



**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](http://www.franklincountyflorida.com/planning_building.aspx)

**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

PROPERTY OWNER'S NAME: Greg Winter  
MAILING ADDRESS: 260 River Bluff Dr. City/State/Zip: Havana FL 32333  
PHONE #: 850-542-2777 CELL #: 850-545-9618 EMAIL: gswdvm@aol.com

AGENT'S NAME: Brett Maxwell - Contractor  
MAILING ADDRESS: 3703 THOMASVILLE RD City/State/Zip: ZILLAHASSEE 32309  
PHONE #: \_\_\_\_\_ CELL #: 850-545-1778 EMAIL: bammx57@hotmail.com

PROPERTY DESCRIPTION: 911 Address: 104 Castoldi Rd.  
Lot/s: 5+6 Block: B Subdivision: McKissack Beach Unit: \_\_\_\_\_  
Parcel Identification #: Range 2 Property tax ID # 30-075-04W-0220-00B2-0060  
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: Request a subtrack of 6 ft. setback from Castoldi Rd + West side of lot and a 10 ft. setback from Carrabelle Bch. Dr. + Spacy St. Also request that Castoldi St. be abandoned as a named street and would like to use it as an easement for utilities and a service road. We will locate utilities so house does not impede on underground utilities, water, and sewer. Would also like address on CARRABELLE BEACH Dr.

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.**

SPACEY ST



CASTOLDI ST.

CARRABELLE BEACH DR

ROUGH SITE PLAN

# SPACEY DRIVE (POSTED) FIRST AVENUE (P)

50' RIGHT OF WAY (P)

ASSUMED  
BEARING BASE  
**EAST**

100'(CP)  
**100.28'(S)**

FCM (4x4)  
X TOP  
PRM

50.00'  
S89°54'20"E  
74.95'(S)

R/W  
FIR (17)

R/W  
FIR (17)

50.14'(S) 50'(P)

50.14'(S) 50'(P)

LOT 4  
BLOCK "B"  
RANGE 2

**25'**

0.22 ACRES±

WOOD  
PUMPHOUSE

18" OAK

100'(P)  
**99.87'(S)**

25' SETBACK LINE

18" PALM

100'(P)

5.65 x

ELEVATED  
WOOD DECK

25' SETBACK LINE

18" PALM

LOT 5  
BLOCK "B"  
RANGE 2

LOT 6  
BLOCK "B"  
RANGE 2

WATER  
METER

50.04'(S) 50'(P)

**10'**

50.04'(S) 50'(P)

S12°06'53"W

100.04'(S)  
100'(P)

BLOCK  
RESIDENCE

N12°00'57"E  
**8'**

**8'**

0.86'

**8'**

R/W  
FIR (17)

FCM (4x4)  
X TOP  
PRM

N89°55'38"W

100.08'(S)  
100'(CP)

R/W

# CARRABELLE BEACH DRIVE (POSTED) SECOND AVENUE (P)

50' RIGHT OF WAY (P)

**CASTOLDI STREET (POSTED)  
SECOND STREET (P)**  
50' RIGHT OF WAY (P)

TEMPORARY BENCH M/  
6" SPIKE SET IN WESTE  
OF 18" PLAM TREE  
ELEV. 10.00' NAVD 88 D,

R/W

R/W

## EXHIBIT - Legal Description

Order Number: 55803904

Property Tax ID: 30-07S-04W-0220-00B2-0060

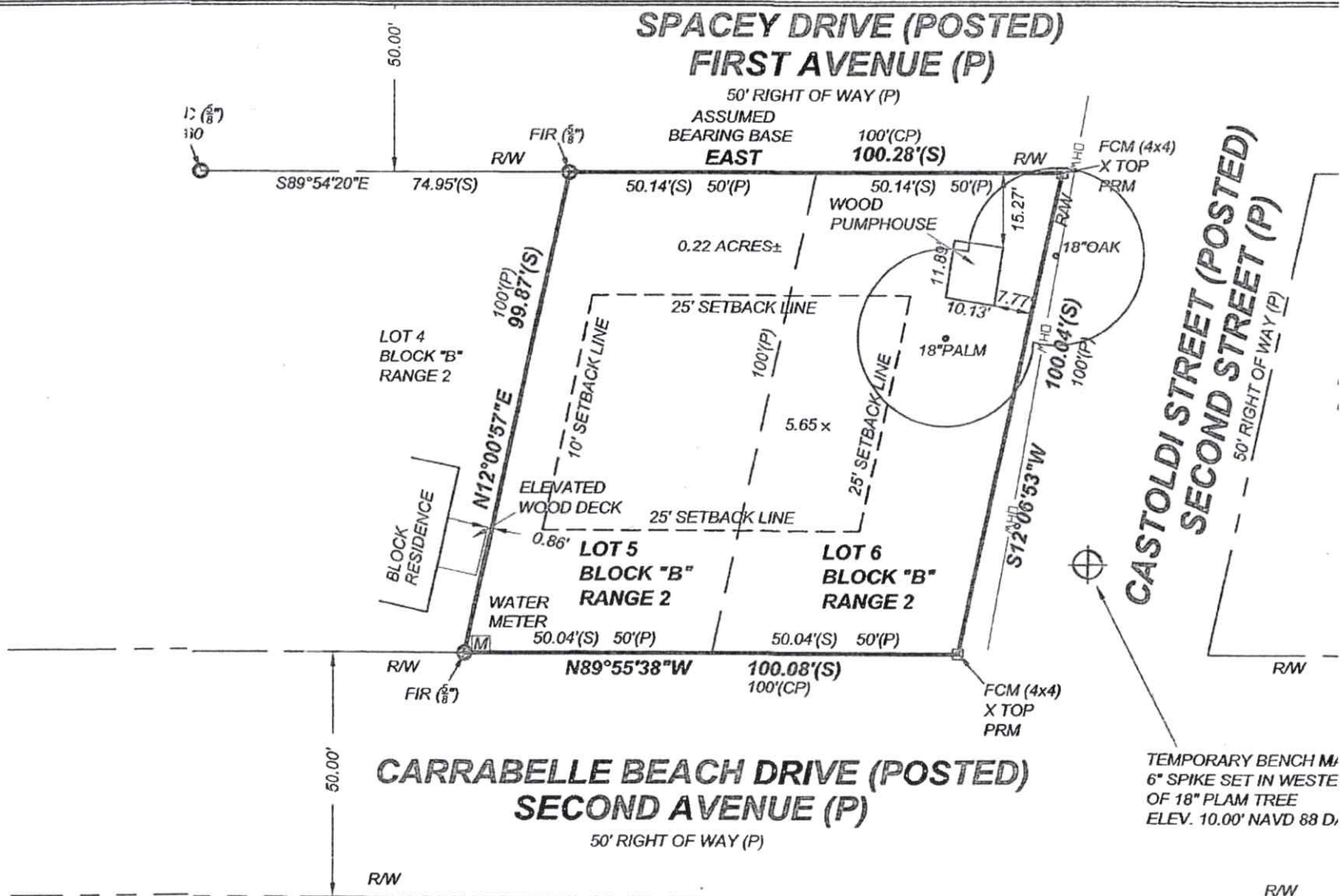
Land in the city/township/village of Carrabelle and the County of Franklin, State of FL, more particularly described as:

