



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM**

DECEMBER 10, 2019

6:30 PM

AGENDA

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.

Approval of the Minutes:

Building Report:

- 1- Monthly Building Report For November 2019.

Critical Shoreline Applications:

- 2- Consideration of a request to construct a Multi-Family Dock located at 2832 US Highway 98 East, St. James, Franklin County, Florida. The Dock will be 150' x 4' with an 8' x 16' kayak launch and 8' x 12' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for St. James PUD (Armand Evans), applicant.
- 3- Consideration of a request to modify an existing dock by adding a 4' x 18' finger pier and a 12' x 20' covered boatlift on property described as Lot 4, Block 76, Unit 5, 363 Cook Street, St. George Island, Franklin County, Florida. This item has State Permit will be contingent upon receiving Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for James Slacky and Andree Grogan, applicants.
- 4- Consideration of a request to construct a Single Family Private Dock on property described as Lot 34 Alligator Point Subdivision, 1617 Alligator Drive, Alligator Point, Franklin County, Florida. The dock will be 359' x 4' and have (2) 12' x 20' boatlifts and a covered 10' x 16' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for Jim Sweat, applicant. (House has been permitted)

Final Plat Applications:

- 5- Consideration of a request for Final Plat approval of a 5 unit subdivision names Black Bear Bayou II a replat of Lots 1 and 7 of Black Bear Bayou, lying in Section 8, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry and Associates, agent for John Johnson, applicant.

Re-Zoning & Land Use Change Applications:

- 6- Consideration of a request for a Land Use change of 5.88 acre parcel from Residential to Commercial and Re-Zoning from R-1 Single Family Residential to C-4 Mixed Use Residential on property lying in Section 7, Township 7 South, Range 3 West, 2619 US Highway 98 East, Lanark, Franklin County, Florida. Request submitted by Clayton Studstill, The Studstill Law Firm, PLLC, agent for Timothy Saunders and Christina Saunders, applicants.

Zoning Administrator's Report:

Monthly Building Report



Franklin County
 Franklin County Planning & Building Department
 34 Forbes Street, Suite 1, Apalachicola, FL 32320
 Phone (850) 653-9783 Fax (850) 653-9799

PowerLine
 Building Permit
 Software

Date range: 10/30/2019 to 11/25/2019

Total Number of Permits: 57

Total Fees Collected: \$15368.41

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
10/30/2019	29095	Brett Howard	R1 Dwelling	Lot 45 Summer Camp	150 Marshmellow Lane	\$0.00	\$1,431.92
10/30/2019	29096	Charles Poe	Shingle Re-Roof	Unit 3, Block 0, Lot 3	1117 W Gulf Beach Drive	\$5,785.00	\$75.00
10/30/2019	29097	Robert Kirby	R1 Dwelling	Lots 3&4 Block R&S Unit 5	1545 Alligator Drive	\$0.00	\$1,665.59
10/30/2019	29098	Steven Rash	Deck Repair	Unit 3, Block 1, Lot 12	1081 W Gorrie Drive	\$0.00	\$90.00
10/31/2019	29099	George Alford	Electrical Upgrade	Block C Lot 3 Perkins Beach Unit 1	4320 St Teresa Avenue	\$1,000.00	\$50.00
10/31/2019	29100	Paula Field	Electrical Upgrade	Unit 2 Holiday Beach Lot 40	1207 Alligator Drive	\$350.00	\$50.00
10/31/2019	29101	Tim Touchton	R1 Dwelling	Lot 36 Lighthouse Ride Estates Unit 2	2130 Lighthouse Road	\$0.00	\$506.12
11/06/2019	29102	Jennifer Miller	HVAC Change-out	Lot 17 Peggy Beach 100' x 450'	2345 Hwy 98 W	\$4,895.00	\$75.00
11/06/2019	29103	Eileen Coolik	Electrical Upgrade	Lot 56	1661 Alligator Drive	\$1,000.00	\$50.00
11/06/2019	29104	Joseph and Joyce Futrell	Shingle Re-Roof	100 FT x 200 FT N of Hwy & 100 FT S of Hwy in SE	643 Hwy 98	\$3,432.00	\$320.00
11/06/2019	29105	SUSAN REEDER	SITE PREPERATION FOR RECREATION COTTAGES SEWER AND WATER	NA	332 PATTON DRIVE	\$0.00	\$80.00

11/06/2019	29106	BAY & 98 LLC	ELECTRICAL METER	NA	122 HIGHWAY 98 UNIT A	\$0.00	\$50.00
11/06/2019	29107	BAY & 98 LLC	ELECTRICAL METER	NA	122 HIGHWAY 98 UNIT B	\$0.00	\$50.00
11/06/2019	29108	Perry & Susan Ehli	Swimming Pool	BI 4 Lot 1 Gulf Colony	62 Chapman Road	\$0.00	\$255.00
11/06/2019	29109	SUZANNE B DALLMEYER TRUSTEE	ELECTRICAL UPGRADE	LOT 5 BLK E UNIT 3	1132 WEST GORRIE DRIVE	\$0.00	\$50.00
11/06/2019	29110	Jim Carroll - Real Paradise LLC	Swimming Pool	Unit 1, Block Y, Lot 11	2160 Highway 98	\$0.00	\$375.00
11/07/2019	29111	Thomas Roenicke	Converting 16x26 existing roof to a flat roof deck replacing windows.	Lot 19 Block 89 Unit 5	509 West Sawyer Street	\$0.00	\$200.00
11/07/2019	29114	Florida Department of Environmental Protection	REPAIRING EXISTING TANKS	METES & BOUNDS	108 Island Drive	\$0.00	\$959.00
11/07/2019	29115	David Staley	Partial remodel: Plumbing, electrical, siding, hvac & sheetrock	Lot 27 Indian Bay	2019 Seminole Lane	\$30,000.00	\$195.00
11/08/2019	29116	American Towers, LLC	Tower Antenna/Co-Location	A parcel being 110' x 110'	2501 County Rd 30A	\$0.00	\$170.00
11/08/2019	29117	Gilbert Barfield	Tower Antenna/Co-Location	53.38 AC Original Acres Partly in Sec 24	444 Mill Road	\$0.00	\$170.00
11/08/2019	29118	Madison Alamosa	Re Roof	Lot 13 Gulf View	2591 Highway 98 East	\$6,000.00	\$75.00
11/08/2019	29119	Lakeridge Enterprises Inc	Renovation: Siding decking boards on existing deck, roof, counters and other interior cosmetics	Lot 5 Block 76 Unit 5	359 Cook Street	\$32,500.00	\$210.00
11/08/2019	29120	Ledley Brown	elec. upgrade	BLOCK H COCHRANS BEACH	4064 St Teresa Avenue	\$1,000.00	\$50.00
11/12/2019	29121	JAMES MICHAEL WARE	BOAT SHED	LOTS 7-8, BLOCK M	3996 ST TERESA AVENUE	\$0.00	\$275.00
11/12/2019	29122	John Steven Turner	Boat Lift at Existing Dock	Lot 6 Indian Bay Village	1923 Indian Harbor Rd	\$0.00	\$150.00
11/12/2019	29123	Pamela & Mirjana Ashbee	Electrical Upgrade	Unit 1 Block 8 Lots 5 through 9	139 E Gorrie Drive	\$1,000.00	\$50.00
11/12/2019	29124	Paul and Barbara Rohrs	Electrical Upgrade	Unit 1 Block 5 Lot 10	3-6 Newman Drive	\$1,000.00	\$50.00

11/13/2019	29126	JEAN VREULS	SITE PREP NO FILLING OR CLEARING WITHIN POSSIBLE WETLANDS	NA	2378 US HIGHWAY 98 WEST	\$0.00	\$100.00
11/14/2019	29127	John Dubay	Electrical Upgrade	Unit 2 Block E Lot 5	1032 E Gorrie Drive	\$2,400.00	\$60.00
11/15/2019	29128	George Joanos	Addition	Lot 8 Block 39 Unit 4	756 East Pine Avenue	\$50,000.00	\$379.60
11/15/2019	29129	Armstead Rentals, LLC	3 Windows, 1 Double Door, Roof, 2 new non bearing walls, and HVAC	Lot 7 & 8, Unit 1, Block 8W	139 W Gorrie Street	\$17,000.00	\$130.00
11/18/2019	29130	Lynn Johnson	Metal Re-Roof	Unit 1, Block 20, E Lot 1	501 East Gorrie Drive	\$0.00	\$195.00
11/18/2019	29131	Jason & Morgan Thompson	R-1 Single Family Dwelling	Golden Acres Phase II Lot 8	36 Tricia's Way	\$0.00	\$749.14
11/18/2019	29132	SCOTT AND PAMELA SHIVER	R-1 DWELLING	NOT 13 GOLDEN ACRES PHASE 2	29 TRICIAS WAY	\$0.00	\$431.38
11/18/2019	29133	James Pafford	Electrical Upgrade	LOT 63	702 Gulf Shore Drive	\$1,000.00	\$50.00
11/18/2019	29134	Johnny Lowery & Ann M. Wright	R-1 Dwelling	Gramercy Plantation Phase II Lot 74 PB	295 Gramercy Plantation Blvd	\$0.00	\$1,453.94
11/18/2019	29135	Bow Ties, LLC	Metal Re-Roof	UNIT 3 BLA LOT 5	732 West Gorrie Drive	\$0.00	\$120.00
11/18/2019	29136	Tiffany Stanley	Power Pole for workshop affidavit in file	Tract 67	331 East Bay Drive	\$1,000.00	\$50.00
11/18/2019	29137	Roy Awbrey	Electrical Upgrade	Yents Bayou	2886 Hidden Beaches Road	\$1,000.00	\$50.00
11/18/2019	29138	John Pons	R1 Dwelling	Lot 13 Hidden Beaches	2812 Hidden Beaches Road	\$285,448.00	\$1,231.58
11/19/2019	29139	Justin McMillan	Site Prep	Lot 23 Block 88 Unit 5	320 Nedley Street	\$1,000.00	\$50.00
11/19/2019	29140	Suzanne Walts	Re Roof	Lots 13-14 Block 60 Unit 5	609 West Bayshore Drive	\$9,000.00	\$90.00
11/19/2019	29141	Brian Newman	re roof	Lot 23	1743 King Fisher Court	\$49,000.00	\$290.00
11/19/2019	29142	Chidori Properties	5 Windows Replacement and 2 Doors	Lot 9 1.01 AC Dunes of St George	1244 East Gulf Beach Drive	\$2,433.00	\$60.00

