

Franklin County Planning & Zoning Agenda

November 13, 2018 at 6:30 P.M.

Franklin County Courthouse Annex

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.

1. Approval of the minutes of the meeting held, Tuesday, September 11, 2018.
2. Review of the Monthly Building Report for September 2018.

CRITICAL SHORELINE APPLICATION:

3. Consideration of a request to construct a 1,452 sq. foot single family dock with consisting of 333ft x 4ft access walkway, a 20 ft x 6 ft terminal platform, and one 10ft x 20ft uncovered boatlift. Located at 1229 Watkins Cove, St. George Island, Florida. Customer has their DEP and COE permits. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Joe Thompson. (Proposed House)
4. Consideration of a request to remove a dilapidated marina and construct a new 7- slip commercial marina within the same configuration as the existing structure. Located at 500 West Highway 98, Apalachicola, Florida. Customer has their DEP and COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Apalachicola Oyster Company, LLC.
5. Consideration of a request to construct a 1,356 sq. foot single family dock with consisting of 300ft x 4ft access walkway, a 26ft x 6ft terminal platform, and two 12ft x 20ft uncovered boatlift. Located at 1470 Alligator Drive, Alligator Point, Florida. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Christopher Register. (Proposed House)
6. Consideration of a request to construct a 1,056 sq. foot single family dock with consisting of 224ft x 4ft access walkway, a 16ft x 16ft terminal platform, and two 12ft x 20ft uncovered boatlifts. Located at 701 Buck Street, St. George Island, Franklin County, Florida. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Kenneth Bowman. (Proposed House)

LOT RECONFIGURATION:

7. Consideration of a request to reconfigure lots 1 & 2, Block 105, Vrooman Estates (Unrecorded Plat) Lying in Section 31, Township 8 South, Range 6 West, Eastpoint, Franklin County Florida. Request submitted by Jessica Ard and April Rester, Applicant.

FINAL SKETCH PLAT APPROVAL:

8. Consideration of a request for Final Plat approval for Resort Village III. Converting existing lots into common areas. Request submitted by Barbara Sanders, agent for the St. George Island Plantation Home Owners Association, applicant.
9. Consideration of a request for Sketch Plat Approval of a 1.91 acre parcel also known as Tract 10, Phase II, East End Beaches, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for multiple owners.
10. Consideration of a request for a Sketch Plat Approval of a one unit subdivision called Five Branches llc, a 2.0 acre parcel also known as Lots 19 & 20, Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Five Branches, LLC.

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Joe Thompson

WATERBODY/CLASS: St George Sound / Class II / Not an OFW

PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: SGI - Franklin County

LATITUDE: 29° 40' 35.22"

LONGITUDE: 84° 49' 44.02"

JOB: 18-084

DEP:

COE:

OTHER:

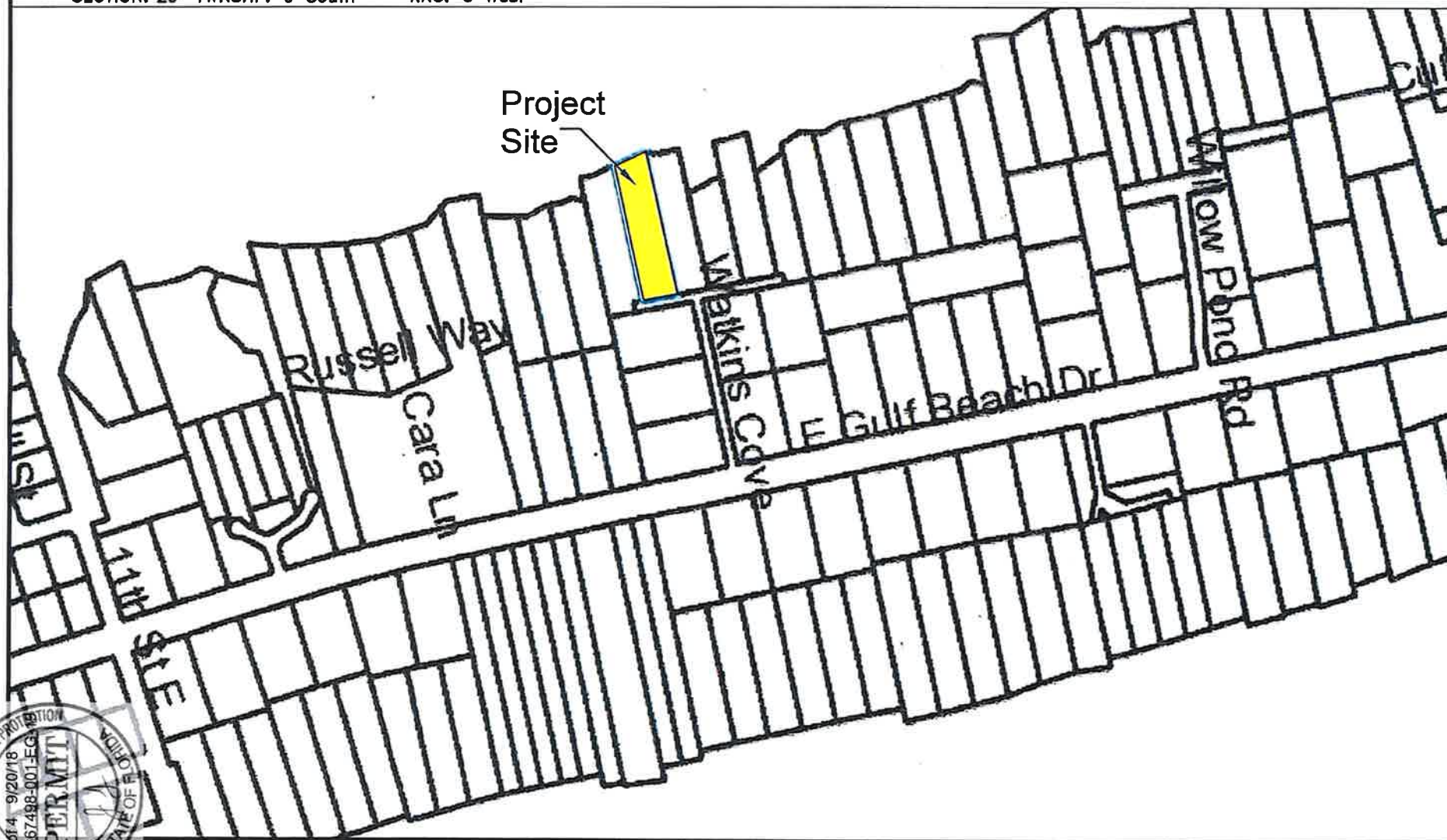
DATE: July 31, 2018

SHEET: 1/4



SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Joe Thompson

JOB: 18-084

WATERBODY/CLASS: St George Sound / ClassII / OFW / Not an APDEP:

PURPOSE: Development Feasibility Assessment

COE:

PROJECT LOCATION / USGS: SGI / Watkins Cove

OTHER:

LATITUDE: 29° 40' 35.22"

DATE: July 31, 2018

LONGITUDE: 84° 49' 44.02"

SHEET: 2/4

SECTION: 29 TOWNSHIP: 9 South

RANGE: 6 West





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Joe Thompson

JOB: 18-084

WATERBODY/CLASS: St George Sound / ClassII / OFW / Not an APDEP:

PURPOSE: Development Feasibility Assessment

COE:

PROJECT LOCATION / USGS: SGI / Watkins Cove

OTHER:

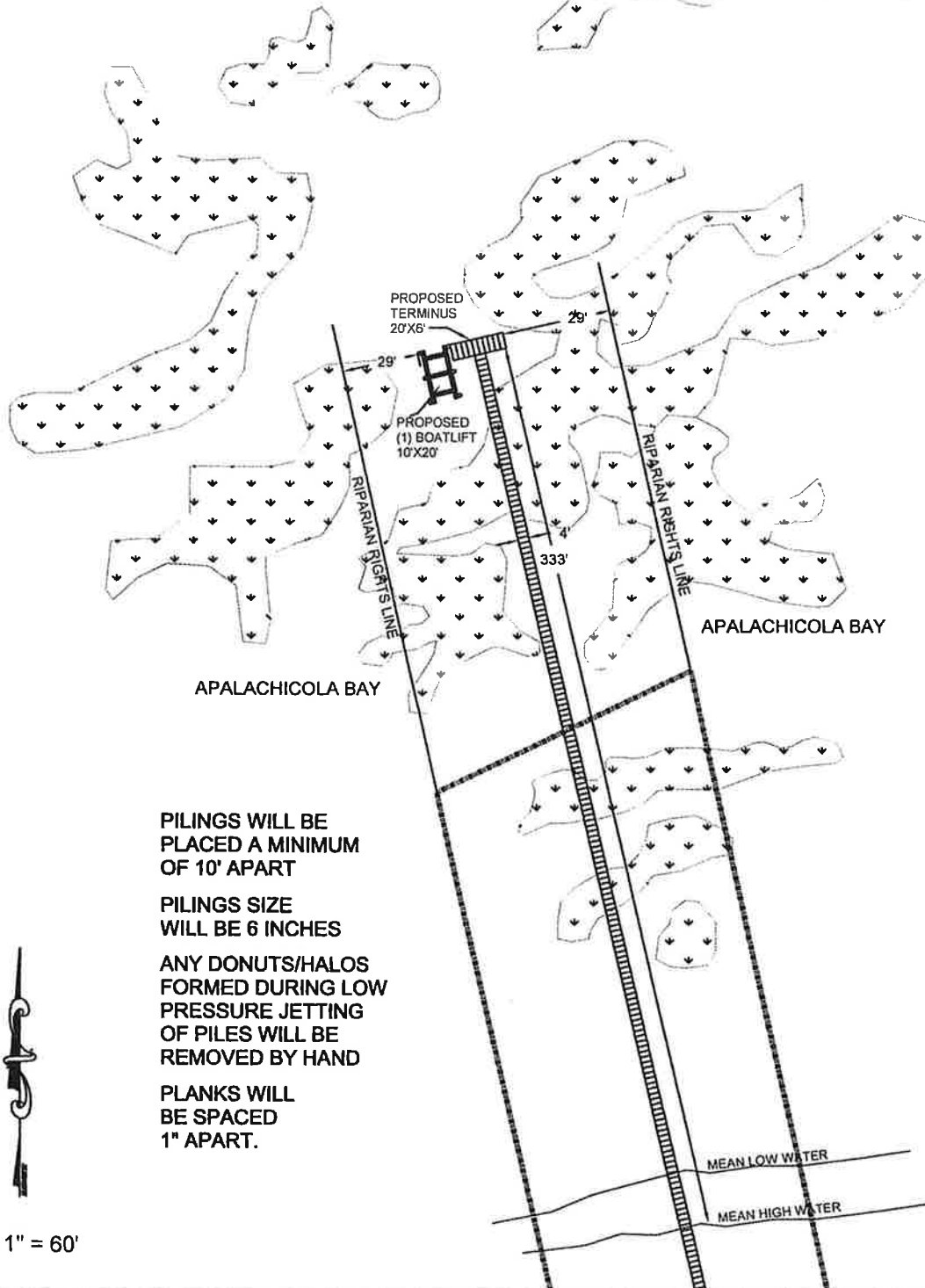
LATITUDE: 29° 40' 35.22"

DATE: July 31, 2018

LONGITUDE: 84° 49' 44.02"

SHEET: 3/4

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West



Scale 1" = 60'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Joe Thompson

WATERBODY/CLASS: St George Sound / Class II / Not an OFW

PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: SGI - Franklin County

LATITUDE: 29° 40' 35.22"

LONGITUDE: 84° 49' 44.02"

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 18-084

DEP:

COE:

OTHER: Rev. 8-31-18

DATE: July 31, 2018

SHEET: 4/4



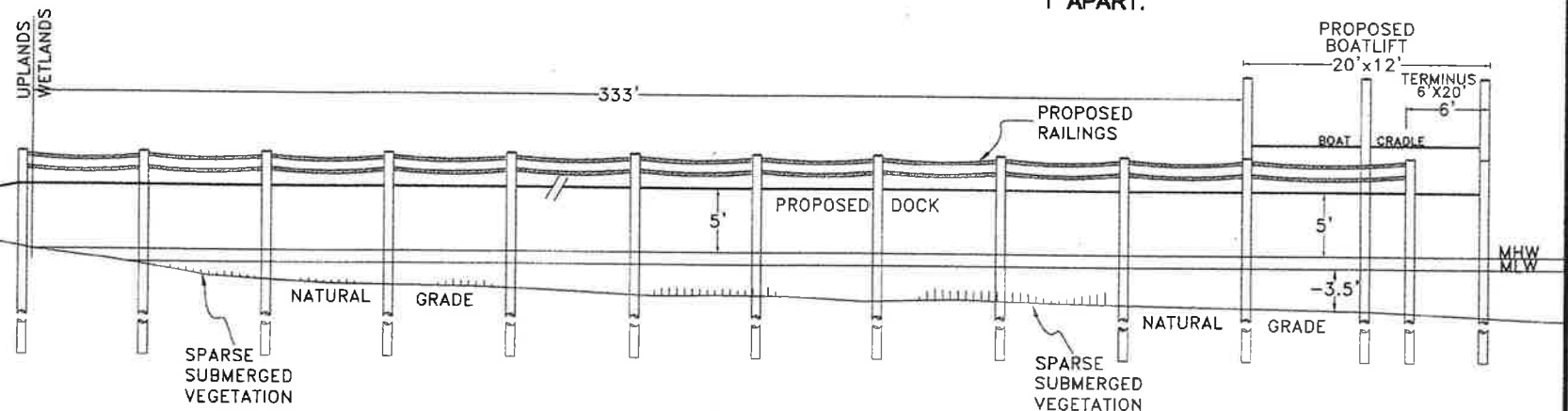
Cross Section
of Proposed Dock
Not To Scale

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 6 INCHES

ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

PLANKS WILL
BE SPACED
1" APART.



