



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

JANUARY 14, 2020

6:30 PM

AGENDA

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 MAY 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 COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

Approval of the Minutes:

- 1- December 2019 Minutes

Building Report:

- 2- Monthly Building Report December 2019

Critical Shoreline Applications:

- 3- Consideration of a request to construct a Single Family Private Dock on property described as 800 Hickory Hammock Road, Carrabelle, Franklin County, Florida. It will be a U-Shaped Dock consisting of a 4' x 8' access walkway, a 6' x 20' dock and a 4' x 20' walk-around. The applicant has the Army Corps permit but will be contingent upon the DEP permit. Request submitted by Timothy Small, applicant. (Has Under Construction)

Re-Zoning & Land Use Change Applications:

- 4- Consideration of a request for a Public Hearing for a Land Use Change of a 1.5 acre parcel from Residential to Commercial and a Re-Zoning from R-4 Single Family Home Industry to C-2 Commercial Business on property described as 1001 Bluff Road, Apalachicola, Franklin County, Florida (Bluff Road Storage Units). Request submitted by Charles and Fay Thompson, applicants.
- 5- Consideration of a request to Re-Zone a 22.77 acre parcel from R-1A Single Family Subdivision to R-1 Single Family Residential on property described as Shell Bay 3D, lying in Section 35, Township 7 South, Range 5 West, 2163 US Highway 98 West, Carrabelle Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

Abandon Existing Plat Application

- 6- Consideration of a request to abandon the Shell Bay 3D Plat. This property is lying in Section 35, Township 7 South, Range 5 West, 2163 US Highway 98 West, Carrabelle, Franklin County,

Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

Sketch Plat Applications:

- 7- Consideration of a request for Sketch Plat approval of a 16 lot subdivision named "Shell Bay Subdivision" on a 22.77 acre parcel lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

Zoning Administrator's Report:



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM**

DECEMBER 10, 2019

6:30 PM

MINUTES

Commission Present: John Murphy-Chairman, Joseph Taranto, Skip Frink, Paul Riegelmayr, Ronald Schlitt, Jerry Jackson, & Alex Skovronksy

Commission Absent: T.J. Ward & Lon Wilkens

Commission was called to order by Chairman, John Murphy at 6:30PM, who thereafter presided.

Building Report:

- 1- Monthly Building Report for November 2019.

Amy Kelly, Zoning Administrator gave monthly report for November with 8 houses permitted & 1 Mobile Home.

Critical Shoreline Applications:

- 2- Consideration of a request to construct a Multi-Family Dock located at 2832 US Highway 98 East, St. James, Franklin County, Florida. The Dock will be 150' x 4' with an 8' x 16' kayak launch and 8' x 12' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for St. James PUD (Armand Evans), applicant.

DEP & CORE Permits submitted on 12/10/2019. Member Frink Motioned to approve, motion was seconded by Member Riegelmayr. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried.

- 3- Consideration of a request to modify an existing dock by adding a 4' x 18' finger pier and a 12' x 20' covered boatlift on property described as Lot 4, Block 76, Unit 5, 363 Cook Street, St. George Island, Franklin County, Florida. This item has State Permit will be contingent upon receiving Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for James Slacky and Andree Grogan, applicants.

During discussion of item 3, DEP had applicant modify pier further inland approx. 10 feet so as not to encroach into canal any further than what is already existing. Member Riegelmayr motioned to approve, motion was seconded by Member Taranto. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried

- 4- Consideration of a request to construct a Single Family Private Dock on property described as Lot 34 Alligator Point Subdivision, 1617 Alligator Drive, Alligator Point, Franklin County, Florida. The dock will be 359' x 4' and have (2) 12' x 20' boatlifts and a covered 10' x 16' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for Jim Sweat, applicant. (House has been permitted)

No comments or discussion, project meets riparian right line requirements. Member Taranto motioned to approve, seconded by Member Jackson. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried

Final Plat Applications:

- 5- Consideration of a request for Final Plat approval of a 5 unit subdivision names Black Bear Bayou II a replat of Lots 1 and 7 of Black Bear Bayou, lying in Section 8, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry and Associates, agent for John Johnson, applicant.

Ms. Kelly, Zoning Administrator informed the Board members that the County Commission approved Scrivener’s error. During discussion, this item was originally approved in 2009 and the applicant is now applying for a replat for more density. Lots 1 and 7 have now been reconfigured to increase the density by adding lots 8,9 & 10 within existing acreage. Member Jackson motioned to approve, seconded by Member Frink. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried

Re-Zoning & Land Use Change Applications:

- 6- Consideration of a request for a Land Use change of 5.88 acre parcel from Residential to Commercial and Re-Zoning from R-1 Single Family Residential to C-4 Mixed Use Residential on property lying in Section 7, Township 7 South, Range 3 West, 2619 US Highway 98 East, Lanark, Franklin County, Florida. Request submitted by Clayton Studstill, The Studstill Law Firm, PLLC, agent for Timothy Saunders and Christina Saunders, applicants.

During discussion of item 6, Member Skip inquired about the distance the proposed project would be from the Golf Course. The Board Members also inquired about zoning in the surrounding areas of the proposed change. Amy Kelly provided St. James zoning maps to verify zones. Putnal Station is zoned C-4 and Condos are zoned C-2. Member Schlitt inquired to verify which side of property is being presented to be rezoned, it was verified that the North Side only is being proposed for rezoning. Current land use for proposed is R-1, commercial site plan was not up for review.

In much discussion of this item there were a large number of Lanark residents that were present to discuss their many concerns about deliveries, parking, lighting, noise, traffic, safety, size of structure, and also concerns about spot zoning and concerns to whether they would sell part of their rezoned property to another builder for more commercial buildings.

Member Riegelmayr motioned to Deny, no second, motion died due to lack of second.

Member Frink motion to approve, no second. Motion dies due to lack of second.

Chairman adjourn meeting at 8:05pm.

John Murphy, Chairman
Planning & Zoning Commission

ATTEST:

Amy M. Kelly, Zoning Administrator

Monthly Building Report



Date range:	11/25/2019 to 12/30/2019
Total Number of Permits:	77
Total Fees Collected:	\$12296.83

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
11/25/2019	29155	JOSHUA AND TAMARA GILBERT	DOUBLE WIDE MOBILE HOME	NA	160 SANBORN ROAD	\$0.00	\$175.00
11/26/2019	29156	RB Asset Management	Hvac Duct	Unit 5 Block R Lot 4	1543 Alligator Drive	\$3,199.00	\$130.00
11/26/2019	29157	Donna Brandon	Roof over, replacing 4 windows & doors	Lot 19 Block 5 Unit 1	2-6 Parker Avenue	\$17,450.00	\$0.00
11/26/2019	29158	Tony Johnson	Adding 10x14 & 5x6 deck	Lot 56 Block 6 Unit 1	30-6 Heffernan Drive	\$550.00	\$65.00
11/27/2019	29159	Elizabeth Patton	Demo	METES & BOUNDS	70 School Road	\$1,000.00	\$100.00
11/27/2019	29160	David Hogan	Metal Re-Roof	Unit 2 Block G Lot 11	780 East Gulf Beach Drive	\$12,000.00	\$105.00
11/27/2019	29161	Wilfred Blanchette	Metal Re-Roof	Unit 1 Block P Lots 10 & 11	132 Indiana Street	\$2,400.00	\$60.00
11/27/2019	29162	Ed Stepian	Boat Lift	Lot 5 Mariners Harbor	1637 Wayfarer Way	\$13,500.00	\$115.00
11/27/2019	29163	BENJAMINE RODERS AND SHERRY SOUTHERLAND	REPLACE BOATLIFT	LOT 10 MARINERS HARBOR	1627 WAYFARER COURT	\$0.00	\$115.00
11/27/2019	29164	Stephen Dambach	Boatlift	Lot 4 Mariners Harbor	1639 Wayfarer Court	\$13,500.00	\$115.00
11/27/2019	29165	SUSAN BLACKBURN	REPLACE BOATLIFT	LOT 6 MARINERS HARBOR	1635 WAYFARER COURT	\$0.00	\$115.00
11/27/2019	29166	Andy Fink	Boat Lift	OT 5 MARINER'S HARBOR (COMMON AREA INCLUDED)	1637 Wayfarers Court	\$13,500.00	\$115.00