11/20/2019	29143	Thomas & Lucinda Roenicke	Metal Re-Roof	Unit 5 Block 89 Lot 19	509 West Sawyer Street	\$25,000.00	\$170.00
11/20/2019	29144	Robert & Sandra Anderson	8 Window replacement - Product approval # FL 5419	Unit 1 Block 24 W Lot 4	625 West Gulf Beach Drive	\$0.00	\$65.00
11/20/2019	29145	Donna Knutson & Tamara Powell	Shingle ReRoof	A Parcel Known As Lot 5	321 Smith Road	\$0.00	\$145.00
11/21/2019	29146	John Schnake	Dock	Lot 26 Block C St James Island	2912 Highway 98 East	\$7,670.00	\$185.00
11/21/2019	29147	KEVIN LIBBY	MOBILE HOME ZONE 3 EXPOSURE D	LOTS 1-2, BLK F LANARK BEACH UNIT 1	2236 KENTUCKY AVENUE	\$0.00	\$175.00
11/22/2019	29148	Michael Rodrigue	HVAC	Lot 11 1.00 AC 96.5x100.00x332.67x100.00x332.67 Sea Palm Village	1440 Bayberry Lane	\$6,200.00	\$80.00
11/22/2019	29149	Lucinda Roenicke	HVAC Change out	Unit 5 Block 89 Lot 19	509 West Sawyer Street	\$5,590.00	\$75.00
11/22/2019	29150	New Cingular Wireless PCS, LLC	Tower Antenna/Co-Location	2 AC	562 Alligator Drive	\$20,000.00	\$115.00
11/22/2019	29151	Tommy and Doris Pendelton	R-1 Dwelling	Magnolia Ridge Sub Block C Lot 12	353 Lily Circle	\$170,023.01	\$730.14
11/22/2019	29152	Bill Thomas	Swimming Pool	bLOCK 2	1730 East Gulf Beach Drive	\$33,000.00	\$260.00
11/22/2019	29153	Douglas Smith	Electrical Rewire	5 AC M/L, Tract 68	2003 Gulf Shore Drive	\$60.00	\$50.00
11/22/2019	29154	REBA WITTER	DEMOTION OF HOUSE	LOT 6 BLOCK C2 MCKISSACK BEACH	1718 CARRABELLE BEACH DRIVE	\$0.00	\$100.00





Overview



Legend

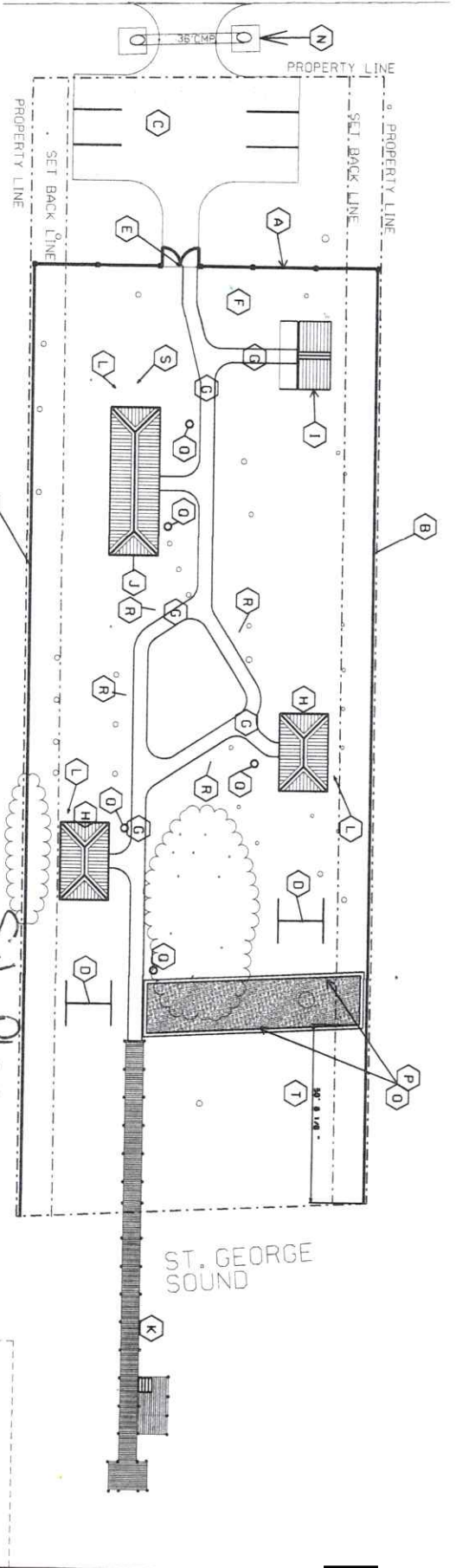
-  Parcels
-  Roads
-  City Labels
-  Sec-Twn-Rng

Parcel ID	04-07S-03W-3151-000C-0060	Alternate ID	03W07S043151000C0060	Owner Address	ST JAMES BAY PROPERTY OWNER!!
Sec/Twp/Rng	4-7S-3W	Class	COMMON ARE	Mailing →	160 LAUGHING GULL LANE
Property Address		Acreage	n/a		CARRABELLE, FL 32322
District	1			Physical Address:	
Brief Tax Description	UNIT 1 BLC LOT 6				2832 Hwy 98 East
	(Note: Not to be used on legal documents)				Carrabelle, FL

Date created: 10/23/2019
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HWY 98



Side Plan
NEW WORK PLAN
NOT TO SCALE:



ST. GEORGE SOUND

- KEYED NOTES**
- A LIGHT ON CHU BLOCK FENCE POST (TYPICAL)
 - B 6" HIGH PRIVACY FENCING-PRESSURE TREATED WOOD
 - C 6" DEEP GRAVEL PARKING LOT OVER
 - D 12" COMPACTED ROAD BASE
 - E 9" WIDE PRIVACY FENCE ACCESS GATE WITH LOCK
 - F 5" WIDE LEAF + 3" WIDE LEAF DUAL Access Latch
 - G NOT USED
 - H 4" WIDE X 4" THICK CONCRETE WALKWAY OVER 6" COMPACTED ROAD BASE
 - I TYPE A COVERED PICNIC BUILDING REFER TO SHEET A-XXXX
 - J ELEVATED ADA PREFABRICATED TOILET (MEN AND WOMEN) BUILDING. REFER TO SHEET A-XXXX

- K NOT USED
- L DOCK - REFER TO SHEET A-XXXX
- M 800 PIT - PARK TABLE KP5716
- N 1" Lip Gate, Park Grill - 300 sq. inch Cooking Surface
- O 100 AMP ELECTRICAL BOX IN BUILDING. REFER TO SHEET E-XXXX
- P RELOCATED PIPE AND NEW CONCRETE FOUNDATIONS
- Q SANDBOX
- R SAND PIT REFER TO SHEET A-XXXX
- S 1 GALLON EXPANDED METAL TRAP MOUNTED ON GROUND
- T PARK BENCH-50" STEEL FRAME WOOD SEAT
- U FIRE PLACE - F-20ND BRAVO Color-2G Modular Outdoor Fireplace Kit Sand 6" THICK REINFORCED CONCRETE 50" SETBACK FROM MEAN HIGH TIDE LEVEL/ PROPERTY LINE

ST. JAMES BAY PROPERTY OWNER ASSOCIATION
MODIFICATIONS TO 04-07S-03W-3151-000C-0060
PARKFRANKLIN COUNTY, FL 32323
NEW PARK