These drawings are for
permitting purposes
only. Not intended for
construction purposes





PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

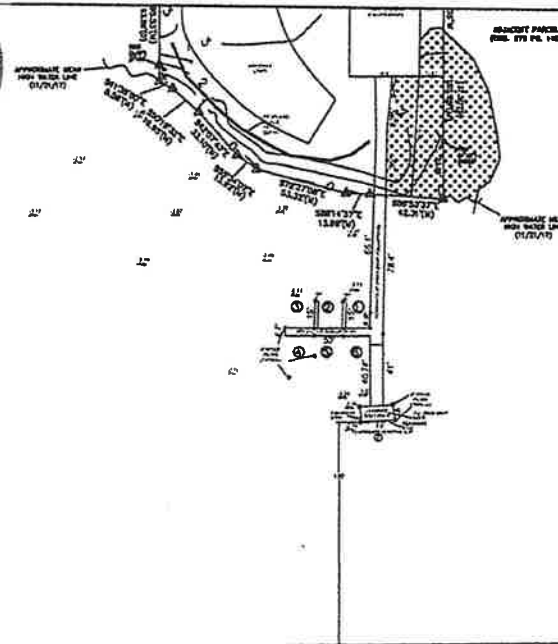
PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

PLANKS WILL
BE SPACED
1" APART.

TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL

SCALE 1/64" = 1'-0"



Centerline of Federal Channel

APALACHICOLA BAY

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mile / Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02
LONGITUDE: 81° 0' 38.81"
SECTION: 11 TOWNSHIP: 9 South RANG: 8 West

JOB: 17-122
DEP:
COE:
OTHER: Rev 4-9-18 - 4-18-18
DATE: March 6 2018
SHEET: 2/4



REVISION DATES

Dock Replacement for
Cary Williams
Apalachicola Oyster House
500 U.S. HWY 98, Apalachicola, FL 32320

SITE
PLAN

4/26/2018 10:01:12 AM
Project No. 17-122
Drawing No. 1000
Contract No. 1000

Drawing Number
S100

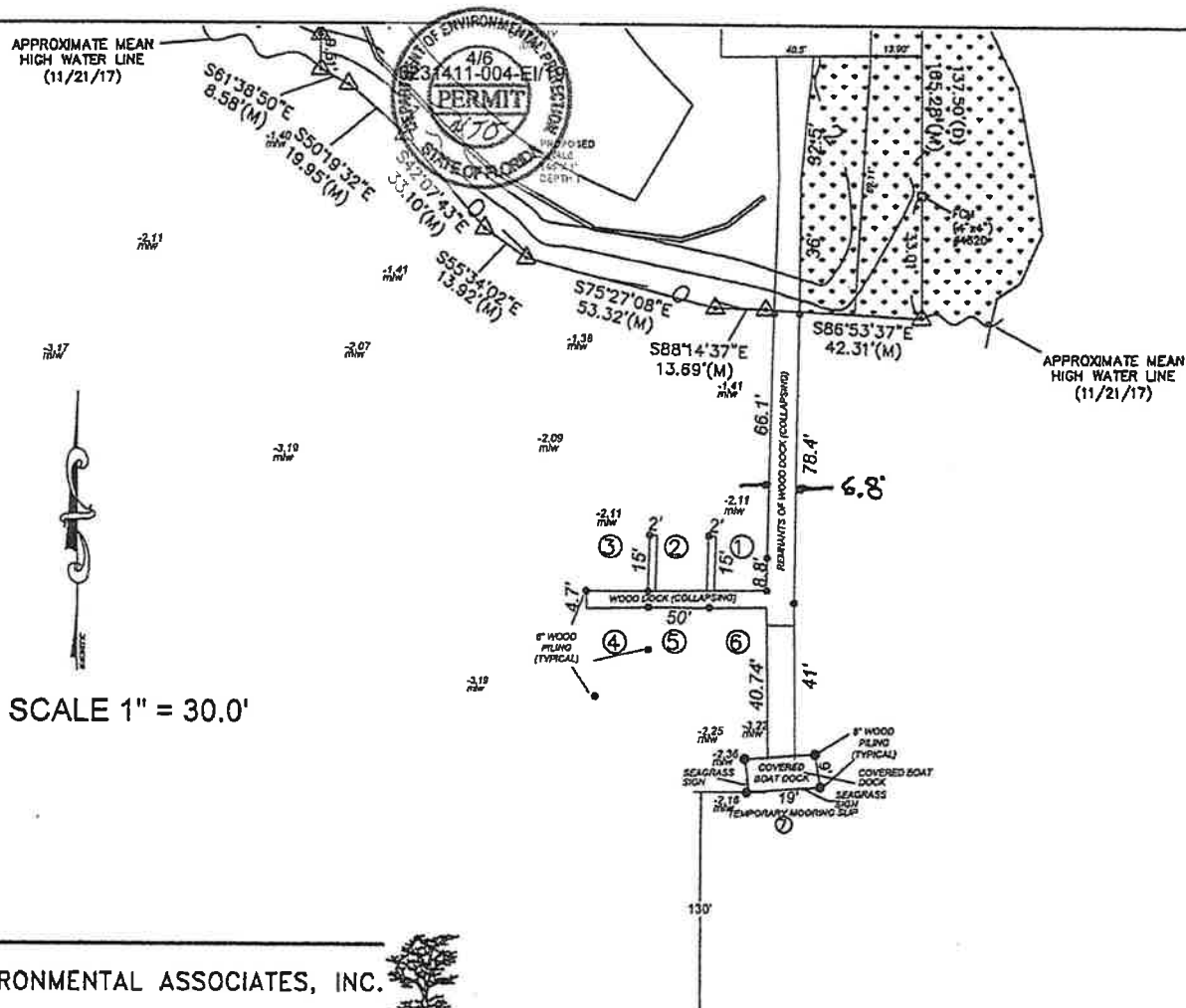
PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

ANY DONUTS/HALOS
FORMED DURING LOW
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TURBIDITY CURTAINS
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AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL

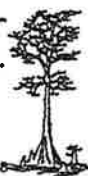


SCALE 1" = 30.0'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mile / Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02
LONGITUDE: 81° 0' 38.81"
SECTION: 11 TOWNSHIP: 9 South RANG: 8 West

JOB: 17-122
DEP:
COE:
OTHER: Rev 4-9-18 - 4-18-18
DATE: March 6 2018
SHEET: 2/4



REVISION	DATE	BY	CHKD
1	11/21/17	EW	

Dock Replacement for
Cary Williams
Apalachicola Oyster House
500 U.S. HWY 98, Apalachicola, FL 32320

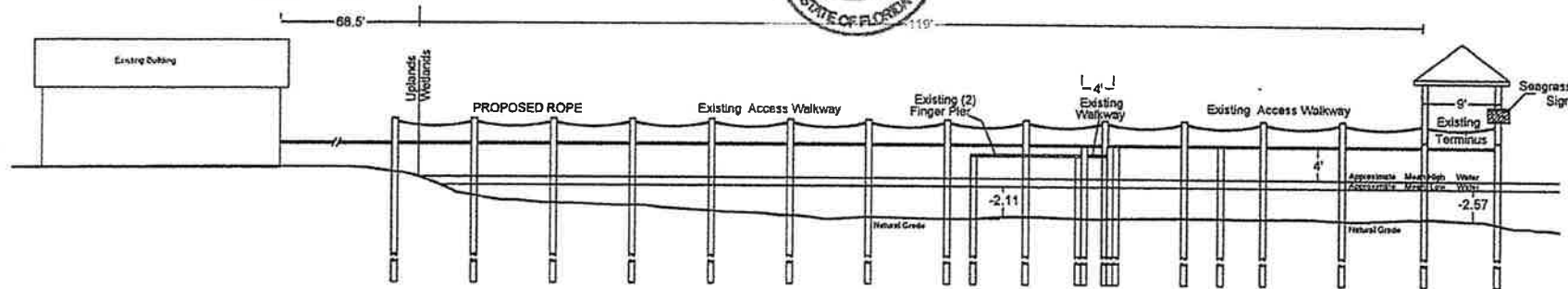
LARGE SCALE
SITE
PLAN

6/29/2018 10:03 AM AM

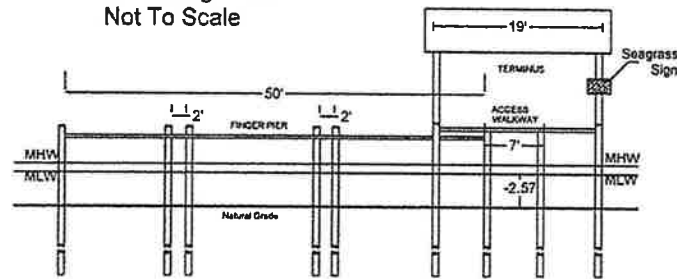
Prepared by: JWC
Checked by: JWC
Drawn by: JWC

Drawing Number
S101

PROFILE DRAWING
of Existing Dock
Not To Scale



Cross Section
of Existing Dock
Not To Scale



ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

PLANKS WILL
BE SPACED
1" APART.

TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART
PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Miles / Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02
LONGITUDE: 81° 0' 38.81"
SECTION: 11 TOWNSHIP: 9 South RNC: 8 West

JOB: 17-122
DEP:
COE:
OTHER: Rev 4-9-18 - 4-18-18
DATE: March 6 2018
SHEET: 2/4



2000 W. 2nd Street
Panama City, FL 32405
Digitally signed by
Michael K. Weber, PE
Date: 2018.04.25
16:43:34 -04'00'

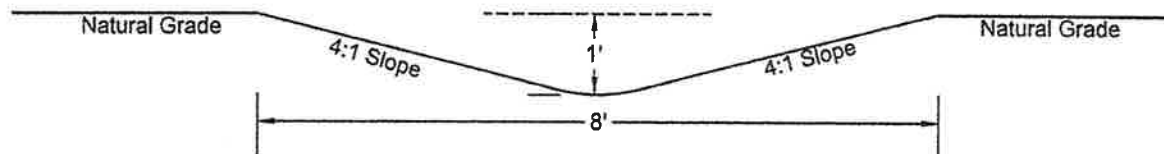
REVISION	DATE	DESCRIPTION
1	04/25/18	ISSUED FOR PERMITTING

Dock Replacement for
Cary Williams
Apalachicola Oyster House
500 U.S. HWY 98, Apalachicola, FL 32320

CROSS SECTION
C28/0014-7-29-22 AM
Drawn By: LK/2018
Checked By: GAW
Drawn Number S102



CROSS SECTION
PROPOSED SWALE
Not To Scale



ANY DONUTSMALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

PLANKS WILL
BE SPACED
1' APART.