11/27/2019	29167	Farah Noel	Boat Lift	LOT 9 MARINER'S HARBOR (COMMON AREA INCLUDED)	1629 Wayfarers Court	\$13,500.00	\$115.00
11/27/2019	29168	Gary & Gina Dankert	Boat Lift	LOT 8 MARINER'S HARBOR	1631 Wayfarers Court	\$13,500.00	\$115.00
11/27/2019	29169	Eric Scholles	Energizing current meter	METES & BOUNDS	2535 CR 30A	\$1,000.00	\$50.00
11/27/2019	29170	Susan Reeder	Upgrade to 400 amp meter base	METES & BOUNDS	332 Patton Street A	\$1,000.00	\$200.00
11/27/2019	29171	Paul Crompt	R1 Dwelling	Lot 42	142 Beacon Street	\$90,276.00	\$518.33
12/02/2019	29172	John Dubay	Plumbing setting a tub and faucet	Unit 2 Block E Lot 5	1032 East Gorrie Drive	\$1,000.00	\$50.00
12/02/2019	29173	Doyle Pratt	Re Roof	Unit 2 Block F Lot 15	657 East Gorrie Drive	\$10,000.00	\$95.00
12/02/2019	29174	Brea Wayt	re roof	metes & bounds	238 Carroll Street	\$12,000.00	\$105.00
12/03/2019	29175	Alexand Oliver	re roof	Lot 8	1240 East Gulf Beach Drive	\$38,430.00	\$240.00
12/03/2019	29176	Jack May	Replace deck joists & wall repair	LOTS 1&2 BLOCK B	1727 Carrabelle Beach Drive	\$12,640.00	\$110.00
12/04/2019	29177	Kenneth Cowart	Sliding glass door replacement	Lot 2 Block F Wayward Winds Unit 3	633 East Gorrie Drive	\$4,900.00	\$70.00
12/04/2019	29178	Lucile Carter	Replacing 11 windows	Lots 9-12 Block F Unit 1	2251 Oak Street	\$5,000.00	\$70.00
12/04/2019	29179	LYNETTE BOWDEN	METAL RE-ROOF	LOT 7 BLK 2E UNIT 1	139 GUNN STREET	\$0.00	\$145.00
12/05/2019	29180	Harvey Schoonmaker	Shingle Re-Roof	Unit 3 Block 1 Lot 11	1080 W Gulf Beach Drive	\$11,100.00	\$105.00
12/05/2019	29181	Orion Weddington	dock & boatlift	Lots 5 & 6 Block U Unit 1	2308 Highway 98 East	\$5,740.00	\$175.00
12/05/2019	29182	Coastline Clearing & Development LLC	Mobile Home	METES & BOUNDS	1518 Jacobs Way	\$1,000.00	\$75.00
12/06/2019	29183	Seawatch, LLC	Electrical Upgrade/Electrical Meter	Lot 9 & East 1/2 Lot 10 Pebble Beach	1624 Forsythia Way	\$1,000.00	\$50.00
12/06/2019	29184	RJH Properties, LLC	Replacement of Bad Decking & Handrails	Lot 68 1.00 AC	1624 Ivy Way	\$1,671.00	\$55.00
12/06/2019	29185	Timothy Thompson	Electrical Upgrade	Unit 1 Block 17W Lot 11	481 West Gorrie Drive	\$1,000.00	\$50.00

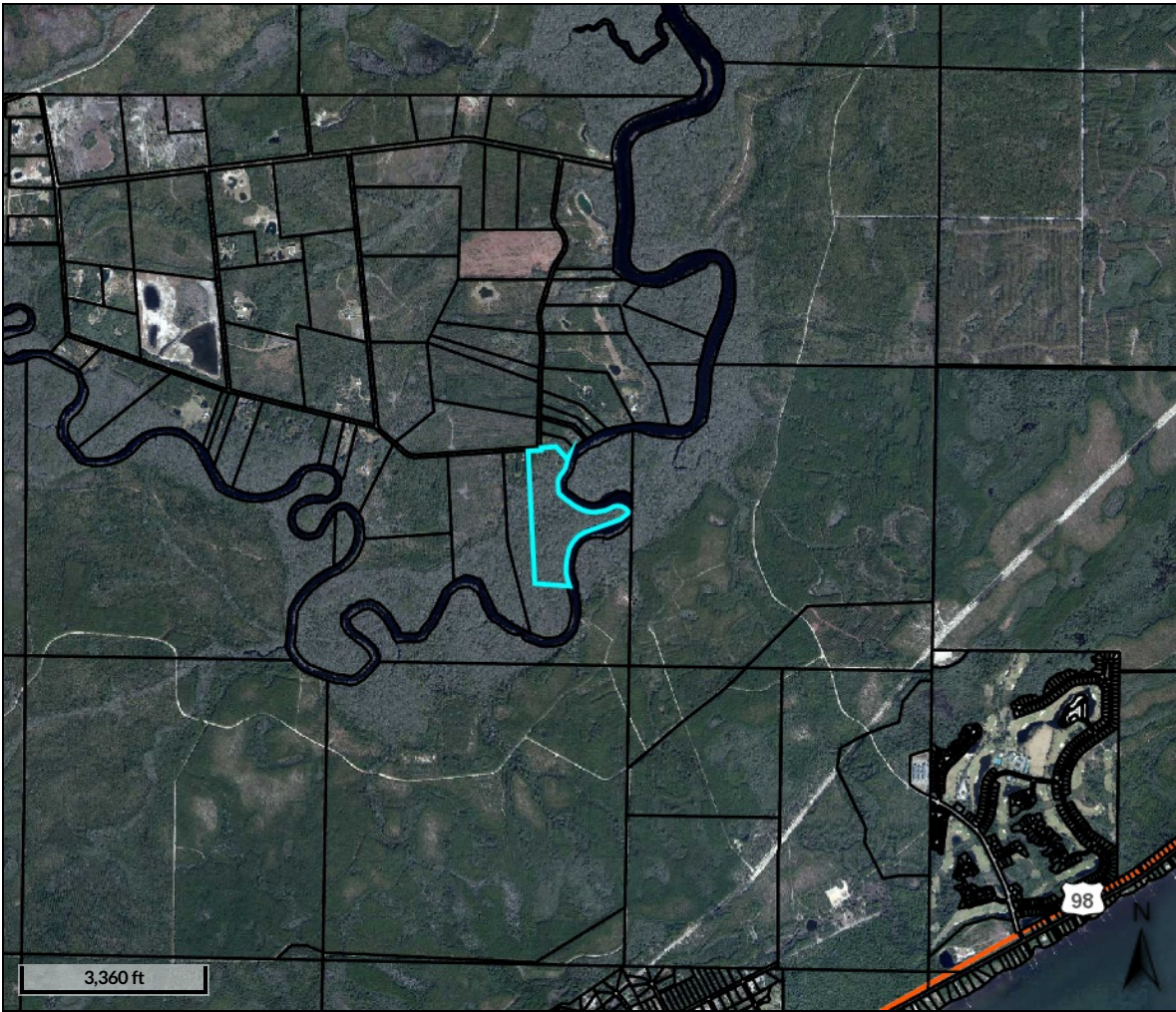
12/06/2019	29186	Michael Bailey	Site Prep	METES & BOUNDS	807 Highway 98	\$1,000.00	\$50.00
12/09/2019	29187	JEFFREY AND ELISA KAMAL	ELECTRICAL UPGRADE	LOT 5 TRACT 11 EAST END GULF BEACHES	1352 EAST GULF BEACH DRIVE	\$0.00	\$50.00
12/09/2019	29188	Bill Eberly	RELOCATING MAIN SERVICE	Holiday Beach Unit 2	1203 Alligator Drive	\$2,250.00	\$60.00
12/09/2019	29189	Rick Prince	HVAC	TRACT A PRINCE BEACH PROPRTIE PB	1872 Suzie Street	\$1,400.00	\$55.00
12/09/2019	29190	Heather Elaine & Joel Wells	Window Replacement	UNIT 3 BLOCK L LOT 7	849 West Gulf Beach Drive	\$8,600.00	\$90.00
12/09/2019	29191	Kathryn & Vaught Barrinton	Window Replacement	85x276 FT RECD IN	672 Alligator Drive	\$6,500.00	\$80.00
12/09/2019	29192	Stanley Bowling	12x24 Detached Deck	Lot 20 Alligator Point Sub	1589 Alligator Drive	\$3,500.00	\$70.00
12/09/2019	29193	Franklin County School District Office	Hvac Changeout	METES & BOUNDS	85 School Road	\$4,454.00	\$70.00
12/09/2019	29194	David Lamoreaux	Metal Re-Roof	Lot 49 Turtle Beach	1716 Magnolia Road	\$30,000.00	\$195.00
12/09/2019	29195	DAN GARLICK	SITE PREP WITH DEP PERMITTED FILL PAD	LOT 22 BLOCK 88 UNIT 5	316 NEDLEY STREET	\$0.00	\$50.00
12/09/2019	29196	KENNETH BOWMAN	SINGLE FAMILY PRIVATE DOCK	LOT 7 BLK 63 UNIT 5	701 BUCK STREET	\$8,010.00	\$90.00
12/10/2019	29197	Richard Davis	Siding	Unit 2 Block J Lot 19	1025 East Gorrie Drive	\$2,000.00	\$55.00
12/12/2019	29198	John Lanier	POWER POLE	METES & BOUNDS	965 Highway 98	\$1,000.00	\$50.00
12/12/2019	29199	Susan Langford	Site Prep	Lot 41	179 Lakes on the Bluff Drive	\$4,000.00	\$50.00
12/12/2019	29200	Chuck Newman	Hot Tub Screen Enclosure (tracks only) Enclosed Screen Porch	Lot 22 Bay Cove Village	2063 Turpentine Trail	\$30,000.00	\$175.00
12/12/2019	29201	Gary Barco	R1 DWELLING	UNIT 2 BLOCK 3 LOT 40 SUN-N-SAND	663 Pine Street	\$170,000.00	\$657.06
12/12/2019	29202	Michael Brown	Covered Decks Permit	Lot 5 Turtle Beach	1716 Jasmine Way	\$6,000.00	\$75.00
12/12/2019	29204	Ronald Gilbert	See scope attached	Lot 14 Block 124	24 3rd Street	\$1,000.00	\$0.00
12/13/2019	29205	MURRAY AND TERESA PEACOCK	R-1 DWELLING	LOT 12 PEBBLE BEACH VILLAGE	1640 IVY WAY	\$0.00	\$1,456.32
12/13/2019	29206	US Postal Office	Electric Meter Change out	A Parcel 60x162.41x60x180 Ft in sec 31-8S-6W Eastpoint Post Office	353 Highway 98	\$1,000.00	\$50.00
12/13/2019	29207	Timothy & Sharon West	R-1 Dwelling	Unit 1 Block Q Lot 15	2301 Maine Street	\$150,000.00	\$622.00