MARVIN HEY ARCHITECT
1393 ALLIGATOR DRIVE
ALLIGATOR POINT, FL 32346

8

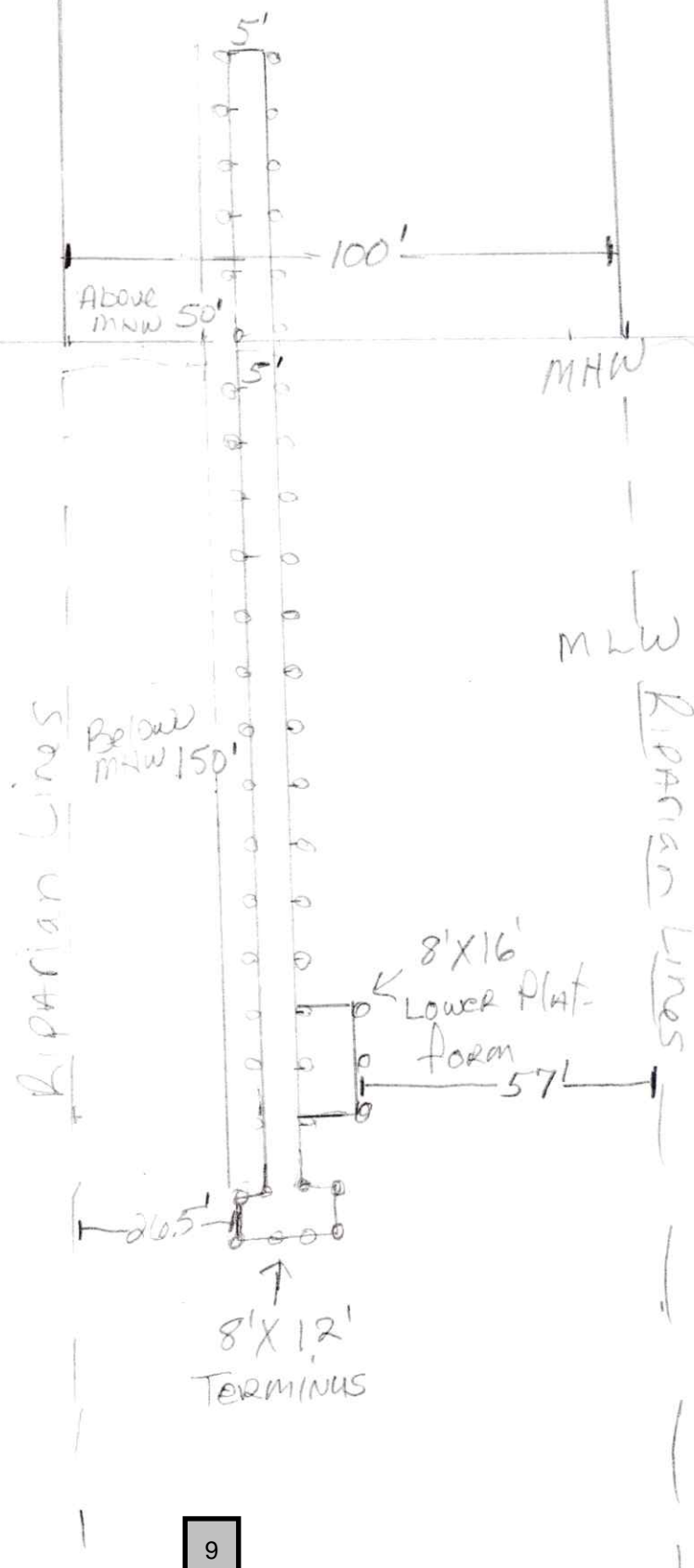
DESIGNED BY: HWY	DATE: 1-4-18
DRAWN BY: HWY	
REVIEWED BY: HWY	
PLT SCALE: 1" = 10'	TITLE: NEW WORK
NO. 11 X 17	

NO.	DATE	BY

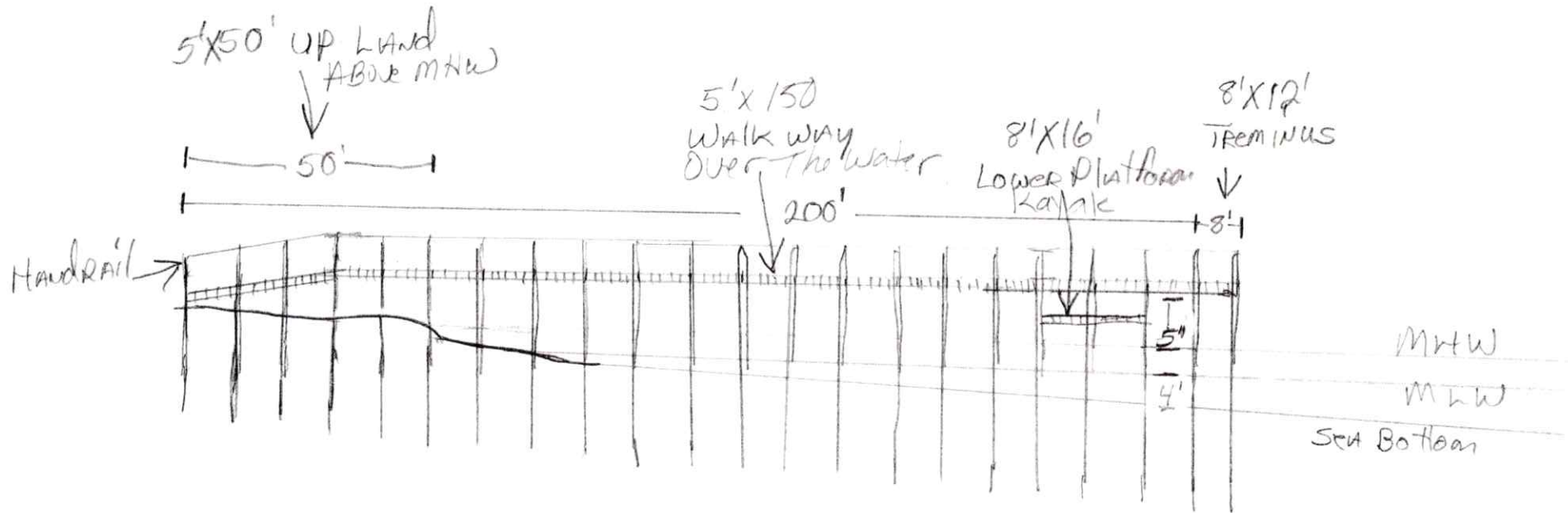
SHEET NUMBER
SP-1
OF 33

Applicant: Armand Evans
St James P.D

2832 Hwy 98 East
Carrabelle, FL.

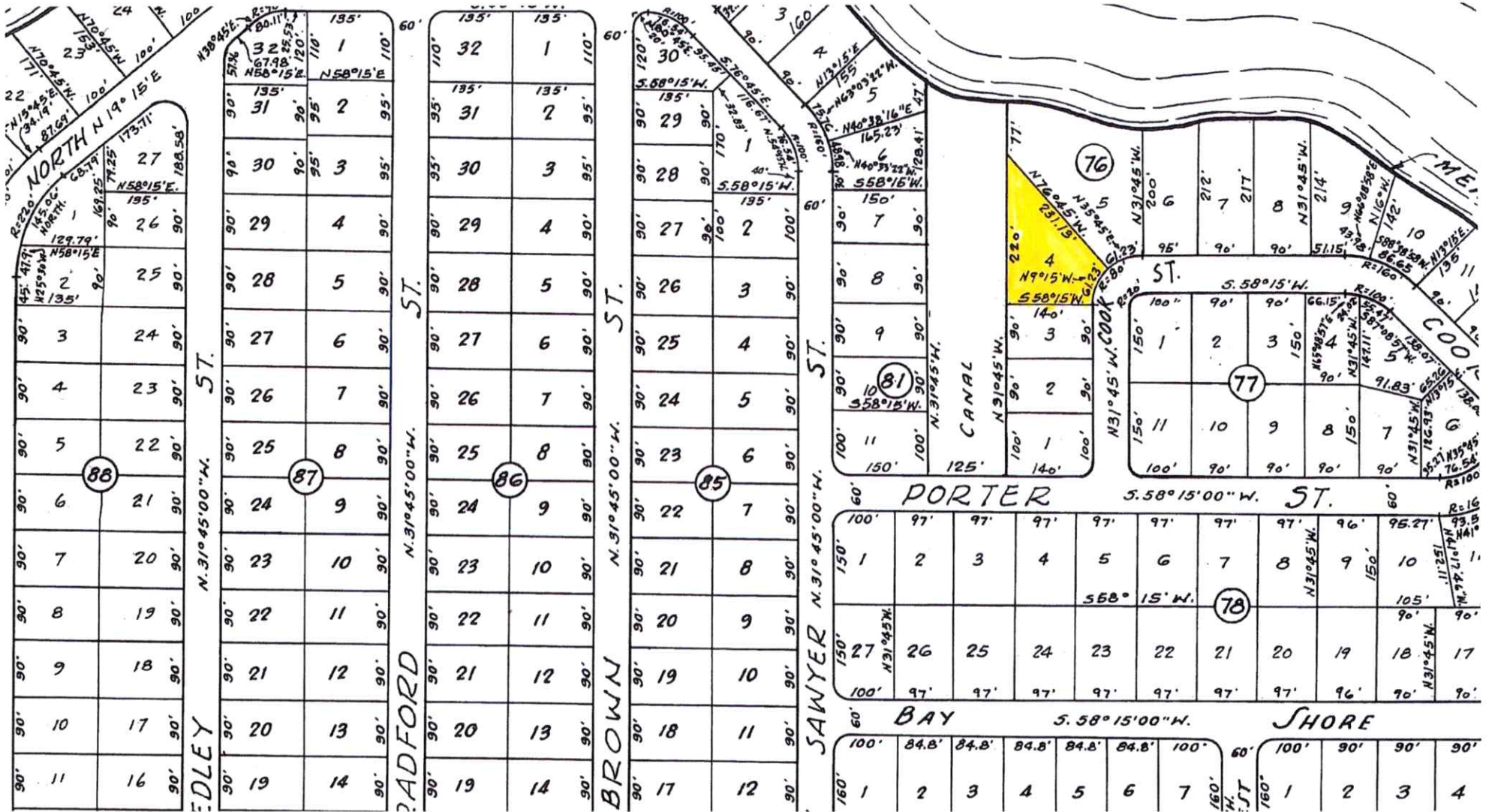


Applicant: Armand Evans
St James P.O.
2832 Hwy 98 East Corralbllo, FL.



