



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

JUNE 08, 2021

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.

To comply with CDC and government social distancing requirements, a limited number of the general public will be allowed in the commission meeting room for this meeting at the Franklin County Courthouse Annex located at 34 Forbes Street. Apalachicola, FL 32320. This Planning and Zoning meeting will also be conducted virtually. Any person who wishes to comment may do so in person or by using the virtual feature.

Those wanting to participate virtually during "Public Comments" should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing any issues with Zoom, call (850) 653-9783 extension 373 for assistance.

Zoom attendees are muted by default. To join via computer, use the following link on the meeting date and time: <https://zoom.us/j/95817972994>

If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID 958 1797 2994#.

If you would like to speak during the public comment portion of the meeting, you have the following options:

Online - select the "raise your hand" icon.

Phone - press *9 to raise your hand, *6 to unmute to submit verbal comments.

Public engagement is important to us, and meeting remotely is still a new process. We appreciate everyone's understanding.

Approval of the Minutes

[March](#) Planning & Zoning Meeting Minutes for approval

[April](#) Planning & Zoning Meeting Minutes for approval

Building Report:

[April Building Report](#)

R-1 Dwellings: 10 Total

Dog Island - 1

Eastpoint - 1

Alligator Point - 2

St. George Island - 4

St. Theresa - 1

Carrabelle - 1

Mobile Homes: 1 Total

Eastpoint - 1

May Building Report

R-1 Dwellings: 8 Total

Lanark Village - 2

St. George Island - 5

Alligator Point - 1

Critical Shoreline Applications:

- A-** 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. State and Federal Permits have been recieved. Request submitted by Better Built Docks, agent for James Slack, applicant. (Application Originally approved 12/10/2019)
- B-** Consideration of a request to construct a 6'x20' Floating Dock with a 3'x16' Wood Ramp, a 4'x30' Catwalk, a 16'x32' Boatlift and Cover, a reapiir of an existing 6'x10' Dock, and replacement of an existing 8'x24' Terminus on property located at 546 River Road, Carrabelle, Franklin County, Florida. Applicant would be contingent upon State and Federal permits. Request submitted by Larry Joe Coson, Agent for William & Anita Shuey, Applicants.
- C-** Consideration of a request to modify an existing dock by adding a 12' x 33' Covered Boat Lift on property located at 2218 Highway 98 East, Lanark Beach, Franklin County, Florida. Applicant has exemption from State and Federal Permits. Request submitted by Todd Barlow, Applicant.

Commercial Site Plan Applications:

- D-** Consideration of a request for Commercial Site Plan Review of a RV & Boat Storage Facility on a 4.02 Acre parcel at 50 North Bayshore Drive, Eastpoint, Franklin County Florida. Request submitted by Abel Raouf Arafa, agent for Render & Pam Ward, applicants.

- E- Consideration of a request for Commerical Site Plan Review of a 49.11 5/8 x 51.11 5/8 Firetruck Garage on a 0.344 acre parcel located at 37 Tom Roberts Road, Alligator Point, Frankling County, Florida. Request submitted by Paul Parker, Agent for The Alligator Point Volunteer Fire Department, applicant.

Re-Zoning & Land Use Change Applications:

- E- Consideration of a request for a Public Hearing to re-zone a 2.01 Acre parcel lying in Section 12, Township 7 South, Range 4 West, located at 2332 Highway 98 East, Lanark, Franklin County, Florida, from C-4 Mixed use Residential to R-1A Single Family Residential Subdivision District. Request submitted by Melinda Carroll & Vicki Williams, applicants.
- G- Consideration of a request for a Public Hearing to re-zone a 5.2 acre parcel lying in Section 36, Township 8 South, Range 7 West, located at 11 South Bay Shore Drive, Eastpoint, Franklin County, Florida from R-1 Single Family Residential District to C-3 Commercial Recreation District. Request submitted by Jana Poirier, Agent for Thoe Sereebutra, applicant.
- H- Consideration of a request for Public Hearing to re-zone a 1.23 Acre parcel lying in Section 12, Township 7 South, Range 4 West, located at 2390 Oak Street. Lanark Villiage, Franklin County, Florida, from C-2 Commercial Business District to C-4 Mixed Use Residential. Request submitted by Charles and Elizabeth Shultz, applicants.
- I- Consideration of a request for a Public Hearing to re-zone 20 acres of a 43 acre parcel lying in Section 14, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential. Request submitted by Sharon Piepmeier, agent for Albery Simpler, applicant.

Zoning Administrator's Report:

- J- THE BOARD OF COUNTY COMMISSIONERS WILL ADDRESS THIS REQUEST AT THEIR REGULAR MEETING ON JUNE 15TH AT 10:00 AM.

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

MARCH 09, 2021

6:30 PM

MINUTES

PRESENT:

Alex Skovronsky, chairman. Ben Houston, Board Member. Jerry Jackson, Board Member. Cortni Bankston, Zoning Administrator.

Building Report:

February 2021 Building Report

R-1 Dwellings: 5 Total

St. George Island - 1

Eastpoint - 1

St. Theresa - 1

St. James Bay - 1

Mobile Homes: 2 Total

Eastpoint - 2

Motion to approve: Ben Houston, 2nd by Jerry Jackson. Motion Carries.

Critical Shoreline Applications:

- A- Consideration of a request to construct a Single Family Private Dock located at 1545 Alligator Drive, Lot 3, Block R, Peninsular Point, Unit 5, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 229' x 4' with a 6' x 20' terminal platform and a 12' x 20' proposed boatlift. Request submitted by Robert Kirby, applicant. (House Under Construction- #29097) **Motion to Table (applicant and representative were no-show) Ben Houston, 2nd by Jerry Jackson. All in Favor. Motion Carries.**

- B- Consideration of a request to construct a Roof over an existing Boatlift and Redesign of existing Terminus located at 71 Fiesta Drive, Unit 1, Lot 80 Holiday Beach, Alligator Point, Franklin County, Florida. The applicant has State and Federal Permits. The roof will be 29'x14' and the redesigned terminus will be 20'x8'. Request submitted by Better Built Docks, agent for Travis Fink, applicant. **Motion to Table (applicant and representative were no-show) Ben Houston, 2nd by Jerry Jackson. All in Favor. Motion Carries.**

- C- Consideration of a request to construct a Single Family Residential Dock located at 1530 Highway 98, Carrabelle, Franklin County, FL. The proposed dock will be 12' x 4' with a 12' x 24' terminus. Applicant will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental, agent for Charles W. Smith, applicant. **Motion to approve contingent upon state and federal permits, Ben Houston, 2nd by Jerry Jackson. All in Favor. Motion Carries.**

During Discussion, Alex Skovronsky asked about the height of the walkway to the terminus & Member Ben Houston asked about the distance of riparian right lines.

- D- Consideration of a request to construct a Single Family Residential Dock and Boat Lift located at 2023 Turpentine Trail, Lot 12 Bay Cove Village, St. George Island, Franklin County, Florida. The proposed Dock will be 493' x 4' with a 20' x 6' terminus and a 11' x 20' Boat Lift. Applicant will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental, agent for Gina Miller (GKM, LLC), applicant. (House under construction # 29881) **Motion to approve contingent upon State and Federal Permits, Ben Houston. 2nd by Jerry Jackson. All in Favor. Motion Carries.**

Sketch Plat Applications:

- G- Consideration of a request for Sketch Plat Approval of a 21 acres of land lying in Sections 25 and 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. The subdivision will be named "St George Bay" and will consist of 16 Lots over 1 acre each. Request submitted by Elaine Boone, agent for Ed Simmons, applicant. **Motion to approve by Ben Houston, 2nd by Jerry Jackson. All in Favor. Motion Carries.**

During Discussion, Alex questioned difference in Major and Minor Subdivisions. This subdivision would be considered minor due to the number of proposed lots.

Zoning Administrator's Report:

Cortni Bankston brought up a scenario with a homeowner in the R-4 district wanting to know if it was ok to allow U-Haul storage on their property. As determined by the board, allowing this would be a commercial usage of the property which is not allowed in the R-4 District.

Meeting adjourned 7:03PM

Chairman's Signature / Date

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

APRIL 13, 2021

6:30 PM

MINUTES

Approval of the Minutes:

B- March 9, 2021 Minutes for approval

Minutes were not voted upon due to clerical error.

Building Report:

C- R-1 Dwellings Total: 9

St. George Island - 1

Eastpoint -3

St. Theresa - 2

Alligator Point - 1

Lanark - 2

Mobile Homes Total: 2

Eastpoint - 1

Carrabelle - 1

Critical Shoreline Applications:

D- Consideration of a request to construct a Single Family Private Dock located at 1545 Alligator Drive, Lot 3, Block R, Peninsular Point, Unit 5, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 229' x 4' with a 6' x 20' terminal platform and a 12' x 20' proposed boatlift. Request submitted by Robert Kirby, applicant. (House Under Construction- #29097)

Motion to approve contingent upon required permits by Jerry Jackson, 2nd by Ben Houston. All in favor. Motion Carries.

Comments/Questions: Member Alex asked if lights were proposed for the Boat Lift/Terminus. Staff advised they will need lighting plans to obtain building permit.

E- Consideration of a request to construct a Roof over an existing Boatlift and Redesign of existing Terminus located at 71 Fiesta Drive, Unit 1, Lot 80 Holiday Beach, Alligator Point, Franklin County, Florida. The applicant has State and Federal Permits. The roof will be 29'x14' and the redesigned terminus will be 20'x8'. Request submitted by Better Built Docks, agent for Travis Fink, applicant

Motion to approve by Ben Houston, 2nd by Jerry Jackson. All in favor. Motion Carries.

Comments/Questions: Member Alex asked if there was a house on the property. (Yes.)

F- Consideration of a request to construct an additional 280 sq foot dock and 312 sq foot covered boat lift to an an existing dock located at 323 East Sawyer Street, Unit 5, Block 81, Lot 9, Eastpoint, Franklin County, Florida. The applicant has State and Federal Permits. Request submitted by Richard DeLarber, applicant.

