



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: Barbara Mathis
MAILING ADDRESS: 304 24th Street City/State/Zip: Apalachicola, Fla. 32322
PHONE #: _____ CELL #: 850-370-6199 EMAIL: _____

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

PROPERTY DESCRIPTION: 911 Address: 444 Highway 98, Apalachicola
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 11-095-08W-0000-1300-0000

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: Special Exception for Water dependent tourist commercial facility

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.



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: \$ _____
 TOTAL: \$ _____

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

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

APPLICATION MUST BE COMPLETE: (Incomplete applications will be review once it has)

Property Owner/s: Barbara Mathis
 Contact Information: Home #: _____ Cell #: 850-370-6199
 Mailing Address: 304 24th Street City/State/Zip: Apalachicola, Fla. 32320
 EMAIL Address: _____

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

PROPERTY DESCRIPTION: 911 Address: 444 Highway 98, Apalachicola
 Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
 Parcel Identification #: 11-095-08W-0000-1300-0000

JURISDICTION: Franklin County
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DESCRIPTION OF DEVELOPMENT: Kayak Rental
 ZONING DISTRICT: C-1 CONTRACT COST: _____

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____
 ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: _____
 NO. OF STORIES: _____ STORAGE SQ FOOTAGE: _____ GAS UTILITIES: _____
 (Requires Building or General Contractor if over 3 habitable stories including mezzanines.) (VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)

SEPTIC TANK PERMIT # _____ OR SEWER DISTRICT: _____
 WATER DISTRICT: _____ OR PRIVATE WELL: _____

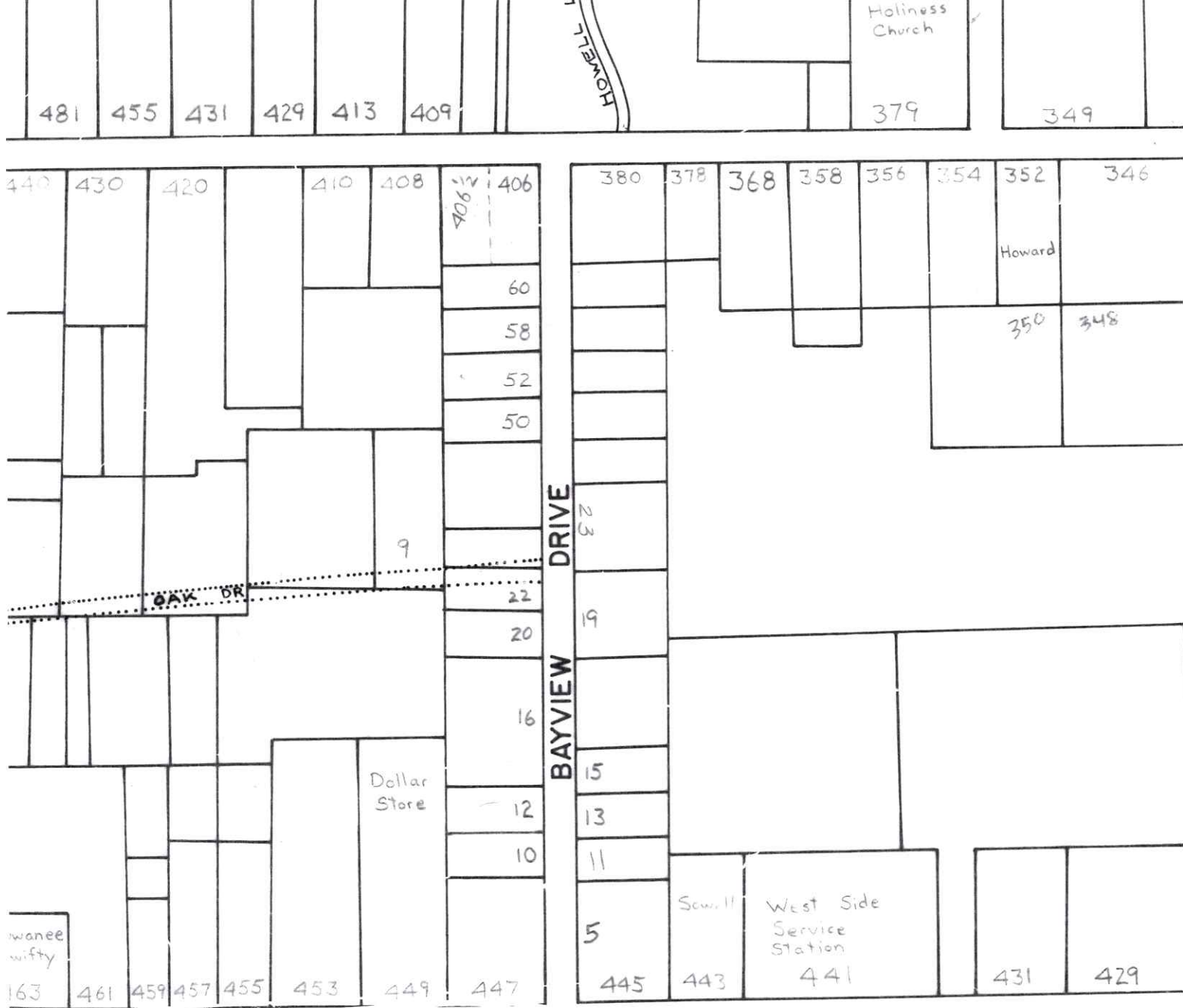
WATER BODY: Apalachicola Bay
 CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: 12037C0509G FIRM ZONE/S: AE 13' and VE 13'
ELEVATION REQUIREMENTS AS PER SURVEY:

