



Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, July 12, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

*****Meeting Information*****

Meeting Information

Although the general public is allowed in the meeting room for this meeting, the use of Zoom is still encouraged as an option to participate in this meeting. Those wanting to view or participate virtually during the meeting should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. To join Zoom via computer, use the link <https://us06web.zoom.us/j/82819004202> 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 **828 1900 4202#**. All attendees are muted by default.

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

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

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

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. Approval of June 14, 2022 Regular Meeting Minutes**

Variance Requests

4. 700 East Pine Ave

Consideration of a request for a variance to encroach a max of 13 feet into the front 25-foot setback to accommodate an 80'x30' home addition as to avoid disruption into the sand dune. Property is described as 700 East Pine Ave Unit 4, Block 39, Lot 1, Franklin County, Florida. Request submitted by Bryce Ward, agent for Tim and Ana Anthuis, applicants.

5. 575 US Hwy 98

Consideration of a request for a variance to encroach approximately 20 feet into the front 25-foot setback to construct a front porch addition. Property described as 575 US Hwy 98, Eastpoint, Franklin County, Florida. Request submitted by Randall Crews, applicant

Commercial Site Plan Applications

6. 136 Hwy 98

Consideration of a request for Commercial Site Plan review of commercial recreational Pole Barns on a 1 +/- acre parcel located at 136 US Highway 98. Eastpoint, Franklin County, Florida. Request submitted by Christopher Varnes, applicant. (A different site plan was reviewed and approved by P&Z in September 2020)

7. 160 E Pine Avenue

Consideration of a request to construct a 14'x24' Storage shed on property located at 160 E Pine Avenue, Unit 1, Block 5E, Lots 31 and 32, St. George Island, Franklin County, Florida. Request submitted by John and Sheryl Simmons, Applicants

Sketch Plat Applications

8. Destiny Subdivision

Consideration of a request for Preliminary plat approval for 8 Lots on a 9.67 +/- acre of land lying in Section 35, Township 7 South, Range 5 West, located on Frank McKamey Way, Carrabelle, Franklin County, Florida. Application submitted by Paige Joseph, agent for Danny Bilger, applicant

9. Coastal Paradise

Consideration of a request for Sketch plat approval for 3 Lots on a 5 +/- acre of land lying in Section 18, Township 8 South, Range 5 West, located in Eastpoint, Franklin County, Florida. Application submitted by Thurman Roddenberry, agent for John Dozier, applicant. (Well & Septic)

Zoning Administrator's Report



Planning and Zoning Adjustment Board - Regular Meeting

Minutes

Tuesday, June 14, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION
MEETING ROOM

Meeting Information

Members Present

Mitch Griner, Chairperson; Ben Houston; James Morris; David Duncan; Alex Skovronsky; Rachel Chesnut; Michael Shuler, County Attorney; Cortni Bankston, Zoning Administrator.

1. Call To Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. May 10, 2022 PZA Regular Meeting Minutes

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

Variance Requests

4. 67 Bald Point Road

Minutes:

Motion to approve by David Duncan, seconded by James Morris. All in favor with none opposed During discussion there was concern about multiple variances for the same property. Michael Shuler wanted to ensure accurate record of what's being requested

Vote results:

Ayes: 5 / Nays: 0

5. 315 Gander Street

Minutes:

Motion to approve by David Duncan, seconded by James Morris. All in favor with none opposed

Vote results:

Ayes: 5 / Nays: 0

Critical Shoreline Applications

6. 1269 East Gulf Beach Drive

Minutes:

Motion to approve by Alex Skovronsky, seconded by Ben Houston. All in favor with none opposed

Vote results:

Ayes: 5 / Nays: 0

Commercial Site Plan Applications

7. 136 Hwy 98

Minutes:

Motion to Table due to no-show of applicant or agent by Alex Skovronsky, seconded by Ben Houston. All in favor with none opposed

Vote results:

Ayes: 5 / Nays: 0

8. 1 Gulf Beach Drive

Minutes:

Motion to approve David Duncan, seconded by Rachel Chesnut. All in favor with none opposed

Vote results:

Ayes: 5 / Nays: 0

9. 48 Island Drive

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

Plat Review Applications

10. 3 by the Sea

Minutes:

Motion approved by Alex Skovronsky, seconded by Ben Houston. All in favor with none opposed

Vote results:

Ayes: 5 / Nays: 0

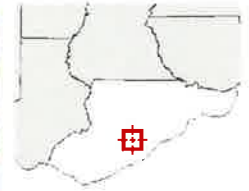
Zoning Administrator's Report

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Minutes
published on 06/15/2022 at 3:40 PM

Page 7



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7314-0039-0010	Alternate ID	06W09S29731400390010	Owner Address	ANTHUIS ANA P
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAMILY		975 TANGLEWOOD TRAIL
Property Address	700 E PINE AVE	Acreage	n/a		WOODSTOCK, GA 30189
District	1				
Brief Tax Description	UNIT 4 BL 39 LOT 1				
	(Note: Not to be used on legal documents)				

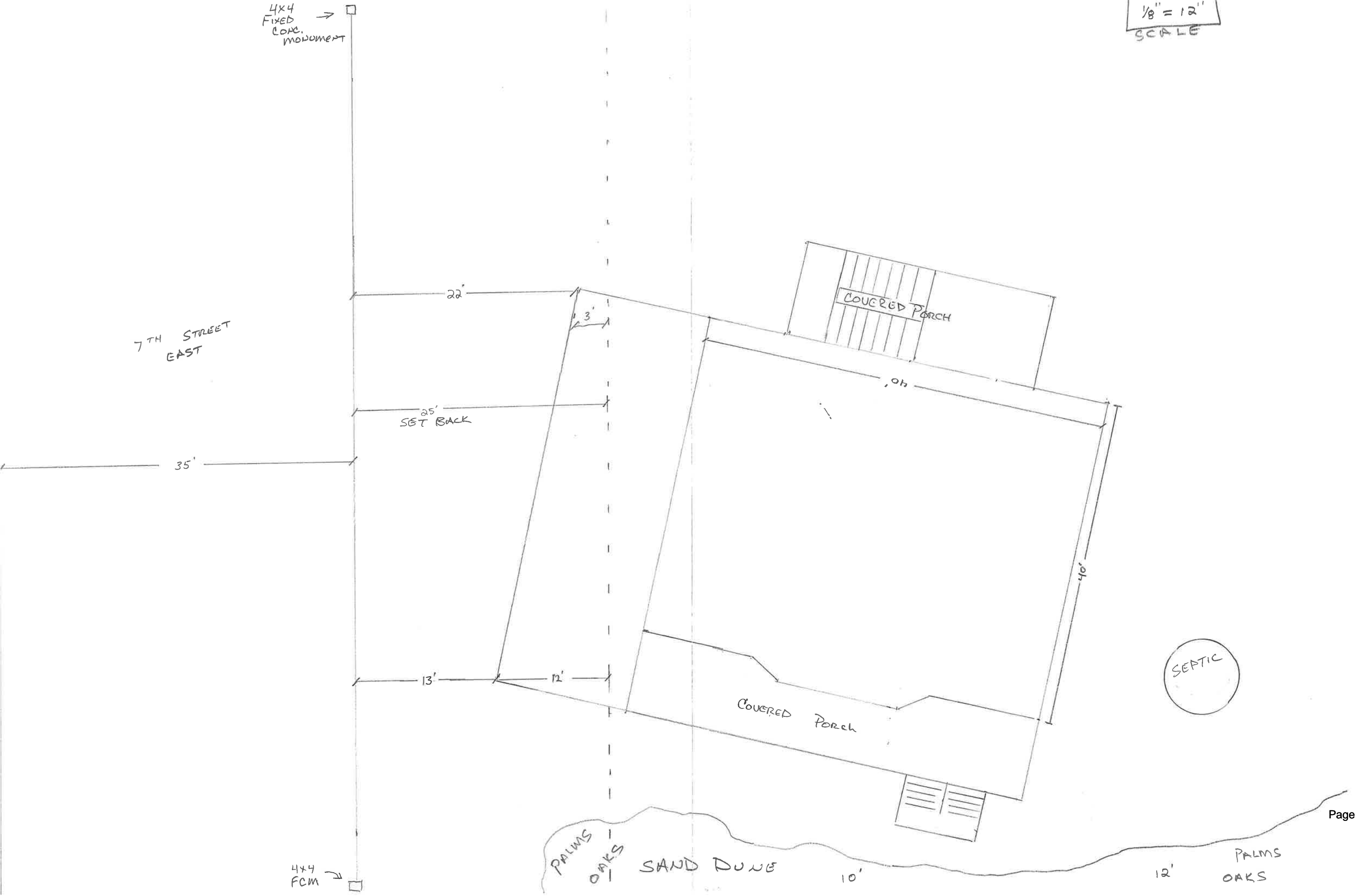
Date created: 6/16/2022
Last Data Uploaded: 6/16/2022 7:55:25 AM

Developed by  **Schneider**
GEOSPATIAL

4x4
FIXED
CONC.
MONUMENT →

1/8" = 12"
SCALE

7TH STREET
EAST





June 13th, 2022

Franklin County Planning and Zoning

34 Forbes Street, Suite 1


Apalachicola, Florida 32320

Dear Adjustment Board,

To avoid encroachment and destruction of the approx. 12ft high x 80ft long x 30ft wide natural dune, its vegetation and wildlife, we would like to request a setback variance for our permanent home. The current zoning setback is 25ft on E 7th. The house was originally positioned to avoid disrupting the sand dune. We respectfully request a variance of 13ft at the southern corner of the proposed new addition and 22ft to the northern corner.

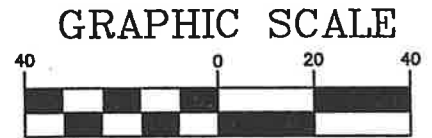
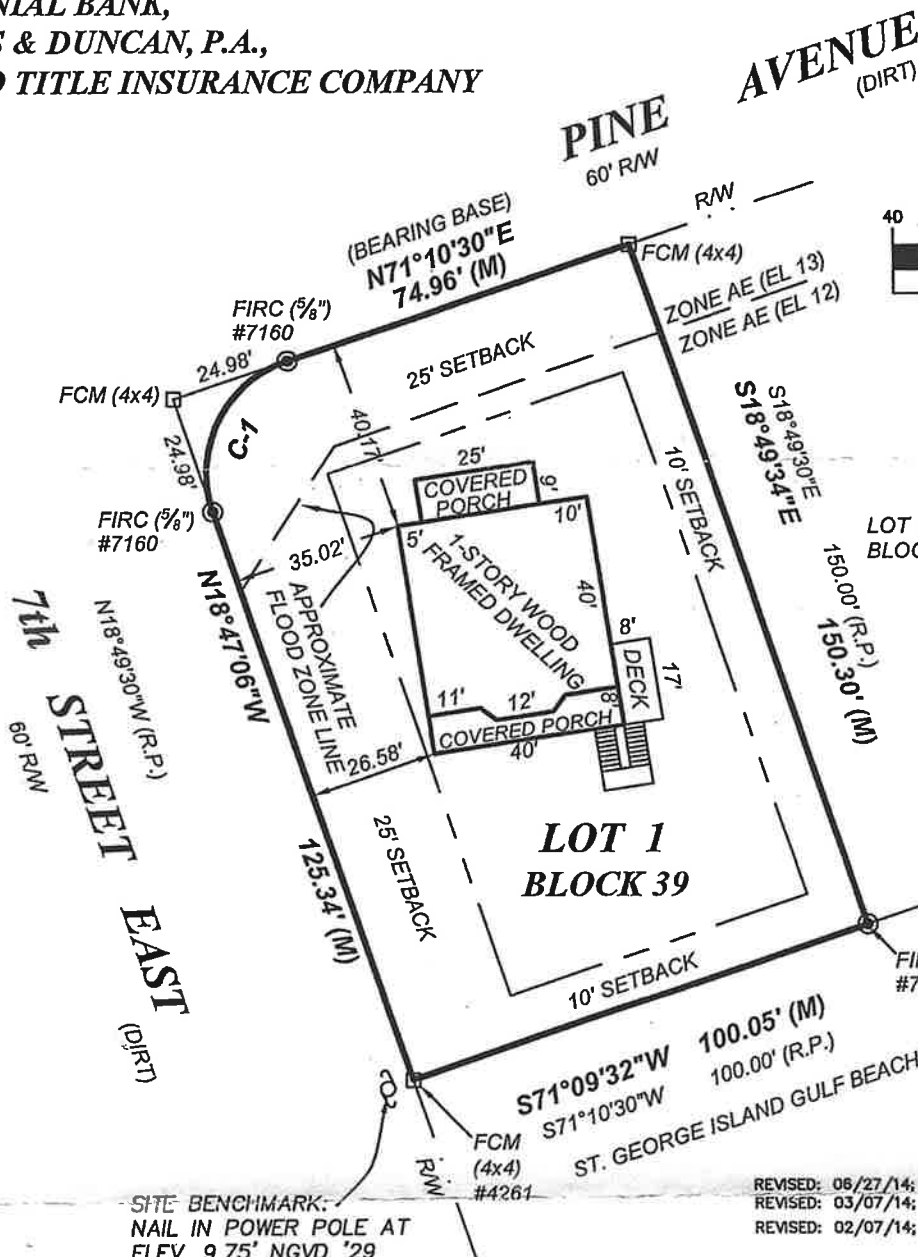
Thank you in advance for your consideration and approval.

Sincerely,



Tim & Ana Anthuis

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ANA ANTHUIS,
CENTENNIAL BANK,
SANDERS & DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY



(IN FEET)
 1 inch = 40 ft.

