



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: Charles Robert Shiver and Donna Kay Barber

Contact Information: Home #: 850-814-2907

Cell #: 850-814-2907 and 850-653-6512

Mailing Address: PO Box 681

City/State/Zip: Eastpoint, FL 32328

EMAIL Address: Donna@DonnaKayBarber.com

Contractor Name: TBD

Business Name: _____

Contact Information: Office #: _____

Cell #: _____

State License #: _____

County Registration #: _____

Mailing Address: _____

City/State/Zip: _____

EMAIL Address: _____

PROPERTY DESCRIPTION: 911 Address: 101 W. Pine Ave., St. George Island, FL 32328

Lot/s: 17, 18 and 19 Block: 2 Subdivision: St. George Island Gulf Beaches Unit: 1 West

Parcel Identification #: 29-09S-06W-7311-002W-0170 and 29-09S-06W-7311-002W-0190

JURISDICTION: Franklin County

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

DESCRIPTION OF DEVELOPMENT: Convenience Store

ZONING DISTRICT: C4 & C2

CONTRACT COST: _____

HEATED SQ FT: 1,500

UN-HEATED SQ FT: 0

TOTAL SQUARE FOOT: 1,500

ROOF MATERIAL: TBD

FOUNDATION TYPE: TBD

LOT DEMENSION: _____

NO. OF STORIES: 1

STORAGE SQ FOOTAGE: 0

GAS UTILITIES: 0

(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: WMSI

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: 120088 0565F

FIRM ZONE/S: AE

ELEVATION REQUIREMENTS AS PER SURVEY: 13

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

BUILDING OFFICIAL

DATE

FLOODPLAIN ADMIN.

DATE

OWNER/CONTRACTOR

DATE

SUPPLEMENTAL APPLICATION

1- Proposed Alteration of the Land:

- Determination of COE & DEP Wetlands: N/A
- Amount and location of Fill to be placed on property: TBD
- Percentage of land to be placed in impervious surface: 38%

2- Critical Shoreline Inspection:

- Construction to be a minimum of 50 feet from the mean high water or wetland: N/A
(Must be indicated on submitted site plan)
- Construction within 50 feet of the mean high water or wetlands: N/A
- Attach the Board of Adjustment Approval: Date of Approval: N/A
(Expires One Year From Approval Date)

3- Elevation Requirements:

- FLOOD ZONE: AE BASE FLOOD ELEVATION: 13
- LOWEST BASE FLOOD ELEVATION AT BUILDING SITE: 13
- A/AE/AH/AO ZONES: Elevation of bottom of the first floor: 7 (Building will be flood proofed to ELEV = 14)
- VE Zones: Elevation of the first floor horizontal support structure: N/A

DEVELOPMENT APPLICATION CHECKLIST

RESIDENTIAL:

- Application
- Supplemental Application
- Boundary Survey (Non-Flood Zones)
- Site Plan
- Septic Tank Permit
- Water & Sewer Letter
- Energy Code Form
- 2 Complete Sets of Building Plans
- Wind Load Analysis Engineered
- State Permits
- DEP Permits COE Permits FDOT Permits
- Structure Height & Number of Stories Affidavit
- Portable Toilet Agreement
- Owner/Builder Affidavit
- Dumpster Affidavit
- Termite Affidavit
- Turtle Light Affidavit (If Applicable)
- Recorded Notice of Commencement

FORMS REQUIRED IN FLOOD ZONES: (Additional)

- Topographical Survey
- Flood Plain Management Review
- V Zone Certification (If Applicable)
- Smart Vent Certification (If Applicable)
- Elevation Affidavit
- Non Conversion Agreement

COMMERCIAL: (Additional to Residential)

- P&Z Approval Notice
- BOA Approval Notice
- BCC Approval Notice
- DEP Storm Water Permit/Exemption
- DBPR Approval
- Parking Plan
- Flood Proofing Certification (If Applicable)

SUB-CONTRACTOR LIST

PLEASE BE ADVISED THAT ALL CONTRACTORS DOING WORK IN FRANKLIN COUNTY MUST BE REGISTERED IN FRANKLIN COUNTY PRIOR TO PERFORMING ANY WORK IN THIS COUNTY. ALL GENERAL, RESIDENTIAL & BUILDING, ELECTRICAL, PLUMBING, HVAC & ROOFING CONTRACTOR'S ARE REQUIRED TO PULL PERMITS ON ALL NEW, RENOVATIONS, REMODEL PROJECTS.

