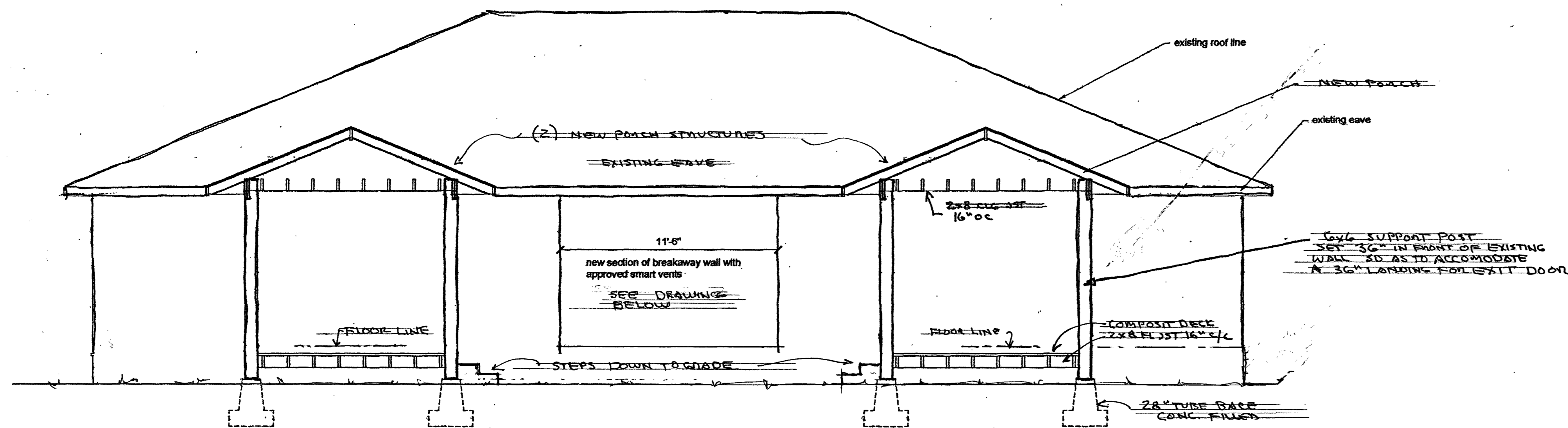
#### Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	29-09S-06W-7312-000C-0050	<b>Alternate ID</b>	06W09S297312000C0050	<b>Owner Address</b>	BROWN HOLDING COMPANY, LLC
<b>Sec/Twp/Rng</b>	29-9S-6W	<b>Class</b>	SINGLE FAMILY		1405 WEST WIND DRIVE
<b>Property Address</b>	832 E GORRIE DR	<b>Acreage</b>	n/a		EVANSVILLE, IN 47712
<b>District</b>	1				
<b>Brief Tax Description</b>	UNIT 2 BL C LOT 5				
	(Note: Not to be used on legal documents)				

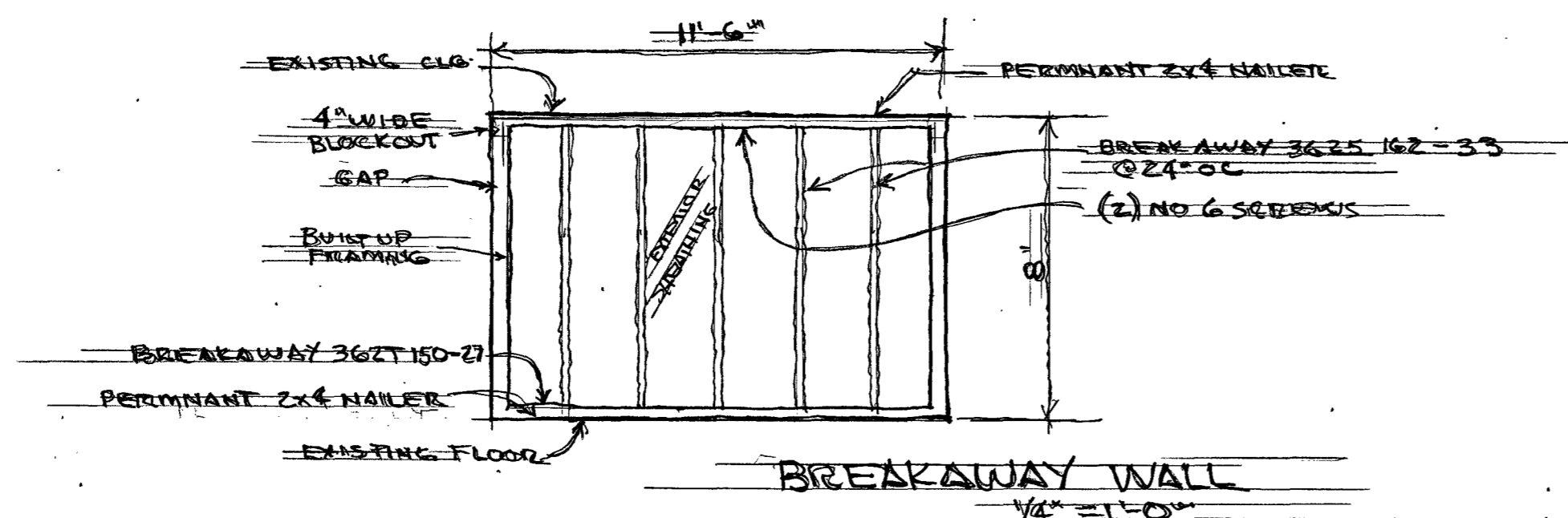
Date created: 4/6/2022  
Last Data Uploaded: 4/6/2022 8:06:06 AM

Developed by  Schneider  
GEOSPATIAL



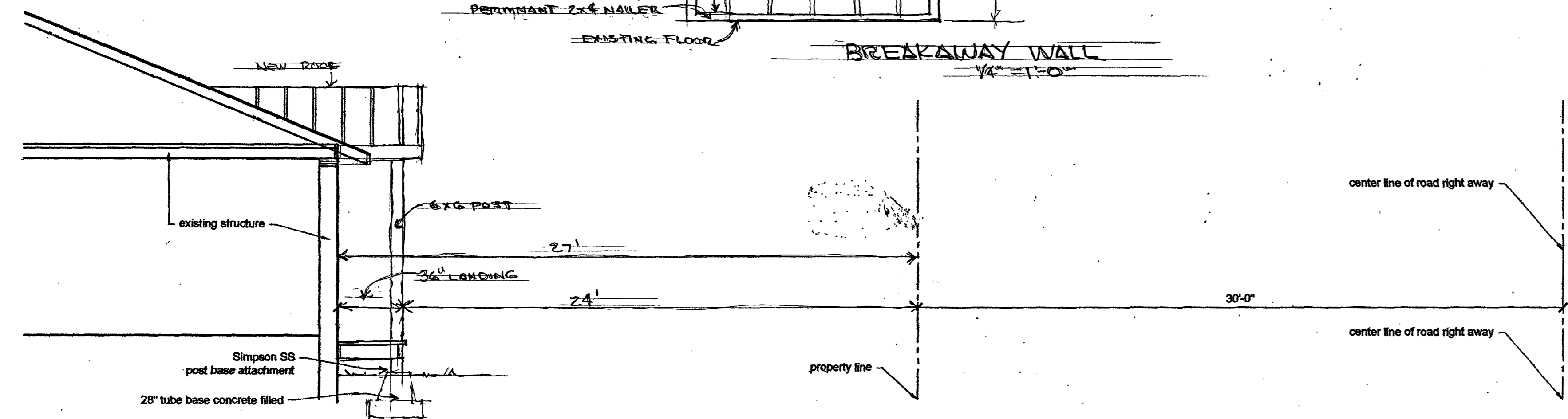
FRONT ELEVATION & LONGITUDINAL SECTION

SCALE 1/4" = 1'-0"



BREAKAWAY WALL

1/4" = 1'-0"

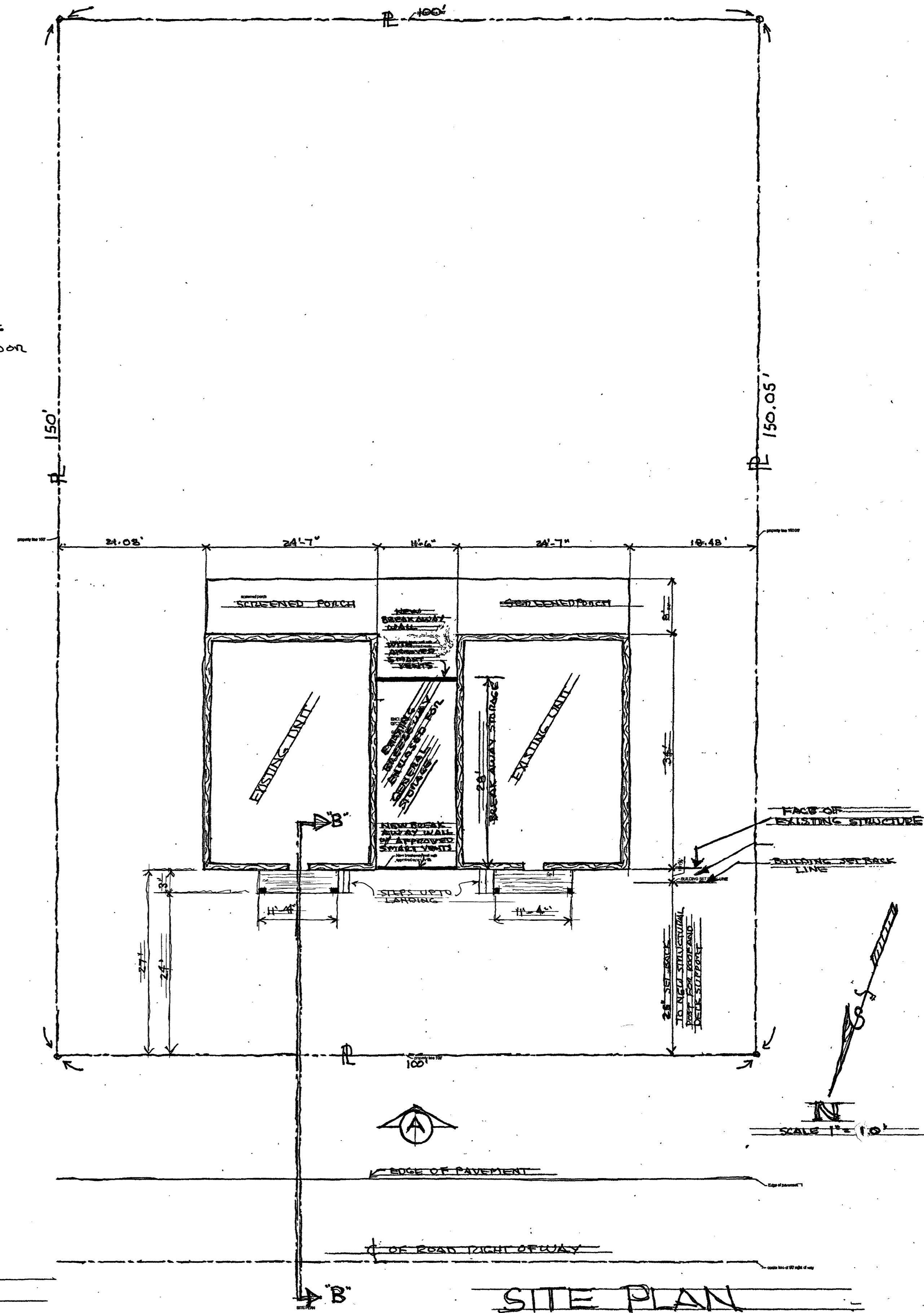


SECTION THRU NEW COVERED ENTRY

SCALE 1/4" = 1'-0"

ADDITION & ALTERATIONS  
TO

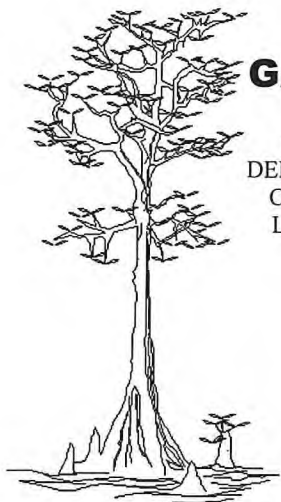
832 E GORRIE ST. GEORGE ISLAND



SITE PLAN

REVISED FEB 18 2022

NOV 18 2021



## 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

February 17, 2022

Mr. Allan Pierce  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

RE: Single Family Dock  
Apalachicola / Franklin County

By this letter we are requesting you to place the referenced project on the next Franklin County Planning and Zoning meeting agenda to be held on March 8, 2022 and Board of County Commissioners meeting to be held on March 15, 2022 for the construction of a Single Family Residential Dock for the referenced project as shown on the attached drawings.

The water body at the project site is East Bay, Class II, OFW, AP. The proposed project is located on Magnolia Bay Drive in Eastpoint, FL. Section 19, Township 8 South Range 6 West. See attached location map.

The type of wood that will be used for the decking of the proposed dock will consist of treated wood. The piles will be jetted. Provisions will include maintaining State Water Quality Standards for turbidity by installing turbidity curtains. Applications have been submitted to the agencies for permitting.

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

Sincerely,

Dan Garlick, PWS  
Garlick Environmental Associates, Inc.



## DOCK PERMIT APPLICATION

### FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

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

Page 23

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

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

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

#### NOTE TO APPLICANTS AND PERMIT HOLDERS:

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

**CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:**

**ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_**

EXISTING HOUSE: ☐ Yes ☐ No

DEP PERMIT: ☐ Yes ☐ No

ARMY COE PERMIT: ☐ Yes ☐ No

APPROVED: ☐ Yes ☐ No

#### APPLICATION MUST BE COMPLETE:

Property Owner/s: Tim Alexander

Contact Information: Home #: \_\_\_\_\_ Cell #: 515-490-1789

Mailing Address 283 Magnolia Bay Drive City/State/Zip: Eastpoint, FL 32328

EMAIL Address: dan@garlickenv.com

Contractor Name: Undetermined at this time Business Name: \_\_\_\_\_

Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_

State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

PROPERTY DESCRIPTION: 911 Address: 283 Magnolia Bay Drive

Lot/s: 25 Block: B Subdivision: Magnolia Bay Unit: \_\_\_\_\_

Parcel Identification #: 19-08S-06W-6700-000B-0250

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

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

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

**DESCRIPTION:** Single Family Dock with one boat slip. The Access Walkway will be constructed 248' X 4' from Mean High Water Line with a terminus 26'x6' for a total of 538 Sq Ft.

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

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

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

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

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

WATER BODY: East Bay – (OFW – AP)

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

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

# 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: Tim Alexander

WATERBODY/CLASS: East Bay

PURPOSE: Residential Dock

PROJECT LOCATION / USGS: Eastpoint - Franklin County

LATITUDE: 29° 45' 40.47"

LONGITUDE: 84° 53' 17.03"

SECTION: 19 TWSHP: 08 South

RNG: 06 West

JOB: 22-028

DEP:

COE:

OTHER:

DATE: 2-11-22

SHEET: 1/4



# 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: Tim Alexander

WATERBODY/CLASS: East Bay

PURPOSE: Residential Dock

PROJECT LOCATION / USGS: Eastpoint

LATITUDE: 29° 45' 40.47"

LONGITUDE: 84° 53' 17.03"

SECTION: 19 TWSHP: 8 South

RNG: 6 West

JOB: 22-028

DEP:

COE:

OTHER:

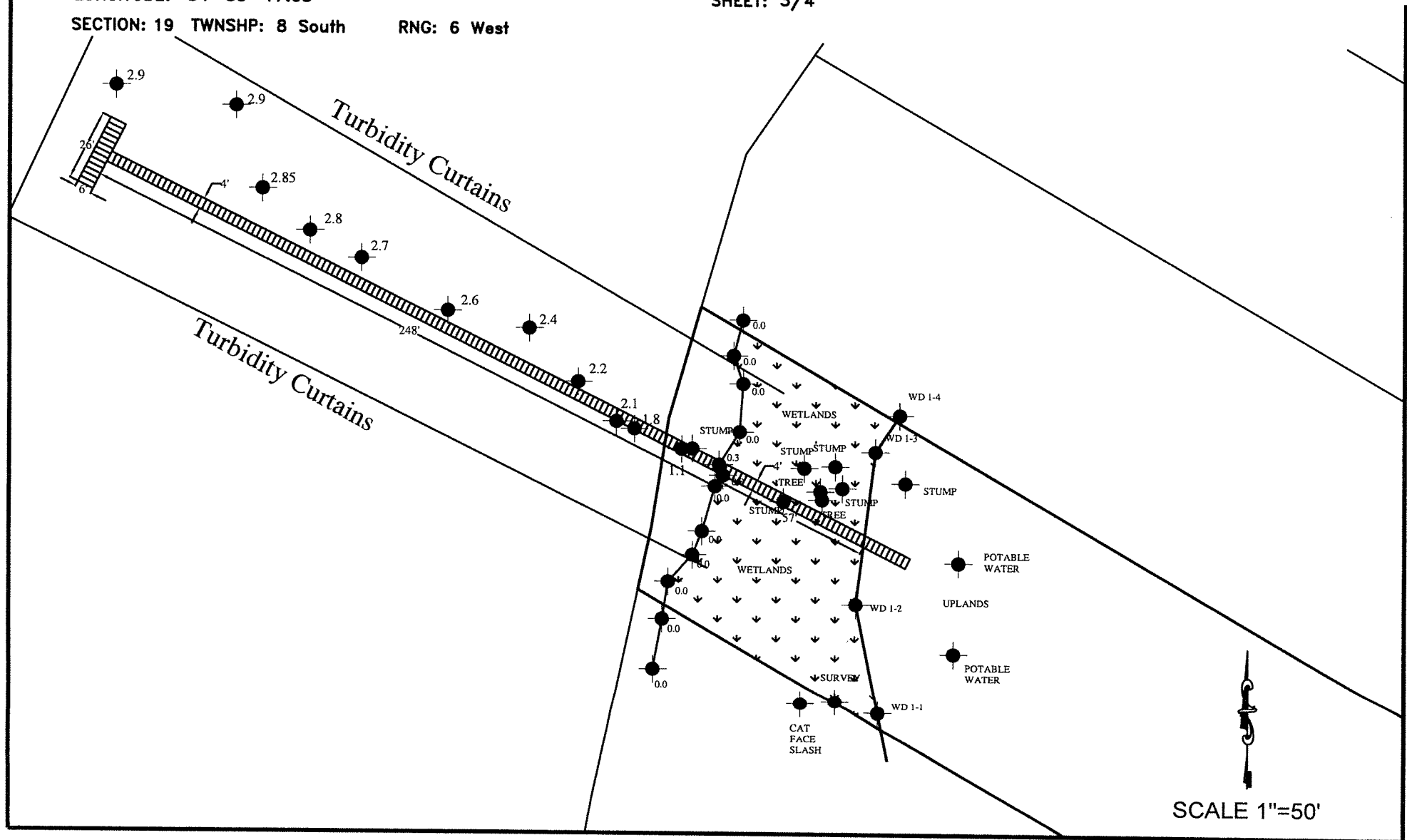
DATE: February 10, 2022

SHEET: 2/4



Page 25

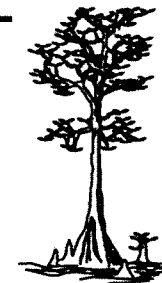




**garlick@garlickenv.com**

**RNG: 6 West**

**SHEET: 4/4**



This diagram shows a cross-section profile of the proposed dock and access walkway. The total width of the structure is 248'. The profile includes a terminus on the left, a series of vertical piles, and a match line on the right. The dock is 10' wide, and the access walkway is 5' wide. The natural grade is shown as a dashed line, and the proposed dock and access walkway are shown as solid lines. The elevation of the natural grade is marked at -2.9', -2.8', -2.6', -2.4', -2.2', and -2.0'.

57' WETLANDS

WETLANDS UPLANDS

NATURAL GRADE

MATCH LINE

5'

10'

2.2'

2.1'

1.8'

1.0'

NATURAL GRADE



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	19-08S-06W-6700-000B-0250	Alternate ID	06W08S196700000B0250	Owner Address	ALEXANDER TIMOTHY V &
Sec/Twp/Rng	--	Class	SINGLE FAM		ALEXANDER SANDRA R
Property Address	283 MAGNOLIA BAY DR	Acreage	1.066		AS TRUSTEE 283 MAGNOLIA BAY DR
					EASTPOINT, FL 32328
District	1				
Brief Tax Description	BLOCK B LOT 25 MAGNOLIA BAY				
	(Note: Not to be used on legal documents)				

Date created: 2/11/2022  
Last Data Uploaded: 2/11/2022 8:01:14 AM

Developed by  **Schneider**  
GEOSPATIAL

Prepared by and return to:

Kristy Banks

Kristy Branch Banks, P.A.

171 US Hwy 98 W Suite A

Eastpoint, FL 32328

(850) 670-1255

File Number: FP20-263

Will Call No.:

Inst: 202019006178 Date: 12/21/2020 Time: 1:08PM

Page 1 of 2 B: 1285 P: 357, Marcia Johnson.

Clerk of Court Franklin County, By: SM

Deputy ClerkDoc Stamp-Deed: 3955.00

[Space Above This Line For Recording Data]

## Personal Representative's Deed

**This Personal Representative's Deed** made this 17th day of December, 2020 between Ashley G. Bailey, Personal Representative of the Estate of Alec Grey Bailey whose post office address is 3677 Park Pointe Drive, Lexington, KY 40509, grantor, and Timothy V Alexander and Sandra R. Alexander, Trustees of The Timothy V and Sandra R Alexander Revocable Trust dated 06/05/2015, whose post office address is 282 Bay Holly Ct., Eastpoint, FL 32328, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witneseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Franklin County, Florida, to-wit:

Lot 25, Block B of MAGNOLIA BAY, according to the Plat thereof as recorded in Plat Book 6, Page(s) 21 and 22, of the Public Records of Franklin County, Florida.