C-1	
R =	25.00'
Δ =	89°57'36"
L =	39.25'
CD =	N26°11'42"E 35.34'

LEGAL DESCRIPTION:

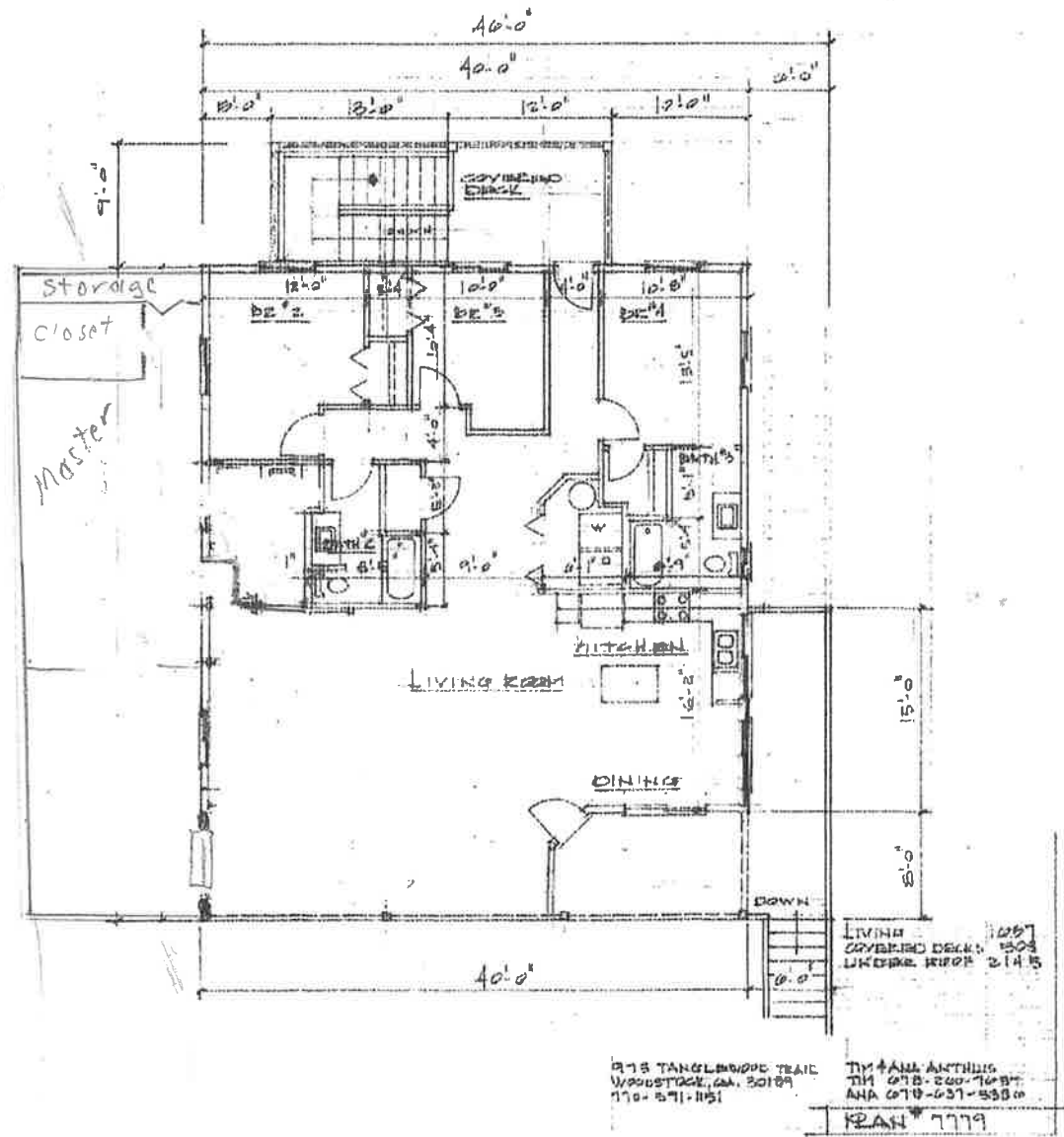
Lot 1, Block "39" of ST. GEORGE ISLAND GULF BEACHES, UNIT NO. 4, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 14 of the Public Records of Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southerly right of way boundary of Pine Avenue being North 71 degrees 10 minutes 30 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

LEGEND

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





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

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: cortmiba@franklincountyflorida.com

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

PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Crews Properties, LLC (Randall S. Crews)

MAILING ADDRESS: 101-B South Patterson Street CITY STATE/ZIP: Valdosta, GA 31601

CONTACT NUMBER: 229-244-3100 or 229-561-5816 EMAIL: rcrews@crewsengineering.com

AGENT'S NAME: _____

CONTACT NUMBER: _____ EMAIL: _____

PROPERTY DESCRIPTION

911 ADDRESS: 575 US Hwy. 98 CITY/STATE/ZIP: Eastpoint, FL. 32328

LOT(S): 0000 BLOCK: 0330 SUBDIVISION: 0000 UNIT: -

PARCEL IDENTIFICATION NUMBER: 29-085-06W-0000-0330-0000

JURISDICTION

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

VARIANCE REQUEST DETAILS

DESCRIPTION OF VARIANCE: Request to build covered pad to 5 ft. from the side yard property line
(encroaching into the 10 ft. side yard setback). But maintain 25 ft. (+) MBSL from west R/W of 6th street.

ZONING DISTRICT: C4 TOTAL BUILDING SQ FOOT: 1,270 CRITICAL SHORELINE DISTRICT: Y/N N

WETLANDS? Y/N: N WATER SEWER AVAILABILITY OR SEPTIC: Eastpoint Water/ Sewer System

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:** _____

PLANNING & ZONING ADJUSTMENT BOARD

VARIANCE APPLICATION CHECKLIST


- ☒ Application
- ☒ Application Fee of \$250.00
- ☒ Boundary Survey (If no wetlands present) / Topographical Survey (If wetlands present)
- ☒ Site Plan

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.

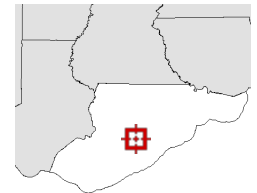
I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.

I Randall S. Crews, understand and agree to the statements listed above.

 / 5/31/22
Signature Date



Overview



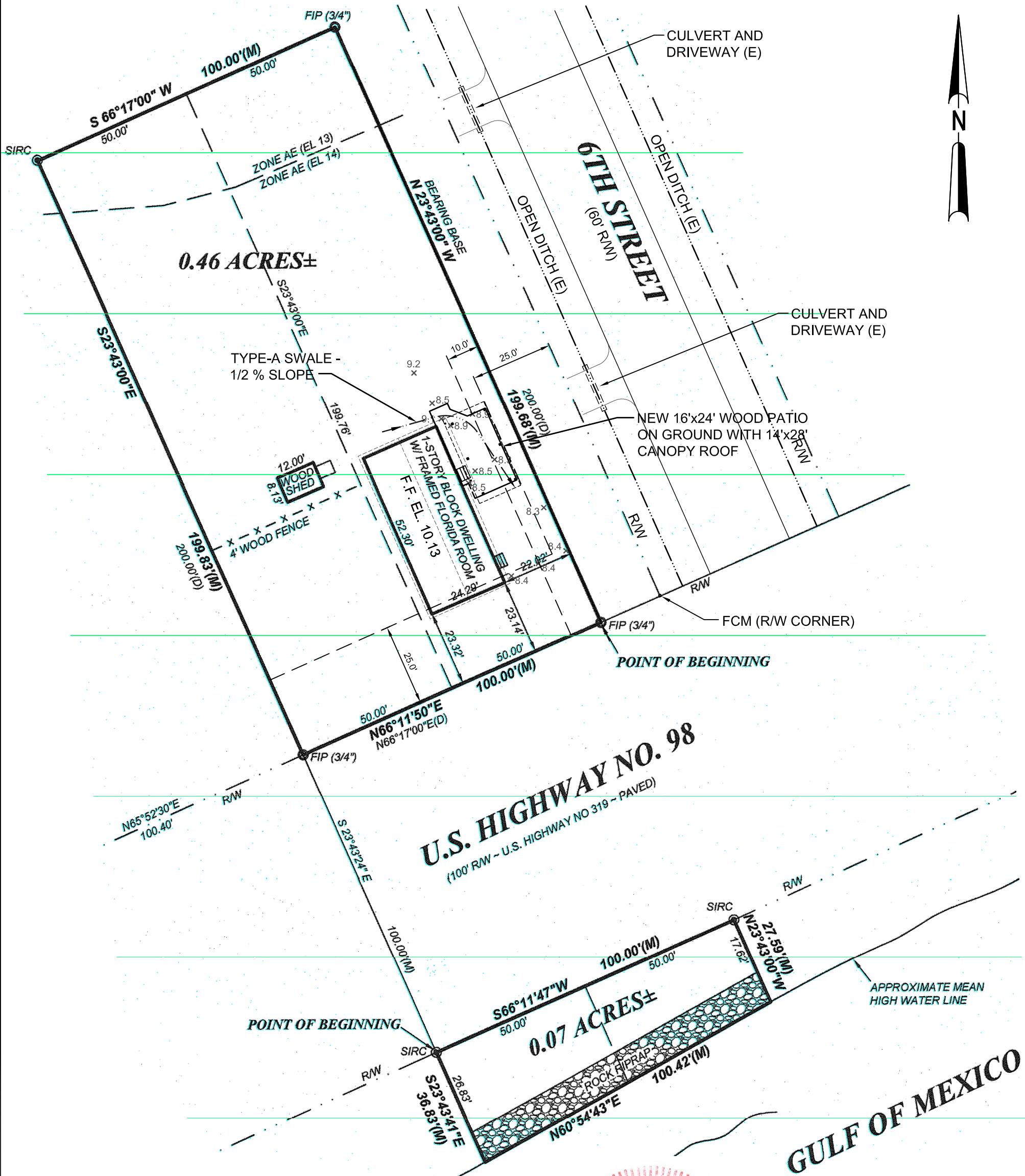
Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-08S-06W-0000-0330-0000	Alternate ID	06W08S29000003300000	Owner Address	CREWS PROPERTIES, LLC
Sec/Twp/Rng	29-8S-6W	Class	SINGLE FAMILY		101-B SOUTH PATTERSON STREET
Property Address	575 HWY 98	Acreage	0.64		VALDOSTA, GA 31601
District	5				
Brief Tax Description	PARCELS IN OR/63/97				
	(Note: Not to be used on legal documents)				

Date created: 7/6/2022
Last Data Uploaded: 7/6/2022 7:53:33 AM

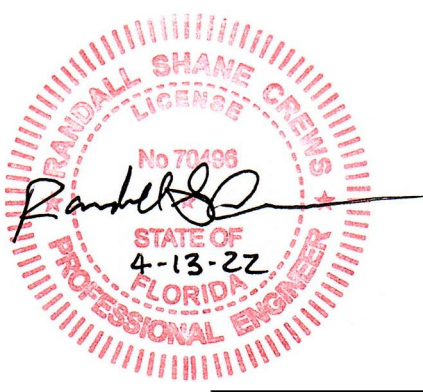
Developed by  Schneider
GEOSPATIAL



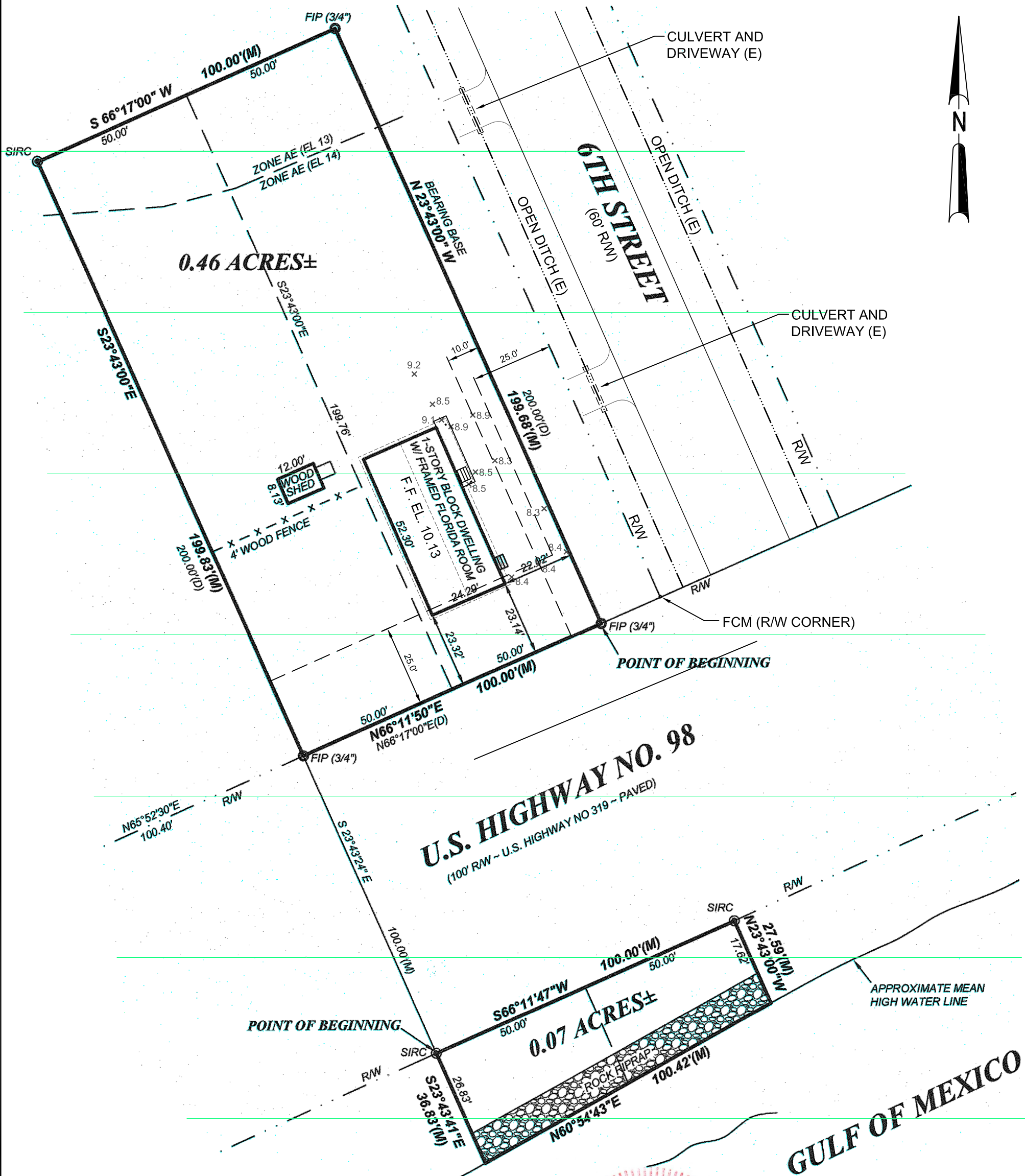
LEGEND

- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- POINT NOT SET OR FOUND
- SIRC SET (5/8") IRON ROD AND CAP #7160
- FIRC FOUND (5/8") IRON ROD AND CAP
- FIP FOUND IRON PIPE
- ×193.40 EXIST. SPOT ELEVATION
- PROPOSED SWALE