Scale $\frac{3}{8}'' = 10'$
Pole span every 10' Apart
Deck 5' Above MHW

Plat Book 3, Page 16-17





Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-095-06W-7315-0076-0040	Alternate ID	06W09529731500760040	Owner Address	SLACK JAMES DAVID & GROGAN ANDREE M
Sec/Twp/Rng	29-95-6W	Class	SINGLE FAM		272 VICKERS DRIVE
Property Address	363 COOK ST ST	Acreage	n/a		DECATUR, GA 30030

District 1
 Brief Tax Description UNIT 5 BL 76 LOT 4
 (Note: Not to be used on legal documents)

Date created: 11/14/2019
 Last Data Uploaded: 11/14/2019 7:40:57 AM

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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: James Slack

WATERBODY/CLASS: Manmade Canal

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE: 29° 39' 19.90"

LONGITUDE: 84° 53' 29.27"

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

JOB: 19-116

DEP:

COE:

OTHER:

DATE: November 13, 2019

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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OTHER:

LATITUDE: 29° 39' 19.90"

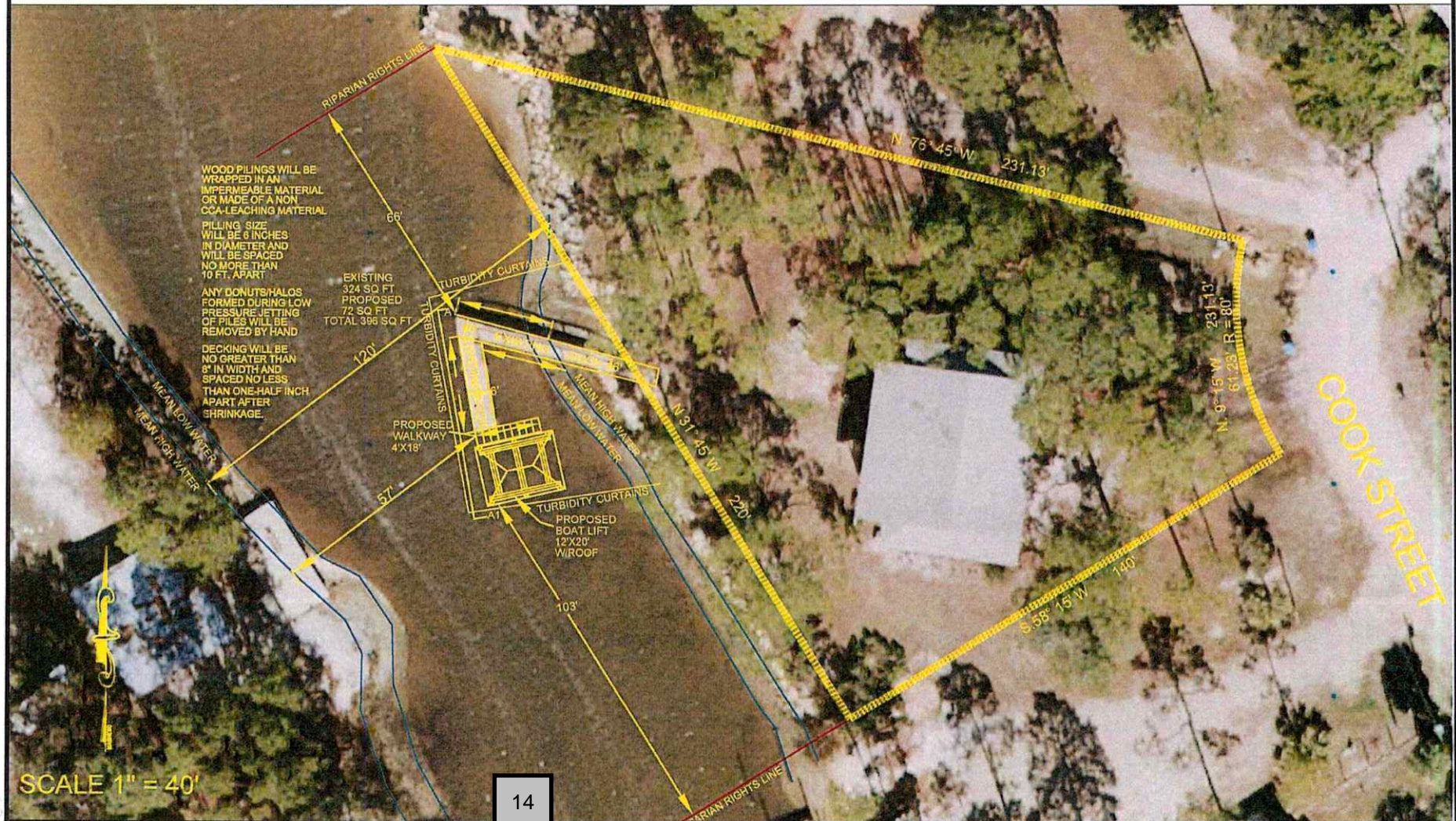
DATE: November 13, 2019

LONGITUDE: 84° 53' 29.27"

SHEET: 2/4

SECTION: 29 TWSHP: 9 South

RNG: 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: James Slack

JOB: 19-116

WATERBODY/CLASS: Manmade Canal

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: St George Island / Franklin County

OTHER:

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DATE: November 13, 2019

LONGITUDE: 84° 53' 29.27"

SHEET: 3/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



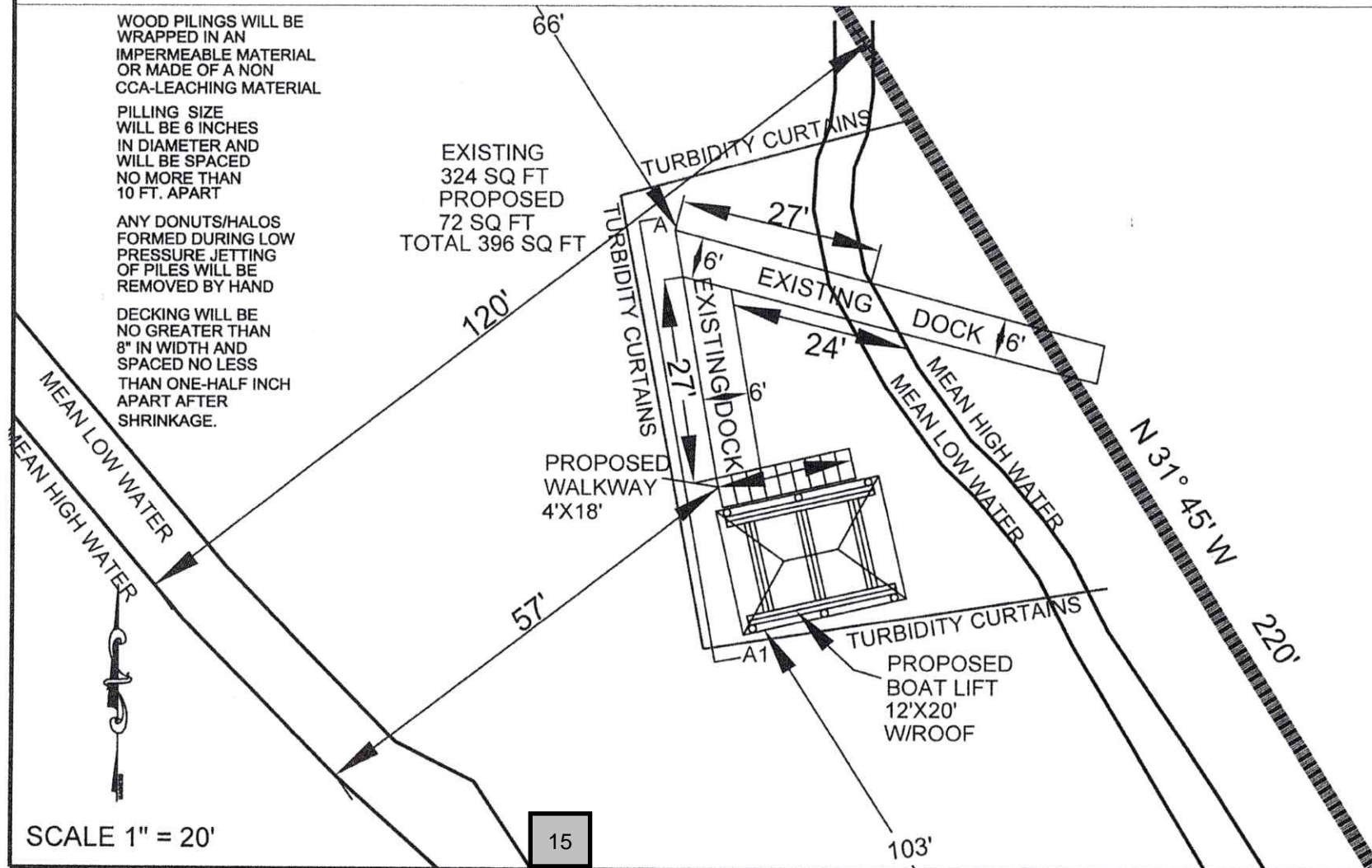
WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CCA-LEACHING MATERIAL