Motion to approve by Jerry Jackson, 2nd by Ben Houston. All in favor. Motion Carries.

Comments/Questions: Member Alex asked about 25% rule/ requirements have been met.

Applicant was approved for this application 2 years ago which made application expired – Member Alex also asked about lighting. Applicant assured there will be safety lights installed.

Final Plat Applications:

G- Consideration of a request for Final Plat Approval of a 21 acres of land lying in Sections 25 and 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. The subdivision will be named "St George Bay" and will consist of 16 Lots over 1 acre each. Request submitted by Elaine Boone, agent for Ed Simmons, applicant

Motion to approve contingent upon required permits needed for Final Plat by Jerry Jackson, 2nd by Ben Houston. All in favor. Motion Carries.

Special Exception Applications:

H- Consideration of a request for Special Exception in the C1 Commercial Fishing District to construct a 27'x 40' Water Dependent Tourist Commercial Facility (Kayak Rental Facility) located at 444 Highway 98, 150 feet facing Highway 98, Apalachicola, Franklin County, Florida. Request submitted by Barbara Mathis, applicant.

Motion to approve by Jerry Jackson, 2nd by Ben Houston. All in favor. Motion Carries.

Comments/Questions:

Commercial Site Plan Applications:

I- Consideration of a request for Commercial Site Plan Review of a 1,500 square feet Convenience Store with a Deli and Drive Through located at 101 West Pine Ave, Unit 1, Block 2 west, Lots 17 and 18, St. George Island, Franklin County, Florida. Request submitted by Jim Waddell, agent for Charles Robert Shiver and Donna Kay Barber, Applicants.

Motion to approve contingent upon flood review & required permits by Ben Houston, 2nd by Jerry Jackson. All in favor. Motion Carries.

J- Consideration of a request for Commercial Site Plan Review of a RV & Boat Storage Facility on a 4.02 Acre parcel at 50 North Bayshore Drive, Eastpoint, Franklin County Florida. Request submitted by Abel Raouf Arafa, agent for Render & Pam Ward, applicants.

Motion to table due to no show of representation by Jerry Jackson, 2nd by Ben Houston. All in Favor. Motion Carries.

Re-Zoning & Land Use Change Applications:

K- Consideration of a request for a Public Hearing to re-zone a triangular parcel with 75 feet on Highway 10 lying in Section 31, Township 8 South, Range 6 West, located at 336 Patton Drive, Franklin County, Florida from C1 Commercial Fishing to C3 Commercial Recreation. Request submitted by Marsha Watson, agent for MMSW Holdings, LLC, applicant.

Motion to approve by Jerry Jackson, 2nd by Ben Houston. All in favor. Motion Carries.

L- Consideration of a request for a Public Hearing to re-zone a 200' x 300' parcel lying in Section 25, Township 7 South, Range 5 West, located at 1865 Highway 98 West, Carrabelle, Franklin County, Florida from R4 Single Family Home Industry to C4 Mixed Use Residential. Request submitted by Blakey's Beach LLC, applicant.

Board did not make a motion, they agreed to send before the Board of County Commissioners to make the decision to approve or deny for Public Hearing.

Comments/Questions: Jerry asked about land improvements and permits. Is there electric on the property? The Applicant assured there is no electric on the property. The Board also

questioned why C-4 rather than C-2 District. The Board had concerns of possible spot zoning.

Zoning Administrator's Report:

M- Does a 100' x 120' Metal Storage Building for Vacation Gear allowable as a Home Industry use in the R-4 District?

Board considered this more commercial than a home industry use.

- Asked the Board about a possible Vice Chairman. No discussion was had.

Meeting Adjourned at 7:47PM

Chairman's signature / Date

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: 4/1/2021 to 4/30/2021

Total Number of Permits: 96

Total Fees Collected: \$41376.81

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
04/01/2021	30478	Phillips Terry & Regina Davis	TO CONSTRUCT POLE BARN OVER EXISTING TRAILER 61'X30'	BL 102 ALL OF LOTS 21 & 22	20 NORVELL STREET	\$1,800.00	\$187.50
04/01/2021	30479	Strickland Jean H Trust	REPLACE 200 AMP ELECTRICAL LOAD CENTER	UNIT 3 BL I LOT 3 OR 210/203	1016 WEST GULF BEACH DRIVE	\$1,655.00	\$100.00
04/01/2021	30480	Huston William F And Curcio Justin V	CONSTRUCT A SINGLE FAMILY RESIDENCE	UNIT 1 BL 7 LOT 5 DOG ISLAND	951 GULFSHORE DRIVE	\$0.00	\$1,288.07
04/01/2021	30481	Mannsbart Stefan H & Nicole	WINDOW AND DOOR REPLACEMENT FPAN: 11103.1; 16092.4; 9909.19	UNIT 2 BL J LOT 15 OR 152/228	1057 EAST GORRIE DRIVE	\$14,500.00	\$257.00
04/01/2021	30482	Sba Towers III, LLC	MODIFICATION OF EXISTING VERIZON ANTENNAS AND ASSOCIATIES EQUIPMENT AT EXISTING CELL TOWER.	A PARCEL IN SEC 12 07S 04W BEING 6.06 AC M/L	2487 OAK STREET	\$30,000.00	\$668.25
04/05/2021	30483	Dale and Megan Shiver	New Construction	TRACT 48 BEING 1.253 AC TARPON SHORES UNIT 3 FORMALLY NORTH BAY ADDITION	283 Smith Street	\$240,000.00	\$1,591.35
04/05/2021	30484	Patrick and Edna Keeney	New Construction	UNIT 3 REVISED LOT 12 ALLIGATOR HARBOUR	1372 Alligator Drive	\$345,000.00	\$1,496.99
04/06/2021	30486	Haddad Nazih & Loretta	WINDOW REPLACEMENT	UNIT 2 BL F LOT 17	641 EAST GORRIE DRIVE	\$8,585.00	\$173.00
04/06/2021	30487	Vacation Rental Services LLC	RE ROOF	A PARCEL IN SEC 31-08S-06W CONTAINING 1.03 AC M/L	48 ISLAND DRIVE	\$12,000.00	\$215.00
04/06/2021	30488	Keith Charles W & Susan Roux	INSTALL METAL SCREW DOWN ROOF ON STORAGE SHED	174 FT X 311 FT X 174 FT X 365.4 FT IN TRACT 9	1503 BLUFF ROAD	\$2,289.00	\$89.00
04/06/2021	30489	Gregory David & Boni	PV SOLAR INSTILLATION / SYSTEM SIZE: 6.93 kw DC	UNIT 1 BL P LOT 24 ALSO 90 FT OF LOT 23 LANARK BEACH 112/531 197/378 298/180 578/517 721/299 1084/172	119 ILLINOIS STREET	\$38,115.00	\$665.99
04/09/2021	30490	The Camp Gordon Johnston Association, Inc	TO CONTRUCT A 30'X50' STORAGE BUILDING	A PARCEL 180 FT X 300 FT NORTH OF HWY 98	1873 HIGHWAY 98	\$31,893.00	\$697.35
04/09/2021	30491	Dame Gary & Yvonne	RE-ROOF	UNIT 1 BL 9	13 MARLIN STREET	\$10,473.00	\$299.00

04/09/2021	30492	At Ease LLC	RE-ROOF	A PARCEL IN SECTION 24 07S 05W 94'X 200'	295 RIVER ROAD	\$7,958.00	\$159.00
04/09/2021	30493	Amann Kenneth E & Lisa	METER UPGRADE	UNIT 1 BL 18E LOT 3 ST GEO IS 646/241 912/711 912/713 972/586 982/628	418 EAST GORRIE DRIVE	\$0.00	\$100.00
04/09/2021	30494	Donze Robert J & Rhonda L Trustees	METER UPGRADE	LOT 64 1.03 AC 119.01 X 405.29X107.96X67.70X411.48 SEA PALM VILLAGE	1444 BLUEBERRY ROAD	\$0.00	\$100.00
04/09/2021	30496	Rodrigue Sara A & Theodore Trustee	METER UPGRADE	LOT 13 1.00 AC 97.90X100.10 X102.23X332.67X100X332.67	1448 BAYBERRY LANE	\$0.00	\$100.00
04/12/2021	30497	ALLEN AND JACKIE ADAMS	BUILDING PERMIT PENDING DEP PERMIT - SINGLE FAMILY DETACHED HOME	UNIT 3 BL B LOT 6	840 WEST GORRIE DRIVE	\$700,000.00	\$2,393.32
04/12/2021	30498	Taylor Patrick Joseph & Taylor Molly Amanda	TO CONSTRUCT A DECK AROUND SWIMMING POOL	A PARCEL CONTAINING 1 AC M/L OUT OF TRACT 30	50 SQUIRE ROAD	\$6,300.00	\$181.25
04/12/2021	30499	Miller Gina O	TO CONTSTRUCT A SWIMMING POOL	LOT 12 BAY COVE VILL	2023 TURPENTINE TRAIL	\$46,500.00	\$610.40
04/12/2021	30500	Haeusser Kevin	REPAIR, REPLACE, AND REPAINT SIDING	UNIT 5 BL 65 LOT 10 OR 176/228	320 LAND STREET	\$1,500.00	\$75.00
04/12/2021	30501	Carquest Eastpoint	Replacing Napa sign with Carquest Sign	100' FACING 98 NW 1/4 OR 21 134 & OR 56 119 OR/270/261	336 Highway 98	\$18,138.30	\$313.00
04/12/2021	30502	Elena Vaitl	Replace Decking	UN-NUMBERED LOT IN TRACT 41 TRACT "B"	1303 East Gulf Beach Drive	\$18,700.00	\$313.00
04/12/2021	30503	Moses Rhonda L	TO CONSTRUCT A POLE BARN ON NE CORNER OF PROPERTY	ALL OF TRACT 45 SOUTHLAND SUB	130 SQUIRE ROAD	\$13,500.00	\$303.75
04/12/2021	30504	Herr Don W & Sonya	TO CONTRUCT A ALUMINUM ROOF AWNING 8'X16'	UNIT 2 BLOCK 1 LOT 3 SUN-N-SANDS OR 233/22	599 ALLIGATOR DRIVE	\$4,175.00	\$117.00
04/13/2021	30505	781 West Gorrie,LLC	TO CONTRUCT A NEW RESIDENTIAL HOME	UNIT 3 BL F LOT 12 165/2 324/95 1078/224 1095/705 1205/216	781 WEST GORRIE DRIVE	\$400,000.00	\$1,914.83
04/13/2021	30506	Auman Gregory T & Mary E	TO CONSTRUCT AN EXTERIOR CARGO LIFT	UNIT 1 BL 8 LOT 70 SOUTHERN DUNES	13 COBIA STREET	\$11,421.00	\$268.75
04/13/2021	30507	Williams John F & Mary Lee	METER BASE UPGRADE	UNIT 2 BL G LOT 12 ST GEO ISL	781 EAST GORRIE DRIVE	\$0.00	\$100.00
04/13/2021	30508	916 E Gorrie Dr LLC	METER BASE UPGRADE	UNIT 2 BL D LOT 3 855/270-272 1112/72 1119/559 1271/306	916 EAST GORRIE DRIVE	\$0.00	\$100.00
04/13/2021	30509	Aunt Becky's Cottage,LLC	METER BASE UPGRADE	LOT 7 TR 50 EAST END 32328 LOT 7 OF TRACT 50 EAST END OF ISLAND	1529 EAST GULF BEACH DRIVE	\$0.00	\$100.00
04/14/2021	30510	Wilson Mark E	REPLACEMENT POWER POLE FOR WOOD SHOP.	A PARCEL IN SEC 02-09S-08W BEING 200 FT X 436 FT	28 GIBSON ROAD	\$0.00	\$100.00
04/14/2021	30511	Creamer James Thomas	ADDING NEW METAL ROOF, A 12'X16' FRONT PORCH WITH A ROOF, AND A 8'X10' BACK PORCH	A PARCEL OF LAND 107 FT X 409 FT LYING PARTLY IN SEC 30 & PARTLY IN SEC 31	117 DUNLAP ROAD	\$9,129.71	\$233.75