PROPOSED SITE PLAN



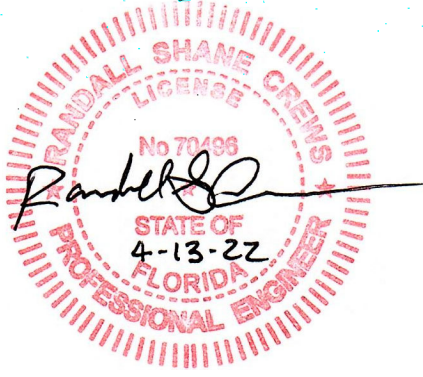
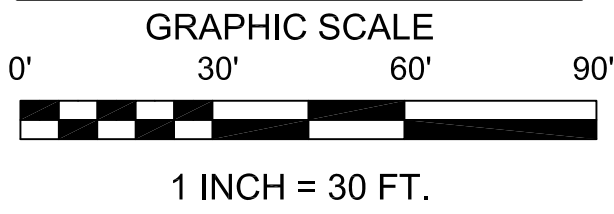
CREWS PROPERTIES, LLC VALDOSTA, GEORGIA				
NEW DECK-575 HWY 98, EASTPOINT, FL PROPOSED SITE PLAN				
CREWS Engineering Structural . Civil . Consulting Engineering 101-B South Patterson Street Valdosta, Georgia 31601				
SCALE 1" = 30'	DATE 4/13/22	PROJECT NO. OH.22	DRAWING NO. C-1	REV. 1



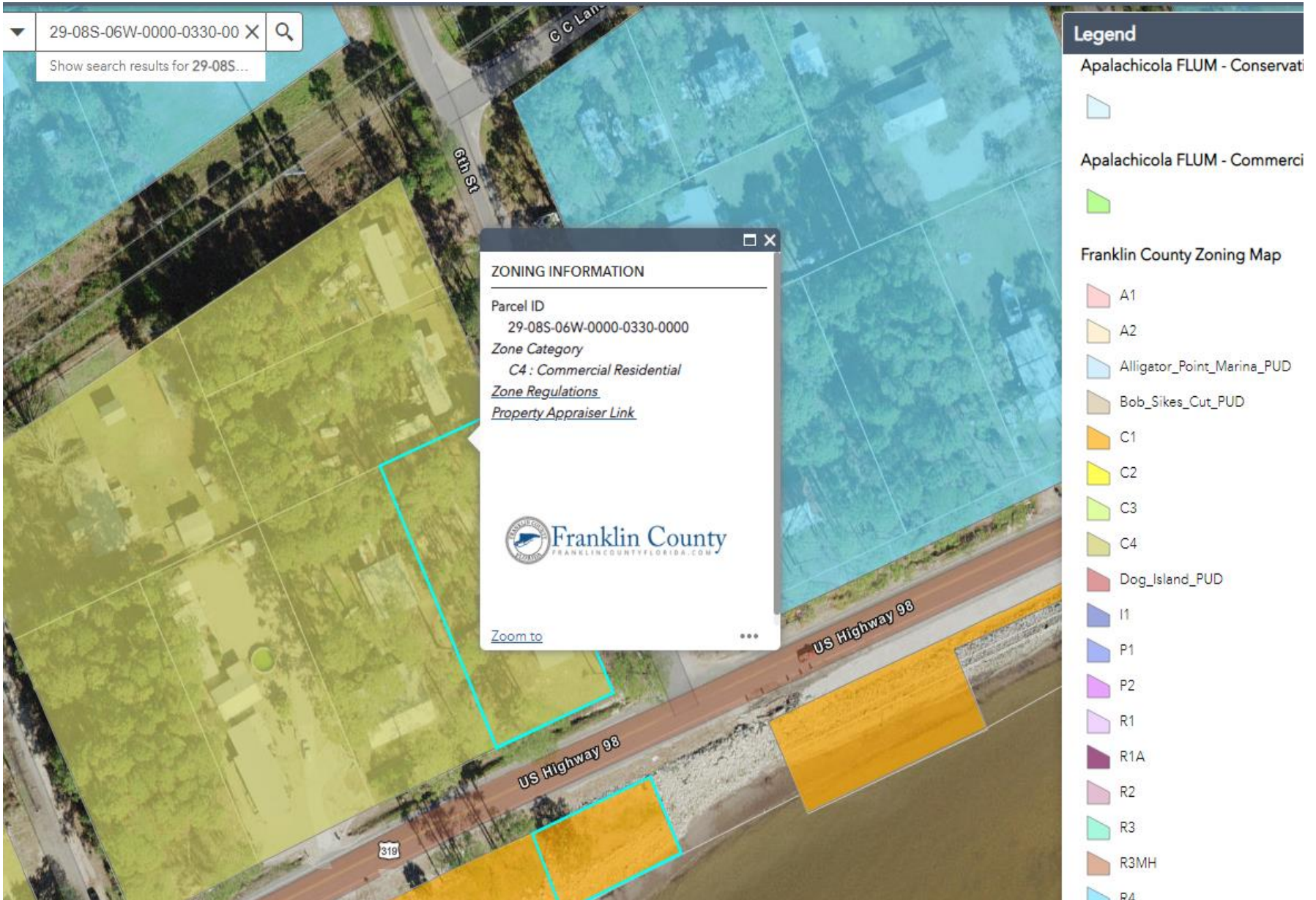
LEGEND

- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
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- SIRC SET (5/8") IRON ROD AND CAP #7160
- FIRC FOUND (5/8") IRON ROD AND CAP
- FIP FOUND IRON PIPE
- x193.40 EXIST. SPOT ELEVATION

EXIST. SITE PLAN



CREWS PROPERTIES, LLC VALDOSTA, GEORGIA				
NEW DECK-575 HWY 98, EASTPOINT, FL EXISTING SITE PLAN				
CREWS Engineering		Structural . Civil . Consulting Engineering 101-B South Patterson Street Valdosta, Georgia 31601		
SCALE 1" = 30'	DATE 4/13/22	PROJECT NO. OH.22	DRAWING NO. C-0	REV. 1





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 COMMERCIAL DEVELOPMENT 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



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

PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Christopher B Varnes
MAILING ADDRESS: 12 Mark St CITY/STATE/ZIP: Apalachicola, FL 32320
CONTACT NUMBER: 850-653-6700 EMAIL: CVmaintenancelc@hotmail.com
AGENT'S NAME: _____
CONTACT NUMBER: _____ EMAIL: _____

PROPERTY DESCRIPTION

911 ADDRESS: 136 Hwy 98 CITY/STATE/ZIP: Eastpoint, FL 32328
LOT(S): _____ BLOCK: _____ SUBDIVISION: _____ UNIT: _____
PARCEL IDENTIFICATION NUMBER: 36-085-07W-0000-0220-0070

JURISDICTION

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

PROJECT DETAILS

DESCRIPTION OF DEVELOPMENT: 4 Pole Barns Cover Storage
ZONING DISTRICT: _____ TOTAL BUILDING SQ FOOT: _____ NUMBER OF STORIES: _____
TOTAL IMPERVIOUS LOT COVERAGE: _____ TOTAL PARKING SPACES: 35 FLOOD ZONE: _____
CRITICAL SHORELINE DISTRICT: Y/N _____ ELEVATION REQUIREMENT: _____

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:** _____

- ☐ 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 Stormwater Permit/Exemption (site plan must show stormwater plan, if applicable)
- ☐ Parking Plan



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	36-085-07W-0000-0220-0070	Alternate ID	07W08536000002200070	Owner Address	VARNES CHRISTOPHER B
Sec/Twp/Rng	36-85-7W	Class	VACANT		12 MARK STREET
Property Address	142 US HWY 98	Acreage	1.49		APALACHICOLA, FL 32320
	EASTPOINT				
District	5				
Brief Tax Description	1.49 AC M/L IN SEC 36-085-07W				
	(Note: Not to be used on legal documents)				

Date created: 5/25/2022
Last Data Uploaded: 5/25/2022 7:40:41 AM

Developed by  **Schneider**
GEOSPATIAL

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As noted from Flood Insurance Rate Map for Franklin County, Florida, Community-Panel Number 12037C 0532 F, Date of Firm Index: February 5, 2014. This Property is located in Zone "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. No wetland were located on this survey.
9. Bearings shown hereon are based on the center line bearing of State Road #30 as shown on the Florida Department of Transportation Maintenance Map, Section 49010, dated March 15, 2001.
10. The parcel shown hereon is a division of a larger parent parcel. It is possible that there are local zoning and or subdivision requirements that could pertain to said division.

LEGAL DESCRIPTION

Commence at a 4x4 concrete monument marking the Northeast corner of the Southwest quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida; thence run South 89 degrees 50 minutes 58 seconds East 88.25 feet to a re-bar; thence run South 00 degrees 00 minutes 10 seconds East 39.70 feet to a rod and cap said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Southerly and Easterly boundary line of Property described in Official Records Book 1274, Page 484 and Official Records Book 1274, Page 486, in the Public Records of Franklin County, Florida, as follows: North 87 degrees 02 minutes 43 seconds East 208.72 feet; thence run North 00 degrees 03 minutes 15 seconds East 208.72 feet to a point marking the intersection of said Easterly boundary line of said property as described in Official Records Book 1274, Page 484 and Official Records Book 1274, Page 486, with the Southerly right of way line of a 100' wide right of way known as U.S. Highway #98 (State Road #30); thence leaving said Easterly boundary line run along said Southerly right of way line North 87 degrees 02 minutes 40 seconds East 86.32 feet to a re-bar; thence leaving said Southerly right of way line run South 00 degrees 00 minutes 00 seconds East 376.12 feet to a re-bar; thence run North 90 degrees 00 minutes 00 seconds West 294.84 feet to re-bar lying on the Easterly boundary line of property described in Official Records Book 1203, Page 399, (parcel #2) in the Public Records of Franklin County, Florida; thence run along said Easterly boundary line North 00 degrees 00 minutes 10 seconds West 152.19 feet to the POINT OF BEGINNING. Containing 1.50 acres more or less.



EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3016 886-433-4436 FAX: (850) 926-8180
P.O. Box 825 2813 Crawfordville Hwy, Crawfordville, FL 32326

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.

