



Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, August 9, 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/89322730521> 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 893 2273 0521#. All attendees are muted by default.

You may address the Commission on an agenda action item 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 July 12, 2022 Regular Meeting Minutes**

Variance Requests

4. 1909 Indian Harbor Road

Consideration of a variance request to construct a single-family residence 7 feet into the front 25-foot setback and 31 feet into the rear 50-foot wetlands setback. Property is described as 1909 Indian Harbor Road, Lot 3, Indian Bay Village, George Island, Franklin County, Florida. Request submitted by Aaron Sarchet, agent for Jay Noonkester, applicant.

Staff Comments: Indian Bay Village is a subdivision that was approved with the understanding that the property owners would need a variance in order to build on these lots

Critical Shoreline Applications

5. 1909 Indian Harbor Road

Consideration of a request to construct a 1,620 square foot single-family dock which includes a 4-foot-wide access walkway with a 10'x14' platform on property located at 1909 Indian Harbor Road, Eastpoint, Franklin County, Florida. Request submitted by Aaron Sarchet, agent for Jay Noonkester, applicant. ***State and Federal Permits have been received***

Commercial Site Plan Applications

6. 357 Hwy 98

Consideration of a request to construct a 10'x20' addition at property described as 357 Highway 98, Eastpoint, Franklin County, Florida. Request submitted by RW Thomas, agent for Kenneth Shiver, Applicant. ***Building grandfathered in***

Final Plat Applications

7. Coastal Paradise Subdivision

Consideration of a request for Final Plat approval of 3 Lots on a 5 +/- acre parcel 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 and Septic)

8. Destiny Subdivison

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

Board of County Commission has sent it back before P&Z with suggested changes. Staff has spoken with the agent, and they have revised the plats

using the suggestions of the County Planner and should meet the requests of the County Commission

Lot Reconfiguration Applications

9. Elaine Boone

Consideration of a request to reconfigure 6 lots located in Section 35, Township 7, Range 5 West, Carrabelle, Franklin County Florida. Request submitted by Elaine Boone, Applicant.

Request has been reviewed by Mark Curenton, County Planner. His review and recommendation letter is attached

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda published on 08/01/2022 at 1:35 PM



Planning and Zoning Adjustment Board - Regular Meeting

Minutes

Tuesday, July 12, 2022 at 6:30 pm

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

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1. Call To Order

Minutes:

Members Present: Mitch Griner, Chairperson; James Morris; Marzetta Davis; Alex Skovronsky; David Duncan; Michael Shuler, County Attorney; Cortni

2. Pledge of Allegiance

3. Approval of Minutes

a. Approval of June 14, 2022 Regular Meeting Minutes

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

Variance Requests

4. 700 East Pine Ave

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

5. 575 US Hwy 98

Minutes:

Motion to approve by David Duncan, seconded by Marzetta Davis. All in favor with none opposed. Motion Carries

Vote results:

Ayes: 5 / Nays: 0

Commercial Site Plan Applications

6. 136 Hwy 98

Minutes:

During discussion it was verified that the application stated the applicant was proposing 4 structures but the site plan shows 5 proposed. Applicant verified that it is in fact 5 structures being proposed and not 4. Motion to approve by James Morris, seconded by Alex Skovronsky. All in favor with none opposed. Motion carries

Vote results:

Ayes: 5 / Nays: 0

7. 160 E Pine Avenue

Minutes:

During discussion it was noted that this project is an after-the-fact permit. The structure was placed on property with a permit or Board Approval Motion to approve by Marzetta Davis, seconded by Alex Skovronsky. All in favor with none opposed. Motion carries

Vote results:

Ayes: 5 / Nays: 0

Sketch Plat Applications

8. Destiny Subdivision

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

9. Coastal Paradise

Minutes:

Motion to approve by Alex Skovronsky, seconded by Marzetta Davis. All in favor with none opposed. Motion carries

Vote results:

Ayes: 5 / Nays: 0

Zoning Administrator's Report

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Minutes published on 07/13/2022 at 10:28 AM



ADVISORY BOARD OF ADJUSTMENT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: _____

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

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: _____

ADVISORY BOARD OF ADJUSTMENT DATE: _____

RECOMMENDED APPROVAL: ____ **RECOMMENDED DENIAL:** ____ **RECOMMENDED TO TABLE:** ____

CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____

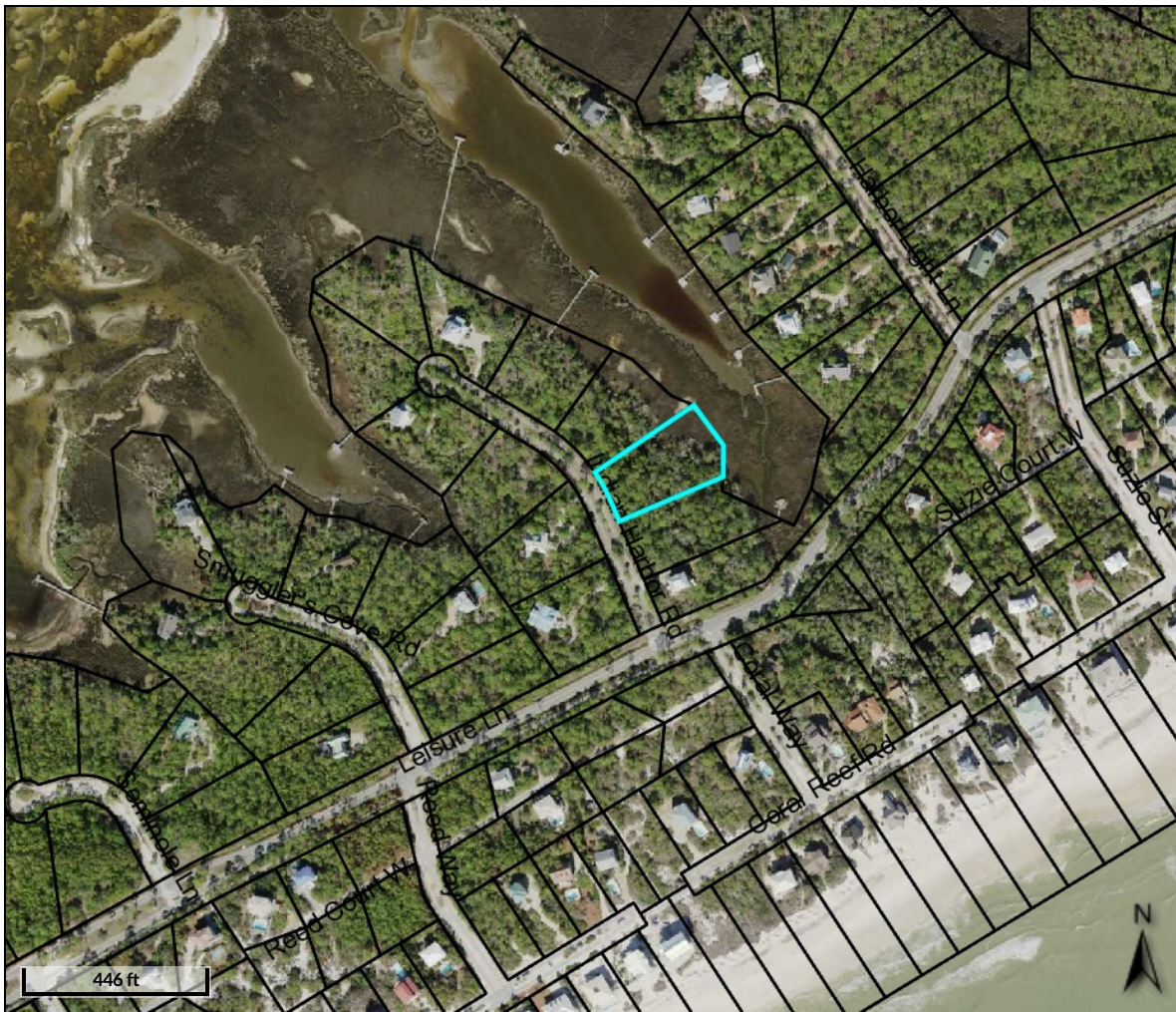
APPROVED: _____ **DENIED:** _____ **TABLED:** _____

CONDITIONS: _____

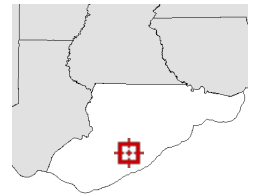
Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

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

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**



Overview



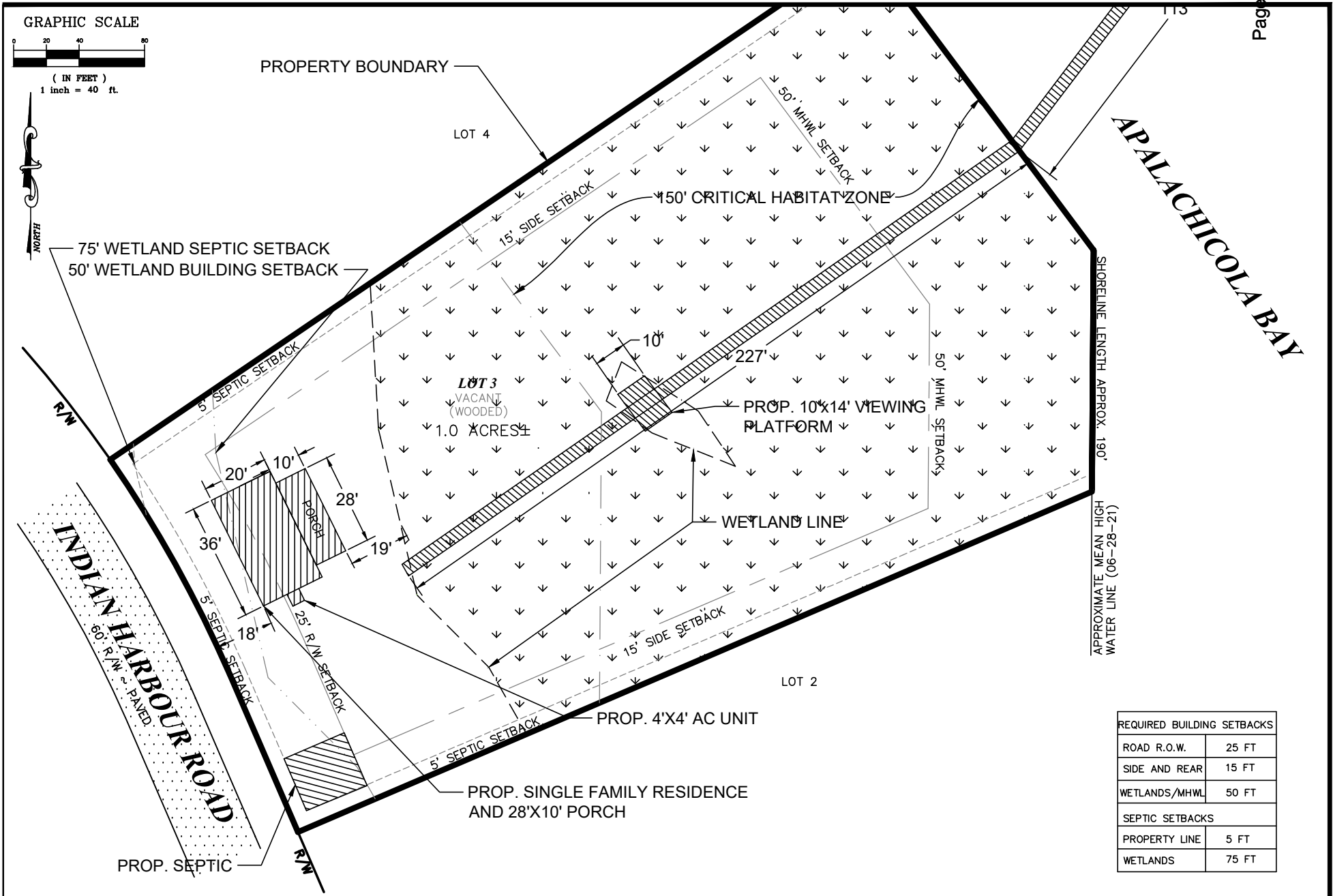
Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	29-09S-06W-7337-0000-0030	Alternate ID	06W09S29733700000030	Owner Address	NOONKESTER JAY
Sec/Twp/Rng	29-9S-6W	Class	VACANT		CRAWFORD JUNE
Property Address	1909 INDIAN HARBOR ROAD	Acreage	n/a		1947 HUCKLEBERRY DR
	ST GEORGE ISLAND				AIKEN, SC 29803
District	1				
Brief Tax Description	LOT 3 INDIAN BAY VILL				
	(Note: Not to be used on legal documents)				

Date created: 7/25/2022
Last Data Uploaded: 7/25/2022 7:44:13 AM

Developed by  **Schneider**
GEOSPATIAL



REQUIRED BUILDING SETBACKS	
ROAD R.O.W.	25 FT
SIDE AND REAR	15 FT
WETLANDS/MHWL	50 FT
SEPTIC SETBACKS	
PROPERTY LINE	5 FT
WETLANDS	75 FT



Florida Environmental
& Land Services Inc.