LOT FIVE (5) AND SIX (6), BLOCK B, RANGE 2, MCKISSACK BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED, IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

Commonly described as: 104 Castoldi Road, Carrabelle FL 32322

**LEGEND**

NGVD = NATIONAL GEODETIC VERTICAL DATUM  
 NO. = NUMBER  
 O.R. = OFFICIAL RECORDS  
 FIP = FOUND IRON PIPE/PIVOT & CAP  
 FIRC = FOUND IRON ROD & CAP  
 FFP = FOUND FINISHED PIPE  
 FPC = FOUND CONCRETE  
 FNC = FOUND NAIL AND CAP/DECK  
 (S) = SURVEY  
 TBM = TEMPORARY BENCH MARK  
 TWN = TOWNSHIP  
 P = POWER POLE  
 OHW = OVERHEAD WIRE  
 FH = FIRE HYDRANT  
 G = GAS VALVE  
 R = RADIUS  
 RNO = RANGE  
 RES. = RESIDENCE  
 RW = RIGHT OF WAY  
 SEC. = SECTION  
 SCM = SET CONCRETE MONUMENT (4"x4")  
 SIRC = SET IRON ROD & CAP  
 SNAC = SET NAIL & CAP/DECK  
 PO = PAGE  
 PCP = PERMANENT CONTROL POINT  
 FTC = FOUND TERRA COTTA  
 GLO = GOVERNMENT LAND OFFICE  
 H.O.A. = HOMEOWNERS ASSOCIATION  
 L = ARC LENGTH  
 BLK = BLOCK  
 BKN = BROKEN  
 CD = CALCULATED DEED  
 CP = CALCULATED PLAT  
 CS = CALCULATED SURVEY  
 CL = CENTERLINE  
 FCM = FOUND CONCRETE MONUMENT (4" x 4")  
 DELTA = CENTRAL ANGLE  
 C = CHORD  
 CONC. = CONCRETE  
 (D) = DEED  
 DW = DRIVEWAY  
 EP = EDGE OF PAVEMENT  
 FB = FIELD BOOK  
 FFE = FINISHED FLOOR ELEVATION  
 PLT = PLAT TOP  
 PT = POINT OF BEGINNING  
 P = PLAT  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PC = POINT OF CURVATURE  
 PLS = PROFESSIONAL LAND SURVEYOR  
 NOS = NATIONAL GEODETIC SURVEY  
 NAVD = NORTH AMERICAN VERTICAL DATUM  
 PRM = PERMANENT REFERENCE  
 AC = ACRESAGE  
 P.B. = PLAT BOOK



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

*6/15/20*  
**STEVEN K. ODOM**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 LICENSE NO. 6412

**BOUNDARY SURVEY OF**  
**LOTS 5 & 6, BLOCK "B" RANGE 2**  
**MCKISSACK BEACH**  
**PLAT BOOK 1 PAGE 13**  
**PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA**