04/14/2021	30512	Estes Robert S	ELECTRICAL METER	5.43 ACRES IN SW 1/4 OR 98 322	126 HIGHLAND PARK ROAD	\$0.00	\$100.00
04/15/2021	30513	Ward Real Estate Investments & Equity Trust Company	LAND CLEARING	4.02 AC M/L IN SECTION 36-08S-07W	50 NORTH BAY SHORE DRIVE	\$48,000.00	\$100.00
04/15/2021	30514	Chris Crosby	Pole Barn	A PARCEL BEING 10 AC M/L IN SEC 23-06S-04W 329/220 409/237 654/283 1258/720 1258/722 1261/652	330 Hickory Hammock	\$9,500.00	\$233.75
04/15/2021	30515	LA Floridita, LLC	TO CONSTRUCT A SINGLE FAMILY HOME	SUMMER CAMP WEST PHASE 1B LOT 91 PB 9/26-47 1197/175 1236/483 1276/394	304 PINE GROVE WAY	\$242,075.00	\$2,204.62
04/16/2021	30516	Tri-Bella Properties LLC	ROOF OVER	UNIT 3 BL H LOT 11 159/410 179/103 270/275 633/138 1090/361 1092/248	980 WEST GULF BEACH DRIVE	\$9,500.00	\$299.75
04/16/2021	30517	Lewis Bonnie Gene Draves Jaimie Lee	ROOF OVER	LOTS 15 16 17 QUAIL RUN EST CONTAINING 3.47 AC M/L	159 QUAIL RUN SUBDIVISION	\$7,200.00	\$159.00
04/16/2021	30518	Moses Marcus D & Smeby Rhonda M	ROOF OVER	A PARCEL IN SEC 35-08S-08W BEING .80 AC M/L	1089 BLUFF ROAD	\$14,800.00	\$514.00
04/16/2021	30519	Krueger William F & Audrey L	RE ROOF	LOT 56 1.14 AC PEBBLE BCH	1640 HAWTHORNE LANE	\$20,000.00	\$654.00
04/16/2021	30520	Harmon Joseph F & Deborah M	RE ROOF	UNIT 1 BL 16 E LOT 16 ST GEOR	448 EAST PINE AVENUE	\$12,500.00	\$458.00
04/16/2021	30521	Stradtman Stephen M & Jennifer	ROOF OVER	UNIT 3 BL C LOT 8 654/532 785/717 1279/370	956 WEST GORRIE DRIVE	\$13,500.00	\$486.00
04/16/2021	30522	Vacation Rental Services LLC	HVAC CHANGE OUT AND DUCT WORK	A PARCEL IN SEC 31-08S-06W CONTAINING 1.03 AC M/L OR 245/279	48 ISLAND DRIVE	\$19,200.00	\$327.00
04/16/2021	30524	Figure 8 Farms LLC	Mobile Home Installation	UNIT 3 LOT 95 LIGHTHOUSE RIDGE CONTAINING 1.00 AC	2119 Messer Rd	\$0.00	\$250.00
04/16/2021	30525	Franklins Promise Coalition Inc	TWO SYSTEM CHANGE OUT	A PARCEL IN SECTION 36-08S-07W ALONG ISLAND DRIVE ORIGINAL DEED BEING	60 ISLAND DRIVE	\$9,500.00	\$187.00
04/16/2021	30526	Bodiford Mike & Sue	HVAC CHANGE OUT	TRACT 30 OF AN UN-RECD PLAT IN SEC 27-08S-08W CONTAINING 1.31 AC M/L	128 MELANIE LANE	\$5,400.00	\$131.00
04/16/2021	30529	James & Kristina Godfrey	16'x16' Addition	75 FT X 200 FT OR/106/19 OR 170/86	4292	\$40,000.00	\$678.13
04/16/2021	30530	Conroy Thomas J & Mandy S	HVAC CHANGE OUT AND DUCT WORK	THREE HUNDRED OCEAN MILE PHASE II BLDG I-9	1804 EAST GULF BEACH DRIVE I-9	\$6,400.00	\$145.00
04/16/2021	30531	Stroede Gary L & Gloria J	HVAC CHANGE OUT	LOT 33 WHISPERING PINS SUB PHASES 3 & 4 PB 7/32	731 TIMBERIDGE COURT	\$4,550.00	\$117.00
04/16/2021	30532	James O. Chidester	Shingle Re-roofing	UNIT 3 BL 14 LOT 23 LANARK VILLAGE	52-7 Hefferman Rd	\$4,471.00	\$117.00
04/16/2021	30535	Ann J. Russo Realty Inc	Re-Roofing Shingles	UNIT 1 BL 20E LOT 9	564 East Gulf Beach Drive	\$9,989.00	\$187.00
04/19/2021	30536	KJC Investments	New Single Family Residence	UNIT 2 BL J LOT 20 ST GEO IS 168/10 152/233 166/435 233/515 854/387 1016/131 1033/668 1114/788	1017 East Gorrie Drive	\$174,294.00	\$1,115.00

04/19/2021	30537	Deanne Fritz	N/A	UNIT 2 BL H LOT 14	865 East Gorrie Drive	\$1,800.00	\$75.00
04/19/2021	30538	Evans Shiela L	INSTALL TWO STEPS AT DECK, REPLACE GUTTERS, REAPIR SOFFIT AT CHIMNEY, REPLACE RECEPTACLES, INSTALL NEW STORM DOOR ON REAR OF HOUSE, AND INSTALL NEW WINDOWS	104 FT X 301 FT OR/97/65 1121/602	209 RIVER ROAD	\$24,567.00	\$0.00
04/19/2021	30540	Fadil Paul A & Adrienne	WINDOW REPLACEMENT	LOT 24 INDIAN BAY VILL	2005 SEMINOLE LANE	\$9,030.00	\$187.00
04/19/2021	30541	Dunn James E & Lynn J	RE ROOF	LOT 5 QUAIL RUN 565/507 1121/323 1133/201 1261/17	168 QUAIL RUN DRIVE	\$9,400.00	\$187.00
04/20/2021	30542	Strozyk Michael & Carole	TO CONSTRUCT A POLE BARN	1 AC SEC 04-08S-05W PARCEL B HERNDON SURVEY PB 4/29	130 HERNDON ROAD	\$7,500.00	\$198.75
04/20/2021	30543	LEONARD B SPARKS JR	METER UPGRADE	LOT 18 PEGGY BCH 100' X 450'	2341 HIGHWAY 98	\$0.00	\$100.00
04/20/2021	30544	Hicks James S & Dianne E	TO CONSTRUCT A CARGO LIFT ON HOME	UNIT 5 BL 89 LOT 14 ST GEO IS TAX CERT 169 1977 637/119 677/453 747/581 807/277 1186/105 1230/153	531 WEST SAWYER STREET	\$9,662.90	\$233.75
04/20/2021	30545	Coulter James F Jr & Chad F	SINGLE WIDE MOBILE HOME	A PARCEL CONTAINING 1.15 AC 194/1-3	59 BRIAN STREET	\$38,325.00	\$125.00
04/21/2021	30546	Coulter James F Jr & Chad F	REPAIR DECK AND RAILS	A PARCEL CONTAINING 1.15 AC 194/1-3	416 WEST GORRIE	\$1,800.00	\$150.00
04/21/2021	30547	Blackburn Bradley R	TO CONSTRUCT A SWIMMING POOL	BLK 3 LOT 13	136 NORTH BAYSHORE DRIVE	\$60,000.00	\$881.63
04/21/2021	30549	Alissa & Linda McIntyre	Replace Windows and Siding	UNIT 2 BL A LOT 5	632 East Gorrie Drive	\$31,000.00	\$455.20
04/21/2021	30551	Martin & Carol Wagner	Adding steps to back deck	UNIT 5 BLK 64 LOTS 1 & 2 SG	728 Buck St	\$3,000.00	\$111.25
04/21/2021	30552	Dean Angelia J & Wheeler Tanja J	ROOF OVER	A PARCEL IN SECTION 17 07S 04W CONTAINING 1.00 AC M/L	137 SANBORN ROAD	\$10,000.00	\$0.00
04/21/2021	30553	Balthrop Mary Alda	RE ROOF ACCESORY STRUCTURE	LOT 12 A.K.A. AS A PARCEL BEING 100 FT IN WIDTH RUNNING IN A SOUTHERLY PROJECTION TO THE MEAN HIGH WATER OF THE GULF OF MEXICO ST TERESA ALSO LOTS 19,20,21, & 22 ST TERESA, ALSO A 60' X 100' BETWEEN LOTS 12 & 19 ALSO; A 40' X 250 ALSO 30' X 340' AND ALSO A PARCEL CONTAINING 5.51 AC IN SECTION 29 06S 02W 137/460 156/226 169/596 178/204 192/226 335/295 358/55 387/303 585/728 585/731 655/60 767/78	4425 ST TERESA AVENUE	\$31,915.00	\$464.90
04/21/2021	30554	Blackburn Bradley R	TO CONSTRUCT A POLE BARN	BLK 3 LOT 13	136 NORTH BAYSHORE DRIVE	\$11,500.00	\$537.50
04/22/2021	30555	Messer Family Beach House LLC	WINDOW REPLACEMENT	UNIT 4 BL J LOT 1 OR 229/42- ALSO 30 FT OF ABANDONED SAINT TERESA AVE NORTH OF BLOCKS I-J-K PERKINS BCH UNIT 4 RESOLUTION	4224 ST TERESA AVENUE	\$24,769.00	\$397.00