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

PROJECT
NOONKESTER VARIANCE
FRANKLIN COUNTY, FL

TITLE
SITE PLAN
PROPOSED CONDITIONS

DATE 6-21-2022	BY: BCW	CHK: EP	PROJ: 21-2041
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OF: 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 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

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: Jay Noonkester

MAILING ADDRESS: 1947 Huckleberry Drive CITY/STATE/ZIP: Aiken SC 29803

CONTACT NUMBER: 803-646-4757 EMAIL: _____

AGENT'S NAME: Aaron Sarchet / Florida Environmental & Land Services, Inc.

CONTACT NUMBER: 419-348-8601 EMAIL: asarchet@felsi.org

PROPERTY DESCRIPTION

911 ADDRESS: 1909 Indian Harbor Road CITY/STATE/ZIP: St. George Island, FL 32328

LOT(S): 3 BLOCK: _____ SUBDIVISION: Indian Bay Village UNIT: _____

PARCEL IDENTIFICATION NUMBER: 29-09S-06W-7337-0000-0030

JURISDICTION

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

PROJECT DETAILS

☒ SINGLE FAMILY DOCK/PIER ___ MULTI-FAMILY DOCK/PIER ___ COMMERCIAL DOCK/PIER
___ SEAWALL/ RETAINING WALL

PROJECT DESCRIPTION: Construct a single-family residential dock that is 1,620 square feet which includes a
4' wide access walkway with a 10' x 14' platform, located on a small upland island within Apalachicola Bay.

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

OFFICE USE ONLY

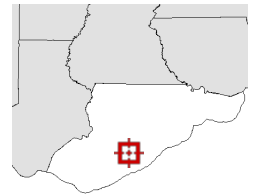
ADJUSTMENT BOARD MEETING DATE: _____ APPROVED/DENIED/TABLED: _____

BOARD OF COUNTY COMMISSION DATE: _____ APPROVED/DENIED/TABLED: _____ Page 10

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

Parcel ID 29-09S-06W-7337-0000-0030
Sec/Twp/Rng 29-9S-6W
Property Address 1909 INDIAN HARBOR ROAD
 ST GEORGE ISLAND

Alternate ID 06W09S29733700000030
Class VACANT
Acreage n/a

Owner Address NOONKESTER JAY
 CRAWFORD JUNE
 1947 HUCKLEBERRY DR
 AIKEN, SC 29803

District 1
Brief Tax Description LOT 3 INDIAN BAY VILL
 (Note: Not to be used on legal documents)

Date created: 7/25/2022
 Last Data Uploaded: 7/25/2022 7:44:13 AM

Developed by  **Schneider**
 GEOSPATIAL

PLANNING & ZONING ADJUSTMENT BOARD
CRITICAL SHORELINE 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

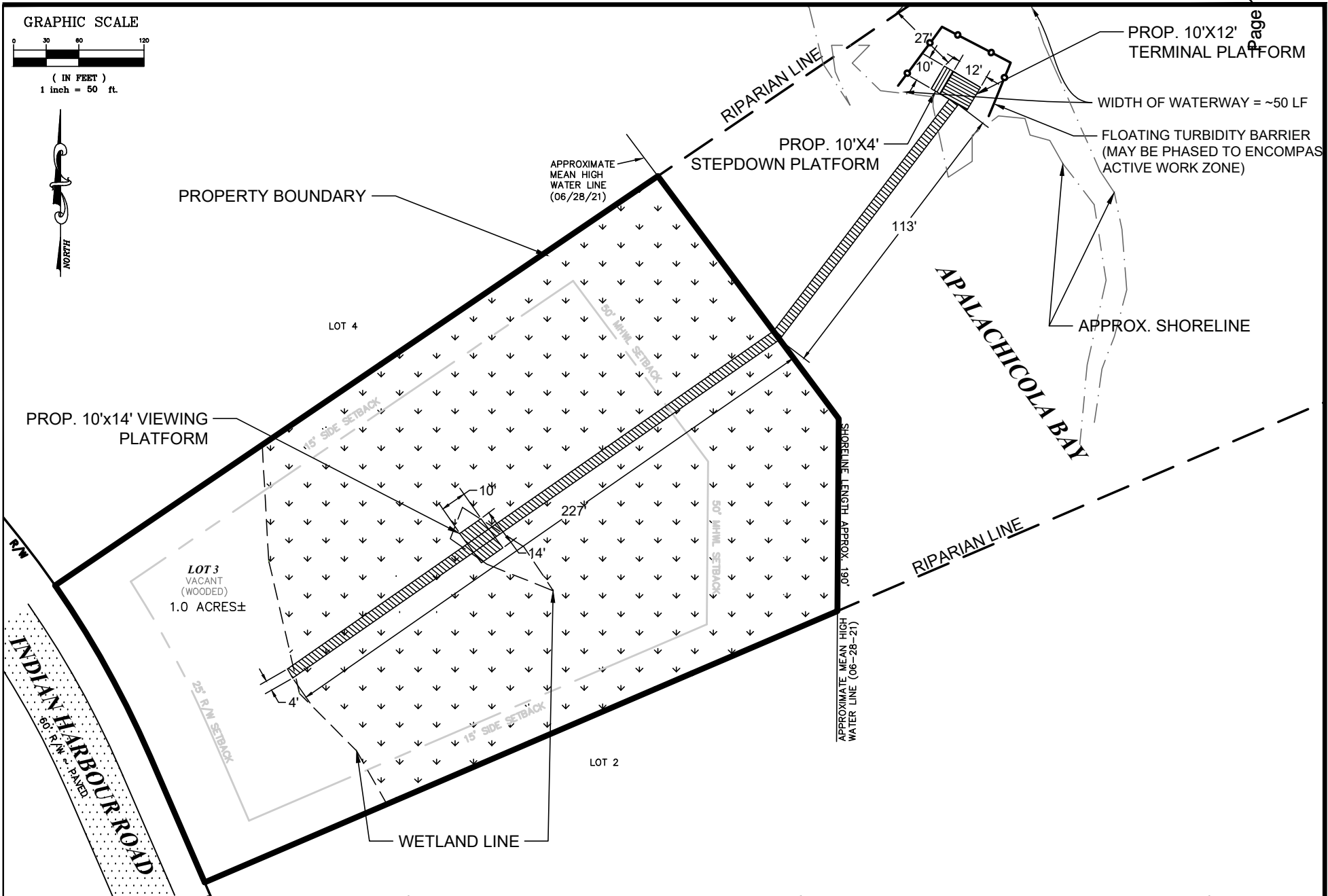
DISCLOSURE AGREEMENT

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.

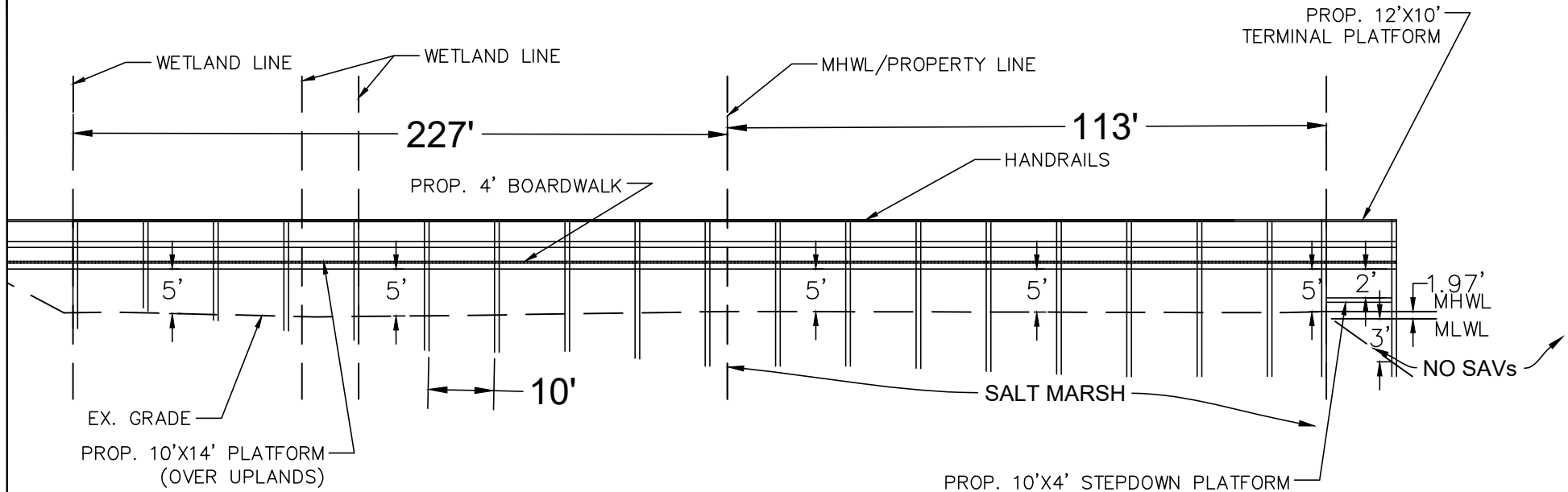
I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.

I Jay Noonkester, understand and agree to the statements listed above.

Jay Noonkester / 07-08-2022
Signature Date



 <p>Florida Environmental & Land Services Inc. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)</p>	<p>PROJECT NOONKESTER DOCK FRANKLIN COUNTY, FL</p>	<p>TITLE PLAN VIEW PROPOSED CONDITIONS</p>				<p>PAGE: 1 OF: 3</p>
		<p>DATE 3-14-2022</p>	<p>BY: BCW</p>	<p>CHK: EP</p>	<p>PROJ: 21-2041</p>	



NOTES:

- 1) 0.5" SPACING BETWEEN BOARDS AFTER SHRINKAGE
- 2) 10' SPACING BETWEEN PILINGS
- 3) PILINGS TO BE MARINE TREATED WOOD
- 4) BOARD WIDTH WILL BE NO MORE THAN 8 INCHES WIDE
- 5) ALL PILINGS WATERWARD OF THE ORDINARY HIGH WATER LINE SHALL BE WRAPPED IN A NO CCA-LEACHING MATERIAL
- 6) BOARDWALK SHALL BE ELEVATED 5' ABOVE WETLANDS AND SALT MARSH

N.T.S



Florida Environmental
& Land Services Inc.

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

PROJECT

NOONKESTER DOCK

FRANKLIN COUNTY, FL

TITLE

SECTION VIEW
PROPOSED CONDITIONS

DATE

3-14-2022

BY:

BCW

CHK:

EP

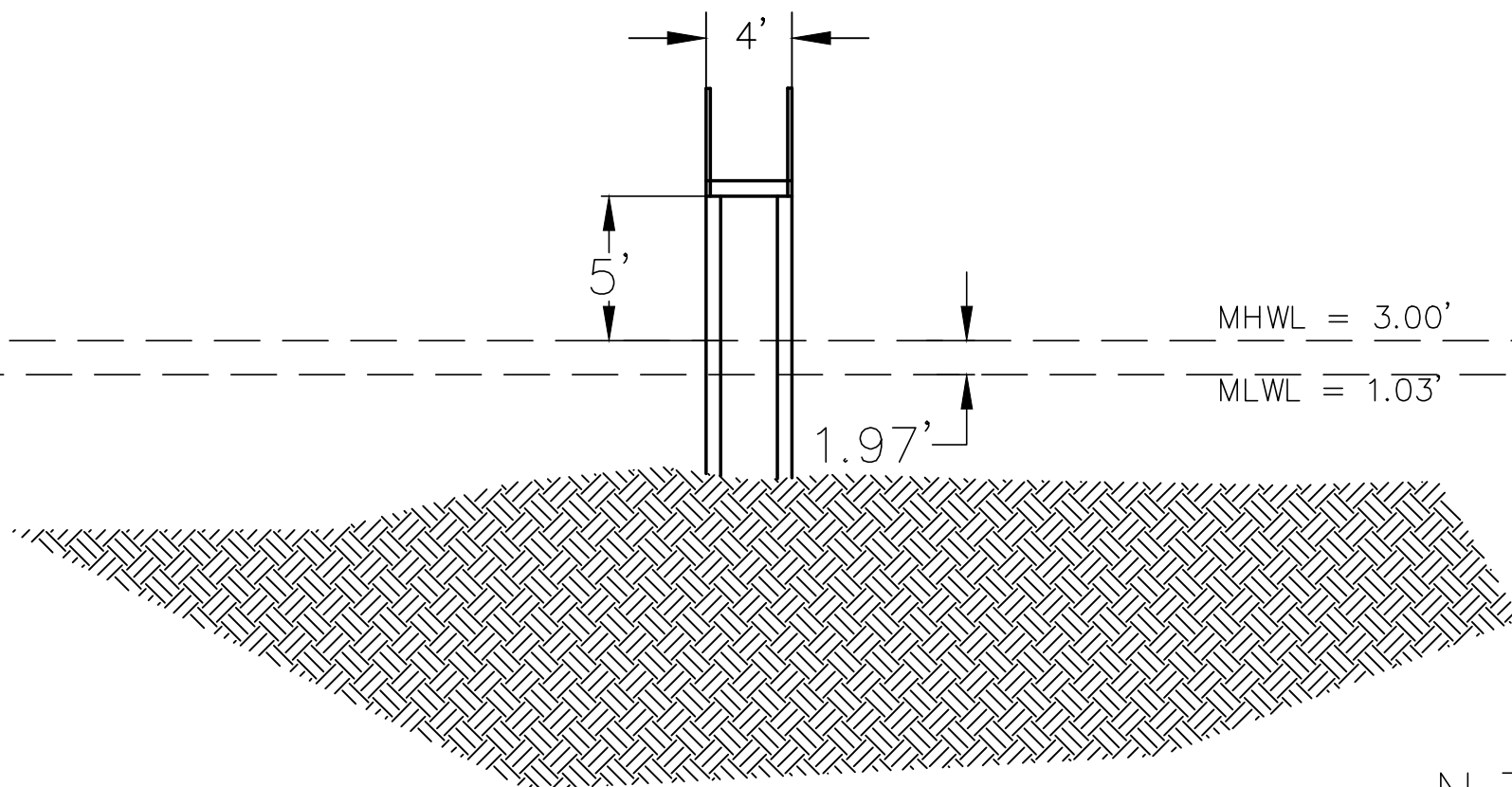
PROJ:

21-2041

PAGE:

2

OF: 3



N.T.S



Florida Environmental
& Land Services Inc.

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

PROJECT

NOONKESTER DOCK

FRANKLIN COUNTY, FL

TITLE

TYPICAL SECTION
PROPOSED CONDITIONS

DATE 3-14-2022

BY: BCW

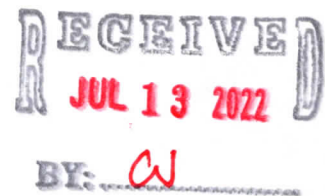
CHK: EP

PROJ: 21-2041

PAGE:

3

OF: 3



DEVELOPMENT PERMIT APPLICATION
FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799

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

Property Owner Information:

Property Owner: Kenneth Shiver

Mailing Address: 357 Highway 98 Eastpoint, FL. 32328

Phone Number: (850) - 653-6501

Contractor Information:

Contractor Name: R. WAYNE THOMAS

Business Name: R.W. THOMASCONSTRUCTION, INC.

State License Number: RB0067170

Phone Number: (850) 899-1212

Email: rwthomas85@hotmail.com

Property Information:

911 Address/Construction Location: 357 HWY 98, Eastpoint, FL. 32328

Parcel Identification Number: 31-08S-06W-0000-1350-0000

Property is Zoned: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ Other: SUPERMARKE 001400

Near Water Body: YES

Gate Code (if located in Gated Community): _____

Description of Development: 200 ~~250~~ sq. ft. CMU ADDITION 10'x20'

Contract Cost: \$15,800.00

Owner/Contractor Signature: *R. Wayne Thomas*

Date 7-13-2022

OFFICE USE ONLY

FLOOD Panel Number: Firm Zone: _____

Elevation Requirements: _____

Critical Shoreline District: ☐ YES ☐ NO

Critical Habitat Zone: ☐ YES ☐ NO

PERMIT NUMBER: _____

Permit Fee: \$ _____

Radon: \$ _____

Total FEE: \$ _____

FLOODPLAIN MANAGER _____ DATE _____

BUILDING OFFICIAL _____ DATE _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:

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

~~COMMERCIAL~~
NEW ~~RESIDENTIAL~~ BUILDING PERMIT APPLICATION

THIS FORM MUST BE SIGNED AND SUBMITTED TO THE PERMIT CLERK. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE INITIAL INDICATING ALL REQUIRED DOCUMENTS ARE INCLUDED:

REQUIRED DOCUMENTS:

- ☒ ☒ Complete Application (Pages 1-4)
- ☒ ☒ 2 Complete Sets of Building Plans
 - ☐ Wind Load Analysis ☐ Engineered
- ☒ ☒ Boundary Survey
- ☒ ☒ Site Plan
- ☒ ☒ Energy Code Form **ASK STEVE**
- ☒ ☒ Septic Tank Letter or Permit (if applicable)
- ☒ ☒ Recorded Notice of Commencement (Contractors Only) **WELL RECORD WHEN TIME TO**
- ☒ ☒ Owner Builder Affidavit (Only required for owners acting as the contractor) **ISSUE**

ADDITIONAL FORMS REQUIRED FOR FLOOD ZONES:

- ☒ ☒ Topographical Survey **PRE CONSTRUCTION ELEVATION CERTIFICATE**
- ☐ Non-Conversion Agreement (required if there are any enclosures below base flood elevation)
- ☐ V Zone Certification (If in a V Zone)

By signing below, I attest that all information in this permit application is accurate and complete. I have utilized the checklist on page four of this application to verify that I have included all required documentation. I understand that incomplete applications will not be accepted. I understand that the standard permit processing time is 7 - 10 business days and that a permit clerk will contact me when my permit is ready to be issued.

Owner/Contractor Signature

Date

COMMERCIAL

NEW RESIDENTIAL BUILDING PERMIT APPLICATION

I, R Wayne Thomas, hereby certify that the below listed requirements will be met.
Please initial next to each:

☒ I agree to have a portable toilet on site for the duration of construction, or I have made the following arrangements and attached a letter explaining.

☒ I agree to provide an onsite dumpster/debris trailer and maintain a clean job site.

☒ I agree to provide documentation that a COMPLETE TERMITE treatment was performed on this site according to the guidelines outlined in the Florida Building Code.

☒ This structure will not exceed 47 feet from the natural grade.
Height of Structure: 12'-14'

☒ This structure will not exceed 3 habitable stories. Number of Stories: 1

☒ I agree to ensure that ALL REQUIRED SUPPLEMENTAL PERMITS ARE OBTAINED.

☒ I agree to schedule all required inspections at the appropriate time.

☒ I understand that a building under construction elevation certificate will be required when the first floor is established for any new structure being built in a flood zone (A, AE, VE ZONES). Construction should not go beyond this point until the elevation certificate has been provided and reviewed.

☒ I understand that a final elevation certificate will be required at the completion of the structure for any new structure built in a flood zone (A, AE, VE ZONES)

☒ I agree to adhere to the requirements of County Ordinance 2015-1 Lighting Ordinance for Marine Turtle Protection of Franklin County, Florida

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Owner/Contractor Signature

R Wayne Thomas

Date

7-12-22

FRANKLIN COUNTY BUILDING DEPARTMENT
STATEMENT FOR WATER

Site Address: 357 HWY 98

(Please initial by the appropriate statement)

☒ Public Utilities Water is available and will be utilized for water to the structure. A letter from the public water utility company is attached to verify availability.

☐ Well: A working potable water well located on the site will be used to supply water to the structure.

☒ Public Utilities Sewer is available and will be utilized for sewer to the structure. A letter from the public sewer company is attached to verify availability.

☐ Septic Tank- A new or existing septic system located on this site will be used. A current septic system located on this site will be used. A current septic permit or existing septic letter from the Franklin County Health Department is attached to the application.

Owner/Contractor Signature: *Bryanne Thomas* **Date:** 7-12-2022



APPLICATION FOR DEVELOPMENT

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

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

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

PERMIT # _____

FEE: \$ _____

RADON: \$ _____

FLOOD: \$ _____

C.S.I.: \$ _____

TOTAL: \$ _____

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

APPLICATION MUST BE COMPLETE: (We will no longer accept incomplete applications)

Property Owner/s: KENNETH SHIVER

Contact Information: Home #: (850) 653-6501 Cell #: _____

Mailing Address: 357 HWY 98 EASTPOINT City/State/Zip: FL 32328

EMAIL Address: _____

Contractor Name: R. WAYNE THOMAS

Contact Information: Office #: (850) 620-4404

Business Name: R.W. Thomas Const, INC.

State License #: RB0067170

Cell #: (850) 999-1212

Mailing Address: P.O. Box 555 East Point

County Registration #: _____

EMAIL Address: ruthomas85@hotmail.com

City/State/Zip: FL. 32328

PROPERTY DESCRIPTION: 911 Address: 357 HWY 98 EASTPOINT, FL. 32328

Lot/s: _____

Block: _____

Subdivision: _____

Unit: _____

Parcel Identification #: 31-095-06W-0000-1350-0000

JURISDICTION:

- ☐ Apalachicola ☒ Eastpoint ☐ Franklin Coun ☐ City of Carrabelle ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

DESCRIPTION OF DEVELOPMENT: 10'x20' CMU Addition-mono slab

ZONING DISTRICT: Commercial

CONTRACT COST: \$15,800.00

HEATED SQ FT: 3,340

UN-HEATED SQ FT: 586

TOTAL SQUARE FOOT: 3,926

ROOF MATERIAL: metal

FOUNDATION TYPE: conc

LOT DEMENSION: _____

NO. OF STORIES: ONE

UNDERNEATH STORAGE SQ FOOTAGE: NONE

(Requires Building or General Contractor if over 3 habitable stories.)

(VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)

SEPTIC TANK PERMIT # _____

WATER DISTRICT: Franklin County

OR SEWER DISTRICT: Franklin County

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: _____

ELEVATION REQUIREMENTS AS PER SURVEY: _____ FIRM ZONE/S: _____

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

BUILDING OFFICIAL _____

DATE _____

FLOODPLAIN ADMIN. _____

DATE _____

OWNER/CONTRACTOR _____

DATE _____

NOTICE OF COMMENCEMENT

Space Reserved For Recording:

PERMIT # _____ PARCEL ID # 31-08S-06W-0000-1350-0000

STATE OF FLORIDA, COUNTY OF FRANKLIN

The UNDERSIGNED hereby gives notice that improvements will be made to certain real property, an in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

LEGAL DESCRIPTION OF PROPERTY: (Include Street Address)
357 HWY 98 EASTPOINT, FL. ORB0146 PAGE 0312 728/219 751/698

General Description of Improvements: 200 sq ft cmu addition. 10 ft X 20 ft.

Owner Information or Lessee Information Contracted For The Improvements:

Name: Kenneth Shiver **Phone Number:** (850) 653-6501

Address: 357 HWY 98 Eastpoint, Florida 32328

Owner's Interest In Site Of The Improvement: _____

Name & Address Of Fee Simple Titleholder: _____

(If Different From Owner Listed Above): _____

Contractor's Name: R. W. THOMAS CONSTRUCTION, INC.

Phone Number: (850) 899-1212

Address: PO. Box. 555 Eastpoint, FL. 32328

Surety: (If Applicable, A Copy Of The Payment Bond Is Attached): _____

Name & Address: _____ **Amount:** \$ _____

Lender Name: _____ **Phone Number:** _____

Address: _____

PERSONS WITH IN THE STATE OF FLORIDA DESIGNATED BY THE OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED FOR BY FLORIDA STATUTE 713.13(1) (A) 7.