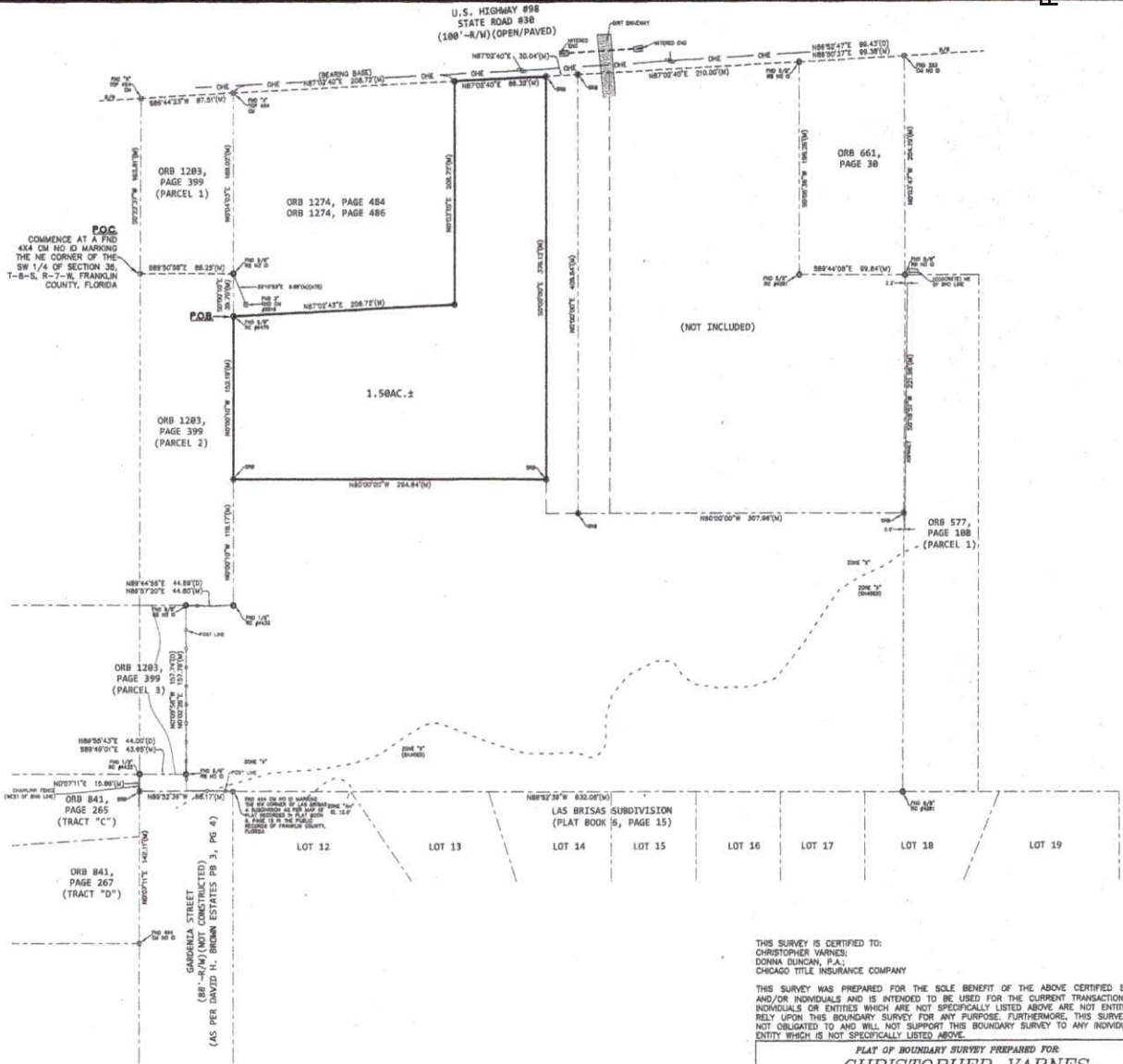
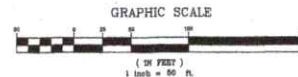
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

MAY 2 8 2021

LEGEND

- FND - FOUND
- BND - BOUNDARY
- CHE - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CL - CALCULATED POINT
- RND - ROUND
- (TYP) - TYPICAL
- PO - POWER POLE
- RB - RE-BAR
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- EL - ELEVATION
- D - DEED
- M - MEASURED
- R/W - RIGHT OF WAY
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - FND CONCRETE MONUMENT
- O - FND MONUMENTATION
- ID - IDENTIFICATION
- NTS - NOT TO SCALE



THIS SURVEY IS CERTIFIED TO:
CHRISTOPHER VARNES;
DORNA GUNGAN, P.A.;
CHICAGO TITLE INSURANCE COMPANY

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR
CHRISTOPHER VARNES
PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL 32326 (850) 926-3016

REVISION/PAGE	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
REVISION/PAGE	SECTION: 36	SCALE: 1" = 50'	CHECKED BY: WGB
REVISION/PAGE	TOWNSHIP: 8-SOUTH	SURVEY DATE: MAY 08, 2021	
SHEET: 1 OF 1	RANGE: 7-WEST	JOB NUMBER: 19-277	FSC#: 43666

Christopher B Varnes

136 Hwy 98

Eastpoint, FL 32328

Job: Propose Cover storage

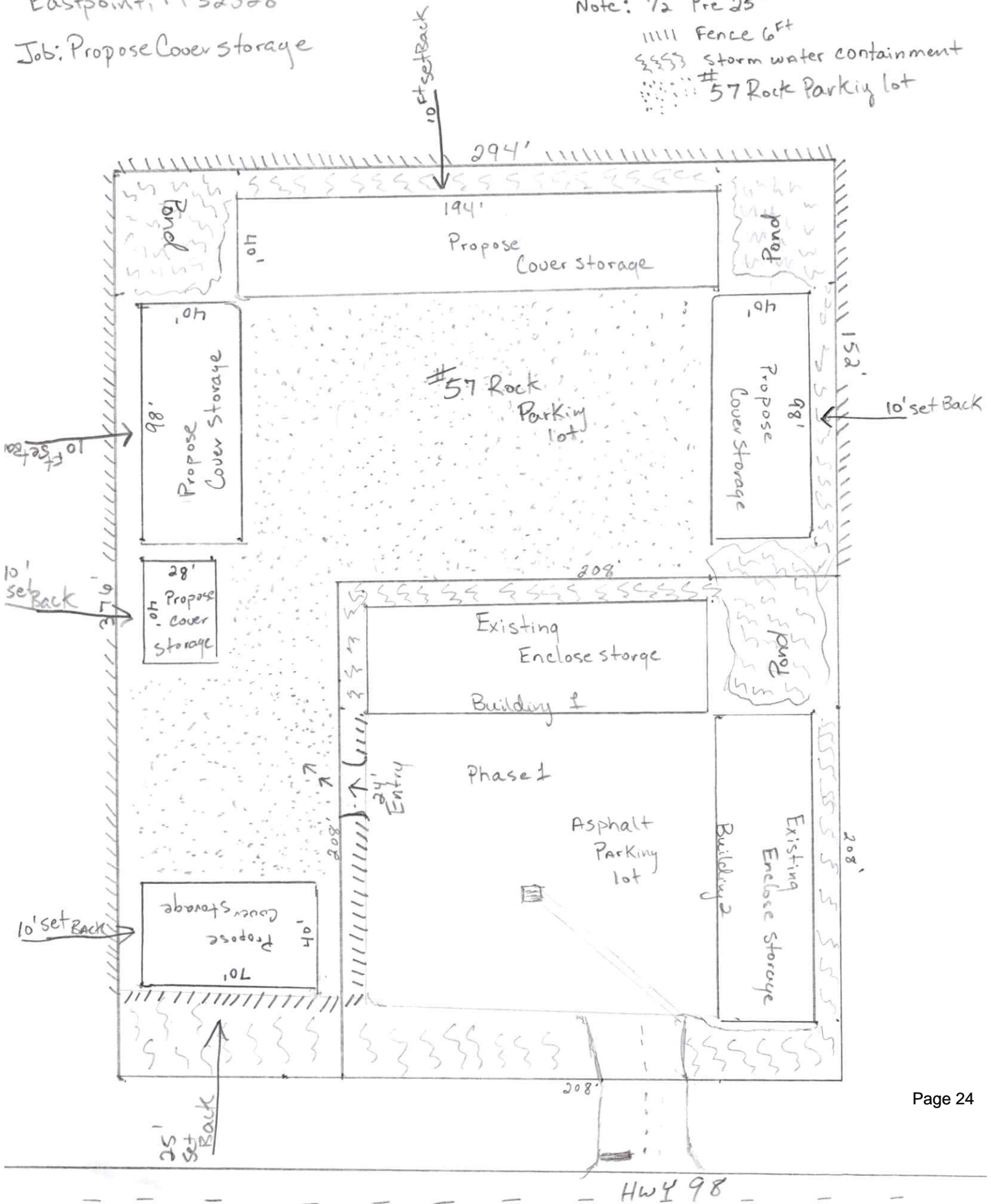
Parcel ID: 36-085-07W-0000-0220-0050

Note: 1/2" Pre 25'