12/16/2019	29208	RANDY HARRELSON	11' x 27' LEAN TO SHED	LANARK VILLAGE LOT 9 BLOCK 4 UNIT 1	9-8 PARKER AVENUE	\$1,000.00	\$50.00
12/16/2019	29209	Jimmy Smith	Swimming Pool	LOTS 21	1124 East Gulf Beach Drive	\$20,000.00	\$145.00
12/16/2019	29210	SUSAN REEDER	POWER POLE	NA	332 PATTON STREET B	\$0.00	\$50.00
12/16/2019	29211	SUSAN REEDER	POWER POLE	NA	332 PATTON STREET C	\$0.00	\$50.00
12/16/2019	29212	SUSAN REEDER	POWER POLE	NA	332 PATTON STREET D	\$0.00	\$50.00
12/17/2019	29213	Lori Cameron	R1 Dwelling	Lot 12 Bay Palm Village	1447 Dove Lane	\$238,577.00	\$1,102.40
12/17/2019	29214	R & N Investments of Tall, LLC	Site Prep	Unit 1 BI 16W Lot 19	424 W Pine Ave	\$1,000.00	\$50.00
12/17/2019	29215	R & N Investments of Tall, LLC	Site Prep	Unit 1 BI 16W Lot 18	432 W Pine Ave	\$1,000.00	\$50.00
12/17/2019	29216	Armand Evans St James Bay Property Owner's	150'x5' Single Family Dock w/ 8'x16' Lower Deck & 8'x12' Terminus	Unit 1 Block C Lot 6 St James Island Park	2832 Hwy 98 E	\$25,000.00	\$270.00
12/17/2019	29217	Eugene Vallow	Re Roof	Lot 36 Pebble Beach	1620 Guava Trail	\$37,800.00	\$235.00
12/17/2019	29218	Emil Syska	R-1 Dwelling	St George's Cluff Phase II Lot 13	1712 St. Geroges Court	\$220,000.00	\$740.36
12/17/2019	29219	Emil Syska	R-1 Dwelling	St. Georges Bluff Lot 9	1702 St. George's Court	\$220,000.00	\$740.36
12/17/2019	29220	Messer Family Beach House LLC	Shingle Re-Roof	Unit 4 Block J Lot 1	4224 St Teresa Avenue	\$11,365.00	\$105.00
12/18/2019	29221	Ronald Gilbert	HVAC CHANGEOUT	Lot 24 Tarpon Shore Unit 2	598 Ridge Road	\$5,000.00	\$0.00
12/19/2019	29222	Bruce Hall	Electrical Upgrade	Unit 3 Block E Lot 4	1124 West Gorrie Drive	\$1,000.00	\$50.00
12/19/2019	29223	Barry Thompson	Roof Over Metal	Lot 14 Block 102	19 North Franklin Street	\$9,000.00	\$0.00
12/19/2019	29224	William & Gail Harvard	FOUNDATION STABILIZATION	Unit 3 Block C Lot 2	908 West Gorrie Drive	\$7,500.00	\$85.00
12/19/2019	29225	Rodney Kelly	Roof Over	Unit 3 Block 14 Lot 5	54-5 Parker Avenue	\$1,900.00	\$50.00
12/19/2019	29226	Ramona Loudermilk	Siding Repair/Replace	Lot 8 Turtle Beach	1728 Jasmine Way	\$24,000.00	\$165.00

12/20/2019	29228	Letha & William Tait	1 Window Replacement	Unit 2 Block I lot 2	908 East Gulf Beach Drive	\$2,418.00	\$60.00
12/20/2019	29229	William Moody & Tony Gelch	Metal Re-Roof	Unit 2 Block C Lot 6	840 East Gorrie Drive	\$31,556.00	\$205.00
12/23/2019	29230	Beverly Deyo	Existing Deck Renovation	Lot 2 of Tract 5 East End	1212 East Gulf Beach Drive	\$24,650.00	\$170.00
12/30/2019	29231	Evelyn Carroll	Roof Over	metes & bounds	275 Highway 98	\$5,000.00	\$70.00
12/30/2019	29232	Leonard Skinner	SIDING FLOORING SHEET ROCK ROLL ON ROOF	Lot 23 Block A Unit 1	166 Alabama Street	\$9,000.00	\$90.00
12/30/2019	29235	Ellen Whitley	Deck Boards & Handrails Repair	300 Ocean Mile Phase I Building D Lot 3	17602 East Gulf Beach Drive	\$3,000.00	\$60.00



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Overview



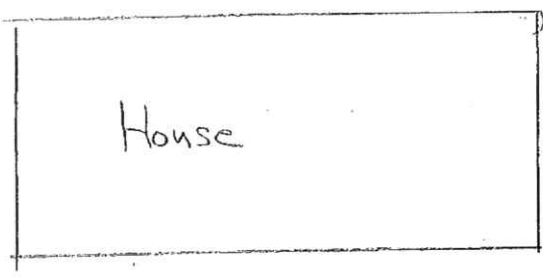
Legend

-  Parcels
-  Roads
-  City Labels

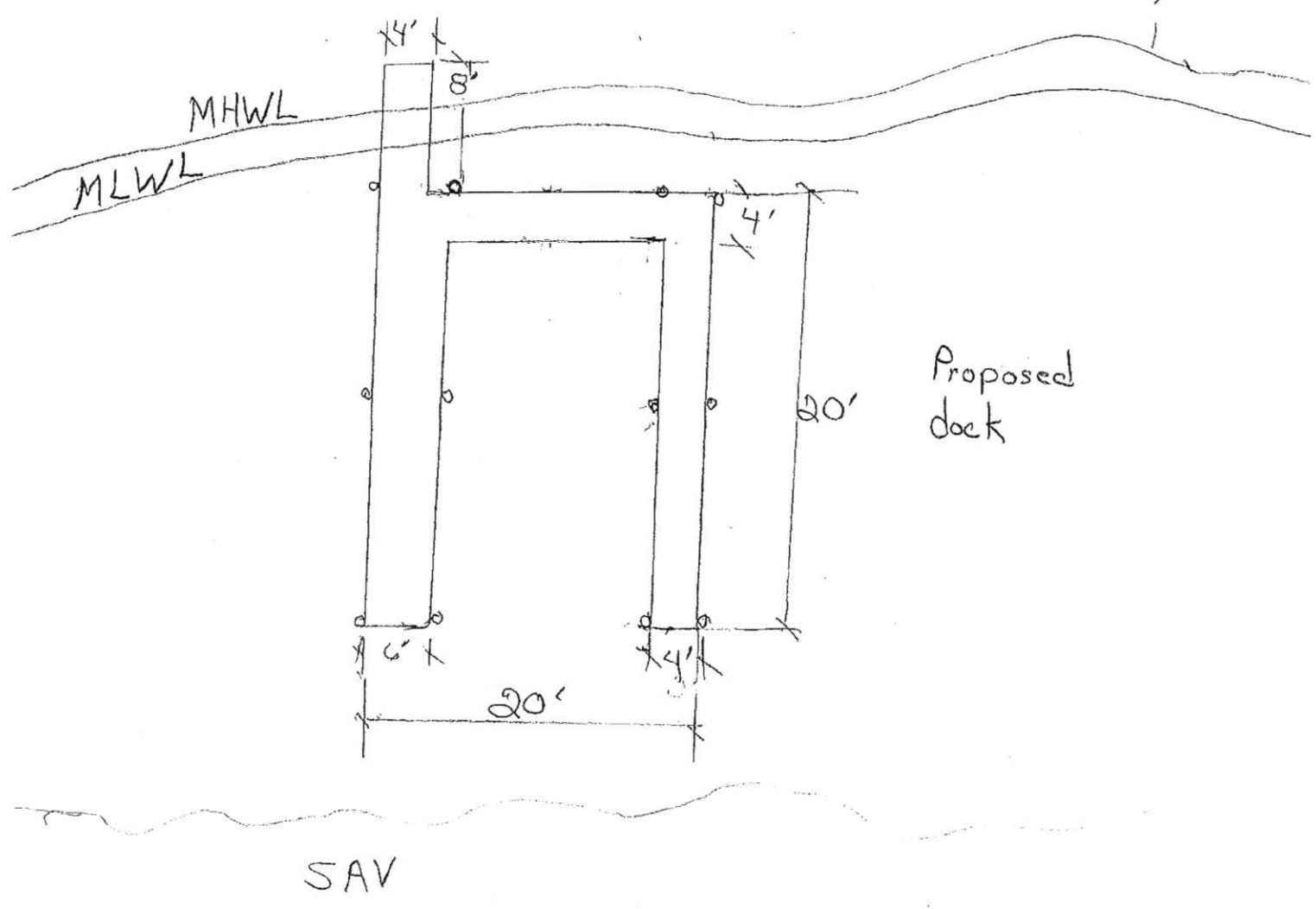
Parcel ID	25-06S-04W-0000-0010-0030	Alternate ID	04W06S25000000100030	Owner Address	SMALL TIMOTHY H & MELODY E
Sec/Twp/Rng	--	Class	VACANT		114 NW 84TH STREET
Property Address -		Acreage	78		GAINESVILLE, FL 32607
District	1				
Brief Tax Description	A PARCEL CONTAINING APPROX (Note: Not to be used on legal documents)				