NAME: _____

ADDRESS: _____

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LEINOR'S NOTICE AS PROVIDED IN SECTION 713.13 (1)(B) FLORIDA STATUTES:

EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DAT OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED.) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOBSITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTARY SEAL:

Owner/Agent Signature: _____

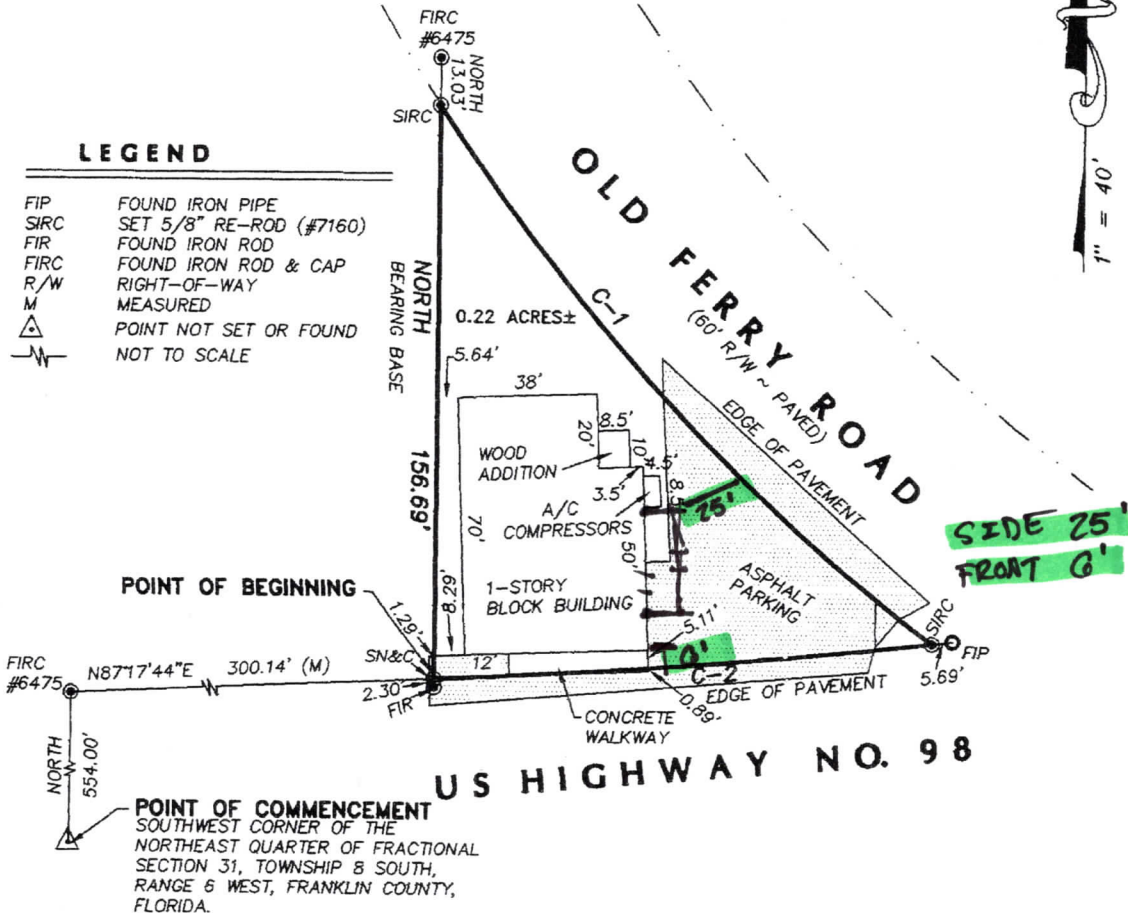
Printed Name: _____

Sworn to me this _____ **day of** _____ **In the year of 20** _____ **Page 21**

Notary Signature: _____

Printed Name: _____

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
KENNETH SHRIVER and ABBIE SHRIVER,
GULF STATE COMMUNITY BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly boundary of subject parcel being North as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

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

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

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

FLOOD ZONE INFORMATION

Subject property is located in Zone "AE" (EL 11) as per Flood Insurance Rate Map Community Panel No: 120088 0532E
 Index date: June 17, 2002, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC.
 Professional Surveyors & Mappers

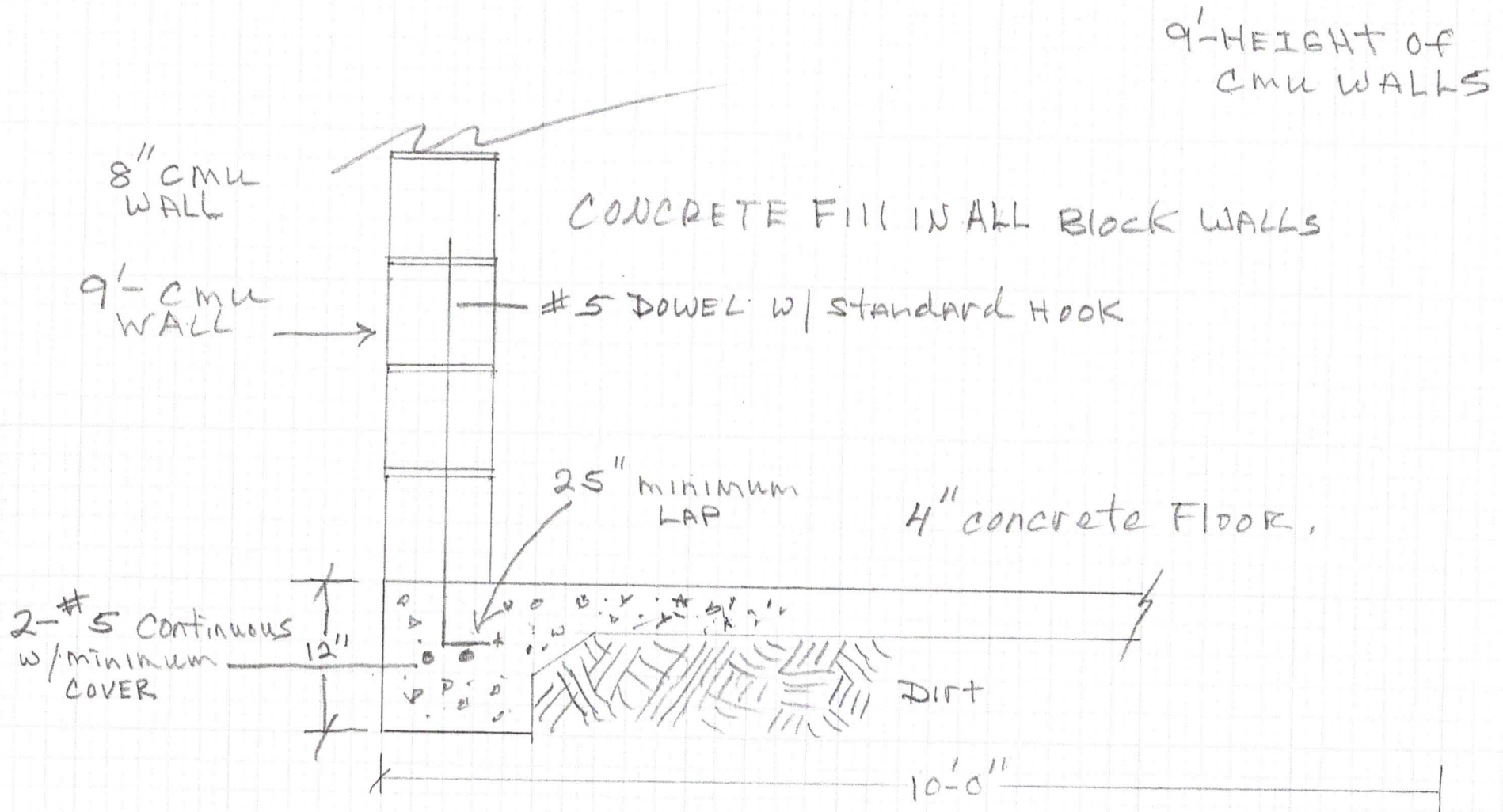
LB. NO. 7160

P.O. Box 100 • 125 Sheldon Street • Seachappx, FL 32358-0100 • (850) 962-2538

DATE: 05/22/03	DRAWN BY: MD	PLS. 374 Pg 48	COUNTY: Franklin
FILE: 03346.DWG	DATE OF LAST FIELD WORK: 05/20/03	JOB NUMBER: 03-346	

BIG TOP ADDITION

10' X 20' MONO SLAB



R. W. Thomas Construction Inc.
P.O. Box 555
Eastpoint, Florida 32328

WAYNE THOMAS
(850) 899-1212

Existing
Door

EXISTING CHILL
Building

mono SLAB

Existing
Smoker

3/0 X 6/8

METAL DOOR

NEW 10' X 20' CHILL ADDITION

BIG TOP

EAST VIEW

10'-20' ADDITION

Front

EXISTING METAL ROOF

NEW METAL ROOF 32 LONG

EXISTING
CMU
WALL

12'-0"

8" CMU WALLS



INTAKE
AIR
VENT

3-0x6-8
METAL
DOOR

SMOKER
EXISTING

6x6
P.T.
POST

6'-0"

20'-0"

8'-0"

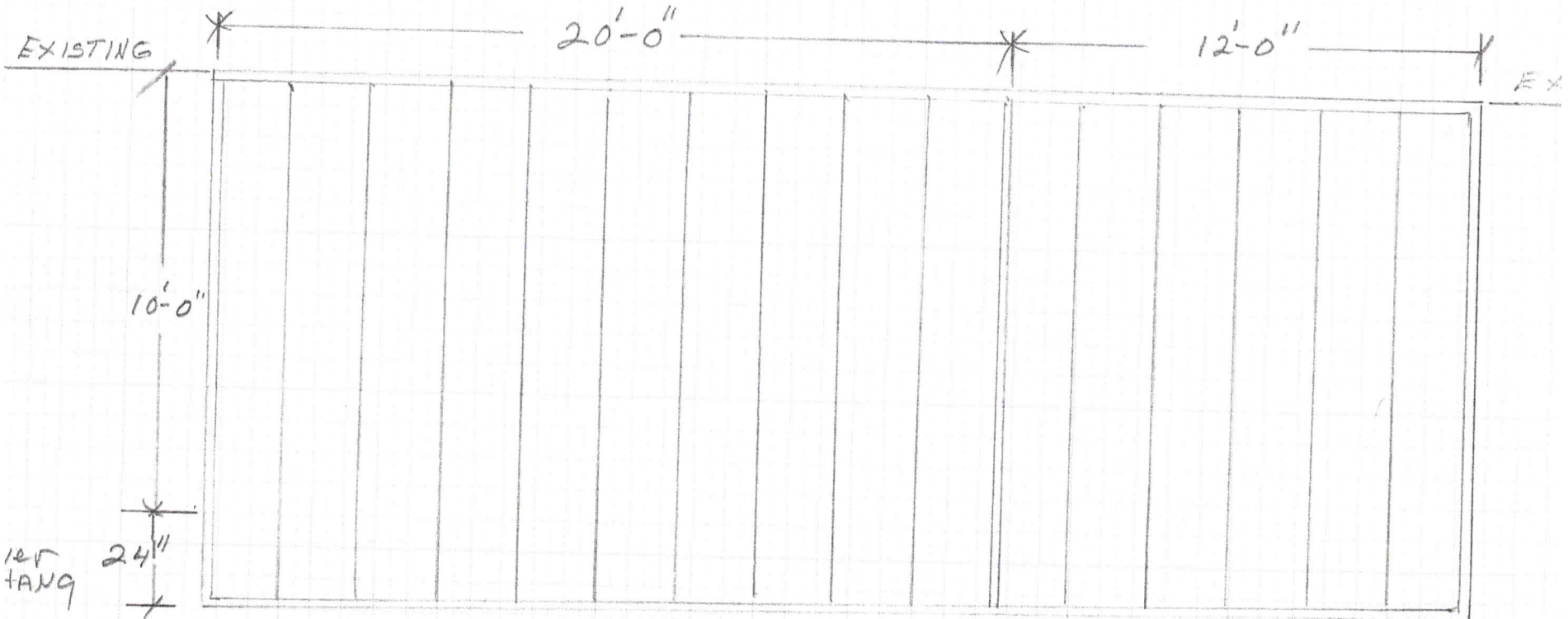
4'-0"