||||| Fence 6 Ft

~~~~~ storm water containment

..... #57 Rock Parking lot







## 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 COMMERCIAL DEVELOPMENT APPLICATION

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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: Island Dog Too LLC, John Simmons, Sheryl Simmons  
MAILING ADDRESS: 917 E. Gulf Beach DR CITY/STATE/ZIP: ST. GEORGE ISLAND, NC 32328  
CONTACT NUMBER: 850 323 0894 EMAIL: ISLANDDOGTOO@gmail.com  
AGENT'S NAME: John & Sheryl Simmons  
CONTACT NUMBER: 850-323 0894 EMAIL: ISLANDDOGTOO@gmail.com

### PROPERTY DESCRIPTION

911 ADDRESS: 160 E. Pine Ave CITY/STATE/ZIP: ST. GEORGE ISLAND, FL 32328  
LOT(S): 31 & 32 BLOCK: 0 SUBDIVISION: N/A 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

### PROJECT DETAILS

DESCRIPTION OF DEVELOPMENT: STORAGE Shed  
ZONING DISTRICT: \_\_\_\_\_ TOTAL BUILDING SQ FOOT: 14' x 24' NUMBER OF STORIES: 1  
TOTAL IMPERVIOUS LOT COVERAGE: \_\_\_\_\_ TOTAL PARKING SPACES: N/A FLOOD ZONE: AE  
CRITICAL SHORELINE DISTRICT: Y/N N ELEVATION REQUIREMENT: N

### OFFICE USE ONLY

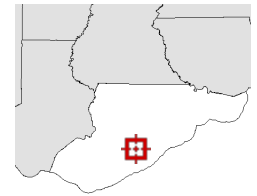
ADJUSTMENT BOARD MEETING DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_  
BOARD OF COUNTY COMMISSION DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

Page 25

THIS 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

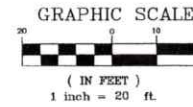
|                              |                                           |                     |                      |                      |                            |
|------------------------------|-------------------------------------------|---------------------|----------------------|----------------------|----------------------------|
| <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: 7/6/2022  
Last Data Uploaded: 7/6/2022 7:53:33 AM

Developed by  **Schneider**  
GEOSPATIAL

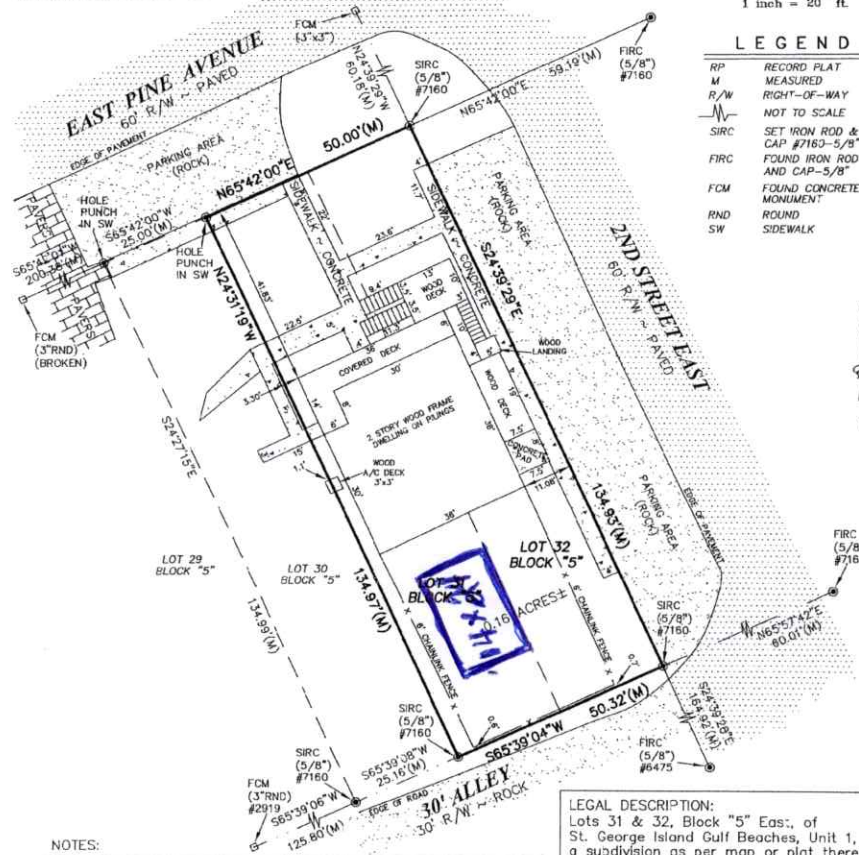


PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
ISLAND DOG TOO, LLC,  
UNITED COMMUNITY BANK,  
KRISTY BRANCH BANKS, P.A.,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



# LEGEND

|              |                               |
|--------------|-------------------------------|
| RP           | RECORD PLAT                   |
| M            | MEASURED                      |
| R/W          | RIGHT-OF-WAY                  |
| NOT TO SCALE | 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                      |



## 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.

## 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.

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 SJ-17, 205 / 202 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, assessments or other instruments which could affect the boundaries.

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

## FLOOD ZONE INFORMATION:

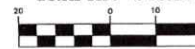
Subject property is located in Zone "AE (EL 13)" as per Flood Insurance Rate Map Community Panel No:120088 0565F, index date: February 05, 2014, Franklin County, Florida

|                                                                                                                                                                                                                |                                   |                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------|--|
| <b>TR &amp; A</b><br>THURMAN RODDENBERRY & ASSOCIATES, INC.<br>PROFESSIONAL SURVEYORS AND MAPPERS<br>P.O. BOX 101 • 125 DIELDRON STREET • SUCCUNNY, FLORIDA 32256<br>PHONE: (904) 830-4111 FAX: (904) 830-4111 |                                   |                                  |  |
| DATE: 08/17/18                                                                                                                                                                                                 | DRAWN BY: BR                      | S.B. 609 P.L. 33 COUNTY: Florida |  |
| FILE: 10493.090                                                                                                                                                                                                | DATE OF LAST FIELD WORK: 09/13/18 | JOB NUMBER: 18-051               |  |

SURVEY  
NOT TO SCALE

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

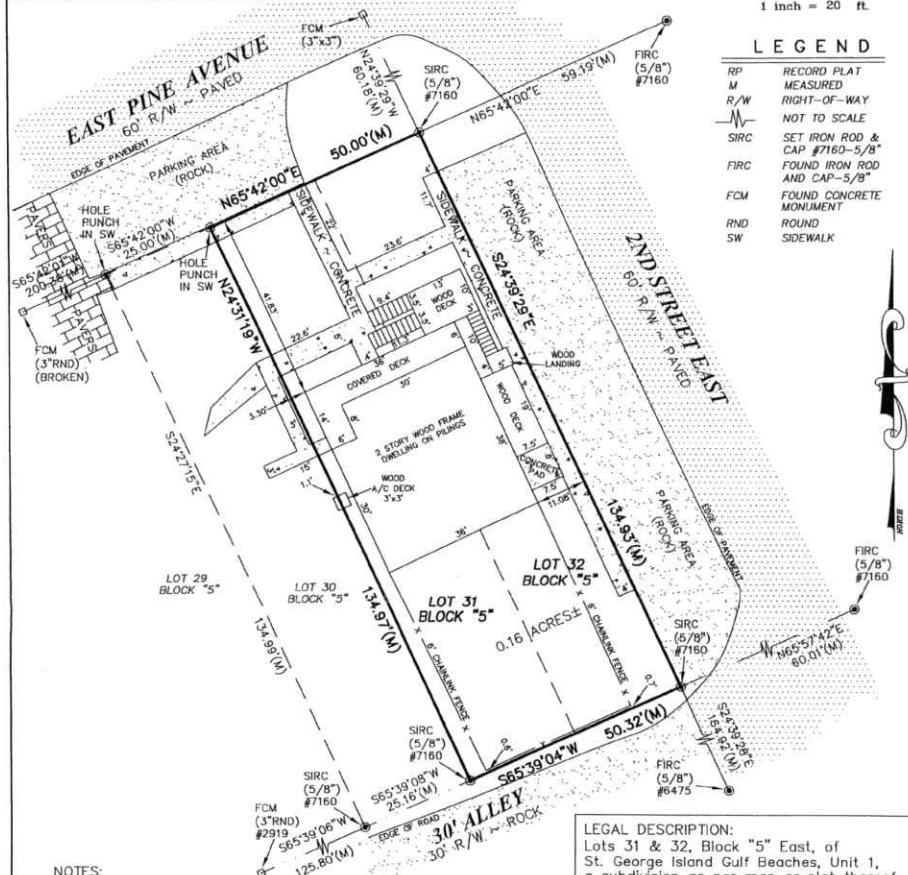
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LEGEND

|      |                               |
|------|-------------------------------|
| RP   | RECORD PLAT                   |
| M    | MEASURED                      |
| R/W  | RIGHT-OF-WAY                  |
| NTS  | 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                      |



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.

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.

I hereby certify that this is a true and correct representation of the property shown herein and that this survey meets the minimum technical standards for land surveying (Chapter 5J-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

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



THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 180 • 123 SHELDON STREET • SUFCROPPY, FLORIDA 32339  
PHONE: (904) 884-1234 FAX: (904) 884-1235

|                 |                                   |                    |                  |
|-----------------|-----------------------------------|--------------------|------------------|
| DATE: 08/17/18  | DRAWN BY: BB                      | ALB. 608 PG. 33    | COUNTY: Franklin |
| FILE: 18401.089 | DATE OF LAST FIELD WORK: 08/15/18 | JOB NUMBER: 18-451 |                  |



RECEIVED  
JUN 01 2022  
BY.....

**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 Stormwater Permit/Exemption (site plan must show stormwater plan, if applicable)

☒ Parking Plan

**DISCLOSURE AGREEMENT**

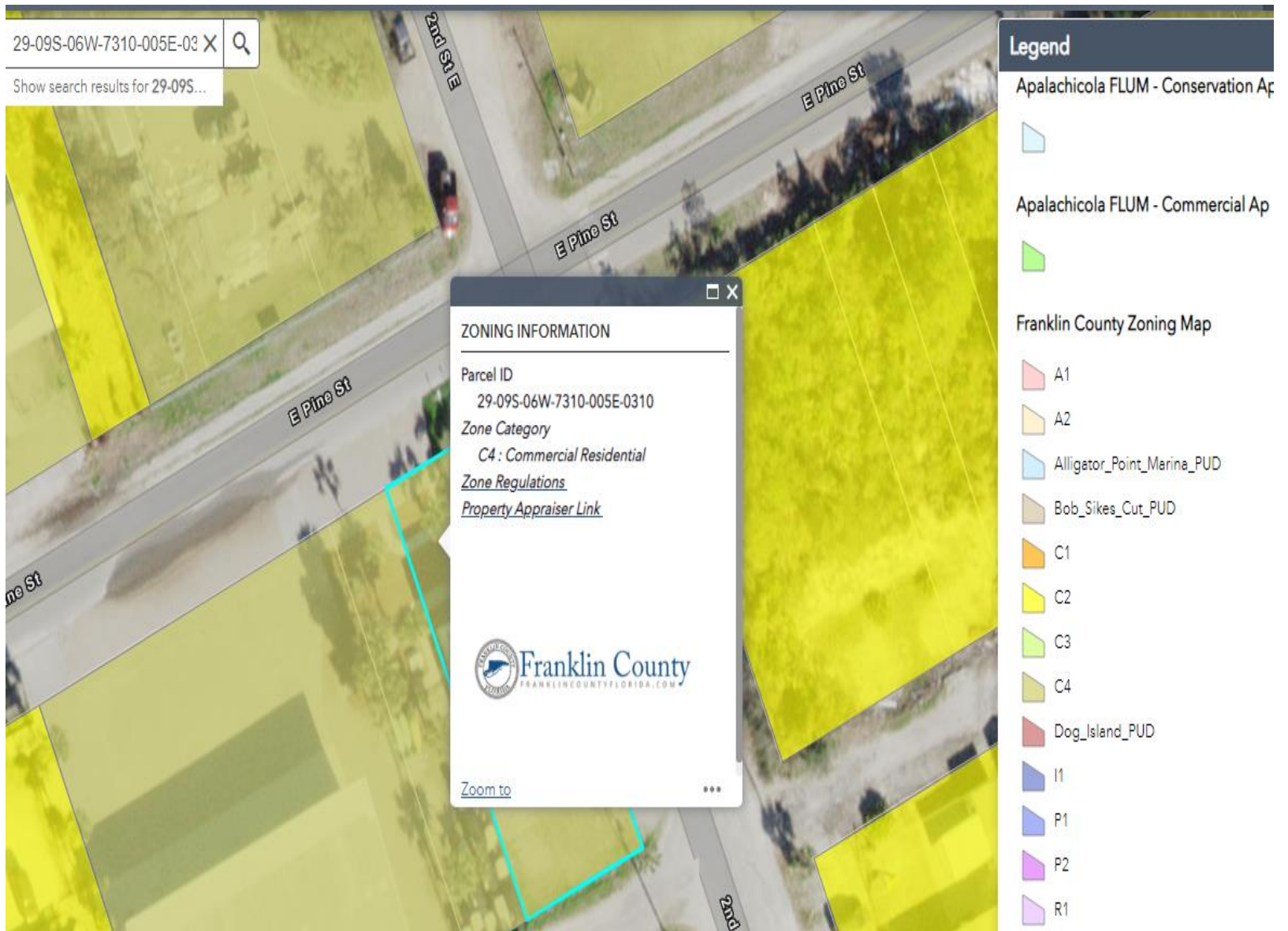
I understand that this is not a permit application and will still need to submit a permit application to the Building Department after my application is approved.

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 John D. Simmons, understand and agree to the statements listed above.

John D. Simmons  
Signature

1-6-1-22  
Date













APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL

DATE: 5-12-22

PROPOSED SUBDIVISION NAME:

Destiny Subdivision

AGENT'S NAME:

Paige Joseph

ADDRESS:

131 Franklin Blvd. St. George Island  
32328

TELEPHONE NUMBER:

850-370-0235

OWNER'S NAME:

Danny Bilger

ADDRESS:

151 Regions Way, unit 5D  
Destin FL 32541

TELEPHONE NUMBER:

850-428-1013

SKETCH PLAT WAS APPROVED:

NUMBER OF LOTS IN SUBDIVISION:

8

FEE:

\$

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

I hereby certify, as a representative for \_\_\_\_\_,  
that the information given is true and accurate to the best of our knowledge.

Paige Joseph  
Agent's Signature

Danny Bilger  
Owner's Signature

.....  
TO BE FILLED IN BY PLANNING OFFICIAL

Planning & Zoning Commission Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Board of County Commissioners Action: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



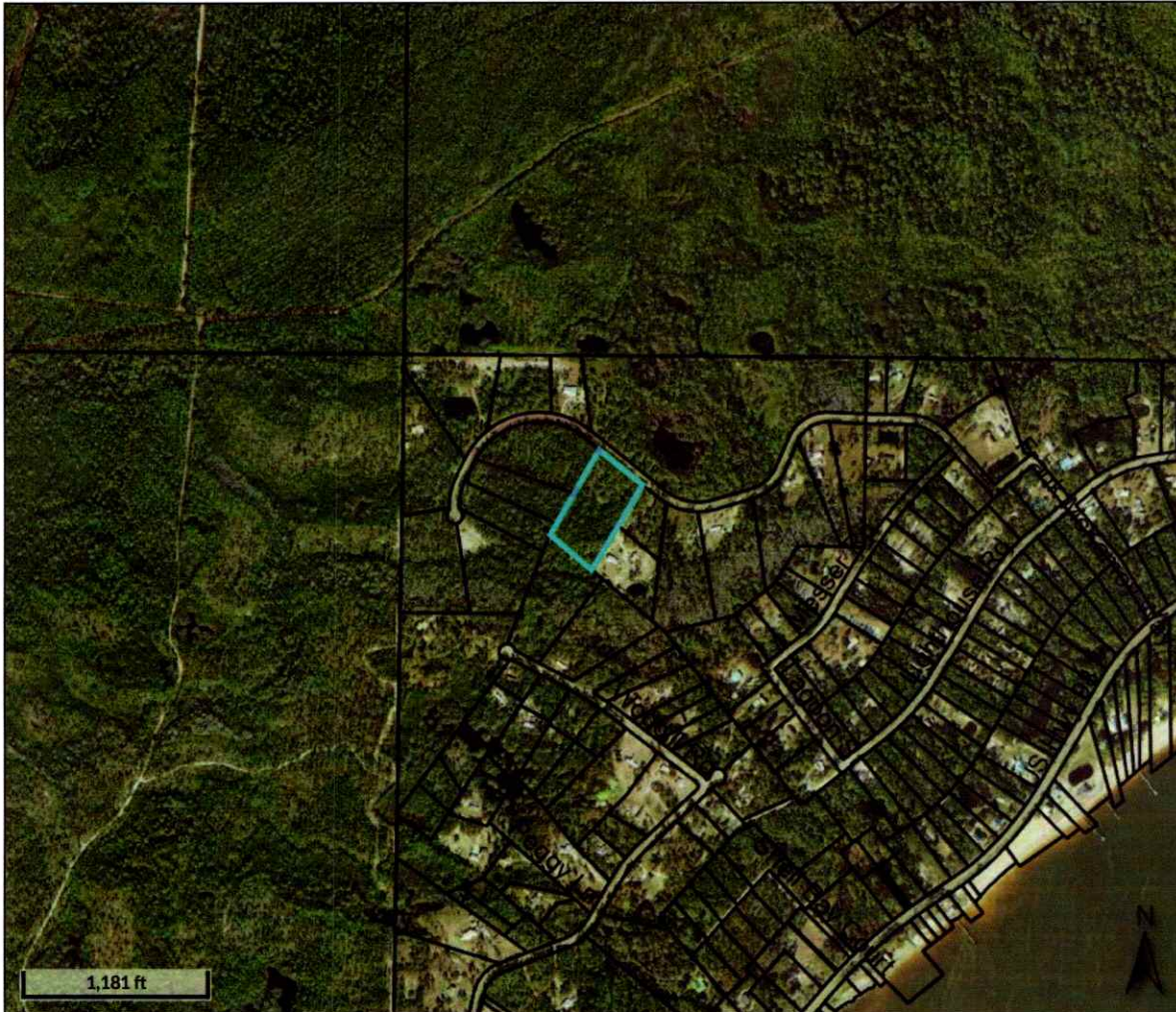
**CHECKLIST OF INFORMATION REQUIRED FOR  
PRELIMINARY PLAT APPROVAL**

|                                     |                                           |
|-------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> | NAME OF SUBDIVISION                       |
| <input checked="" type="checkbox"/> | NORTH ARROW                               |
| <input checked="" type="checkbox"/> | GRAPHIC & WRITTEN SCALE                   |
| <input checked="" type="checkbox"/> | BOUNDARY SURVEY & LEGAL DESCRIPTION       |
| <input checked="" type="checkbox"/> | CURRENT ZONING                            |
| <input checked="" type="checkbox"/> | NUMBER OF ACRES & NUMBER OF PROPOSED LOTS |

|                    |                           |               |
|--------------------|---------------------------|---------------|
| NAMES & ADDRESS OF | <u>on page 1</u>          | OWNER(S)      |
|                    | <u>N/A</u>                | DEVELOPER(S)  |
|                    | <u>on attached survey</u> | LAND SURVEYOR |
|                    | <u>N/A</u>                | ENGINEER      |

|                                     |                                                                                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | TOPOGRAPHIC MAP WITH CONTOUR INTERVALS AT 1 FOOT.                                                            |
| <u>N/A</u>                          | DIMENSIONS AND LOCATIONS OF ALL PARCELS TO BE DEDICATED OR RESERVED FOR PUBLIC OR COMMON USE.                |
| <input checked="" type="checkbox"/> | LOCATION OF EXISTING STREETS, EASEMENTS, UTILITIES, STORM WATER MANAGEMENT FACILITIES OR OTHER IMPROVEMENTS. |
| <input checked="" type="checkbox"/> | STREET LAYOUT, PARKING AREAS, & STREET NAMES.                                                                |
| <input checked="" type="checkbox"/> | NUMBERED LOTS & BLOCKS.                                                                                      |
| <input type="checkbox"/>            | SCHEMATIC DRAWINGS OF PROPOSED POTABLE WATER SYSTEMS.                                                        |
