

Franklin County Planning & Zoning Agenda

December 11, 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-November 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)
7. Consideration of a request to construct a 1,432 sq. foot single family dock with consisting of a 318ft x 4ft access walkway, a 20ft x 6ft terminal platform, and 2 12ft x 20ft uncovered boatlifts. Located at 2031 Turpentine Trail 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 Billy Shultz (Island Palms SGI, LLC,) (Proposed House)

8. Consideration of a request to construct a 1,036 sq. foot single family dock with consisting of a 229ft x 4ft access walkway, a 6ft x 20ft terminal, and a one 12ft x 20ft uncovered boatlift. Located at 1544 Alligator Drive, Alligator Point, Franklin County, Florida. Customer has their DEP permit, and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Robert Kirby. (Proposed House.)

LOT RECONFIGURATION:

9. 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.

SKETCH PLAT APPROVAL:

10. Consideration of a request for a Sketch Plat Approval of a one unit subdivision called Leisure Landing, a 2.0 acre parcel also known as Lots 19, 20, & 21 Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Leisure Landing.

FINAL SKETCH PLAT APPROVAL:

11. 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.
12. 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.

ITEM #3 JOE THOMPSON

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

JOB: 18-084

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

DEP:

PURPOSE: Development Feasibility Assessment

COE:

PROJECT LOCATION / USGS: SGI - Franklin County

OTHER:

LATITUDE: 29° 40' 35.22"

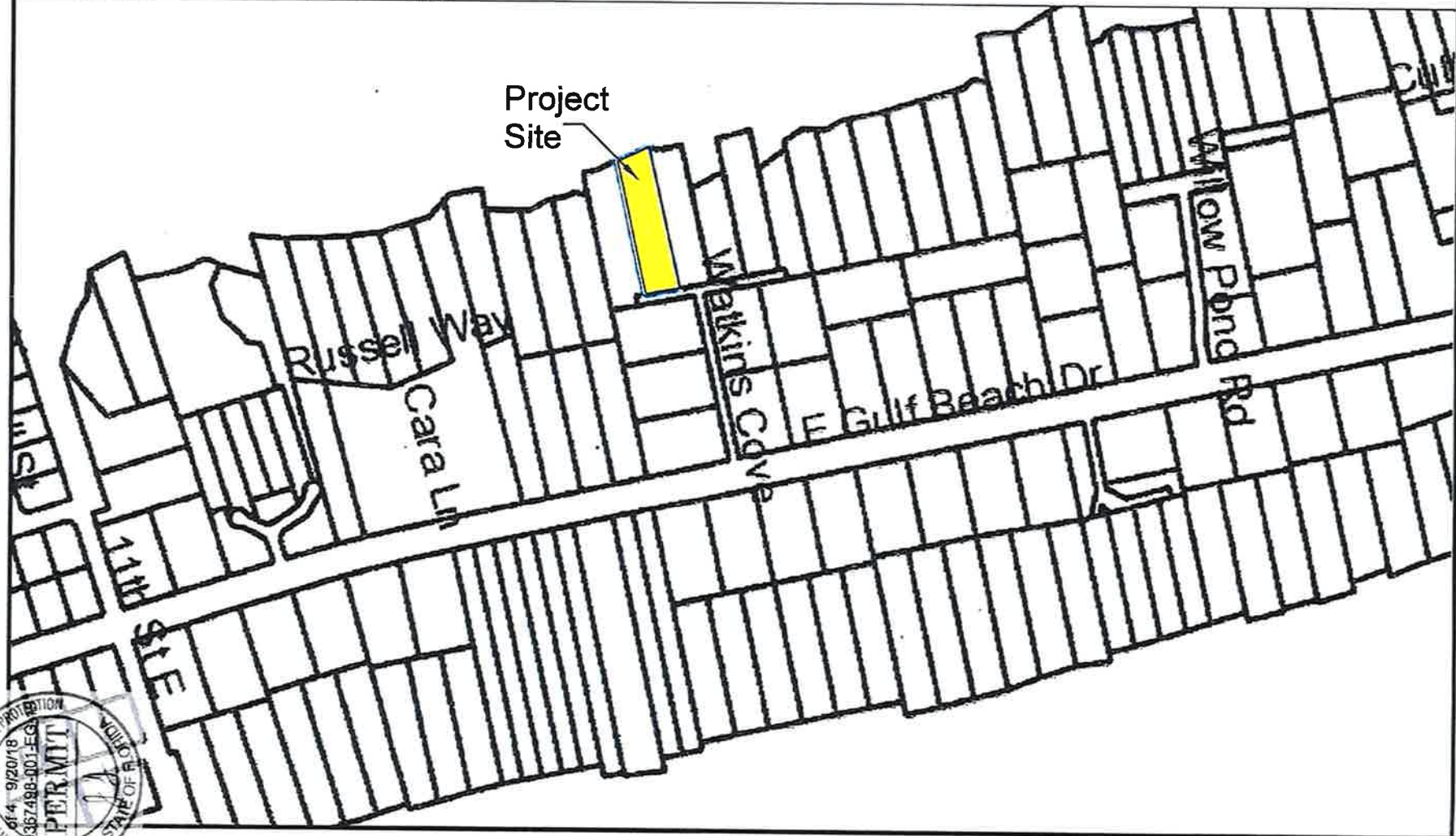
DATE: July 31, 2018

LONGITUDE: 84° 49' 44.02"

SHEET: 1/4

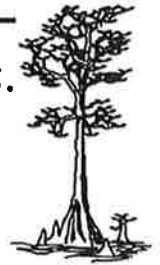
SECTION: 29 TWSHP: 9 South

RNG: 6 West





DESIGNED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Joe Thompson

JOB: 18-084

WATERBODY/CLASS: St George Sound / Class II / 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

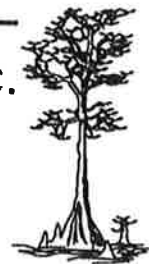
SECTION: 29 TOWNSHIP: 9 South

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:

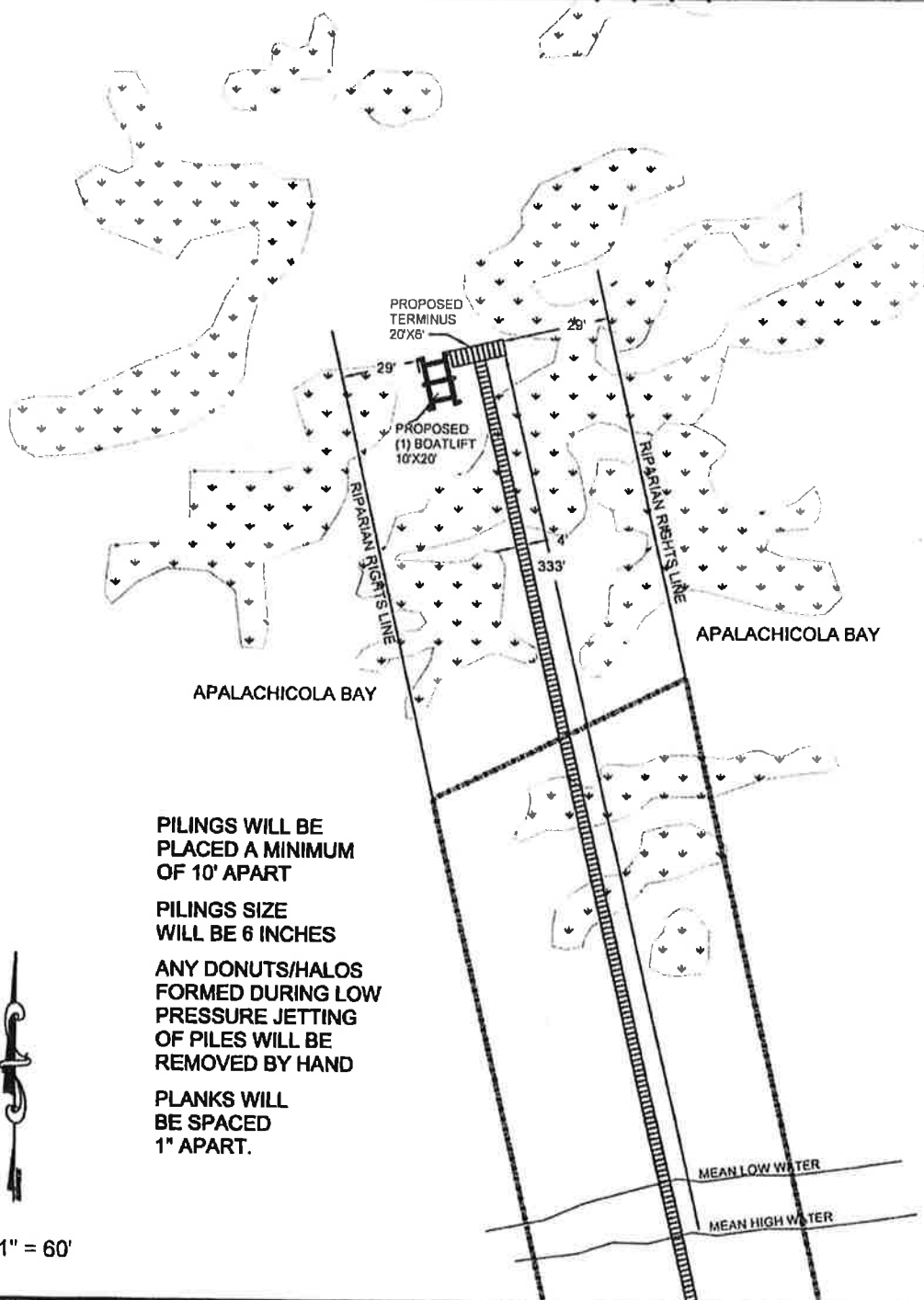
LATITUDE: 29° 40' 35.22"

DATE: July 31, 2018

LONGITUDE: 84° 49' 44.02"

SHEET: 3/4

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West



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



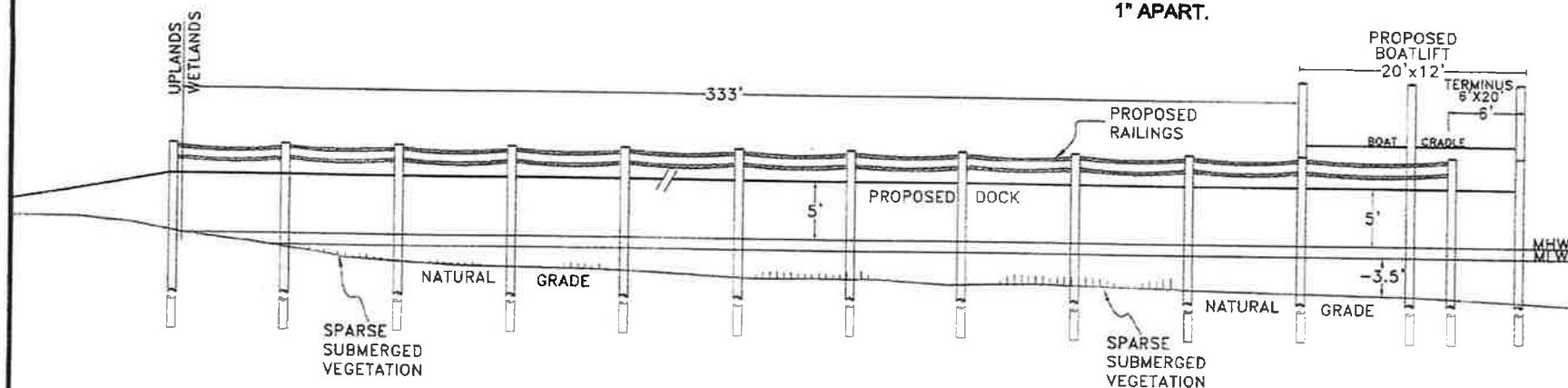
Cross Section
of Proposed Dock
Not To Scale

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





ITEM #4 APALACHICOLA OYSTER CO.

PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

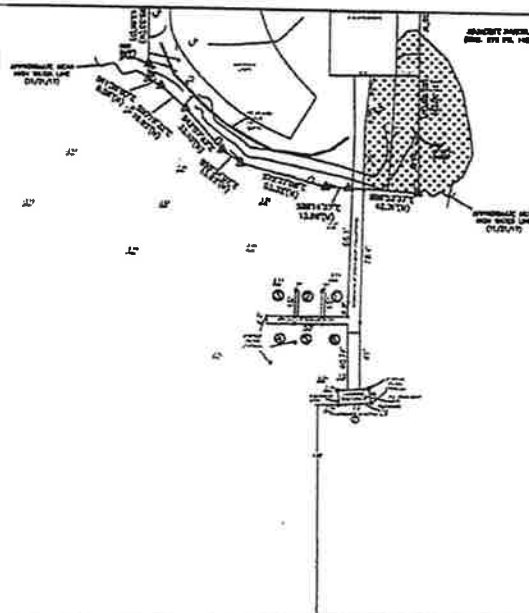
PILINGS SIZE
WILL BE 12 INCHES
PRESSURE TREATED

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

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mile / Class II/DFW
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 8 2018
SHEET: 2/4



APALACHICOLA BAY



3330 W. 2nd Street
Panama City, FL 32405
Phone: 904.777.1177
Fax: 904.777.1178

REVISION TABLE:

NO.	DATE	DESCRIPTION

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

SITE
PLAN

APPROVED (SIGNED) BY: [Signature]
DATE: [Date]
PROJECT NO.: [Project No.]
DRAWING NO.: [Drawing No.]

Drawing Number
S100

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.