Parcel Identification Number: 19-08S-06W-6700-000B-0250


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

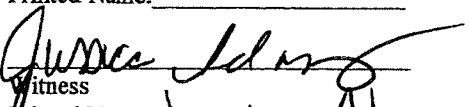
**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
 \_\_\_\_\_

Witness  
 Printed Name: Ron Helm

  
 \_\_\_\_\_

Witness  
 Printed Name: Jessica Adams

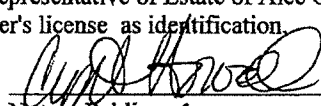
Estate of Alec Grey Bailey

By: Ashley Bailey  
 Ashley G. Bailey, Personal Representative

State of Florida  
 County of Franklin

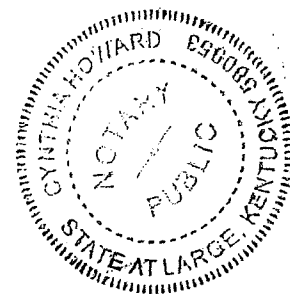
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of December, 2020 by Ashley G. Bailey, Personal Representative of Estate of Alec Grey Bailey, a Florida Probate Estate who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

  
 \_\_\_\_\_

Notary Public  
 Print Name: Cynthia Howard

My Commission Expires: 06/2021





## DOCK PERMIT APPLICATION

### FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

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

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

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

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

#### NOTE TO APPLICANTS AND PERMIT HOLDERS:

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

ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

EXISTING HOUSE: ☒ Yes ☐ No

DEP PERMIT: ☒ Yes ☐ No

ARMY COE PERMIT: ☒ Yes ☐ No

APPROVED: ☒ Yes ☐ No

#### APPLICATION MUST BE COMPLETE:

Property Owner/s: Robert Miller

Contact Information: Home #: 850-509-0376

Mailing Address: 204 Shadeville rd

EMAIL Address: goldenconstructionfl@gmail.com

Cell #: \_\_\_\_\_

City/State/Zip: Crawfordville, FL 32327

@ \_\_\_\_\_

Contractor Name: robert miller

Contact Information: Office #: 850-509-0376

State License #: CGC 1510277

Mailing Address: 204 Shadeville rd

EMAIL Address: goldenconstructionfl@gmail.com

Business Name: Golden Construction

Cell #: \_\_\_\_\_

County Registration #: \_\_\_\_\_

City/State/Zip: Crawfordville, FL 32327

@ \_\_\_\_\_

PROPERTY DESCRIPTION: 911 Address: 143 Rio Vista Drive

Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 01-06S-03W-0000-0080-0020

JURISDICTION: ☒ Franklin County ☐ City of Carrabelle

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

☒ SINGLE FAMILY DOCK/PIER

☐ MULTI-FAMILY DOCK/PIER

☐ COMMERCIAL

DESCRIPTION: 1,324 SF single-family dock consisting of a 5'x80' access dock, a 10'x42' covered terminal platform, and a 12'x42' covered boat slip with lift, and the construction of a 12' wide by 24' long boat ramp, of which 12'x12' will be placed below the High Tide

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

TOTAL SQUARE FOOT: 1324

ROOF MATERIAL: shingle

FOUNDATION TYPE: piling

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

WATER BODY: \_\_\_\_\_

CRITICAL SHORELINE DISTRICT ☐ YES OR ☒ NO

CRITICAL HABITAT ZONE ☐ YES OR ☒ NO

BUILDING OFFICIAL

Date

OWNER (Required)

Date

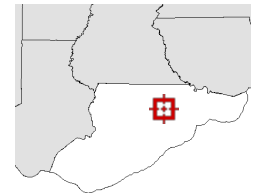
CONTRACTOR (Required)

Date

 1/4/22



#### Overview



#### Legend

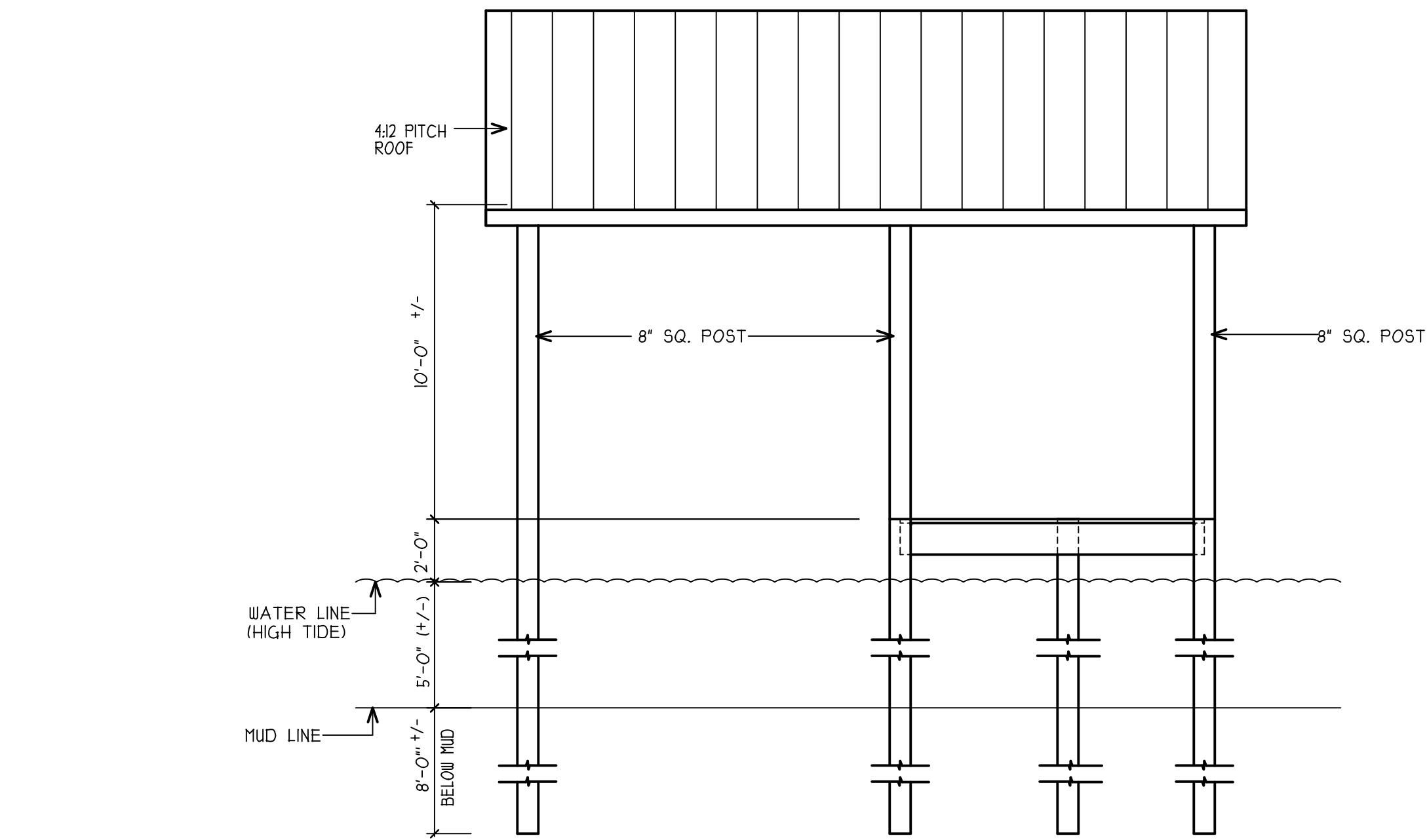
-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	01-06S-03W-0000-0080-0020	<b>Alternate ID</b>	03W06S010000008000020	<b>Owner Address</b>	MILLER ROBERT J & AMBER M
<b>Sec/Twp/Rng</b>	1-6S-3W	<b>Class</b>	SINGLE FAMILY		MILLER AMBER M
<b>Property Address</b>	143 RIO VISTA DR	<b>Acreage</b>	n/a		204 SHADEVILLE RD
					CRAWFORDVILLE, FL 32327-2315

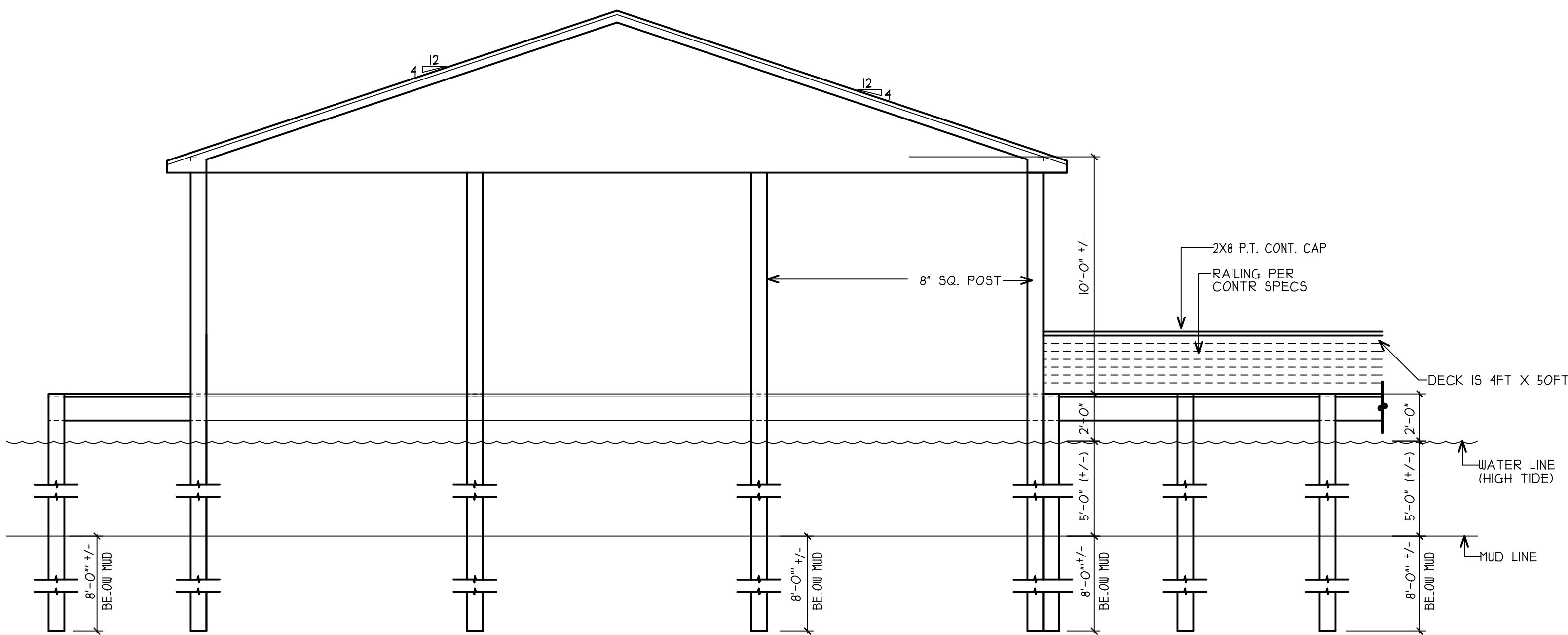
**District** 1  
**Brief Tax Description** LOT 3 BREAKAWY LODGE PROP  
 (Note: Not to be used on legal documents)

Date created: 2/18/2022  
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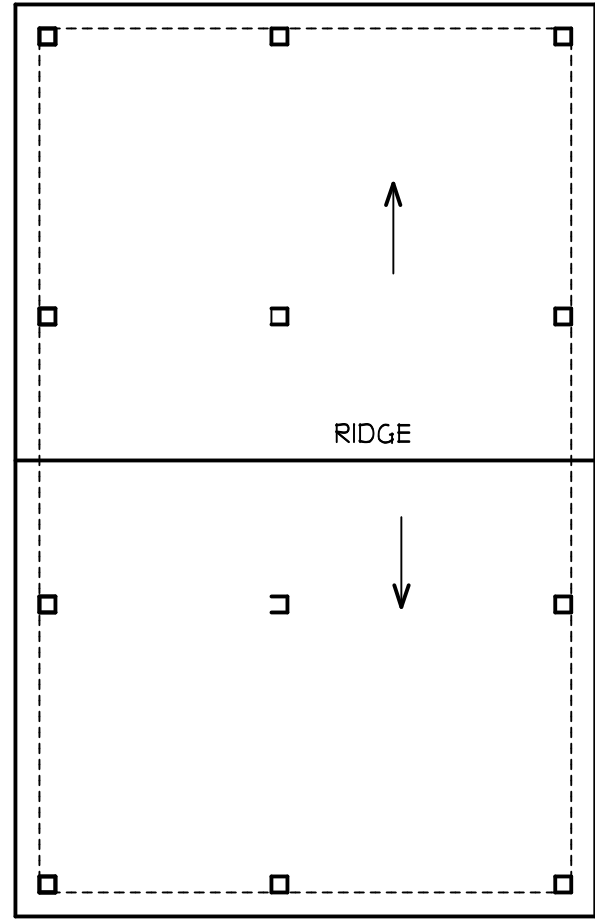
Developed by 



1/2 - ELEVATION  
SCALE: 1/4"=1'-0"

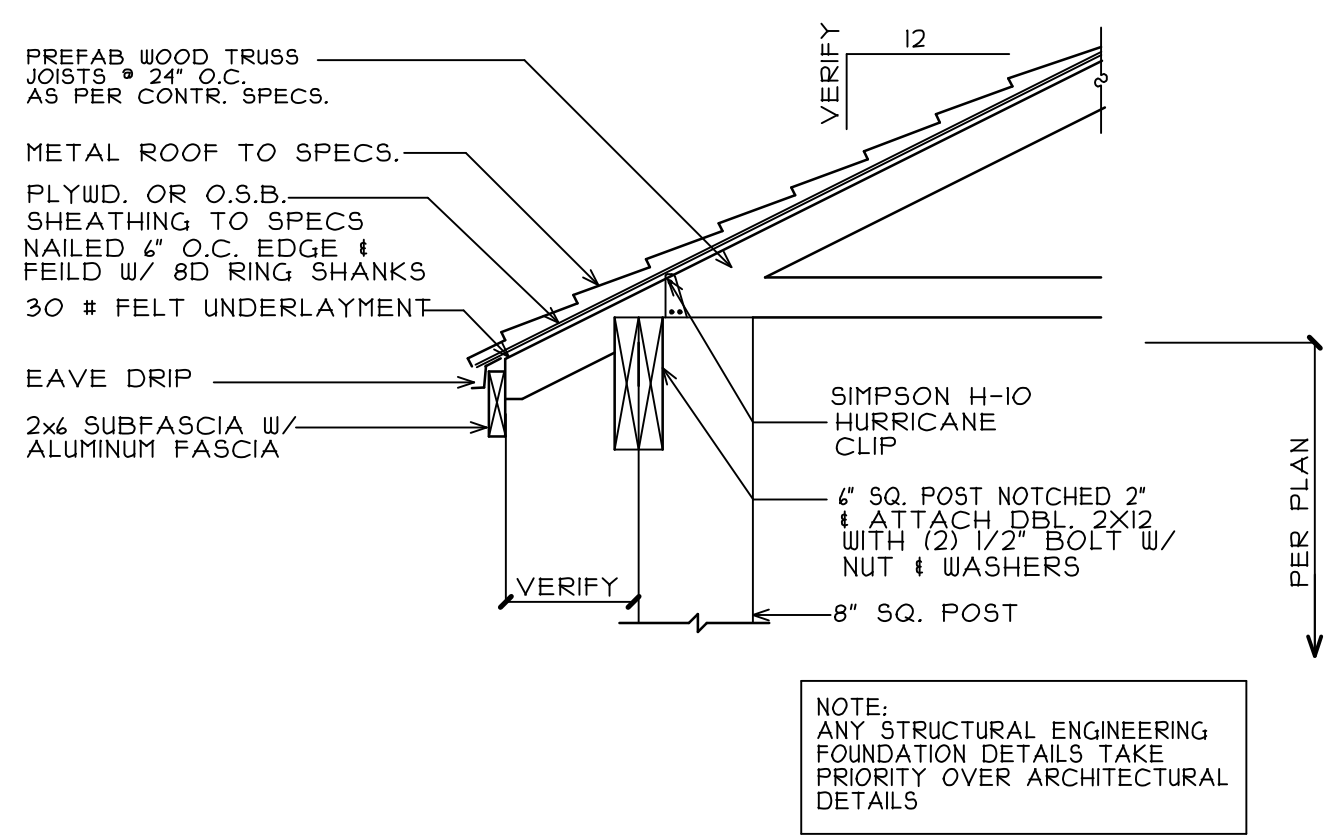


1/1 - ELEVATION  
SCALE: 1/4"=1'-0"

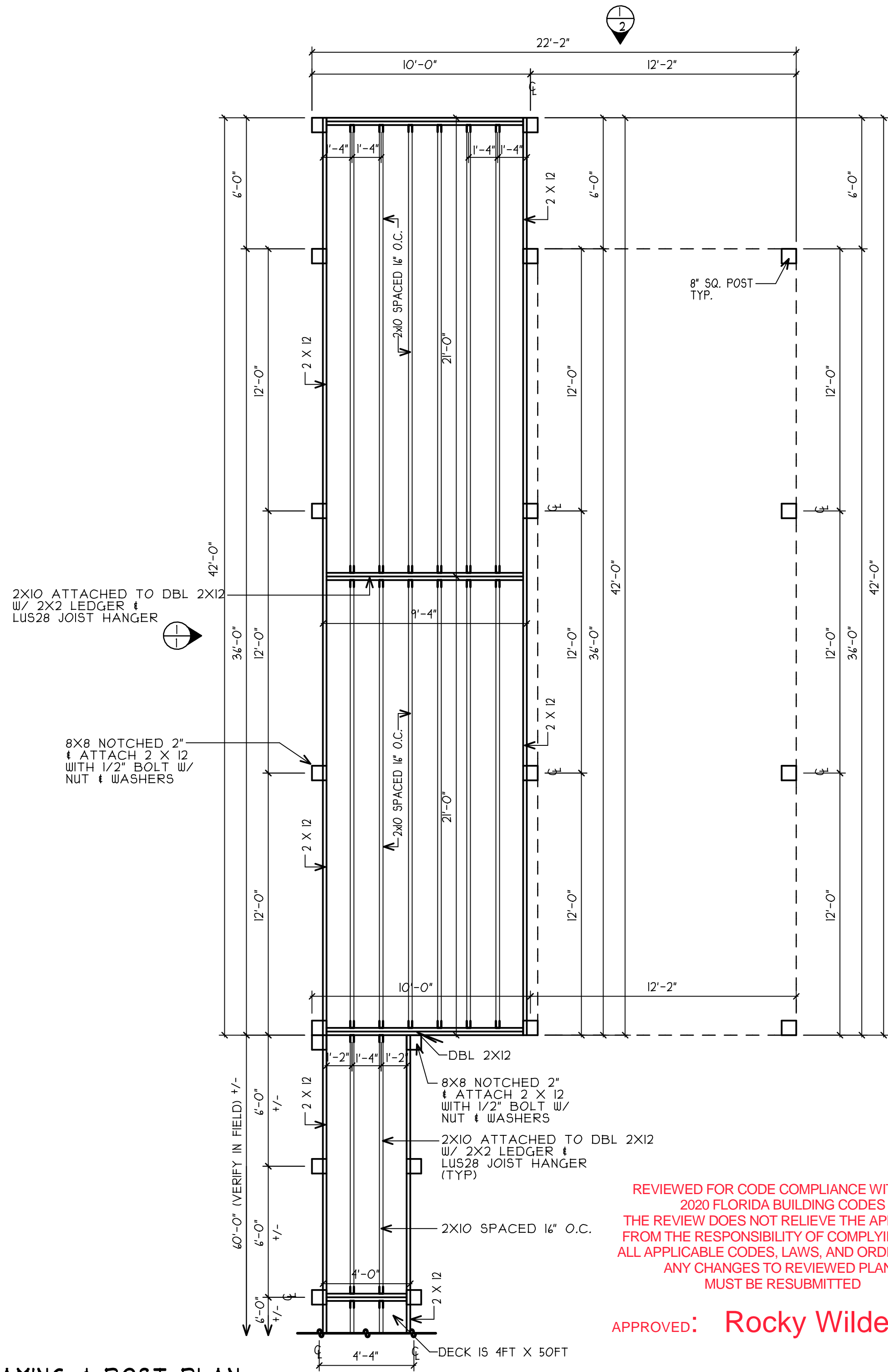


ROOF PLAN  
SCALE: 1/8"=1'-0"

TYPICAL NOTE:  
1. PLATE HEIGHT = 10'-0" (+/-) VERIFY IN FIELD  
2. OVERHANG = 12", (VERIFY IN FIELD)  
3. ROOF PITCH = 4:12 (VERIFY IN FIELD)



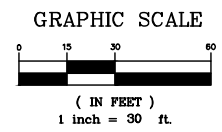
TYPICAL EAVE SECTION  
SCALE: NOT TO SCALE



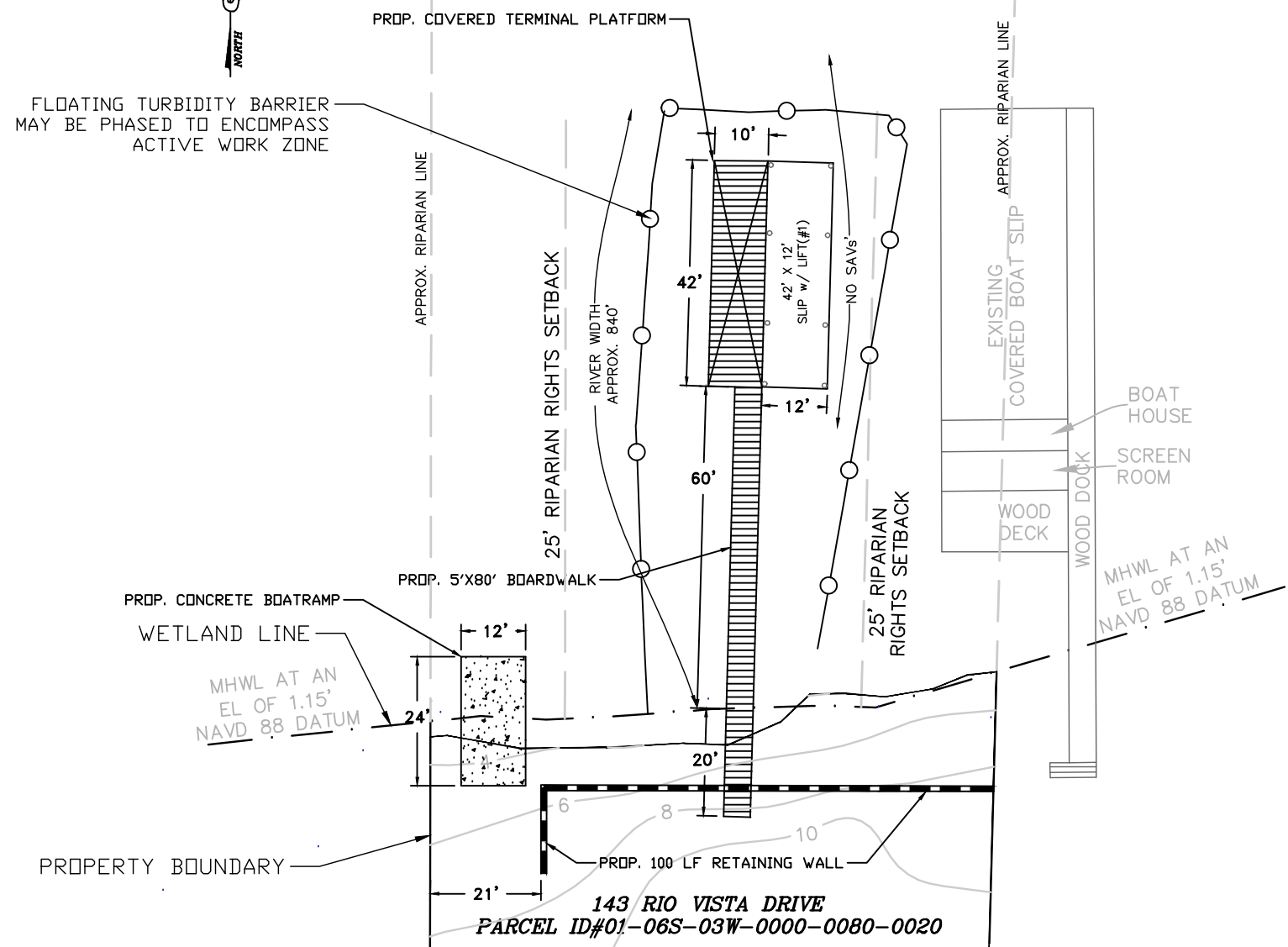
FRAMING & POST PLAN  
SCALE: 1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODES. THE REVIEW DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY OF COMPLYING WITH ALL APPLICABLE CODES, LAWS, AND ORDINANCES. ANY CHANGES TO REVIEWED PLANS MUST BE RESUBMITTED