Date created: 7/30/2019
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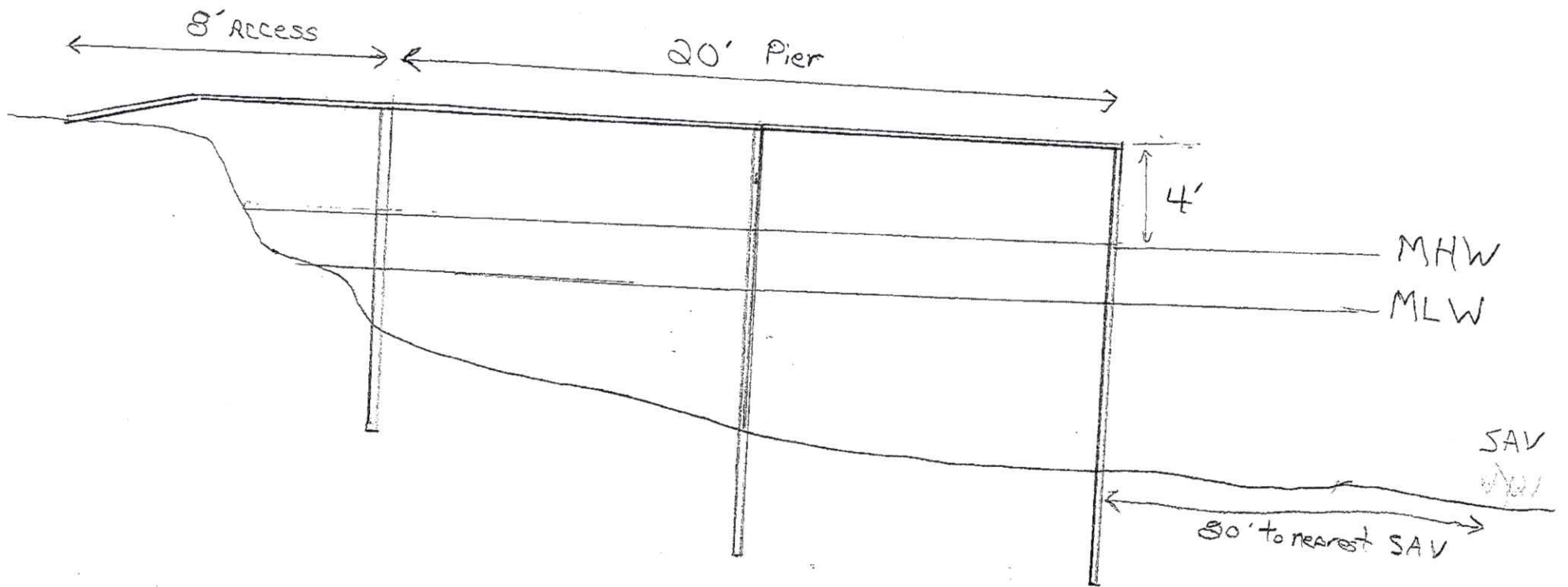
Developed by  Schneider
 GEOSPATIAL