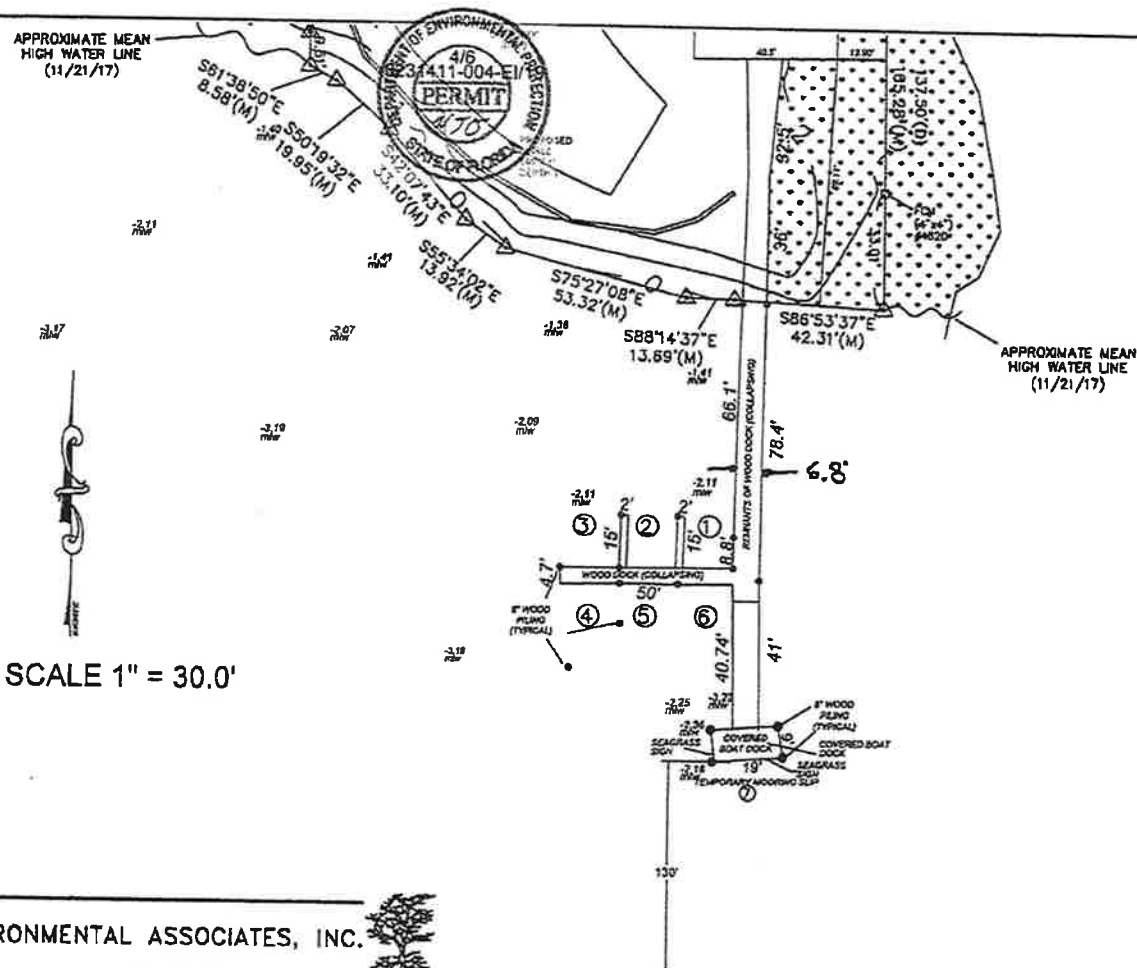
**TURBIDITY CURTAINS
WILL BE PLACED
AROUND CONSTRUCTION
AREA AND REMAIN IN
PLACE UNTIL TURBIDITY
IS NORMAL**

SCALE 1" = 30.0'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mils / Grass/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02"
LONGITUDE: 81° 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



ENGINEERING

Dock Replacement for

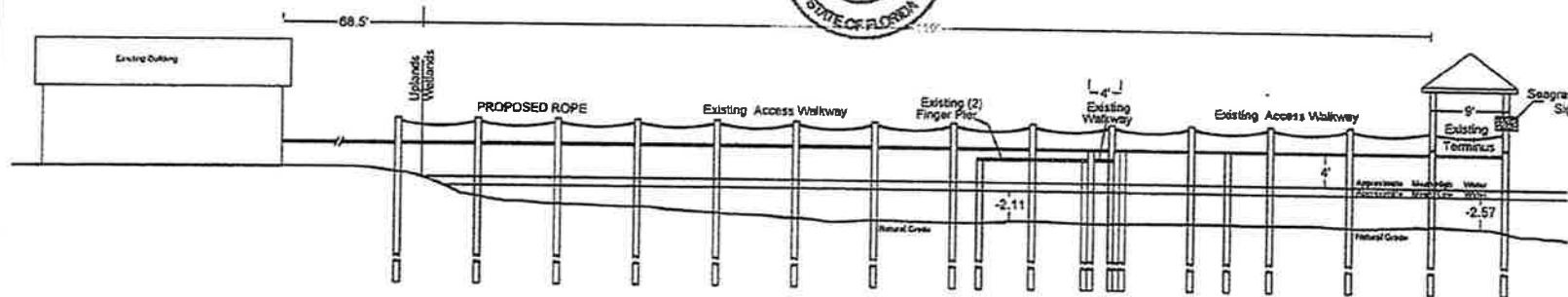
Cary Williams
Apalachicola Oyster House

500 U.S. HWY 98, Apalachicola, FL 32320

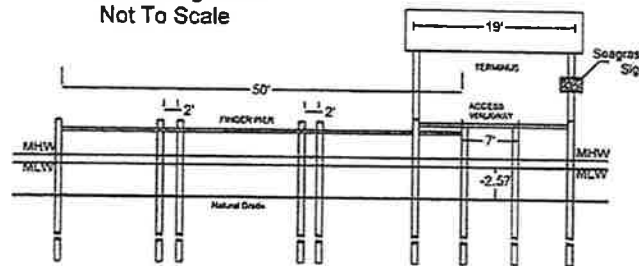
LARGE SCALE
SITE
PLAN

MATH/PHYS 1003 AS AID	
Student	1003
Room	Q-1
Section	1003

Drawing Number
S101



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

APPLICANT/CLIENT: Apalachicola Oyster Co., LLC
WATERBODY/CLASS: 2 Mbe / Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02"
LONGITUDE: 5° 0' 38.81"
SECTION: 11 TOWNSHIP: 9 South RNC: 8 West

SHEET: 2/4

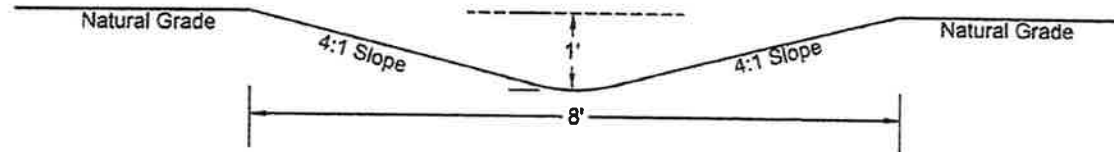


6/22/2016 7:25:23 AM

Drawing Material
\$102



**CROSS SECTION
PROPOSED SWALE**
Not To Scale



ANY DONUTS/MALOS
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 Mile / Coast/OPW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola
LATITUDE: 29° 42' 48.02
LONGITUDE: 81° 0' 38.81"
SECTION: 11 TOWNSHIP: 8 South RNC: 8 West

JOB: 17-122
DEP:

COE:

OTHER: Rev 4-9-18 - 4-18-18

DATE: March 6 2018

SHEET: 2/4



WEBER
Professional Engineering
1000 W. 25th Street
Palm Beach, FL 33480
Tel: 561.833.1100
Fax: 561.833.1101
Digitally signed by
Michael C. Weber, PE
DN: cn=Michael C. Weber,
ou=WEBER, email=mcw@weberpe.com, c=US

REVISION TABLE

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

CROSS
SECTION

W/2018 723 21 AM

Project No. 17-122

Drawn By: M. C. Weber

Checked By: M. C. Weber

Designation: S103

Sheet No. 2/4

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: 5° 0' 38.81"

US Army Corps of Engineers

SAJ-2004-06608 (NW-DEB)

Apalachicola Oyster Company, LLC

Sheet 2 of 3, September 21, 2018

JOB: 17-122

DEP:

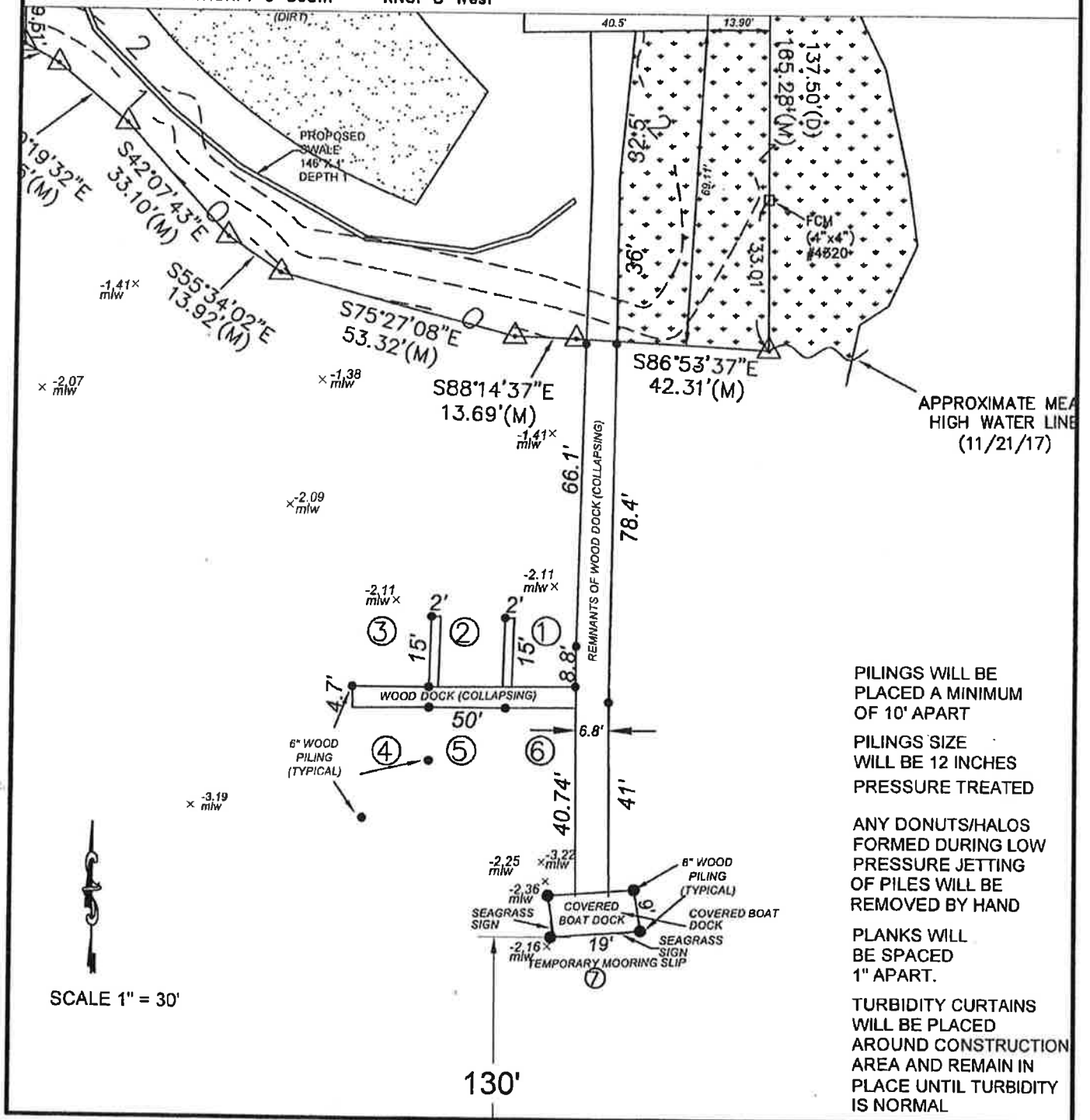
OTHER: Rev 5-18-18 - 5-31-18

DATE: March 6, 2018

SHEET: 3A/4

SECTION: 11 TOWNSHIP: 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
LB No. 7415

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

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

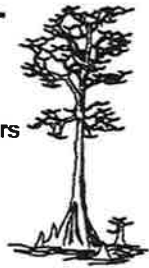
DATE: March 6, 2018

SHEET: 4/4



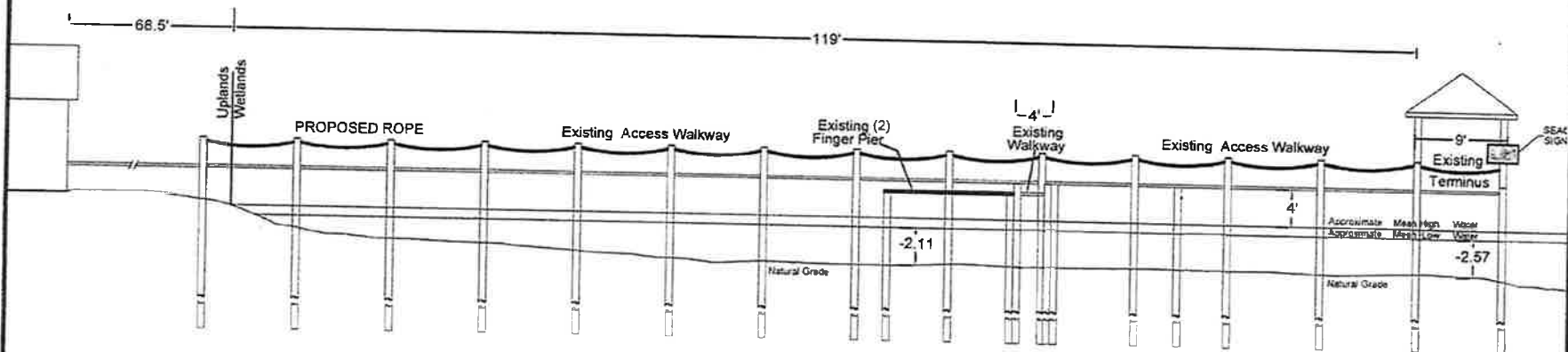
US Army Corps of Engineers

SAJ-2004-06608 (NW-DEB)
Apalachicola Oyster Company, LLC
Sheet 3 of 3, September 21, 2018



SECTION: 11 TWSHP: 9 South RNG: 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

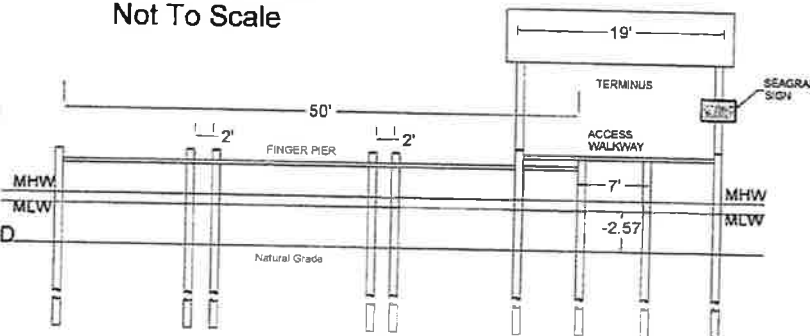
PLANKS WILL
BE SPACED
1" APART.