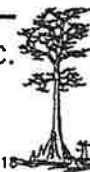
TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
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PLACE UNTIL TURBIDITY
IS NORMAL

PILINGS WILL BE
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PRESSURE TREATED

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mile / Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02"
LONGITUDE: 81° 0' 38.81"
SECTION: 11 TOWNSHIP: 9 South RANG: 8 West

JOB: 17-122
DEP:
COE:
OTHER: Rev 4-9-18 - 4-18-18
DATE: March 6 2018
SHEET: 2/4



3300 W. 25th Street
Panama City, FL 32405
www.mkweb.com

Designed by
Michael K. Weber, P.E.
Date: 10/18/2017
08:44:11
dlw

REVISION NOTES:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Dock Replacement for
Cary Williams
Apalachicola Oyster House
500 U.S. HWY 98, Apalachicola, FL 32320

CROSS
SECTION

4/9/2018 7:29:21 AM

Drawn By: LKJ
Checked By: LKJ

Drawing Number
S103

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Apalachicola Oyster Co., LLC

JOB: 17-122

WATERBODY/CLASS: 2 Mile / ClassII/OFW

DEP:

PURPOSE: Environmental Permitting



US Army Corps of Engineers

PROJECT LOCATION / USGS: Apalachicola

SAJ-2004-06608 (NW-DEB)

OTHER: Rev 5-18-18 - 5-31-18

LATITUDE: 29° 42' 48.02

Apalachicola Oyster Company, LLC

DATE: March 6, 2018

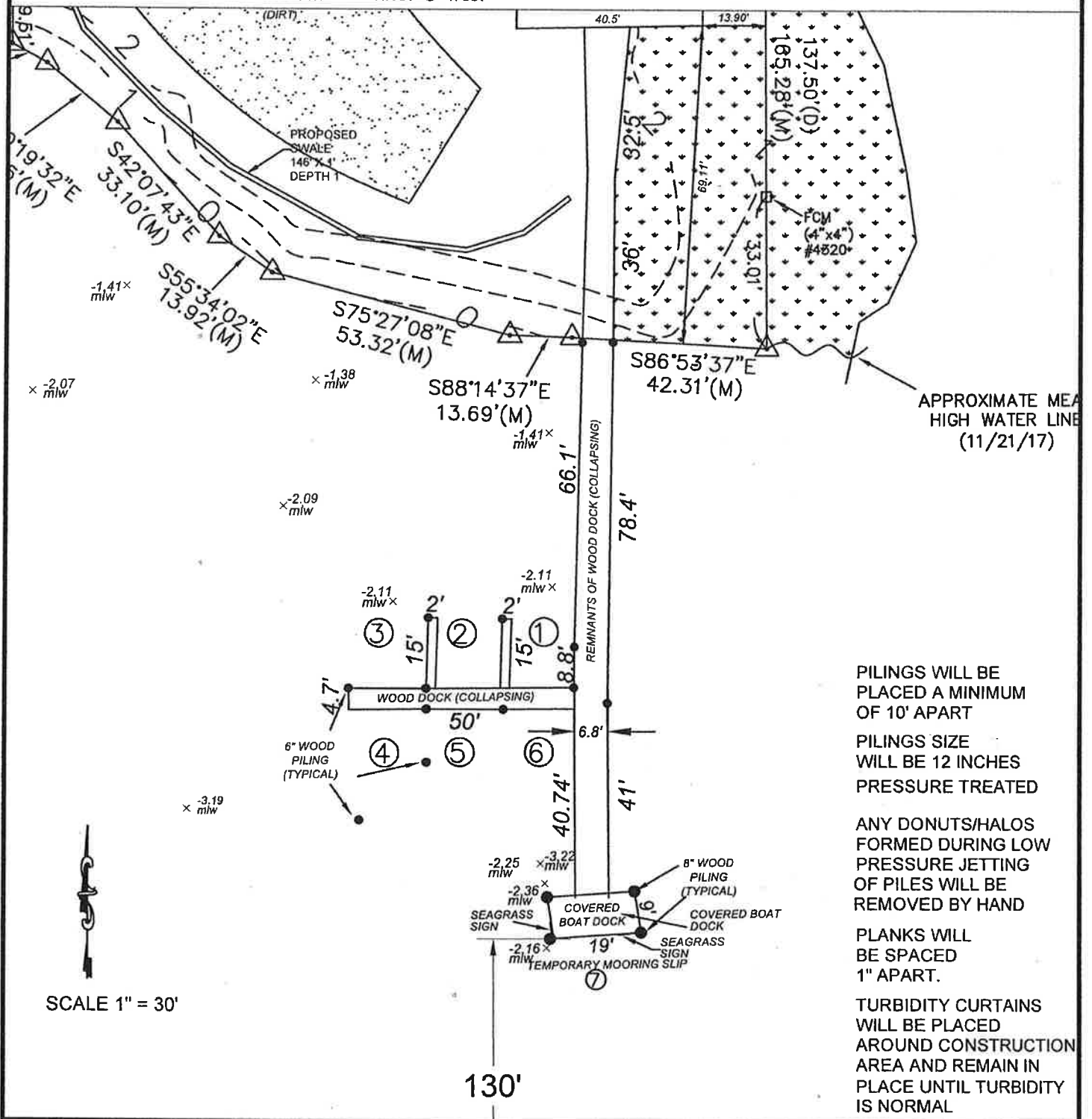
LONGITUDE: 5° 0' 38.81"

Sheet 2 of 3, September 21, 2018

SHEET: 3A/4

SECTION: 11 TWSHP: 9 South

RNG: 8 West



PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

PLANKS WILL
BE SPACED
1" APART.

TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Apalachicola Oyster Co., Inc.

WATERBODY/CLASS: 2 Mile/adjacent to Apalachicola Bay

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: 2 Mile/Franklin County

LATITUDE: 29° 42' 47.16"

LONGITUDE: 85° 0' 38.88

JOB: 17-122

DEP: 19-0231411-002-DF

COE:

OTHER: Rev. 4-9-18 - 4-11-18 - 5-18-18

DATE: March 6, 2018

SHEET: 4/4



US Army Corps of Engineers

SAJ-2004-06608 (NW-DEB)

Apalachicola Oyster Company, LLC

Sheet 3 of 3, September 21, 2018

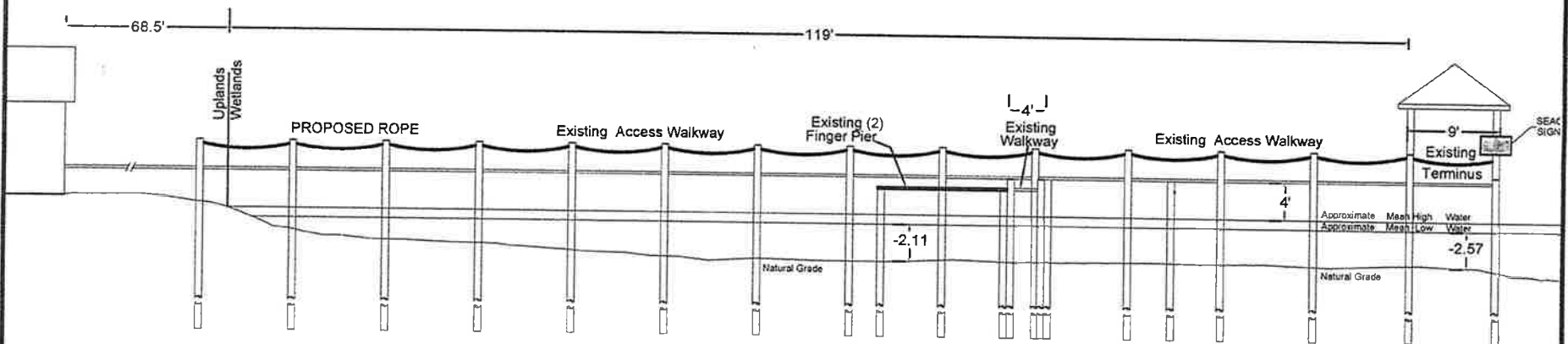


SECTION: 11 TOWNSHIP: 9 South RANG: 8 West

PROFILE DRAWING

of Existing Dock

Not To Scale



ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

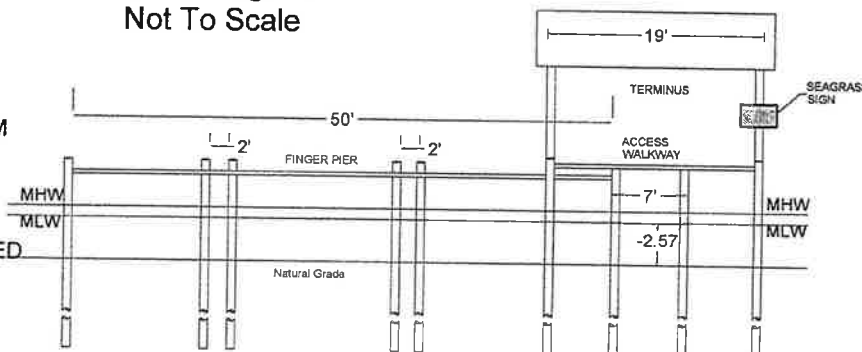
PLANKS WILL
BE SPACED
1" APART.

TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL

Cross Section of Existing Dock Not To Scale

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

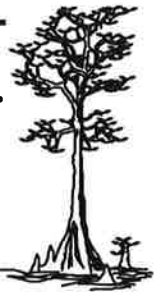




JOB: 18-078
DEP:
COE:
OTHER: Revised 10-31-18
DATE: June 15, 2018
SHEET: 2/4

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

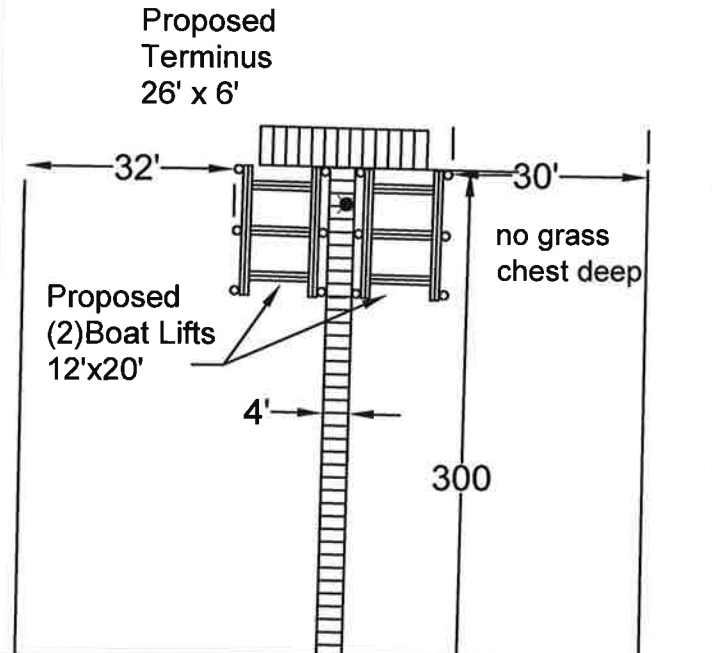


APPLICANT/CLIENT: Chris Register
WATERBODY/CLASS: Alligator Harbor/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Alligator Point / Franklin County
LATITUDE: 29° 53' 55.65"
LONGITUDE: 85° 23' 27.92"

JOB: 18-078
DEP:
COE:
OTHER: Revised 10-31-18
DATE: June 15, 2018
SHEET: 3/4

SECTION: 6 TWSHP: 7 South RNG: 1 West

ALLIGATOR HARBOR



DETAIL OF TERMINUS AREA
SCALE 1" = 30'