EXISTING
PAVEMENT

12" x 24" x 24"
CONCRETE
4' DEEP

BIG TOP

Existing Roof



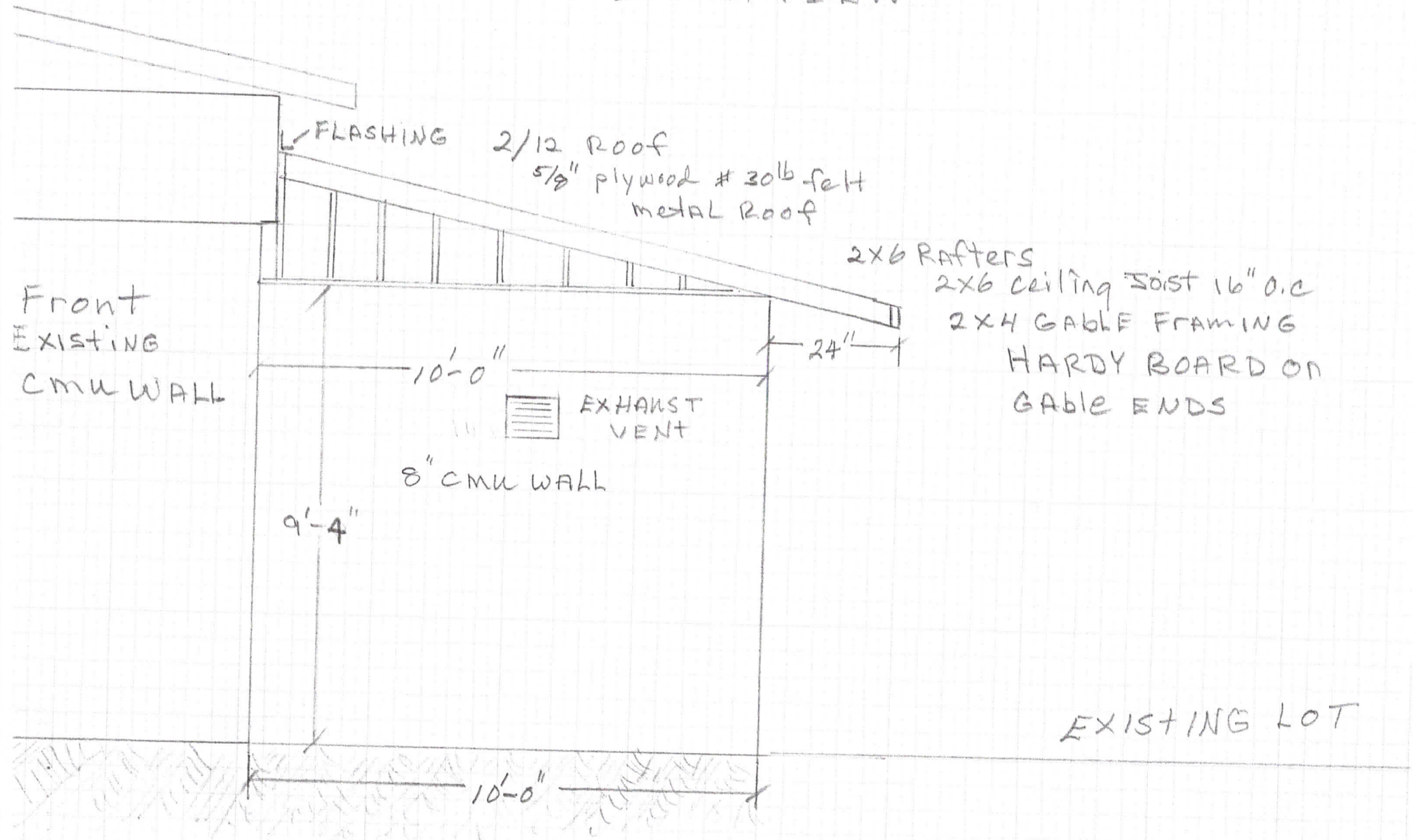
2X6 RAFTERS 24" O.C. 5/8" Plywood #30lb felt Paper
2X4 GABLE FRAMING Metal to Florida Codes
Harding BOARD ON GABLES

NEW 10' X 20' ADDITION

BIG TOP

EXISTING METAL
Roof

South VIEW



metal wall Flashing over metal roof

5/8" ply 30 lb felt Paper
metal snow down
roof

Existing
cmu ~~wall~~
WALL

2X6 Hangers
on all

RafterS TO WALL BAND EVERY 24"
5/8" X 6" Leg Bolts w/ Washers
EPOXY Bolts in
cmu WALL

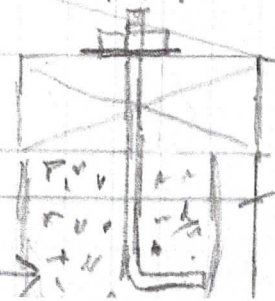
2X6 RafterS

12" J-Bolts in 2X6 P.T. TOP PLATE
Embedded in TOP COURSE BLOCK
32" APART
All wayround Top cmu wall

SIMPSON
H.2.5
HURRICANE TIES
on every
RAFTER

2X6 P.T. TOP PLATE

10'-0"
8" CMU WALL Concrete
fill



APPLICATION FOR SUBDIVISION FINAL PLAT APPROVAL

DATE: 7/26/22

PROPOSED SUBDIVISION NAME: COASTAL PARADISE
AGENT'S NAME: THURMAN RODDENBERRY
ADDRESS: P.O. BOX 100, SUPERTOPPT FL. 32358

TELEPHONE NUMBER: 850-962-2538 OFF 850-251-7588 CELL

OWNER'S NAME: JOHN DOZIER
ADDRESS: 1226 CLAUDE PICHARD DR
TALAHASSEE FL 32308
TELEPHONE NUMBER: 850-556-3191

SKETCH PLAT WAS APPROVED: YES

PRELIMINARY PLAT WAS APPROVED: YES

NUMBER OF LOTS IN SUBDIVISION: 3

FEE: \$ _____

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 PRCEEDINGS IS MADE.

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

[Signature]
Agent's Signature

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 FINAL PLAT APPROVAL

☒ NAME OF SUBDIVISION
☒ NORTH ARROW
☒ GRAPHIC & WRITTEN SCALE
☒ BOUNDARY SURVEY & LEGAL DESCRIPTION
☒ CURRENT ZONING
☒ NUMBER OF ACRES & NUMBER OF PROPOSED LOTS

NAMES & ADDRESS OF	<input checked="" type="checkbox"/>	OWNER(S)
	<u>NA</u>	DEVELOPER(S)
		LAND SURVEYOR
	<u>NA</u>	ENGINEER

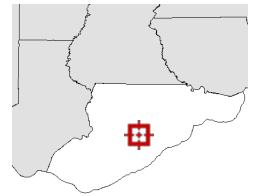
☒ TOPOGRAPHIC MAP WITH CONTOUR INTERVALS AT 1 FOOT.
☒ DIMENSIONS AND LOCATIONS OF ALL PARCELS TO BE DEDICATED OR RESERVED FOR PUBLIC OR COMMON USE.
☒ LOCATION OF EXISTING STREETS, EASEMENTS, UTILITIES, STORM WATER MANAGEMENT FACILITIES OR OTHER IMPROVEMENTS.
☒ STREET LAYOUT, PARKING AREAS, & STREET NAMES.
☒ NUMBERED LOTS & BLOCKS.
☒ DRAWINGS OF PROPOSED POTABLE WATER SYSTEMS.
☒ DRAWINGS OF PROPOSED SANITARY SEWER.
☒ COPIES OF PROPOSED COVENANTS, DEED RESTRICTIONS, AND HOMEOWNERS OR CONDOMINIUM DOCUMENTS.
☒ LOCATION OF STREAMS, LAKES, SWAMPS, WETLANDS, AND FLOOD PRONE AREAS.
☒ FLOOD ZONE AND BASE FLOOD ELEVATIONS.
☒ PROPOSED BULKHEADS, SEAWALLS, & SIMILAR STRUCTURES.
☒ PHASES INDICATED.
☒ 36" X 24" MAP PREPARED IN ACCORDANCE WITH SECTION 177.091 F.S.
☒ CONSTRUCTION PLANS FOR ALL SUBDIVISION IMPROVEMENTS.

SUFFICIENT GUARANTEE THAT CONSTRUCTION WILL TAKE PLACE
☒ PERFORMANCE BOND
☒ CASH DEPOSIT

☒ COPIES OF ALL REQUIRED FEDERAL OR STATE PERMITS OR PROOF THAT APPLICATION FOR SAME HAS BEEN MADE.
☒ TITLE CERTIFICATION.
☒ DEDICATION ON FINAL PLAT.



Overview



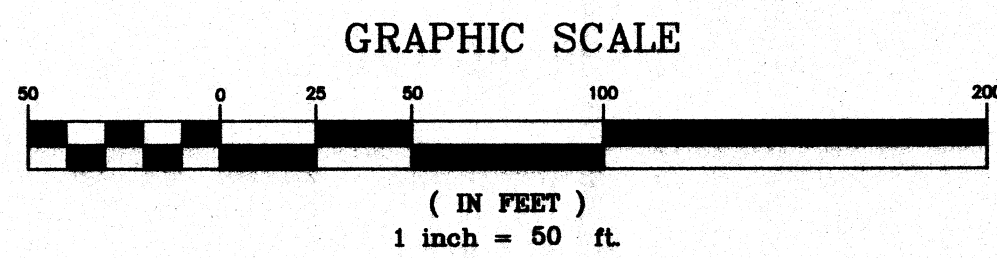
Legend

-  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)				

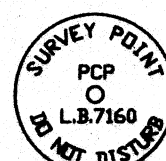
Date created: 6/27/2022
Last Data Uploaded: 6/27/2022 7:38:36 AM

Developed by 

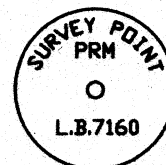


PRELIMINARY PLAT OF COASTAL PARADISE

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



METAL CAP IN TOP OF 5/8" RE-ROD MARKING PERMANENT CONTROL POINTS



PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS

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

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 WITH 3" ROUND DISC	
#7160	
ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)	
DOT	DEPARTMENT OF TRANSPORTATION
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
Δ	POINT NOT SET OR FOUND
C.O.E.	CORPS OF ENGINEERS
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
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 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 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

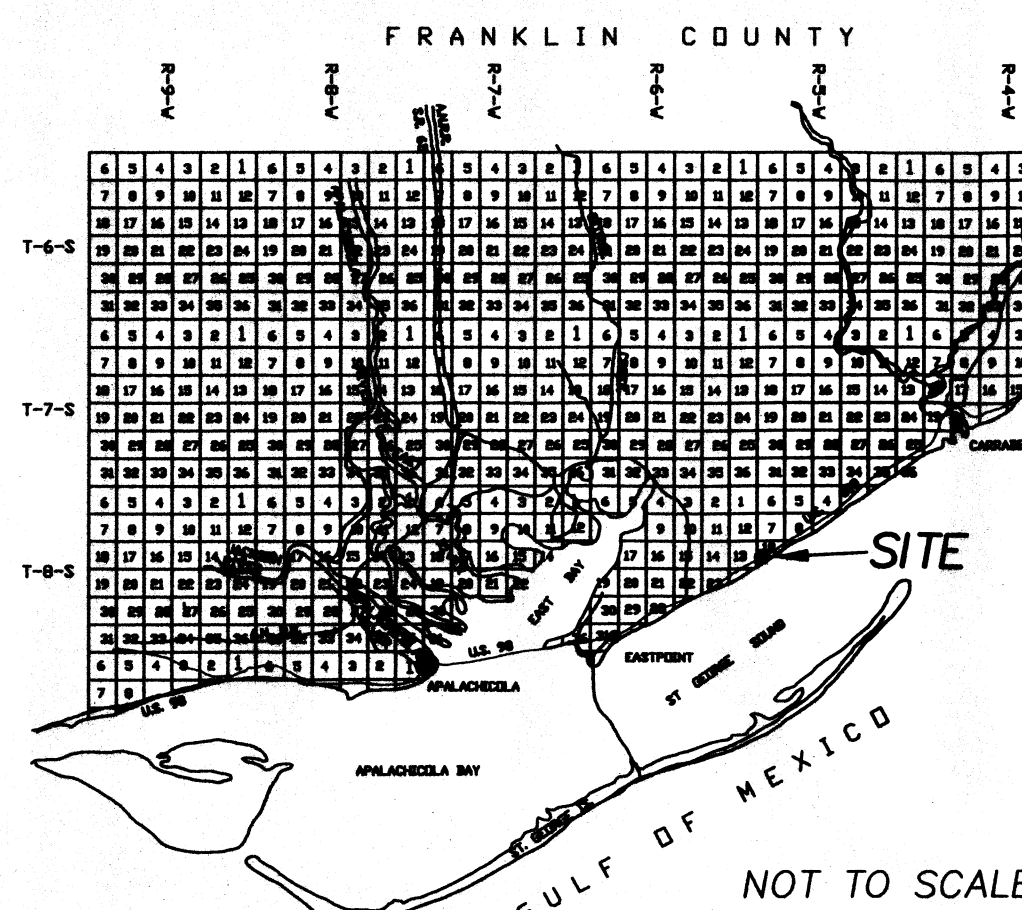
SURVEYOR'S CERTIFICATE:

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 presents 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

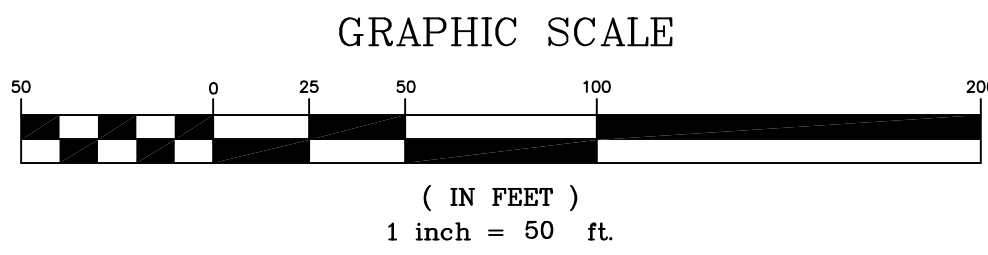
THOMAS M. SHULER - COUNTY ATTORNEY

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

TR & A 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

- 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
Δ CENTRAL ANGLE
L LENGTH
CD CHORD
• SET NAIL & CAP #7160
• = PCP = PERMANENT CONTROL POINT = IRON ROD AND WITH 3" ROUND DISC #7160 (UNLESS NOTED OTHERWISE)
• ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)
DOT DEPARTMENT OF TRANSPORTATION
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
Δ POINT NOT SET OR FOUND
C.O.E. CORPS OF ENGINEERS
F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOT TO SCALE