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





ITEM #5 CHRIS REGISTER

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°55d 23' 27.92"
SECTION: 6 TNSHP: 7 South RNG: 1 West

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



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.

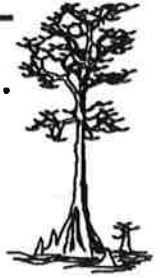
ALLIGATOR HARBOR



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

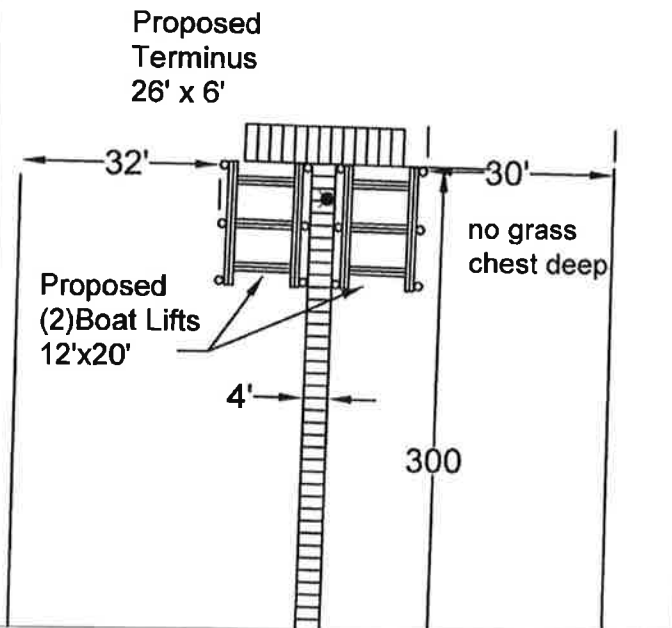
APPLICANT/CLIENT: Chris Register
WATERBODY/CLASS: Alligator Harbor/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Alligator Point / Franklin County
LATITUDE: 29° 53' 55.65"
LONGITUDE: 85° 23' 27.92"

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

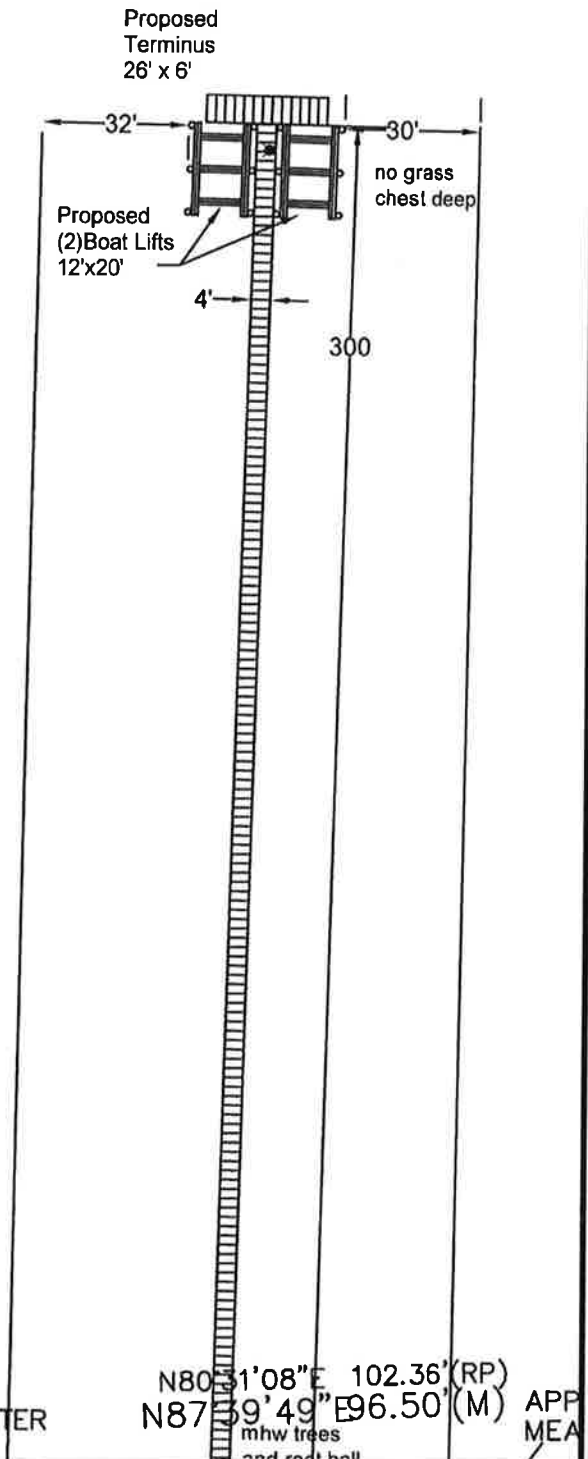
PLANKS WILL
BE SPACED
1" APART.



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 TOWNSHIP: 7 South

RNG: 1 West

JOB: 18-078

DEP:

COE:

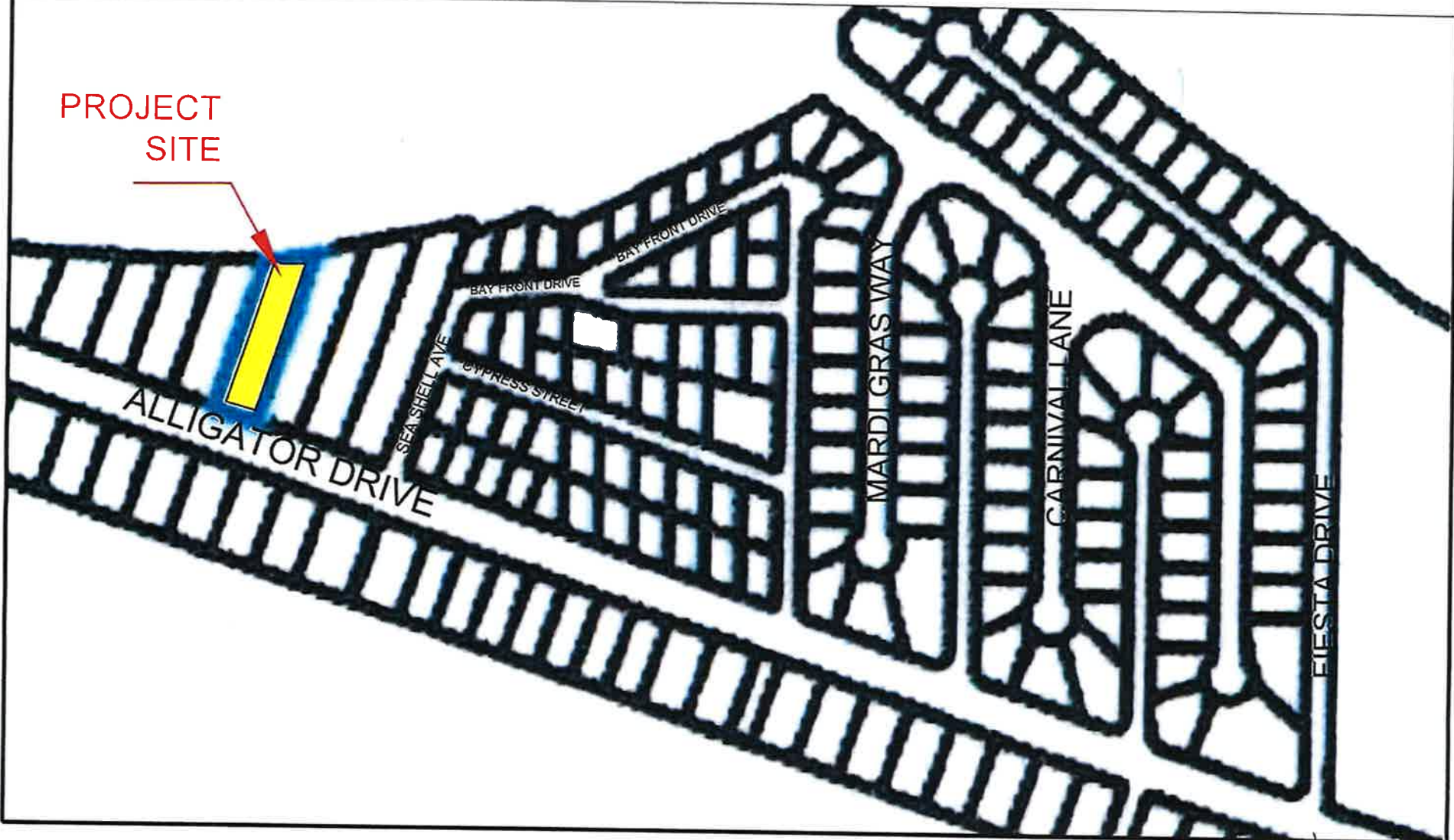
OTHER: Revised 10-31-18

DATE: June 15, 2018

SHEET: 1/4



PROJECT
SITE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(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"

JOB: 18-078

DEP:

COE:

OTHER: Revised 10-31-18

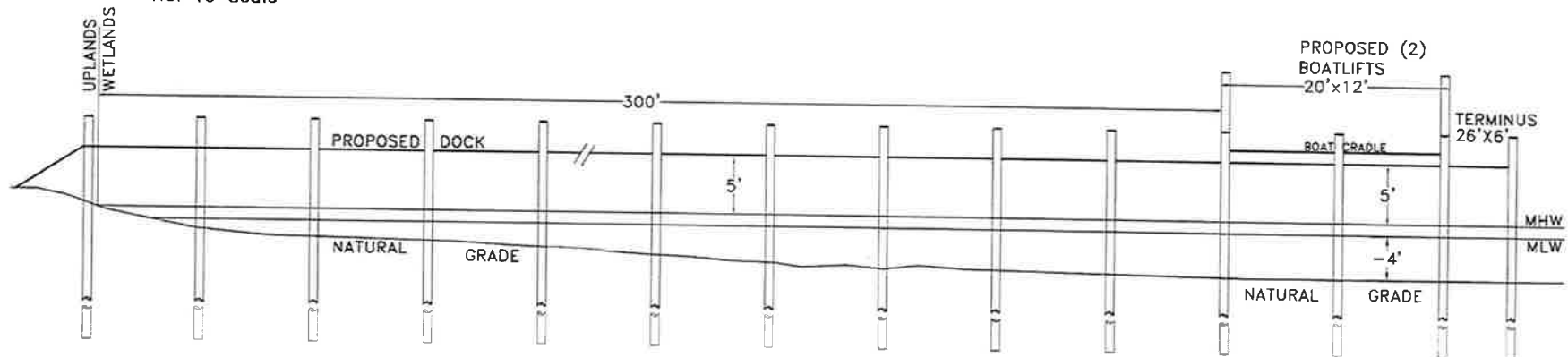
DATE: June 15, 2018

SHEET: 4/4

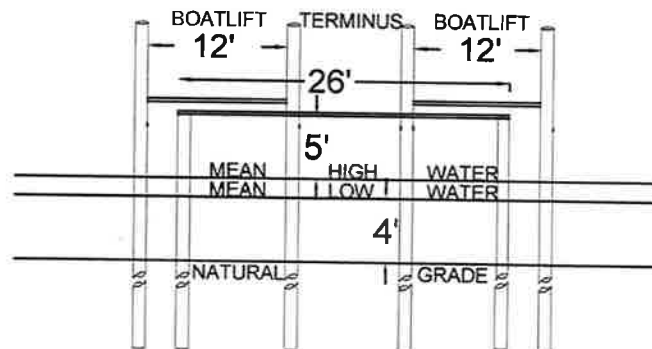


SECTION: 06 TWSHP: 7 South RNG: 1 West

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.