CONTRACTOR OR OWNER HAS CONTRACTED WITH THE FOLLOWING (OWNER/BUILDERS ARE NOT ALLOWED TO HIRE SPECIALTY FRAMING CONTRACTORS) ALL CONTRACTOR'S & SUBCONTRACTOR'S MUST BE REGISTERED WITH FRANKLIN COUNTY AND ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE COMMENCING WORK.

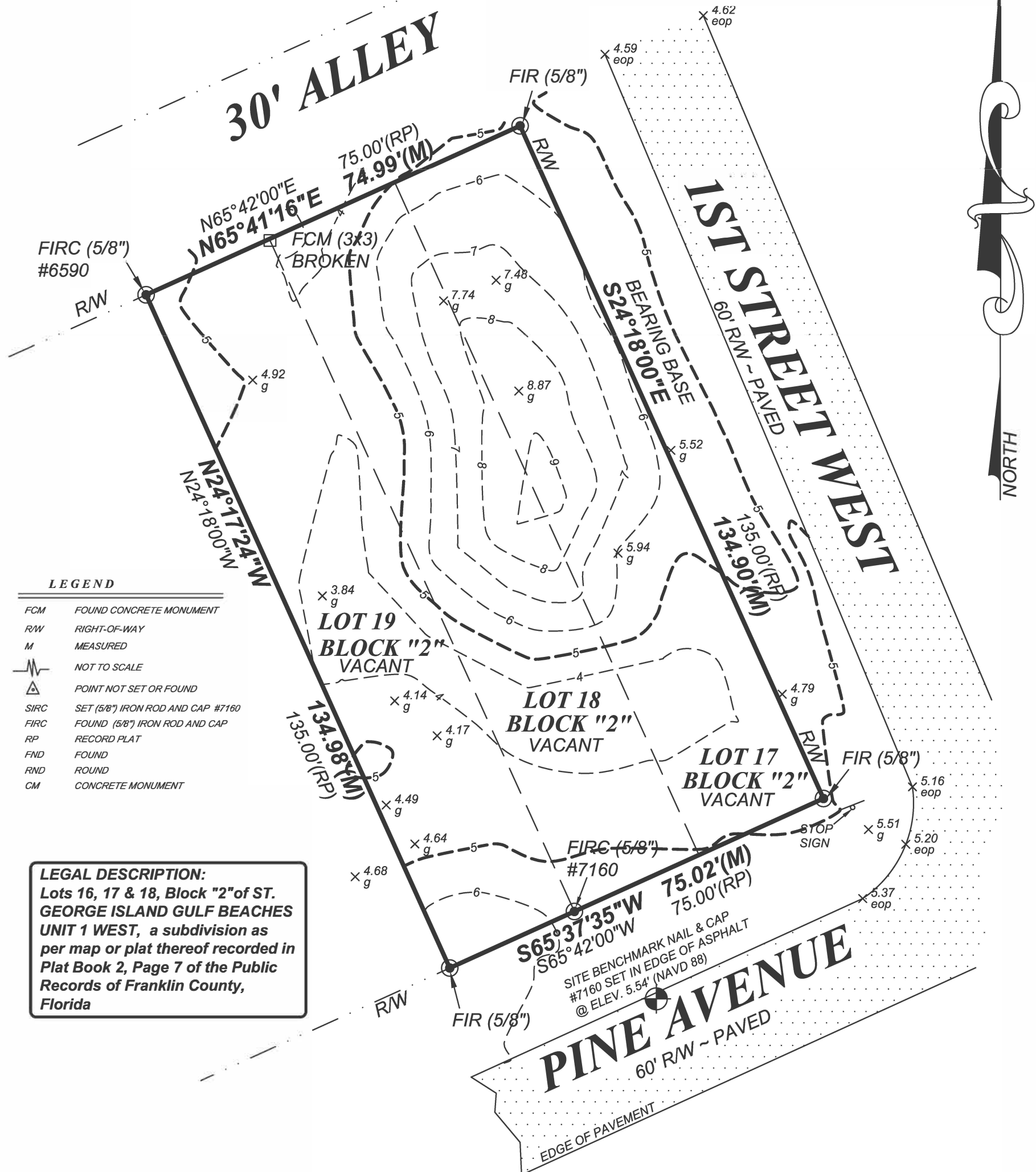
- | | | | |
|------------------------|-------------------------------------|------------------------|-------------------------------------|
| Contractor: <u>TBD</u> | <input type="checkbox"/> Registered | Insulation: <u>TBD</u> | <input type="checkbox"/> Registered |
| Electrical: <u>TBD</u> | <input type="checkbox"/> Registered | Painting: <u>TBD</u> | <input type="checkbox"/> Registered |
| Plumbing: <u>TBD</u> | <input type="checkbox"/> Registered | Framing: <u>TBD</u> | <input type="checkbox"/> Registered |
| HVAC: <u>TBD</u> | <input type="checkbox"/> Registered | Masonry: <u>TBD</u> | <input type="checkbox"/> Registered |
| Roofing: <u>TBD</u> | <input type="checkbox"/> Registered | Tile: <u>TBD</u> | <input type="checkbox"/> Registered |
| Propane: <u>TBD</u> | <input type="checkbox"/> Registered | Siding: <u>TBD</u> | <input type="checkbox"/> Registered |
| Concrete: <u>TBD</u> | <input type="checkbox"/> Registered | Other: _____ | <input type="checkbox"/> Registered |
| Piling: <u>N/A</u> | <input type="checkbox"/> Registered | Other: _____ | <input type="checkbox"/> Registered |

PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:

**CHARLES ROBERT SHRIVER and DONNA KAY BARBER,
DONNA DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY**

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly right-of-way boundary of 1st Street West having a bearing of South 24 degrees 18 minutes 00 seconds East as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



LEGEND

- FCM FOUND CONCRETE MONUMENT
- RW RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- POINT NOT SET OR FOUND
- SIRC SET (5/8") IRON ROD AND CAP #7160
- FIRC FOUND (5/8") IRON ROD AND CAP
- RP RECORD PLAT
- FND FOUND
- RND ROUND
- CM CONCRETE MONUMENT

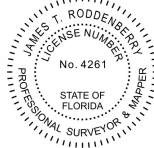
LEGAL DESCRIPTION:

Lots 16, 17 & 18, Block "2" of ST. GEORGE ISLAND GULF BEACHES UNIT 1 WEST, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida

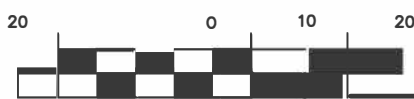
I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120088 0565F index date: February 5, 2014, Franklin County, Florida.

TR & A			
Thurman Roddenberry & Associates, Inc.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538		FAX NUMBER: 850-962-1103	
LB # 7160			
DATE: 03/03/21	DRAWN BY: MMD	N.B. PLAT PG	COUNTY: Franklin
FILE: 94088.DWG	DATE OF LAST FIELD WORK: 03/02/21	JOB NUMBER: 94-088	



March 29, 2021

Ms. Cortni Bankston
Franklin County Planning and Building Dept.
43 Forbes Street
Apalachicola, Florida 32320

Subject: Donna Barber and Charles Robert Shiver - Commercial Site Plan
Lots 17,18,19, Block 2W, Unit 1 St. George Island
Our Project 421.001.00

Dear Ms. Bankston:

Please accept this letter as our request to be placed on the agenda for the next P&Z meeting, which is to be held in April 2021, for approval of the above-captioned project.

In summary, the project will consist of a 1,500 gsf convenience store. The convenience store will have a deli area for take-out only, either as walk in or via a proposed drive thru window. The main structure will be constructed slab on grade and will be flood proofed to the required elevation of el= 14.0.

Water and sewer facilities for the site will be provided by WMSI and a commercial grade, privately maintained, aerobic sewage treatment system unit, respectively.

It is our understanding, based on a review of the code and past approvals for similar developments that the proposed project is consistent with the provisions of the C-4, mixed use commercial zoning district.

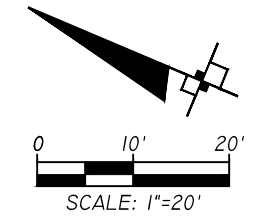
As is customary for this proceeding, we respectfully request that the board make a recommendation of approval for this project, conditioned upon receipt of all applicable state permits, including NFWMD environmental resource and Health Dept. onsite septic system permits.

Please advise if we can be of further assistance.

Sincerely,
INOVIA CONSULTING GROUP

A stylized signature of "Jim Waddell" in blue ink.