PLAT NOTES:

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- 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
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PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

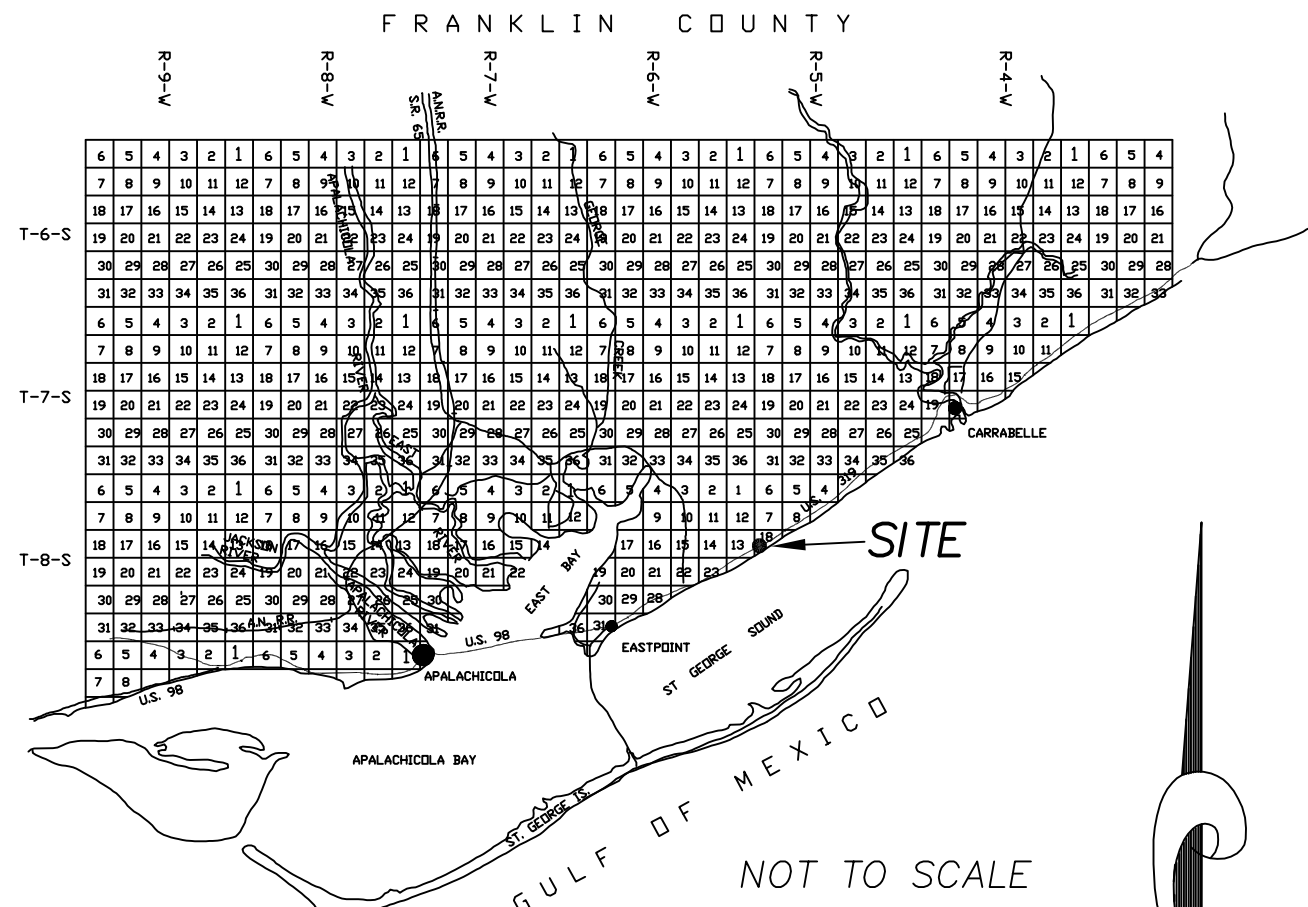
ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER #6219

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".
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 Northwestern 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 Northwestern 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 Northwestern 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' 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 43 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 29 seconds East 115.26 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
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 P.O. BOX 100 • 125 SHILDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 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	

APPLICATION FOR SUBDIVISION FINAL PLAT APPROVAL

DATE: Aug 1, 2022

PROPOSED SUBDIVISION NAME: Destiny Subdivision
AGENT'S NAME: Paige Joseph
ADDRESS: 241 Baywood Drive, Carrabelle
FL 32322
TELEPHONE NUMBER: 850-370-0235

OWNER'S NAME: Danny Bilger
ADDRESS: 151 Regions Way, Unit 50
Destin FL 32541
TELEPHONE NUMBER: 850-428-1013

SKETCH PLAT WAS APPROVED: _____

PRELIMINARY 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 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 PRCEEDINGS IS MADE.

I hereby certify, as a representative for Danny Bilger,
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
FINAL PLAT APPROVAL**

- ☒ NAME OF SUBDIVISION
- ☒ NORTH ARROW
- ☒ GRAPHIC & WRITTEN SCALE
- ☒ BOUNDARY SURVEY & LEGAL DESCRIPTION
- ☒ CURRENT ZONING
- ☒ NUMBER OF ACRES & NUMBER OF PROPOSED LOTS

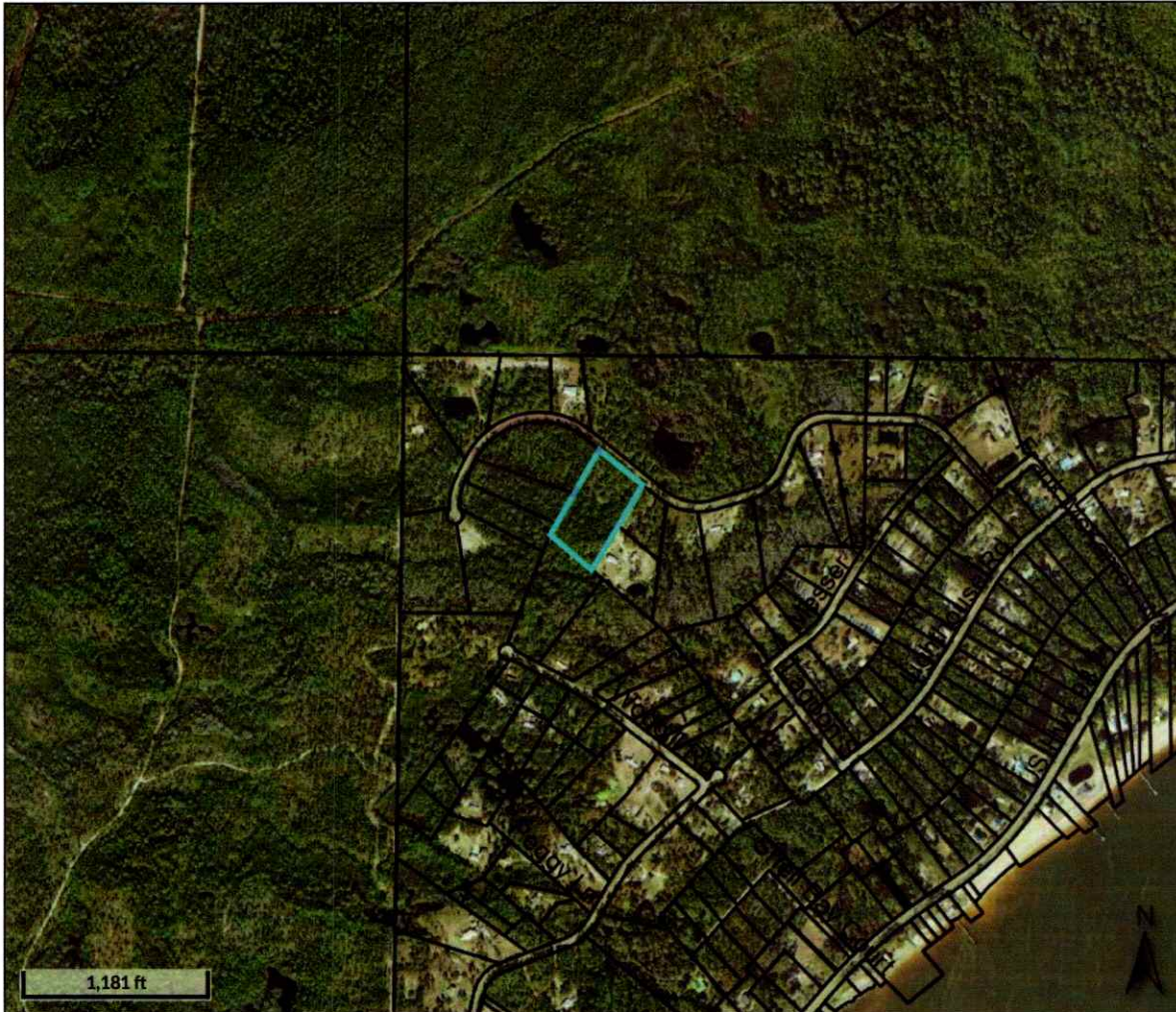
NAMES & ADDRESS OF	<u>On page 1</u>	OWNER(S)
	<u>N/A</u>	DEVELOPER(S)
	<u>on attached survey</u>	LAND SURVEYOR
	<u>N/A</u>	ENGINEER

- ☒ TOPOGRAPHIC MAP WITH CONTOUR INTERVALS AT 1 FOOT.
- ☒ DIMENSIONS AND LOCATIONS OF ALL PARCELS TO BE DEDICATED OR RESERVED FOR PUBLIC OR COMMON USE.
- ☒ LOCATION OF EXISTING STREETS, EASEMENTS, UTILITIES, STORM WATER MANAGEMENT FACILITIES OR OTHER IMPROVEMENTS.
- ☒ STREET LAYOUT, PARKING AREAS, & STREET NAMES.
- ☒ NUMBERED LOTS & BLOCKS.
- ☒ DRAWINGS OF PROPOSED POTABLE WATER SYSTEMS.
- ☒ DRAWINGS OF PROPOSED SANITARY SEWER.
- ☒ COPIES OF PROPOSED COVENANTS, DEED RESTRICTIONS, AND HOMEOWNERS OR CONDOMINIUM DOCUMENTS.
- ☒ LOCATION OF STREAMS, LAKES, SWAMPS, WETLANDS, AND FLOOD PRONE AREAS.
- ☒ FLOOD ZONE AND BASE FLOOD ELEVATIONS.
- ☒ PROPOSED BULKHEADS, SEAWALLS, & SIMILAR STRUCTURES.
- ☒ PHASES INDICATED.
- ☒ 36" X 24" MAP PREPARED IN ACCORDANCE WITH SECTION 177.091 F.S.
- ☒ CONSTRUCTION PLANS FOR ALL SUBDIVISION IMPROVEMENTS.