ITEM #6 KENNETH BOWMAN

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"

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

JOB: 18-002

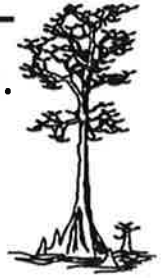
DEP:

COE:

OTHER:

DATE: January 4, 2018

SHEET: 2/4





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

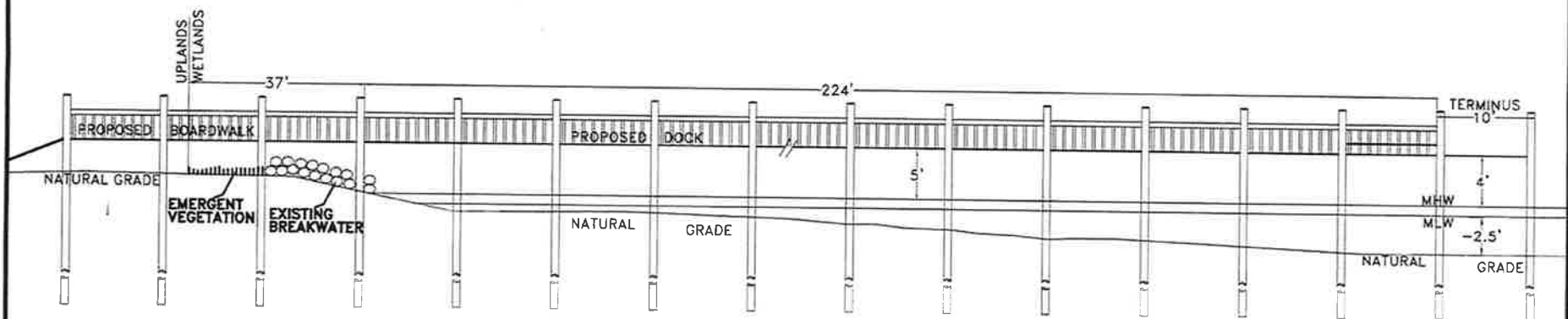
LONGITUDE: 84° 52' 50.29"

SHEET: 4/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



Cross Section
Proposed Dock
Not to Scale





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

PO BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

7415

APPLICANT/CLIENT: Island Palms SGI, LLC

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29°37' 27.70"

LONGITUDE: 84° 56' 44.89"

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 18-127

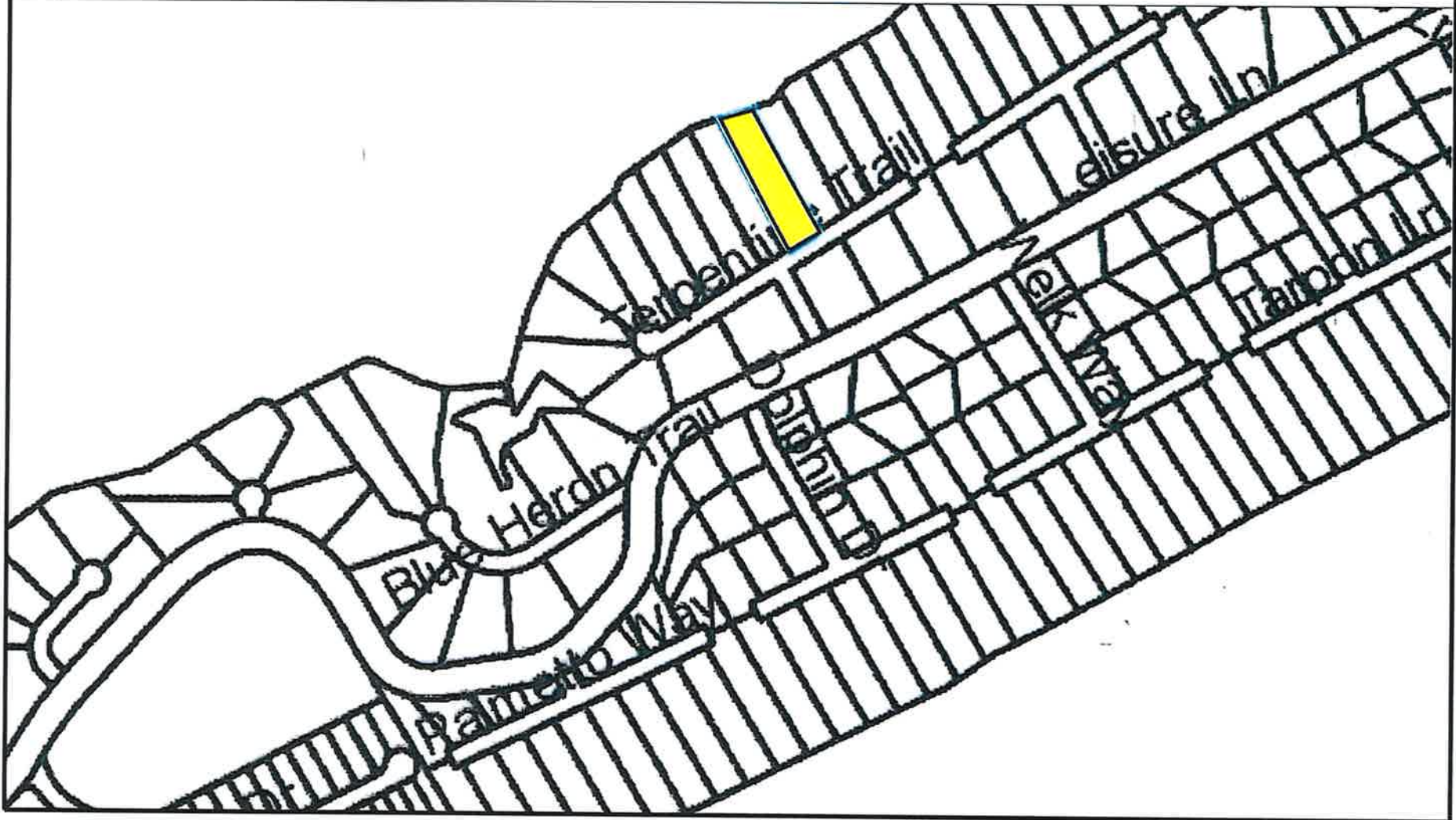
DEP:

COE:

OTHER:

DATE: November 15, 2018

SHEET: 1/4

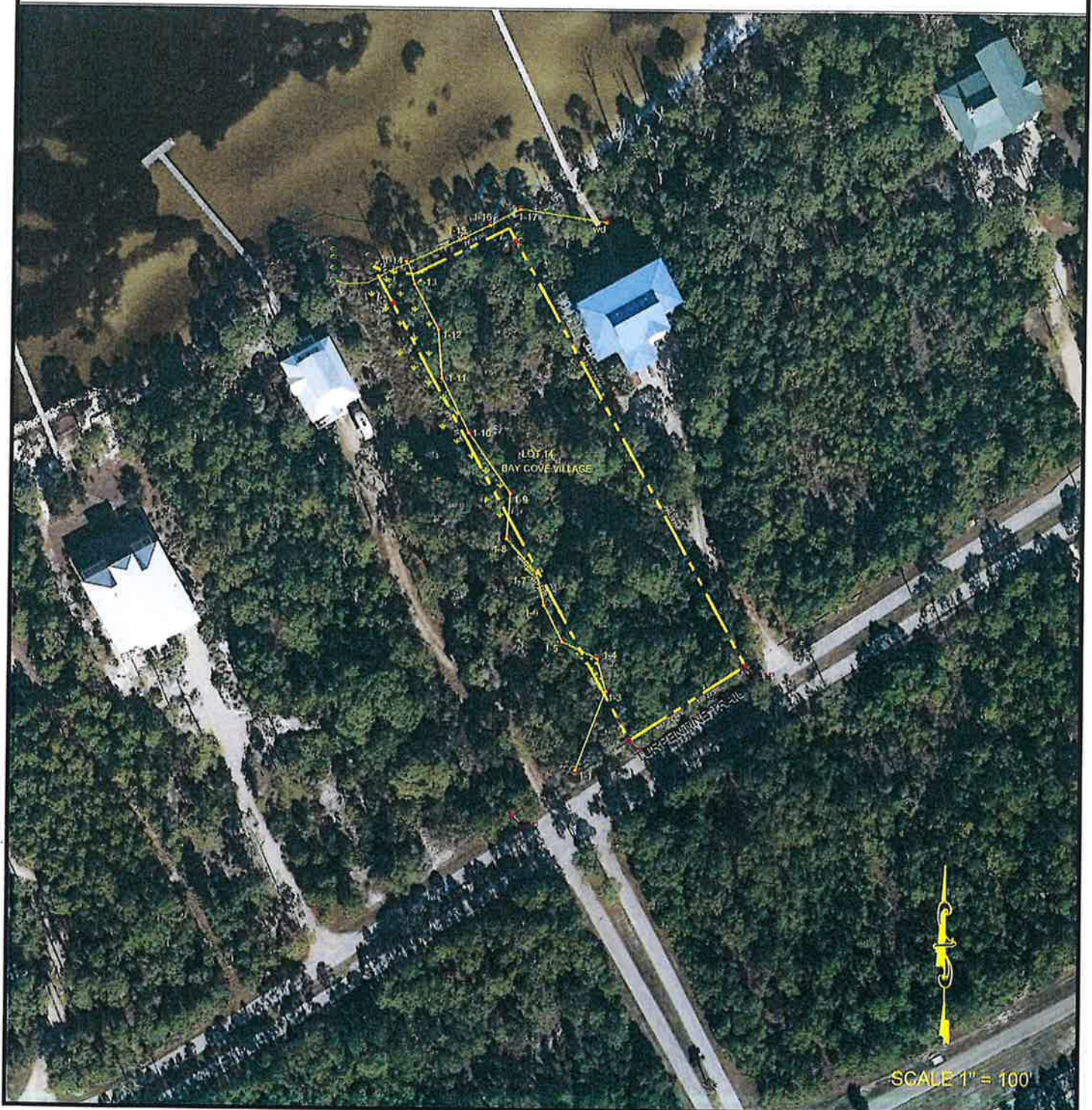




PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Island Palms SGI, LLC
WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: SGI - Franklin County
LATITUDE: 29° 37' 27.70"
LONGITUDE: 84° 56' 44.89"
SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 18-132
DEP:
COE:
OTHER:
DATE: November 15, 2018
SHEET: 2/4

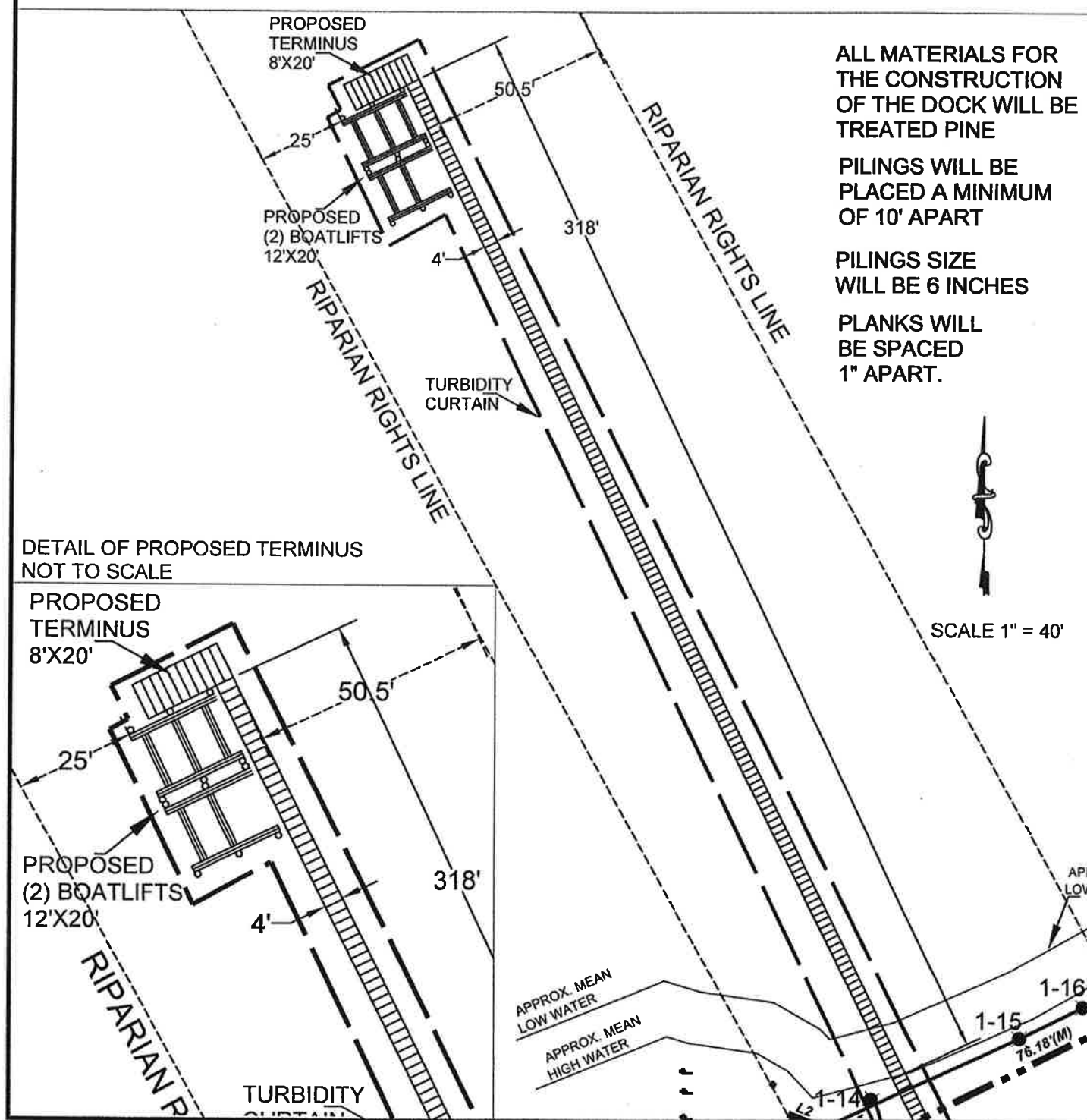




PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Island Palms SGI, LLC
WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: SGI - Franklin County
LATITUDE: 29° 37' 27.70"
LONGITUDE: 84° 56' 44.89"
SECTION: 29 TOWNSHIP: 9 South RING: 6 West