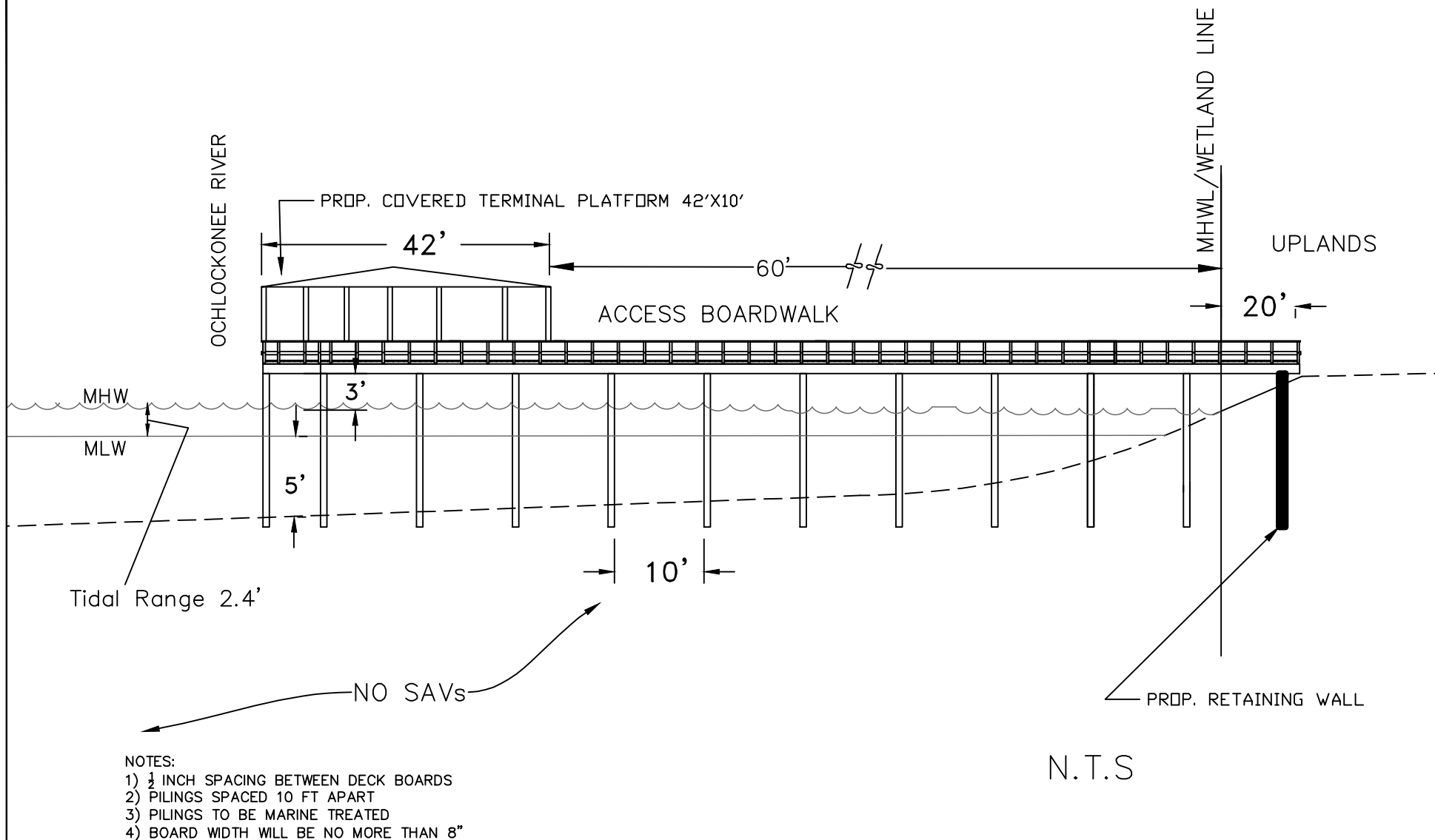
APPROVED: Rocky Wilde



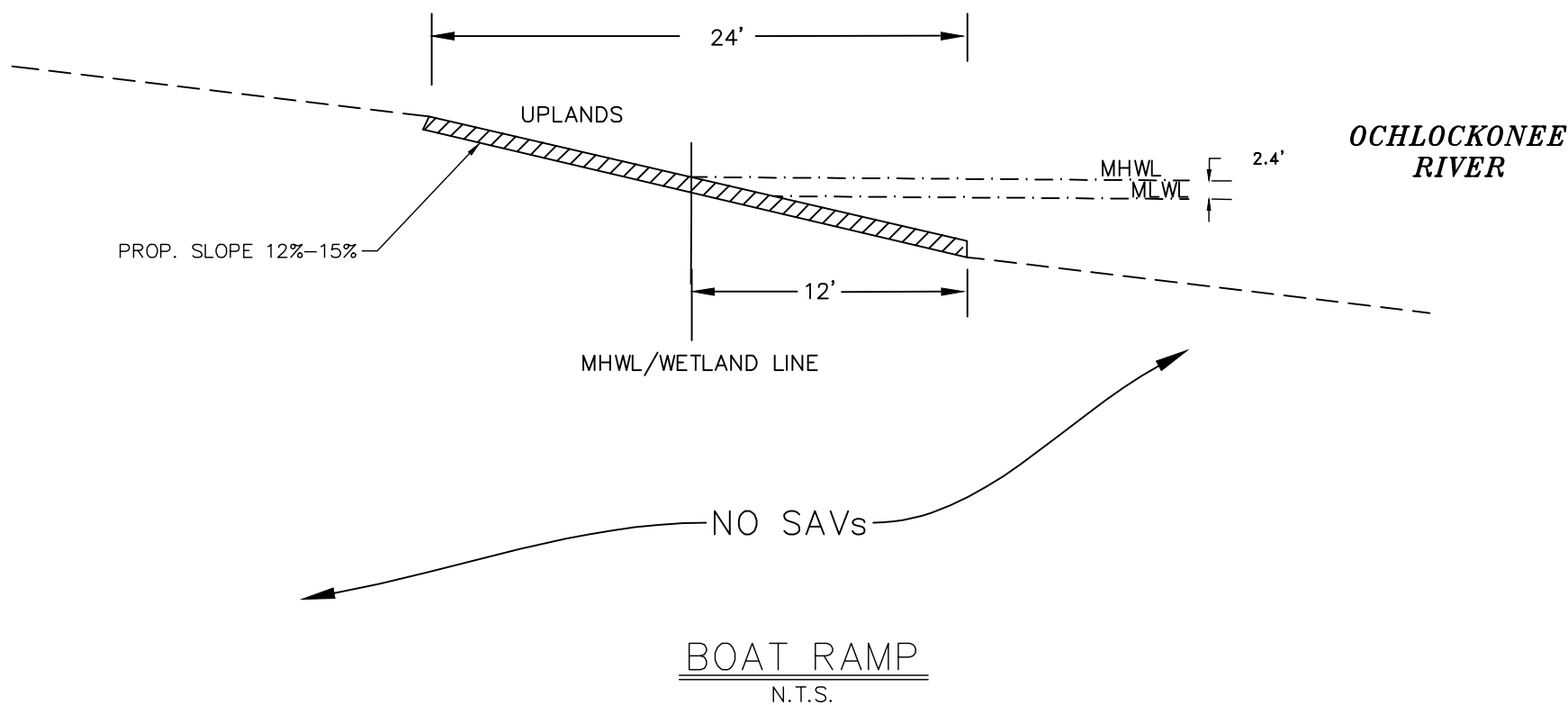
# OCHLOCKONEE RIVER



FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)	PROJECT MILLER DOCK  FRANKLIN COUNTY, FL	TITLE PLAN VIEW PROPOSED CONDITIONS				PAGE: 1
		DATE 6-2-2021	BY: BCW	CHK: EP	PROJ: 21-1871	OF: 4



<div>FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)</div>	PROJECT	TITLE						PAGE:		
	MILLER DOCK	SECTION VIEW PROPOSED CONDITIONS						2		
	FRANKLIN COUNTY, FL	DATE	6-2-2021	BY:	BCW	CHK:	EP	PROJ:	21-1871	OF: 4



**FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.**

221-4 DELTA COURT  
TALLAHASSEE, FLORIDA 32303  
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

**MILLER DOCK**

**FRANKLIN COUNTY, FL**

TITLE

**SECTION VIEW  
PROPOSED CONDITIONS**

DATE

6-2-2021

BY:

BCW

CHK:

EP

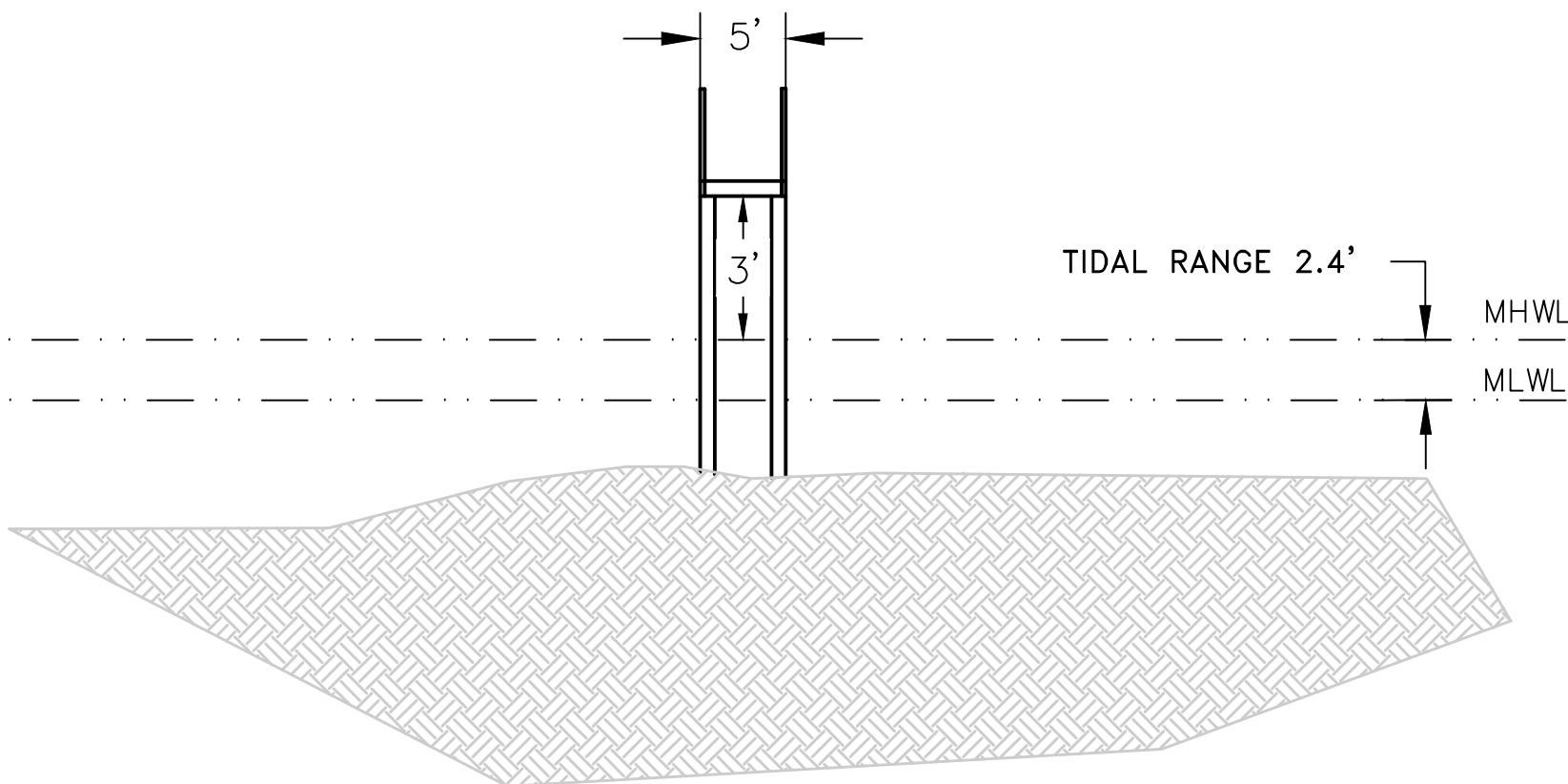
PROJ:

21-1871

PAGE:

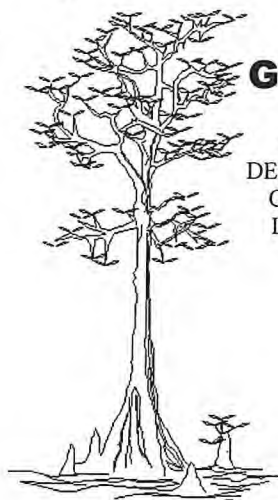
3

OF: 4



N.T.S

<p><b>FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.</b> 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)</p>	<p>PROJECT <b>MILLER DOCK</b>  FRANKLIN COUNTY, FL</p>	<table> <tr> <td colspan="4" data-bbox="1245 1375 1843 1498"> <p>TITLE <b>DETAIL</b> PROPOSED CONDITIONS</p> </td></tr> <tr> <td data-bbox="1245 1498 1440 1572"> <p>DATE 6-2-2021</p> </td><td data-bbox="1440 1498 1556 1572"> <p>BY: BCW</p> </td><td data-bbox="1556 1498 1686 1572"> <p>CHK: EP</p> </td><td data-bbox="1686 1498 1843 1572"> <p>PROJ: 21-1871</p> </td></tr> </table>	<p>TITLE <b>DETAIL</b> PROPOSED CONDITIONS</p>				<p>DATE 6-2-2021</p>	<p>BY: BCW</p>	<p>CHK: EP</p>	<p>PROJ: 21-1871</p>	<p>PAGE: 4  OF: 4</p>
<p>TITLE <b>DETAIL</b> PROPOSED CONDITIONS</p>											
<p>DATE 6-2-2021</p>	<p>BY: BCW</p>	<p>CHK: EP</p>	<p>PROJ: 21-1871</p>								



## 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

March 3, 2022

Ms Cortni Bankston  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

RE: Single Family Dock  
Carrabelle / Franklin County

By this letter we are requesting you to place the referenced project on the next Franklin County Planning and Zoning meeting agenda to be held on April 12, 2022 and Board of County Commissioners meeting to be held on April 19, 2022 for the construction of a Single Family Residential Dock for the referenced project as shown on the attached drawings.

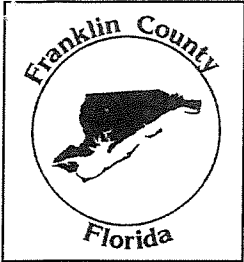
The water body at the project site is the Carrabelle River, Class III Waters. The proposed project is located at River Road, in Carrabelle, Section 18, Township 7 South Range 4 West, Carrabelle, Franklin County FL.

The proposed project consists of construction of a Single Family Residential Dock. The proposed dock will be constructed as follows: The access walk way will be constructed 9 ft. in length and 5 foot in width from the mean high water line for a total of 45 Sq Ft. The terminus of the proposed dock will be constructed 23' in length and 8' in width, for a total of 184 Sq Ft. Two boardwalks will be constructed perpendicular to the terminus. One of the boardwalks will be constructed 42' by 5' for a total of 210 Sq Ft. The other boardwalk will be constructed 32' by 8 ft. for a total of 256 Sq Ft. A platform will be constructed at the end of the 32' boardwalk, which will be constructed 15' in length and 10' in width. for a total of 150 Sq Ft. Total square feet of the proposed dock will be 845 Sq. Ft.

The type of wood that will be used for the decking of the proposed dock will consist of treated wood. The piles will be jetted. Provisions will include maintaining State Water Quality Standards for turbidity by installing turbidity curtains. Please find attached copies of the permits from FDEP, and the COE. If you have any questions or need any additional assistance, please do not hesitate to call us at (850) 653-8899 or email us [dan@garlickenv.com](mailto:dan@garlickenv.com) or [maryann@garlickenv.com](mailto:maryann@garlickenv.com).

Sincerely,

Dan Garlick, PWS  
Garlick Environmental Associates, Inc.



# DOCK PERMIT APPLICATION

## FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

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

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

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

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

### NOTE TO APPLICANTS AND PERMIT HOLDERS:

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

**CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:**

ISSUANCE DATE: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**EXISTING HOUSE:** ☐ Yes ☐ No

**DEP PERMIT:** ☐ Yes ☐ No

**ARMY COE PERMIT:** ☐ Yes ☐ No

**APPROVED:** ☐ Yes ☐ No

### APPLICATION MUST BE COMPLETE:

Property Owner/s: Mike Audette  
 Contact Information: Home #: \_\_\_\_\_ Cell #: 229-225-7052  
 Mailing Address: 7181 Thomasville Road City: Tallahassee, /State FL/Zip: 32312  
 EMAIL Address: gandgpcncretemasomry@gmail.com

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

### PROPERTY DESCRIPTION::

Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 18-07S-04W-0000-00900010

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

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

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

**DESCRIPTION:** Single Family Residential Dock With Mooring Area

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

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

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

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

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

WATER BODY: \_\_\_\_\_

CRITICAL SHORELINE DISTRICT: YES OR NO

CRITICAL HABITAT ZONE: YES OR NO

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

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: Mike Audette

WATERBODY/CLASS: Carrabelle River

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Carrabelle / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 18 TOWNSHIP: 7 South RNG: 4 West

JOB: 22-022

DEP:

COE:

OTHER:

DATE: March 3, 2022

SHEET: 1/4



NOT TO SCALE

# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Mike Audette

WATERBODY/CLASS: Carrabelle River

PURPOSE: EP - Dock

PROJECT LOCATION / USGS: Carrabelle / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 18 TOWNSHIP: 7 South RING: 4 West

JOB: 22-022

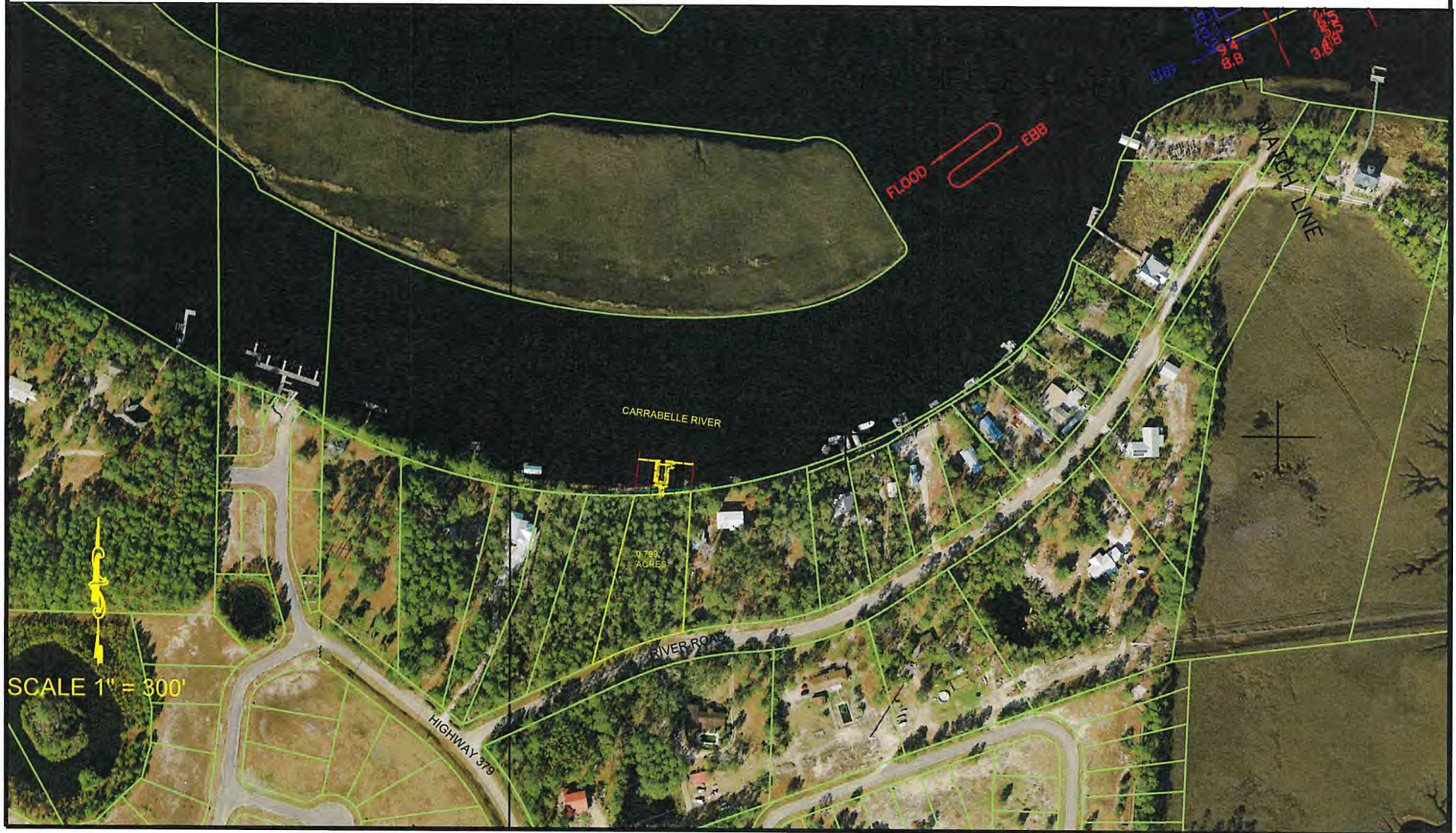
DEP:

COE:

OTHER:

DATE: March 3, 2022

SHEET: 2/4





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WATERBODY/CLASS: Carrabelle River

PURPOSE: EP

PROJECT LOCATION / USGS: Carrabelle / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 18 TOWNSHIP: 7 South RANGE: 4 West

JOB: 22-022

DEP:

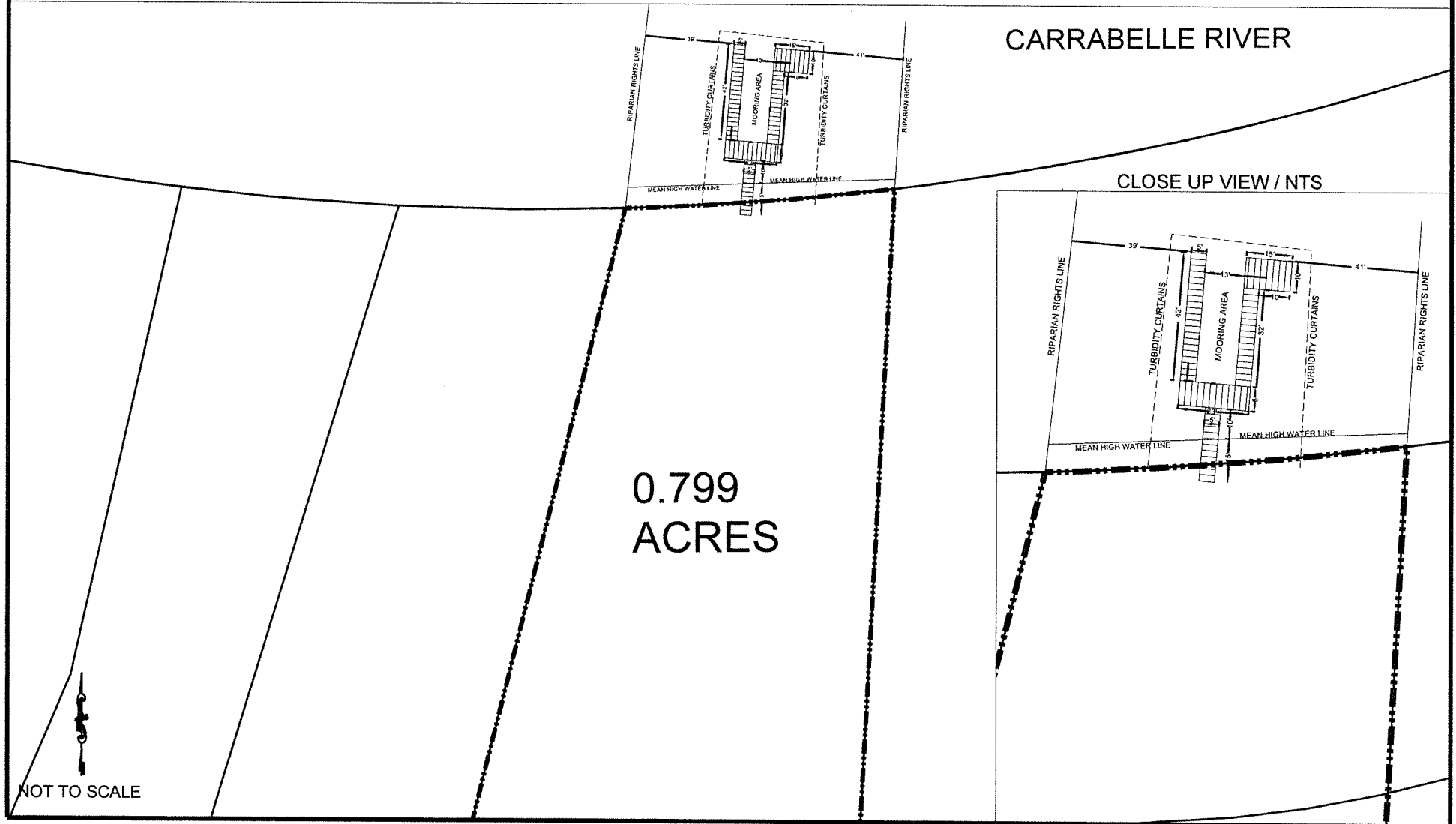
COE:

OTHER:

DATE: March 3, 2022

SHEET: 3/4

Page 42



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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LB No. 7415

APPLICANT/CLIENT: Mike Audette

WATERBODY/CLASS: Carrabelle River

PURPOSE: EP

PROJECT LOCATION / USGS: Carrabelle / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 18 TOWNSHIP: 7 South RANG: 4 West

JOB: 22-022

DEP:

COE:

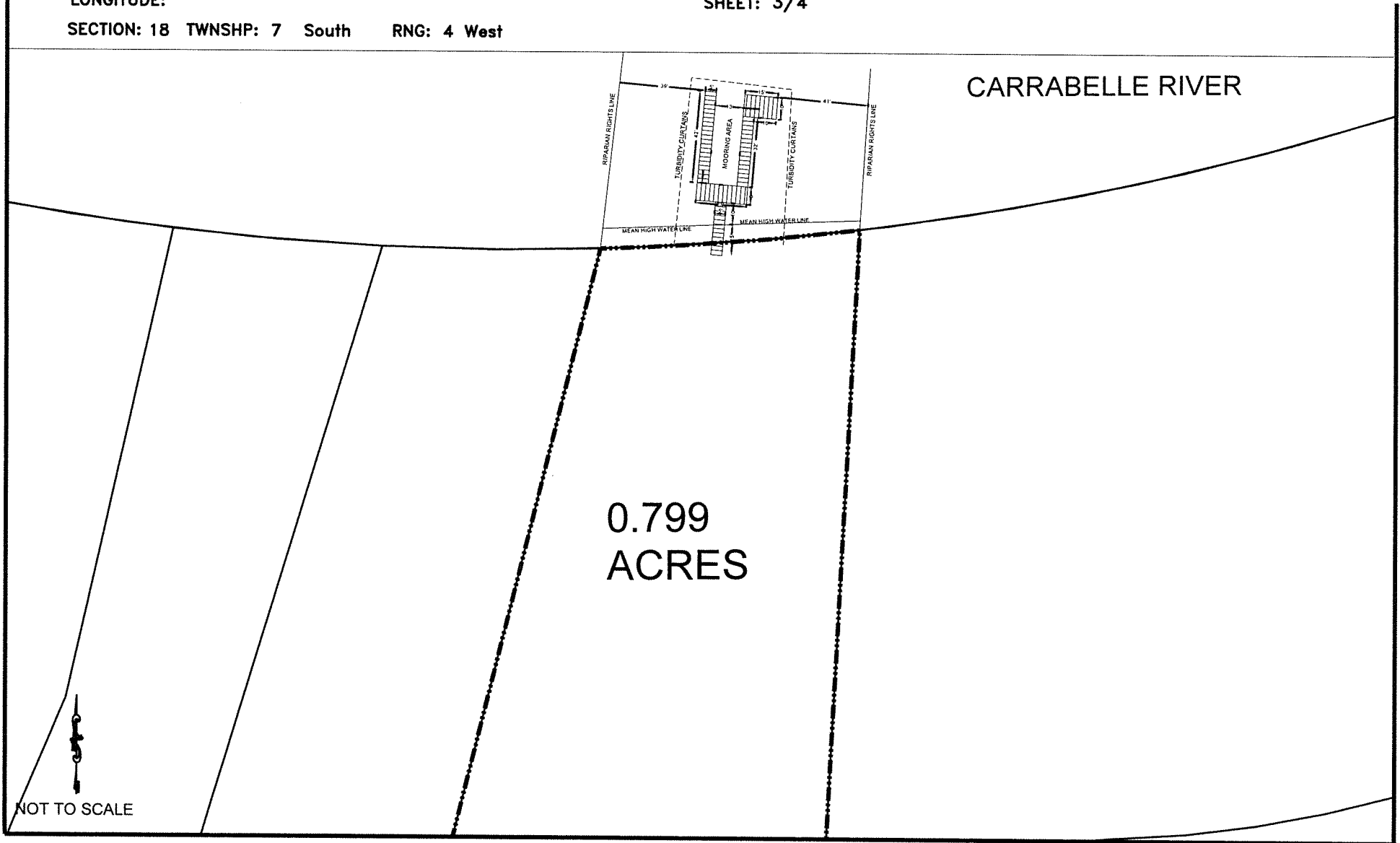
OTHER:

DATE: March 3, 2022

SHEET: 3/4



Page 43



# 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: Mike Audette

WATERBODY/CLASS: Carrabelle River

PURPOSE: EP

PROJECT LOCATION / USGS: Carrabelle / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 18 TWSHP: 7 South RNG: 4 West

JOB: 22-022

DEP:

COE:

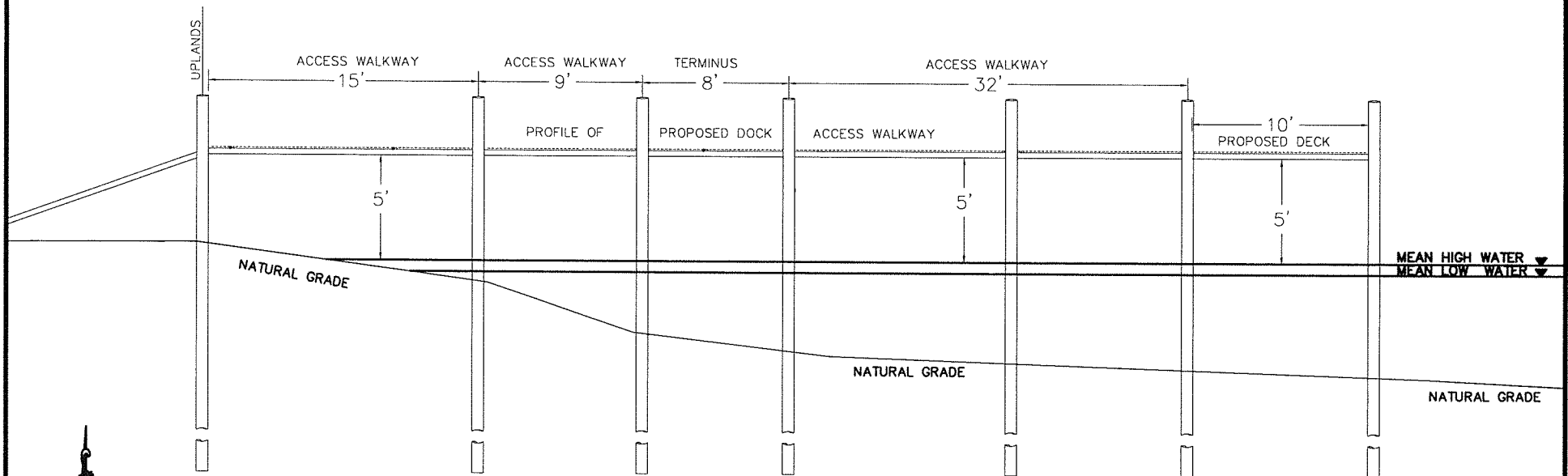
OTHER:

DATE: March 3, 2022

SHEET: 4/4



## CROSS SECTION OF PROPOSED DOCK Not To Scale






SCALE 1" = 20'

*Owner*

Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	18-075-04W-0000-0090-0010	Alternate ID	04W07518000000900010	Owner Address	PAXTON MICHAEL CRAIG & GERI L
Sec/Twp/Rng	18-7S-4W	Class	VACANT		AS TRUSTEES
Property Address	518 RIVER RD	Acreage	0.799		5341 COUNTY RD 125
	CARRABELLE				WILDWOOD, FL 34785
District	1				
Brief Tax Description	1.00 AC M/L OR 86/96				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2022

Last Data Uploaded: 3/3/2022 8:00:06 AM

 Developed by  Schneider  
GEOSPATIAL

### Parcel Summary

**Parcel ID** 18-07S-04W-0000-0090-0010  
**Location Address** 518 RIVER RD  
 CARRABELLE  
**Brief Tax Description** 1.00 AC M/L OR 86/96 97/130 101/260 158/408 215/381 550/75 784/664 997/590 1164/324-DC 1164/325-DC 1230/744 1230/747 1312/733  
 (Note: Not to be used on legal documents.)  
**Property Use Code** VACANT (000000)  
**Sec/Twp/Rng** 18-7S-4W  
**Tax District** UNINC CO (1)  
**Millage Rate** 10.5541  
**Acreage** 0.799  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 PAXTON MICHAEL CRAIG & GERI L  
 AS TRUSTEES  
 5341 COUNTY RD 125  
 WILDWOOD, FL 34785

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000178 - NEW RIVER INTERR	1	UT	118	295

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	8/30/2021	\$100	WD	<a href="#">1312/733</a>	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Vacant	PAXTON	PAXTON AS TRUSTEES
N	11/8/2018	\$89,900	WD	<a href="#">1230/747</a>	Qualified	QUAL/DEED EXAMINATION	Vacant	BENEFIELD DARLENE MILES	PAXTON
N	10/31/2018	\$100	QC	<a href="#">1230/744</a>	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	POWERS TRUST	BENEFIELD DARLENE MILES

### Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$85,000	\$87,025	\$87,025	\$130,680
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$85,000	\$87,025	\$87,025	\$130,680
Assessed Value	\$85,000	\$87,025	\$87,025	\$130,680
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$85,000	\$87,025	\$87,025	\$130,680
Maximum Save Our Homes Portability	\$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 \(PDF\)](#)

**Prepared By and Return To:**  
 Manausa, Shaw & Minacci, P.A.  
 140-D West First St.  
 St. George Island, FL 32328

**File No.** 22-0027MJ

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
 18-07S-04W-0000-0090-0010

### TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed February 4, 2022 by MICHAEL C. PAXTON AND GERI L. PAXTON, TRUSTEES OF THE MICHAEL AND GERI PAXTON FAMILY TRUST DATED AUGUST 30, 2021, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida statute section 689.071(1) hereinafter called the grantor, to Michael D. Audette, a married man whose post office address is 7181 Thomasville Rd., Tallahassee, FL 32312, hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Franklin County, Florida, viz:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

**TRUSTEE'S DEED**  
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debra Wallace  
(Witness Signature)

Debra Wallace

Rhonda Nash  
(Witness Signature)

Rhonda Nash

MICHAEL AND GERI PAXTON FAMILY TRUST  
DATED AUGUST 30, 2021

Michael C. Paxton  
By: MICHAEL C. PAXTON  
Its: Trustee

Geri L. Paxton  
By: GERI L. PAXTON  
Its: Trustee

5341 County Road 125

(Address)

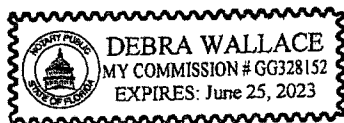
Wildwood, FL 34785

(Address)

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of February, 2021 by MICHAEL C. PAXTON AND GERI L. PAXTON, TRUSTEES OF THE MICHAEL AND GERI PAXTON FAMILY TRUST DATED AUGUST 30, 2021, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Debra Wallace  
Notary Public



**TRUSTEE'S DEED**  
(Continued)

**EXHIBIT A**

Commence at a concrete monument marking the Southwest corner of Section 18, Township 7 South, Range 4 West, Franklin County, Florida, and thence run North 89 degrees 52 minutes 24 seconds East along the South boundary of said Section 18, a distance of 185.95 feet to an iron rod marking the Northeast corner of Section 24, thence continue North 89 degrees 52 minutes 24 seconds East along said South boundary 747.43 feet, thence leaving said South boundary run North 01 degrees 36 minutes 41 seconds East 1628.64 feet to an iron rod and cap (marked 7160) lying on the Northerly right-of-way boundary of a River Road, said point marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly right of way boundary run North 03 degrees 20 minutes 57 seconds East 279.18 feet to the approximate Southerly river's edge of New River; thence run South 84 degrees 49 minutes 19 seconds West along said river's edge 86.62 feet; thence run North 83 degrees 29 minutes 25 seconds West along said river's edge 22.00 feet; thence leaving said river's edge run South 14 degrees 10 minutes 16 seconds West 369.16 feet to a concrete monument (broken) lying on said Northerly right of way boundary; thence run North 65 degrees 06 minutes 28 , seconds East along said Northerly right of way boundary 200.86 feet to the POINT OF BEGINNING.



## 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/>

## PLANNING & ZONING CRITICAL SHORELINE APPLICATION

### **THIS IS NOT A PERMIT APPLICATION**

After approval by the Board, you will still be required to submit a permit application to the Building Department.  
Return completed application and required paperwork to the following address (see page 2 for details):

*Franklin County Building Department*

*34 Forbes Street, Suite 1*

*Apalachicola, FL 32320*

OR

Email to: [cortnib@franklincountyflorida.com](mailto:cortnib@franklincountyflorida.com)

The deadline to turn in a completed application for the Planning & Zoning Adjustment Board is always the 2<sup>nd</sup>  
Tuesday of each month at 12:00pm Noon (NO EXCEPTIONS)

### PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: RFT ASSET MANAGEMENT, LLC

MAILING ADDRESS: 1843 COMMERCE BLVD CITY/STATE/ZIP: MIDWAY FL 32343

CONTACT NUMBER: 850-562-8278 EMAIL: servicework@roweroofing.com

AGENT'S NAME: MEGAN ROUFA

CONTACT NUMBER: 850-562-8278 EMAIL: servicework@roweroofing.com

### PROPERTY DESCRIPTION

911 ADDRESS: 1583 ALLIGATOR DR CITY/STATE/ZIP: ALLIGATOR PT FLORIDA 32346

LOT(S): 17 BLOCK:  SUBDIVISION: ALLIGATOR POINT UNIT:

PARCEL IDENTIFICATION NUMBER: 03-07S-02W-1010-0000-0170

### JURISDICTION

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

### PROJECT DETAILS

X SINGLE FAMILY DOCK/PIER  MULTI-FAMILY DOCK/PIER  COMMERCIAL DOCK/PIER  
 SEAWALL/ RETAINING WALL

PROJECT DESCRIPTION: EXTENSION OF EXISTING STRUCTURE- 12x25 roof over boat slip  
17x47 roof over boat slip, (2)2x23 catwalk

ZONING DISTRICT:  CRITICAL SHORELINE DISTRICT: Y/N  VACANT LOT? Y/N:

### OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE:  APPROVED/DENIED/TABLED:

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

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

**PLANNING & ZONING ADJUSTMENT BOARD**  
**COMMERCIAL DEVELOPMENT APPLICATION CHECKLIST**


- ☒ Application
- ☒ Boundary Survey (If not located in a Flood Zone) / Topographical Survey (If located in a Flood Zone)
- ☒ Site Plan (Site plan must depict proposed project and distance from each setback)
- ☒ DEP Permit/Exemption
- ☒ Army CORPS Permit/Exemption

**DISCLOSURE AGREEMENT**

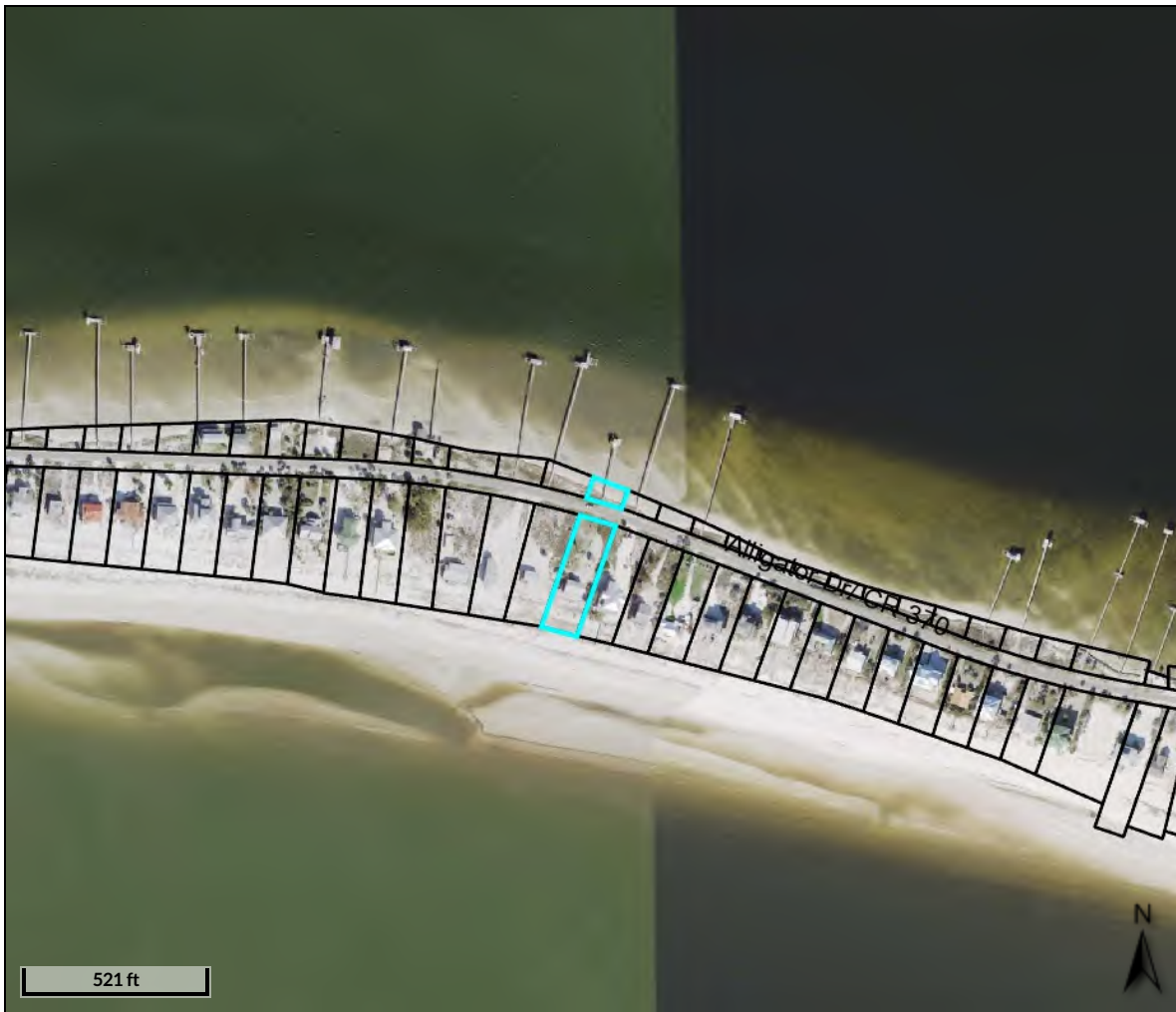
I understand that this is not a permit application and will still need to submit a permit application to the Building Department after my application is approved.

I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.

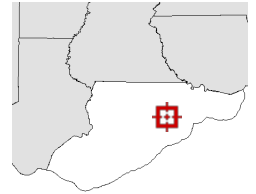
I RFT ASSET MANAGEMENT, LLC, understand and agree to the statements listed above.