PILING SIZE WILL BE 6 INCHES IN DIAMETER AND WILL BE SPACED NO MORE THAN 10 FT. APART

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

DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

EXISTING 324 SQ FT
PROPOSED 72 SQ FT
TOTAL 396 SQ FT



SCALE 1" = 20'

15

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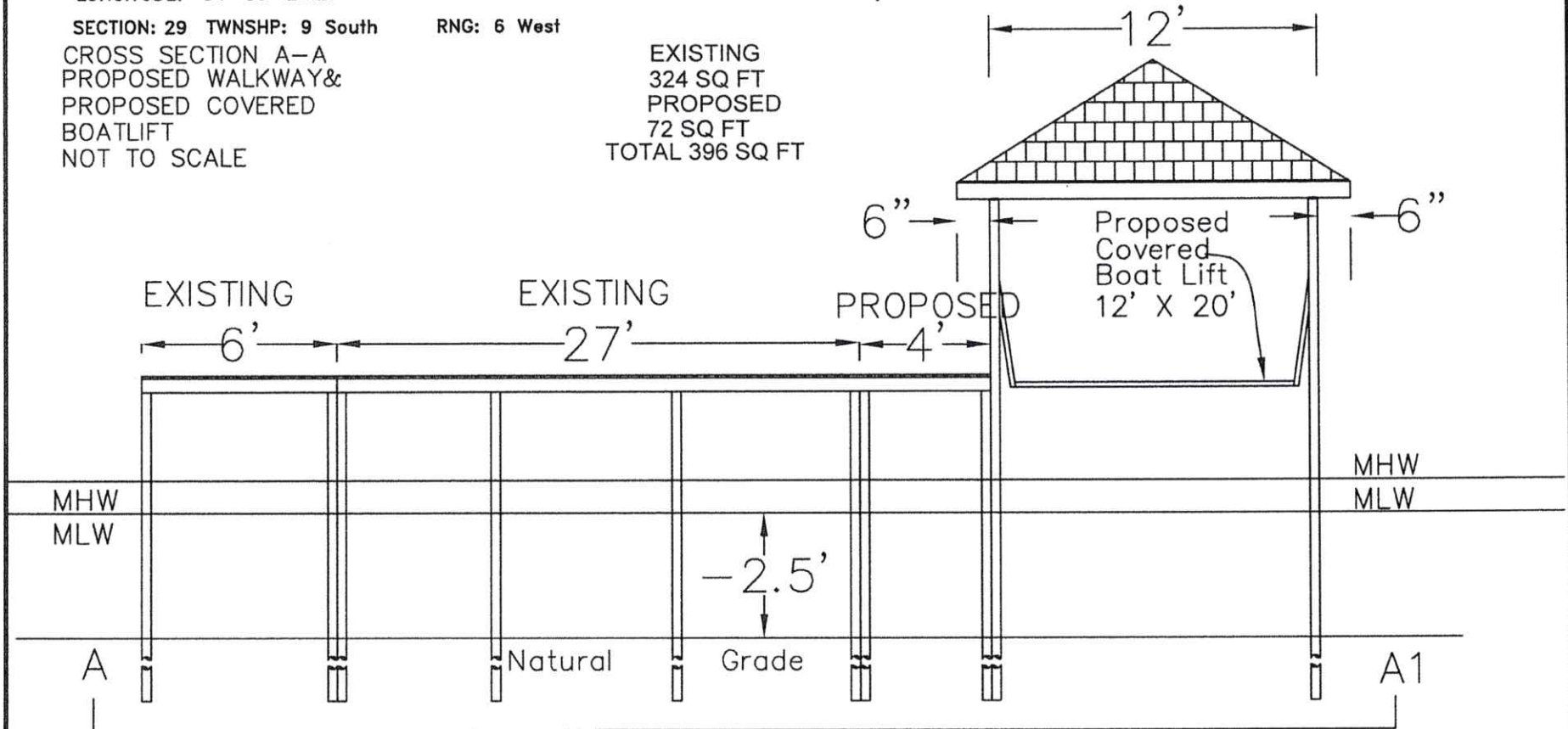
SHEET: 4/4



SECTION: 29 TWSHP: 9 South RNG: 6 West

CROSS SECTION A-A
 PROPOSED WALKWAY &
 PROPOSED COVERED
 BOATLIFT
 NOT TO SCALE

EXISTING
 324 SQ FT
 PROPOSED
 72 SQ FT
 TOTAL 396 SQ FT



No SAVs
 w/i Alignment
 of Existing Dock or
 Proposed Finger Pier
 Proposed Boat Lift w/Roof



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	03-075-02W-1010-0000-0340	Alternate ID	02W07503101000000340	Owner Address	SWEAT JAMES R & CARYN B
Sec/Twp/Rng	3-7S-2W	Class	VACANT		223 ROSEHILL DRIVE, NORTH
Property Address	1617 ALLIGATOR DR	Acreage	0.525		TALLAHASSEE, FL 32312
	ALLIGATOR POINT				
District	7				
Brief Tax Description	LOT 34				

(Note: Not to be used on legal documents)

Date created: 11/13/2019
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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: James R. Sweat

WATERBODY/CLASS: Alligator Harbor

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE: 29° 54' 12.21"

LONGITUDE: 84° 24' 45.35"

SECTION: 3 TWSHP: 7 South RNG: 2 West

JOB: 19-115

DEP:

COE:

OTHER:

DATE: November 13, 2019

SHEET: 1/4





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: James R. Sweat
 WATERBODY/CLASS: Alligator Harbor
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Alligator Point / FranklinCounty
 LATITUDE: 29° 54' 12.21"
 LONGITUDE: 84° 24' 45.35"
 SECTION: 3 TWSHP: 7 South RNG: 2 West