04/22/2021	30556	Patrica Hargis	Electrical Upgrade	UNIT 2 BL H LOT 1 ST GEO ISL 122/283 168/39 190/472 232/135 459/55 1061/462 1061/460 1070/738	800 East Gulf Beach Drive	\$100.00	\$100.00
04/22/2021	30557	Bolden William Claud & Webster Shelton Luke	REPLACING 2 TON AND 3 TON HEAT PUMP SYSTEMS	TURTLE BEACH LOT 11 270X161.35X270X161.35	1740 Jasmine Way	\$21,895.00	\$355.00
04/22/2021	30558	Laone Ronlad Paul & Daisy L	TO CONSTRUCT A NEW SINGLE FAMILY RESIDENTIAL HOME	100' FOOT KNOWN AS LOT 6 UNREC ALSO 100' FOOT KNOWN AS LOT 5	2324 HIGHWAY 98	\$500,000.00	\$1,968.75
04/22/2021	30560	Sheila Chambers	Electrical Upgrade	152.25X199 FT OR 89/451 99/547	393 Barber Drive	\$0.00	\$0.00
04/22/2021	30561	Pitman Page William & Dana	REPAIR DECK AND FLOORING FROM HURRICANE DAMAGE	UNIT 1 BL C LOT 24 ST JAMES ISLAND PARK	2904 HIGHWAY 98	\$10,000.00	\$187.00
04/22/2021	30562	Zimmerman David Roger	TO CONSTRUCT A 16'X16' NEW PUMP HOUSE / STORAGE SHED	A PARCEL IN SEC 35-07S-05W BEING 102.61 X 253 X 102 X 287 FT. 219/290 312/277 312/279 771/266 807/113 929/617 1083/692 1083/694 1109/287	2086 HIGHWAY 98 WEST	\$11,200.00	\$268.75
04/23/2021	30563	Catchman Jonathan & Delvis	TO CONTSRUCT A SINGLE FAMILY DWELLING	LOT 33 BRE INC	1449 CYPRESS STREET	\$250,000.00	\$1,773.30
04/23/2021	30564	Brown Stephen & Mary	ELECTRICAL SERVICE FOR WELL, BOATLIFT, AND LAND CLEARING	1.70 AC M/L OR/NN/106 1 LESS FRANKLIN COUNTY RIGHT OF WAY & FL POWER CORP EASEMENT	499 RIVER ROAD	\$0.00	\$100.00
04/23/2021	30565	K.J.C Investments,LLC	SITE PREP	UNIT 1 BL 13W LOT 1 FILE NO. 12612 989/176 1216/772 1253/786 1293/1	301 WEST GULF BEACH DRIVE	\$0.00	\$100.00
04/23/2021	30566	Wlm Property, LLC	REPAIR EXISTING / PREVIOUS DOCK THAT WAS DESTROYED IN STORM	A PARCEL IN SEC 29-08S-06W LYING SOUTH OF ST RD 30 195/229 228/41 244/234 1092/511 1219/244	551 HIGHWAY 98	\$3,500.00	\$103.00
04/23/2021	30567	10yp, LLC	TO CONSTRUCT A SINGLE FAMILY HOME	UNIT 1 BL 9W THE EASTERLY 15' OF LOT 4 & ALL OF LOT 5	247 WEST GORRIE DRIVE	\$400,000.00	\$1,820.48
04/23/2021	30568	Easley Emila Brown & Thomas Marsha Brown	WINDOW REPLACEMENT	BL G COCHRANS BEACH LOT 8	4074 ST TERESA AVENUE	\$5,300.00	\$131.00
04/27/2021	30569	Hamlin James J.	RE ROOF	LOT 13 ALLIG POINT SUB	1575 ALLIGATOR DRIVE	\$7,170.00	\$159.00
04/27/2021	30570	Cranford James W	REPLACE 7 PILING'S	LOT 21 & 0.37 AC OF LOT 20 BAY VIEW VILLAGE OR/189/104 197/386 220/191	1839 HARBOR LIGHT LANE	\$13,650.00	\$303.75
04/28/2021	30571	K.J.C Investments,LLC	TO CONSTRUCT AN UPPER DECK BALCONY WITH SHED ROOF	UNIT 1 BL 10 E LOT 31	116 EAST GORRIE DRIVE	\$11,000.00	\$251.25
04/28/2021	30572	Smith William Drew Jr	SHINGLE RE ROOF	UNIT 2 BL B LOT 7	748 EAST GORRIE DRIVE	\$16,300.00	\$285.00
04/28/2021	30573	Sgi Sea Ya,LLC	REPLACE VINYL AND PLYWOOD	UNIT 3 BL E LOT 5	1132 WEST GORRIE DRIVE	\$3,750.00	\$128.75
04/29/2021	30574	Nowling John Colby & Shelby L	TO CONSTRUCT AN ADDITIONAL PORCH 12'X20' WITH HAND RAILS, AND SHINGLE ROOF	TRACT 49 BEING 1.412 AC TARPON SHORES UNIT 3 FORMALLY NORTH BAY ADDITION	275 SMITH STREET	\$9,990.00	\$0.00

04/29/2021	30575	Bass Sabin C & Michele M	RENOVATION - SEE ATTACHED LIST FOR SCOPE OF WORK ATF PERMIT, FEE:1\$,230.35 X 2 = \$2,460.70	UNIT 5 BL 69 LOT 12	700 WEST BAY SHORE DRIVE	\$102,377.04	\$2,460.70
04/29/2021	30576	Gray Lane Bay Property LLC	REPAIR/REPLACEMENT OF BAD EXISTING DECKING	LOT 41 SUNSET BCH PHASE II	1898 SUNSET DRIVE	\$18,864.00	\$313.00
04/30/2021	30577	Murphy George H Jr & Donna F	METER UPGRADE	TRACTS 83 & 84 N BAYSHORE DR	391 EAST BAY DRIVE	\$0.00	\$100.00
04/30/2021	30578	MITCHELL FINE	ELECTRICAL UPGRADE	TRACT 3 CONTAINING 1.10 AC M/L	889 CC LAND ROAD	\$0.00	\$100.00
04/30/2021	30580	Rex & Cynthia Whiteman	Meter Base Upgrade	BL C LOT 1 OF MAGNOLIA BLUFF	131 North Bay Shore Drive	\$0.00	\$100.00
04/30/2021	30581	George H & Donna F Murphy	Electrical Meter Upgrade	TRACTS 83 & 84 N BAYSHORE DR	391 East Bay Drive	\$0.00	\$100.00
04/30/2021	30582	Kirby Robert H	TO CONSTRUCT A SINGLE FAMILY DOCK	UNIT 5 BL S LOT 4	1544 ALLIGATOR DRIVE	\$89,320.00	\$902.70
04/30/2021	30583	Smith Glenna N & Steven P Smith	INSTALL AN EXTERIOR LIFT	UNIT 2 BL D LOT 6	940 EAST GORRIE DRIVE	\$20,645.00	\$426.25
04/30/2021	30584	Kolarik Morris Joseph Jr	INSTALL WINDOWS AND STAIRS	UNIT 2 BL E LOT 1 ALLIGATOR HARBOROR/116/131/	10 CLEMENS STREET	\$20,000.00	\$327.00
04/30/2021	30585	Moody William L	N/A	UNIT 2 BL C LOT 6 TAX CERT 94 1976	840 EAST GORRIE DRIVE	\$0.00	\$100.00



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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: 5/1/2021 to 5/31/2021