ALL MATERIALS FOR
THE CONSTRUCTION
OF THE DOCK WILL BE
TREATED PINE

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 6 INCHES

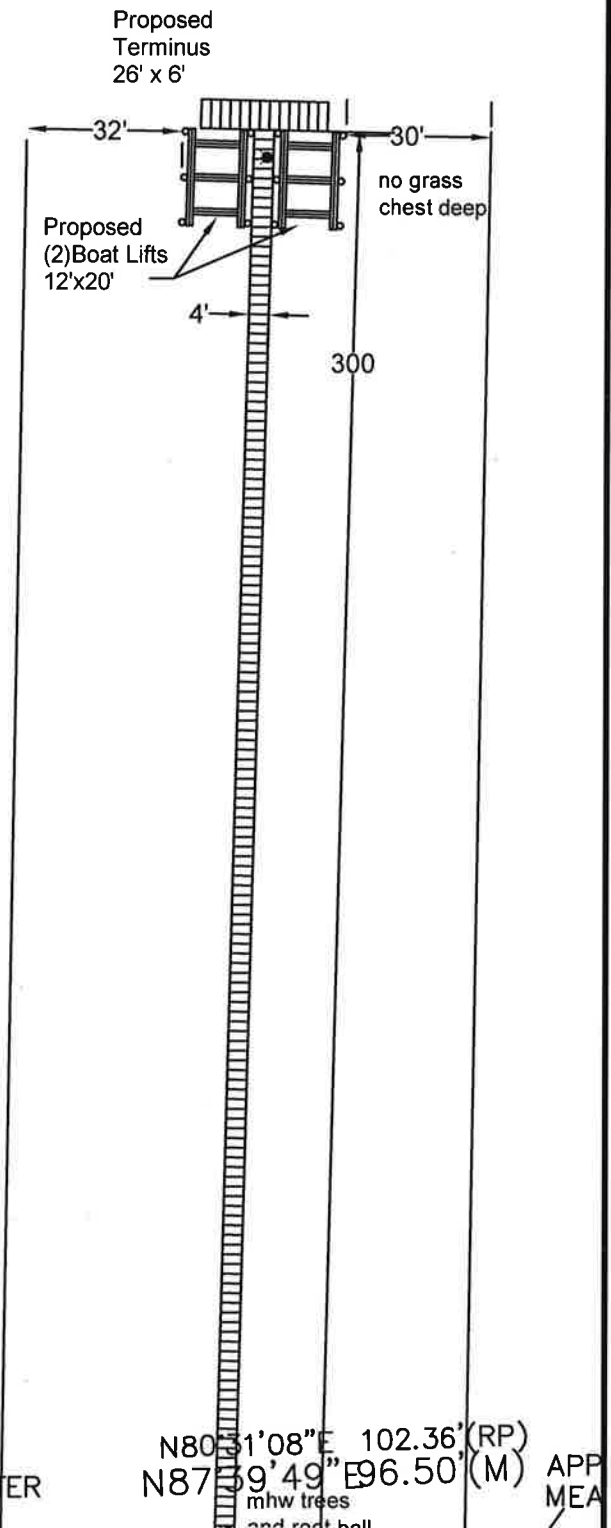
PLANKS WILL
BE SPACED
1" APART.



SCALE 1" = 40'

APPROXIMATE
MEAN HIGH WATER

ALLIGATOR HARBOR



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Chris Register

WATERBODY/CLASS: Alligator Harbor/ClassII/OFW/A.P.

PURPOSE: EP

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29° 53' 55.65"

LONGITUDE: 84° 23' 27.92"

SECTION: 06 TNSHP: 7 South

RNG: 1 West

JOB: 18-078

DEP:

COE:

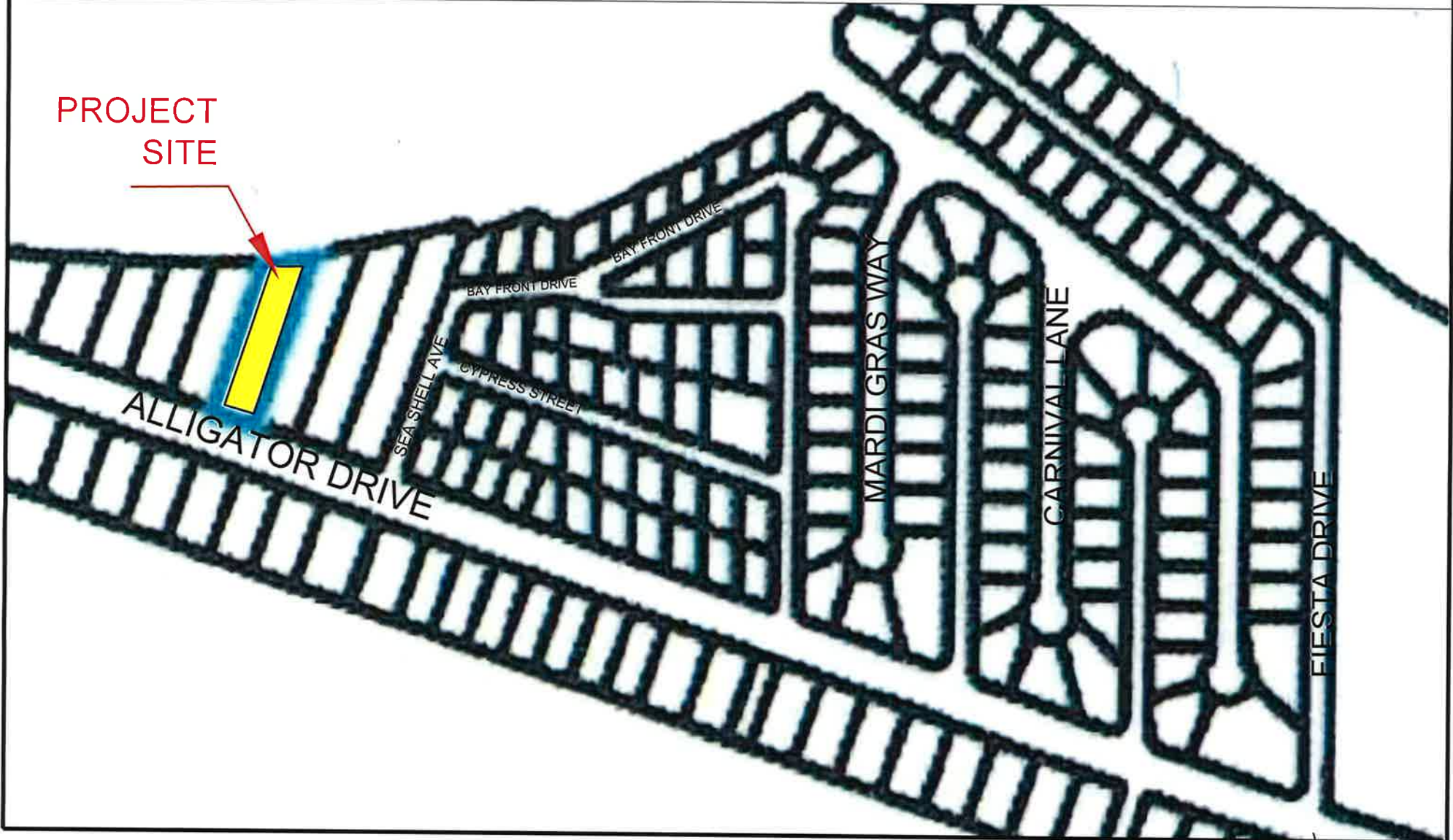
OTHER: Revised 10-31-18

DATE: June 15, 2018

SHEET: 1/4



PROJECT
SITE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

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FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Chris Register

WATERBODY/CLASS: Alligator Harbor/ClassII/OFW/A.P.

PURPOSE: EP

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29° 53' 55.65"

LONGITUDE: 84° 23' 27.92"

JOB: 18-078

DEP:

COE:

OTHER: Revised 10-31-18

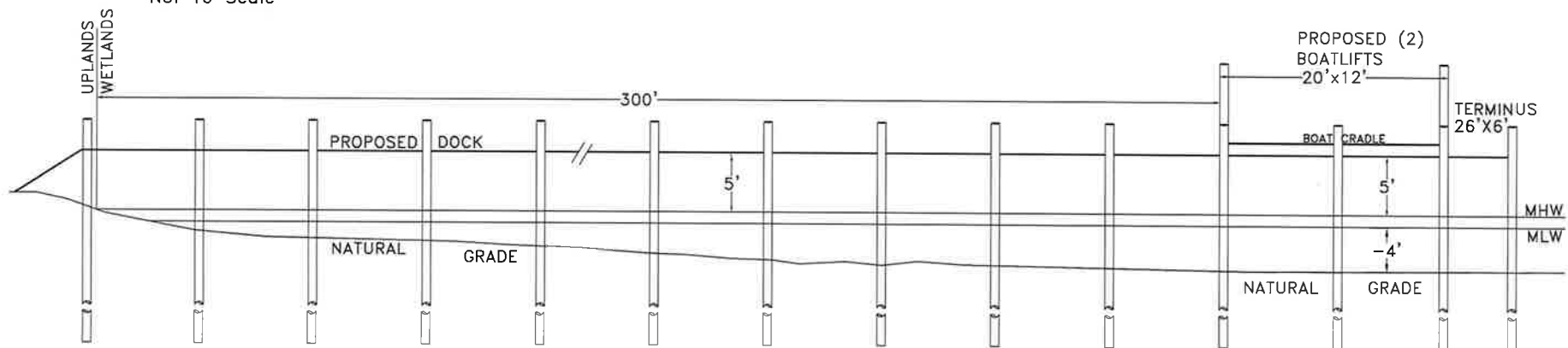
DATE: June 15, 2018

SHEET: 4/4

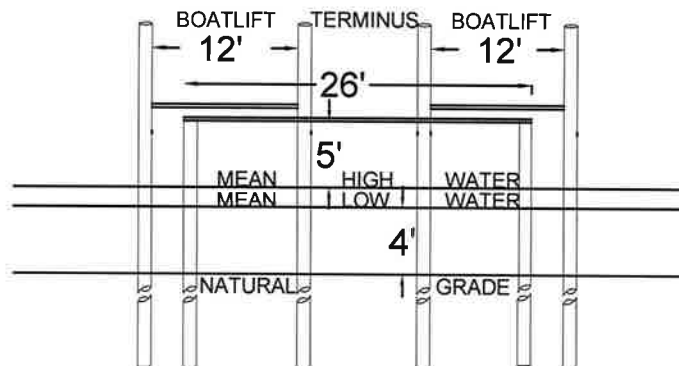


SECTION: 06 TWSHP: 7 South RNG: 1 West

Profile Drawing
of Proposed Dock
Not To Scale



Cross Sectional Drawing
of Proposed Dock
Not To Scale



ALL MATERIALS FOR
THE CONSTRUCTION
OF THE DOCK WILL BE
TREATED PINE

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 6 INCHES

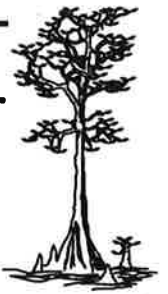
PLANKS WILL
BE SPACED
1" APART.



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Ken Bowman
WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: St George Island - Franklin County
LATITUDE: 29° 39' 41.09"
LONGITUDE: 84° 52' 50.29"

JOB: 18-002
DEP:
COE:
OTHER:
DATE: January 4, 2018
SHEET: 2/4



SECTION: 29 TOWNSHIP: 9 South RANG: 6 West



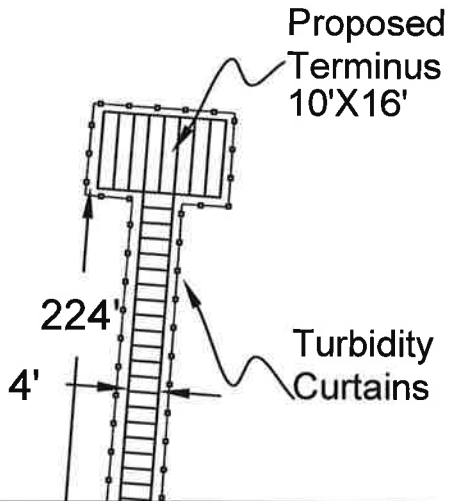
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Ken Bowman
 WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: St George Island - Franklin County
 LATITUDE: 29° 39' 41.09"
 LONGITUDE: 84° 52' 50.29"

JOB: 18-002
 DEP:
 COE:
 OTHER:
 DATE: January 4, 2018
 SHEET: 3/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



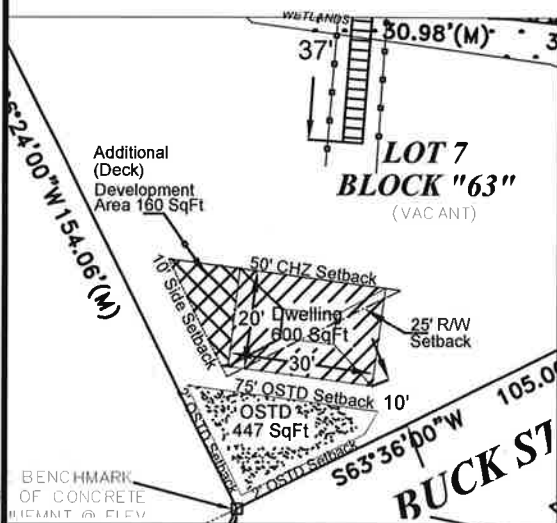
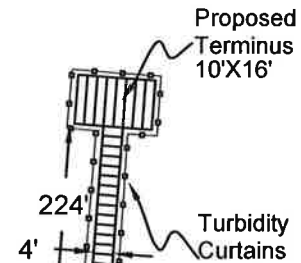
DETAIL OF PROPOSED TERMINUS

ALL MATERIALS FOR THE CONSTRUCTION OF THE DOCK WILL BE TREATED PINE

PILINGS WILL BE PLACED A MINIMUM OF 10' APART

PILINGS SIZE WILL BE 6 INCHES

PLANKS WILL BE SPACED 1" APART.