  
\_\_\_\_\_  
Signature

/ 03.29.2022  
\_\_\_\_\_  
Date



#### Overview



#### Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

<b>Parcel ID</b>	03-07S-02W-1010-0000-0170	<b>Alternate ID</b>	02W07S03101000000170	<b>Owner Address</b>	RFT ASSET MANAGEMENT,LLC
<b>Sec/Twp/Rng</b>	3-7S-2W	<b>Class</b>	SINGLE FAMILY		1843 COMMERCE BLVD
<b>Property Address</b>	1583 ALLIGATOR DR DR	<b>Acreage</b>	0.736		MIDWAY, FL 32343
<b>District</b>	7				
<b>Brief Tax Description</b>	LOT 17				

(Note: Not to be used on legal documents)

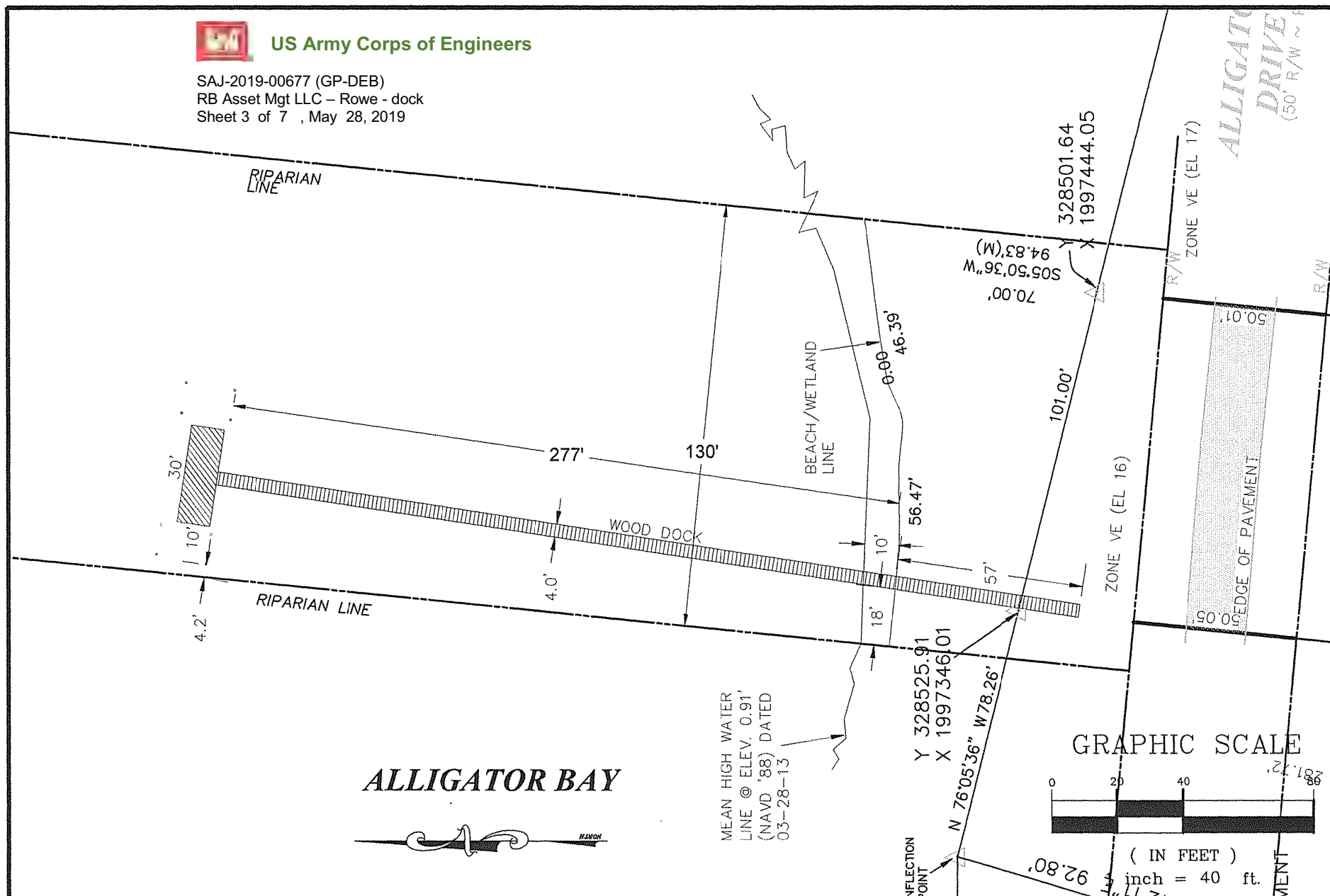
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Developed by  **Schneider**  
GEOSPATIAL



SAJ-2019-00677 (GP-DEB)  
RB Asset Mgt LLC – Rowe - dock  
Sheet 3 of 7 , May 28, 2019



**FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.**

221-4 DELTA COURT  
TALLAHASSEE, FLORIDA 32303  
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

ROWE DOCK  
FRANKLIN COUNTY, FL

**TITLE**

## PLAN VIEW

### EXISTING CONDITIONS

DATE:	2-21-2019	BY:	CAB	CHK:	EP	PROJ:	18-1572
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PAGE:

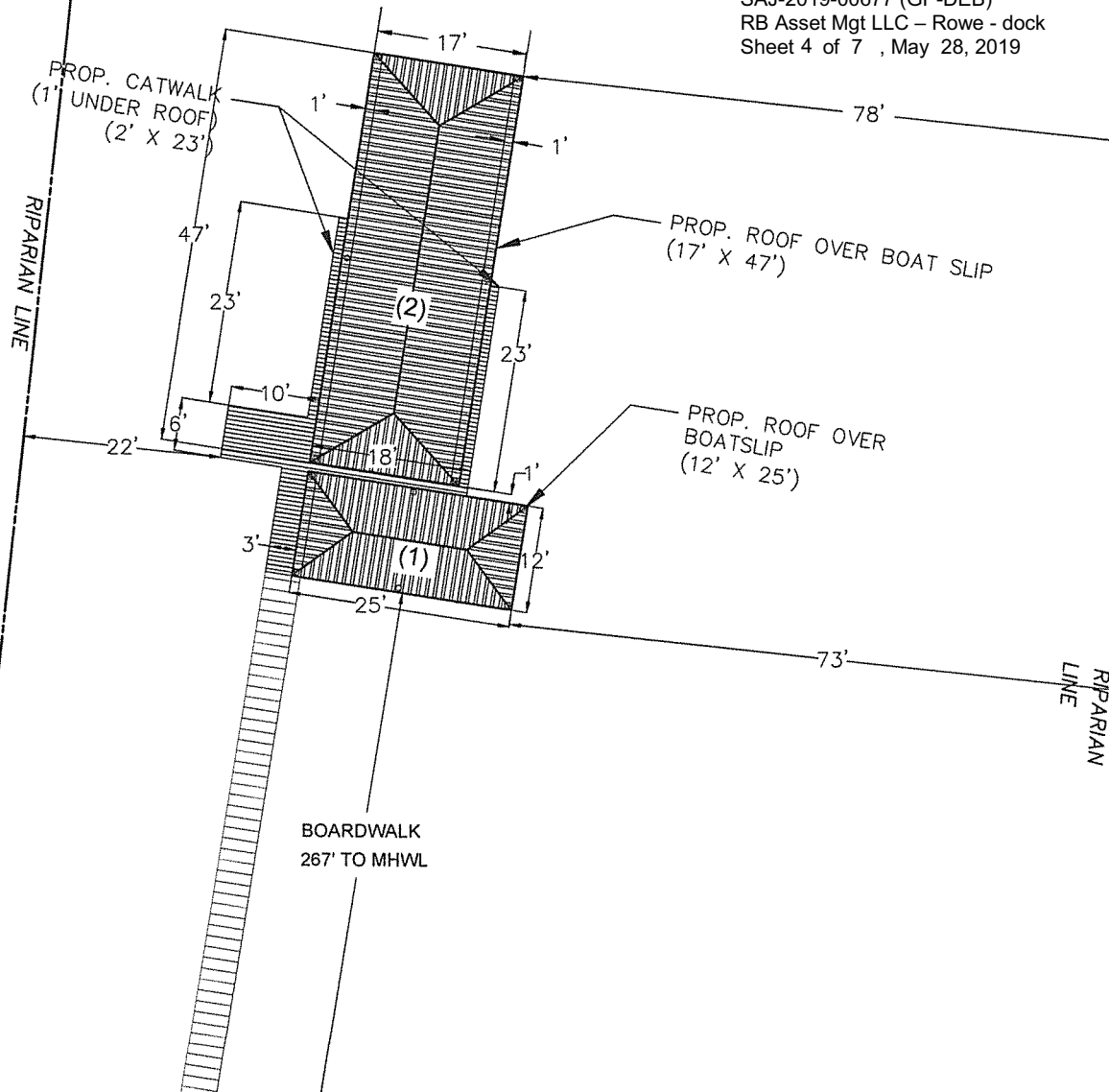
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OF: 5



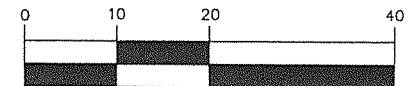
US Army Corps of Engineers

SAJ-2019-00677 (GP-DEB)  
RB Asset Mgt LLC – Rowe - dock  
Sheet 4 of 7 , May 28, 2019



FEATURE	AREA (SF)
CNTR CATWALK	18
WEST CATWALK	23
EAST CATWALK	23
TERMINAL PLATFORM	60
TERMINAL ACCESS	36
TOTAL	160.0

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.

221-4 DELTA COURT  
GALLAHASSEE, FLORIDA 32303  
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

ROWE DOCK  
FRANKLIN COUNTY, FL

TITLE

PLAN VIEW  
PROPOSED DOCK

PAGE:

2

DATE:

2-21-2019

BY:

CAB

CHK:

EP

PROJ:

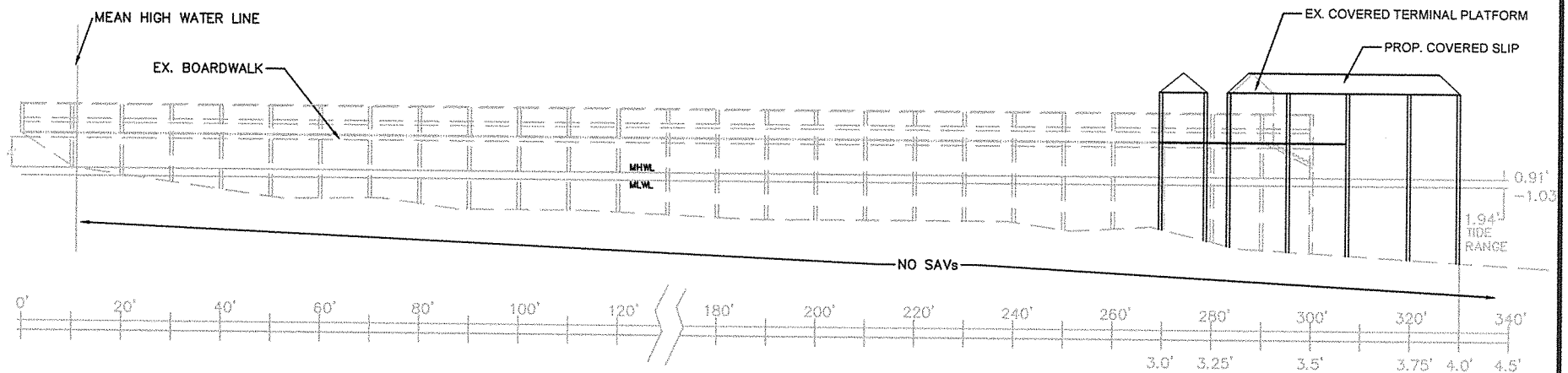
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OF: 5



US Army Corps of Engineers

SAJ-2019-00677 (GP-DEB)  
RB Asset Mgt LLC – Rowe - dock  
Sheet 5 of 7 , May 28, 2019



NOT TO SCALE

FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.

221-4 DELTA COURT  
TALLAHASSEE, FLORIDA 32303  
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

ROWE DOCK  
FRANKLIN COUNTY, FL

TITLE

DOCK CROSS SECTION  
PROPOSED CONDITIONS

DATE:

2-21-2019

BY: CAB

CHK:

EP

PROJ:

18-1572

PAGE:

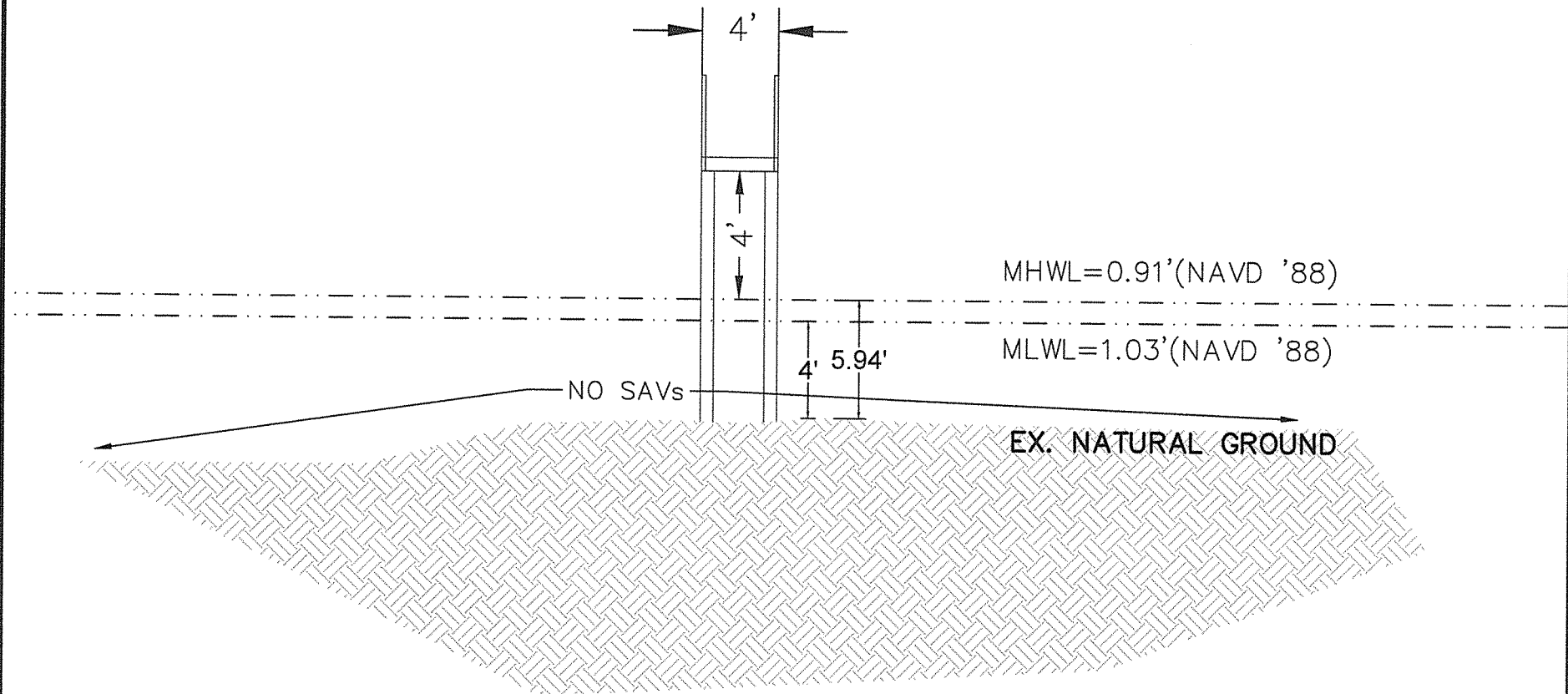
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OF: 5



US Army Corps of Engineers

SAJ-2019-00677 (GP-DEB)  
RB Asset Mgt LLC – Rowe - dock  
Sheet 6 of 7 , May 28, 2019



NOT TO SCALE

FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.

221-4 DELTA COURT  
GALLAHASSEE, FLORIDA 32303  
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

ROWE DOCK  
FRANKLIN COUNTY, FL

TITLE

DOCK TYPICAL SECTION  
PROPOSED CONDITIONS

PAGE:

4

DATE:

2-21-2019

BY: CAB

CHK:

EP

PROJ:

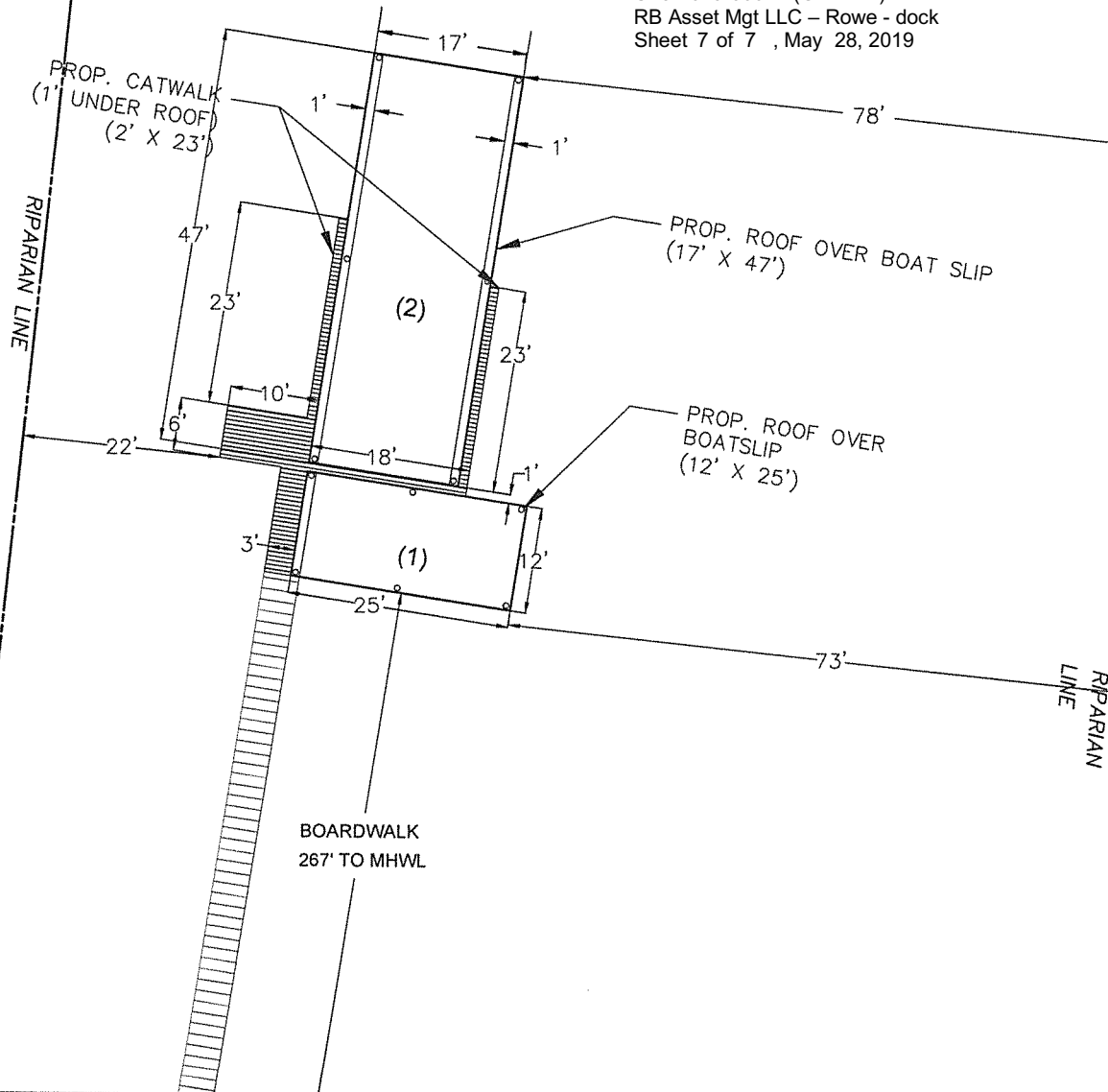
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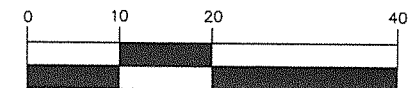
# US Army Corps of Engineers

SAJ-2019-00677 (GP-DEB)  
RB Asset Mgt LLC – Rowe - dock  
Sheet 7 of 7 , May 28, 2019



FEATURE	AREA (SF)
CNTR CATWALK	18
WEST CATWALK	23
EAST CATWALK	23
TERMINAL PLATFORM	60
TERMINAL ACCESS	36
TOTAL	160.0

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

FLORIDA ENVIRONMENTAL  
AND  
LAND SERVICES, INC.

221-4 DELTA COURT  
TALLAHASSEE, FLORIDA 32303  
850-885-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

ROWE DOCK  
FRANKLIN COUNTY, FL

TITLE

PLAN VIEW  
PROPOSED DOCK

PAGE:

5

DATE:

2-21-2019

BY:

CAB

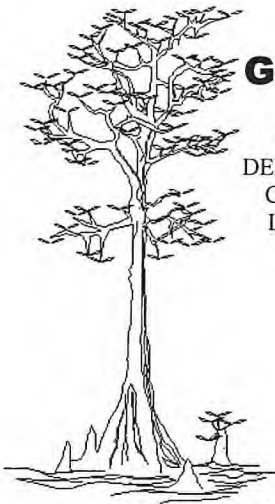
CHK:

EP

PROJ:

18-1572

OF: 5



## 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

April 7, 2022

Ms. Cortni Bankston  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

RE: Planning & Zoning Meeting  
SGIPOA / Franklin County  
GEA File No. 22-064 Sazerac, LLC

By this letter, we are requesting the above project to be placed on the Franklin County Planning and Zoning meeting to be held on April 12, 2022, and the Board of County Commissioners to be held on April 19, 2022 for the construction of a Single Family Residential dock for the referenced project as shown on the attached drawings.


The waterbody at the project site is slough leading from the Apalachicola Bay, Class II, OFW, An AP. The proposed project consists of construction of a Single Family Residential Dock. The proposed dock will be constructed as follows: The access walk way will be constructed 170 ft. in length and 4 ft. in width 680 Sq Ft. The terminus of the proposed dock will be constructed 26' in length and 6' in width, for a total of 156 Sq Ft. for a total of 836 Sq. Ft. Three (3) Piling will be placed 10 ft. from the terminus, for the purpose of tying up to the terminus.

The pilings will be jetted, however, turbidity curtains will be deployed around the construction area and will remain in place until the proposed project is completed and turbidity has returned to normal.

The materials to be used to construct the proposed dock will be transported to the site by truck. Evidence of title to the subject riparian upland property is attached in the form of a Warranty Deed. The upland area is presently zoned as residential and no changes are proposed.

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

Sincerely,

  
Dan Garlick, PWS  
Garlick Environmental Associates, Inc.

Attachments



## APPLICATION FOR DEVELOPMENT

### FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

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

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

RADON: \$ \_\_\_\_\_

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: ( Incomplete applications will be review once it has)

Property Owner/s: Sazerac, LLC / c/o Tim Reilly

Contact Information: Home #: \_\_\_\_\_ Cell #: 770-722-5939

Mailing Address: 4935 Taylor Lane City/State/Zip: Gainsville, GA 30504

EMAIL Address: treilly@gmail.com

Contractor Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_

State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

**PROPERTY DESCRIPTION:** 911 Address: 1931 Indian Harbor Road - St George Island, FL 32320

Lot/s: 8 Block: \_\_\_\_\_ Subdivision: Indian Bay Village Unit: \_\_\_\_\_

Parcel Identification #: 29-09S-06W-7337-0000-0080

**JURISDICTION:** ☒ Franklin County

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

**DESCRIPTION OF DEVELOPMENT:** Construction of a Pier, 150' in Length and 4' in Width, with a terminus 8'x20' / 2 step downs

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

HEATED SQ FT: \_\_\_\_\_ UN-HEATED SQ FT: \_\_\_\_\_ TOTAL SQUARE FOOT: \_\_\_\_\_

ROOF MATERIAL: \_\_\_\_\_ FOUNDATION TYPE: \_\_\_\_\_ LOT DEMENSION: \_\_\_\_\_

NO. OF STORIES: \_\_\_\_\_ STORAGE SQ FOOTAGE: \_\_\_\_\_ GAS UTILITIES: \_\_\_\_\_

**(Requires Building or General Contractor if over 3 habitable stories including mezzanines.)** (VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)

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: \_\_\_\_\_ FIRM ZONE/S: \_\_\_\_\_

**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 \_\_\_\_\_

*Owner*



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

<b>Parcel ID</b>	29-09S-06W-7337-0000-0080	<b>Alternate ID</b>	06W09S29733700000080	<b>Owner Address</b>	SAZERAC,LLC
<b>Sec/Twp/Rng</b>	29-9S-6W	<b>Class</b>	VACANT		4935 TAYLOR LANE
<b>Property Address</b>	1931 INDIAN HARBOR ROAD	<b>Acreage</b>	n/a		GAINESVILLE, GA 30504
	ST GEORGE ISLAND				
<b>District</b>	1				
<b>Brief Tax Description</b>	LOT 8 INDIAN BAY VILL				
	(Note: Not to be used on legal documents)				

Date created: 3/4/2022  
Last Data Uploaded: 3/4/2022 8:07:32 AM

Developed by **Schneider**  
GEOSPATIAL

# 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: Sazerac, LLC

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE: 29° 37' 42.37"

LONGITUDE: 84° 56' 18.77"

SECTION: 29 TOWNSHIP: 9 South RING: 6 West

JOB: 22-064

DEP:

COE:

OTHER:

DATE: March 3, 2022

SHEET: 1/4



Page 61



# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8899

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SECTION: 29 TOWNSHIP: 9 South RING: 6 West

JOB: 22-064

DEP:

COE:

OTHER:

DATE: March 3, 2022

SHEET: 2/4



# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8899

FAX (850) 653-9656 garlick@garlickenv.com

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LATITUDE: 29° 37' 42.37"

LONGITUDE: 84° 56' 18.77"

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 22-064

DEP:

COE:

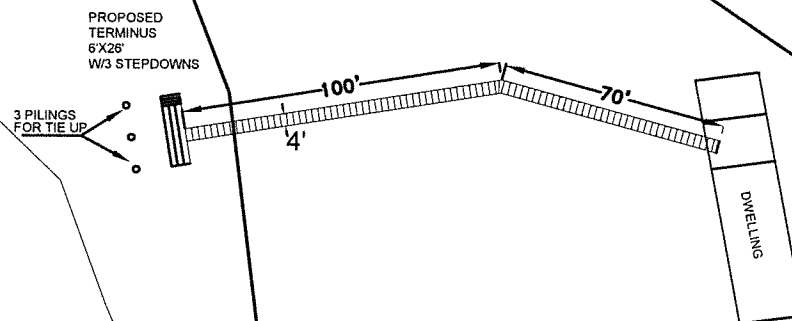
OTHER:

DATE: March 3, 2022

SHEET: 3/4



APALACHICOLA  
BAY



SCALE 1" = 60'