| <input type="checkbox"/>            | SCHEMATIC DRAWINGS OF PROPOSED SANITARY SEWER.                                                               |
| <u>N/A</u>                          | DRAFT COPIES OF PROPOSED COVENANTS, DEED RESTRICTIONS, AND HOMEOWNERS OR CONDOMINIUM DOCUMENTS.              |
| <input checked="" type="checkbox"/> | LOCATION OF STREAMS, LAKES, SWAMPS, WETLANDS, AND FLOOD PRONE AREAS.                                         |
| <input checked="" type="checkbox"/> | FLOOD ZONE AND BASE FLOOD ELEVATIONS.                                                                        |
| <u>N/A</u>                          | PROPOSED BULKHEADS, SEAWALLS, & SIMILAR STRUCTURES.                                                          |
| <u>N/A</u>                          | PHASES INDICATED.                                                                                            |





#### Overview



#### Legend

-  Parcels
-  Roads
-  City Labels

|                              |                                           |                     |                      |                      |                          |
|------------------------------|-------------------------------------------|---------------------|----------------------|----------------------|--------------------------|
| <b>Parcel ID</b>             | 35-07S-05W-0000-0390-0180                 | <b>Alternate ID</b> | 05W07S35000003900180 | <b>Owner Address</b> | BILGER DANIEL            |
| <b>Sec/Twp/Rng</b>           | n/a                                       | <b>Class</b>        | VACANT               |                      | 151 REGIONS WAY, UNIT 5D |
| <b>Property Address</b>      | 276 FRANK MCKAMEY WAY                     | <b>Acreage</b>      | 5.01                 |                      | DESTIN, FL 32541         |
|                              | CARRABELLE BEACH                          |                     |                      |                      |                          |
| <b>District</b>              | 1                                         |                     |                      |                      |                          |
| <b>Brief Tax Description</b> | A PARCEL IN SEC 35 07S 05W                |                     |                      |                      |                          |
|                              | (Note: Not to be used on legal documents) |                     |                      |                      |                          |

Date created: 5/19/2022  
Last Data Uploaded: 5/19/2022 8:36:18 AM



Developed by  **Schneider**  
GEOSPATIAL





May 19, 2022

**Wetlands**

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

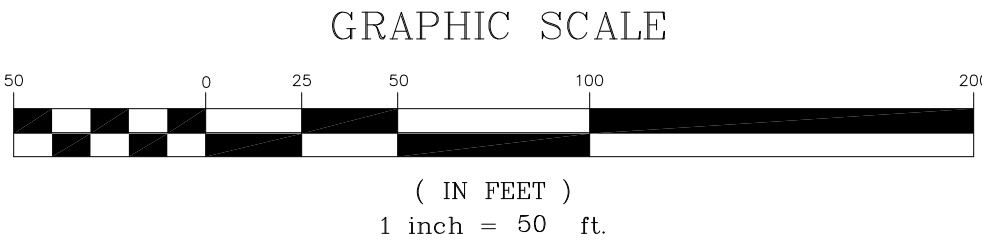
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



DESTINY'S SUBDIVISION  
AN EIGHT UNIT SUBDIVISION  
LYING IN FRACTIONAL SECTION 36, TOWNSHIP 7 SOUTH, RANGE 8 WEST,  
FRANKLIN COUNTY, FLORIDA

"PRELIMINARY PLAT"



LEGEND

|        |                                                                                                   |
|--------|---------------------------------------------------------------------------------------------------|
| SN&C   | SET NAIL & CAP                                                                                    |
| FND    | FOUND                                                                                             |
| FCM    | FOUND CONCRETE MONUMENT (3"x3")                                                                   |
| SCM    | SET CONCRETE MONUMENT #7160 (4"x4")                                                               |
| IRC    | IRON ROD AND CAP                                                                                  |
| SIRC   | SET 5/8" IRON ROD AND CAP #7160                                                                   |
| FIRC   | FOUND 5/8" IRON ROD AND CAP                                                                       |
| IP     | IRON PIPE                                                                                         |
| CIP    | CRIMPED TOP IRON PIPE                                                                             |
| IR     | IRON ROD (NO I.D.)                                                                                |
| ■      | = PCP = PERMANENT CONTROL POINT = SCM                                                             |
| (M)    | MEASURED                                                                                          |
| (D)    | DEED                                                                                              |
| (RP)   | RECORD PLAT                                                                                       |
| (UP)   | UNRECORDED PLAT                                                                                   |
| (FT)   | FLAT TOP                                                                                          |
| POB    | POINT OF BEGINNING                                                                                |
| POC    | POINT OF COMMENCEMENT                                                                             |
| R/W    | RIGHT-OF-WAY                                                                                      |
| R      | RADIUS                                                                                            |
| △      | CORNER NOT SET OR FOUND                                                                           |
| L      | LENGTH                                                                                            |
| CD     | CHORD                                                                                             |
| N.T.S. | NOT TO SCALE                                                                                      |
|        | ALL INTERIOR LOT CORNERS ARE<br>MARKED WITH 5/8" IRON ROD & CAP<br>#7160 (UNLESS NOTED OTHERWISE) |

PLAT REVIEWED FOR COMPLIANCE WITH  
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND  
PROFESSIONAL SURVEYOR & MAPPER #\_\_\_\_\_

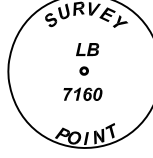
- PLAT NOTES:
1. SURVEY SOURCE: Record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
  2. BEARING BASE: The West portion of subject parcel being North 29 degrees 40 minutes 00 seconds East as per record deed.
  3. "NOTICE" This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that maybe found in the public records of this county.
  4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
  5. Subject property is located in Zone "X", Zone "X" (0.2%), and Zone "A" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120086 430F index date: February 5, 2014, Franklin County, Florida.



ALL PERMANENT REFERENCE  
MONUMENTS ARE MARKED  
WITH A 4" X 4" CONCRETE  
MONUMENT HAVING A METAL CAP  
AS SHOWN, UNLESS NOTED OTHERWISE.



ALL PERMANENT  
CONTROL POINTS ARE MARKED  
WITH A 4" X 4" CONCRETE  
MONUMENT HAVING A METAL CAP  
AS SHOWN, UNLESS NOTED OTHERWISE.



ALL INTERIOR CORNERS ARE  
MARKED WITH A 5/8" REBAR  
WITH A PLASTIC CAP AS SHOWN,  
UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

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

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

DATE



THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358

PHONE NUMBER: 850-962-2518 FAX NUMBER: 850-962-1183

LB 9 7160

|                   |                                   |             |                    |                  |
|-------------------|-----------------------------------|-------------|--------------------|------------------|
| DATE: 09/22/21    | DRAWN BY: MD                      | SEC         | PG.13              | COUNTY: FRANKLIN |
| FILE: 20436RP.DWG | DATE OF LAST FIELD WORK: 11/06/20 | CHECKED BY: | JOB NUMBER: 20-436 |                  |

CONFIRMATION  
STATE OF FLORIDA  
COUNTY OF FRANKLIN

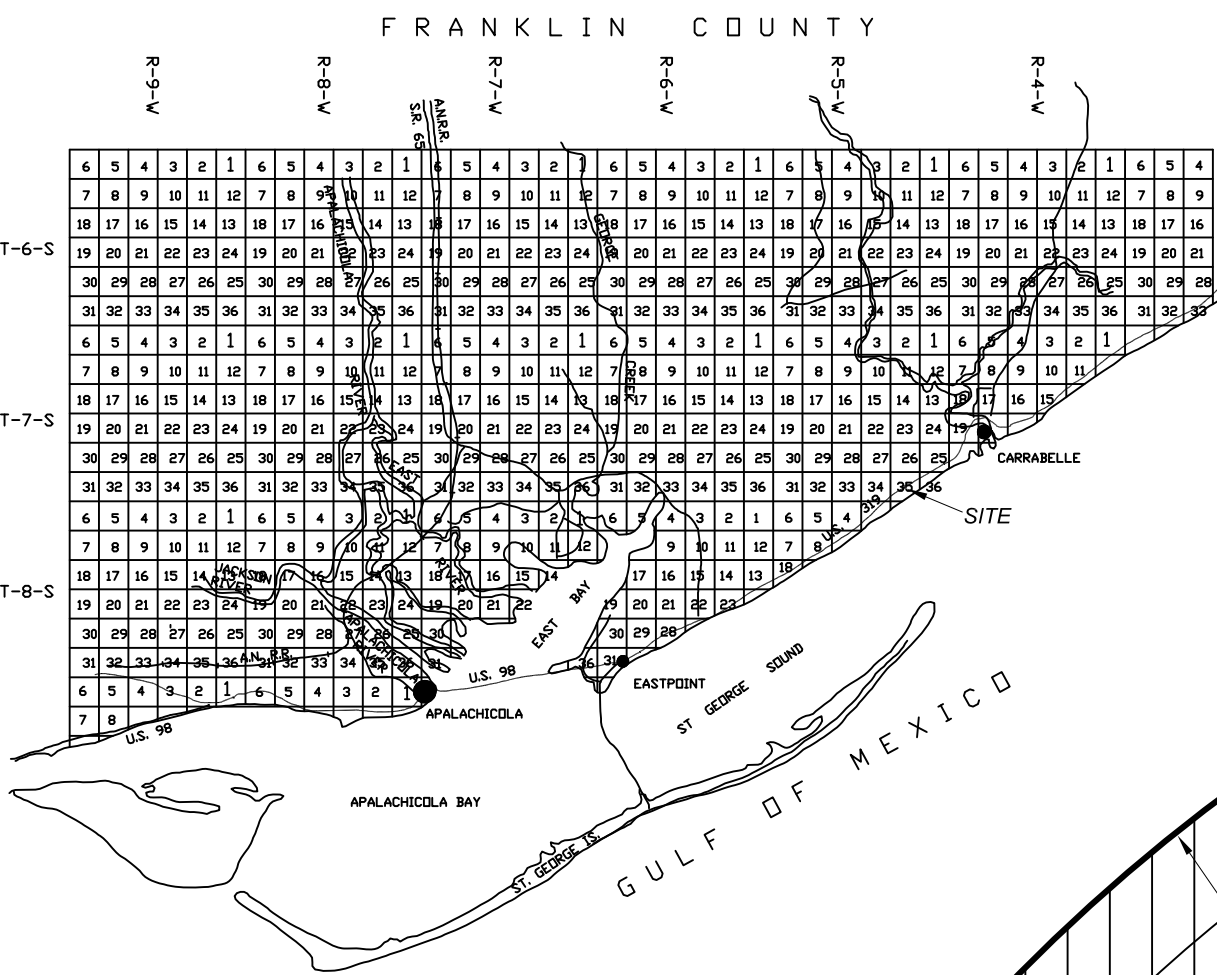
APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS  
DAY OF \_\_\_\_\_, 2022.

RICKY D. JONES -- CHAIRMAN

THOMAS M. SHULER -- COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2022 IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF  
FRANKLIN COUNTY, FLORIDA.

MICHELE MAXWELL  
CLERK OF THE CIRCUIT COURT



FRANK McKAMEY WAY

R=467.93'  
L=821.35'  
Δ 100°34'12"  
CH=N78°36'46"E  
719.89'(M)

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF SECTION 35,  
TOWNSHIP 7 SOUTH, RANGE 5 WEST,  
FRANKLIN COUNTY, FLORIDA.

S89°59'03"E 1090.31'(D)

POINT OF BEGINNING

S89°59'03"E  
821.35'(M)

R=467.93'  
Δ=13°44'49"  
L=112.21'  
CH=N60°28'54"W  
112.00'

R=467.93'  
Δ=14°10'40"  
L=115.79'  
CH=N74°26'38"W  
115.49'

R=467.93'  
Δ=16°58'43"  
L=138.66'  
CH=S89°58'41"W  
138.16'

LOT 2  
1.03 acres

LOT 3  
1.03 acres

LOT 4  
1.02 acres

LOT 5  
1.04 acres

LOT 6  
1.52 acres

LOT 7  
1.72 acres

LOT 8  
1.62 acres

LOT 19  
NORTH PORTION  
(UNRECORDED)

LOT 19  
SOUTH PORTION  
(UNRECORDED)

LOT 14  
(UNRECORDED)

DEDICATION  
STATE OF FLORIDA  
COUNTY OF FRANKLIN

KNOWN BY ALL THESE PRESENT THAT DANIEL BILGER, THE OWNER AND FEE SIMPLE  