SUFFICIENT GUARANTEE THAT CONSTRUCTION WILL TAKE PLACE

<input type="checkbox"/>	PERFORMANCE BOND
<input type="checkbox"/>	CASH DEPOSIT

- ☐ COPIES OF ALL REQUIRED FEDERAL OR STATE PERMITS OR PROOF THAT APPLICATION FOR SAME HAS BEEN MADE.
- ☐ TITLE CERTIFICATION.
- ☐ DEDICATION ON FINAL PLAT.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

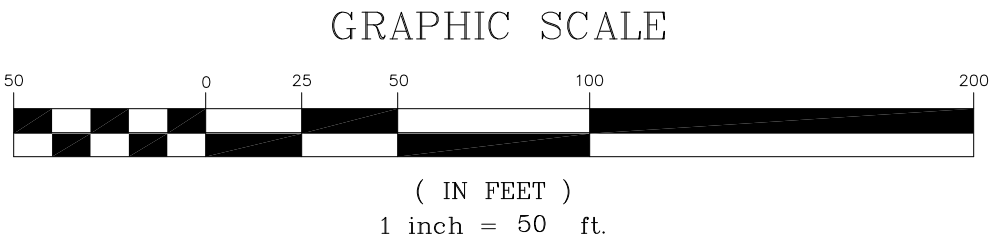
Parcel ID	35-07S-05W-0000-0390-0180	Alternate ID	05W07S35000003900180	Owner Address	BILGER DANIEL
Sec/Twp/Rng	n/a	Class	VACANT		151 REGIONS WAY, UNIT 5D
Property Address	276 FRANK MCKAMEY WAY	Acreage	5.01		DESTIN, FL 32541
	CARRABELLE BEACH				
District	1				
Brief Tax Description	A PARCEL IN SEC 35 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

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 MARKED WITH 5/8" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER #_____

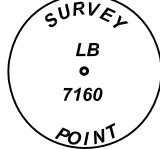
- PLAT NOTES:
1. SURVEY SOURCE: Record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
 2. BEARING BASE: The West portion of subject parcel being North 29 degrees 40 minutes 00 seconds East as per record deed.
 3. "NOTICE" This plat, as recorded in its 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 # 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

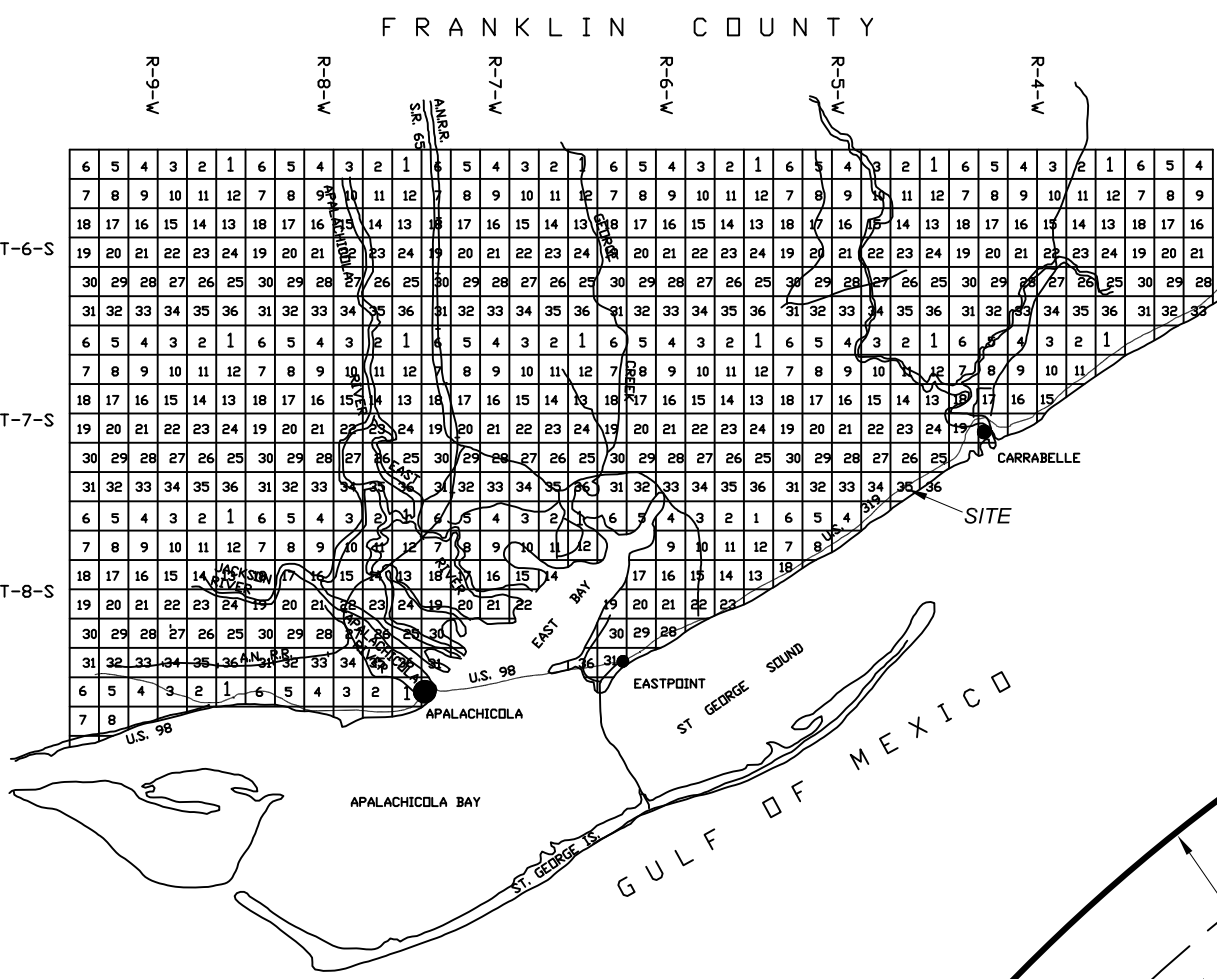
APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS
DAY OF _____, 2022.

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)
S11°00'20"E 481.11'(D)

POINT OF BEGINNING

S89°59'03"E 1090.31'(D)
S11°00'20"E 481.11'(D)

FND 3" RND
CM #2919

S89°59'03"E 1090.31'(D)

FND 3" RND
CM #2919

S89°59'03"E 1090.31'(D)

FND 3" RND
CM #2919

S89°59'03"E 1090.31'(D)

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S89°59'03"E 1090.31'(D)

FND 3" RND
CM #2919

S89°59'03"E 1090.31'(D)

FND 3" RND
CM #2919

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 Southern 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.



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.

BRENDA LAPAZ
MAYOR-COMMISSIONER

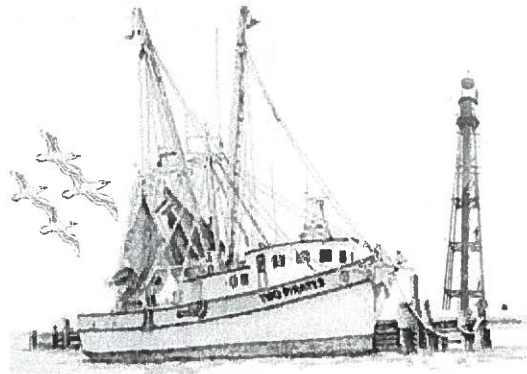
KEITH WALDEN
COMMISSIONER

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:

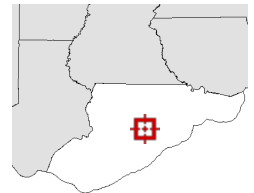
Water and sewer services will be available to the service address of: 300 Frank McKamey Way, Carrabelle, FL 32322 upon completion of construction. Should you have any further questions, please do not hesitate to call.

Regards,

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



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	35-07S-05W-0000-0150-0000	Alternate ID	05W07S350000001500000	Owner Address	SIMMONS WILLIAM E, ETAL
Sec/Twp/Rng	35-7S-5W	Class	VACANT		1105 GRAY AVE
Property Address	2142 HWY 98 W	Acreage	0.172		CARRABELLE, FL 32322
District	1				
Brief Tax Description	50 FT X 380 FT				
	(Note: Not to be used on legal documents)				

Date created: 8/1/2022
Last Data Uploaded: 8/1/2022 7:39:07 AM

Developed by  Schneider
GEOSPATIAL

FRANKLIN COUNTY

BOARD OF COUNTY COMMISSIONERS
33 MARKET STREET, SUITE 203
APALACHICOLA, FL 32320
(850) 653-8861, EXT. 100
(850) 653-4795 FAX



PLANNING & BUILDING DEPARTMENT
34 FORBES STREET, SUITE 1
APALACHICOLA, FL 32320
(850) 653-9783
(850) 653-9799 FAX

July 7, 2022

Elaine Boone
1105 Gray Avenue
Carrabelle, Florida 32322

RE: Parcel Numbers: 35-07S-05W-0000-0200-0000
35-07S-05W-0000-0190-0000
35-07S-05W-0000-0180-0000
35-07S-05W-0000-0170-0000
35-07S-05W-0000-0160-0000
35-07S-05W-0000-0150-0000

Dear Ms. Boone:

This letter is to clear up some confusion about the six existing lots listed above on the south side of U. S. Highway 98 in Section 35, Township 7 South, Range 5 West, contained by the large seawall. These lots were created before 1978 and are grandfathered in as buildable lots even though they do not meet the current one-acre minimum size requirement.

Yesterday I became aware that you intended to adjust the property lines on the four eastern most lots to make each one 0.34 acre in size. The problem is that this changes the size of the grandfathered lots, potentially making them unbuildable if this change is not approved by the Board of County Commission.

The Board of County commissioners have approved similar adjustments of property lines in the past. Most recently, on April 5 of this year, the Board approved the adjustment of the property lines on three lots at 1788 Highway 98 W at Carrabelle Beach. I think the Board would approve your adjustments of the property lines on this property since it does not reflect an increase in density and would result in lots that do not require a variance to build on.

I have scheduled this lot line adjustment to go before the Franklin County Planning and Zoning Commission on Tuesday, August 9, 2022. The P and Z Commission will make a recommendation on the request, which will be carried to the Board of County Commissioners on Tuesday, August 16, 2022, for final action. As stated, the County Commission approved a similar reconfiguration just four months ago, so I expect them to approve this request, but I cannot guarantee what action they will take.

If you have any questions about this matter, please feel free to contact me at 850-653-9783 x-160 or markc@franklincountyflorida.com

Sincerely, *Mark C. Curenton*

Mark C. Curenton
County Planner

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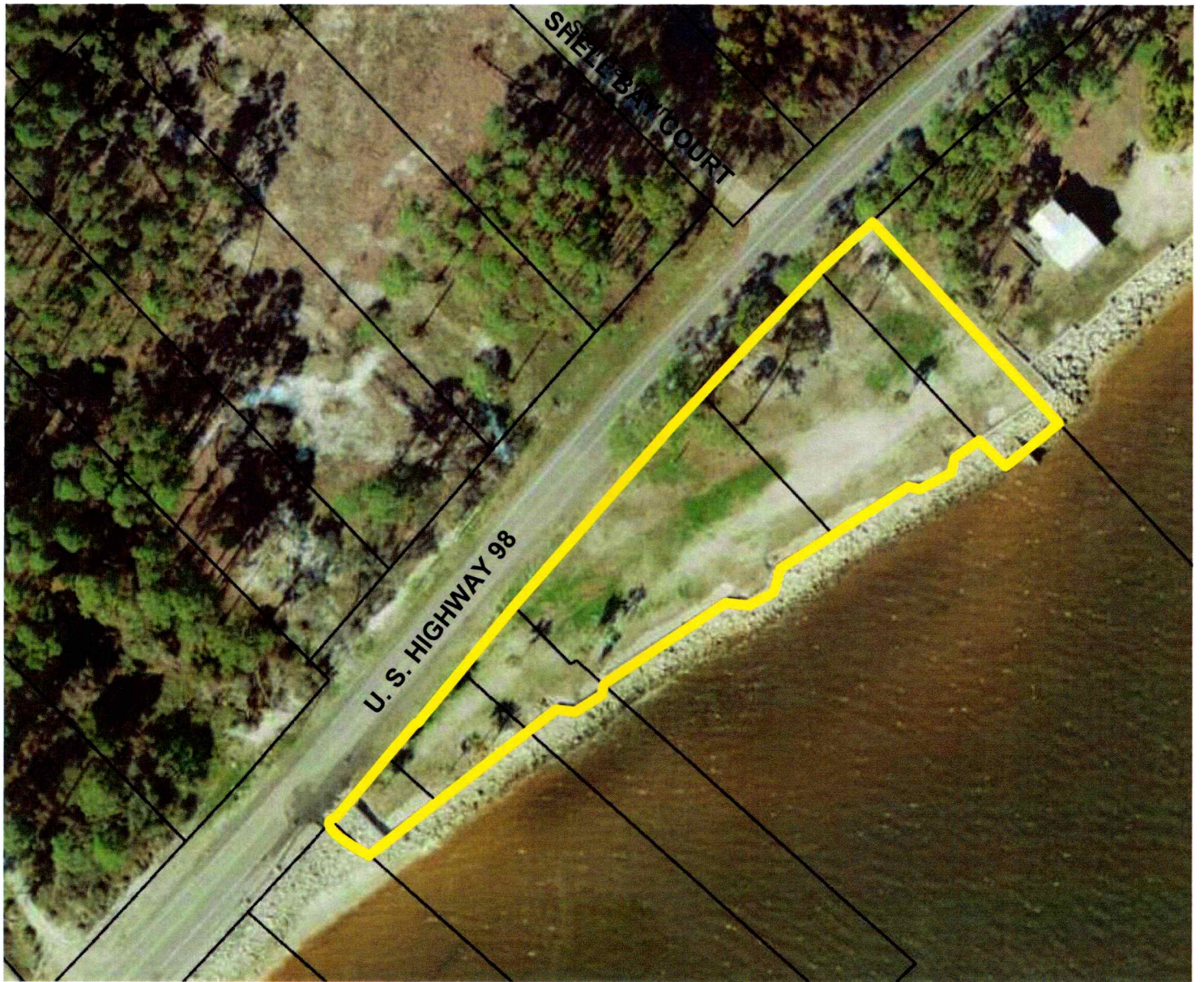
RICKY D. JONES
DISTRICT ONE

BERT BOLDT
DISTRICT TWO

NOAH LOCKLEY, JR.
DISTRICT THREE

JOSEPH PARRISH
DISTRICT FOUR

JESSICA WARD
DISTRICT FIVE



PARCEL A

Commence at a found 5/8 inch rod and cap marking the Southwest corner of Lot 2, of Doc's Sea Shores Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 7, Page 49, in the Public Records of Franklin County, Florida, said point also lying on the Northern right of way line of a 66.00 foot wide right of way known as U.S. Highway #98 (State Road #90); then leaving said Northern right of way line run South 38 degrees 41 minutes 12 seconds East 67.69 feet to a point lying on the Southern right of way line of said U.S. Highway #98, said point also lying on a curve to the left having a radius of 2831.70 feet; then run along said Southern right of way line and said curve as follows: Southwesterly along the arc thru a central angle of 05 degrees 09 minutes 42 seconds for a distance of 259.39 feet, chord of said arc being South 49 degrees 02 minutes 52 seconds West 259.30 feet to a rod and cap; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 01 degrees 00 minutes 42 seconds for a distance of 50.00 feet, chord of said arc being South 45 degrees 35 minutes 14 seconds West 50.00 feet to a re-bar; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 00 degrees 08 minutes 13 seconds for a distance of 6.77 feet, chord of said arc being South 44 degrees 20 minutes 26 seconds West 33.95 feet; then leaving said Southern right of way line run South 45 degrees 35 minutes 14 seconds East 14.01 feet to a point lying on the approximate mean high water line of St. George Sound as located on February 21, 2013; then run along said mean high water line as follows: North 54 degrees 41 minutes 35 seconds East 76.31 feet; then run North 28 degrees 30 minutes West 53.95 feet; then leaving said mean high water line run North 44 degrees 51 minutes 02 seconds West 162.50 feet to the POINT OF BEGINNING. Containing 0.34 acres more or less.