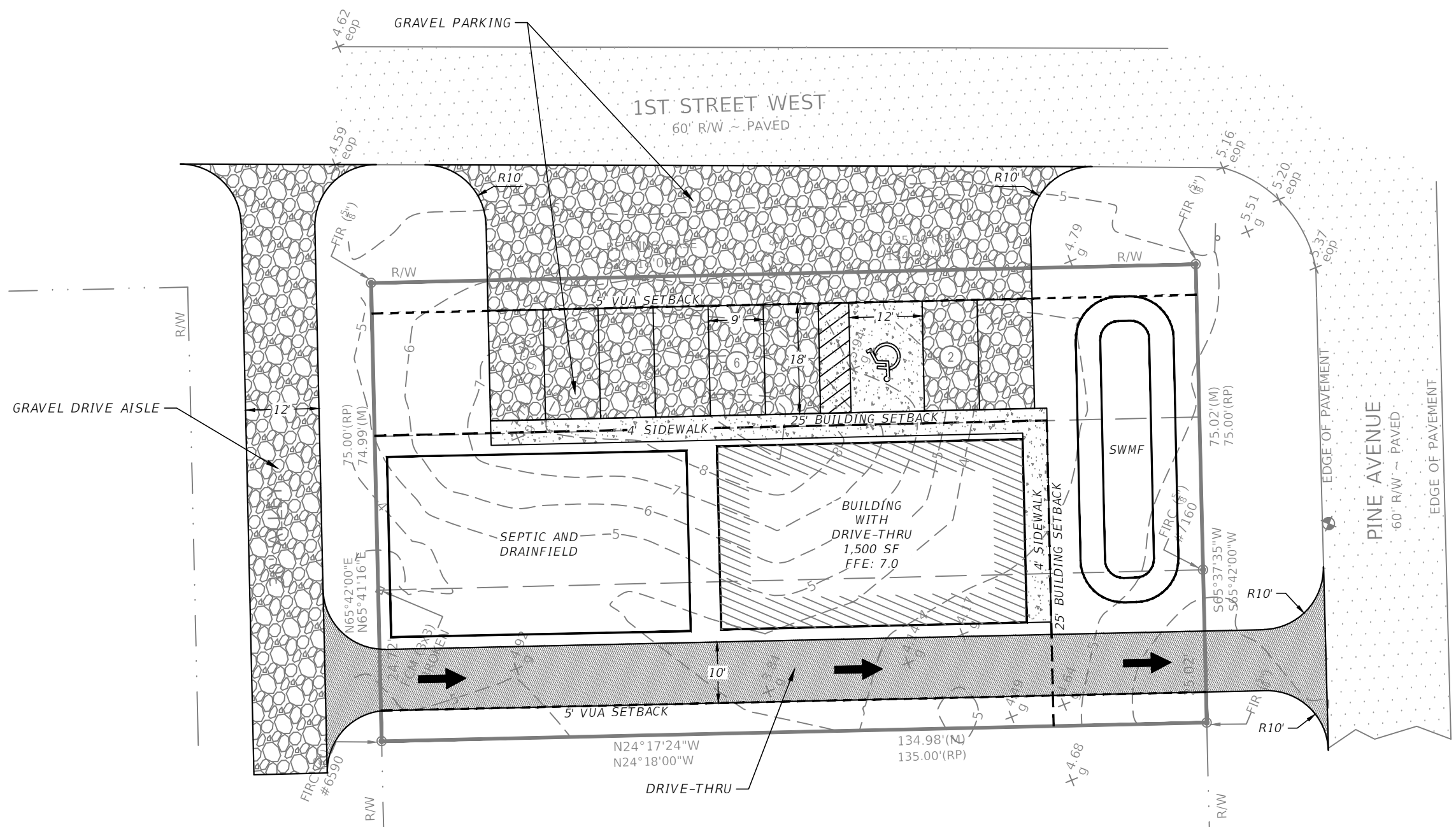
Jim Waddell, P.E.
Principal



1983 CENTRE POINTE BLVD.
SUITE 103
TALLAHASSEE, FLORIDA 32308
PHONE 850.298.4213
WWW.INOVIAGROUP.COM
CAB225

NO.	BY	DATE	REVISIONS

PROJECT NO.:
DRAWING FILE: DESIGN BASE.DWG



LEGAL DESCRIPTION:
LOTS 16, 17 & 18, BLOCK "2" OF ST. GEORGE ISLAND GULF BEACHES UNIT 1 WEST, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

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

CLIENT: DONNA BARBER AND CHARLES ROBERT SHIVER
PROJECT: BARBER CONVENIENCE STORE ST. GEORGE ISLAND
SHEET: DIMENSIONAL SITE PLAN

PLAN RELEASE STATUS
 PROGRESS PRINT
 PERMIT RELEASE
 BID RELEASE
 CONSTRUCTION RELEASE

RELEASE DATE:	INITIAL	DATE
30 MAR 21	KRA	5/30/21
	JFW	5/30/21

SCALE: AS SHOWN

JAMES F. WADDELL, III, P.E.
PE NO.: 46019
DATE: 30 MAR 21

SHEET
1 OF 1