JOB: 19-115
 DEP:
 COE:
 OTHER:
 DATE: November 13, 2019
 SHEET: 2/4

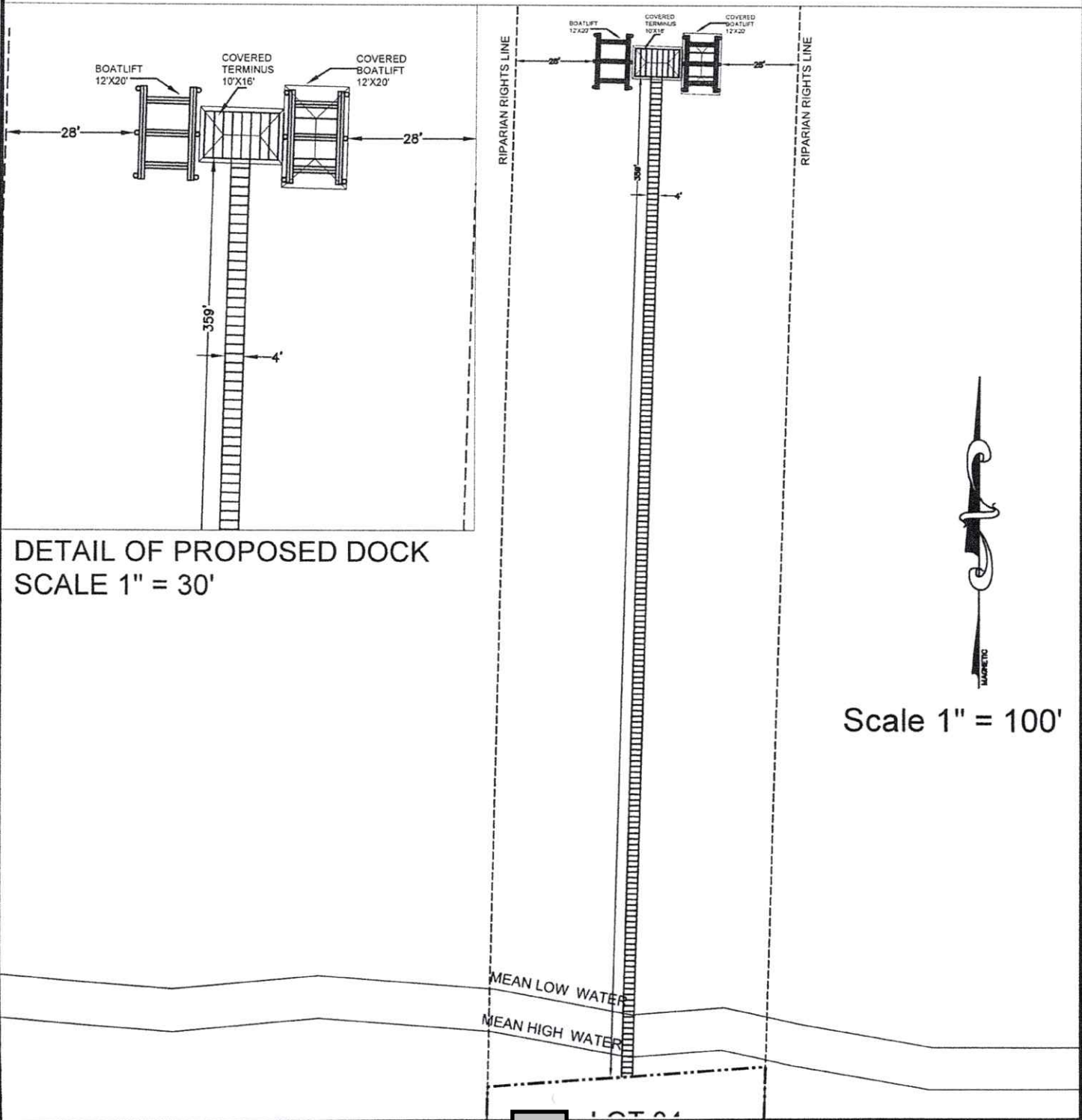




PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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 WATERBODY/CLASS: Alligator Harbor
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Alligator Point / FranklinCounty
 LATITUDE: 29° 54' 12.21"
 LONGITUDE: 84° 24' 45.35"
 SECTION: 3 TWSHP: 7 South RNG: 2 West

JOB: 19-115
 DEP:
 COE:
 OTHER:
 DATE: November 13, 2019
 SHEET: 3/4



DETAIL OF PROPOSED DOCK
SCALE 1" = 30'

Scale 1" = 100'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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DEP:

COE:

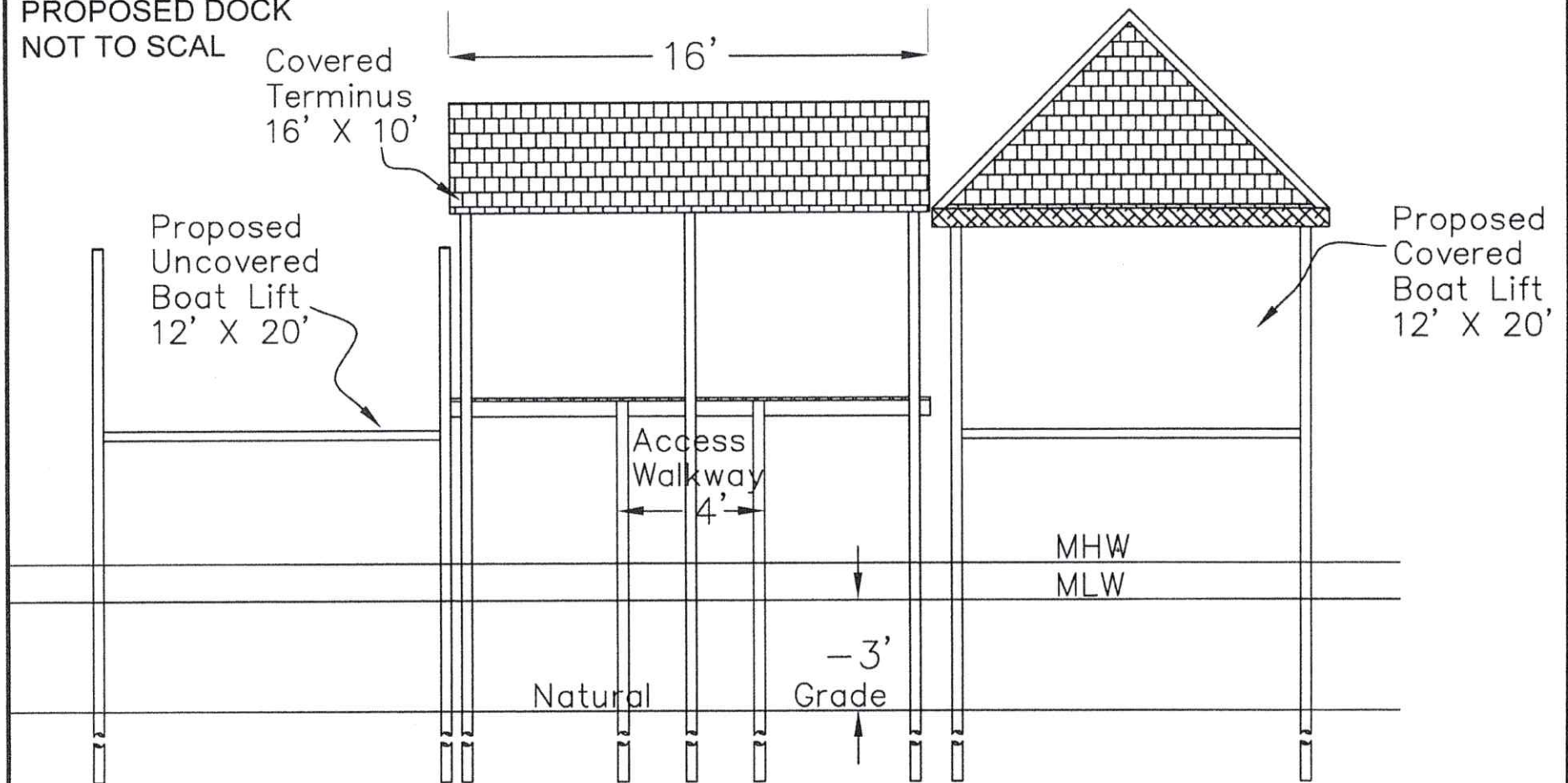
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DATE: November 13, 2019

SHEET: 4/4



CROSS SECTION
PROPOSED DOCK
NOT TO SCAL





Overview



Legend

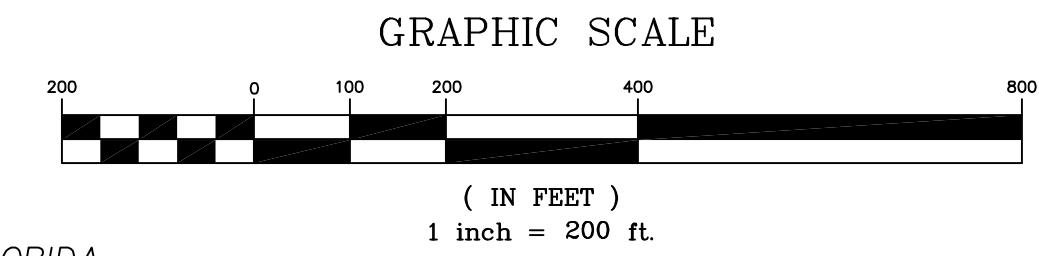
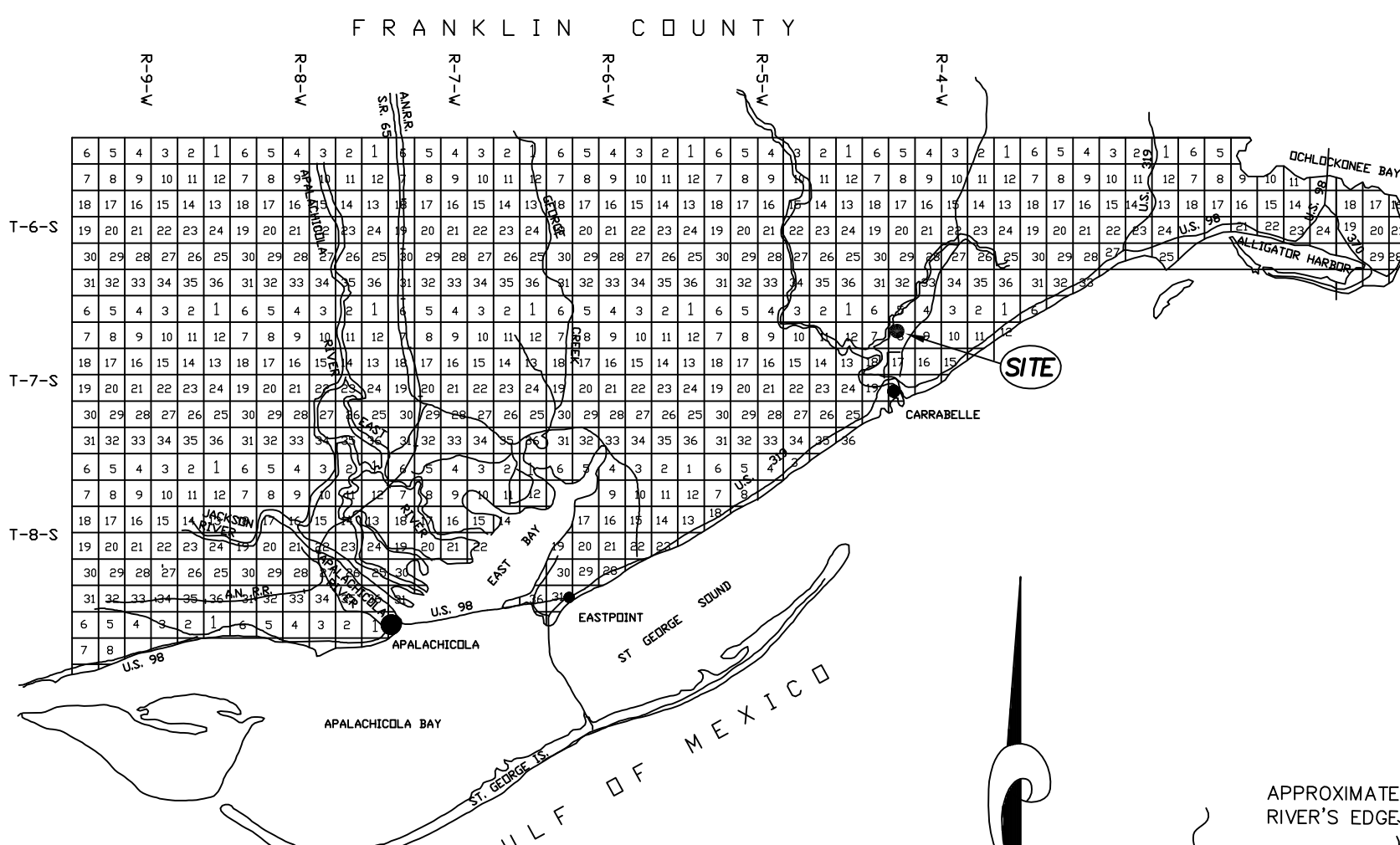
- Parcels
- Roads
- City Labels