PARCEL B

Commence at a found 5/8 inch rod and cap marking the Southwest corner of Lot 2, of Doc's Sea Shores Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 7, Page 49, in the Public Records of Franklin County, Florida, said point also lying on the Northern right of way line of a 66.00 foot wide right of way known as U.S. Highway #98 (State Road #90); then leaving said Northern right of way line run South 38 degrees 41 minutes 12 seconds East 67.69 feet to a point lying on the Southern right of way line of said U.S. Highway #98, said point also lying on a curve to the left having a radius of 2831.70 feet; then run along said Southern right of way line and said curve as follows: Southwesterly along the arc thru a central angle of 05 degrees 09 minutes 42 seconds for a distance of 259.39 feet, chord of said arc being South 49 degrees 02 minutes 52 seconds West 259.30 feet to a rod and cap; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 01 degrees 00 minutes 42 seconds for a distance of 50.00 feet, chord of said arc being South 45 degrees 35 minutes 14 seconds West 50.00 feet to a re-bar; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 00 degrees 08 minutes 13 seconds for a distance of 6.77 feet, chord of said arc being South 44 degrees 20 minutes 26 seconds West 33.95 feet; then leaving said Southern right of way line run South 45 degrees 35 minutes 14 seconds East 14.01 feet to a point lying on the approximate mean high water line of St. George Sound as located on February 21, 2013; then run along said approximate mean high water line as follows: North 54 degrees 41 minutes 35 seconds East 76.31 feet; then leaving said mean high water line run North 44 degrees 51 minutes 02 seconds West 162.50 feet to the POINT OF BEGINNING. Containing 0.34 acres more or less.

PARCEL C

Commence at a found 5/8 inch rod and cap marking the Southwest corner of Lot 2, of Doc's Sea Shores Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 7, Page 49, in the Public Records of Franklin County, Florida, said point also lying on the Northern right of way line of a 66.00 foot wide right of way known as U.S. Highway #98 (State Road #90); then leaving said Northern right of way line run South 38 degrees 41 minutes 12 seconds East 67.69 feet to a point lying on the Southern right of way line of said U.S. Highway #98, said point also lying on a curve to the left having a radius of 2831.70 feet; then run along said Southern right of way line and said curve as follows: Southwesterly along the arc thru a central angle of 05 degrees 09 minutes 42 seconds for a distance of 259.39 feet, chord of said arc being South 49 degrees 02 minutes 52 seconds West 259.30 feet to a rod and cap; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 01 degrees 00 minutes 42 seconds for a distance of 50.00 feet, chord of said arc being South 45 degrees 35 minutes 14 seconds West 50.00 feet to a re-bar; then continue along said curve having a radius of 2831.70 feet Southwesterly along the arc thru a central angle of 00 degrees 08 minutes 13 seconds for a distance of 6.77 feet, chord of said arc being South 44 degrees 20 minutes 26 seconds West 33.95 feet; then leaving said Southern right of way line run South 45 degrees 35 minutes 14 seconds East 14.01 feet to a point lying on the approximate mean high water line of St. George Sound as located on February 21, 2013; then run along said approximate mean high water line as follows: North 54 degrees 41 minutes 35 seconds East 76.31 feet; then leaving said mean high water line run North 44 degrees 51 minutes 02 seconds West 162.50 feet to the POINT OF BEGINNING. Containing 0.34 acres more or less.

PARCEL D

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PARCEL E

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NOTES:

- No improvements were located in this survey other than those shown hereon.
- No underground encroachments, utilities or foundations were located in this survey.
- All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
- The use of this survey is limited to the specific transaction shown hereon.
- Subject to zoning setbacks, easements and restrictions of record.
- Adjoining deeds of record were not provided to this firm.
- This survey was performed without benefit of deed.
- Water boundary is subject to change due to natural causes and may or may not represent actual location of limit of title.
- THIS IS NOT A BOUNDARY SURVEY.

P.O.C.
COMMENCE AT A FOUND 5/8"
R/O #6475 MARKING THE
SOUTHWESTERLY CORNER OF
LOT 2, DOC'S SEA SHORES
SUBDIVISION AS PER MAP
OR PLAT THEREOF RECORDED
IN PLAT BOOK 7, PAGE 49
IN THE PUBLIC RECORDS OF
FRANKLIN COUNTY, FLORIDA



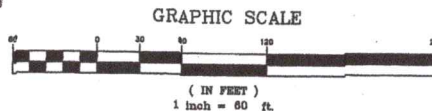
EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3018 888-433-4436 FAX (850) 926-8180
P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32208

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 record, 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)

JUN 12 2020



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Line Table(M)			Line Table(M)		
Line #	Bearing	Length	Line #	Bearing	Length
L1	N54°41'35"E	78.31'	L6	N56°41'34"E	90.33'
L2	N28°18'24"W	25.30'	L7	N53°24'12"E	28.73'
L3	N56°41'34"E	60.58'	L8	S46°41'33"E	49.42'
L4	N54°41'35"E	30.61'	L9	S46°37'32"E	61.87'
L5	N57°16'11"E	20.10'	L10	N46°37'32"W	61.87'

Curve Table(M)				
Curve #	Radius	Delta	Length	Chord Direction
C1	2831.70'	1°00'42"	50.00'	S45°38'14"W
C2	2831.70'	0°41'13"	33.95'	S44°20'26"W
C3	2831.70'	1°44'55"	86.42'	S43°07'22"W
C4	2831.70'	0°08'13"	6.77'	S42°40'10"W
C5	2831.70'	2°10'24"	107.42'	S41°30'51"W
C6	2831.70'	0°10'00"	8.23'	S40°20'39"W

SPECIFIC PURPOSE SURVEY TO SHOW SKETCH AND LEGAL DESCRIPTIONS PREPARED FOR:

WILLIAM E. SIMMONS

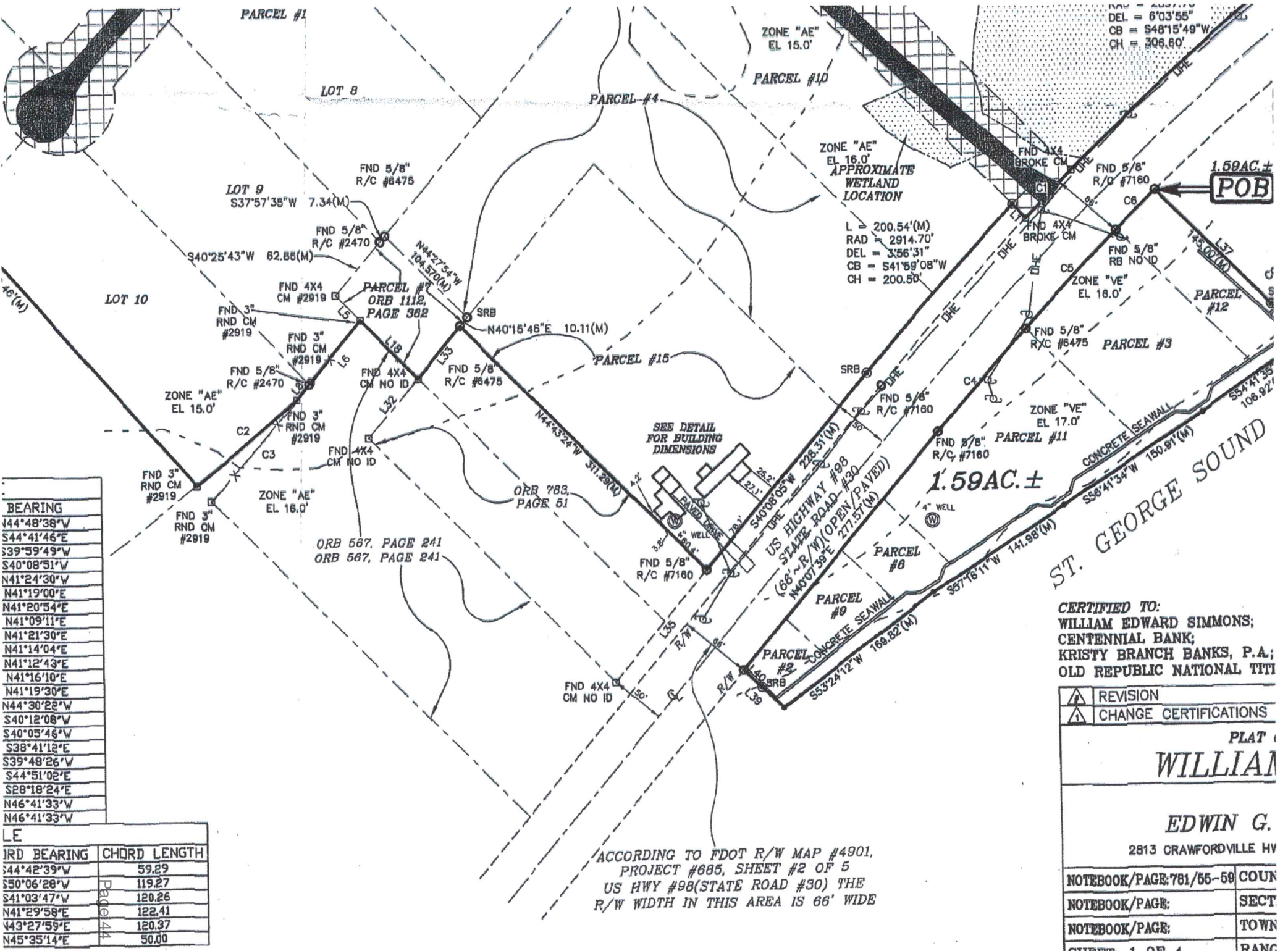
PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32226 (850) 926-3016

NOTEBOOK/PAGE:	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 36	SCALE: 1" = 60'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 7-SOUTH	SURVEY DATE: JUNE 6, 2020	
STREET: 1 OF 1	RANGE: 6-WEST	JOB NUMBER:	PSCA

13-015 41387BAY

BEARING	
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S44°41'46"E	
S39°59'49"W	
S40°08'51"W	
N41°24'30"W	
N41°19'00"E	
N41°20'54"E	
N41°09'11"E	
N41°21'30"E	
N41°14'04"E	
N41°12'43"E	
N41°16'10"E	
N41°19'30"E	
N44°30'28"W	
S40°12'08"W	
S40°05'46"W	
S38°41'12"E	
S39°48'26"W	
S44°51'02"E	
S28°18'24"E	
N46°41'33"W	
N46°41'33"W	
LE	
ORD BEARING	CHORD LENGTH
S44°42'39"W	59.29
S50°06'28"W	119.27
S41°03'47"W	120.26
N41°29'58"E	122.41
N43°27'59"E	120.37
N45°35'14"E	50.00



CERTIFIED TO:
 WILLIAM EDWARD SIMMONS;
 CENTENNIAL BANK;
 KRISTY BRANCH BANKS, P.A.;
 OLD REPUBLIC NATIONAL TIT

REVISION	
CHANGE CERTIFICATIONS	
PLAT	
WILLIAM	
EDWIN G.	
2813 CRAWFORDVILLE HV	
NOTEBOOK/PAGE: 781/55-59	COUN
NOTEBOOK/PAGE:	SECT
NOTEBOOK/PAGE:	TOWN
SHEET 1 OF 4	RANG