# 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: Sazerac, LLC

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PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE: 29° 37' 42.37"

LONGITUDE: 84° 56' 18.77"

JOB: 22-064

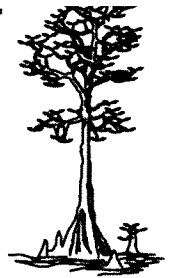
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COE:

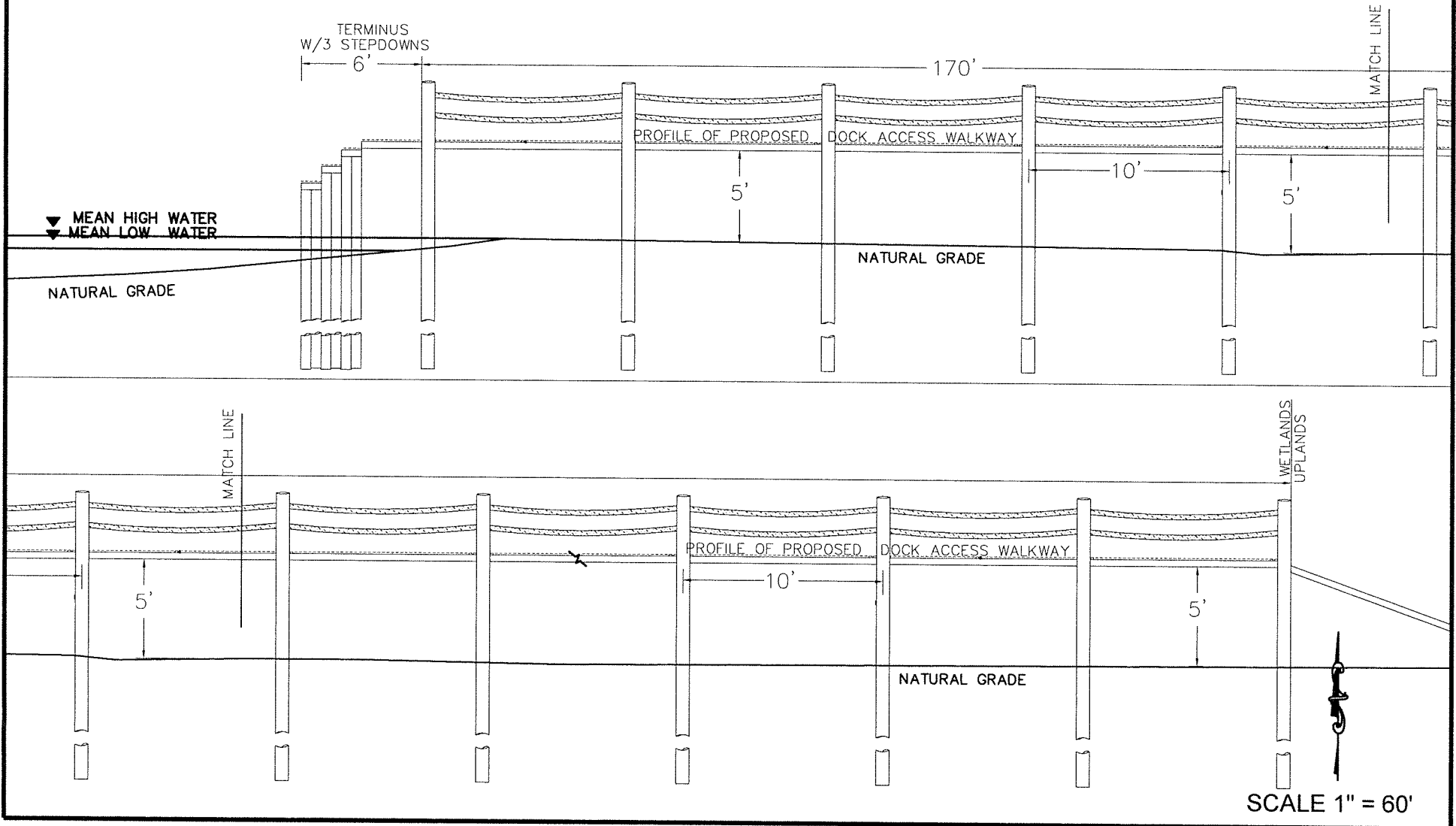
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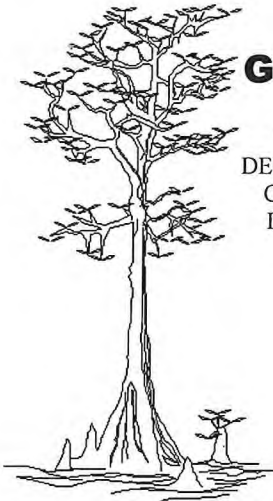
DATE: March 3, 2022

SHEET: 4/4



SECTION: 29 TOWNSHIP: 9 South RING: 6 West





# **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

February 16, 2022

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

RE: Vacation Rental Services, LLC Application for Development GEA 22-011  
 55 S Bayshore PID 31-08S-06W-0000-2440-0010

Mark,

Please find attached exhibits for a proposed warehouse expansion at 48 Island Drive, Parcel ID 31-08S-06W-0000-2440-0010. There is an existing cleaner building on site that accepts laundry. The owner is proposing a warehouse with no employees to store company items. We are requesting this be on the April meeting.

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

Sincerely,

Derek Roberts  
 Garlick Environmental Associates, Inc.

Attachments

RECEIVED  
 FEB 16 2022  
 BY: .....



## **APPLICATION FOR DEVELOPMENT**

### **FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

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

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

RADON: \$ \_\_\_\_\_

FLOOD: \$ \_\_\_\_\_

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

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

Page 66

#### **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: Vacation Rental Services, LLC

Contact Information: Home #: \_\_\_\_\_ Cell #: 850-210-9257

Mailing Address: 433 Cape San Blas Road City/State/Zip: Cape San Blas, FL 32456

EMAIL Address: drew@whitesandsinvestment.com @ \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_

State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

**PROPERTY DESCRIPTION:** 911 Address: 48 Island Drive

Lot/s: 3 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 31-085-06W-0000-2440-0010

**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 a warehouse (no employees)

**ZONING DISTRICT:** C-2 **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

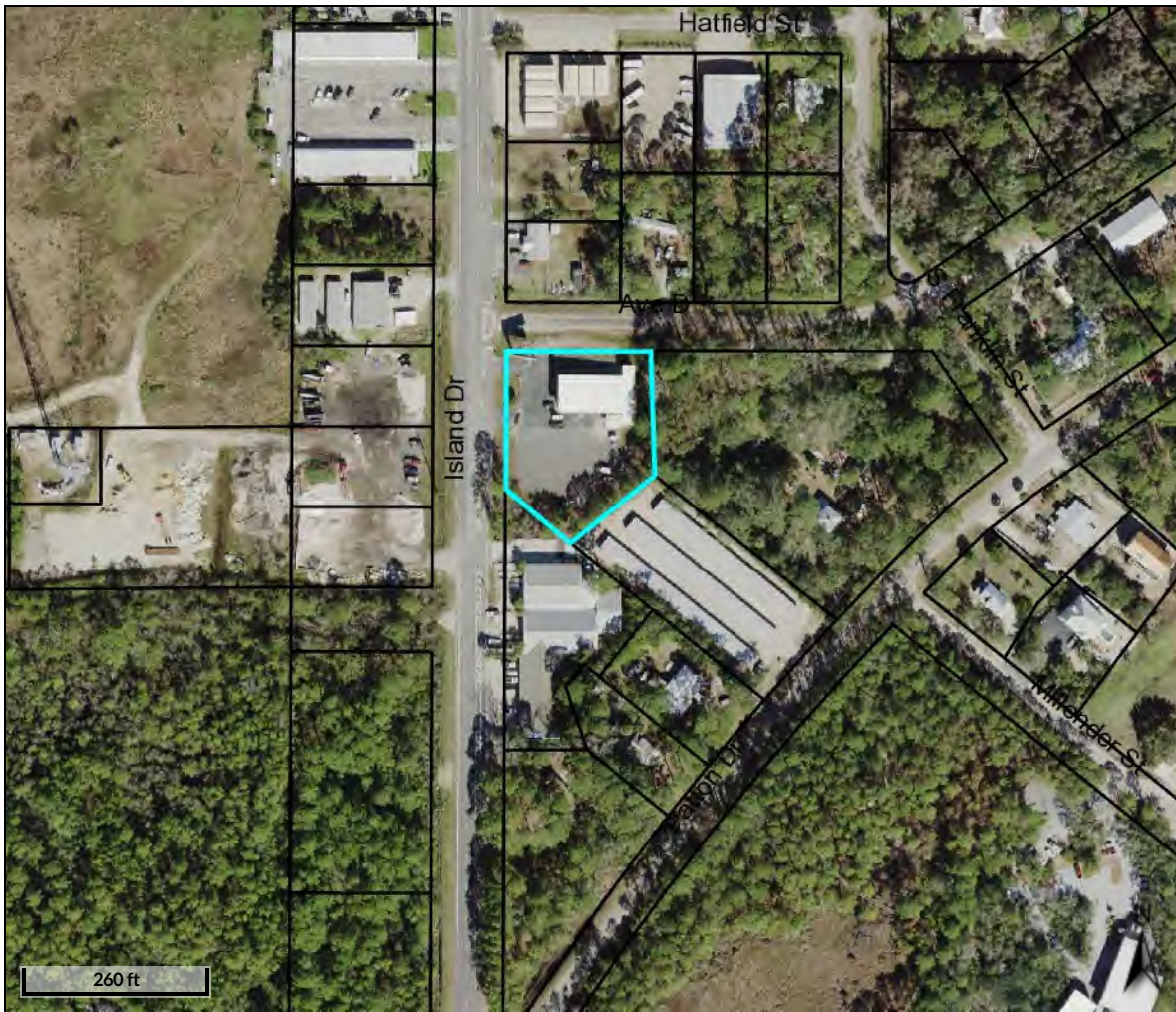
**FLOOD ZONE INFORMATION:** EFFECTIVE DATE: February 5, 2014

**PANEL NUMBER:** 12037C0532F 2/5/14 **FIRM ZONE/S:** AH (13Feet)

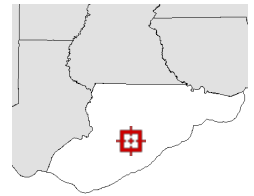
**ELEVATION REQUIREMENTS AS PER SURVEY:** \_\_\_\_\_

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

**BUILDING OFFICIAL** \_\_\_\_\_ **DATE** \_\_\_\_\_ **FLOODPLAIN ADMIN.** \_\_\_\_\_ **DATE** \_\_\_\_\_ **OWNER/CONTRACTOR** \_\_\_\_\_ **DATE** \_\_\_\_\_



**Overview**



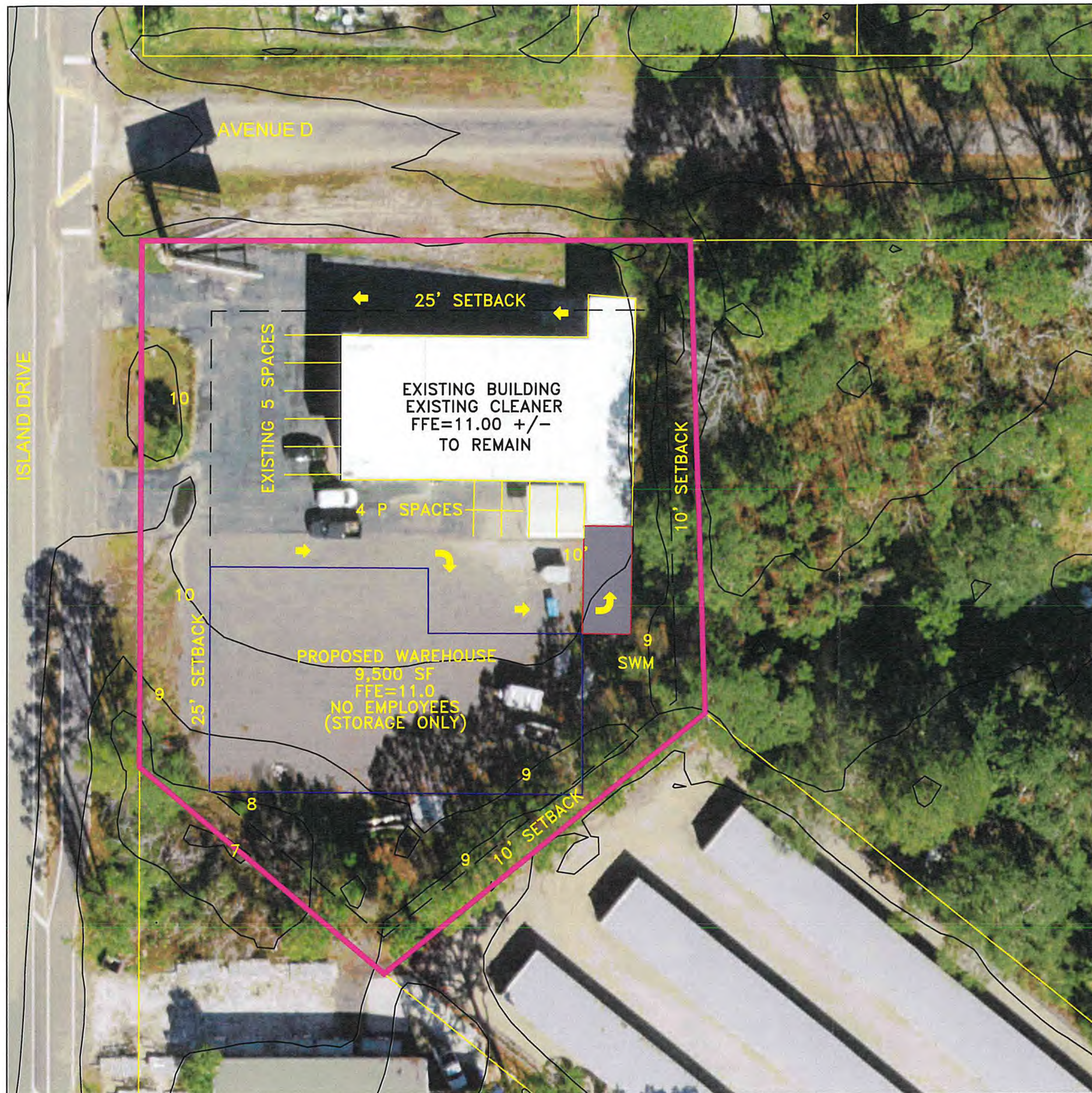
**Legend**

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

<b>Parcel ID</b>	31-08S-06W-0000-2440-0010	<b>Alternate ID</b>	06W08S31000024400010	<b>Owner Address</b>	VACATION RENTAL SERVICES LLC
<b>Sec/Twp/Rng</b>	31-8S-6W	<b>Class</b>	STORES, 1 STORY		433 CAPE SAN BLAS RD
<b>Property Address</b>	48 ISLAND DR	<b>Acreage</b>	1		CAPE SAN BLAS, FL 32456
<b>District</b>	5				
<b>Brief Tax Description</b>	A PARCEL IN SEC 31-08S-06W				
	(Note: Not to be used on legal documents)				

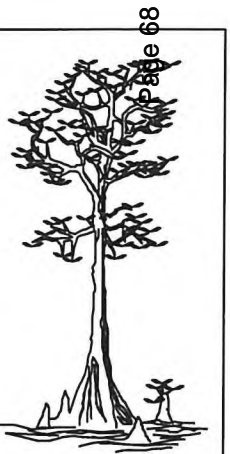
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Developed by **Schneider**  
GEOSPATIAL



SITE INFORMATION:

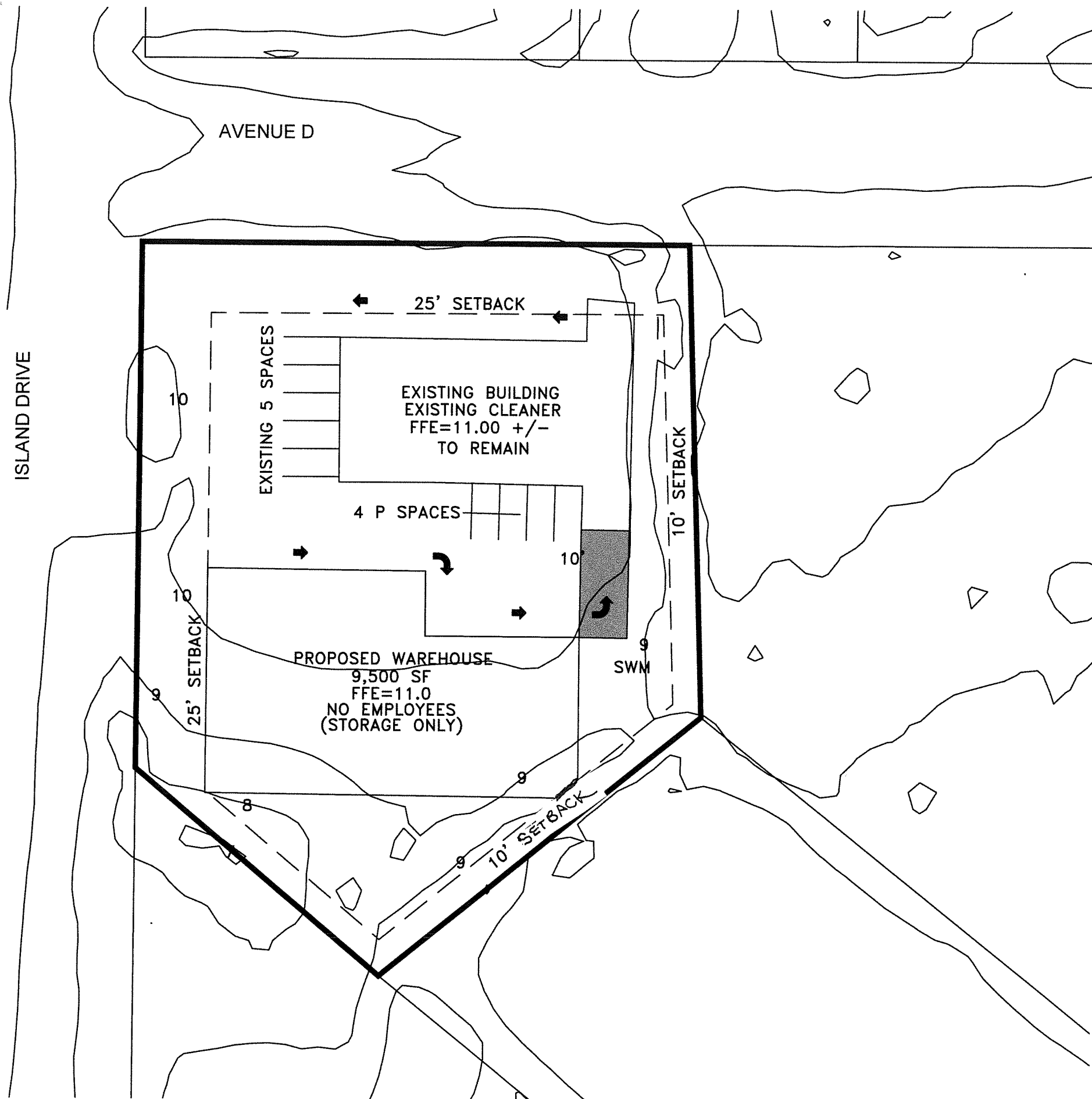
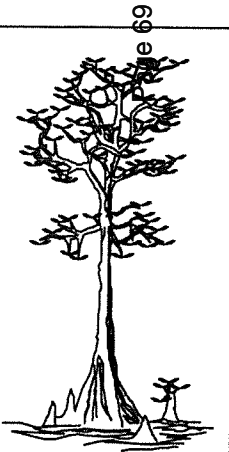
PARCEL: 44,109 SF  
EXISTING IMP: 29,508 SF  
PROPOSED IMP: 29,400 SF  
FEMA ZONE: AE 13.00  
EXISTING BLDG: 6,382 SF  
PROPOSED BLDG: 9,500 SF  
ROW SETBACK: 25'  
SIDE SETBACK: 10'



WAREHOUSE EXPANSION			
48 ISLAND DRIVE PARCEL: 31-08S-08W-0000-2440-0010			
FRANKLIN COUNTY		FLORIDA	
GARLICK ENVIRONMENTAL ASSOC. INC. POST OFFICE BOX 365 APALACHICOLA, FLORIDA 32329-0365 OFFICE 850-859-8899 FAX 850-853-8656 EMAIL: garlick@garlickenv.com			
SCALE: 1" = 40'	DATE: FEBRUARY 15 2022	DRAWING NO.: 22-011	SHEET NO.: 1/1

SITE INFORMATION:

PARCEL: 44,109 SF  
 EXISTING IMP: 29,508 SF  
 PROPOSED IMP: 29,400 SF  
 FEMA ZONE: AE 13.00  
 EXISTING BLDG: 6,382 SF  
 PROPOSED BLDG: 9,500 SF  
 ROW SETBACK: 25'  
 SIDE SETBACK: 10'



<b>WAREHOUSE EXPANSION</b>			
48 ISLAND DRIVE			
PARCEL: 31-08S-06W-0000-2440-0010			
FRANKLIN COUNTY		FLORIDA	
GARLICK ENVIRONMENTAL ASSOC. INC.			
POST OFFICE BOX 886 APALACHICOLA, FLORIDA 32329-0386			
OFFICE: 850-863-8899			
FAX: 850-863-9866			
EMAIL: garlick@garlickenv.com			
SCALE: 1" = 40'	DATE: FEBRUARY 15 2022	DRAWING NO.: 22-011	SHEET NO.: 2/2



# SITE PLAN

## FRANKLIN COUNTY BUILDING DEPARTMENT

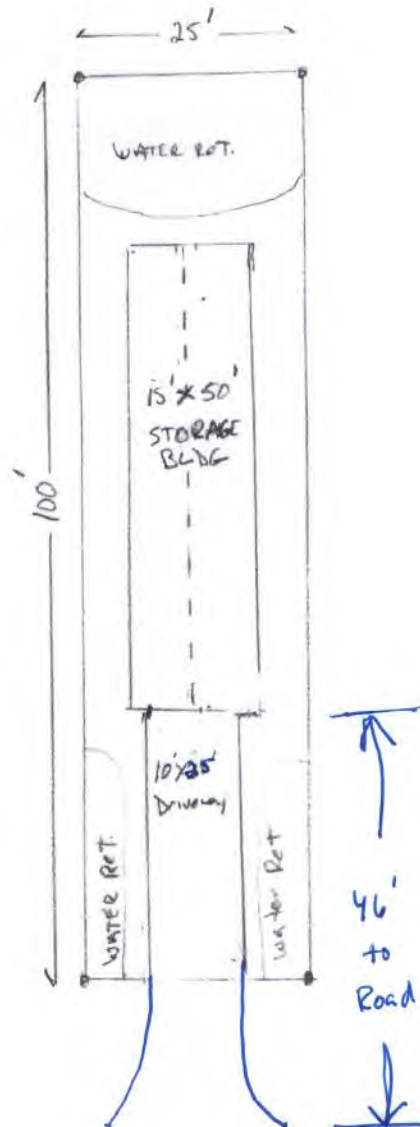
34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

## PERMIT

# \_\_\_\_\_



SCALE: 1" = 20'