Total Number of Permits: 44

Total Fees Collected: \$29298.74

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
05/03/2021	30586	Camp Wilson M III & Lori A	TO CONSTRUCT A NEW RESIDENTIAL DWELLING	LOT 31 LANARK BY THE SEA CONTRACT FOR SALE	2332 OAK STREET	\$240,000.00	\$1,584.60
05/03/2021	30587	Miller Richard L & Gail C	TO INSTALL 29 SOLAR PANELS ON RESIDENTIAL ROOF AND INSTALL TWO TESLA BATTERIES	A PARCEL BEING 1.00 AC M/L	2058 HIGHWAY 98 WEST	\$83,258.00	\$1,079.03
05/03/2021	30588	Monroe D Lloyd IV & Melanie T	TO CONSTRUCT A POLE BARN	UNIT 7 ALL OF LOTS 48-49 POINT	1058 GULF SHORE BOULEVARD	\$6,865.99	\$181.25
05/03/2021	30589	Laurimor,LLC	TO CONSTRUCT A POLE BARN	TRACT 3 OF LOT 49 AREA A BAY SIDE EAST	1505 EAST GULF BEACH DRIVE	\$2,000.00	\$93.75
05/03/2021	30590	Shuey William Eldon & Anita C	REMODEL INSIDE OF HOME	0.50 AC	546 RIVER ROAD	\$0.00	\$922.75
05/04/2021	30591	George Simmons	Electrical Upgrade	5 ACRES ON DOG ISLAND A.K.A. TRACT 8 WEST END	2023 West End	\$0.00	\$100.00
05/04/2021	30592	KJC Investments	New Single Family Residence w/ Pool	UNIT 2 BL M LOT 6	841 East Gulf Beach Drive	\$0.00	\$1,746.35
05/04/2021	30595	James M. Higgins	New Meter	PROPERTY BEING THE W1/2 OF LOT 2 ALL OF LOTS 3-4 MCKISSAC UNR	1762-B Carrabelle Beach Drive	\$0.00	\$100.00
05/04/2021	30596	Mitchell Alan Baxley & Latisha Michelle Bruns	Construct a new single family home	UNIT 1 BL 8 LOT 71	7 Cobia St	\$350,000.00	\$2,925.74
05/05/2021	30597	Poloronis Tony M & Laura	ROOF OVER	26 X 234 X 349 X 145 IN THE NW 1/4 LESS 0.159 AC TO COUNTY 26 X 234 X 349 X 145 IN THE NW 1/4 LESS 0.159 AC TO COUNTY	1002 BLUFF ROAD	\$3,000.00	\$229.00

05/06/2021	30598	Vitale Robert & Christy Vitale	INSTALLATION OF 29 SOLAR PANELS ON RESIDENTIAL ROOFS	UNIT 3 BL J LOT 11	1180 WEST GULF BEACH DRIVE	\$70,683.00	\$972.10
05/07/2021	30599	Maddox Anthony & Rachel	PARTIAL RE ROOF	LOT 16 TREASURE BCH VILL 210/388 293/45 385/108 429/32 573/269 612/373 1021/625 1146/463-EASMENT	1940 NAUTILUS DRIVE	\$7,725.00	\$159.00
05/10/2021	30600	Maloy Michael J & Donna P	SHINGLE RE ROOF	UNIT 1 BL C LOTS 21 & 22 LANARK BEACH	2155 MASSACHUSETTS AVENUE	\$8,353.00	\$173.00
05/10/2021	30601	Snyder Robert D & Patricia L	SHINGLE RE ROOF	UNIT 1 W BLOCK 18W LOT 8 ST GEO IS	456 WEST GORRIE DRIVE	\$17,470.00	\$299.00
05/10/2021	30602	Moran John J & Becky G	SHINGLE RE ROOF	UNIT 2 LOT 35 HOLIDAY BEACH	1191 ALLIGATOR DRIVE	\$8,901.00	\$173.00
05/10/2021	30603	Hogwood Properties,LLC	RE ROOF METAL	LOT 19 CASA DEL MAR PHASE I	2286 SAIL FISH DRIVE	\$49,077.21	\$629.80
05/10/2021	30604	Hose Harold C	RE ROOF SHINGLES	BLK H LOTS 1 MAGNOLIA BLUFF	211 NORTH BAYSHORE DRIVE	\$15,215.00	\$271.00
05/10/2021	30605	Mcclary William John Melinda B.Phillips	RE ROOF METAL	LOT 6 BLK K LANARK BCH UNIT 1	143 CONNETICUT	\$18,445.00	\$313.00
05/11/2021	30606	Delarber Richard M & Jane D	TO CONSTRUCT AN ADDITIONAL 280 SQFT, 312 SQFT COVERED, WITH A BOAT LIFT.	UNIT 5 BL 81 LOTS 9	323 EAST SAWYER STREET	\$42,829.00	\$571.60
05/12/2021	30607	Korst Ernest B Jr, Trustee	SLIDING GLASS DOOR REPLACEMENT	UNIT 2 BL H LOT 6 PENN POINT	1487 ALLIGATOR DRIVE	\$8,023.00	\$173.00
05/12/2021	30608	TIM AMISON	REPAIR BOTTOM OF C-CHANNEL COLUMNS, REPAIR CEILING IN BUILDING	7.85 AC M/L	569 BROWNSVILLE ROAD	\$15,000.00	\$257.00
05/12/2021	30609	John M. & Diane G. Ray	Electrical Meter Upgrade	UNIT 4 BL 48 LOT 22	1065 East Pine Ave	\$0.00	\$100.00
05/12/2021	30610	Cara Bay,LLC	TO REDECK EXISTING DOCK 4'X500' AND REPLACE STINGERS IN APPLICABLE LOCATIONS	LOT 13 BAY COVE VILL OR 228/154	2027 TURPENTINE TRAIL	\$36,250.50	\$513.40
05/13/2021	30611	Townsend Holly H & Howell William James Jr	TO INSTALL AN EXTERIOR CARGO LIFT	UNIT 5 BL 71 LOT 17	319 WEST 8TH STREET	\$10,881.90	\$251.25
05/13/2021	30613	ROBERT AND MCKENZIE BLALOCK	N/A	LOT 19 BLOCK 22	525 WEST PINE AVE	\$0.00	\$1,782.65
05/14/2021	30614	Tcb Ventures,FL,LLC	TO CONSTRUCT A ROOF OVER EXISTING BOATLIFT, AND REDESIGN EXISTING TERMINUS	UNIT 1 LOT 80 HOLIDAY BCH	71 FIESTA DRIVE	\$7,500.00	\$159.00

05/17/2021	30615	Hls Property Management-Break Away Lodge, LLC	TO REPLACE METER BASE	LOT 1 BAYSIDE	2235 BAYSIDE DRIVE	\$0.00	\$100.00
05/18/2021	30616	Cochran James R & Karyl W	WHOLE HOUSE STAND BY GENERATOR	A PARCEL CONTAINING 1.595 AC M/L IN SEC 31-06S-02W BEING 609.49 FT X 250 FT X 555.86 FT R/154/472	4037 ST TERESA AVENUE	\$14,079.00	\$257.00
05/18/2021	30617	Benson Marilyn	REPAIR PLUMBING, ELECTRICAL, BATHROOMS, FLOORS, WINDOWS, FRONT PORCH, AND BACK PORCH. INSTALL NEW HOT WATER HEATER, 200 AMP BREAKER, AND EXTERIOR SERVICE PANEL FOR ELECTRICAL.	A PARCEL RECD	365 HIGHWAY 98 WEST	\$7,285.00	\$159.00
05/18/2021	30618	Whiteman Rex A & Cynthia R	REPLACE PLUMBING PIPES IN HOME	BL C LOT 1	131 NORTH BAYSHORE DRIVE	\$8,000.00	\$159.00
05/18/2021	30619	Burchell Properties,LLC	TO CONSTRUCT A SWIMMING POOL	UNIT 2 BL E LOT 10 530/85 705/312 759/633 782/799 875/590 981/503 983/184 1153/446 1156/599 1276/714 1292/790	1072 EAST GORRIE DRIVE	\$45,000.00	\$738.75
05/18/2021	30620	Saunders Timothy C Sr Trust	POWER POLE	A PARCEL IN SECTION 23 06S 04W CONTAINING APPROX 14.8 AC M/L A.K.A. PART OF TRACT 7	265 HICKORY HAMMOCK ROAD	\$0.00	\$100.00
05/19/2021	30621	Hodges Marci Talbot	NEW SLIDING GLASS DOOR	UNIT 1 BL 10 E LOT 21	156 EAST GORRIE DRIVE	\$3,000.00	\$89.00
05/19/2021	30622	W.E.Salmon,Inc	METAL RE ROOF	THE BLUFFS PHASE II LOT 9 612/488 642/242 649/760 673/121 899/49 1057/115 1292/740	1514 WINDY PASS	\$20,000.00	\$327.00
05/19/2021	30623	K.J.C. Investments,LLC	TO CONSTRUCT A NEW SINGLE FAMILY DWELLING	UNIT 2 BL M LOT 9	865 EAST GULF BEACH DRIVE	\$174,294.00	\$1,746.35
05/19/2021	30624	K.J.C Investments,LLC	TO CONSTRUCT A SINGLE FAMILY DWELLING	UNIT 1 BL 13W LOT 1 FILE NO. 12612 989/176 1216/772 1253/786 1293/1	301 WEST GULF BEACH DRIVE	\$174,294.00	\$1,746.35
05/19/2021	30625	Thomas William A III & Thomas Carro N	TO CONSTRUCT A SINGLE FAMILY DWELLING	UNIT 1 BL 9W LOT 1 AND THE WESTERLY 20' OF LOT 2	259 WEST GORRIE DRIVE	\$475,000.00	\$2,285.50

05/20/2021	30626	Ryniak James D & Tracy L	INSTALL A MODULAR HOME	LOT 23 & 24 FAIRWAY PARK PB 8/15	2637 OAK STREET	\$178,167.20	\$1,773.30
05/20/2021	30627	Ferrada Juan J Maria C Barriga	TO CONSTRUCT A POOL ENCLOSRE	A PARCEL KNOWN AS LOT 1 SANDY SHORES ESTATES PB 7/21 690/120 1160/528 1165/676	1761 HIGHWAY 98 EAST	\$26,700.00	\$520.50
05/20/2021	30628	Kirk Greg & Leo Bebeau	RE ROOF	UNIT 2 BL I LOT 16	949 EAST GORRIE DRIVE	\$4,000.00	\$103.00
05/21/2021	30629	Aunt Becky's Cottage,LLC	TO CONSTRUCT A POLE BARN	LOT 7 OF TRACT 50 EAST END	1529 EAST GULF BEACH DRIVE	\$7,400.00	\$198.75
05/24/2021	30631	Bochniak John & Karen	TO CONSTRUCT A HANDY CAP RAMP	A PARCEL IN SEC 07-07S-03W CONTAINING 1 AC M/L	119 FRANKLIN STREET	\$1,500.00	\$93.75
05/24/2021	30632	Campagna Properties, LLC	TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE	UNIT 2 BL E LOT 2 TAX CERT 96 1976	1008 EAST GORRIE DRIVE	\$500,500.00	\$1,955.27
05/24/2021	30633	Gunter Benjamin H & Janet B	TO CONSTRUCT A GARAGE	SUMMER CAMP WEST PHASE 1A LOT 109 PB 9/26- 47	301 SEAFOAM CIRCLE	\$97,000.00	\$1,185.95