JOB: 18-132
DEP:
COE:
OTHER:
DATE: November 15, 2018
SHEET: 3/4

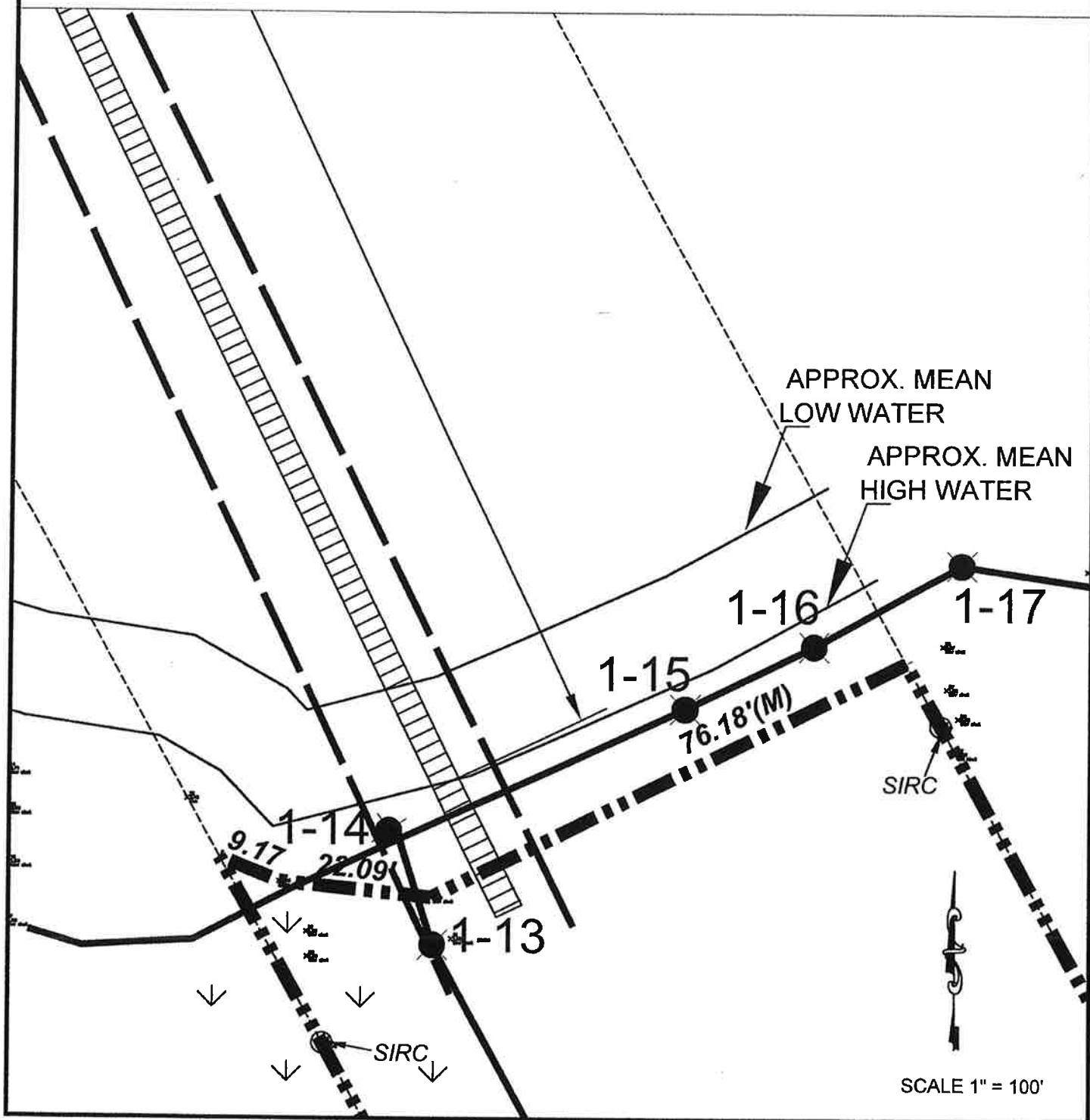




PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Island Palms SGI, LLC
WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: SGI - Franklin County
LATITUDE: 29° 37' 27.70"
LONGITUDE: 84° 56' 44.89"
SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 18-132
DEP:
COE:
OTHER:
DATE: November 15, 2018
SHEET: 3a/4





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

7415

APPLICANT/CLIENT: Island Palms SGI, LLC

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County

LATITUDE: 29°37' 27.70"

LONGITUDE: 84° 56' 44.89"

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 18-132

DEP:

COE:

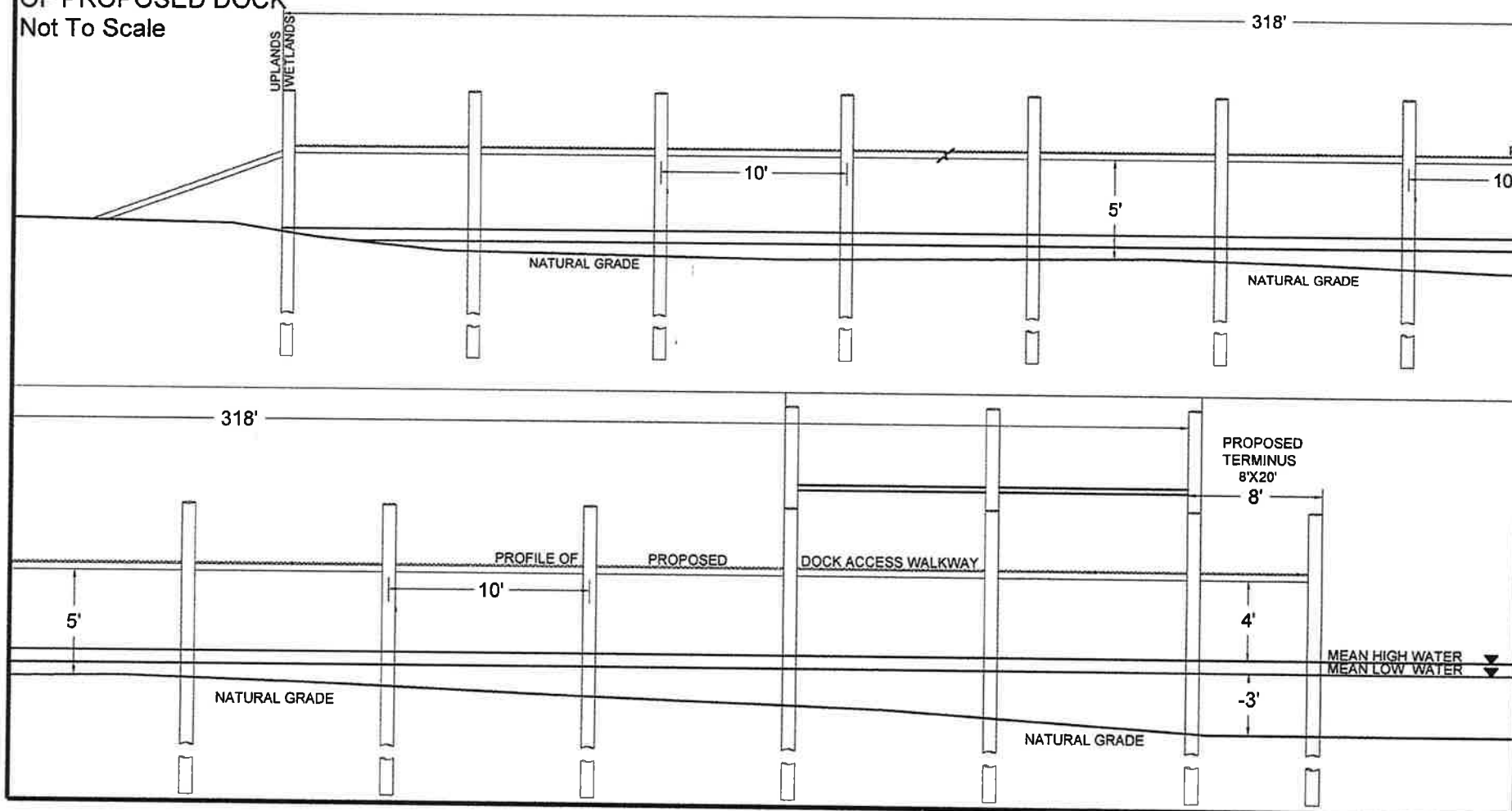
OTHER:

DATE: November 15, 2018

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale







ITEM #8 ROBERT KIRBY

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

7415

APPLICANT/CLIENT: ~~Max Cross~~ Robert Kirby

WATERBODY/CLASS: Alligator Harbor / ClassII / OFW / AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 2 TNSHP: 7 South

RNG: 2 West

JOB: 18-113

DEP:

COE:

OTHER:

DATE: October 2, 2018

SHEET: 1/4





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

7415

APPLICANT/CLIENT: ~~Max Cross~~ Robert Kirby

WATERBODY/CLASS: Alligator Harbor / ClassII / OFW / AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 2 TOWNSHIP: 7 South

RNG: 2 West

JOB: 18-113

DEP:

COE:

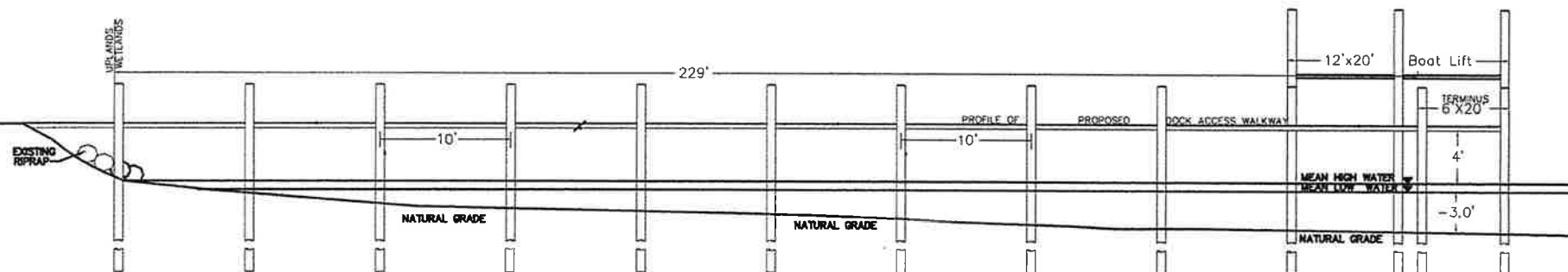
OTHER:

DATE: October 2, 2018

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale



These drawings

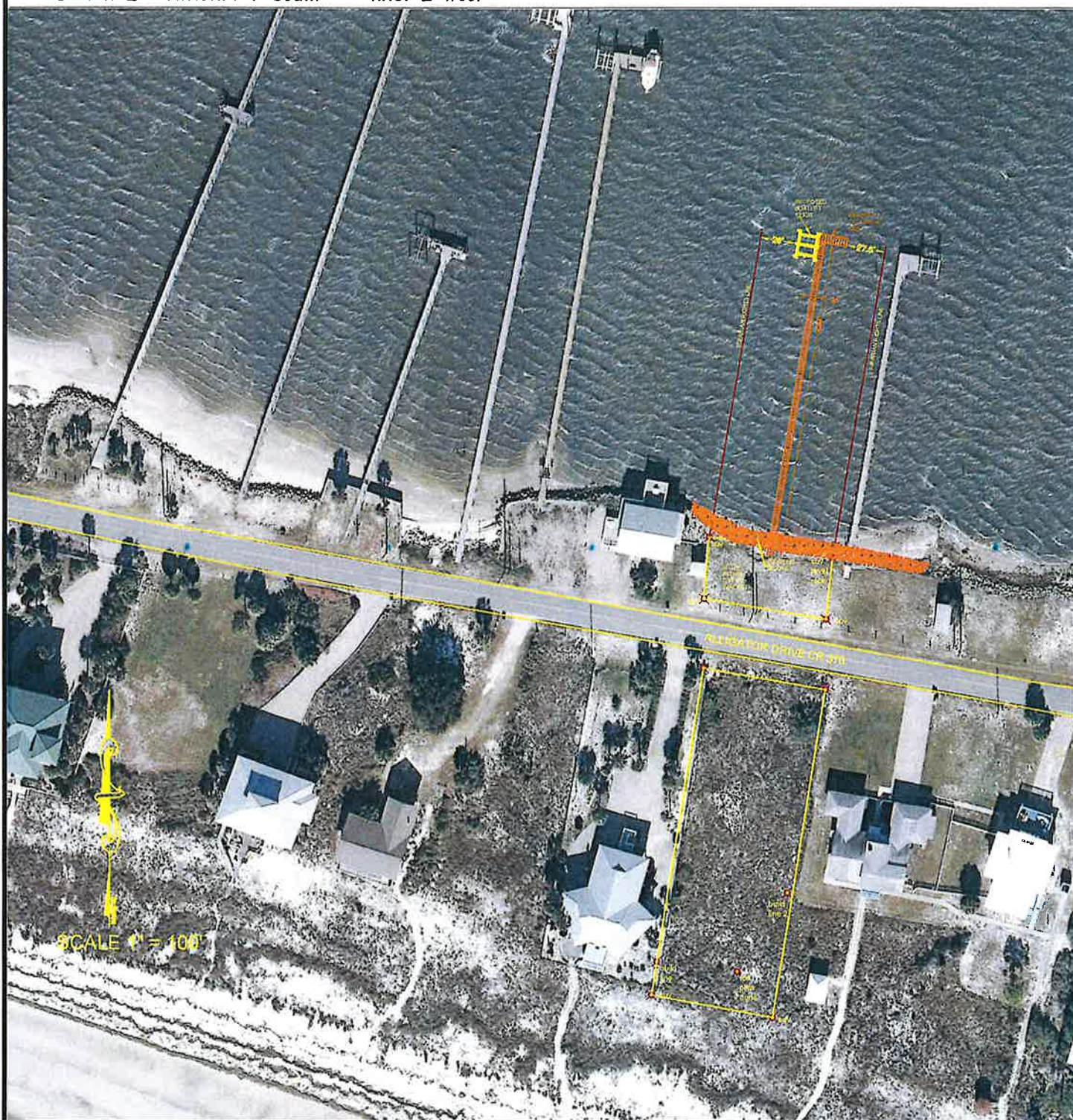
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Robert Kirby
WATERBODY/CLASS: Alligator Harbor / ClassII / OFW / AP
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Alligator Point / Franklin County
LATITUDE:
LONGITUDE:

JOB: 18-113
DEP:
COE:
OTHER:
DATE: October 2, 2018
SHEET: 2/4

SECTION: 2 TWSHP: 7 South RNG: 2 West

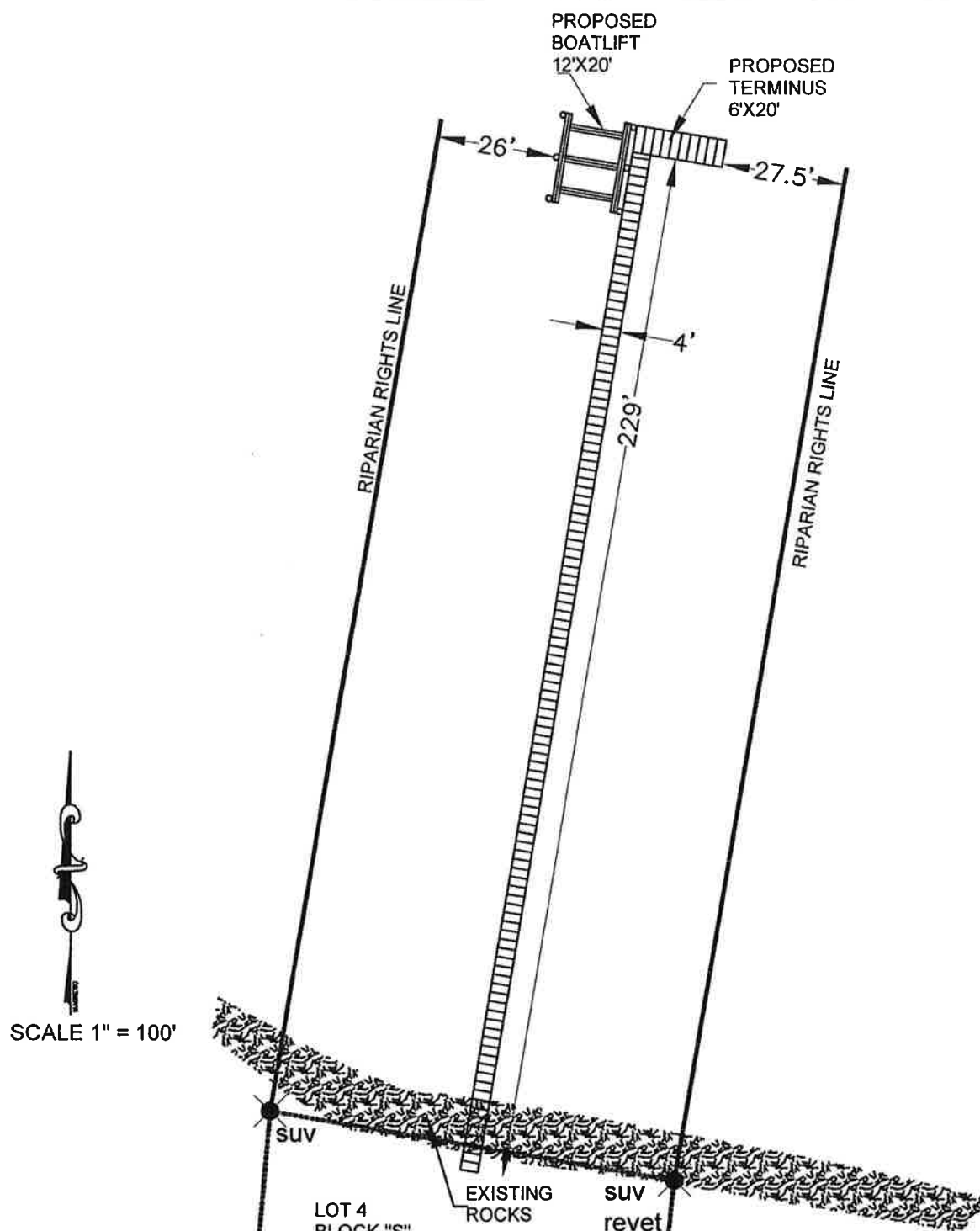


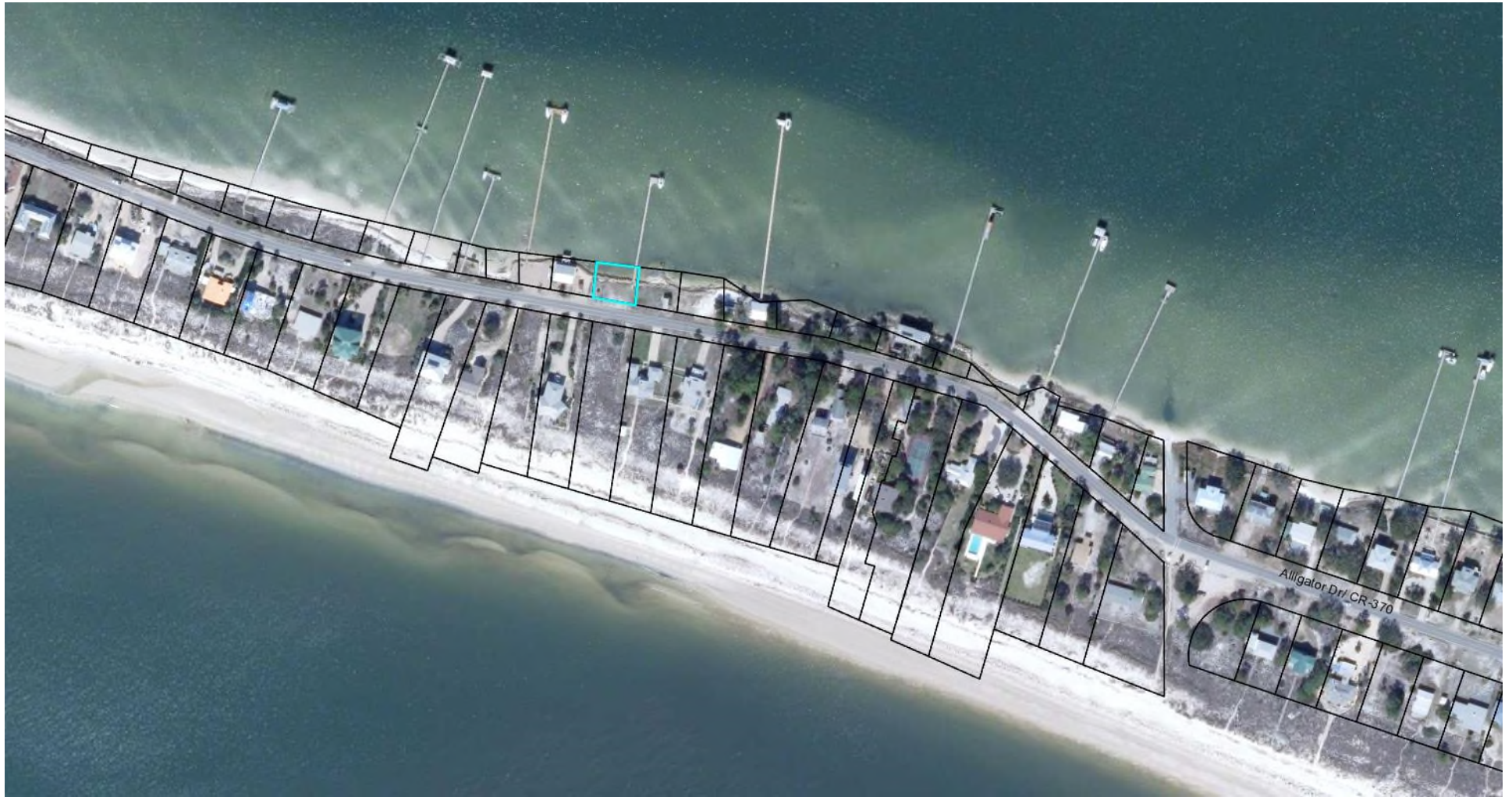


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Robert Kirby
WATERBODY/CLASS: Alligator Harbor / ClassII / OFW / AP
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Alligator Point / Franklin County
LATITUDE:
LONGITUDE:
SECTION: 2 TWSHP: 7 South RNG: 2 West

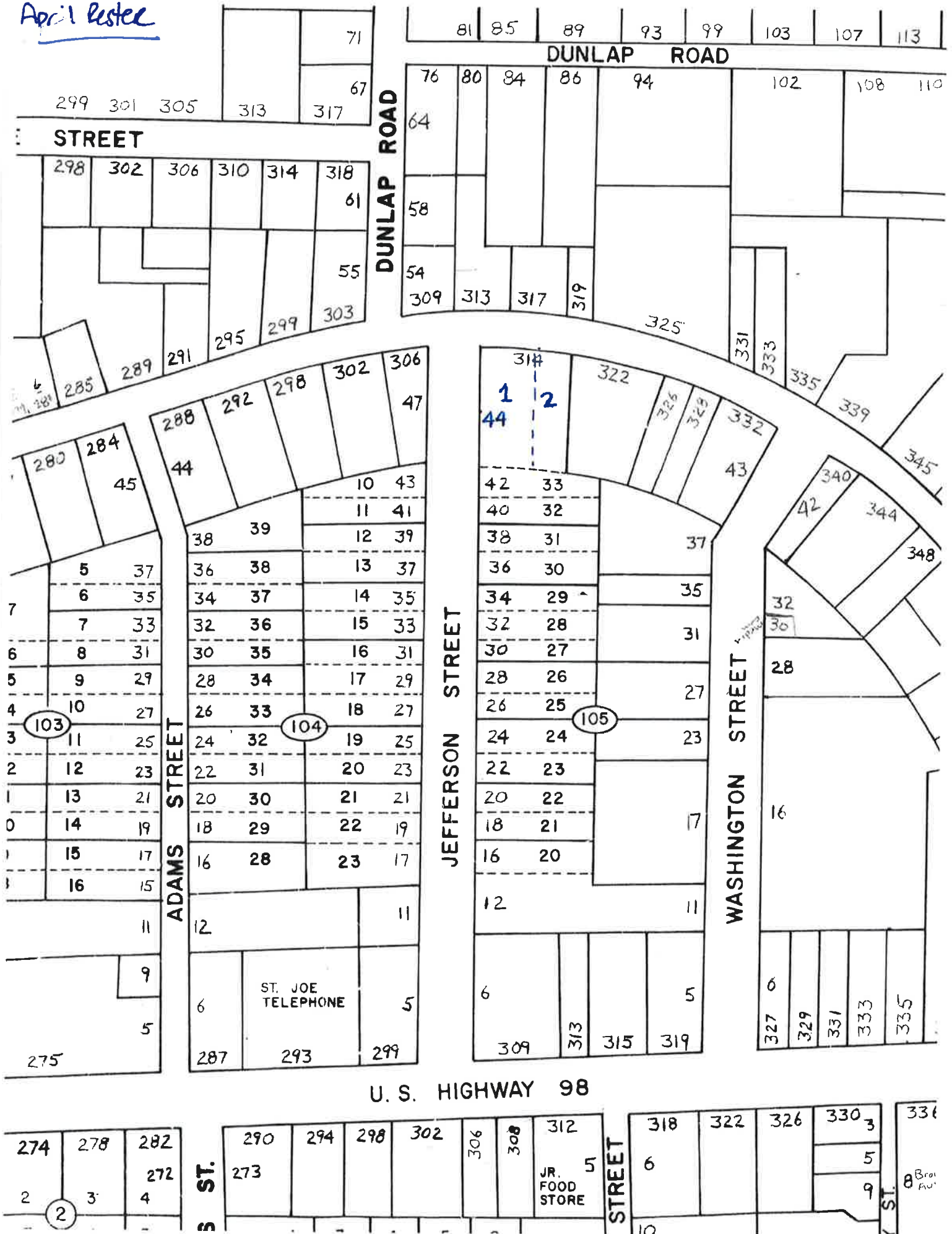
JOB: 18-113
DEP:
COE:
OTHER:
DATE: October 2, 2018
SHEET: 3/4





ITEM #9 APRIL RESTER & JESSICA ARD

April Rester





ITEM #10 LEISURE LANDING

Leisure Landing - a one unit subdivision

A REPLAT OF LOTS 19, 20 AND 21 OF SCHOONER LANDING, PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA LYING AND BEING SITUATE IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA

"PRELIMINARY PLAT" PLAT BOOK

PAGE

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

Known by all these present that Five Branches, LLC, the owner in fee simple of the lands shown herein as being a one unit subdivision, and which lands are more particularly described as follows:

LOTS 19, 20 AND 21, SCHOONER LANDING PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN

NO PARTS OF THE LAND SHALL BE DEDICATED TO THE PUBLIC.

ALL EASEMENTS AND ROAD RIGHT-OF-WAYS ARE AS PREVIOUSLY DEDICATED BY SCHOONER LANDING, PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

KEM DUCOTE
Treasurer for Five Branches, LLC

WITNESS SIGNATURE _____ PRINT NAME _____

WITNESS SIGNATURE _____ PRINT NAME _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY KEM DUCOTE, AS TREASURER FOR FIVE BRANCHES, LLC. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 2018.