DATE: 6-4-21

### ADDRESS:

219 W GORRIE DR

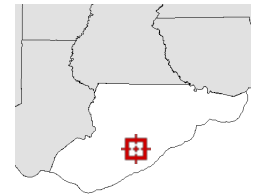
ST George Island, FL 32328

### DRAWN BY:

CALVIN DUNN



#### Overview



#### Legend

- Parcels
- Roads
- City Labels

<b>Parcel ID</b>	29-09S-06W-7311-009W-0110	<b>Alternate ID</b>	06W09S297311009W0110	<b>Owner Address</b>	DUNN CALVIN R & CAROL E
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	VACANT		7933 STRAWBERRY LANE NE
<b>Property Address</b>	219 W GORRIE DR	<b>Acreage</b>	n/a		BELMONT, MI 49306
<b>District</b>	1				
<b>Brief Tax Description</b>	ST GEORGE ISLAND UNIT 1 WEST				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2022  
Last Data Uploaded: 4/6/2022 8:06:06 AM

Developed by  **Schneider**  
GEOSPATIAL



# SITE PLAN

## FRANKLIN COUNTY BUILDING DEPARTMENT

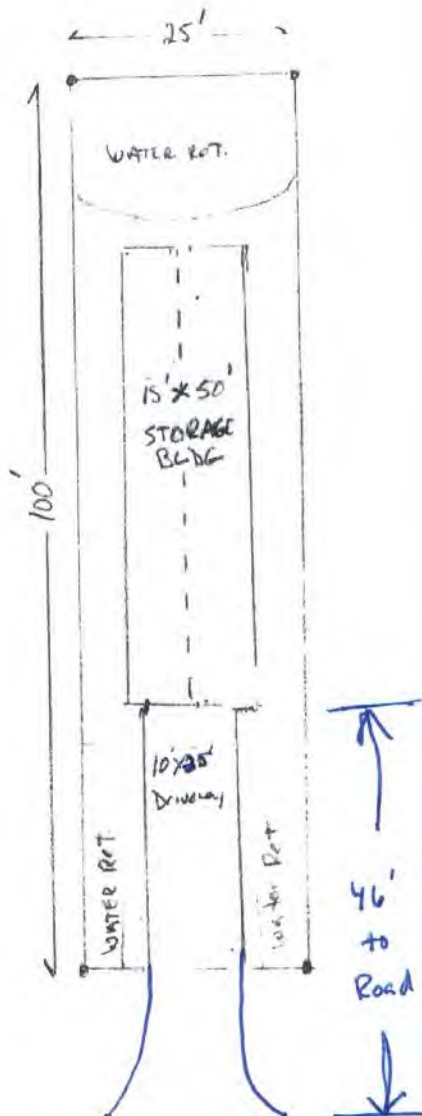
34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

## PERMIT

# \_\_\_\_\_



SCALE: 1 " = 20 '

DATE: 6-4-21

ADDRESS:

219 W GORRIE DR

ST GEORGE ISLAND, FL 32328

DRAWN BY:

CALVIN DUNN



## APPLICATION FOR RE-ZONING & LAND USE CHANGE

### FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

RECEIVED  
FEB 08 2022

PROPERTY OWNER'S NAME: Donnie R. and Donna Crum BY: \_\_\_\_\_  
MAILING ADDRESS: 1 Wildflower Lane City/State/Zip: Apalachicola, FL 32320  
PHONE #: 850-653-8326 CELL #: 850-653-7353 EMAIL: dcrum@gtcom.net

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

**PROPERTY DESCRIPTION:** 911 Address: 1 Wildflower Lane, Apalachicola, FL 32320  
Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_  
Parcel Identification #: \_\_\_\_\_

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

ACREAGE: 5 Acres

CURRENT ZONING: R3 CURRENT LAND USE: \_\_\_\_\_

REQUESTED ZONING: R2 REQUESTED LAND USE: \_\_\_\_\_

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

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

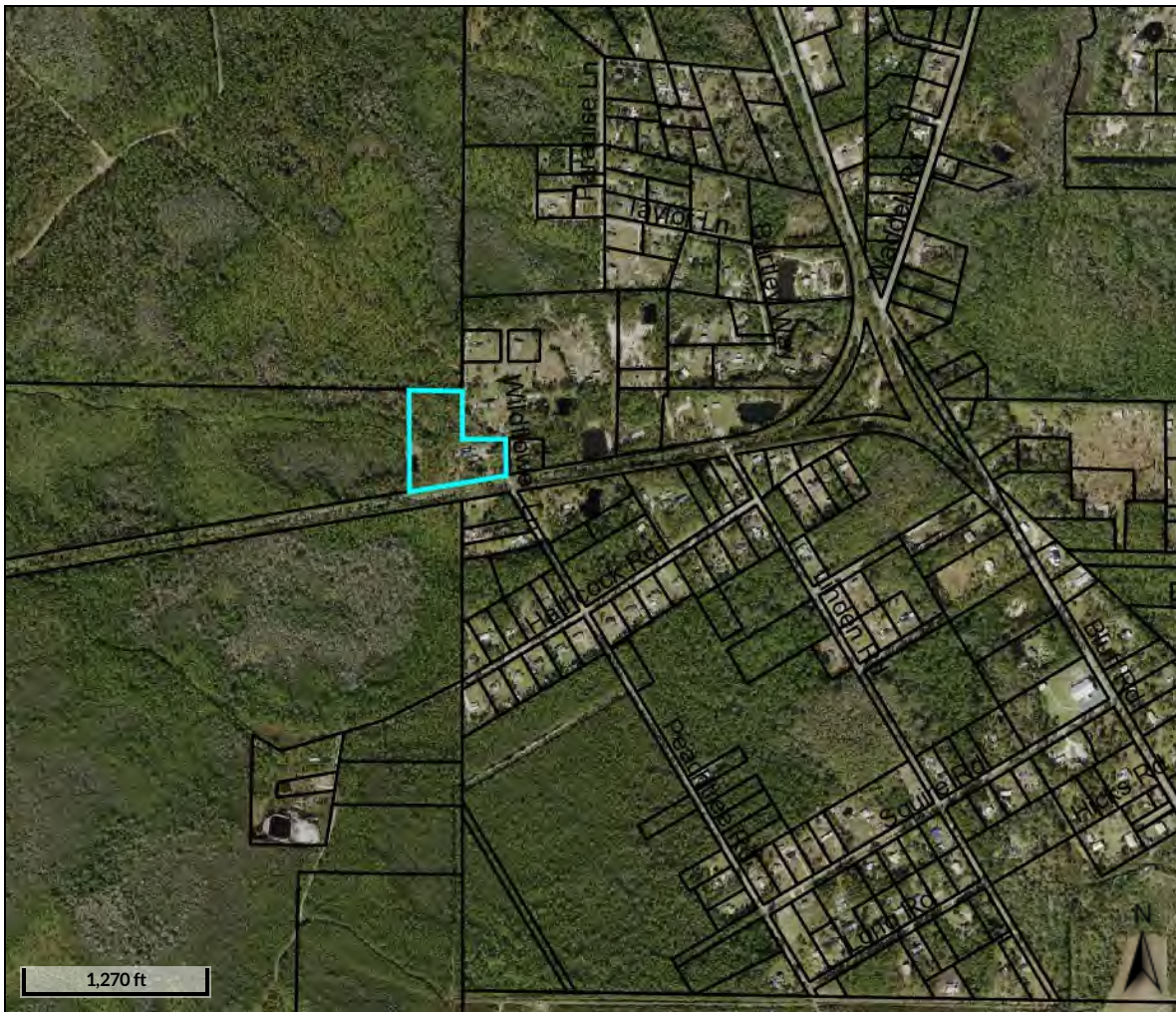
RECOMMENDED APPROVAL: \_\_\_\_\_ RECOMMENDED DENIAL: \_\_\_\_\_ RECOMMENDED TO TABLE: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

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

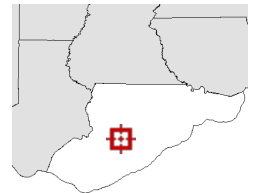
**PUBLIC HEARING DATE:** \_\_\_\_\_  
☐ APPROVED ☐ DENIED ☐ TABLED  
CONDITIONS: \_\_\_\_\_

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

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



## Overview



## Legend

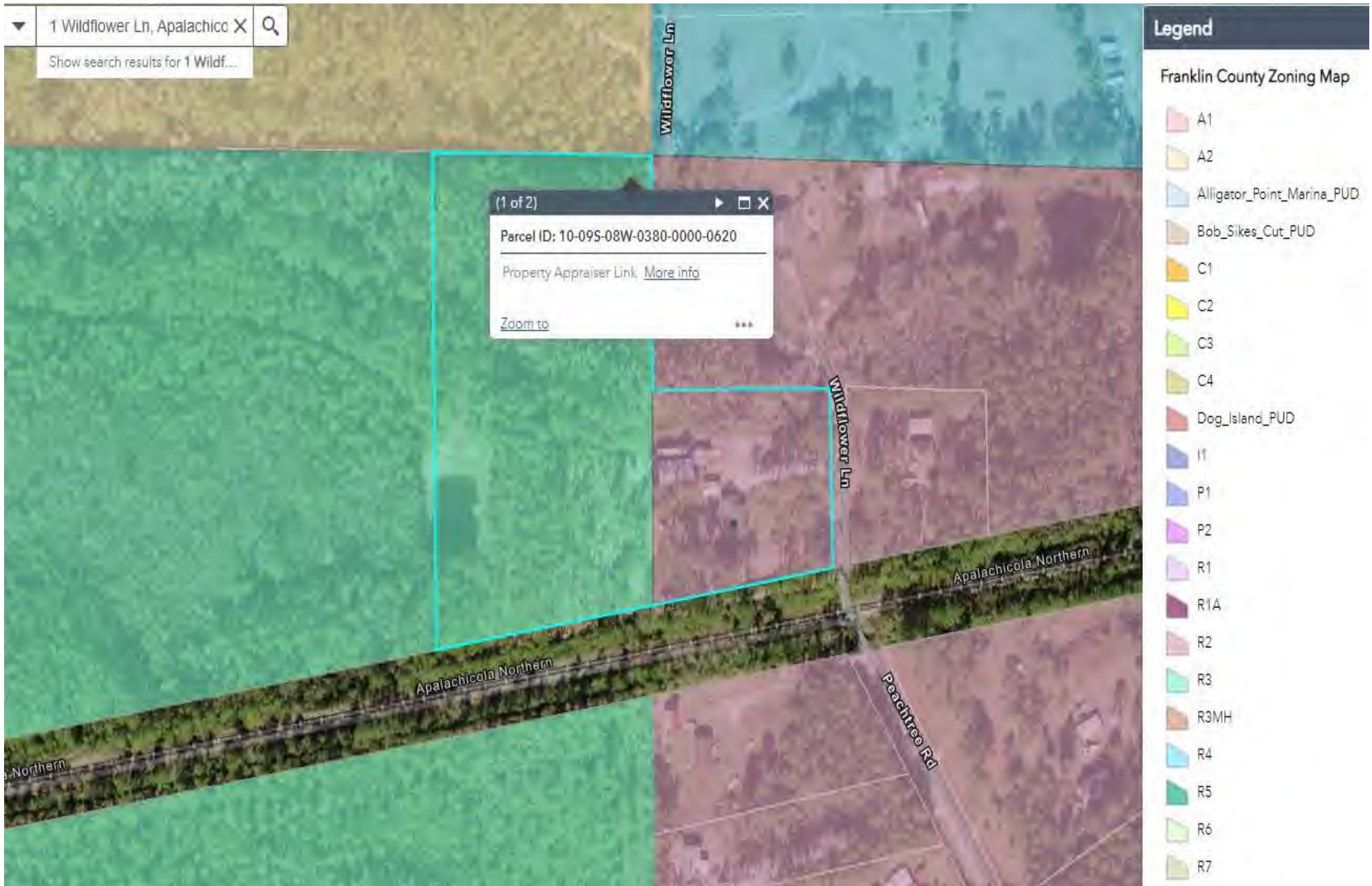
-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	10-09S-08W-0380-0000-0620	<b>Alternate ID</b>	08W09S100380000000620	<b>Owner Address</b>	CRUM DONNIE RUSS & DONNA
<b>Sec/Twp/Rng</b>	10-9S-8W	<b>Class</b>	SINGLE FAMILY		CRUM DONNA
<b>Property Address</b>	1 WILDFLOWER LANE	<b>Acreage</b>	6.58		1-WILDFLOWER LANE
					APALACHICOLA, FL 32320


**District** 1  
**Brief Tax Description** 1.58 AC M/L IN TRACT 62  
(Note: Not to be used on legal documents)

Date created: 2/18/2022  
 Last Data Uploaded: 2/18/2022 4:35:47 AM

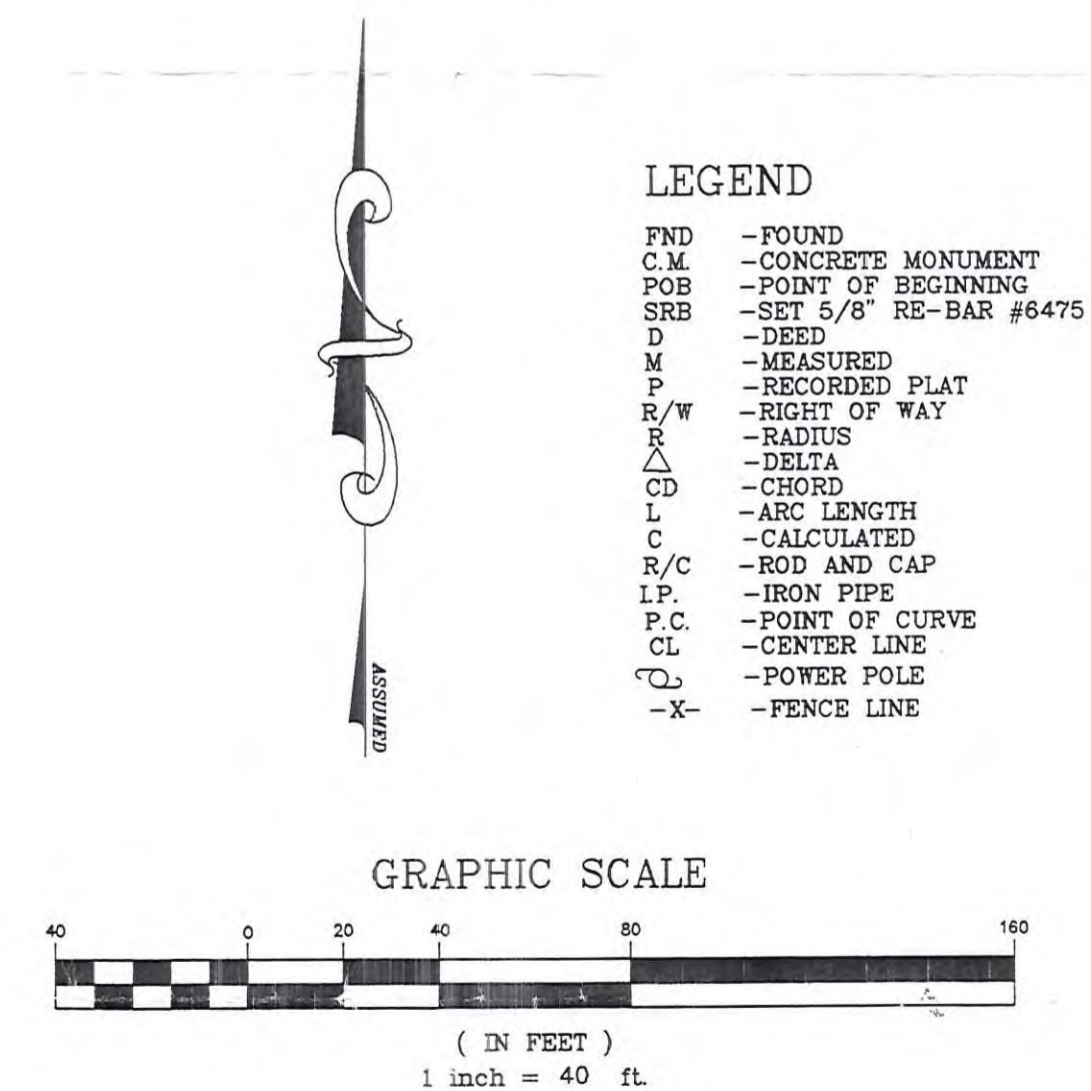
Developed by 



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

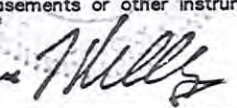
  
WADE G. BROWN  
Surveyor & Mapper  
Florida Certificate No. 5959  
(LB 6475)

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No improvements were located in this survey other than those shown.
3. See attached sheet for legal description.
4. As per Flood Insurance Rate Map for Franklin County, Florida, Community-Panel Number 120088 0095 B; Date of Firm Index: July 20, 1998, this property is located in Zone "A-3", Elevation: 10.00 feet, NGVD.
5. No underground encroachments were located in this survey.
6. Adjoiners were not furnished.



PLAT OF BOUNDARY SURVEY FOR <b>DONNA W &amp; DONNIE R. CRUM</b>			
PREPARED BY <b>EDWIN G BROWN AND ASSOCIATES, INC.</b> 2818 CRAWFORDVILLE HWY. P.O. BOX 626 CRAWFORDVILLE, FL 32836 (904)828-3016			
DATE	FOUNDATION PLAT 3/8/2000 FINAL PLAT 9/12/2000	DRAWN BY: JJF	CHECKED BY:
REVISION		SCALE: 1"=40'	
		DATE: NOVEMBER 12, 1999	
		JOB NUMBER	PSC#
		83-040	17527/17792

RY  
4261



- |  |  |              |                    |
|--|--|--------------|--------------------|
| <div style="font-size: 48pt; font-weight: bold; text-align: center;">T<br/>&amp;<br/>R<br/>A</div> | <i>Thurman Roddenberry &amp; Associates, Inc.</i><br><b>PROFESSIONAL SURVEYORS AND MAPPERS</b><br>P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358<br>PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103<br>LB # 7160 |              |                    |
|  | DATE: 12/07/21   | DRAWN BY: BB | N.B. PER PLAT      |
| FILE: 05604W.DWG   | DATE OF LAST FIELD WORK:   | CHECKED BY:  | JOB NUMBER: 05-604 |

Tarpon Title, Inc.  
19 Island Drive  
File Number: RE 2006-1119

Inst:0200606384 Date:09/14/2006 Time:09:00

Doc Stamp-Deed : 525.00

*L. Johnson*  
Marcia Johnson, FRANKLIN County B:913 P:304

## This Warranty Deed

MADE THIS 13<sup>th</sup> day of September, A.D. 2006, DSW HOLDING, LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose address is 233 Water Street, Apalachicola, Florida 32320, to **DONNIE R. CRUM and DONNA CRUM, his wife** whose mailing address is 1 Wildflower Lane, Apalachicola, FL 32320, hereinafter called the grantee;

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and conveys and confirms unto the grantee, all that certain land situate in Franklin County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO covenants, restrictions, reservations and easements of record, if any. And, Franklin County Comprehensive Plan and land use ordinances and all other County, State, Federal and Local laws, rules and regulations regarding the use and development of said property.

The above described subject property is **not** the homestead of the Grantor.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple hat the grantor has good right and lawful authority to sell and convey said land; that the grantor herby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

*Gwinell Wilson*  
Witness Signature  
Print Name: Gwinell Wilson

*William D Wilson*  
Witness Signature  
Print Name: William D Wilson

DSW HOLDINGS, LLC  
A Florida Limited Liability Company  
*Walter M. Ward, Sr.*  
WALTER M. WARD, SR.  
Managing Member

STATE OF FLORIDA  
COUNTY OF FRANKLIN

SWORN TO AND SUBSCRIBED before me this 13 day of September, 2006, by, Walter M. Ward, Sr., as Managing Member of DSW Holdings, LLC, a Florida Limited Liability Company, who ( ) produced \_\_\_\_\_ as identification, or ( ☒ ) is personally known to me, and did ( ), or did not ( ☒ ) take an oath.

*Gwinell Wilson*  
Notary Public



COMMITMENT

**Schedule A, Continuation Page**

A parcel of land lying in Section 33, Township 8 South, Range 8 West, Franklin County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, thence along the east boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida, South 01°06'25" West a distance of 598.10 feet to the Northerly right-of-way line of the Northern Apalachicola Railroad; thence along said Northerly right-of-way line of the Northerly right-of-way of the Northern Apalachicola Railroad South 80°25'22" West a distance of 352.10 feet; thence North 01°06'25" East a distance of 662.16 feet to the North boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida; thence along said North boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida South 89°05'43" East a distance of 346.00 feet to the Point Of Beginning.

Inst:0200606384 Date:09/14/2006 Time:09:00

Doc Stamp-Deed : 525.00

DC, Marcia Johnson, FRANKLIN County B:913 P:305

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider Pages incorporated by reference in the insert pages.

Plant File #: PC06-1210

Agent File #: 2006-1141

## SITE PLAN

Borrower or Owner: **DONNIE (RUSTY) CRUM/CURRENT OWNER: CRUM**Property Address: **XXX WILDFLOWER LN.**City: **APALACHICOLA**County: **FRANKLIN**State: **FL**Zip Code: **32320**Lender or Client: **COASTAL COMMUNITY BANK**

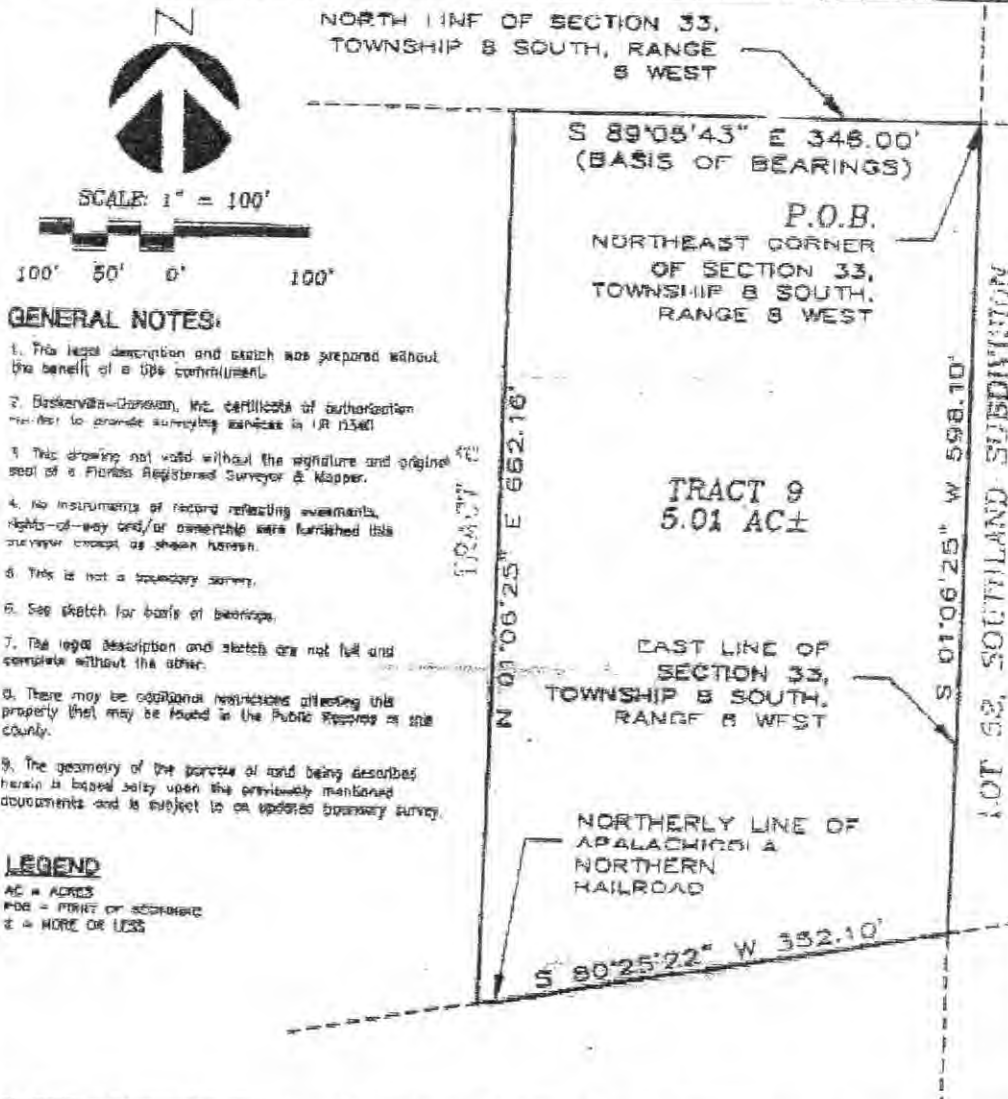
09/05/2005 02:28 0000000000

RUSTY CRUM SE/F000

PAGE 02



## SKETCH OF DESCRIPTION

JOB NUMBER: **10076.06**SURVEY DATE: **N/A**

REVISIONS		
NO.	BY	DESCRIPTION
1	BAV	RE-REVISION SKETCH AND LEGAL

This survey shows features and boundaries as presented in accordance with the minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-4, Florida Administrative Code, pursuant to Section 472.207, Florida Statutes in the field of my supervision and belief.