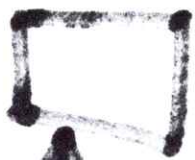
- Requires V-Zone Certification
- Requires Elevation Certificates
- Requires Smart Vents
- Requires Breakaway Walls

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



SITE





SITE



Parcel Summary

Parcel ID 11-09S-08W-0000-1300-0000
 Location Address -
 32320
 Brief Tax Description* 150 FT FACING HWY 98 OR 87/109 OR 290/236 507/273 699/177 1285/525
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 11-9S-8W
 Tax District County (District 1)
 Millage Rate 11.2322
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Mathis Barbara](#)
 304 24th Street
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000130	SFR WATER	150.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/16/2020	\$150,000	WD	1285	525	Qualified (Q)	Vacant	KOLB	MATHIS
N	05/24/2002	\$200,000	WD	699	177	Qualified (Q)	Vacant	MARSHALL	KOLB

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Assessed Value	\$45,000	\$41,432	\$37,665	\$34,241	\$31,128
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$45,000	\$41,432	\$37,665	\$34,241	\$31,128
Maximum Save Our Homes Portability	\$0	\$3,568	\$7,335	\$10,759	\$13,872

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

TRIM Notice 2020

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

TRIM Notice 2019

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

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

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

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[GDPR Privacy Notice](#)



Last Data Upload: 3/26/2021, 7:41:53 AM

Version 2.3.113

TWO MILE

Jack Whitehurst St

26th Ave

SITE



Island Fit SUP&Yoga dba "The Outpost" BUSINESS PLAN

Prepared by:

Samantha Fortunas Mathis, Barbara Mathis 370-6199

932 W Pine Ave
Eastpoint, Florida 32328
850-980-4204
samantha.fortunas@gmail.com

www.islandfitsup.com

444 Highway 98
Apalachicola, Florida 32328

I. EXECUTIVE SUMMARY

Island Fit SUP&Yoga dba "The Outpost" (referred to from hereon in as the "Company") was established as a Limited Liability Company at 932 W Pine Ave, Eastpoint, Florida 32328 with the expectation of rapid expansion in the ecotourism industry.

Business Description

The Company was formed on 5/11/2012 as Limited Liability Company under Florida state laws and headed by Samantha Fortunas Mathis, Barbara Mathis.

Samantha Fortunas Mathis graduated Florida State University in 2012 and promptly started her paddleboard business Island Fit Stand Up Paddleboard Fitness on St. George Island. She then became a certified yoga teacher and a licensed charter captain to expand on her ventures and share her love for the local area.

Management Team

The Company has assembled an experienced management team:

Property Owner - Barbara Mathis, *Landlord of proposed business sight for "The Outpost" at 444 Highway 98, Apalachicola Florida.*

Business Mission

The Outpost's mission is to promote ecotourism through education and protection of Franklin County's local estuarine ecosystem and natural resources via guided and self-guided stand up paddleboard excursions, kayak tours and charter boat related activities.

New Service

The Company is prepared to introduce the following service to the market:

Water-related Activities : Paddleboard Lessons

Paddleboard Rentals

Paddleboard Tours

Paddleboard Yoga

Beach/shore Yoga

Kayak Rentals

Kayak Tours

Charter Boat Tours

Charter Boat Fishing

Charter Boat Shelling Trips

Sunset Cruises- paddleboard, kayak, boat

Guided and self-guided ecotours

Creature Features for kids

Birding Tours

Wildlife Tours

II. BUSINESS SUMMARY

Industry Overview

In the United States, the ecotourism industry presently makes 0 dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

Decision factors include:

Income and tourist/vacation budget

Family size and age range

Comfort with the water/bay

Business Goals and Objectives

Short Term:

Be operational by May of 2021 for the "high season":

-Need to obtain water and power permits for property at 444 Highway 98 Apalachicola, Florida in order to facilitate office.

-Have a fleet of 5-10 stand up paddleboards available for lessons and rentals.

-Have a fleet of 5-10 kayaks available for self-guided tours and rentals.

-Have an operational dock and fish cleaning station for charter captains and clients.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