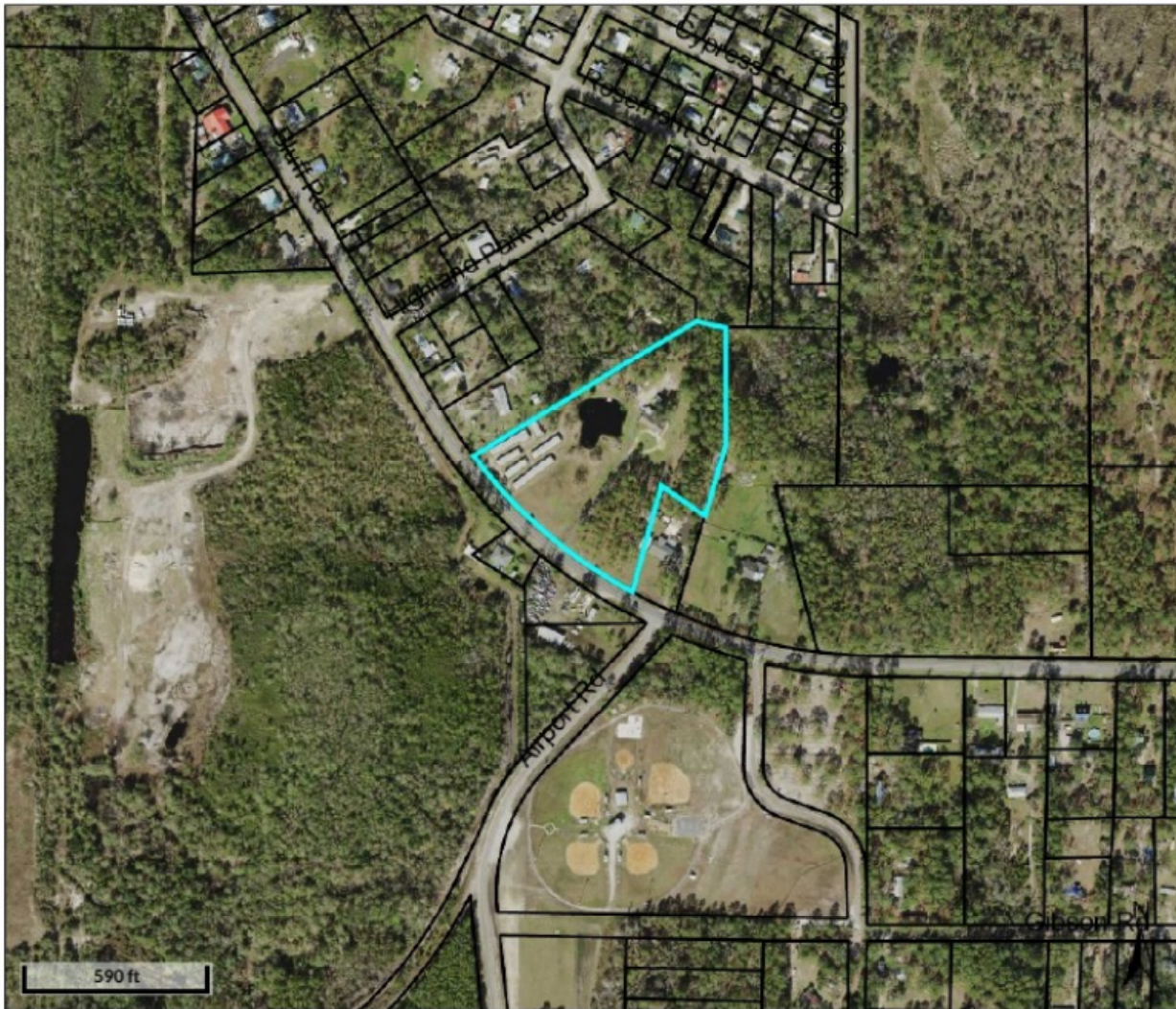


Plan View Single Family Dock



Cross-Section
Single Family Dock

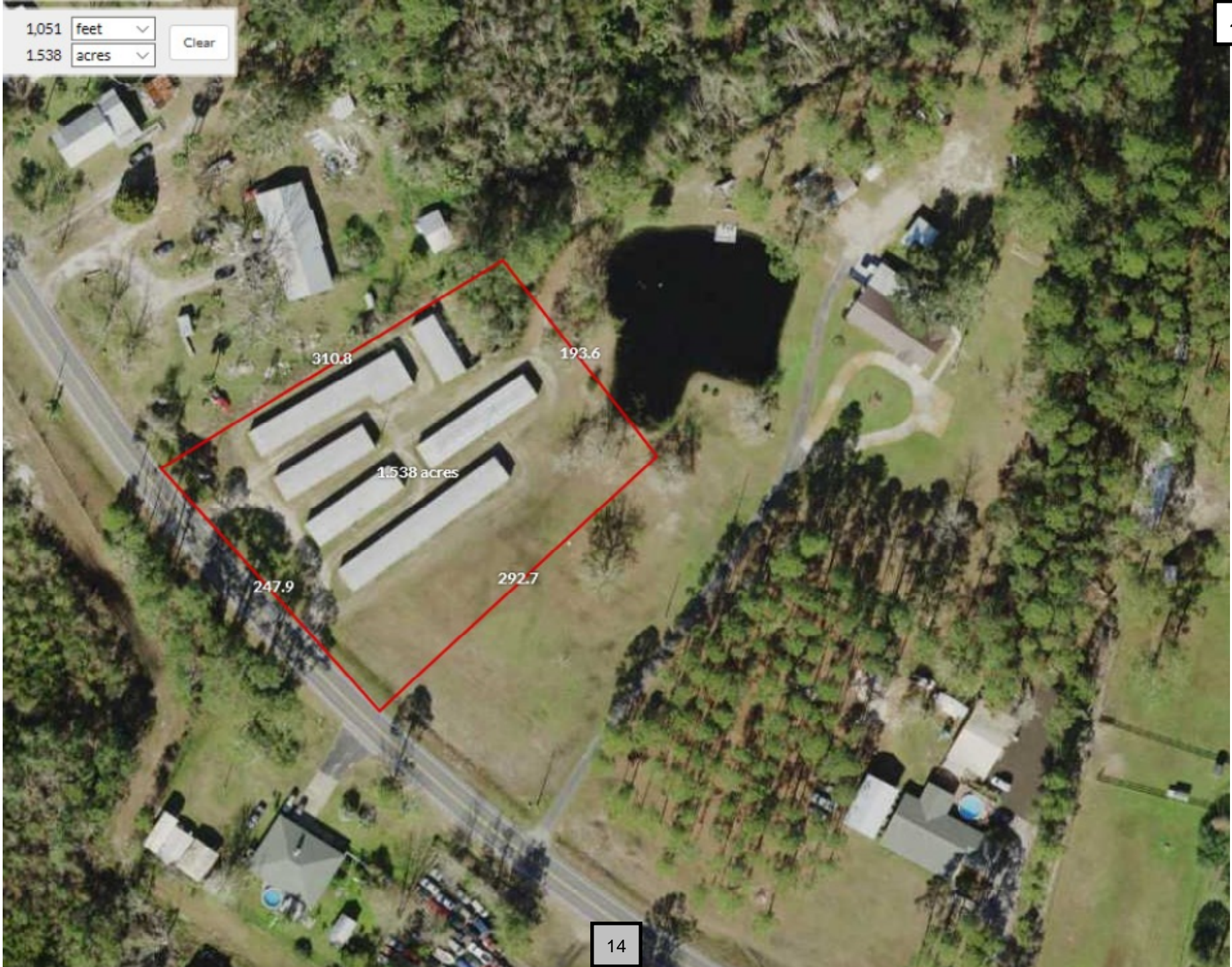


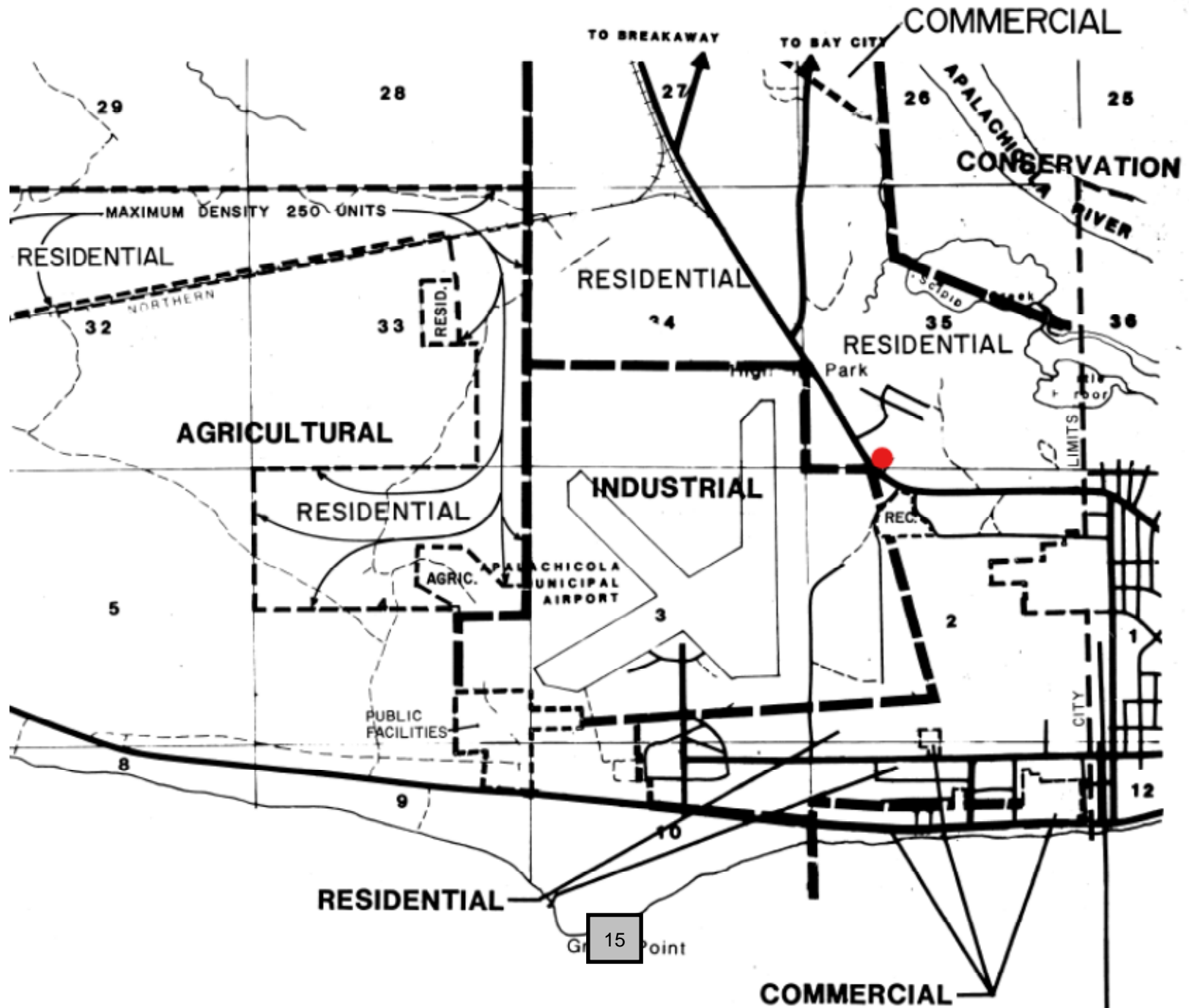


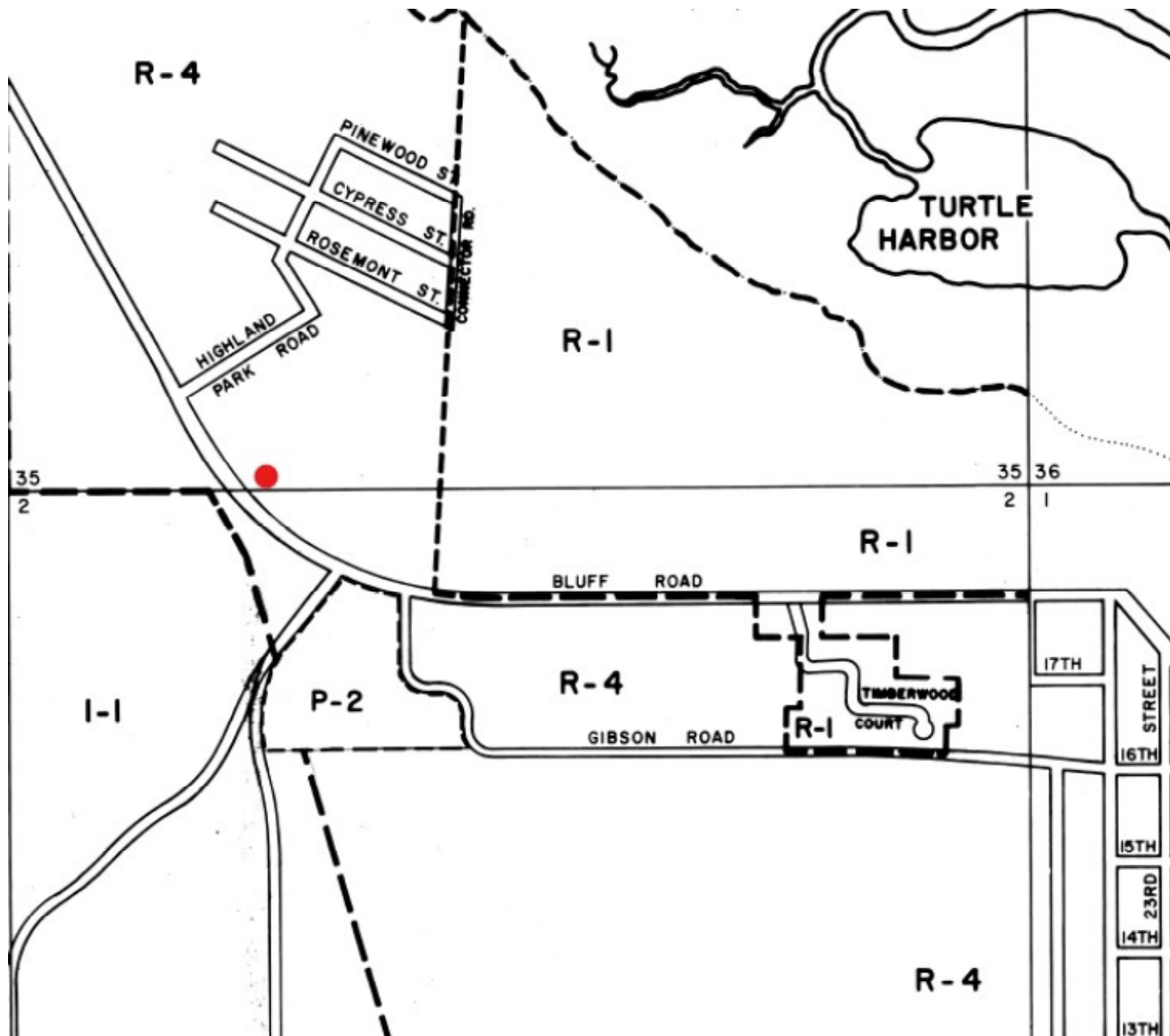
- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	02-09S-08W-0000-0030-0000	Alternate ID	08W09S02000000300000	Owner Address	THOMPSON CHARLES A & W
Sec/Twp/Rng	2-9S-8W	Class	SINGLE FAM		1001 BLUFF RD
Property Address	1001 BLUFF ROAD	Acres	6.51		APALACHICOLA, FL 32320
District	1				
Brief Tax Description	6.51 ACRES LESS EASEMENT SOLD				
	<i>(Note: Not to be used on legal documents)</i>				