NOTARY _____ MY COMMISSION EXPIRES: _____

LEGEND

5/8" x 3" SET NAIL & CAP FOUND
FOUND CONCRETE MONUMENT (4" x 4")
SET CONCRETE MONUMENT WITH 5/8" x 3" IRON ROD AND CAP
SET 5/8" x 3" IRON ROD AND CAP #7160
FOUND 5/8" x 3" IRON ROD AND CAP
IRON PIPE
CHAMFERED TOP IRON PIPE
IRON ROD (NO L.D.)
PCP = PERMANENT CONTROL POINT = SCM
MEASURED
DEED
RECORD PLAT
UNRECORDED PLAT
FLAT TOP
POINT OF BEGINNING
POINT OF COMMENCEMENT
RIGHT-OF-WAY
RADIUS
CORNER NOT SET OR FOUND
LENGTH
CHORD
N.T.S. NOT TO SCALE

ALL INTERIOR LOT CORNERS ARE MARKED WITH 5/8" x 3" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

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" x 3" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE).

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2018.

JOSEPH A. PARRISH - CHAIRMAN

THOMAS M. SHULER - COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2018 IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT
FRANKLIN COUNTY, FLORIDA

* FRANKLIN COUNTY REQUIRES A 30.00' SETBACK FROM ALL DEPARTMENT OF ENVIRONMENTAL PROTECTION AND JURISDICTIONAL WETLANDS.

REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	11/15/18

DATE: 11/15/18 **FIELD BOOK:** _____ **DRAWING NAME:** 06115_RP.DWG

COUNTY: FRANKLIN **DRAWN BY:** MMD

THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 190 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358

PHONE NUMBER: 904-962-2536 • FAX NUMBER: 904-962-7161

LB 9 7160

LEISURE LANDING

SECTION 29 T8S R6W

THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 190 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358

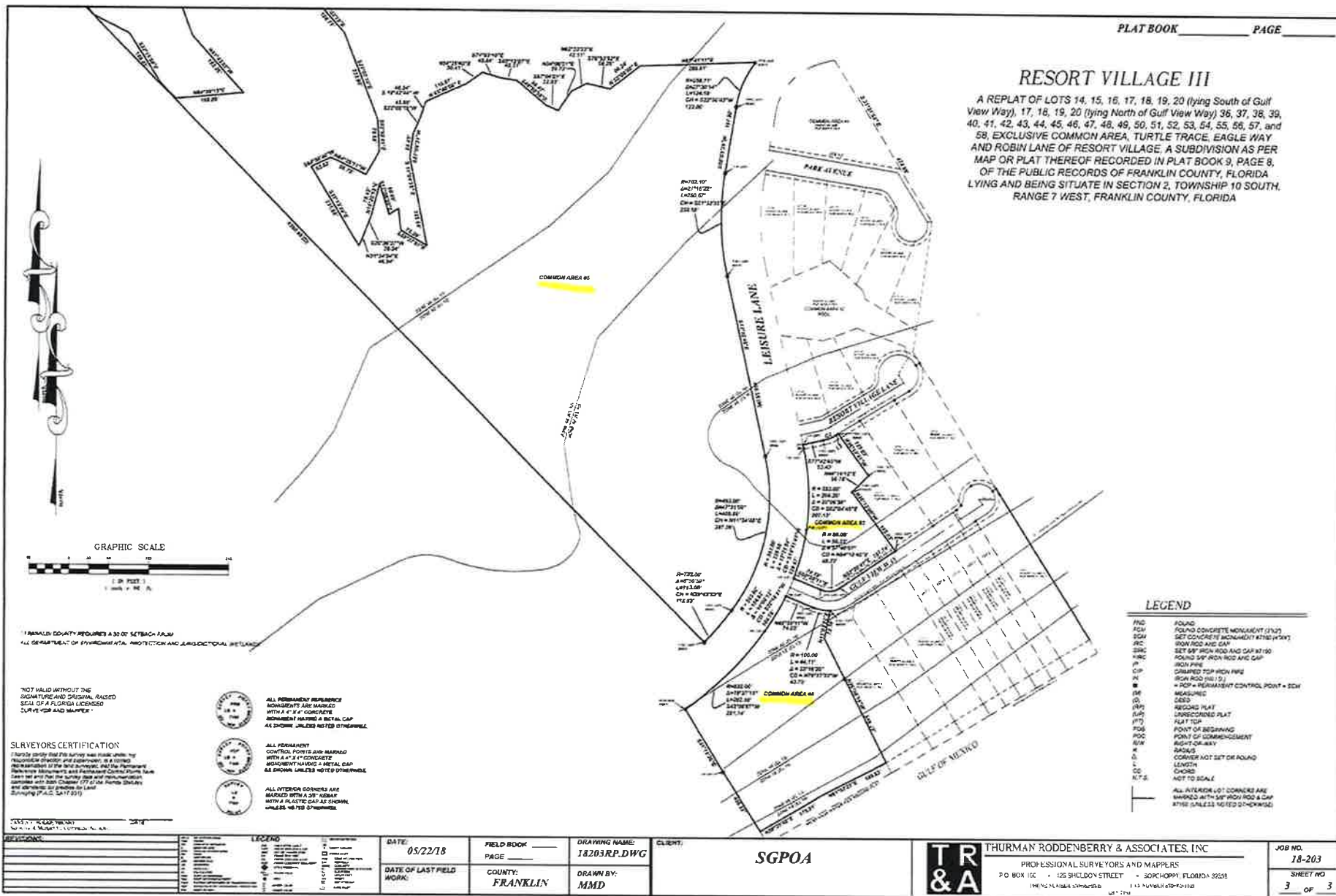
PHONE NUMBER: 904-962-2536 • FAX NUMBER: 904-962-7161

LB 9 7160

LEISURE LANDING

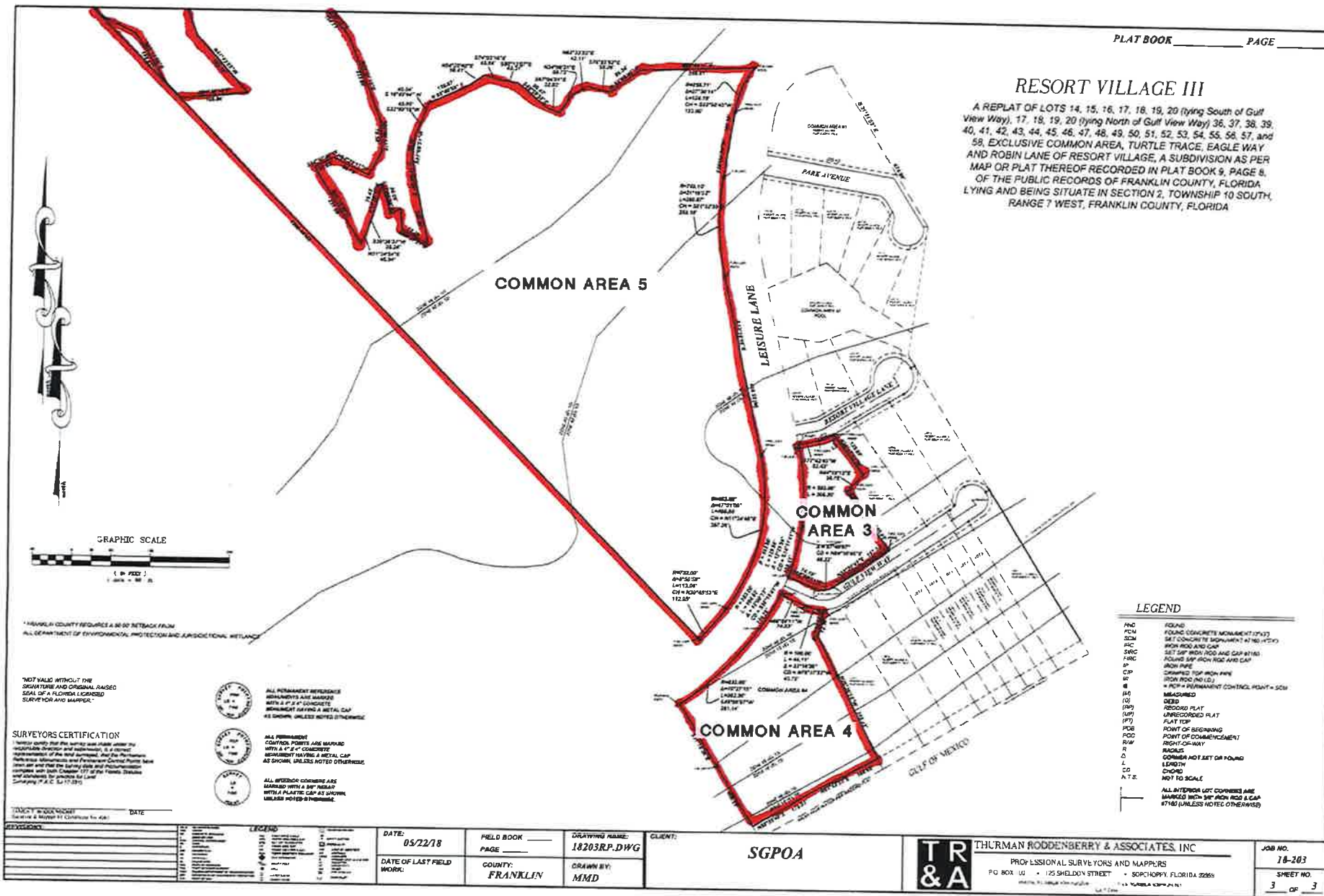
SECTION 29 T8S R6W

ITEM #11 RESORT VILLAGE III



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

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

PLAT BOOK _____ PAGE _____



GRAPHIC SCALE



*FRANKLIN COUNTY REQUIRES A SURV SURVEY FROM ALL DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AGRICULTURAL WETLANDS

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

SURVEYORS CERTIFICATION

I hereby certify that this survey was made under my personal direction and supervision, it is a correct representation of the land surveyed, and the Permanent Monument Markers and Permanent Control Points have been set and that the survey data and recommendations comply with the Florida Statutes and the Florida Board of Surveying and Mapping.

THURMAN RODDENBERRY & ASSOCIATES, INC.
Surveyor's Seal



ALL PERMANENT 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 4" x 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

COMMON AREA 5

SGPOA

LEGEND

AND	FOUND CONCRETE MONUMENT (12"x12")
FCM	SET CONCRETE MONUMENT (12"x12")
SCM	IRON ROD AND CAP
IRC	SET CAP IRON ROD AND CAP #1/4"
IRC	FOUND 5/8" IRON ROD AND CAP
IRC	IRON PIPE
CP	CHANGED TOP IRON PIPE
CP	IRON ROD (NO L.S.)
CP	IRON PIPE - PERMANENT CONTROL POINT - SCM
CP	MEASURED
CP	RECORDED PLAT
CP	UNRECORDED PLAT
CP	PLAT TOP
CP	POINT OF BEGINNING
CP	POINT OF COMMENCEMENT
CP	RIGHT-OF-WAY
CP	RADIUS
CP	CORNER NOT SET OR FOUND
CP	LENGTH
CP	CHORD
CP	NOT TO SCALE
CP	ALL INTERIOR LOT CORNERS ARE MARKED WITH 5/8" IRON ROD & CAP #1/4" (UNLESS NOTED OTHERWISE)

DATE: 05/22/18		FIELD BOOK: _____		DRAWING NAME: 18203RP.DWG		CLIENT: _____	
DATE OF LAST FIELD WORK: _____		COUNTY: FRANKLIN		DRAWN BY: MMD		THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 122 SHELLEY STREET • SOPCHOPPY, FLORIDA 32085 PHONE: 904.464.4343 FAX: 904.464.4344	
JOB NO. 18-203		SHEET NO. 3		OF 3			



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-095-06W-7358-0000-0360	Alternate ID	06W09529735800000360	Owner Address	ST GEORGE PLANTATION OWNERS
Sec/Twp/Rng	--	Class	COMMON ARE		ASSOCIATION, INC
Property Address	1488 LEISURE LANE	Acreage	n/a		1712 MAGNOLIA ROAD
	ST GEORGE ISLAND				ST GEORGE ISLAND, FL 32328

District 1

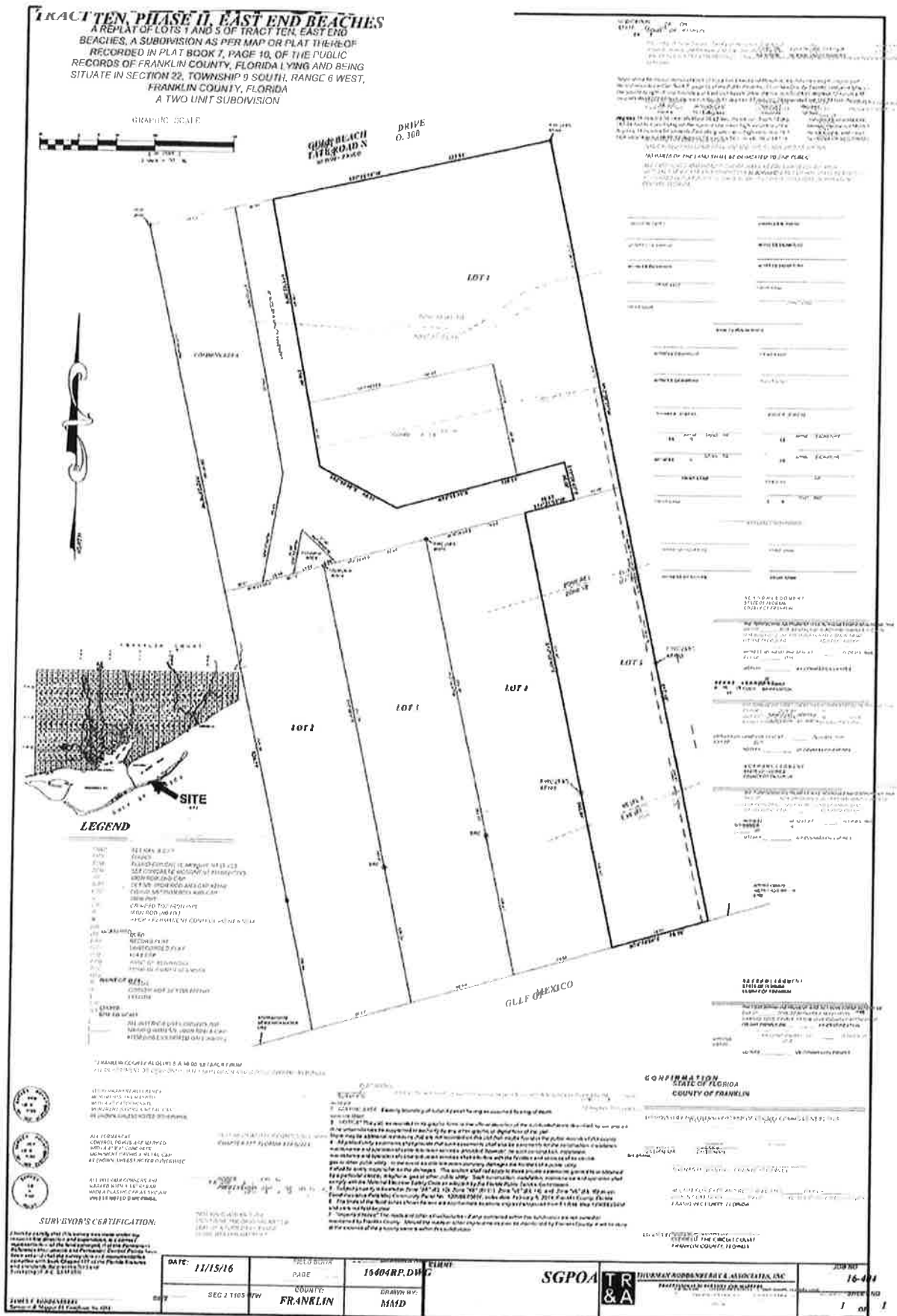
Brief Tax Description LOTS 14 THRU 20 RESORT VILLAGE