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Plat Book 3, Page 16-17





- Legend**
-  Parcels
 -  Roads
 -  City Labels

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

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

Developed by  **Schneider**
 GEOSPATIAL

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



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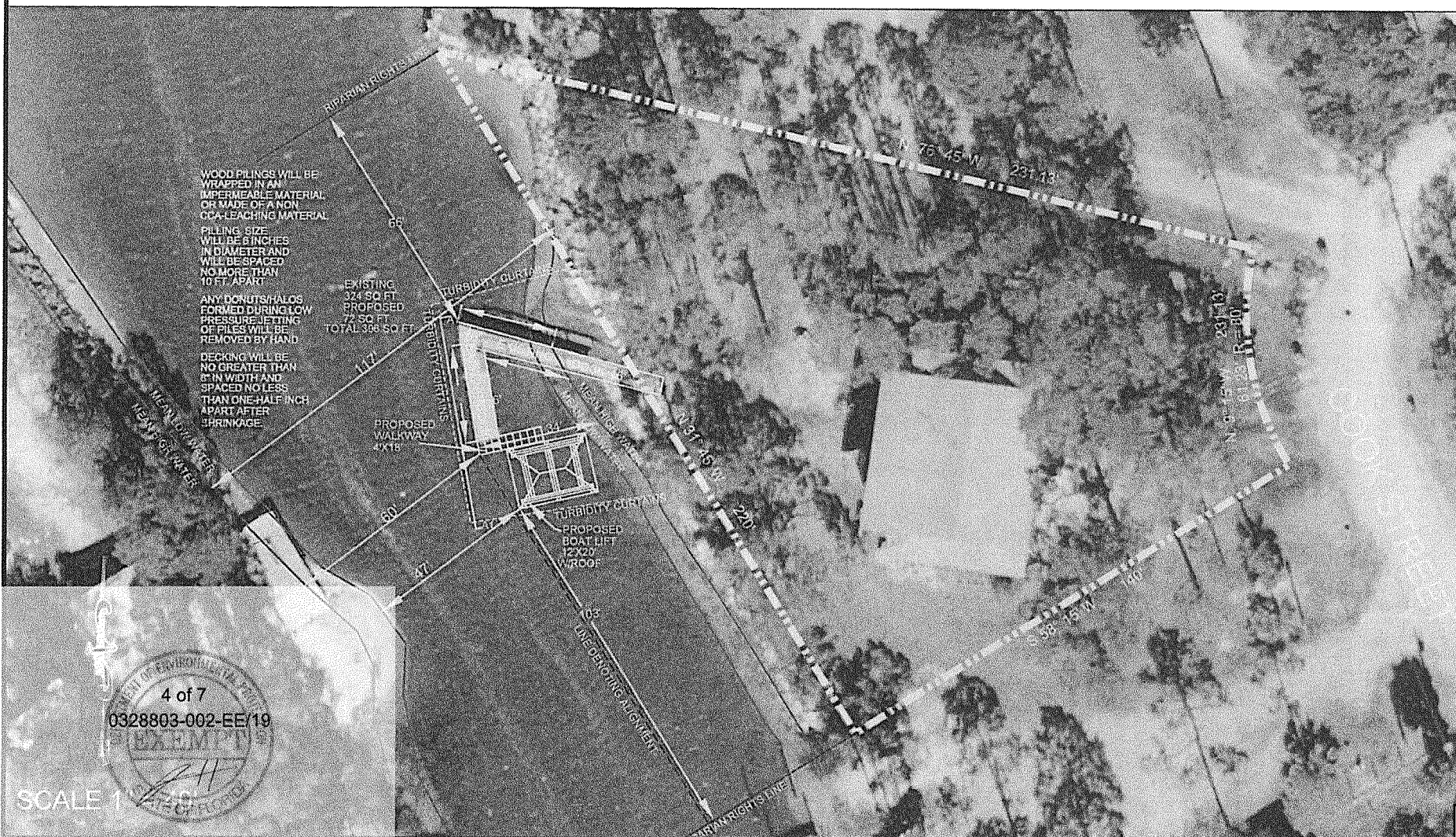
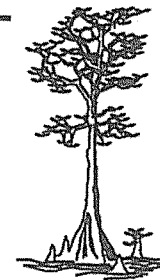
LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

LONGITUDE: 84° 53' 29.27"

SHEET: 2/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON COA-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 PILINGS 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.

4 of 7
0328803-002-EE/19
SCALE 1" = 100'

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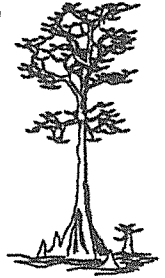
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COE:

OTHER: Rev. 11-18-19

DATE: November 13, 2019

SHEET: 3a/4

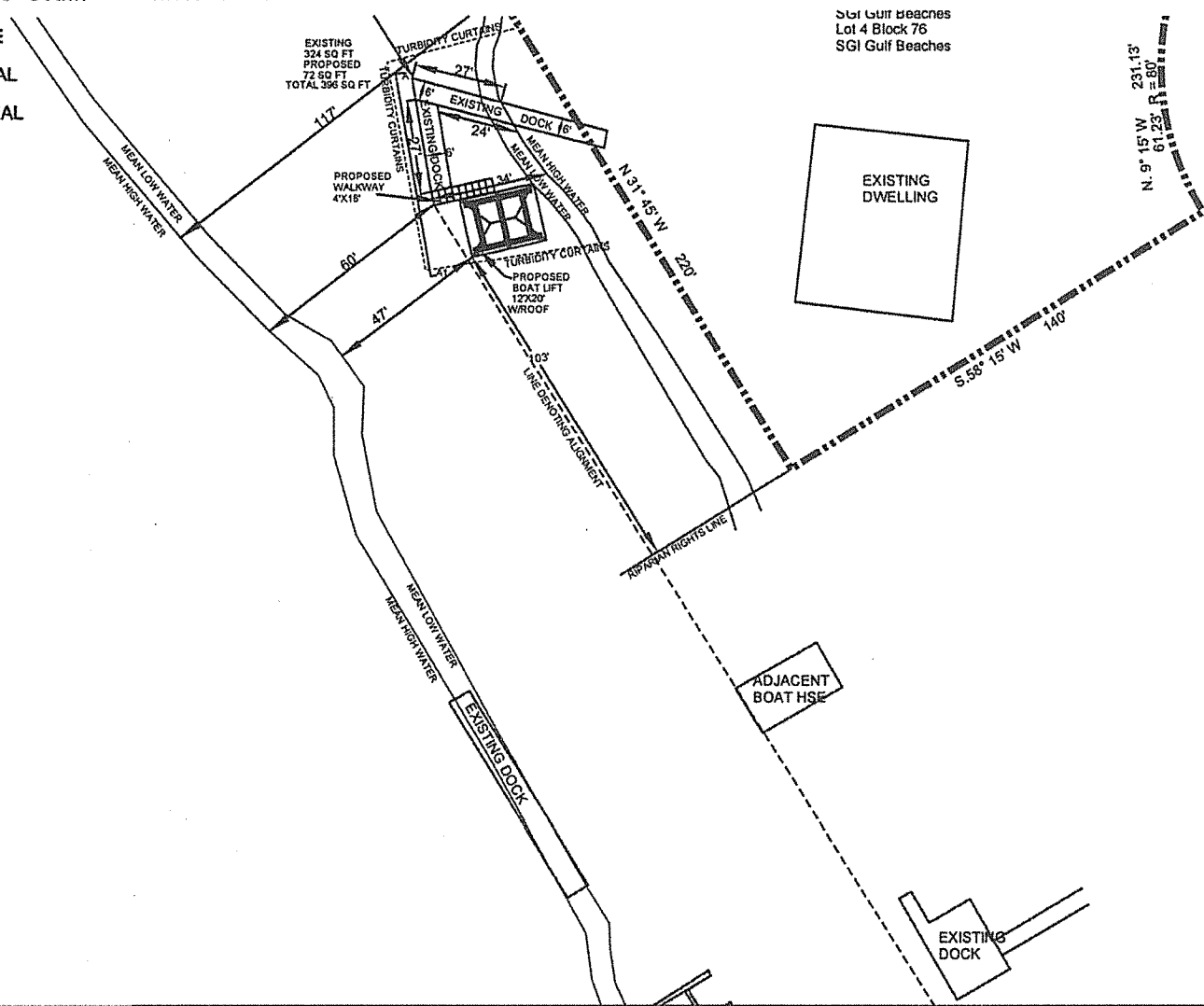


WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CCA-LEACHING MATERIAL

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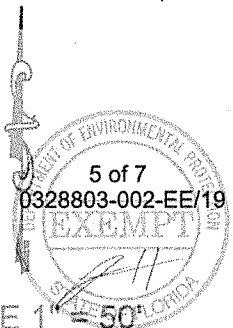


SGI Gulf Beaches Lot 4 Block 76 SGI Gulf Beaches

EXISTING DWELLING

ADJACENT BOAT HSE

EXISTING DOCK



SCALE 1" = 50'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
LB No. 7415

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LONGITUDE: 84° 53' 29.27"