OF THE LANDS SHOWN HEREON PLATTED AS DESTINY'S SUBDIVISION  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a point marking the Northwest corner of Section 35, Township 7 South, Range 5 West, Franklin County, Florida, thence run South 89 degrees 59 minutes 03 seconds East along the North boundary of said Section a distance of 1,090.31 feet; thence leaving said North boundary run South 11 degrees 00 minutes 20 seconds East 481.11 feet to a point lying on the Northern right of way boundary of Frank McKamey Way; thence leaving said Northern right of way boundary run South 38 degrees 55 minutes 27 seconds West 60.00 feet to a concrete monument (marked 2919) lying on the Southerly right of way boundary of said Frank McKamey Way said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run South 51 degrees 03 minutes 24 seconds East along said Southerly right of way boundary 87.35 feet to a concrete monument (marked 2919) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 51 degrees 01 minute 51 seconds East along said Southerly right of way boundary 358.86 feet to a concrete monument (marked 2919); thence leaving said Southerly right of way boundary run South 29 degrees 41 minutes 01 second West 617.00 feet to a concrete monument (broken); thence run North 50 degrees 57 minutes 08 seconds West 358.76 feet to a concrete monument (marked 2919); thence run North 29 degrees 40 minutes 00 seconds East 269.32 feet to a concrete monument (marked #2919); thence run North 70 degrees 23 minutes 07 seconds West 638.88 feet to a concrete monument (marked 2919) lying on said Southerly right of way boundary, said point also marking a point of curve concave to the Southerly; thence run Easterly along said Southerly right of way boundary and said curve with a radius of 467.93 feet; through a central angle of 100 degrees 34 minutes 12 seconds, for an arc distance of 821.35 feet; chord being North 78 degrees 36 minutes 46 seconds East 719.89 feet to the POINT OF BEGINNING containing 10.02 acres, more or less.

Having caused said lands to be divided and subdivided as shown hereon

Reserving, in all cases however, the reversions thereof should the same be renounced, disclaimed, abandoned or the use thereon discontinued as prescribed by the law by appropriate official action of the proper officials having charge of jurisdiction thereof.

This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

By: \_\_\_\_\_  
Authorized Signature  
OWNER

Print Name

WITNESS PRINT NAME WITNESS SIGNATURE NAME  
WITNESS SIGNATURE WITNESS SIGNATURE NAME

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
BY DANIEL BILGER, (OWNER)

HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
WITNESS MY HAND AND SEAL AT \_\_\_\_\_, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY MY COMMISSION EXPIRES:

NOTARY SEAL

"IMPORTANT NOTICE" The roads and other infrastructures - if any - contained within this subdivision are not owned or maintained by Franklin County, should the roads or other improvements ever be maintained by Franklin County, it will be done at the expense of the property owners within this subdivision.

BRENDA LAPAZ  
MAYOR-COMMISSIONER

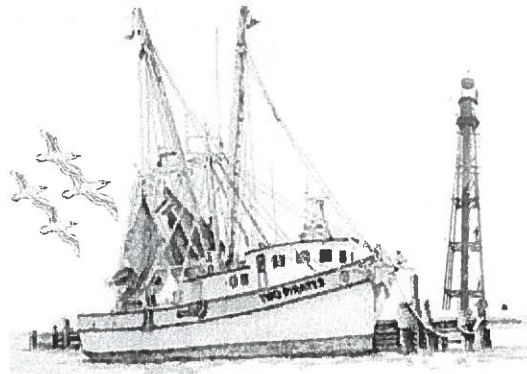
KEITH WALDEN  
COMMISSIONER

FRANKLIN MATHES  
COMMISSIONER

CALVIN ALLEN  
COMMISSIONER

TONY MILLENDER  
COMMISSIONER

# CITY OF CARRABELLE CARRABELLE, FLORIDA



COURTNEY DEMPSEY  
CITY ADMINISTRATOR

KEISHA MESSER  
CITY CLERK AND AUDITOR

MIRANDA LITTON  
ADMINISTRATIVE  
ASSISTANT

DAN HARTMAN  
CITY ATTORNEY

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

June 23, 2022

Re: Water and Sewer Availability

To Whom It May Concern:

Water and sewer services will be available to the service address of: 300 Frank McKamey Way, Carrabelle, FL 32322 upon completion of construction. Should you have any further questions, please do not hesitate to call.

Regards,

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

APPLICATION FOR SUBDIVISION SKETCH PLAT APPROVAL

DATE: 5/9/22

COASTAL PARADISE S/D

PROPOSED SUBDIVISION NAME:

John S. Dozier, Trustee

AGENT'S NAME:

THURMAN RODDENBERRY

ADDRESS:

P.O. BOX 100 SOPCHOPPY FL 32358

TELEPHONE NUMBER:

850-962-2538 OFF

850-251-7588 COM

OWNER'S NAME:

JOHN S. DOZIER

ADDRESS:

TELEPHONE NUMBER:

850-556-3191

WHAT IS THE RELATIONSHIP OF APPLICANT TO OWNER? NONE

LOCATION OF PROPOSED SUBDIVISION

SECTION 18, T8S, R5W, 18-085-05W-0000-0031 PARCEL ID

AREA OF PROPOSED SUBDIVISION: 5.66 AC ±

ACRES: 5.66 AC ±

CURRENT ZONING: R1 SINGLE FAMILY RES

CURRENT LAND USE CLASSIFICATION: RESIDENTIAL

CURRENT USE OF THE SITE: VACANT

PARCEL ID 18-085-05W-0000-0030-0031

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

I hereby certify, as a representative for JOHN S. DOZIER,  
that the information given is true and accurate to the best of our knowledge.

[Signature]  
Agent's Signature

[Signature]  
Owner's Signature

TO BE FILLED IN BY PLANNING OFFICIAL

Major or Minor Subdivision: \_\_\_\_\_

Planning & Zoning Commission Recommendation: \_\_\_\_\_

Date: \_\_\_\_\_

Board of County Commissioners Action: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_





#### Overview



#### Legend

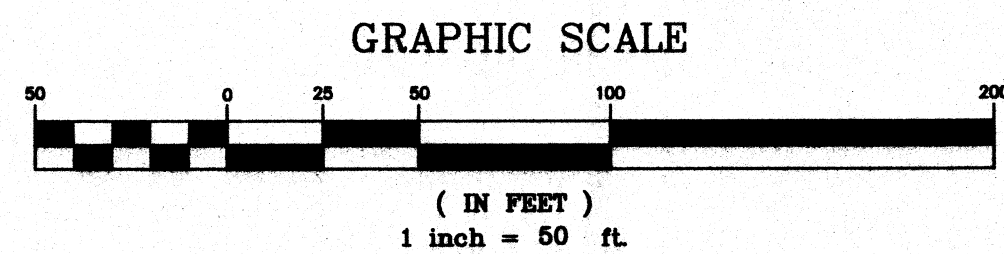
-  Parcels
-  Roads
-  City Labels

|                       |                                           |              |                      |               |                            |
|-----------------------|-------------------------------------------|--------------|----------------------|---------------|----------------------------|
| Parcel ID             | 18-08S-05W-0000-0030-0031                 | Alternate ID | 05W08S18000000300031 | Owner Address | DOZIER JOHN S              |
| Sec/Twp/Rng           | n/a                                       | Class        | VACANT               |               | AS TRUSTEE                 |
| Property Address      |                                           | Acreage      | 5                    |               | 1226 CLAUDE PICHARD DR     |
|                       |                                           |              |                      |               | TALLAHASSEE, FL 32308-5046 |
| District              | 1                                         |              |                      |               |                            |
| Brief Tax Description | A PARCEL IN AKA TRACT 2A                  |              |                      |               |                            |
|                       | (Note: Not to be used on legal documents) |              |                      |               |                            |

Date created: 6/27/2022  
Last Data Uploaded: 6/27/2022 7:38:36 AM

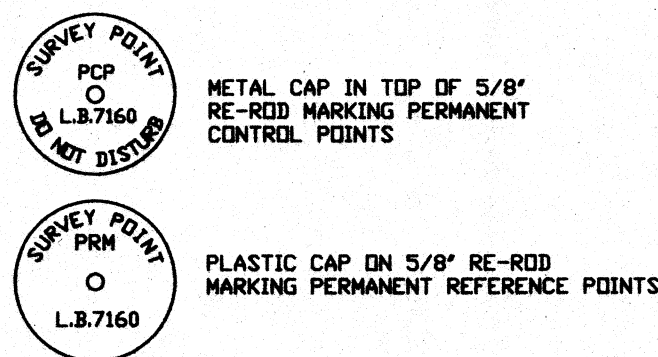
Developed by 





# PRELIMINARY PLAT OF COASTAL PARADISE

A SUBDIVISION LYING IN SECTION 18, TOWNSHIP 8 SOUTH,  
RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA.



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

## LEGEND

FCM FOUND CONCRETE MONUMENT  
SCM SET CONCRETE MONUMENT #7160 (4"x4")  
FIRC FOUND IRON ROD AND CAP  
SIRC SET 5/8" IRON ROD AND CAP #7160  
FIP FOUND IRON PIPE  
CT CRIMPED TOP IRON PIPE  
FIR FOUND IRON ROD (NO I.D.)  
RND ROUND  
(M) MEASURED  
(D) DEED  
(RP) RECORD PLAT  
(FT) FLAT TOP  
U.E. UTILITY EASEMENT  
CONC. CONCRETE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY  
R RADIUS  
L LENGTH  
CD CHORD  
SET NAIL & CAP #7160  
PCP = PERMANENT CONTROL POINT  
= IRON ROD AND WITH 3" ROUND DISC #7160  
ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)  
DOT DEPARTMENT OF TRANSPORTATION  
P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVATURE  
P.C. POINT OF CURVATURE  
P.I. POINT OF INTERSECTION  
P.N. POINT NOT SET OR FOUND  
C.O.E. CORPS OF ENGINEERS  
F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
NOT TO SCALE

## PLAT NOTES:

- SURVEY SOURCE: Previous survey performed by this firm (Job #92-182 Dated: 03/06/02), special instructions as per client, and a field survey performed by the undersigned surveyor.
- BEARING BASE: Easterly boundary of subject parcel being North 31 degrees 39 minutes 50 seconds West as per previous above mentioned survey.
- "NOTICE" This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Subject property is located in Zones "VE" (EL 18, 19), "AE" (EL 14, 16), "X" & "X" (0.2%) as per Flood Insurance Rate Map Community Panel No. 120088 0420F, index date: February 5, 2014, Franklin County, Florida.
- The limits of the flood zones shown hereon are approximate locations only as transposed from F.I.R.M. Map 120088 0420F and were not field located.

POINT OF COMMENCEMENT  
The intersection of the West boundary of Section 18, Township 8 South, Range 5 West, Franklin County, Florida with the Northwestly right-of-way boundary of U.S. Highway No. 98

PLAT REVIEWED FOR COMPLIANCE WITH  
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND  
PROFESSIONAL SURVEYOR & MAPPER #6219

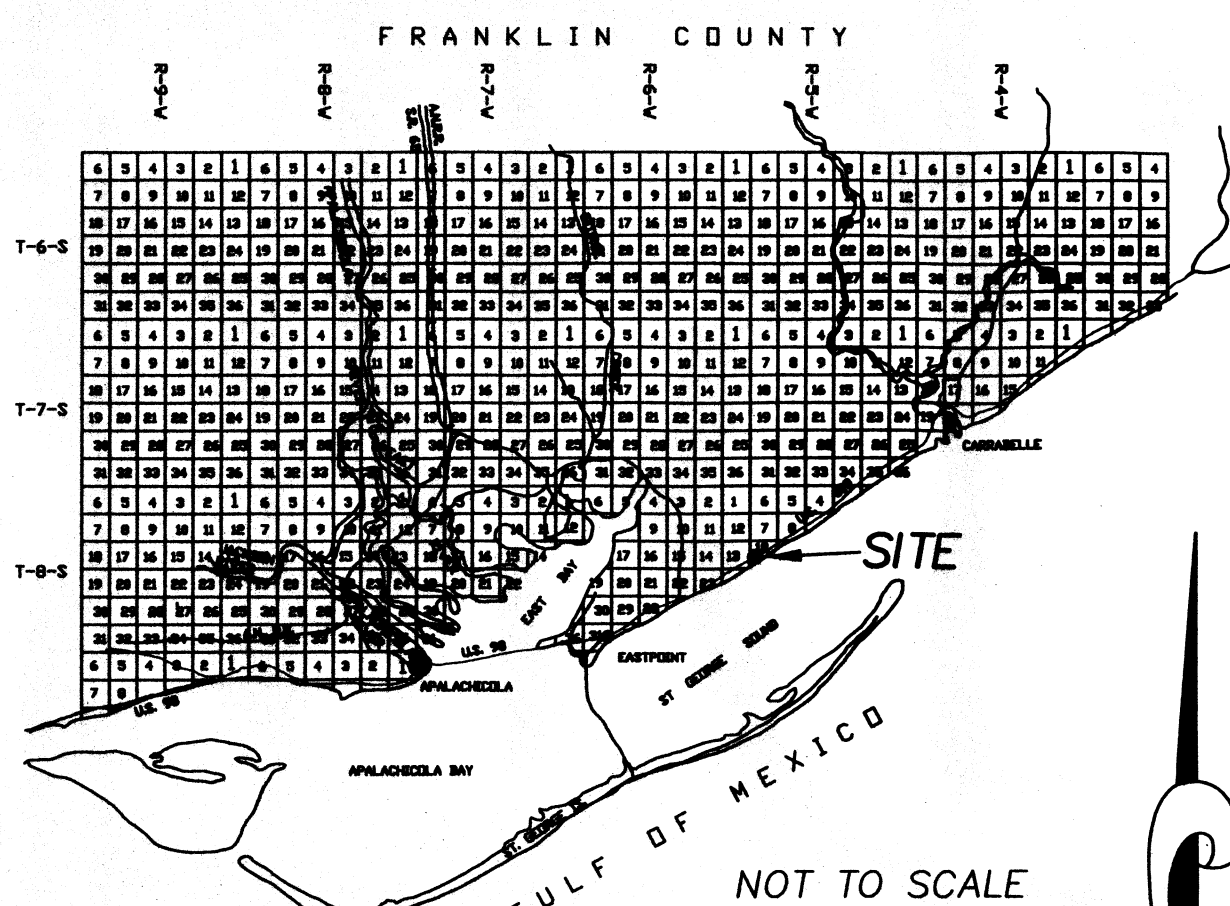
## SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 53-17.051).

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

DATE

SURVEYOR'S SEAL



PLAT BOOK PAGE

DEDICATION  
STATE OF FLORIDA  
COUNTY OF FRANKLIN

Known by all men by these present that JOHN DOZIER, owner in fee simple of the land shown hereon, platted as "COASTAL PARADISE"

A tract of land lying in Section 18, Township 8 South, Range 5 West, Franklin County, Florida, being more particularly described as follows:

Commence at the point of intersection of the West boundary of Section 18, Township 8 South, Range 5 West, Franklin County, Florida with the Northwestly right-of-way boundary of U.S. Highway 98 and proceed North 57 degrees 18 minutes 20 seconds East 1370.56 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 57 degrees 18 minutes 23 seconds East along said right-of-way boundary 235.93 feet to an iron rod and cap (marked #4261), said point also being a point of curve to the right, thence run Northeastly along said right-of-way boundary and said curve with a radius of 10862.31 feet, through a central angle of 00 degrees 25 minutes 08 seconds, for an arc distance of 78.11 feet, chord being North 57 degrees 30 minutes 42 seconds East 78.11 feet to a concrete monument, thence leaving said right-of-way boundary and said curve run North 31 degrees 39 minutes 50 seconds West 573.90 feet to an iron rod and cap (marked #7160), thence run South 58 degrees 00 minutes 17 seconds West 314.00 feet to an iron rod and cap (marked #7160), thence run South 31 degrees 39 minutes 50 seconds East 577.45 feet to the POINT OF BEGINNING containing 4.15 acres, more or less.

SUBJECT TO: a 100.00 foot Power Line Easement lying over and across the Northerly 100.00 feet thereof.

AND ALSO:

Commence at the point of intersection of the West boundary of Section 18, Township 8 South, Range 5 West, Franklin County, Florida with the Northwestly right-of-way boundary of U.S. Highway 98 and proceed North 57 degrees 18 minutes 20 seconds East 1370.56 feet to an iron rod and cap (marked #7160), thence leaving said Northwestly right-of-way boundary run South 31 degrees 39 minutes 50 seconds East 100.02 feet to an iron rod and cap (marked #7160) lying on the Southeastly right-of-way boundary of U.S. Highway 98 marking the POINT OF BEGINNING. From said POINT OF BEGINNING, run North 57 degrees 18 minutes 23 seconds East along said Southeastly right-of-way boundary 237.72 feet to an iron rod and cap (marked #4261), said point also being a point of curve to the right thence run Northeastly along said right-of-way boundary and said curve with a radius of 10762.31 feet, through a central angle of 00 degrees 24 minutes 45 seconds, for an arc distance of 76.31 feet, chord being North 57 degrees 30 minutes 25 seconds East 76.31 feet to a concrete monument (marked #4261), thence leaving said right-of-way boundary and said curve run South 31 degrees 39 minutes 28 seconds East 115.28 feet to the approximate mean high water line of St. George Sound, thence run Southwestly along said mean high water line the following three (3) courses: South 59 degrees 47 minutes 15 seconds West 65.85 feet, South 53 degrees 33 minutes 09 seconds West 190.28 feet, South 69 degrees 36 minutes 13 seconds West 59.69 feet, thence leaving said mean high water line run North 31 degrees 39 minutes 50 seconds West 112.42 feet to the POINT OF BEGINNING containing 0.85 acres, more or less.

The aggregate of the above described parcels being 5.0 acres, more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON. ALL ROADS, STREETS, RIGHT-OF-WAY AND EASEMENTS SHALL BE FOR THE PRIVATE USE OF THE OWNERS, WITHIN TARPON RUN SUBDIVISION, THE DECLARANT AND OR HIS ASSIGNS AND SHALL BE MAINTAINED BY THE TARPON RUN HOMEOWNERS ASSOCIATION, INC. NO PART OF THE LAND SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC, AND FRANKLIN COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY SUCH ROAD, STREET OR RIGHTS OF WAY SHOWN HEREON, THIS DAY OF 2022.

BY: JOHN DOZIER

WITNESS SIGNATURE

WITNESS SIGNATURE

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this day of 2022, by JOHN DOZIER, who is duly authorized to execute such documents, and who is [ ] personally known to me or [ ] who has produced as identification.

(SEAL)

Signature of Notary

Print, Type, or Stamp Notary Name  
My Commission Expires:

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

RICKY JONES - CHAIRMAN

THOMAS M. SHULER - COUNTY ATTORNEY

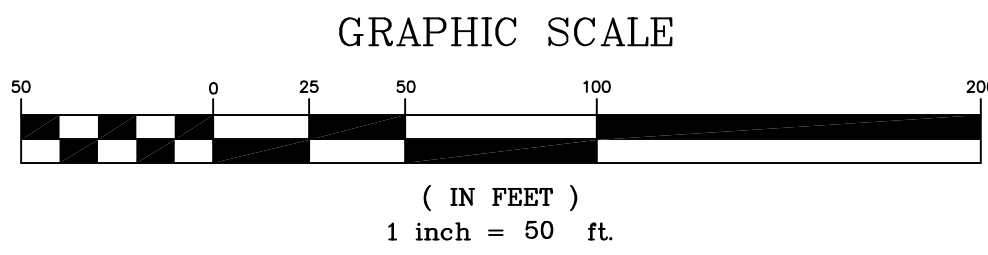
ACCEPT FOR FILES AND RECORDED THIS DAY OF 2022 IN PLAT BOOK PAGE OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MICHELE MAXWELL  
CLERK OF THE CIRCUIT COURT  
FRANKLIN COUNTY FLORIDA

CLERK'S SEAL

|                                                              |                          |                    |                  |
|--------------------------------------------------------------|--------------------------|--------------------|------------------|
| <b>TR &amp; A</b> THURMAN RODDENBERRY & ASSOCIATES, INC.     |                          |                    |                  |
| PROFESSIONAL SURVEYORS AND MAPPERS                           |                          |                    |                  |
| P.O. BOX 100 • 125 SHEDDEN STREET • SOPCHOPPY, FLORIDA 32358 |                          |                    |                  |
| PHONE NUMBER: 904-962-2538 FAX NUMBER: 904-962-1181          |                          |                    |                  |
| L.B. 7160                                                    |                          |                    |                  |
| 05/10/22                                                     | DRAWN BY: RA             | N.B. PER PLAT      | COUNTY: FRANKLIN |
| FILE: 22156RP.DWG                                            | DATE OF LAST FIELD WORK: | JOB NUMBER: 22-156 |                  |





METAL CAP IN TOP OF 5/8\"/>



PLASTIC CAP ON 5/8\"/>

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

### LEGEND

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- SIRC SET 5/8" IRON ROD AND CAP #7160
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- CONC. CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CD CHORD
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- = PCP = PERMANENT CONTROL POINT = IRON ROD AND WITH 3" ROUND DISC #7160
- #7160
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- DOT DEPARTMENT OF TRANSPORTATION
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- Δ POINT NOT SET OR FOUND
- C.O.E. CORPS OF ENGINEERS
- F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NOT TO SCALE

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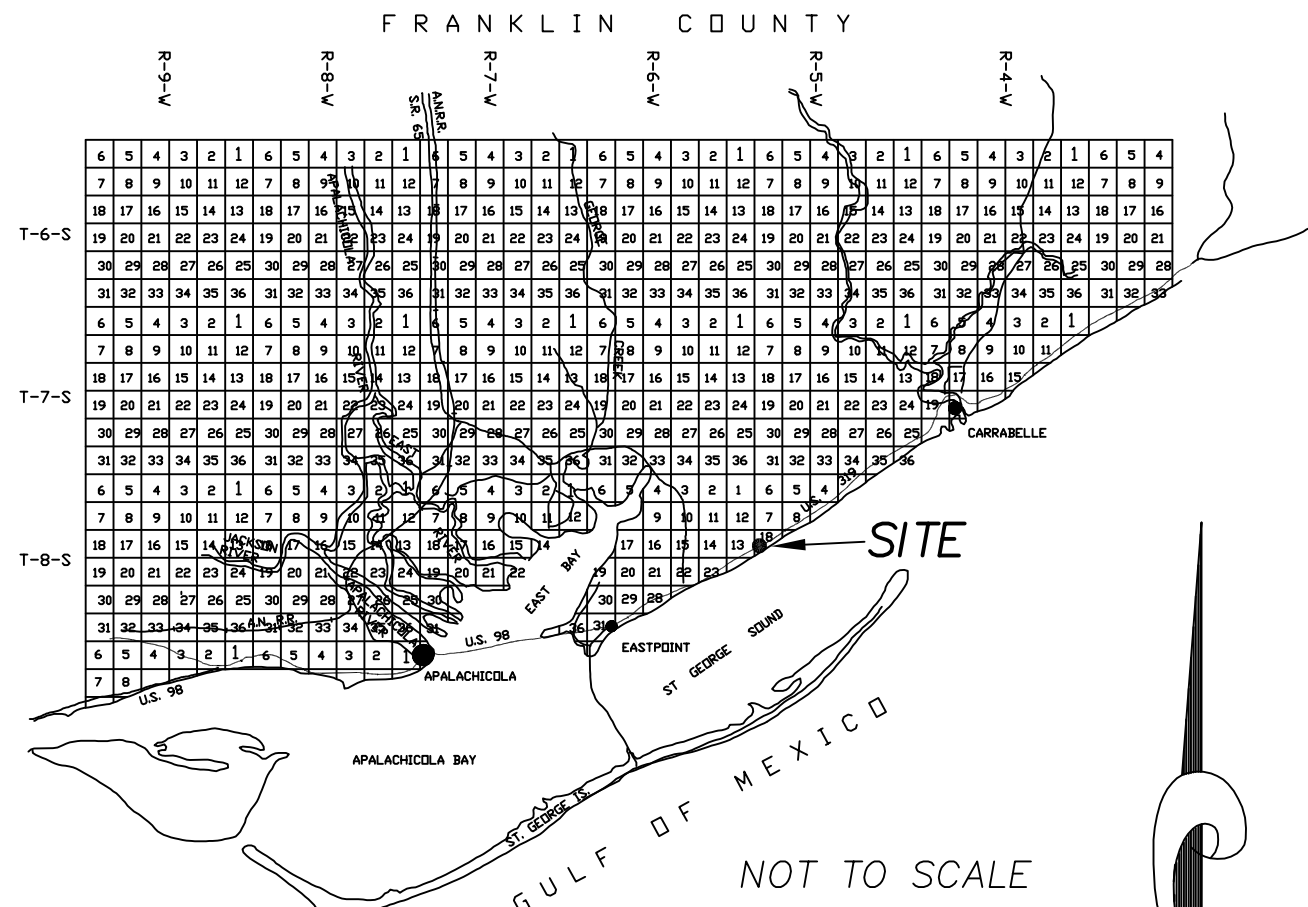
ROBERT B. STRICKLAND  
PROFESSIONAL SURVEYOR & MAPPER #6219

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

SURVEYOR'S SEAL

## PRELIMINARY PLAT OF COASTAL PARADISE

A SUBDIVISION LYING IN SECTION 18, TOWNSHIP 8 SOUTH,  
RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA.



| WETLANDS LINE TABLE |        |             |
|---------------------|--------|-------------|
| LINE                | LENGTH | BEARING     |
| L1                  | 3.22   | N17°46'19"E |
| L2                  | 32.66  | S17°46'19"W |
| L3                  | 36.69  | S02°08'01"W |
| L4                  | 30.69  | S18°53'37"W |
| L5                  | 24.14  | S57°27'15"W |
| L6                  | 13.29  | N60°38'15"W |
| L7                  | 27.56  | S63°42'53"W |
| L8                  | 42.04  | S42°40'09"W |
| L9                  | 69.98  | S43°45'46"W |
| L10                 | 22.03  | N63°42'25"W |
| L11                 | 58.94  | N87°50'29"W |
| L12                 | 24.68  | N51°28'35"W |
| L13                 | 24.27  | N55°33'35"W |
| L14                 | 20.66  | N55°33'35"W |

### DEDICATION STATE OF FLORIDA COUNTY OF FRANKLIN

Known by all men by these present that JOHN DOZIER, owner in fee simple of the land shown hereon, platted as "COASTAL PARADISE"

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BY: \_\_\_\_\_  
JOHN DOZIER

WITNESS SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by JOHN DOZIER, who is duly authorized to execute such documents, and who is [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

(SEAL)

Signature of Notary \_\_\_\_\_  
Print, Type, or Stamp Notary Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

RICKY JONES — CHAIRMAN

THOMAS M. SHULER — COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MICHELE MAXWELL  
CLERK OF THE CIRCUIT COURT  
FRANKLIN COUNTY FLORIDA

CLERK'S SEAL

|                   |                                                                                                                                                                         |                    |                  |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| TR & A            | THURMAN RODDENBERRY & ASSOCIATES, INC                                                                                                                                   |                    |                  |
|                   | PROFESSIONAL SURVEYORS AND MAPPERS<br>P.O. BOX 100 • 125 SHILDON STREET • SOPCHOPPY, FLORIDA 32358<br>PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103<br>E.B.# 7160 |                    |                  |
| 05/10/22          | DRAWN BY: RA                                                                                                                                                            | N.B. PER PLAT      | COUNTY: FRANKLIN |
| FILE: 22156RP.DWG | DATE OF LAST FIELD WORK:                                                                                                                                                | JOB NUMBER: 22-156 |                  |



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

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

AND

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

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

WATER SHALL BE PROVIDED BY WELL CONSTRUCTED  
BY OWNERS  
SEWER WILL BE BY SEPTIC & DRAIN FIELDS  
BY EACH OWNER