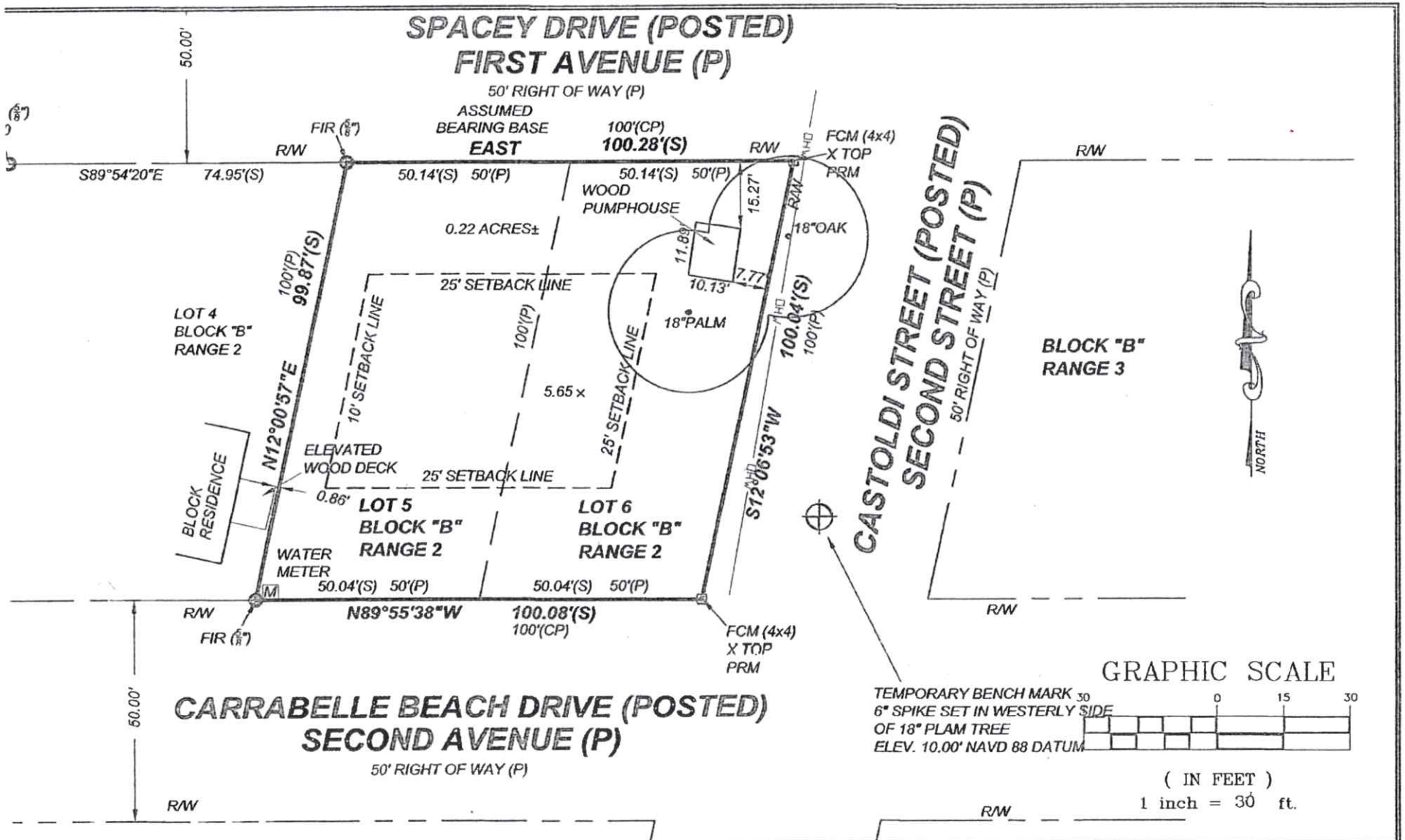
**CERTIFIED TO:**  
**BRETT MAXWELL CONSTRUCTION, LLC**

**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF SPACEY DRIVE OF MCKISSACK BEACH RECORDED IN PLAT BOOK 1 PAGE 13 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA BEARING BASE IS EAST ASSUMED
- 2) THERE ARE NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN
- 3) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION AS SHOWN
- 4) NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
- 5) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

**ODOM SU**  
**LIC**  
**CF**  
**EMAIL**  
**WEBI**

DATE	F.B.	PAGE	DESCRIPTION	ACAD BY	DRAWING DATE:	JOB NO.
05/10/20	-	-	BOUNDARY	MELISSA	06/15/20	20337



**GRAPHIC SCALE**

TEMPORARY BENCH MARK <sup>30</sup>  
 6" SPIKE SET IN WESTERLY SIDE  
 OF 18° PLAM TREE  
 ELEV. 10.00' NAVD 88 DATUM

( IN FEET )  
 1 inch = 30 ft.

BOUNDARY SURVEY OF  
 LOTS 5 & 6, BLOCK "B" RANGE 2  
 MCKISSACK BEACH  
 PLAT BOOK 1 PAGE 13  
 PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

CERTIFIED TO:  
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  - 4) NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
  - 5) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

**ODOM SURVEYING & MAPPING, LLC**  
 LICENSED BUSINESS NO. 7391  
 181 FOX RUN CIRCLE  
 CRAWFORDVILLE, FL 32327  
 PHONE: (850) 926-7068  
 EMAIL: ODOM6412@COMCAST.NET  
 WEBPAGE: ODOMSURVEYING.COM

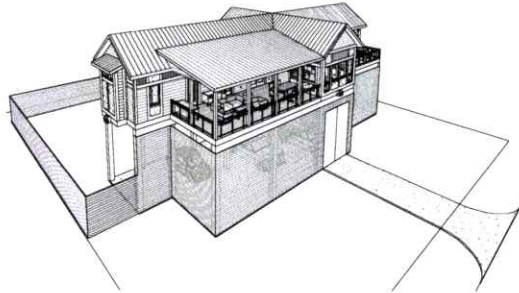
DATE	F.B.	PAGE	DESCRIPTION	ACAD BY	DRAWING DATE:	JOB NO.	SCALE:	SHEET NO.:
06/10/20	-	-	BOUNDARY	MELISSA	06/15/20	20337	1" = 30'	1 OF 1

**WINTER BEACH HOUSE**

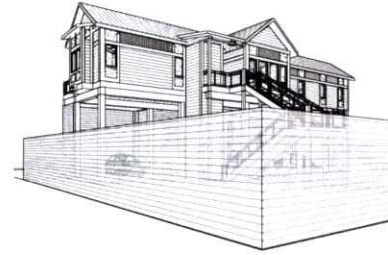
CARRABELLE, FL



1 DRIVE UP VIEW FROM SW



2 BIRD'S EYE VIEW FROM SW



3 WALK UP VIEW FROM NE

# WINTER BEACH HOUSE



5 BIRD'S EYE VIEW FROM NW



4 FRONT YARD VIEW FROM SE

**INDEX OF DRAWINGS**

SHT. NO.	DESCRIPTION
AS.0	COVER SHEET
A1.0	GROUND LEVEL FLOOR PLAN W/ POWER
A1.1	LIVING LEVEL DIMENSIONAL FLOOR PLAN
A1.2	LIVING LEVEL FUR PLAN W/ POWER
A1.3	REFLECTED CEILING PLANS
A1.4	ROOF PLAN
AA.1	EXTERIOR ELEVATIONS
AA.1	INTERIOR ELEVATIONS & DETAILS
AA.1	SCHEDULES