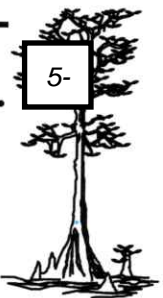
1,051 feet
1,538 acres
Clear







PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Shell Bay 3D c/o Ed Simmons Et Al

JOB: 19-036

WATERBODY/CLASS: N/A

DEP:

PURPOSE: Sketch Plat Approval

COE:

PROJECT LOCATION / USGS: Carrabelle Beach

OTHER:

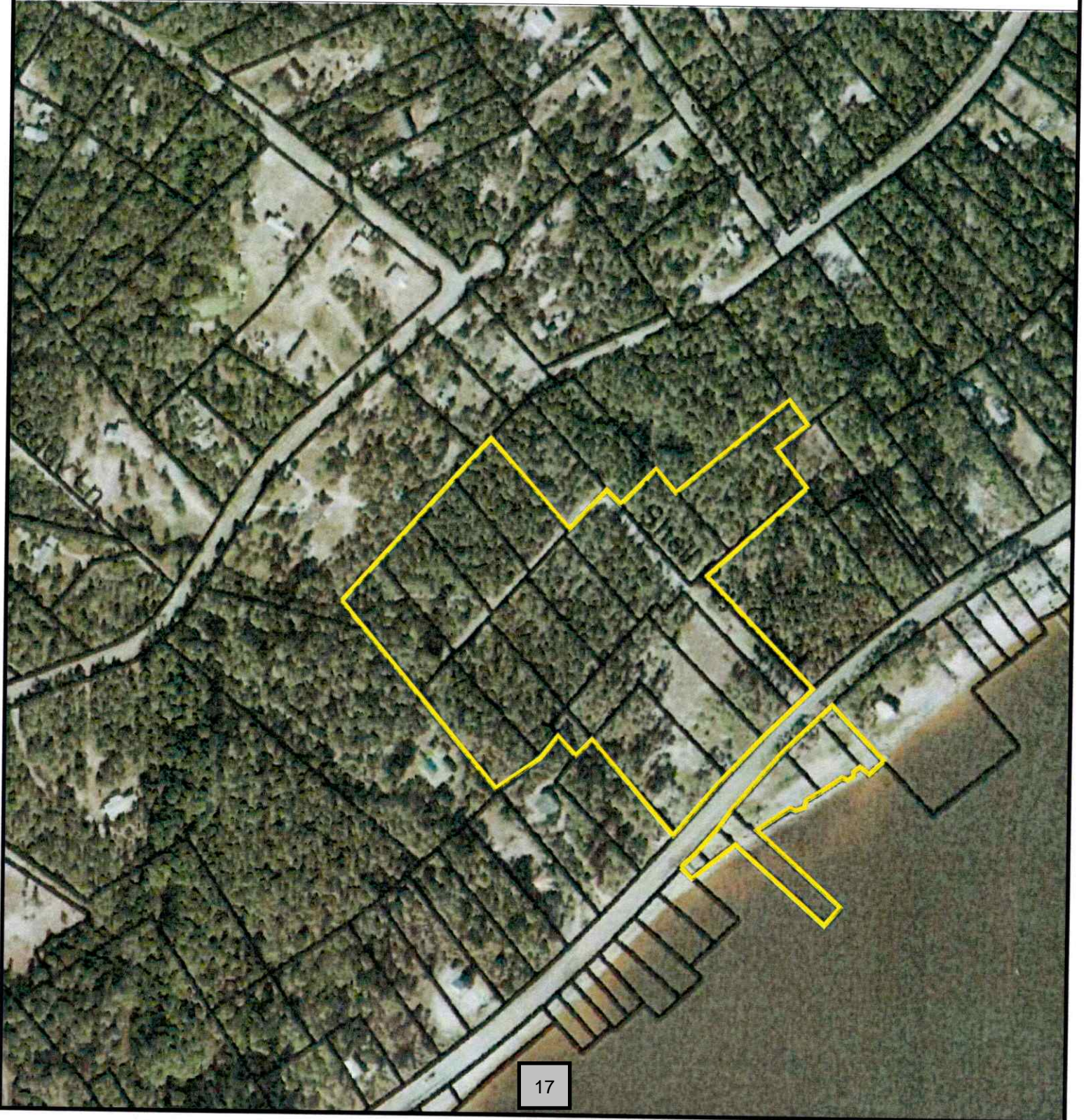
LATITUDE:

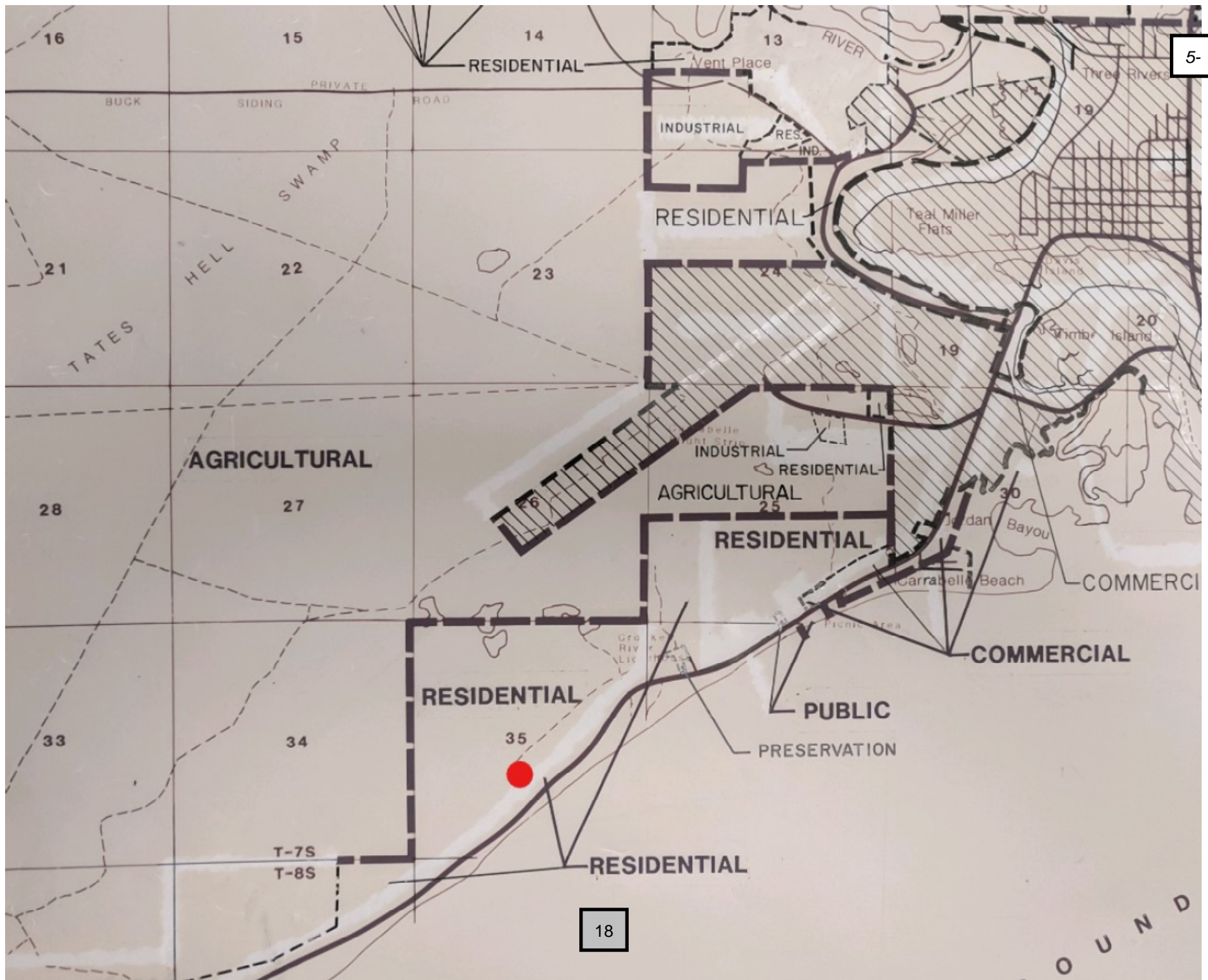
DATE: December 19, 2019

LONGITUDE:

SHEET: 1/4

SECTION: 35 TWSHP: 7 South RNG: 5 West







SHELL BAY

A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA

DEDICATION STATE OF FLORIDA COUNTY OF FRANKLIN

Know all men by these presents that INTRACOASTAL SHELL AND AGGREGATE, INC., the general and true owner of the lands shown hereon and entitled as SHELL BAY, and more particularly described as follows:

A tract of land situate, lying and being in fractional Section 35, Township 7 South, Range 5 West, Franklin County, Florida:

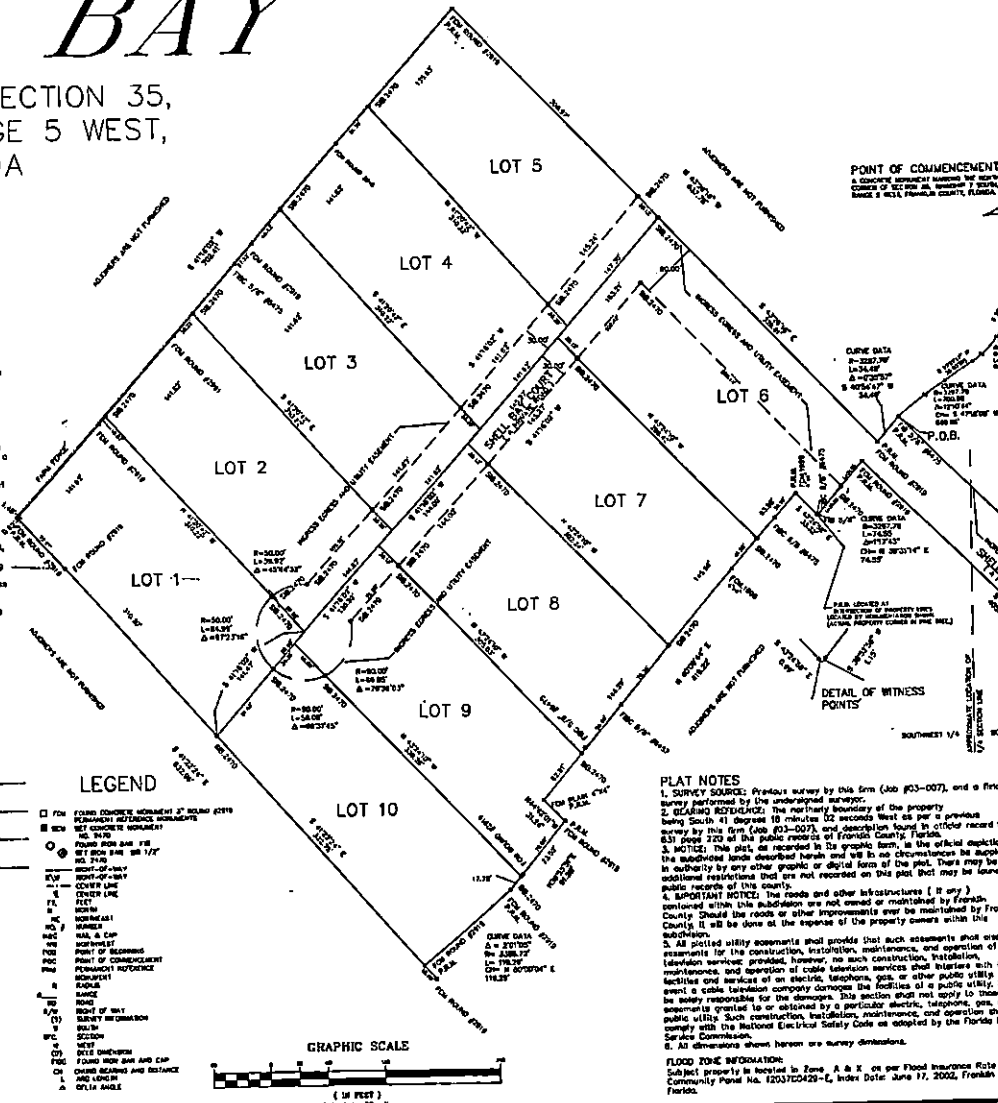
Commence of a concrete monument marking the Northeast corner of Section 35, Township 7 South, Range 5 West, Franklin County, Florida, and thence run South 00 degrees 00 minutes 00 seconds East 835.50 feet to a point on a curve concave to the Southeast, thence run Southwesterly along said curve with a radius of 1883.39 feet through a central angle of 51 degrees 03 minutes 27 seconds to an arc distance of 1862.25 feet, the chord of said arc being South 55 degrees 17 minutes 40 seconds West 1807.83 feet, thence run South 28 degrees 43 minutes 58 seconds West 743.95 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 1478.14 feet through a central angle of 27 degrees 33 minutes 21 seconds to an arc distance of 711.78 feet, the chord of said arc being South 43 degrees 20 minutes 41 seconds West 704.90 feet, thence run South 57 degrees 21 minutes 17 seconds West 53.03 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 3297.79 feet through a central angle of 12 degrees 10 minutes 44 seconds to an arc distance of 670.95 feet, the chord of said arc being South 47 degrees 18 minutes 02 seconds East 700.86 feet, thence along said curve through the POINT OF BEGINNING from said POINT OF BEGINNING continue along said curve with a radius of 3297.79 feet through a central angle of 00 degrees 35 minutes 57 seconds to an arc distance of 34.49 feet, the chord of said arc being South 54 minutes 47 seconds West 34.49 feet to a concrete monument, thence North 41 degrees 20 minutes 18 seconds East 637.79 feet to a concrete monument, thence North 41 degrees 18 minutes 02 seconds East 202.41 feet to a concrete monument, thence South 41 degrees 22 minutes 24 seconds East 632.95 feet to a concrete monument, thence South 41 degrees 18 minutes 02 seconds East 632.95 feet, thence along said curve with a radius of 3308.72 feet through a central angle of 02 degrees 01 minute 05 seconds to an arc distance of 119.20 feet to a concrete monument, thence North 39 degrees 55 minutes 21 seconds East 912.28 feet to a concrete monument, thence North 44 degrees 42 minutes 42 seconds East 312.4 feet to a concrete monument, thence North 44 degrees 08 minutes 46 seconds East 418.22 feet to a concrete monument, thence South 43 degrees 24 minutes 58 seconds East 33.02 feet to a point, which is within a pipe line, said point also being on a curve concave to the Southeast, thence along said curve with a radius of 3287.79 feet through a central angle of 01 degree 17 minutes 43 seconds to an arc distance of 74.35 feet, the chord of said arc being South 39 degrees 31 minutes 14 seconds East 74.35 feet, thence South 44 degrees 38 minutes 07 seconds East 405.37 feet to the Marine right-of-way of U.S. 90, said point being on a curve concave to the Southeast, thence along said curve with a radius of 2877.0 feet through a central angle of 01 degree 11 minutes 12 seconds to an arc distance of 60.01 feet, the chord of said arc being North 44 degrees 31 minutes 17 seconds East 50.03 feet, thence leaving said right-of-way North 44 degrees 35 minutes 07 seconds West 408.41 feet to the POINT OF BEGINNING, Containing 10.73 acres, more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, ALL ROADS, STREETS, RIGHT-OF-WAYS, AND EASEMENTS SHALL BE FOR THE PRIVATE USE OF THE OWNERS, WITHIN SIXTY DAYS OF THE DEDICATION AND ON HIS ASSOCIATES AND SHALL BE MAINTAINED BY THE SHELL BAY HOMEOWNERS ASSOCIATION, INC. NO PART OF THIS 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, RIGHT-OF-WAY SHOWN HEREON, THE _____ DAY OF _____, 20____.

INTRACOASTAL SHELL AND AGGREGATE, INC.
 By: *Christopher G. Langston*
 Witness Signature
 President of Intracoastal Shell and Aggregate, Inc.
 By: *Kathy Winkler*
 Witness Signature
 By: *Ruby Winkler*
 Witness Signature
 By: *Ruby Winkler*
 Witness Signature

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF FRANKLIN
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CHRISTOPHER G. LANGSTON, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
 WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 20____.
 NOTARY *Michael A. Sanders*
 MY COMMISSION EXPIRES: February 14, 2008

DRAWN BY: TMO
CHECKED BY: LMC
DATE: 3-25-04
REVISED:
SCALE: 1" = 60'
FIELD BOOK AND PAGE NO:
DATE OF SURVEY: 1-28-03



JOINER IN DEDICATION
 CLAY STATE COMMUNITY BANK
 IN DEDICATION AS OFFICIAL RECORDS BOOK _____ PAGE _____
 of the public records of Franklin County, Florida.
Clay Dault
 Representative of Clay State Community Bank

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF FRANKLIN
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, _____ AS IDENTIFICATION.
 WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 20____.
 NOTARY *Christopher G. Langston*
 MY COMMISSION EXPIRES: February 14, 2008

PLAT NOTES
 1. SURVEY SOURCE: Previous survey by this firm (Job #03-007), and a find survey performed by the underlying surveyor.
 2. DEED AND RECORDS: The majority boundary of the property shown by this firm (Job #03-007), and description found in official record book 831 page 273 of the public records of Franklin County, Florida.
 3. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will be so construed by the public 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.
 4. EASEMENTS: 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 over be maintained by Franklin County it will be done at the expense of the property owners within this subdivision.
 5. All public utility easements shall provide that such easements shall not be available for the construction, installation, maintenance, and operation of cable television service provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and operation of electric, telephone, gas, or other public utilities. It shall be the responsibility of the subscriber to the utility to ensure that such equipment is installed or obtained by a particular electric, telephone, gas, or other service. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
 6. All dimensions shown herein are survey dimensions.
FLOOD ZONE INFORMATION:
 Subject property is located in Zone A & X on per Flood Insurance Rate Map Community Panel No. 12037104220-L, Issue Date: June 17, 2002, Franklin County, Florida.