SECTION: 29 TWSHP: 9 South RNG: 6 West

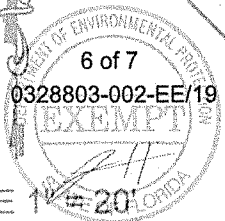
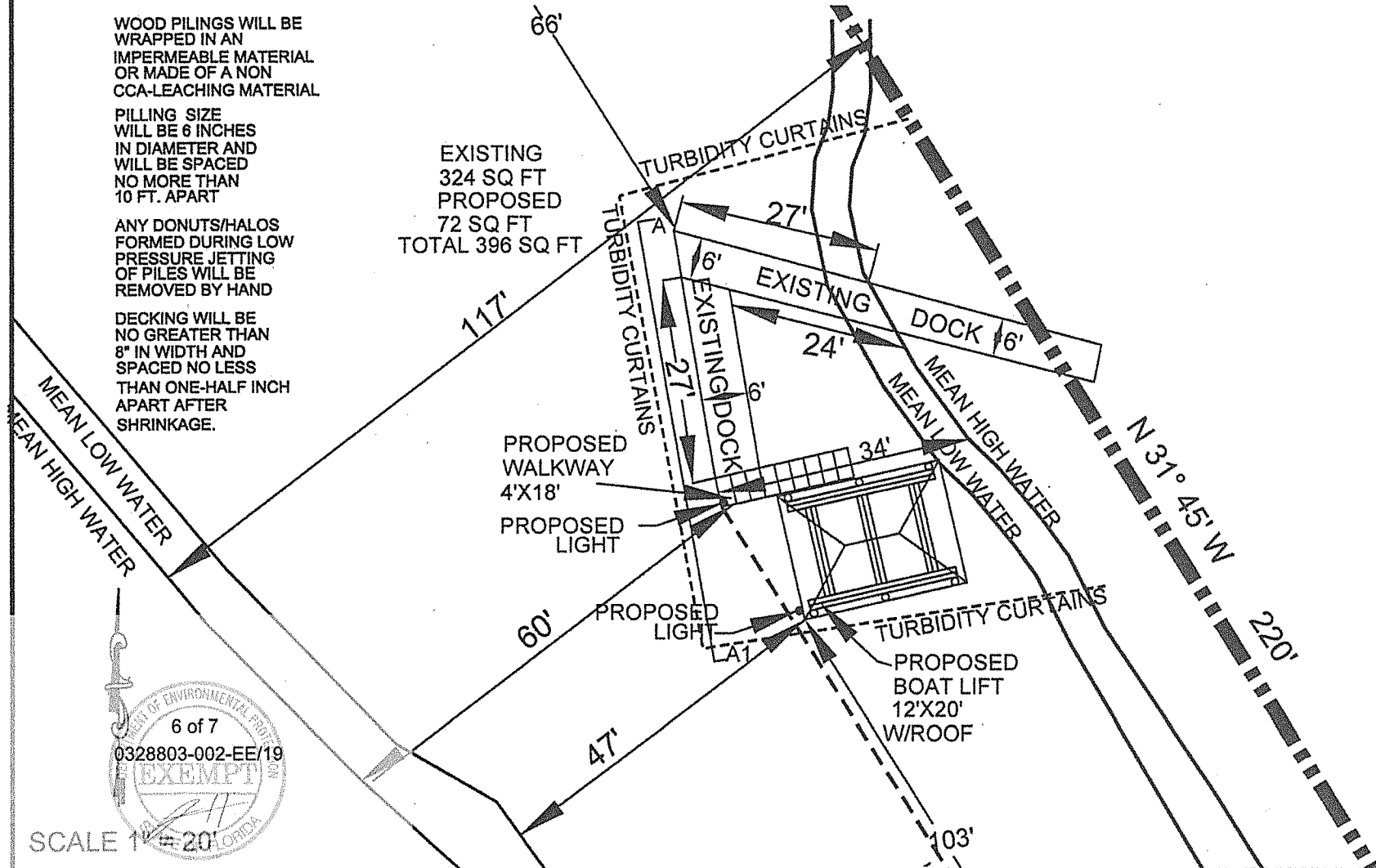
WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CCA-LEACHING MATERIAL

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

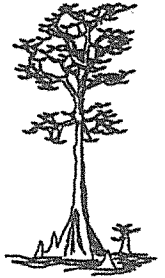
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DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

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



SCALE 1" = 20'



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: Rev. 11-18-19

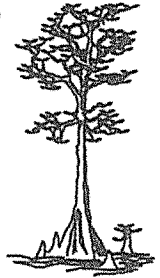
LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

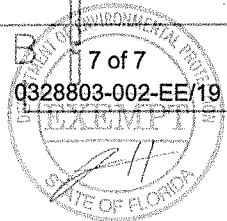
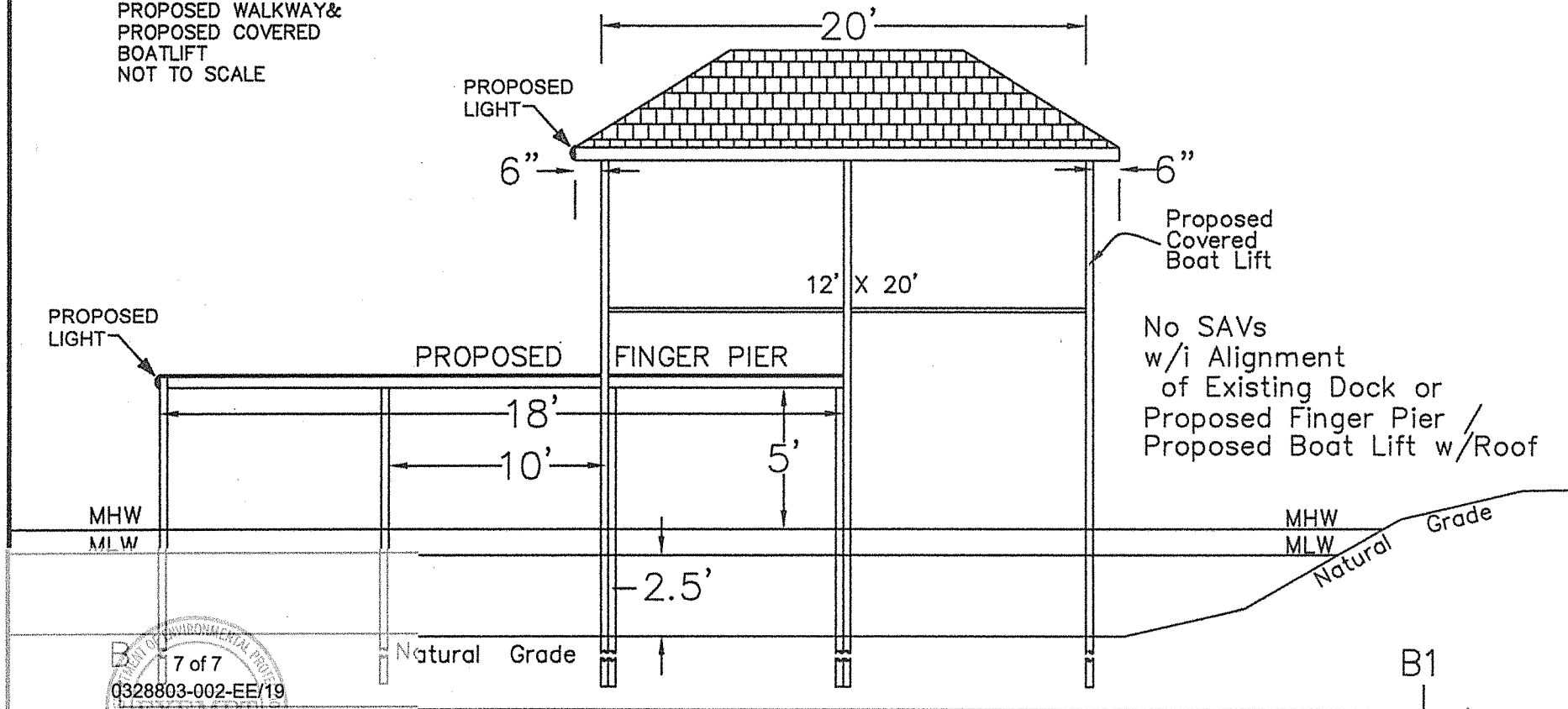
LONGITUDE: 84° 53' 29.27"

SHEET: 4A/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



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





A-

FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

November 21, 2019

James Slack
272 Vickers Dr.
Decatur, GA 30030
jdavidslack@gmail.com

File No.: 0328803-002-EE/19, Franklin County

Dear Mr. Slack:

On November 15, 2019, we received your request for verification of exemption to perform the following activities:

To construct a finger pier and a covered boatlift onto an existing dock totaling 396 sq. ft. after construction within a man-made canal adjacent to Apalachicola Bay, Class II Florida Waters, Approved Shellfish Harvesting Area. The project is located at 363 Cook St., Eastpoint, Florida 32328, Parcel No. 2909S06731500760040, in Section 29, Township 09 South, Range 06 West in Franklin County; 29°39'19" North Latitude, 84°53'27" West Longitude.

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project did not qualify for the federal review portion of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Verified

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Rule 62-330.051(5)(c), Florida Administrative Code (F.A.C.) from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review –Not Required

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under Chapters 253 or 258, F.S. or Chapters 18-20 or 18-21, F.A.C.

3. Federal Review – SPGP Not Approved

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review - an agreement with the USACOE entitled “Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department’s action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules

28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you have any questions regarding this matter, please contact Jacob Hullett at the letterhead address, at (850)595-0638, or at Jacob.Hullett@FloridaDEP.gov

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jacob Hullett
Environmental Specialist
Submerged Lands and Environmental Resources Program

Attachments:

- 1. Rule 62-330.051(5)(c), F.A.C. and 403.813(1)(i), F.S., 1 page
- 2. Project Drawings, 7 pages


CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Mary Ann Wasmund, Agent, Garlick Environmental Associates, maryann@garlickenv.com
 Dan Garlick, Agent, Garlick Environmental Associates, dan@garlickenv.com
 Franklin County, rnalley@cityofapalachicola.com, administrator@mycarrabelle.com,
cityclerk@mycarrabelle.com, amyh@fairpoint.net, michael@franklincountyflorida.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



 Clerk

November 21, 2019
 Date

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under chapters 253 and 258, F.S., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(c) Construction of private docks or piers of 1,000 square feet or less of over-water surface area in artificial waters in accordance with section 403.813(1)(i), F.S., and within residential canal systems legally in existence under chapter 403 or part IV of chapter 373, F.S. This includes associated structures such as roofs and boat lifts, provided the cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed 1,000 square feet.