DETAIL OF PROPOSED DWELLING LOCATION

MEAN HIGH WATER LINE @ ELEV. 0.54' (NAVD 88)

FIRC #7160

BLOCK "63"

SCALE 1" = 40'

APALACHICOLA BAY

APALACHICOLA BAY

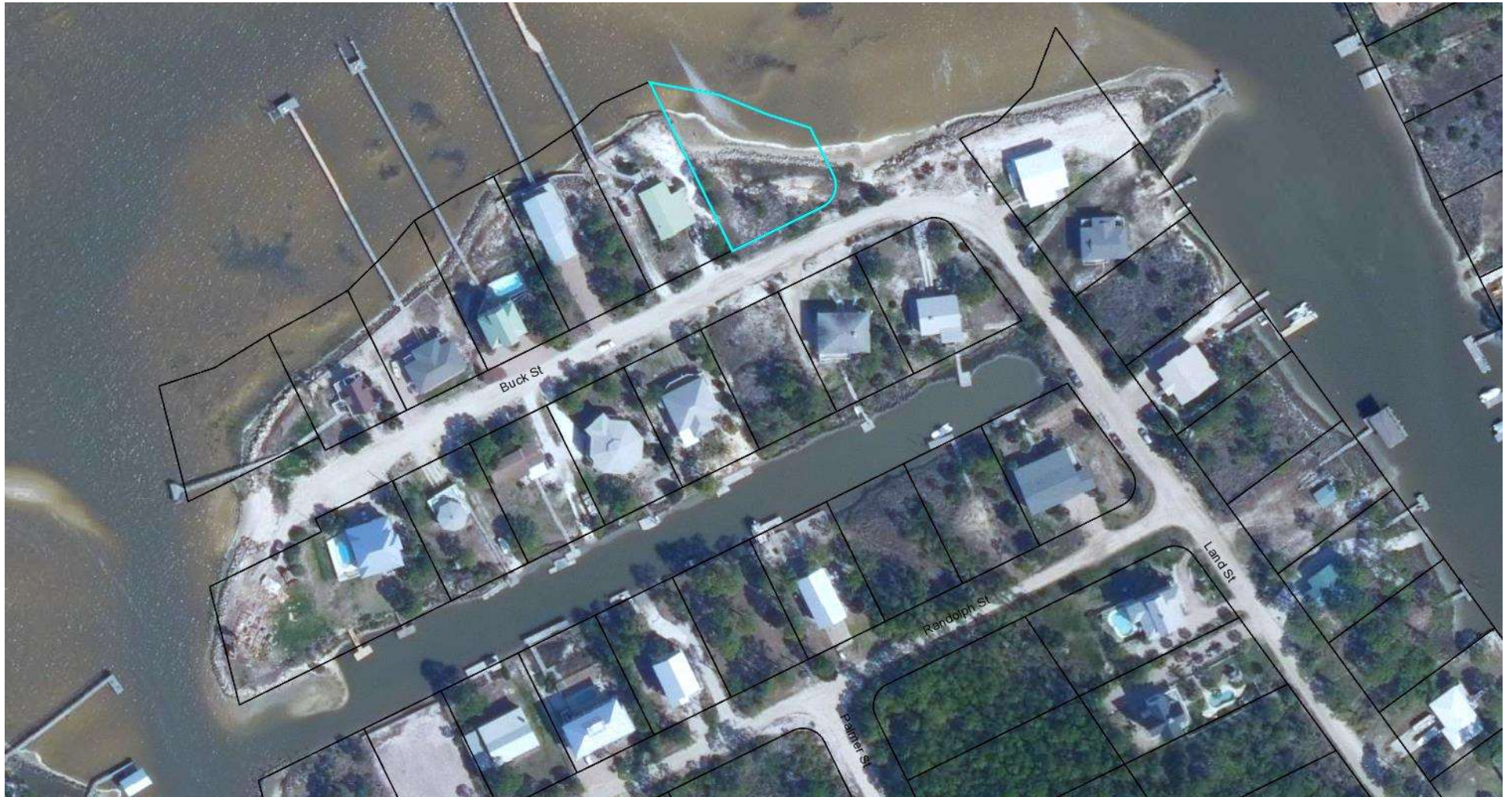
LOT 6 BLOCK "63"

Additional (Deck) Development Area 160 SqFt

LOT 7 BLOCK "63" (VAC ANT)

MEAN HIGH WATER LINE @ ELEV. 0.54' (NAVD 88)

FIRC #7



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Ken Bowman

JOB: 18-002

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/Aquatic Preserve

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: St George Island - Franklin County

OTHER: Revised 10-31-18

LATITUDE: 29° 39' 41.09"

DATE: January 4, 2018

LONGITUDE: 84° 52' 50.29"