(Note: Not to be used on legal documents)

Date created: 8/30/2018
Last Data Uploaded: 8/29/2018 10:12:28 PM

Developed by  **Schneider**
GEOSPATIAL

ITEM #12 BARBARA SANDERS



LOTS 1 & 5



LOT 2



LOT 3



LOT 4



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

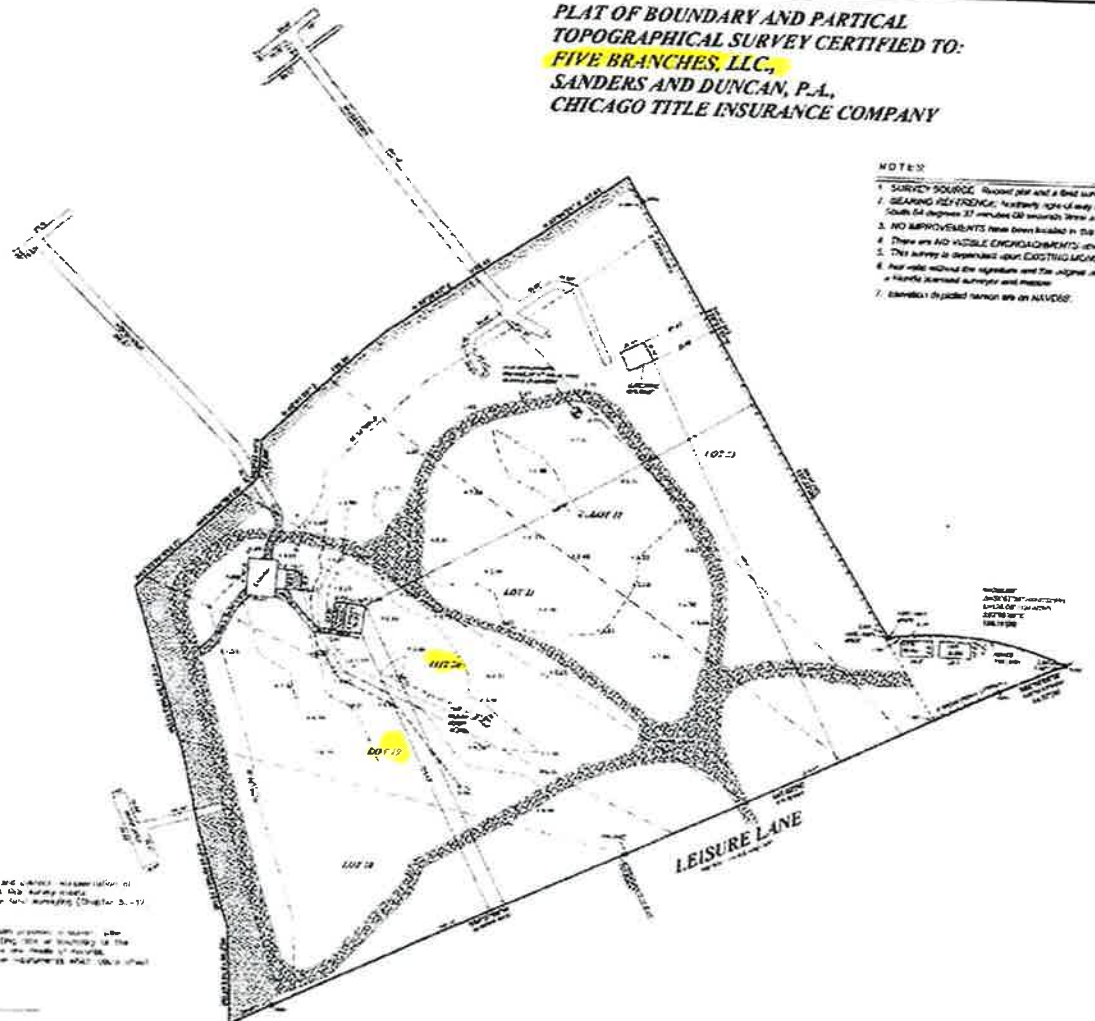
GRAPHIC SCALE



NOTES

1. SURVEY SOURCE: Recent plat and a field survey performed by the undersigned surveyor.
2. SEARING RESURFACING: Northern 10% of way boundary of Leisure Lane being South 64 degrees 37' minutes 00" seconds West as per record 200.
3. NO IMPROVEMENTS have been located in the survey area from Western Avenue.
4. There are NO VISIBLE ENCROACHMENTS other than those shown herein.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. All notes within the plat are the property of the undersigned surveyor and are not to be used for any other purpose without the written consent of the undersigned surveyor.
7. Elevation depicted herein are as follows:

LEGAL DESCRIPTION
Lot 14, 15, 16, 17, 18 and 19 of
HOOVER LANE, Phase 1,
a subdivision of land as per plat
recorded in Plat Book 5, Page 1 of the
Public Records of Franklin County,
Florida.



I hereby certify that this is a true and correct representation of the property herein shown and that this survey was made by me or under my direct supervision and that I am a duly licensed surveyor in the State of Florida.

The undersigned surveyor has been duly sworn to support the constitution and laws of the United States and the State of Florida, and to perform his duties as a surveyor with integrity and without fear or favor.

[Signature]
Surveyor and Mapper
Survey Certificate No. 12961

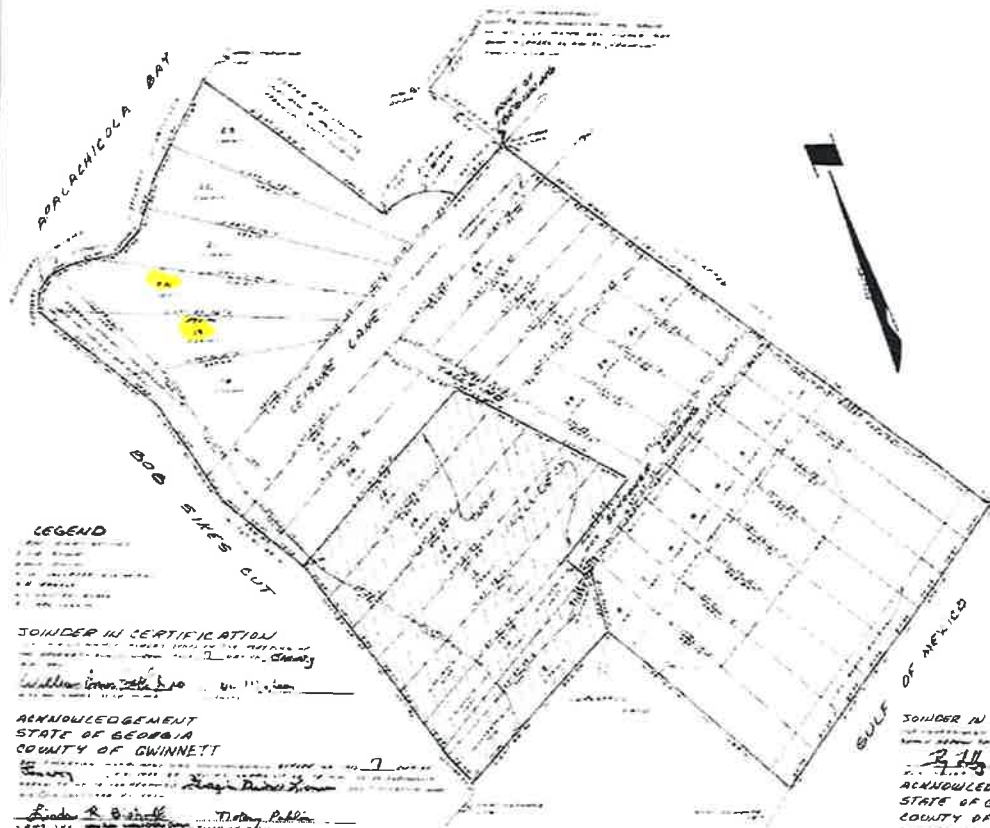
FLOOD ZONE INFORMATION

Subject property is located in Zone X1, Zone X2, Zone X3, Zone X4, Zone X5, Zone X6, Zone X7, Zone X8, Zone X9, Zone X10, Zone X11, Zone X12, Zone X13, Zone X14, Zone X15, Zone X16, Zone X17, Zone X18, Zone X19, Zone X20, Zone X21, Zone X22, Zone X23, Zone X24, Zone X25, Zone X26, Zone X27, Zone X28, Zone X29, Zone X30, Zone X31, Zone X32, Zone X33, Zone X34, Zone X35, Zone X36, Zone X37, Zone X38, Zone X39, Zone X40, Zone X41, Zone X42, Zone X43, Zone X44, Zone X45, Zone X46, Zone X47, Zone X48, Zone X49, Zone X50, Zone X51, Zone X52, Zone X53, Zone X54, Zone X55, Zone X56, Zone X57, Zone X58, Zone X59, Zone X60, Zone X61, Zone X62, Zone X63, Zone X64, Zone X65, Zone X66, Zone X67, Zone X68, Zone X69, Zone X70, Zone X71, Zone X72, Zone X73, Zone X74, Zone X75, Zone X76, Zone X77, Zone X78, Zone X79, Zone X80, Zone X81, Zone X82, Zone X83, Zone X84, Zone X85, Zone X86, Zone X87, Zone X88, Zone X89, Zone X90, Zone X91, Zone X92, Zone X93, Zone X94, Zone X95, Zone X96, Zone X97, Zone X98, Zone X99, Zone X100.

REVISIONS NO. DATE BY REASON 1 04/27/15 MMD 2 05/19/16 MMD		LEGEND --- BOUNDARY LINE --- EASEMENT --- FLOOD ZONE --- LOT LINE --- ROAD --- STREAM --- TOWER --- UTILITY --- FENCE --- WALL --- CURB --- DRIVE --- WALK --- POLE --- SIGN --- LIGHT --- POST --- MARKER --- MONUMENT --- SURVEYOR'S OFFICE --- SURVEYOR'S HOME --- SURVEYOR'S BUSINESS --- SURVEYOR'S RESIDENCE --- SURVEYOR'S OFFICE --- SURVEYOR'S HOME --- SURVEYOR'S BUSINESS --- SURVEYOR'S RESIDENCE		DATE: 04/27/15 DATE OF LAST FIELD WORK: 05/19/16	FIELD BOOK: PAGE COUNTY: FRANKLIN	DRAWING NAME: 06-115.DWG DRAWN BY: MMD	CLIENT: FIVE BRANCHES, LLC.	TR & A THURMAN KODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 170 - 121 ORLAND STREET - SEVENTH FLORIDA 32576 PHONE: (904) 241-1211 FAX: (904) 241-1211	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



LEGEND

- 1. 1/4 SECTION
- 2. 1/2 SECTION
- 3. 3/4 SECTION
- 4. 1/8 SECTION
- 5. 1/16 SECTION
- 6. 1/32 SECTION
- 7. 1/64 SECTION

JOINER IN CERTIFICATION

I, the undersigned, being a duly qualified Surveyor of the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the records of the Surveyors Office of the State of Georgia.

Witness my hand and seal this 17th day of January, 1900.

EDWIN G. BROWN
Surveyor General
State of Georgia

Linda R. Bissett, Timothy Public

Linda R. Bissett

Linda R. Bissett

SURVEYORS CERTIFICATE

I, the undersigned, being a duly qualified Surveyor of the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the records of the Surveyors Office of the State of Georgia.

Witness my hand and seal this 17th day of January, 1900.

EDWIN G. BROWN
Surveyor General
State of Georgia

CERTIFICATION STATE OF FLORIDA COUNTY OF FRANKLIN

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EDWIN G. BROWN
Surveyor General
State of Florida

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF FRANKLIN

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EDWIN G. BROWN
Surveyor General
State of Florida

PLAT CONFORMATION STATE OF FLORIDA COUNTY OF FRANKLIN

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State of Georgia

Linda R. Bissett, Timothy Public

Linda R. Bissett

Linda R. Bissett

EDWIN G. BROWN & ASSOC., INC.



100 FEET

LOT 19



LOT 20