Date created: 9/26/2019
Last Data Uploaded: 9/26/2019 12:22:10 PM

Developed by  **Schneider**
GEOSPATIAL

BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA, BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.



DEDICATION STATE OF FLORIDA COUNTY OF FRANKLIN

Know all men by these present that JON P. JOHNSON being owner in fee simple of the lands shown hereon, platted as BLACK BEAR BAYOU, PHASE II and described as...

BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

Together with: An Access and Utility Easement being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 8, Township 7 South, Range 4 West, Franklin County, Florida, thence run North 89 degrees 59 minutes 15 seconds West 730.52 feet to an iron rod and cap (marked #7610) lying on the Easterly easement boundary of a 48 foot wide access and utility easement, said point also marking POINT OF BEGINNING...

PLAT NOTES:

- 1. SURVEY SOURCE: Record plat, record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: The North Boundary of Lot 1 of Black Bear Bayou, being South 89 degrees 58 minutes 23 seconds West as per record plat.
3. "NOTICE": This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
4. "IMPORTANT NOTICE": The roads and other infrastructures-if any- contained within this subdivision are not owned or maintained by Franklin County...

LINE TABLE with columns for LINE, LENGTH, BEARING. Lists lines L4 through L13 with their respective measurements.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, BEARING, CHORD. Lists curves C1, C2, and C3 with their respective measurements.

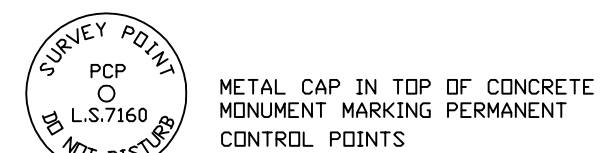
JOINER IN DEDICATION: ALEJANDRO CORTINAS and ALETA C. JARRETT-CORTINAS, (MORTGAGEE), JOINS IN DEDICATION AT VOLUME 821, PAGE 229 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

BY: EXECUTIVE VICE PRESIDENT, CENTENNIAL BANK

WITNESS PRINT NAME

WITNESS PRINT NAME

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF FRANKLIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2019, by as Executive Vice President, Centennial Bank (Mortgagee) HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:



SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER NO. 177, FLORIDA STATUTES, RULE NUMBER SJ-17.051/.052, FLORIDA ADMINISTRATIVE CODE, AND ALL APPLICABLE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND/OR ORDINANCES.

JAMES T. RODDENBERRY SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 4261

Not valid without the signature and the original seal of a Florida licensed surveyor and mapper

BY: ALEJANDRO CORTINAS WITNESS PRINT NAME WITNESS PRINT NAME

BY: ALETA C. JARRETT-CORTINAS WITNESS PRINT NAME WITNESS PRINT NAME

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF FRANKLIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2019, by ALEJANDRO CORTINAS, (Mortgagee), HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:

NOTARY MY COMMISSION EXPIRES:

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF FRANKLIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2019, by ALETA C. JARRETT-CORTINAS, (Mortgagee), SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:

WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:

NOTARY MY COMMISSION EXPIRES:

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON. ALL ROADS, STREETS, RIGHTS OF WAY AND EASEMENTS SHALL BE FOR THE PRIVATE USE OF THE OWNERS, WITHIN BLACK BEAR BAYOU, PHASE II, THE DECLARANT AND OR HIS ASSIGNS AND SHALL BE MAINTAINED BY THE BLACK BEAR BAYOU, PHASE II HOMEOWNERS ASSOCIATION, INC. NO PART OF THE LAND SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC, AND FRANKLIN COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY SUCH ROAD, STREET OR RIGHT OF WAY SHOWN HEREON, THIS DAY OF 2019.

BY: JON P. JOHNSON PRINT NAME WITNESS SIGNATURE

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF FRANKLIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2019, by JON P. JOHNSON, HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:

WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2019. NOTARY MY COMMISSION EXPIRES:

CONFIRMATION STATE OF FLORIDA COUNTY OF FRANKLIN APPROVED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS THIS DAY OF 2019.

NOAH LOCKLEY, JR. - CHAIRMAN THOMAS M. SHULER - COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS DAY OF 2019 IN PLAT BOOK PAGE OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

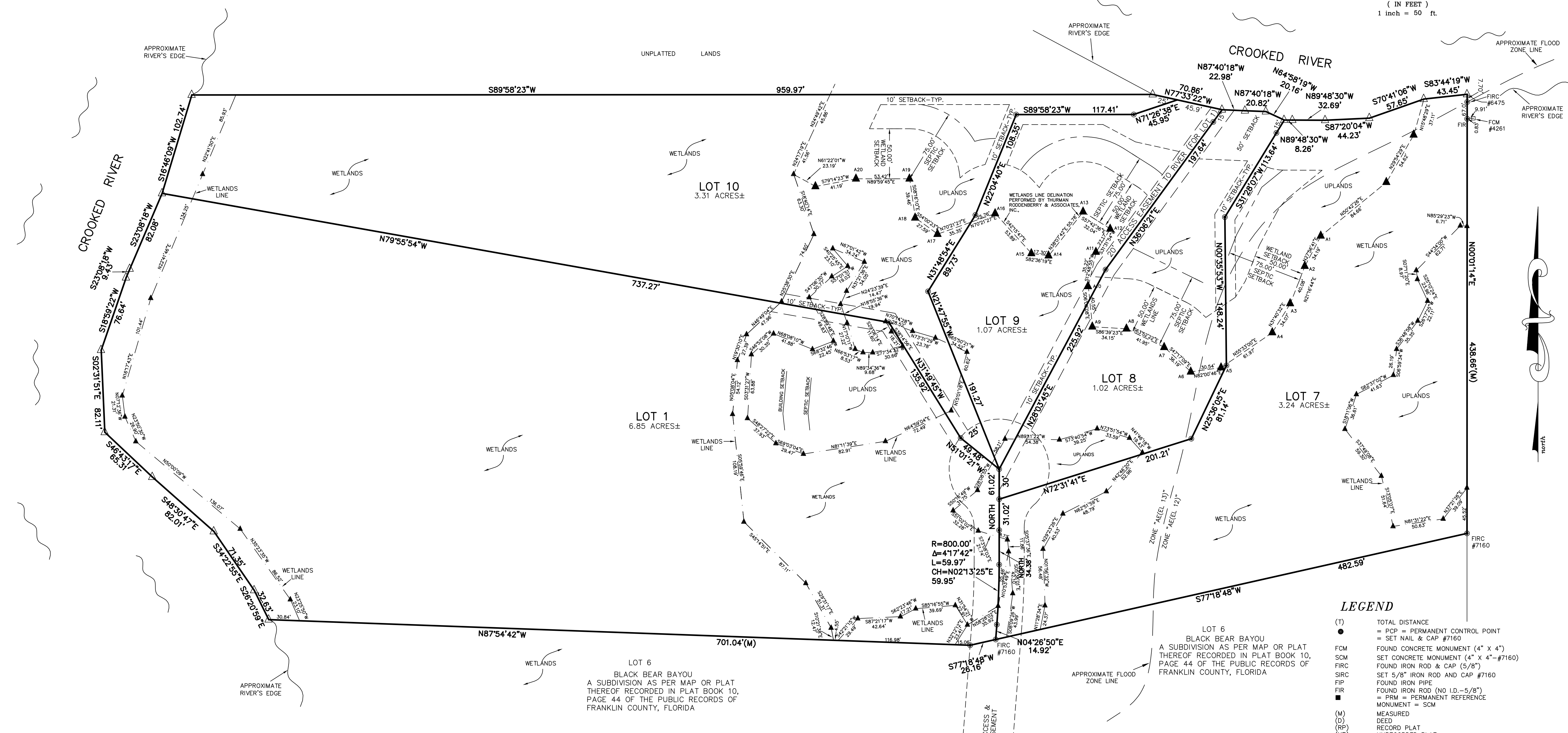
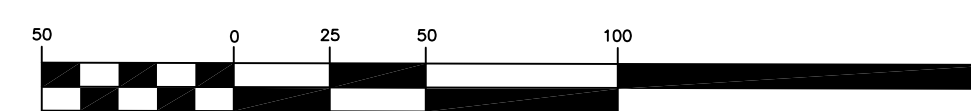
MARCIA M. JOHNSON CLERK OF THE CIRCUIT COURT FRANKLIN COUNTY FLORIDA CLERK'S SEAL