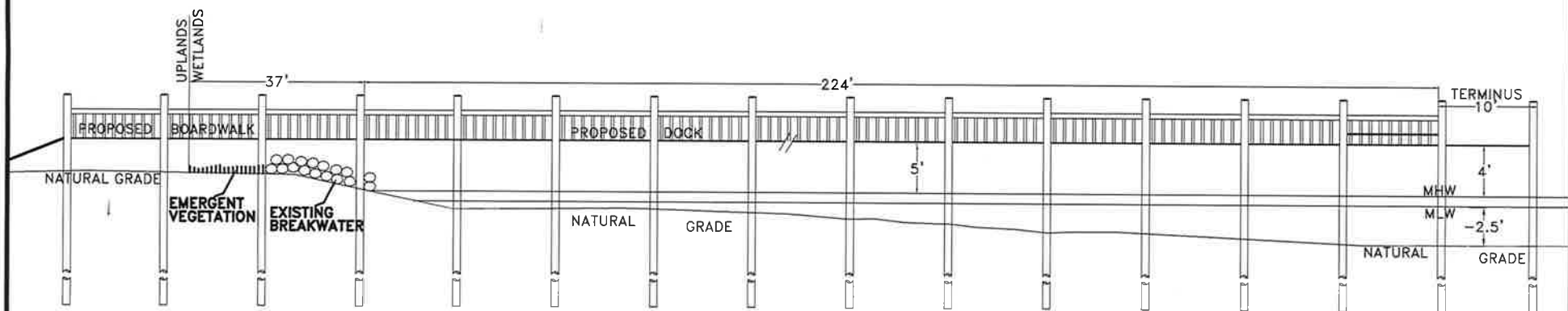
SHEET: 4/4

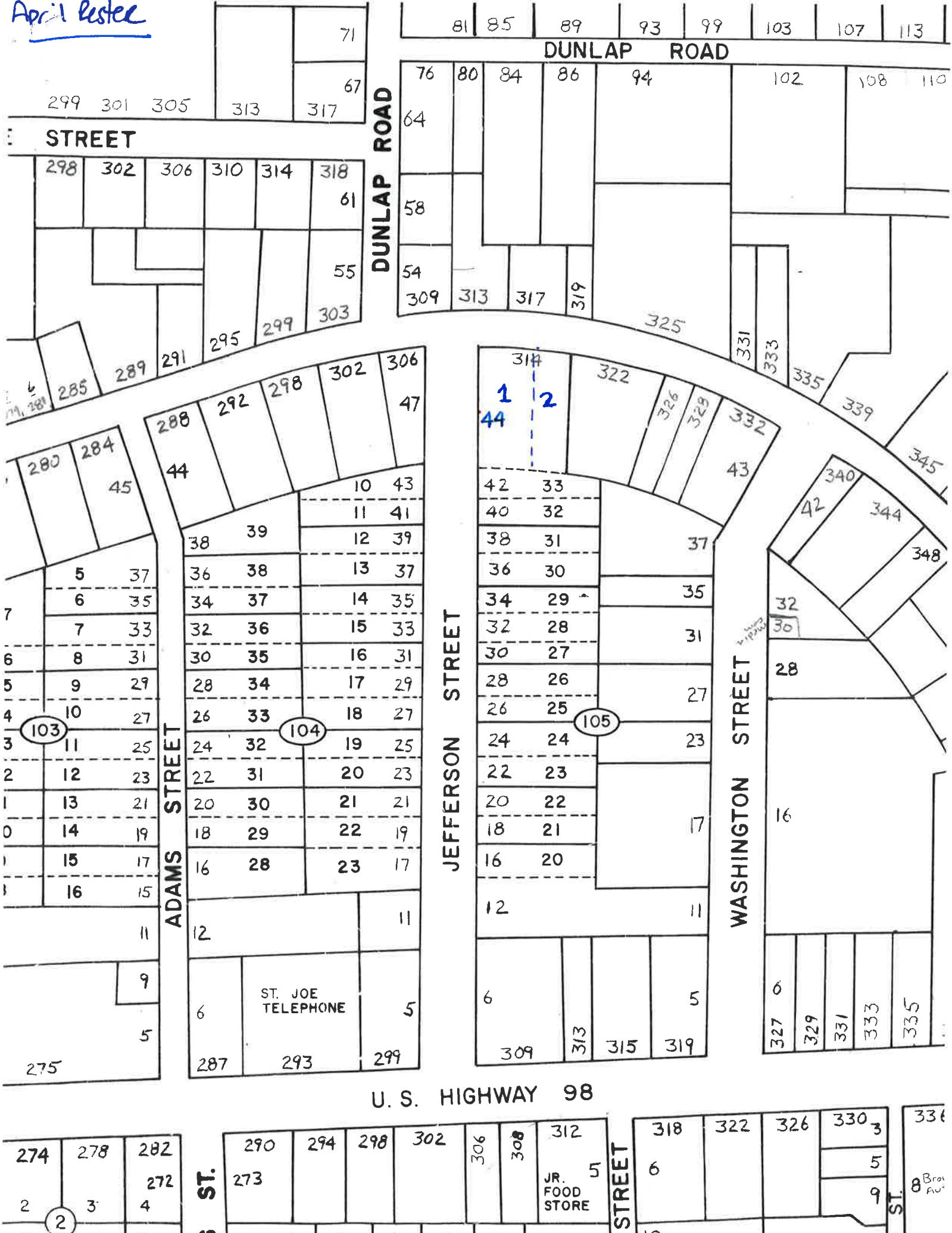
SECTION: 29 TOWNSHIP: 9 South

RANGE: 6 West



Cross Section
Proposed Dock
Not to Scale

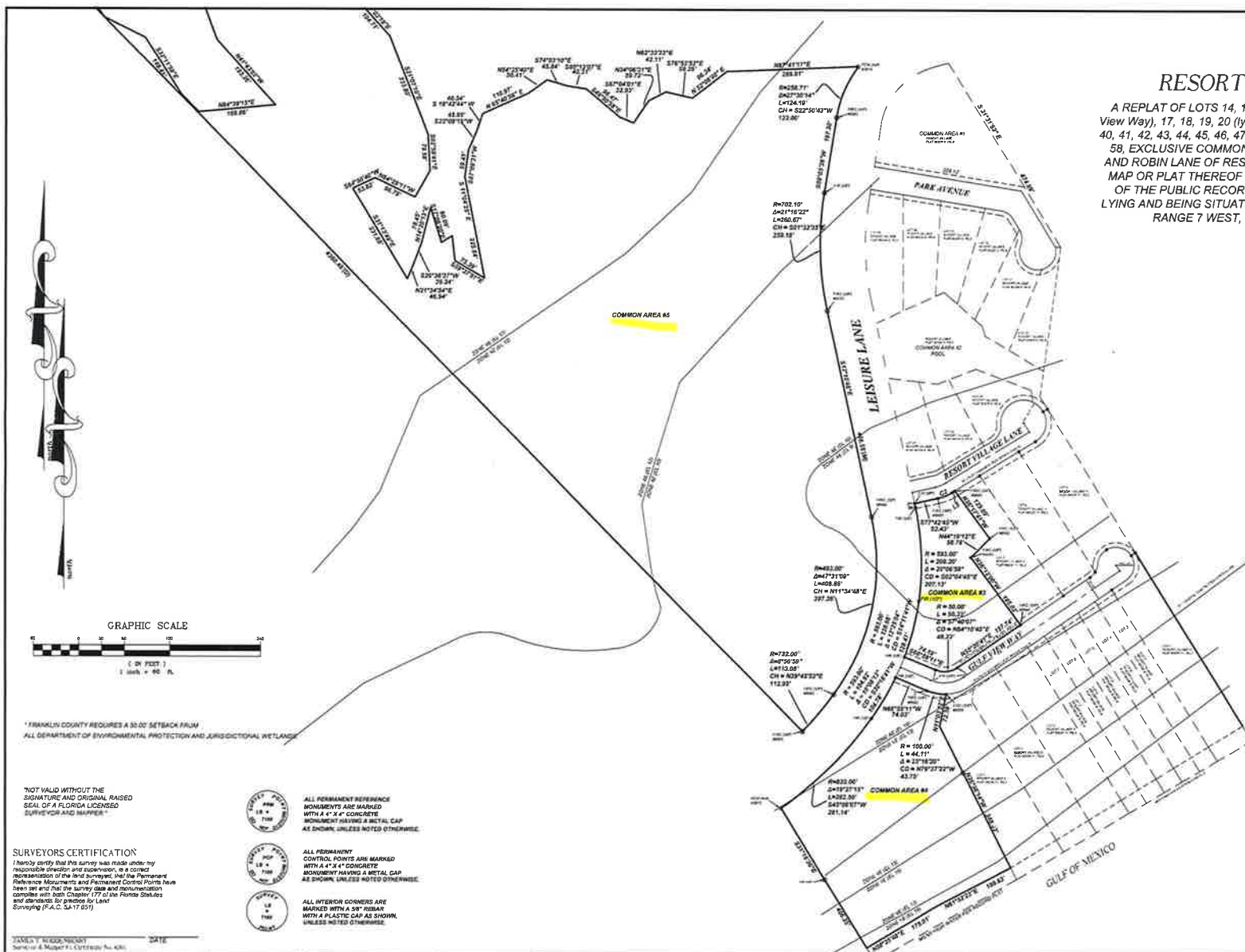






RESORT VILLAGE III

A REPLAT OF LOTS 14, 15, 16, 17, 18, 19, 20 (lying South of Gulf View Way), 17, 18, 19, 20 (lying North of Gulf View Way) 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58, EXCLUSIVE COMMON AREA, TURTLE TRACE, EAGLE WAY and ROBIN LANE OF RESORT VILLAGE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA LYING AND BEING SITUATE IN SECTION 2, TOWNSHIP 10 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA



LEGEND

FND	ROUND
FCM	FOUND CONCRETE MONUMENT (3'X3')
SCM	SET CONCRETE MONUMENT #7100 (#4'X4')
IRN	IRON ROD AND CAP
SIRC	SET 5/8" IRON ROD AND CAP #17100
FIRC	5/8" IRON ROD AND CAP
IP	IRON PIPE
CIP	GRIMPED TOP IRON PIPE
RI	IRON ROD 10" DI.
	+ PCP = PERMANENT CONTROL POINT + SCM
(M)	MEASURED
(D)	DEED
(RP)	RECORDED
(UP)	UNRECORDED PLAT
(FT)	PLAT TOP
ROB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
R	RADIUS
Δ	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 UNLESS NOTED OTHERWISE	

SURVEYORS CERTIFICATION

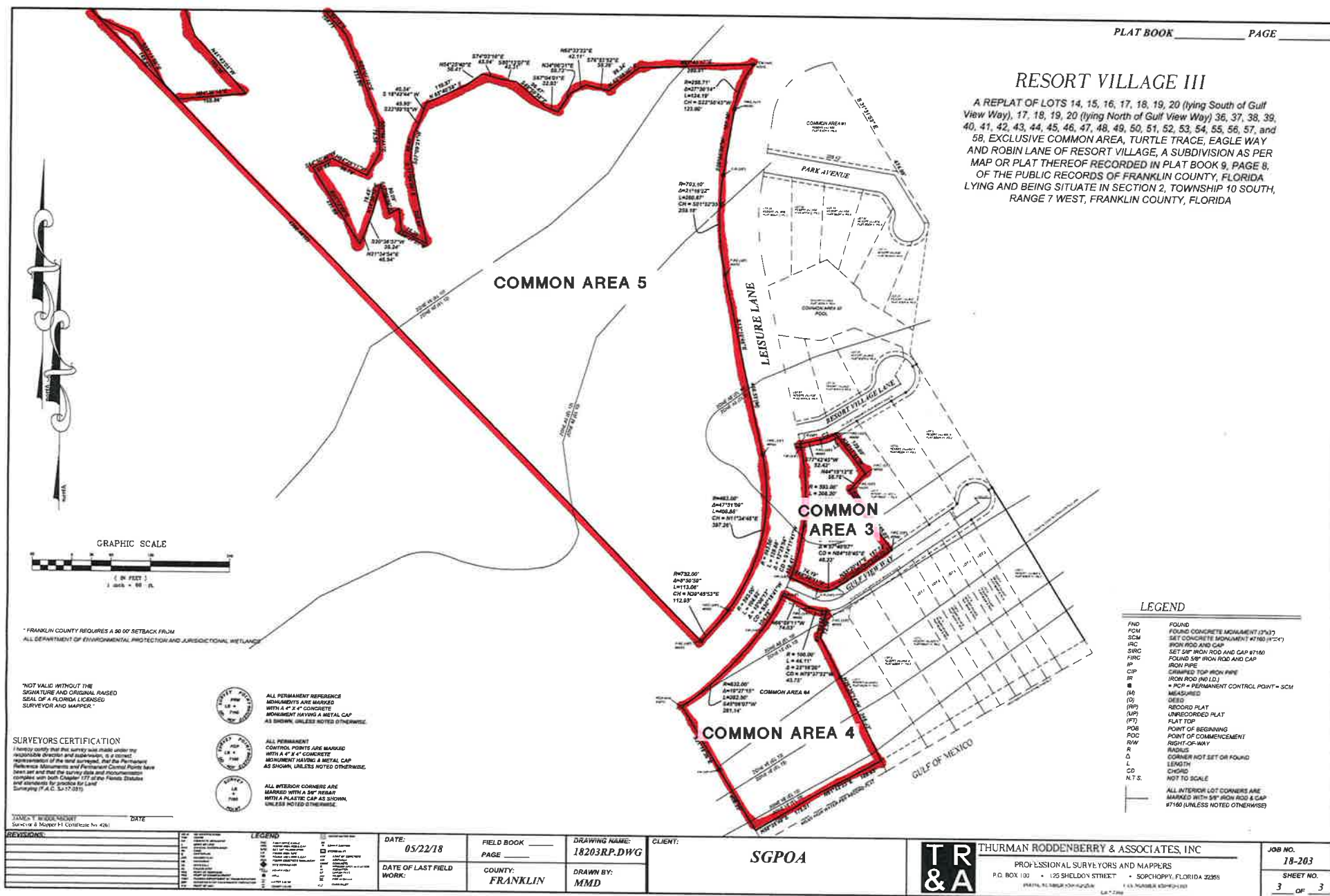
SURVEYORS CERTIFICATION
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and standards for practice for Land Surveyors (F.A.C. 11-17.051).

JAMES T. RIDGE, NROHT _____ DATE _____
 Secretary & Manager P.L. COTTRELL, No. 4381

REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523

RESORT VILLAGE III

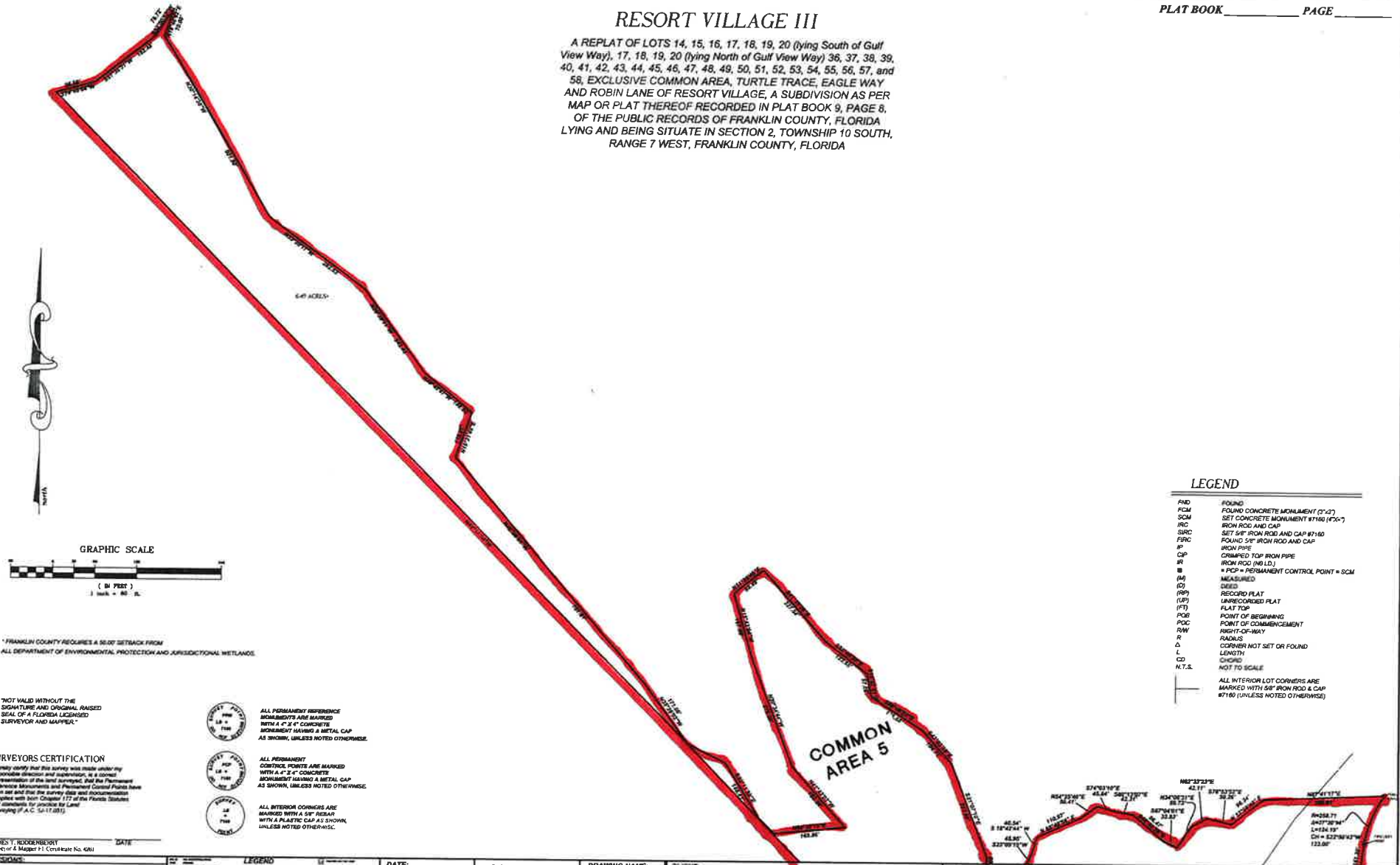
A REPLAT OF LOTS 14, 15, 16, 17, 18, 19, 20 (lying South of Gulf View Way), 17, 18, 19, 20 (lying North of Gulf View Way) 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58, EXCLUSIVE COMMON AREA, TURTLE TRACE, EAGLE WAY and ROBIN LANE OF RESORT VILLAGE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA LYING AND BEING SITUATE IN SECTION 2, TOWNSHIP 10 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA



RESORT VILLAGE III

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PLAT BOOK _____ PAGE _____



LEGEND

FOUND	FOUND
FCM	FOUND CONCRETE MONUMENT (1'-2')
SCM	SET CONCRETE MONUMENT #7160 (4'-6")
IRC	IRON ROD AND CAP
SRIC	SET 5/8" IRON ROD AND CAP #7160
FRIC	FOUND 5/8" IRON ROD AND CAP
IP	IRON PIPE
CP	CRIMPED TOP IRON PIPE
IR	IRON ROD (NO LD.)
PCP	PCP = PERMANENT CONTROL POINT = SCM
MEAS	MEASURED
RECORD	RECORD PLAT
UNRECORDED	UNRECORDED PLAT
FLAT TOP	FLAT TOP
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POW	POINT OF WAY
R	RADIUS
CH	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)	

* FRANKLIN COUNTY REQUIRES A 50-FT SETBACK FROM ALL DEPARTMENT OF ENVIRONMENTAL PROTECTION AND JURISDICTIONAL WETLANDS.

"NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SURVEYORS CERTIFICATION
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, and the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and documentation comply with State Chapter 171 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 12-17.001).

JAMES T. RODDENBERRY DATE _____
Surveyor & Mapper F1 Certificate No. 6061

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" IRON ROD WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.
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REVISIONS: 1. 05/22/18 2. 05/22/18 3. 05/22/18 4. 05/22/18 5. 05/22/18 6. 05/22/18 7. 05/22/18 8. 05/22/18 9. 05/22/18 10. 05/22/18	LEGEND 1. 05/22/18 2. 05/22/18 3. 05/22/18 4. 05/22/18 5. 05/22/18 6. 05/22/18 7. 05/22/18 8. 05/22/18 9. 05/22/18 10. 05/22/18	DATE: 05/22/18 DATE OF LAST FIELD WORK:	FIELD BOOK: _____ PAGE: _____ COUNTY: FRANKLIN	DRAWING NAME: 18203RP.DWG DRAWN BY: MMD	CLIENT: SGPOA	TR & A THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELBOY STREET • BOKCHOPPY, FLORIDA 33509 PHONE: 615-888-1388 FAX: 615-888-1389 LE # 7160	JOB NO. 18-203 SHEET NO. 2 OF 3
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Overview



Legend

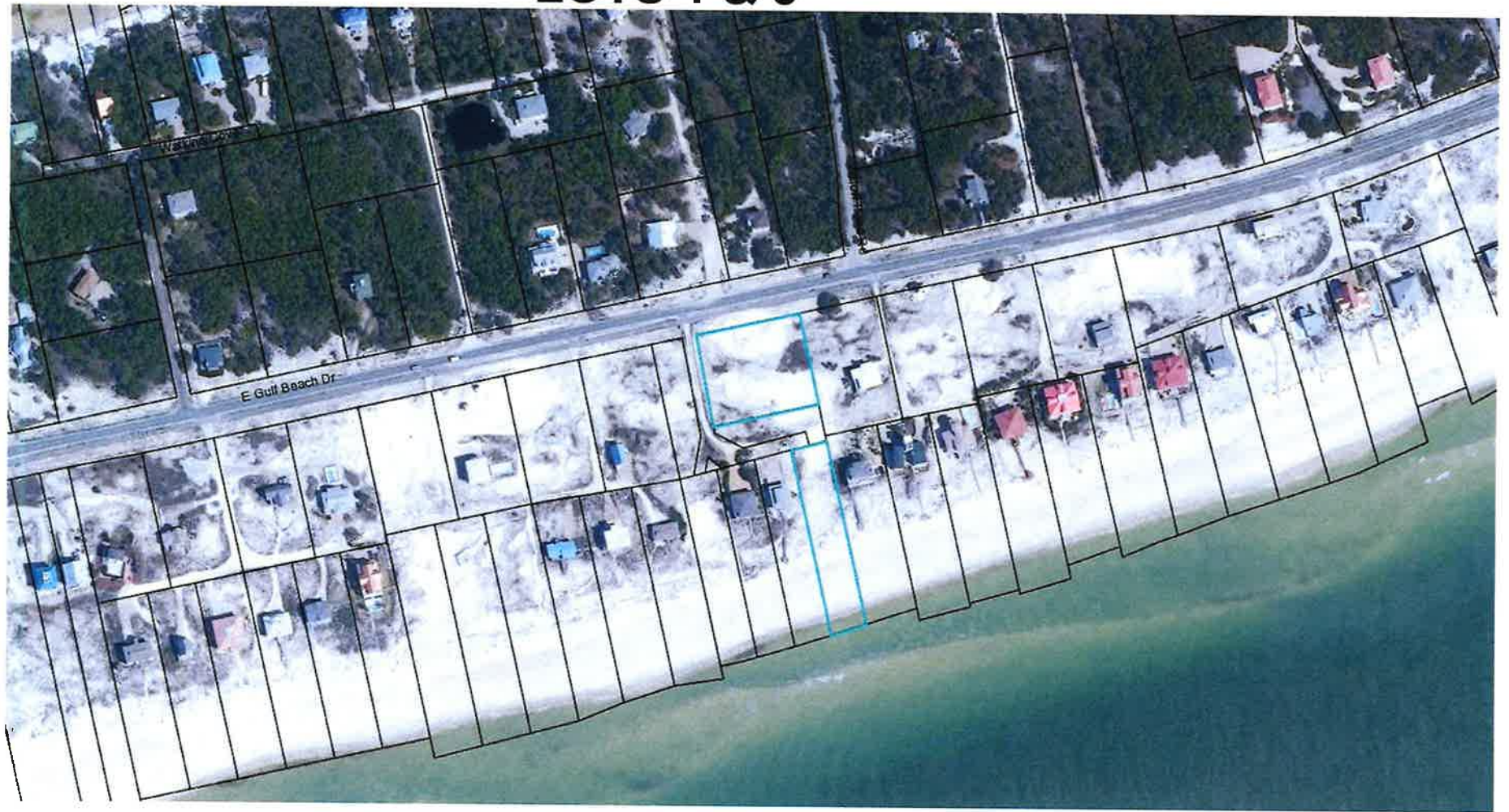
-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7358-0000-0360	Alternate ID	06W09S29735800000360	Owner Address	ST GEORGE PLANTATION OWNERS ASSOCIATION, INC
Sec/Twp/Rng	--	Class	COMMON ARE		1712 MAGNOLIA ROAD
Property Address	1488 LEISURE LANE	Acreage	n/a		ST GEORGE ISLAND, FL 32328
	ST GEORGE ISLAND				
District	1				
Brief Tax Description	LOTS 14 THRU 20 RESORT VILLAGE				
	(Note: Not to be used on legal documents)				

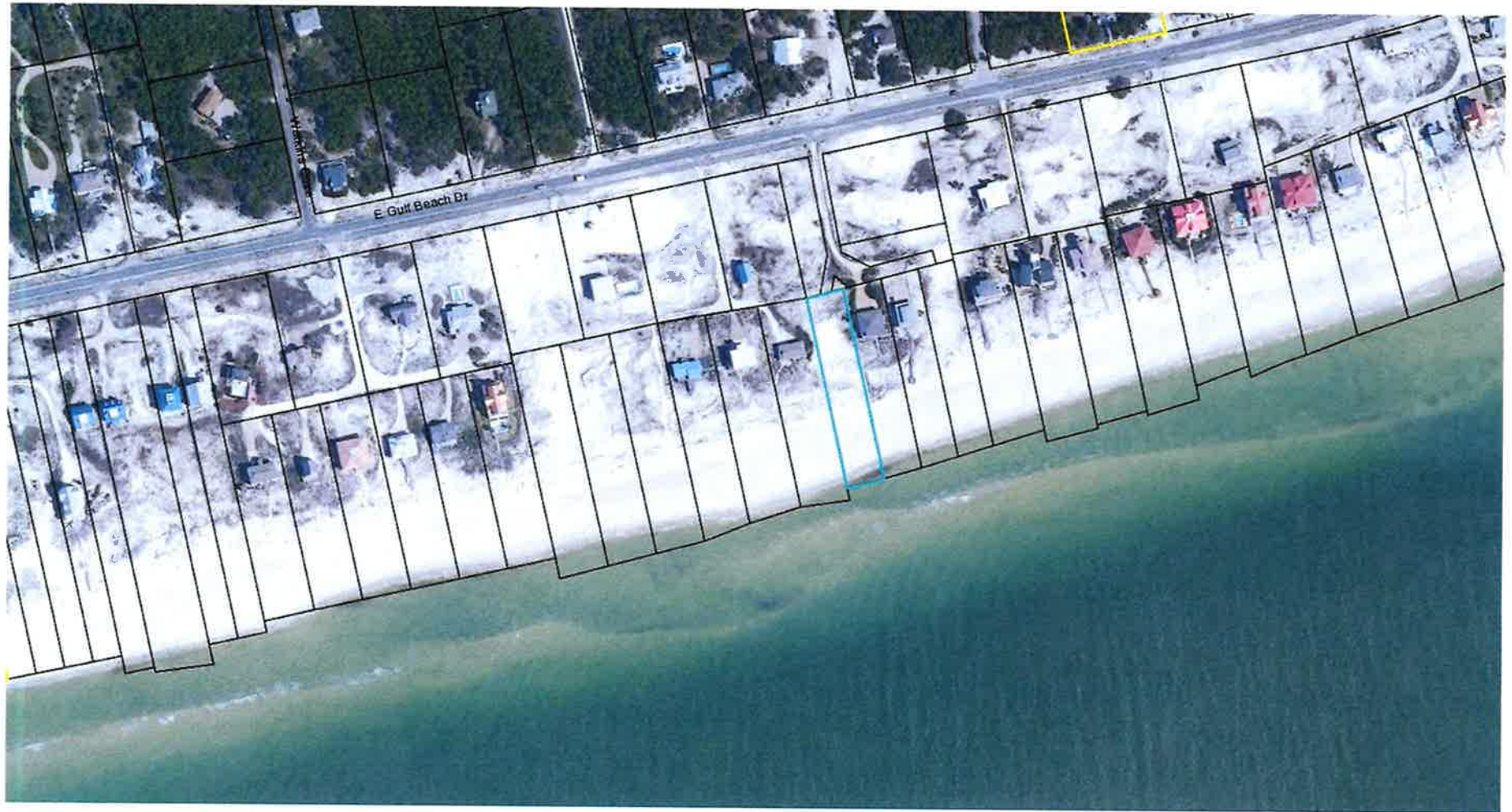
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Developed by  Schneider
GEOSPATIAL