SEE SHEET 2 OF 2 FOR SIGNATURE AND SEAL

**JEROME SEANER**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 2307

DRAWN BY	DAY	CHECKED BY	DATE
SEANER	33	SCALD	1" = 50'
REVISION	B-S	P.B.	PAGE
REVISION	B-W	ACAD FILED	CRUM LEGAL.dwg
<b>SHEET 1 OF 2</b>			



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

### **FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

PROPERTY OWNER'S NAME: Kit C. Mashburn III, Raney Besore, Kit Mashburn Jr.

MAILING ADDRESS: 116 Hathcock Road City/State/Zip: Apalachicola, Florida 32320

PHONE #: 850-381-3686 CELL #: same EMAIL: bubbamashburn@yahoo.com

AGENT'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

PHONE #: \_\_\_\_\_ CELL #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: 256 Hathcock Road, Apalachicola, Florida 32320

Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 33-08S-08W-0000-0010-0030

**JURISDICTION:** ☒ Franklin County

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

**ACREAGE:** 5.75 acres mol

**CURRENT ZONING:** Residential Vacant- 1 Dwelling per 5 acres **R3MH**

**CURRENT LAND USE:** Residential

**REQUESTED ZONING:** 1 Dwelling per 1 acre **R2**

**REQUESTED LAND USE:** Residential

**LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description)** survey and legal description attached.

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

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

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

**BOARD OF COUNTY DATE:** \_\_\_\_\_

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

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

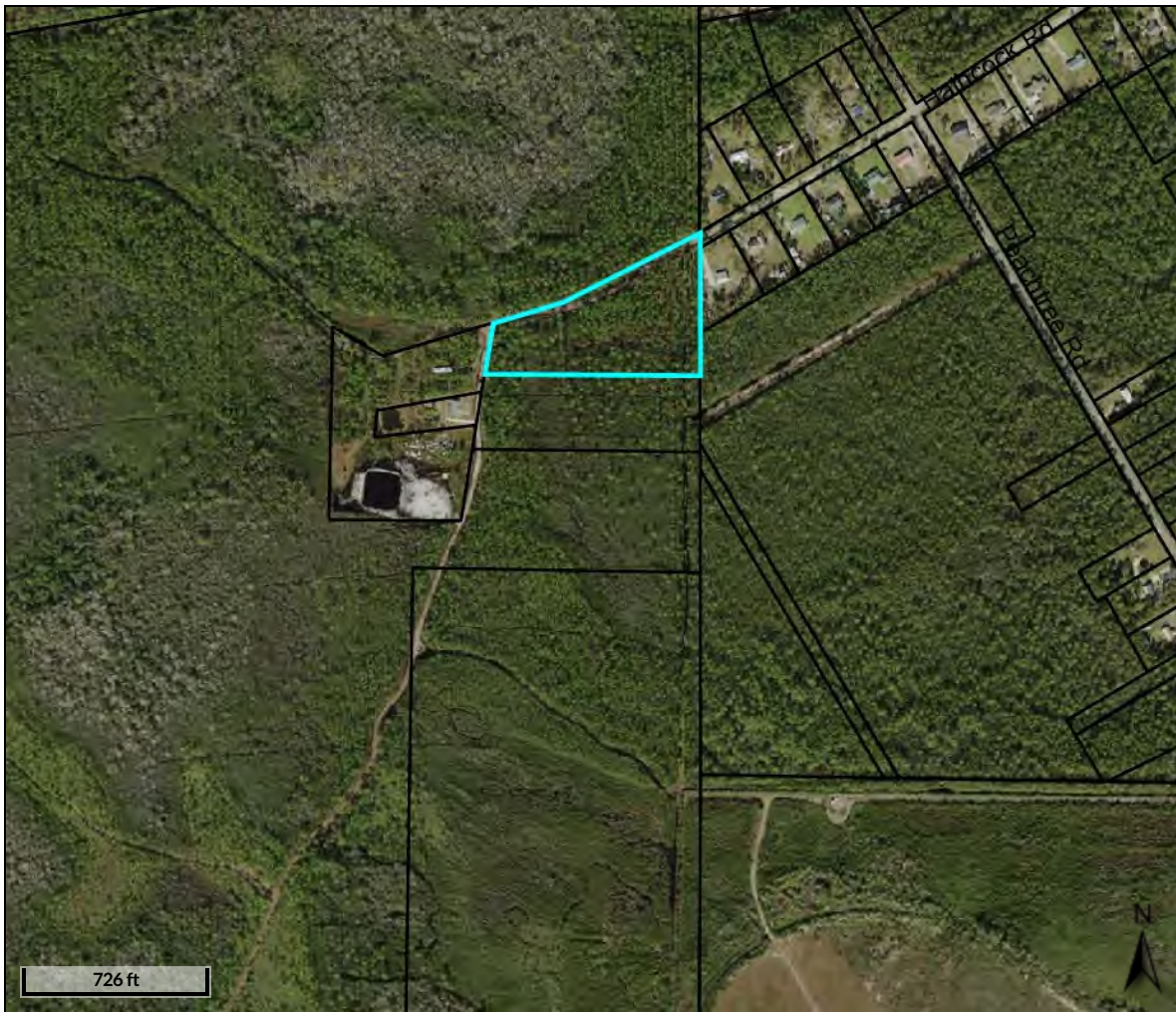
**PUBLIC HEARING DATE:** \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ TABLED

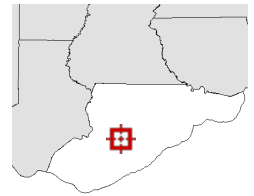
**CONDITIONS:** \_\_\_\_\_

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

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



#### Overview



#### Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	33-08S-08W-0000-0010-0030	<b>Alternate ID</b>	08W08S33000000100030	<b>Owner Address</b>	MASHBURN KIT CARSON III
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	VACANT		BESORE RANEY SUZANNE
<b>Property Address</b>	256 HATHCOCK RD	<b>Acreage</b>	5.78		MASHBURN KIT C JR W/R/O/S
	APALACHICOLA				116 HATHCOCK ROAD
					APALACHICOLA, FL 32320
<b>District</b>	1				
<b>Brief Tax Description</b>	A PARCEL IN SEC 33 8S8W				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2022  
Last Data Uploaded: 4/6/2022 8:06:06 AM

Developed by  Schneider  
GEOSPATIAL



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

- **Eastpoint Urban Service Area** – Is the property located in the Eastpoint Urban Service Area? **No**
- **Coastal High Hazard Area** – Is the property located in the Coastal High Hazard Area? **No**
- **Critical Shoreline Zone** – Is the property located in the Critical Shoreline Zone? **No**
- **Soil Conditions** – Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
- **Topography** – What is the topography of the property?
- **Drainage** – Are there any natural drainage features located on the property? **Unknown**
- **Wetlands** – The only way to definitively know if there are wetlands on the 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 located on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html> **No**
- **Floodplains** – What flood zone is this property located in? The flood maps for Franklin County can be found at [portal.nwfwmdfloodmaps.com](http://portal.nwfwmdfloodmaps.com). **AE**
- **Potential Wildfire Areas** – Is the property susceptible to wildfires? **No**
- **Historic or Cultural Sites** – Are there any historic or cultural sites located on the 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](mailto:sitefile@dos.myflorida.com). **No**
- **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: <http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebf1cc8e9> **No**
- **Traffic Circulation** – How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/> **N/A**
- **Affordable Housing** – Will this change increase the supply of affordable housing in Franklin County? **Unknown**

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

- **Economic Development** – How will this change promote economic development in Franklin County? **Rezoning will allow more taxed parcels, 1 home per 1 acre.**
- **Water and Sewer** – Will the development be served by central water and sewer or will it be on individual water wells and septic tanks? **Septic**

After Recording Return to:  
Kim Johnson  
Dodd Title Company, Inc.  
34 4th Street  
Apalachicola, FL 32320

This Instrument Prepared by:  
Kim Johnson  
Dodd Title Company, Inc.  
34 4th Street  
Apalachicola, FL 32320  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Inst: 202119005062 Date: 08/09/2021 Time: 11:02AM  
Page 1 of 3 B: 1310 P: 351, Michele Maxwell, Clerk of Court Frank  
County, By: SM  
Deputy ClerkDoc Stamp-Deed: 630.00

Property Appraisers Parcel I.D. (Folio) Number(s):  
33-08S-08W-0000-0010-0030  
File No.: 23847

### WARRANTY DEED

This Warranty Deed, Made the 5<sup>th</sup> day of August, by JOHN C. EDWARDS, whose post office address is: 1277 WOODCREST DRIVE, MACON, GA 31210, hereinafter called the "Grantor", to KIT CARSON MASHBURN III, a single person, RANEY SUZANNE BESORE, a single person, and KIT C. MASHBURN JR., a single person, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is: 116 HATHCOCK ROAD, APALACHICOLA, FL 32320, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Franklin County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Renee Story

Printed Name: Renee Story

Witness Signature: John C. Edwards

Printed Name: JOHN C. EDWARDS

Witness Signature: Marcelle Wadford

Printed Name: Marcelle Wadford

File No.: 23847

Page 1 of 3

Page 86

State of Florida  
County of Franklin

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 6 day of August, 2021 by JOHN C. EDWARDS. He/She/They is/are ☐ Personally Known OR ☒ Produced driver's license as Identification.

Kathryn S. Clark  
Notary Public Signature (SEAL)  
Printed Name: Kathryn S. Clark  
My Commission Expires: 06/14/2023

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in Section 33, Township 8 South, Range 8 West, Franklin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 33, Range 8 South, Range 8 West, Franklin County, Florida; thence along the East boundary line of said Section 33, South 01°06'25" West for a distance of 1970.55 feet to the point of beginning; thence continue along said East boundary line, South 01°06'25" West a distance of 506.59 feet; thence departing said East boundary line, North 89°27'04" West a distance of 767.48 feet; thence North 09°04'44" East a distance of 195.89 feet; thence North 73°17'12" East, a distance of 277.61 feet; thence North 64°49'11" East a distance of 530.88 feet to the point of beginning.

More particularly described by a recent survey:

**Tract "A"**

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 01 degrees 06 minutes 10 seconds West 505.81 feet to an iron rod and cap, thence run North 89 degrees 30 minutes 26 seconds West 381.67 feet to an iron rod and cap (marked #7160), thence run North 05 degrees 34 minutes 11 seconds West 305.91 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 465.29 feet to the POINT OF BEGINNING.

**Tract "B"**

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 05 degrees 34 minutes 11 seconds East 305.91 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 162.56 feet to an iron rod and cap (marked #7160), thence run North 04 degrees 24 minutes 59 seconds West 248.09 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 96.70 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 65.59 feet to the POINT OF BEGINNING.

**Tract "C"**

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to an iron rod and cap (marked #7160), thence run South 64 degrees 49 minutes 11 seconds West 65.59 feet to an iron rod and cap (marked #7160), thence run South 73 degrees 17 minutes 12 seconds West 96.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 04 degrees 24 minutes 59 seconds East 248.09 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 223.51 feet to an iron rod and cap (marked #7160), thence run North 09 degrees 08 minutes 32 seconds East 195.89 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 180.91 feet to the POINT OF BEGINNING.



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

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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

July 28, 2021

**Legal Description of a 1.00 Acre Tract**

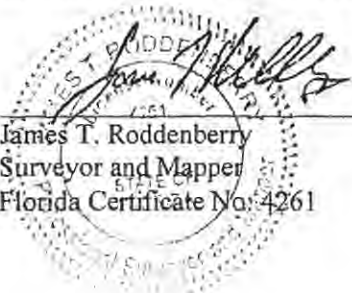
Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,  
Tyndall Federal Credit Union,  
Dodd Title Company, Inc.,  
First American Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

**Tract "B"**

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 05 degrees 34 minutes 11 seconds East 305.91 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 162.56 feet to an iron rod and cap (marked #7160), thence run North 04 degrees 24 minutes 59 seconds West 248.09 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 96.70 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 65.59 feet to the POINT OF BEGINNING containing 1.00 acres, more or less.

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

A circular seal for James T. Roddenberry, a Professional Surveyor and Mapper in Florida. The seal contains the text "JAMES T. RODDENBERRY", "SURVEYOR AND MAPPER", and "FLORIDA CERTIFICATE NO. 4261". A signature is written across the seal.  
James T. Roddenberry  
Surveyor and Mapper  
Florida Certificate No. 4261

21-706TractB

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

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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

July 28, 2021

Legal Description of a 3.75 Acre Tract  
Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,  
Tyndall Federal Credit Union,  
Dodd Title Company, Inc.,  
First American Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

Tract "A"

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 01 degrees 06 minutes 10 seconds West 505.81 feet to an iron rod and cap, thence run North 89 degrees 30 minutes 26 seconds West 381.67 feet to an iron rod and cap (marked #7160), thence run North 05 degrees 34 minutes 11 seconds West 305.91 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 465.29 feet to the POINT OF BEGINNING containing 3.75 acres, more or less.

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



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

21-706ac3.75

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

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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

July 28, 2021

**Legal Description of a 1.00 Acre Tract**

Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,  
Tyndall Federal Credit Union,  
Dodd Title Company, Inc.,  
First American Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

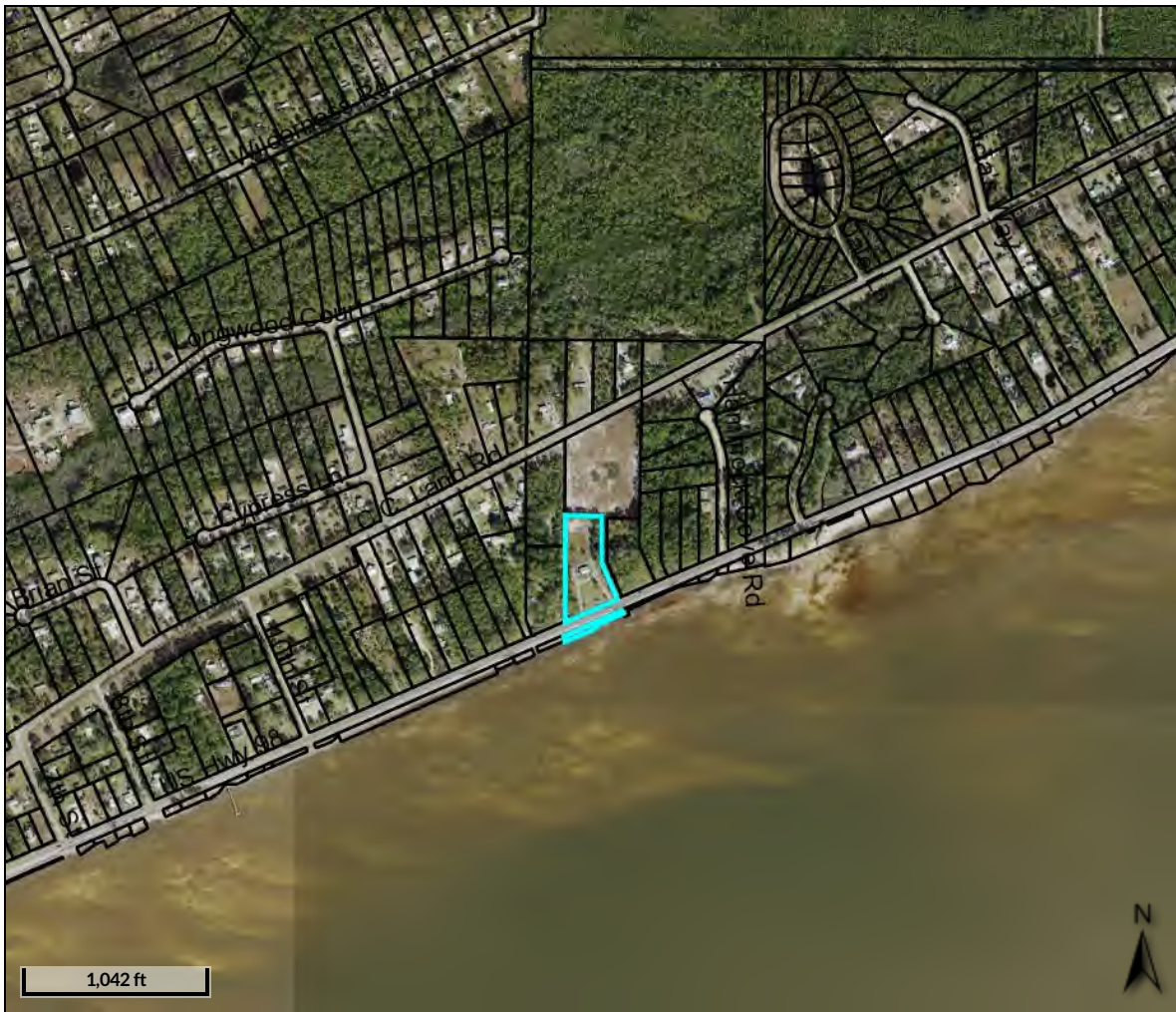
**Tract "C"**

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to an iron rod and cap (marked #7160), thence run South 64 degrees 49 minutes 11 seconds West 65.59 feet to an iron rod and cap (marked #7160), thence run South 73 degrees 17 minutes 12 seconds West 96.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 04 degrees 24 minutes 59 seconds East 248.09 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 223.51 feet to an iron rod and cap (marked #7160), thence run North 09 degrees 08 minutes 32 seconds East 195.89 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 180.91 feet to the POINT OF BEGINNING containing 1.00 acres, more or less.

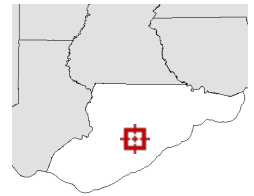
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

21-706TractC



#### Overview



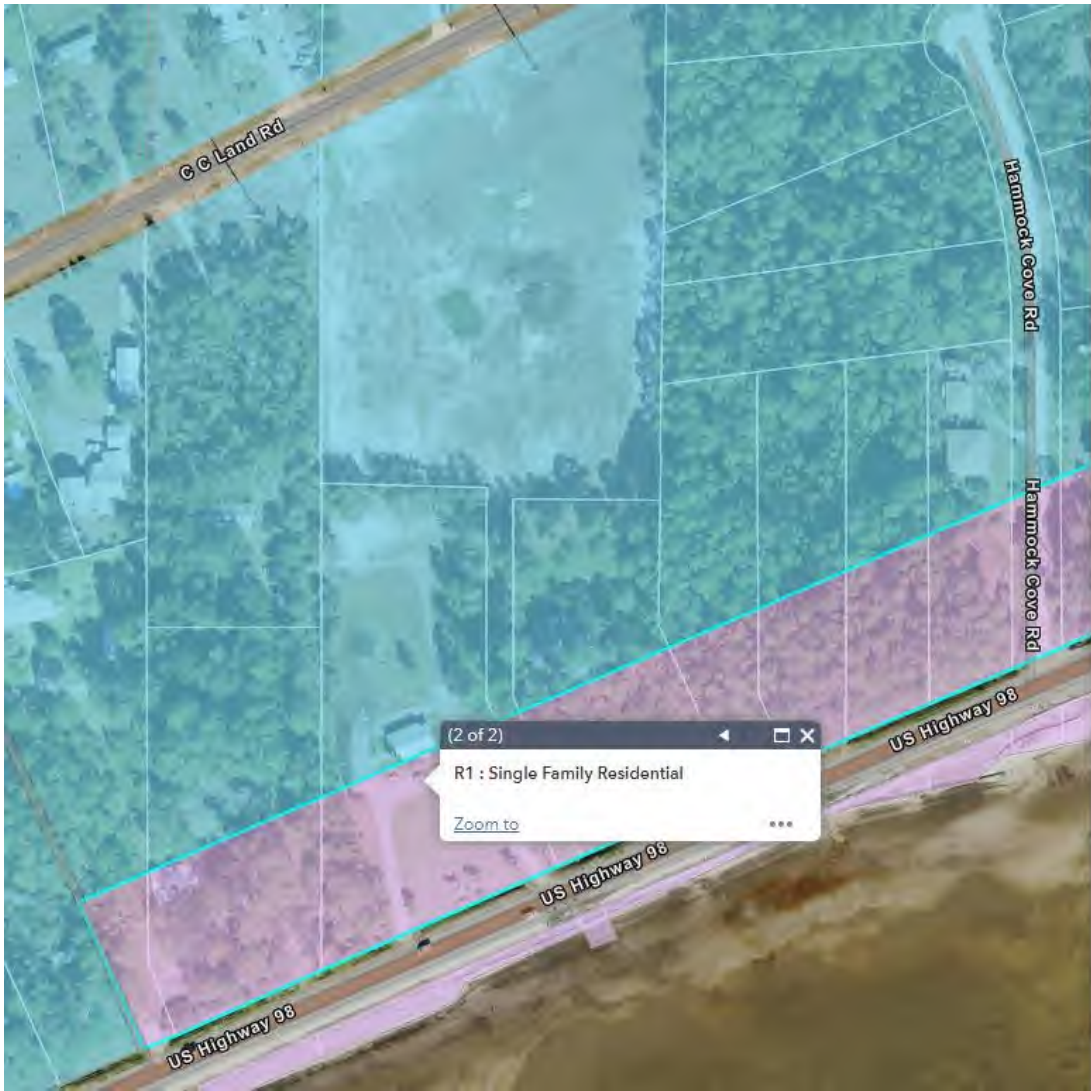
#### Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	28-08S-06W-0000-0030-0000	<b>Alternate ID</b>	06W08S28000000300000	<b>Owner Address</b>	FRANKLIN COUNTY
<b>Sec/Twp/Rng</b>	28-8S-6W	<b>Class</b>	COUNTY		33 MARKET STREET
<b>Property Address</b>	959 US HIGHWAY 98	<b>Acreage</b>	3		APALACHICOLA, FL 32320
<b>District</b>	1				
<b>Brief Tax Description</b>	3 ACRES IN SW 1/4 & NW				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2022  
Last Data Uploaded: 4/6/2022 8:06:06 AM

Developed by  Schneider  
GEOSPATIAL



Franklin County Zoning Map

- A1
- A2
- Alligator\_Point\_Marina\_PUD
- Bob\_Sikes\_Cut\_PUD
- C1
- C2
- C3
- C4
- Dog\_Island\_PUD
- I1
- P1
- P2
- R1
- R1A
- R2
- R3
- R3MH
- R4
- R5
- R6
- R7
- R8
- Resort\_Village\_PUD
- St\_James\_PUD
- Summer\_Camp\_PUD