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358. DATE: 11/19/19 DRAWN BY: BB NB.617 Pg.54 COUNTY: FRANKLIN

BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA, BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

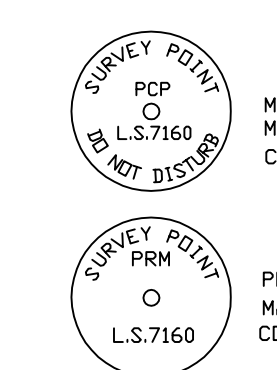
GRAPHIC SCALE



$R=800.00'$
 $\Delta=417.42'$
 $L=59.97'$
 $CH=N02^{\circ}13'25''E$
 $59.95'$

LEGEND

- (1) TOTAL DISTANCE
- PCP = PERMANENT CONTROL POINT
- = SET NAIL & CAP #7160
- FCM FOUND CONCRETE MONUMENT (4" X 4")
- SCM SET CONCRETE MONUMENT (4" X 4" - #7160)
- FIRC FOUND IRON ROD & CAP (5/8")
- SIRC SET 5/8" IRON ROD AND CAP #7160
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD (NO I.D. - 5/8")
- PRM = PERMANENT REFERENCE MONUMENT = SCM
- (M) MEASURED
- (D) DEED
- (RP) RECORD PLAT
- (UP) UNRECORDED PLAT
- AC ACRES
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CD CHORD
- ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP - 5/8" #7160 (UNLESS NOTED OTHERWISE)
- P.C.C. POINT OF COMPOUND CURVE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- R.P. RADIUS POINT
- POINT NOT SET OR FOUND
- F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ORB OFFICIAL RECORDS BOOK



METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT CONTROL POINTS

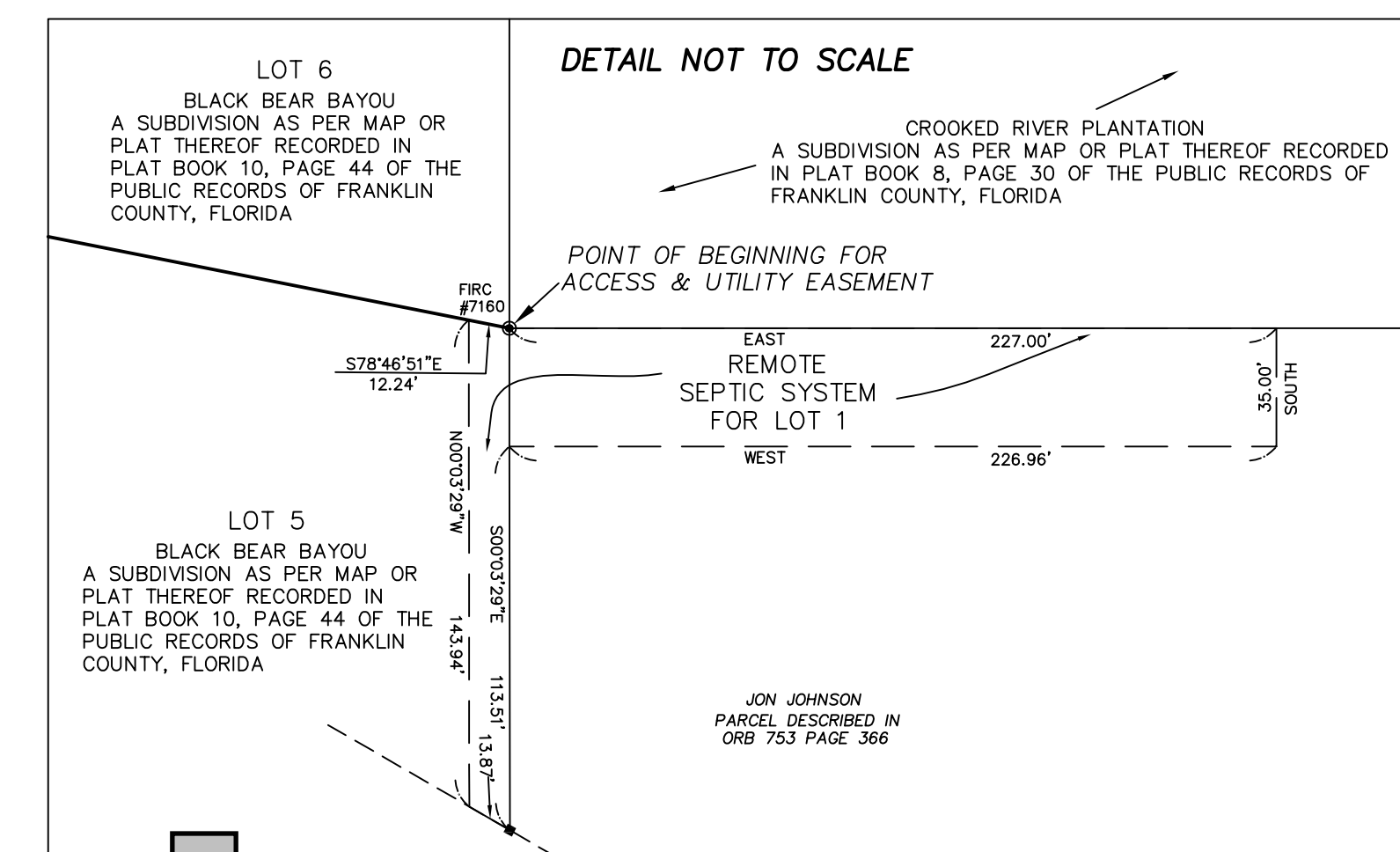
PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS CONTROL POINTS

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER NO. 177, FLORIDA STATUTES, RULE NUMBER 5J-17.051/.052, FLORIDA ADMINISTRATIVE CODE, AND ALL APPLICABLE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND/OR ORDINANCES.

JAMES T. RODDENBERRY
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO: 4261

SURVEYOR'S SEAL

"Not valid without the signature and the original seal of a Florida licensed surveyor and mapper"



24

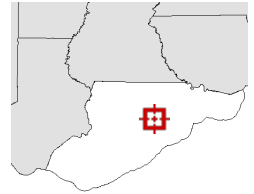


THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103

DATE: 11/19/19	DRAWN BY: BB	NB.617 Pg.54	COUNTY: FRANKLIN
FILE: 09030L1.DWG	DATE OF LAST FIELD WORK: 07/29/19	JOB NUMBER: 09-030	



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	07-07S-03W-0000-0040-0150	Alternate ID	03W07S07000000400150	Owner Address	SAUNDERS TIMOTHY C SR
Sec/Twp/Rng	--	Class	VACANT		ALICE CHRISTINA SAUNDERS
Property Address	2619 HIGHWAY 98 E	Acreage	7.431		AS TRUSTEE PO.BOX 1341
					CARRABELLE, FL 32322
District	6				
Brief Tax Description	A PARCEL IN SECTION 07 07S 03W				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/21/2019
 Last Data Uploaded: 11/21/2019 7:43:00 AM

Developed by 

SITE PLAN - AERIAL		CITY, STATE - STREET LANARK VILLAGE, FRANKLIN COUNTY, FL - 2619 HWY 98 EAST		PARCEL ID: 723/323 978/476 978/478
PROTOTYPE: D	DEVELOPER	DESIGNER	DATE	
BLDG SF: 10,640/8,526 SF	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: TERAMORE DEVELOPMENT, LLC	08/30/19	
ACREAGE: 5.8 ± AC	NAME: JOSH HUFSTETLER	NAME: BRANNEN RAY		
PARKING: 54	PHONE: (229) 977-3931	PHONE: (229) 225-8630		



LEGEND

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.