6 BACK YARD VIEW FROM NW

SEAL/REGISTRATION

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME

COVER SHEET

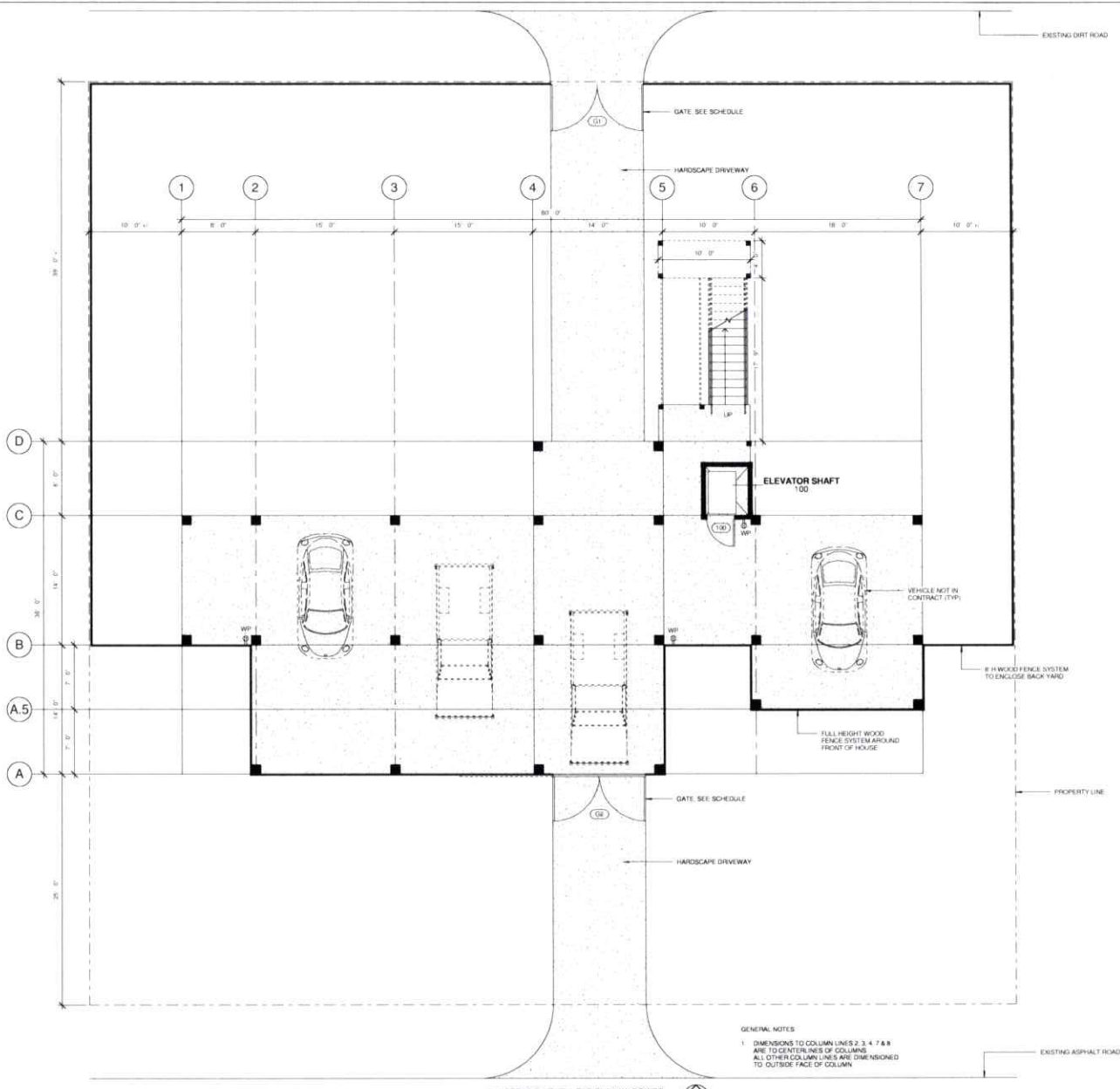
DATE: 06-14-2020

DRAWN BY

CHECKED BY

SHEET NUMBER

**A0.0**



**WINTER BEACH HOUSE**  
CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS	
NO	DESCRIPTION

SHEET NAME:  
**GROUND LEVEL -  
FLR PLAN W/  
POWER**

DATE: 06-14-2020  
DRAWN BY: WINTER  
CHECKED BY:  
SHEET NUMBER:

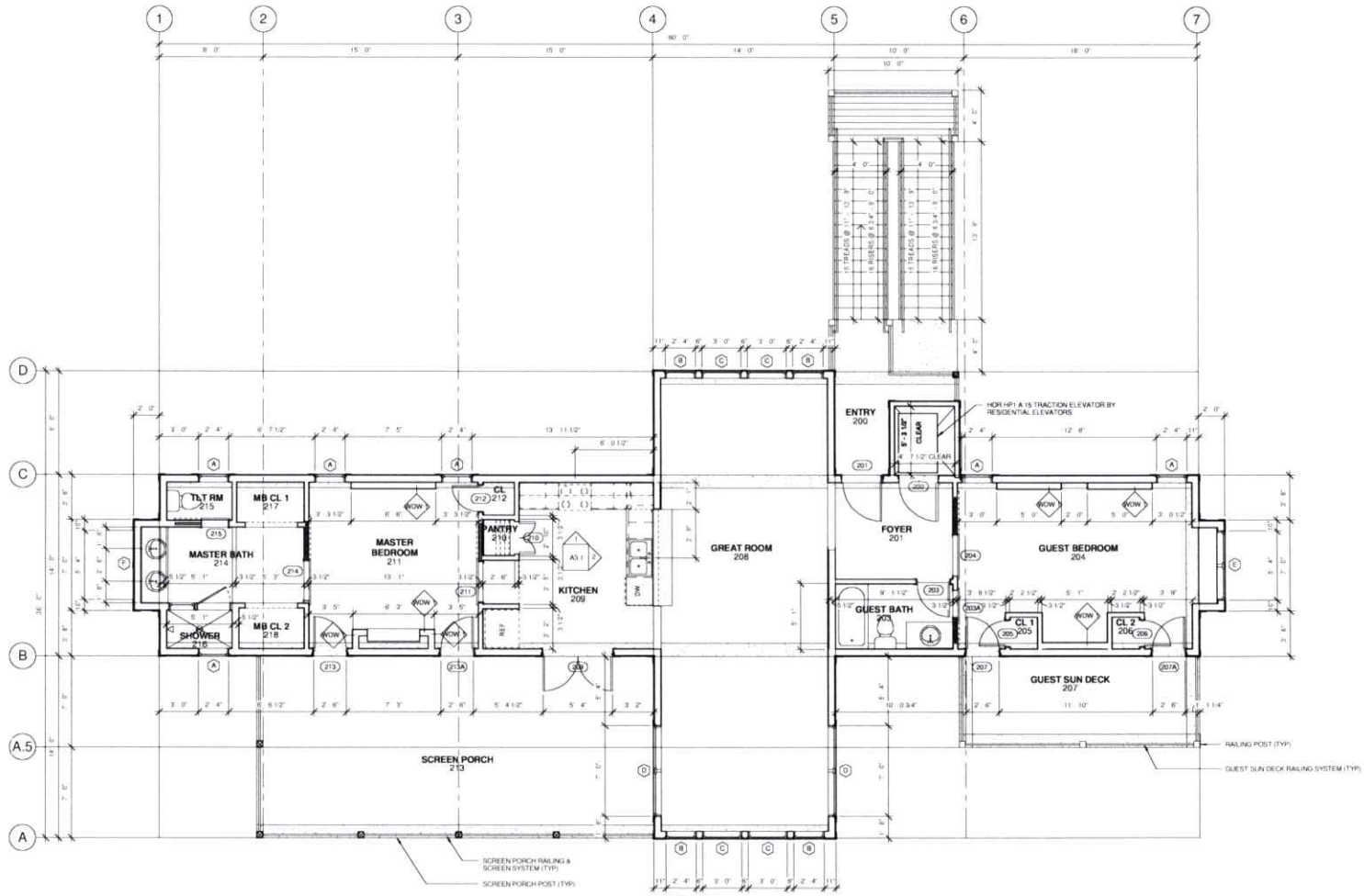
**A1.0**

① GROUND LEVEL - FLR PLAN W/ POWER  
3/16" = 1'-0"



# WINTER BEACH HOUSE

CARRABELLE, FL



GENERAL NOTES  
 1 DIMENSIONS TO WALLS ARE TO FACE OF STUD  
 2 DIMENSIONS TO WINDOWS & DOORS ARE TO WINDOW & DOOR SIZES (NOT ROUGH OPENING)  
 3 PORCH & DECK POSTS ARE TO ALIGN W/ OUTSIDE FACES OF COLUMN BELOW

⓪ LIVING LEVEL - DIMENSIONAL FLR PLAN  
 1/4" = 1'-0"

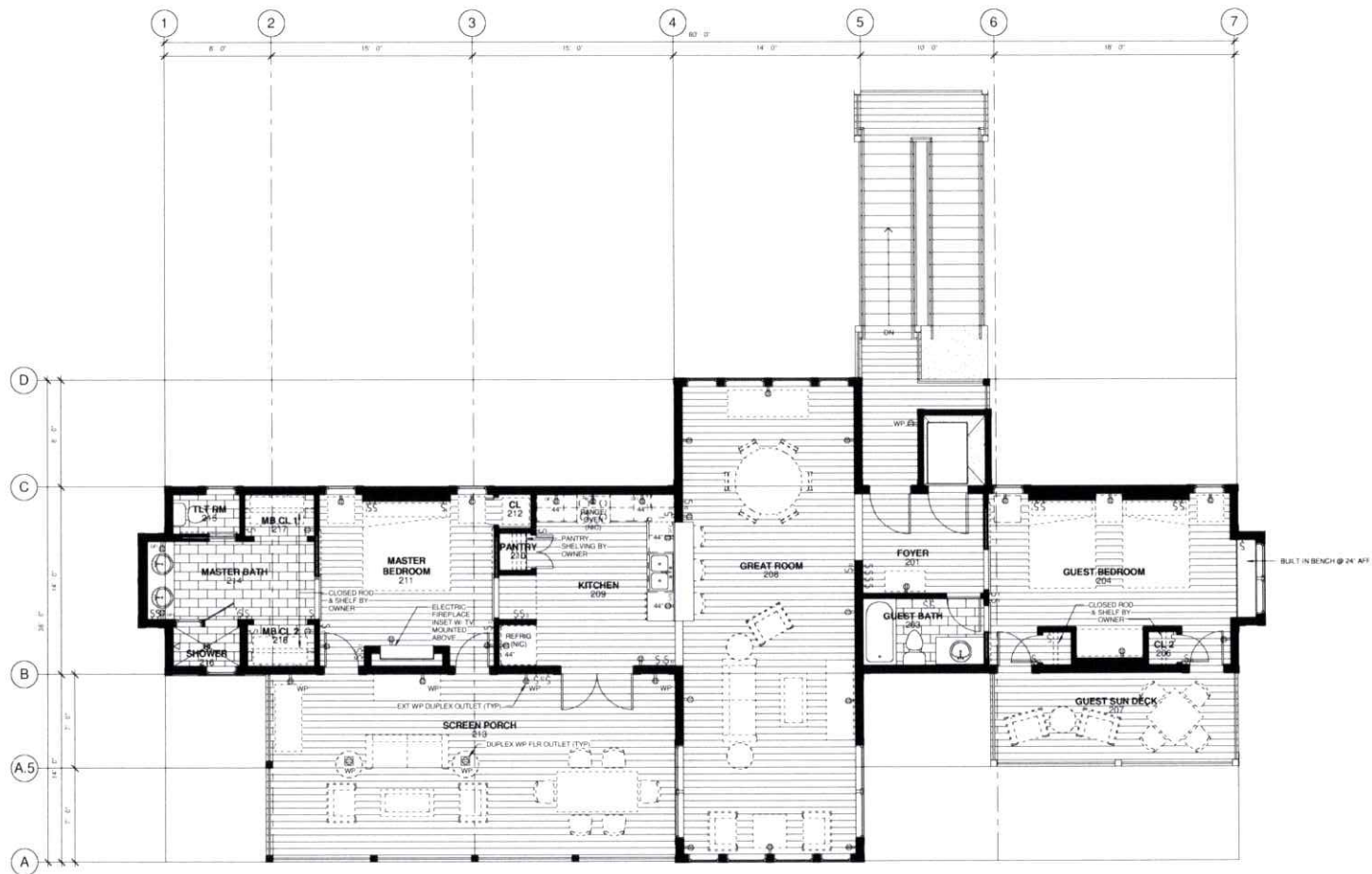
SEAL/REGISTRATION

REVISIONS		
NO	DATE	DESCRIPTION

SHEET NAME:  
 LIVING LEVEL - DIMENSIONAL FLOOR PLAN

DATE: 06-14-2020  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:

A1.1



GENERAL NOTES  
 1 ALL FURNITURE (DASHED) NOT IN CONTRACT

1 LIVING LEVEL - FLR PLAN W/ POWER  
 1/4" = 1'-0"



# WINTER BEACH HOUSE

CARRABELLE, FL

SEAL/REGISTRATION

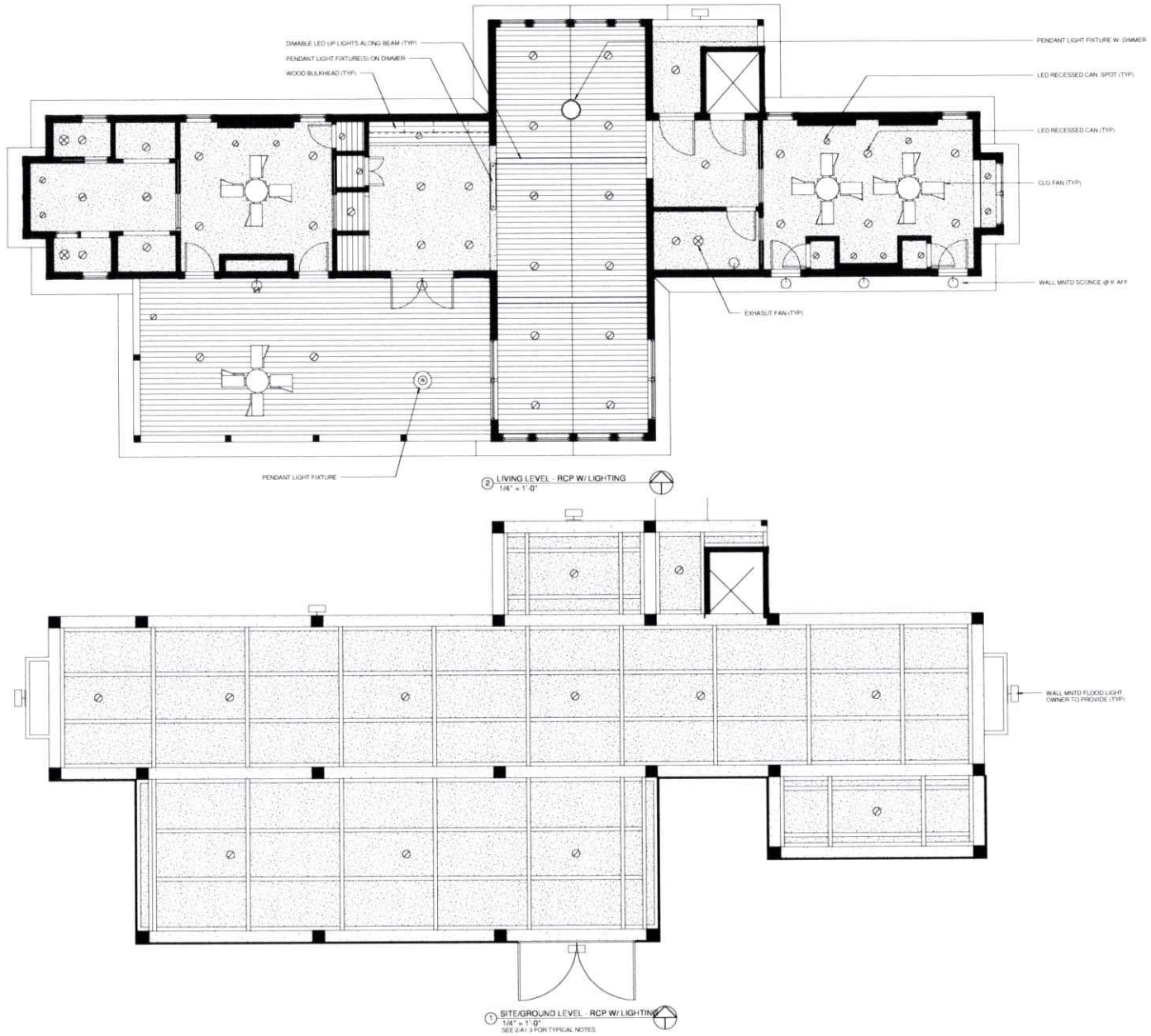
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:  
 LIVING LEVEL -  
 FLR PLAN W/  
 POWER

DATE: 06-14-2020  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:

A1.2



**WINTER BEACH HOUSE**

CARRABELLE, FL

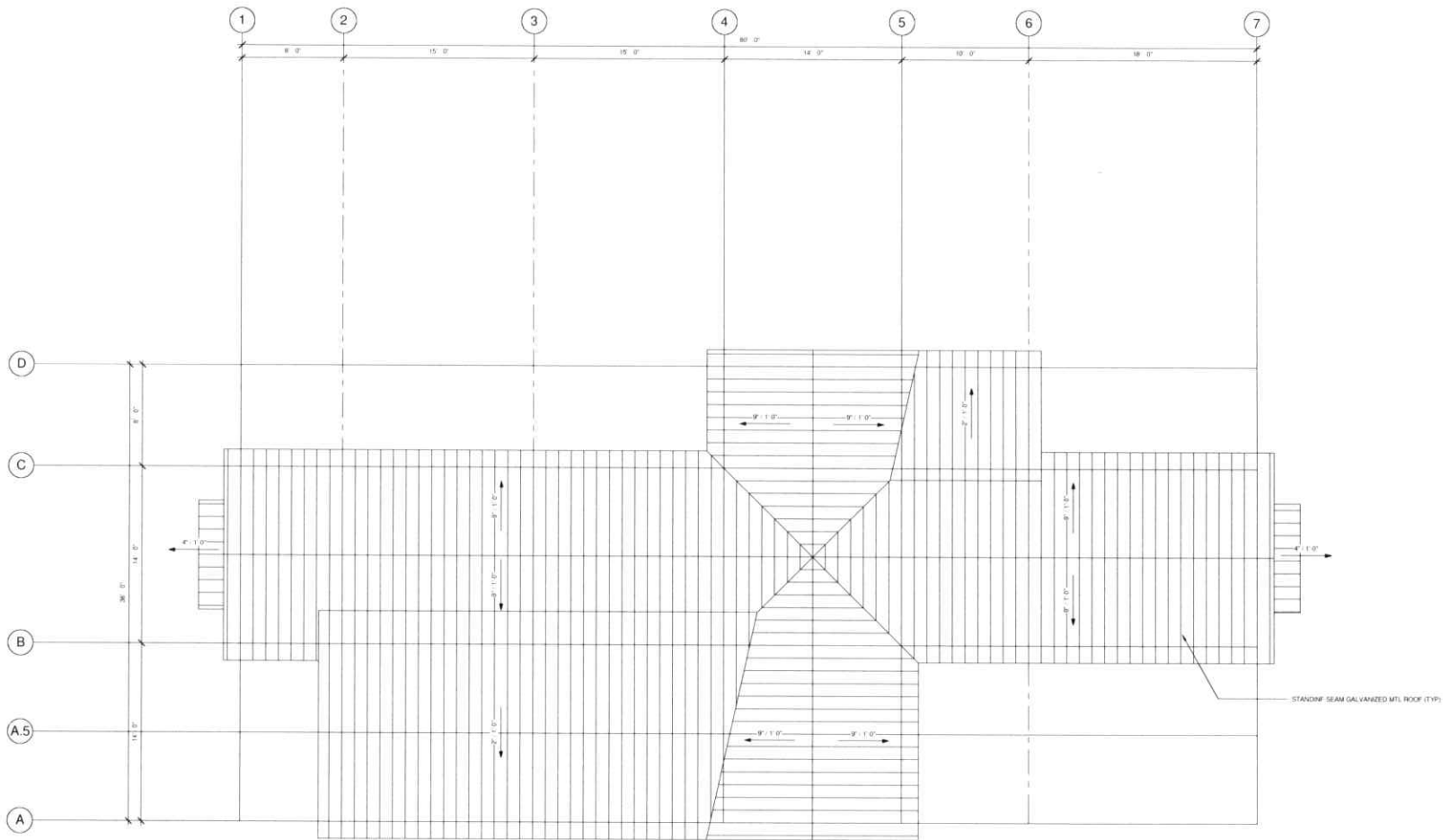
SEAL/REGISTRATION

NO.	DATE	DESCRIPTION

SHEET NAME:  
REFLECTED  
CEILING PLANS

DATE: 06-14-2020  
DRAWN BY:  
CHECKED BY:  
SHEET NUMBER

**A1.3**



**WINTER BEACH HOUSE**

CARRABELLE, FL

SEAL/REGISTRATION

NO.	DATE	DESCRIPTION

SHEET NAME  
**ROOF PLAN**

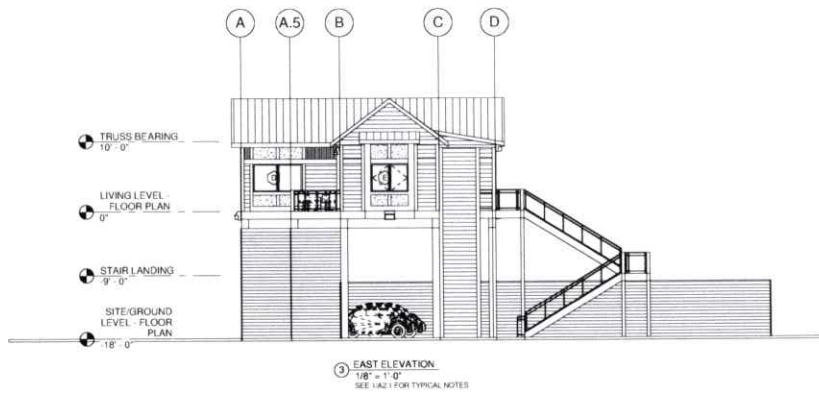
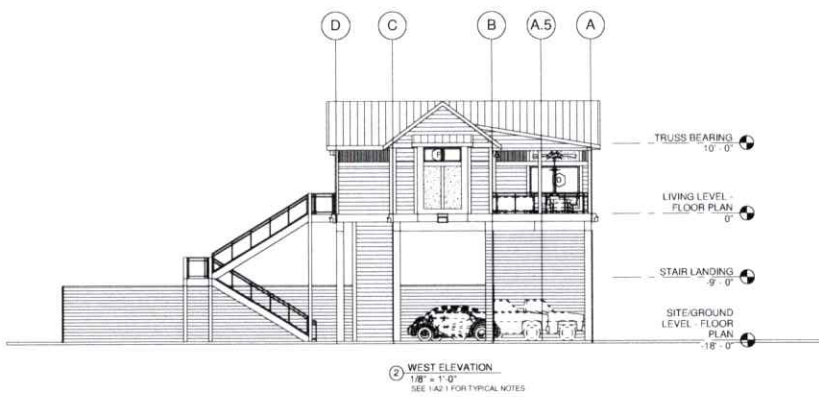
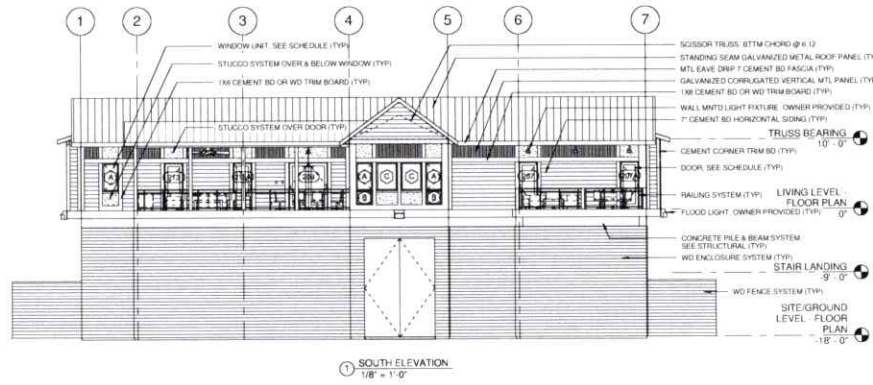
DATE: 06.14.2020  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:

**A1.4**

1 ROOF PLAN  
1/4" = 1' 0"

# WINTER BEACH HOUSE

CARRABELLE, FL



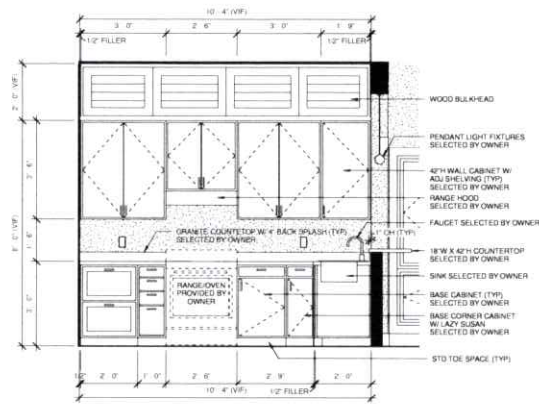
SEAL/REGISTRATION

NO	DATE	DESCRIPTION

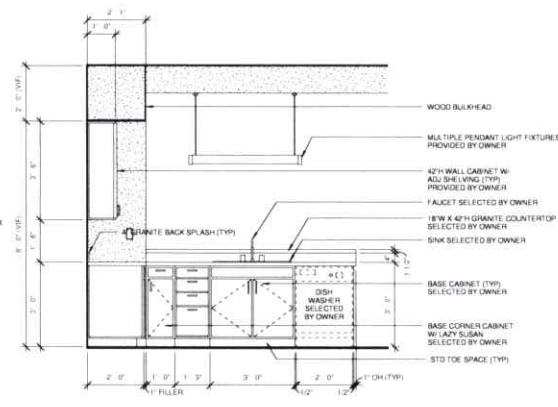
SHEET NAME:  
**EXTERIOR ELEVATIONS**

DATE: WINTER 06-14-2020  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:

**A2.1**



1 KITCHEN NORTH WALL  
1/2" = 1'-0"



2 KITCHEN EAST WALL  
1/2" = 1'-0"

**WINTER BEACH HOUSE**  
CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:  
**INTERIOR  
ELEVATIONS &  
DETAILS**

DATE: 06-14-2020

DRAWN BY:

CHECKED BY:

SHEET NUMBER:

**A3.1**

# WINTER BEACH HOUSE

CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS		
NO	DATE	DESCRIPTION

SHEET NAME:  
**SCHEDULES**

DATE: 06-12-2020  
DRAWN BY:  
CHECKED BY:  
SHEET NUMBER:

## A4.1

DOOR SCHEDULE									
NUMBER	TYPE	WIDTH	HEIGHT	DR MTRL	DR FIN	FR TYPE	FR MTRL	FR FIN	REMARKS
100	A	3'-0"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
200	A	3'-0"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
201	B	3'-0"	6'-8"	FG	PAINT	A	WD	PAINT	
203	C	2'-6"	6'-8"	SCW	STAIN	A	WD	PAINT	
203A	D	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
204	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
205	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
206	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
207	E	2'-6"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
207A	E	2'-6"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
209	F	5'-4"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
210	G	2'-6"	6'-8"	SCW	STAIN	A	WD	PAINT	
211	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
212	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
213	E	2'-6"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
213A	E	2'-6"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
214	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
215	D	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
G1	G1	10'-0"	8'-0"	WD					
G2	G2	10'-0"	14'-0"	WD					

DOOR SCHEDULE GENERAL NOTES

1

DOOR SCHEDULE REMARKS

1

WINDOW SCHEDULE									
TYPE	WIDTH	HEIGHT	FR MATERIAL	FR FINISH	GLASS	GLASS FINISH	REMARKS		
A	2'-4"	4'-0"			INSUL	TINTED			
B	2'-4"	6'-9"			INSUL	TINTED			
C	3'-0"	4'-0"			INSUL	TINTED			
D	7'-0"	4'-0"			INSUL	TINTED			
E	5'-4"	4'-0"			INSUL	TINTED			
F	5'-4"	2'-0"			INSUL	TINTED			
H	2'-0"	3'-0"			INSUL	CLEAR			

WINDOW SCHEDULE GENERAL NOTES

1

WINDOW SCHEDULE REMARKS

1

FINISH SCHEDULE									
NUMBER	ROOM NAME	FLOOR	BASE	WALL	CLG MAT	CLG HT	TRIM	REMARKS	
100	ELEVATOR SHAFT	CCF-1							
201	ENTRY	EWD-1			WDC-1	10'-0"			
201	COVER	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
203	GUEST BATH	CFT-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
204	GUEST BEDROOM	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
205	CL 1	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,4		
206	CL 2	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,4		
207	GUEST SUN DECK	EWD-1							
208	GREAT ROOM	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
209	KITCHEN	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
210	PANTRY	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
211	MASTER BEDROOM	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
212	CL	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,4		
213	SCREEN PORCH	EWD-1			WDC-1	SLOPED			
214	MASTER BATH	EWD-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
215	TLT RM	CFT-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,3,4		
216	SHOWER	CWT-1							
217	MB CL 1	CCF-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,4		
218	MB CL 2	CCF-1	WDB-1	GWB-1	GWB-1	10'-0"	WDT-1,2,4		

FINISH SCHEDULE REMARKS

1

FINISH SCHEDULE LEGEND

FLOOR	
CCF-1	CONCRETE (FINISH TO BE SELECTED BY OWNER)
EWD-1	EXTERIOR WOOD DECK 2X6, STAIN OR COMPOSITE DECK BY TREK OR EQUAL
WVP-1	WATERPROOF VINYL PLANK 5'12" - SNAP LOCK (COLOR SELECTED BY OWNER)
CFT-1	CERAMIC FLOOR TILE 12" X 24" (COLOR TO BE SELECTED BY OWNER)
BASE	
WDB-1	WOOD BASE 1X6 W/ 1/4 ROUND PAINT WHITE
WALL	
GWB-1	GYPSUM WALL BOARD
WOW-1	WOOD ACCENT WALL 1X6 HORIZONTAL STAINED
CWT-1	CERAMIC WALL TILE 12" X 24" (COLOR TO BE SELECTED BY OWNER)
CEILING	
GWB-1	GYPSUM WALL BOARD
WDC-1	WOOD ACCENT CEILING 1X6 VERTICAL STAIN
TRIM	
WDT-1	WOOD TRIM 1X4 WINDOW TRIM PAINT WHITE
WDT-2	WOOD TRIM 1X4 DOOR TRIM PAINT WHITE
WDT-3	WOOD TRIM 1X6 TRIM HEADER ABOVE DOOR/WINDOW PAINT WHITE
WDT-4	WOOD TRIM 1X4 CEILING TRIM PAINT WHITE