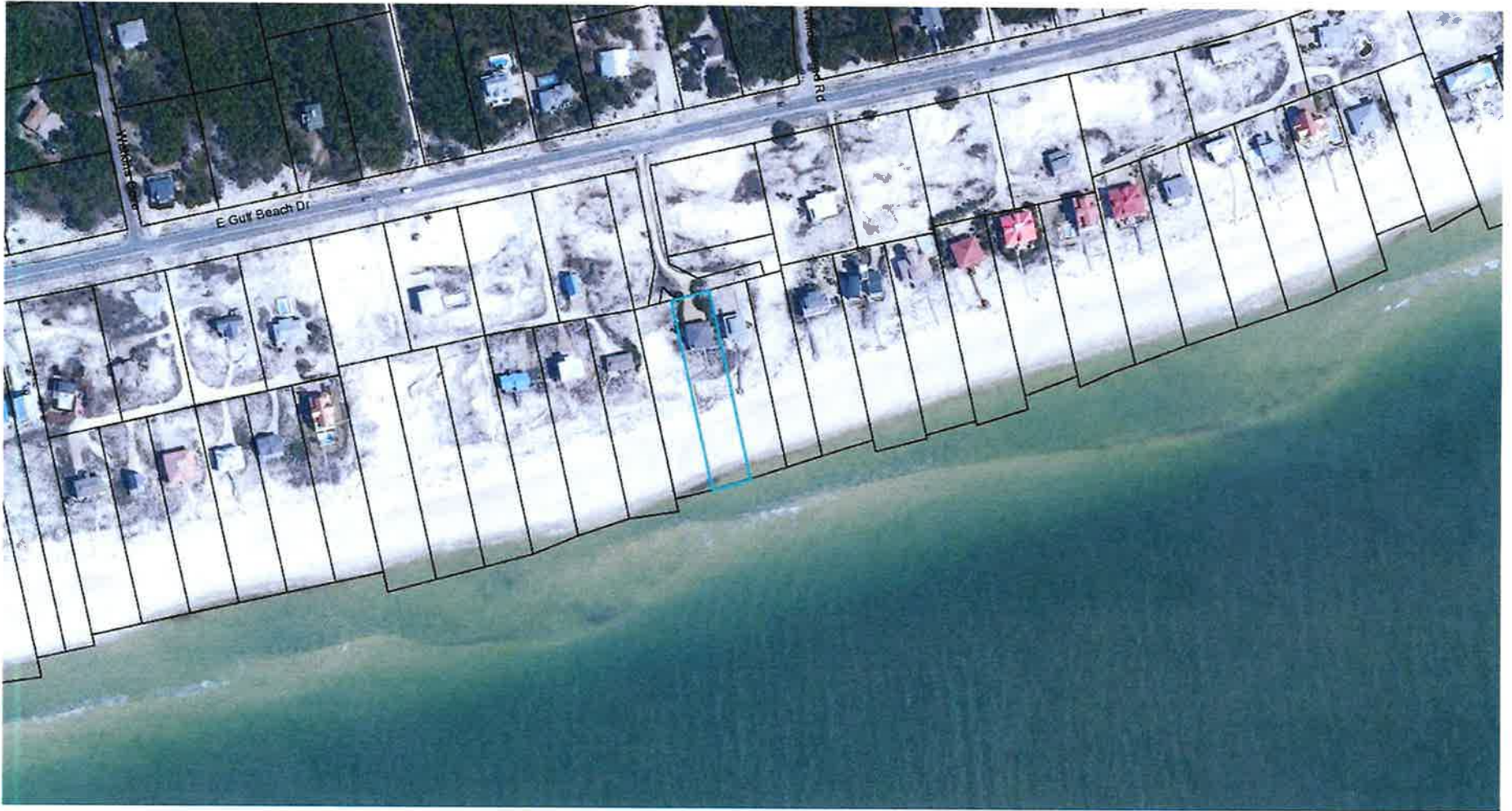
LOTS 1 & 5



LOT 2



LOT 3



LOT 4



ITEM #8 SANDERS

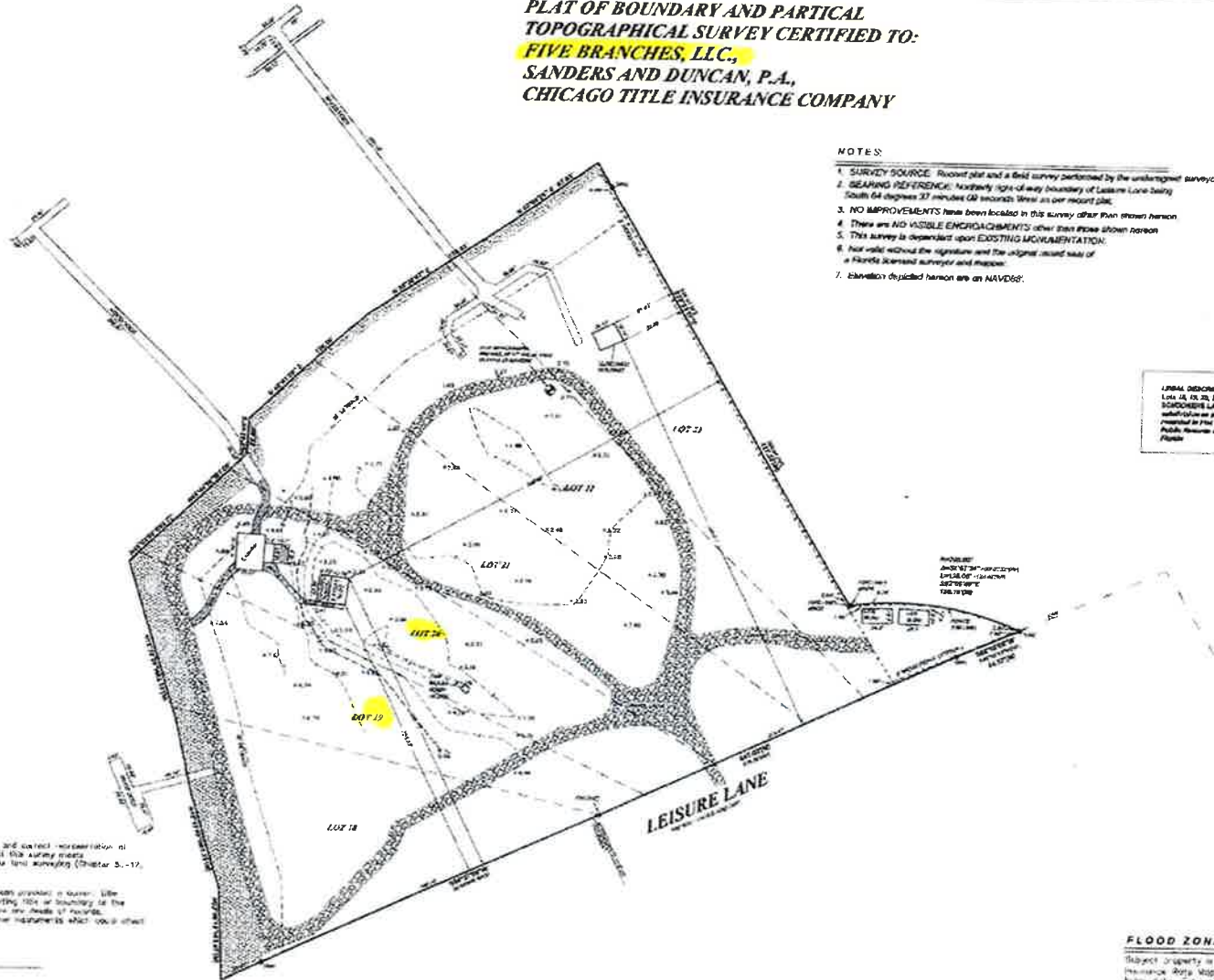
PLAT OF BOUNDARY AND PARTIAL
TOPOGRAPHICAL SURVEY CERTIFIED TO:
FIVE BRANCHES, LLC,
SANDERS AND DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY



NOTES:

1. SURVEY SOURCE: Recent plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right-of-way boundary of Leisure Lane being South 64 degrees 37 minutes 00 seconds West as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than those 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 record map of a Florida Licensed Surveyor and mapmaker.
7. Elevations depicted hereon are on NAVD83.

LEGAL DESCRIPTION:
Lots 1A, 1B, 1C, 1D, 1E, 1F and 1G of
SANDERS LAKES, Phase 1, a
subdivision as per map or plat filed
recorded in Plat Book 1, Page 1 of the
Public Records of Franklin County,
Florida.



I hereby certify that this is a true and correct representation of the property shown hereon and that this survey complies with the minimum technical standards as laid out in Chapter 5-17, Florida Administrative Code.

The undersigned surveyor has not been involved in survey, title opinion or abstract of matters affecting title or boundary of the subject property. It is possible there may be records, unrecorded claims, easements or other instruments which could affect the boundaries.

J. M. Sanders
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 1281

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" Zone "V" (EL 12 and EL 14)
Insurance Rate Map Community Panel No. 120000 0650
Flood Risk Category 5, 2014, Franklin County, Florida
SUBJECT PARCEL LIES WITHIN A FLOODING HAZARD ZONE.

REVISIONS:
NO DATE ADDED BY OFFICE AND TOWN (Y)

NO.	DATE	DESCRIPTION
1	04/27/15	Initial Survey
2	06/19/16	Final Survey

DATE:
04/27/15

DATE OF LAST FIELD
WORK:
06/19/16

FIELD BOOK
PAGE

COUNTY:
FRANKLIN

DRAWING NAME:
06-115.DWG

DRAWN BY:
MMD

CLIENT:
FIVE BRANCHES, LLC.



THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 119 - 124 ORLANDO STREET - SUCCURRY, FLORIDA 32578
PH: (904) 266-1211 FAX: (904) 266-1211

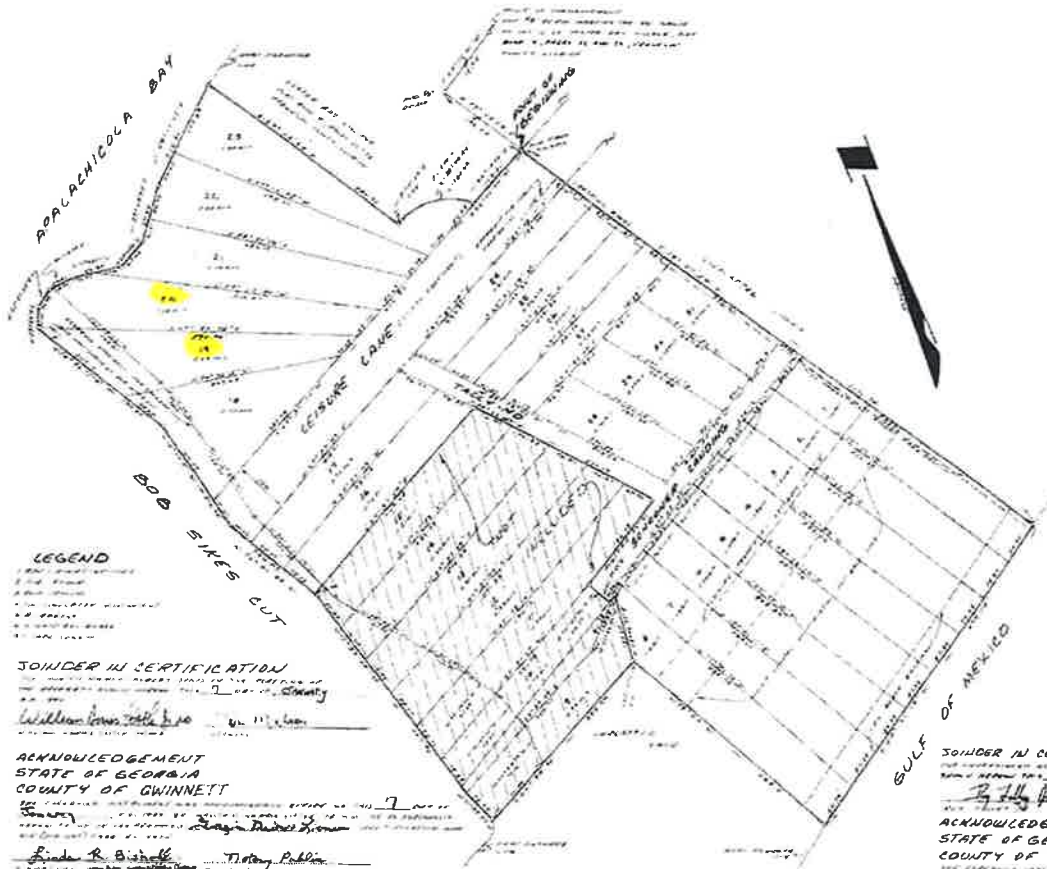
JOB NO:
06-115

SHEET NO.
1 OF 1

SCHOONER LANDING, PHASE 1

A SUBDIVISION OF A PART OF SECTIONS 8 AND 17, TOWNSHIP 10 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA

PG. 6 PG. 5



LEGEND

- 1. 1/4 Section
- 2. 1/2 Section
- 3. 3/4 Section
- 4. 1/4 Section
- 5. 1/2 Section
- 6. 3/4 Section
- 7. 1/4 Section
- 8. 1/2 Section
- 9. 3/4 Section

JOINER IN CERTIFICATION

The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof, and that the same is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof.

William C. Brown, Jr. on 11/11/1911

ACKNOWLEDGEMENT STATE OF GEORGIA COUNTY OF GWINNETT

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof, and that the same is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof.

Linda R. Bishoff on 11/11/1911

Linda R. Bishoff on 11/11/1911

SURVEYORS CERTIFICATE

The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof, and that the same is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof.

Edwin G. Brown & Assoc., Inc.
Surveyors and Engineers
1111 North 1st Street
Tampa, Florida

EDWIN G. BROWN & ASSOC., INC.



CERTIFICATION STATE OF FLORIDA COUNTY OF FRANKLIN

BEFORE ME, the undersigned authority, on this 11th day of November, 1911, personally appeared William C. Brown, Jr., known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of November, 1911.

Notary Public for Franklin County, Florida

Thomas C. Brown

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF FRANKLIN

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof, and that the same is a true and correct copy of the original plat of the Schooner Landing, Phase 1, as shown to the undersigned by the owner thereof.

Edwin G. Brown on 11/11/1911

Edwin G. Brown on 11/11/1911

PLAT CONFORMATION STATE OF FLORIDA COUNTY OF FRANKLIN

Subscribed and sworn to before me this 11th day of November, 1911.

Edwin G. Brown on 11/11/1911

Edwin G. Brown on 11/11/1911

JOINER IN CERTIFICATION

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Linda R. Bishoff on 11/11/1911

Linda R. Bishoff on 11/11/1911

LOT 19



LOT 20