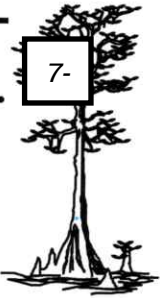
CONFORMANCE
 STATE OF FLORIDA
 COUNTY OF FRANKLIN
 APPROVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.
Charles Sanders
 CHARLES SANDERS - CHAIRMAN
Michael Shuler
 MICHAEL SHULER - COUNTY ATTORNEY
 ACCEPTED FOR FILES AND RECORDED THIS 29th DAY OF _____, 20____, IN PLAT BOOK _____ PAGE 38
 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA
Kendall Wade
 KENDALL WADE
 CLERK OF THE COUNTY COURT
 FRANKLIN COUNTY, FLORIDA

LARRY M. COBB
PROFESSIONAL SURVEYOR AND MAPPER
 2255 OLD CARROUTH PATH
 TALLAHASSEE, FLORIDA 32303
 OFFICE: (850) 907-0056 FAX: (850) 536-8442

SHELL BAY

SHEET NO. 1
 OF 1
 2003
 03007

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Shell Bay 3D c/o Ed Simmons Et Al

JOB: 19-036

WATERBODY/CLASS: N/A

DEP:

PURPOSE: Sketch Plat Approval

COE:

PROJECT LOCATION / USGS: Carrabelle Beach

OTHER:

LATITUDE:

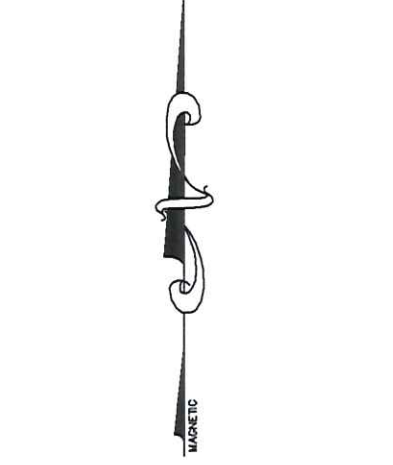
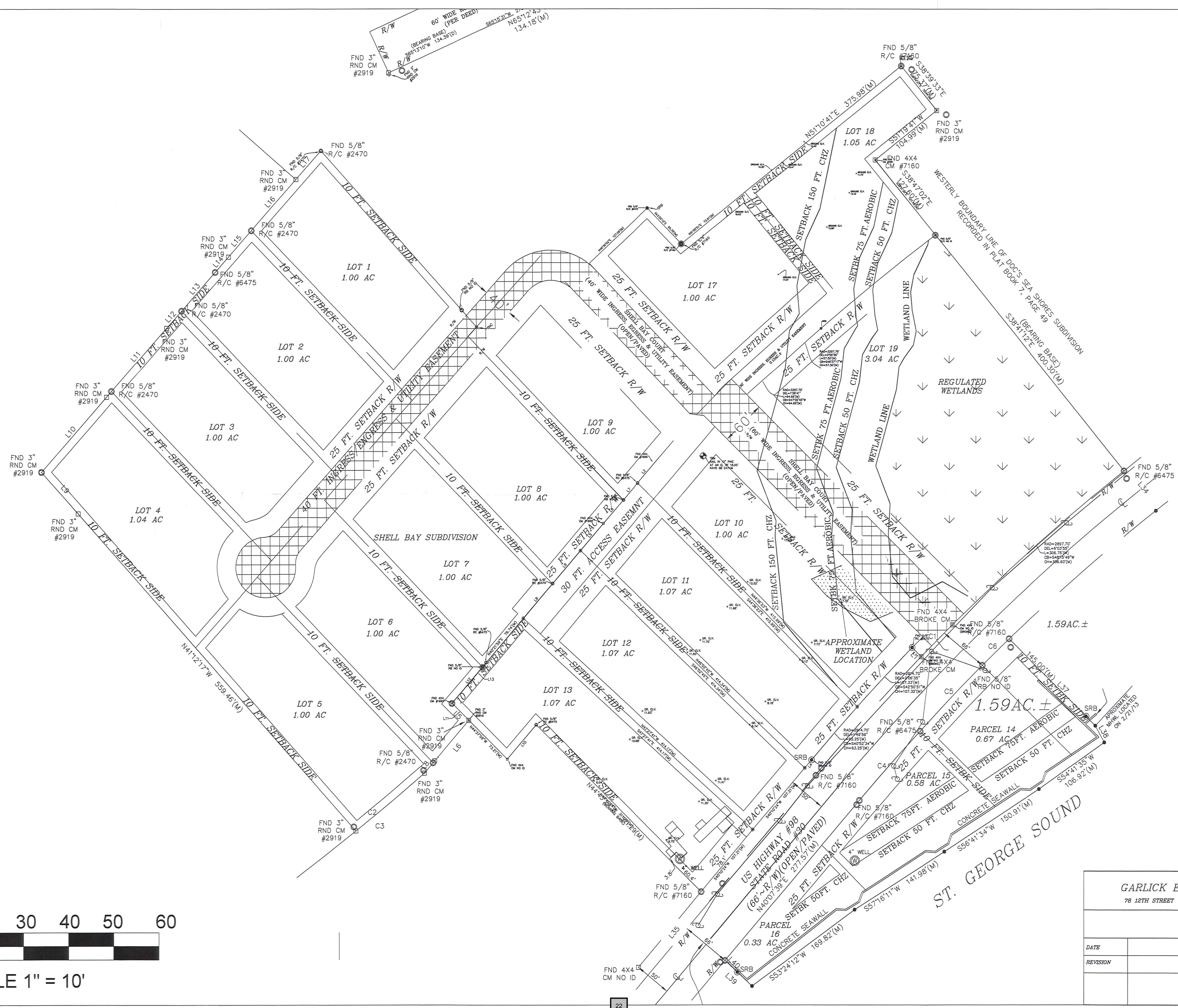
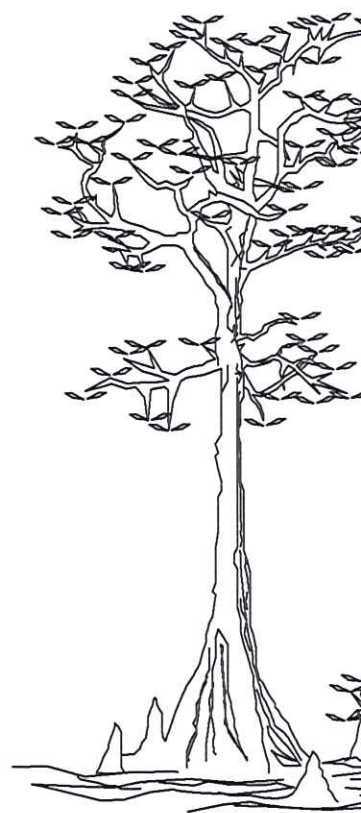
DATE: December 19, 2019

LONGITUDE:

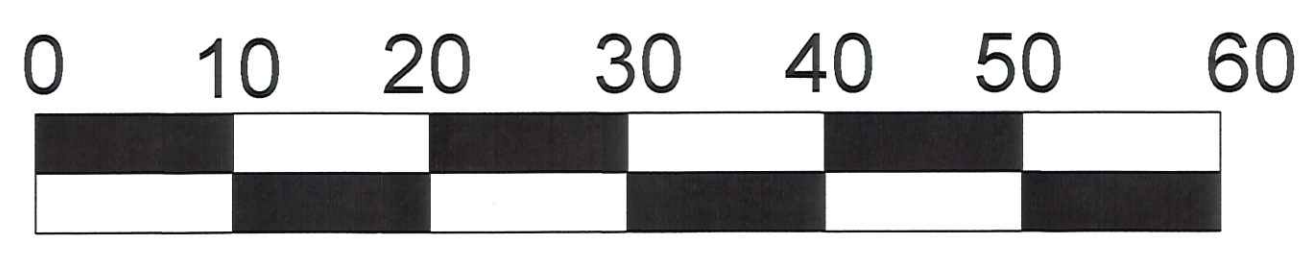
SHEET: 1/4

SECTION: 35 TWSHP: 7 South RNG: 5 West





SCALE 1" = 60'



PREPARED BY GARLICK ENVIRONMENTAL ASSOCIATES, INC. 78 12TH STREET P.O. BOX 385 APALACHICOLA, FL 32329 (850)653-8899			
PROJECT NAME SKETCH PLAT SHELL BAY S/D			
DATE		DRAWN BY:	CHECKED BY:
REVISION		SCALE: 1" = 60'	DATE: DECEMBER 19, 2019
			JOB NUMBER
			GEA FILE NOT 19-036