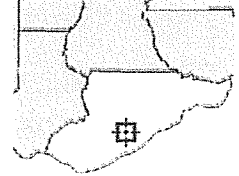
403.813 Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, this subsection does not relieve an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or a water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:




(i) The construction of private docks of 1,000 square feet or less of over-water surface area and seawalls in artificially created waterways where such construction will not violate existing water quality standards, impede navigation, or affect flood control. This exemption does not apply to the construction of vertical seawalls in estuaries or lagoons unless the proposed construction is within an existing manmade canal where the shoreline is currently occupied in whole or part by vertical seawalls.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 29-095-06W-7315-0076-0040
 Sec/Twp/Rng 29-9S-6W
 Property Address 363 COOK ST ST

Alternate ID 06W09529731500760040
 Class SINGLE FAM
 Acreage n/a

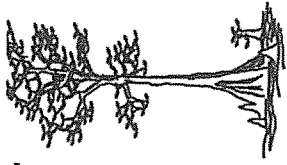
Owner Address SLACK JAMES DAVID &
 GROGAN ANDREE M
 272 VICKERS DRIVE
 DECATUR, GA 30030

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

Developed by  Schneider
 GEOSPATIAL





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:

LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

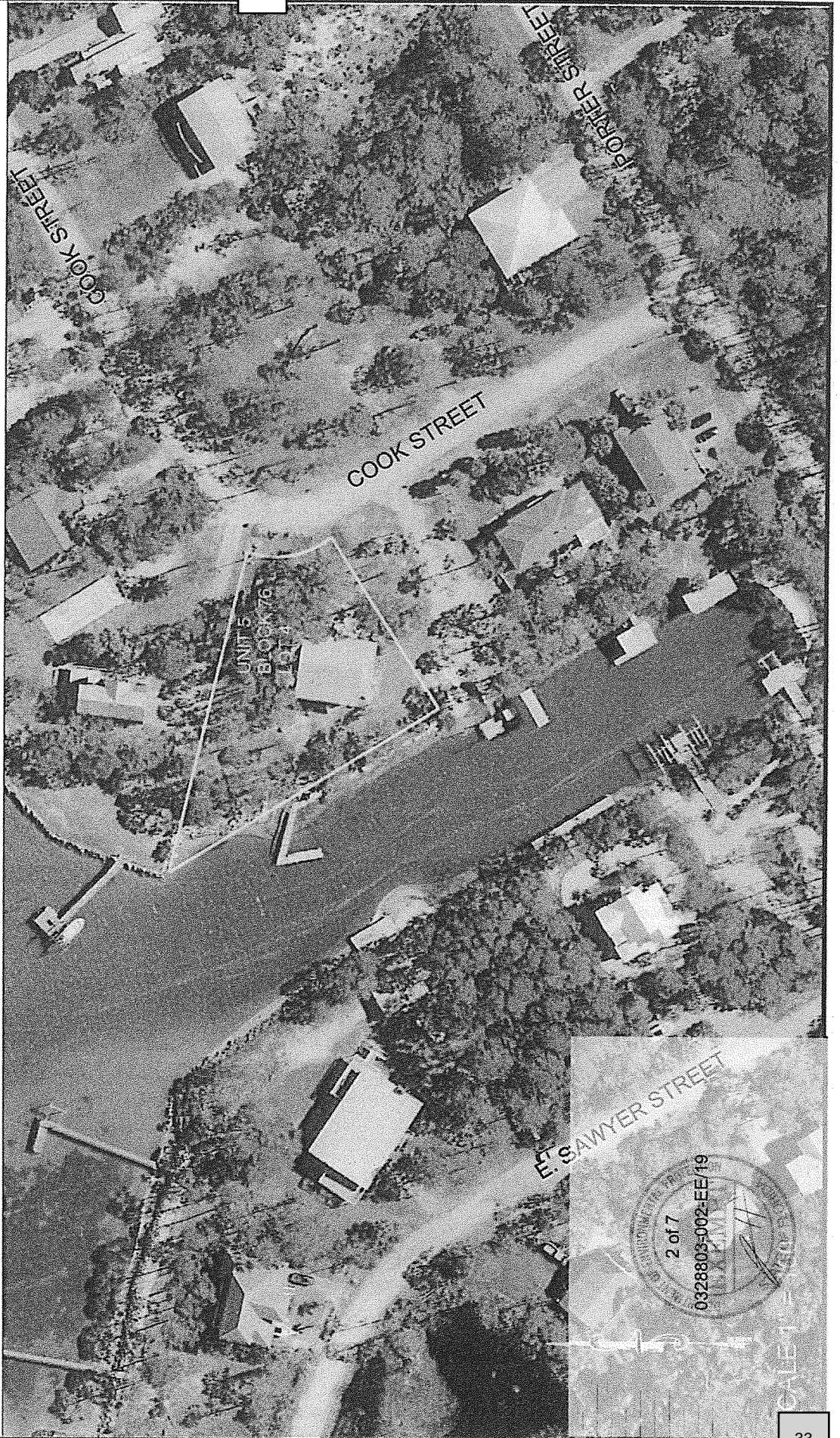
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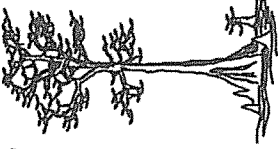
SHEET: 1/4

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

A-





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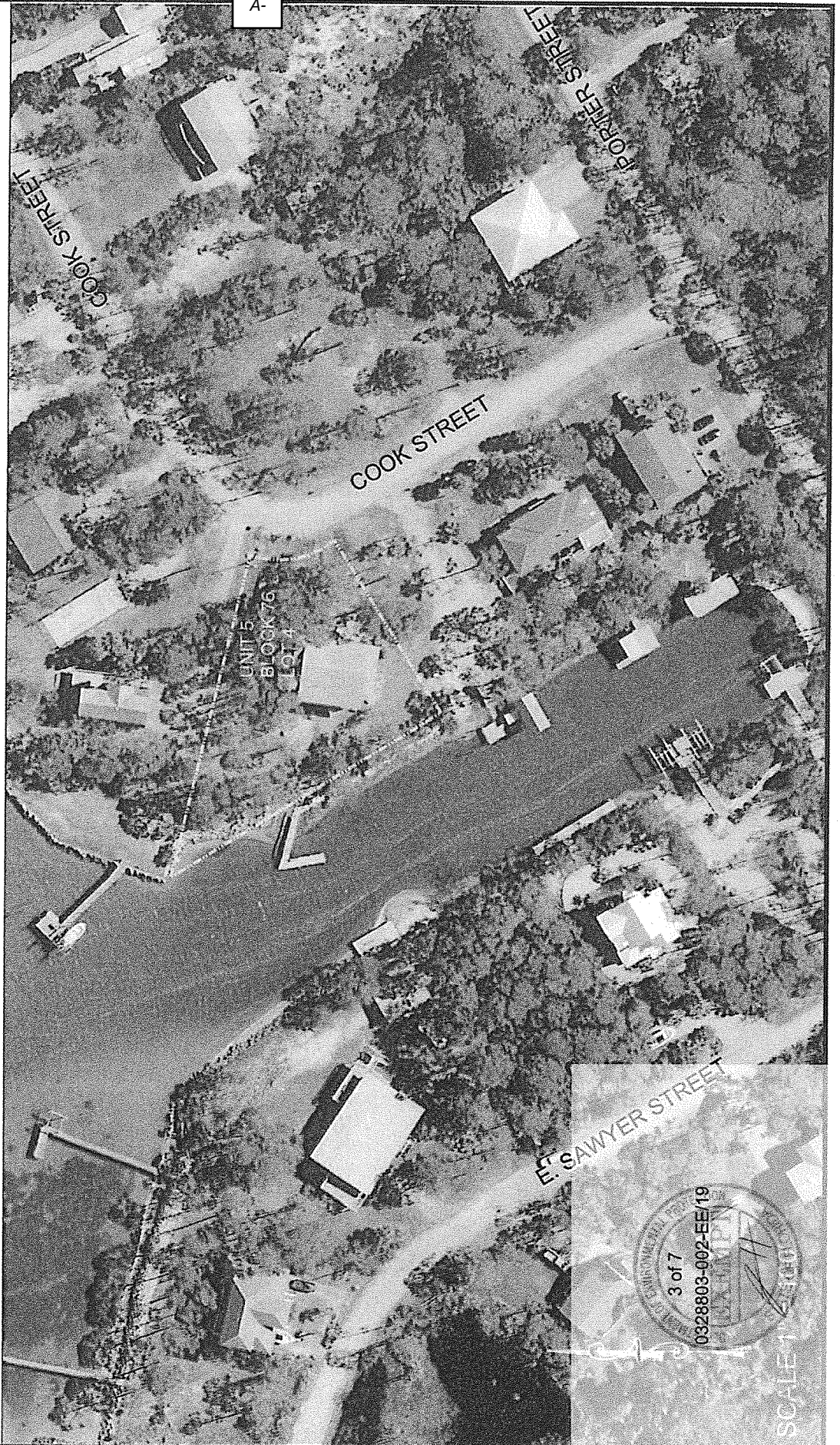
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OTHER:

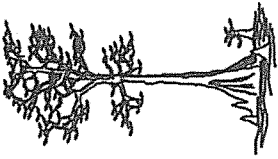
DATE: November 13, 2019

SHEET: 1/4

A-



SCALE 1"



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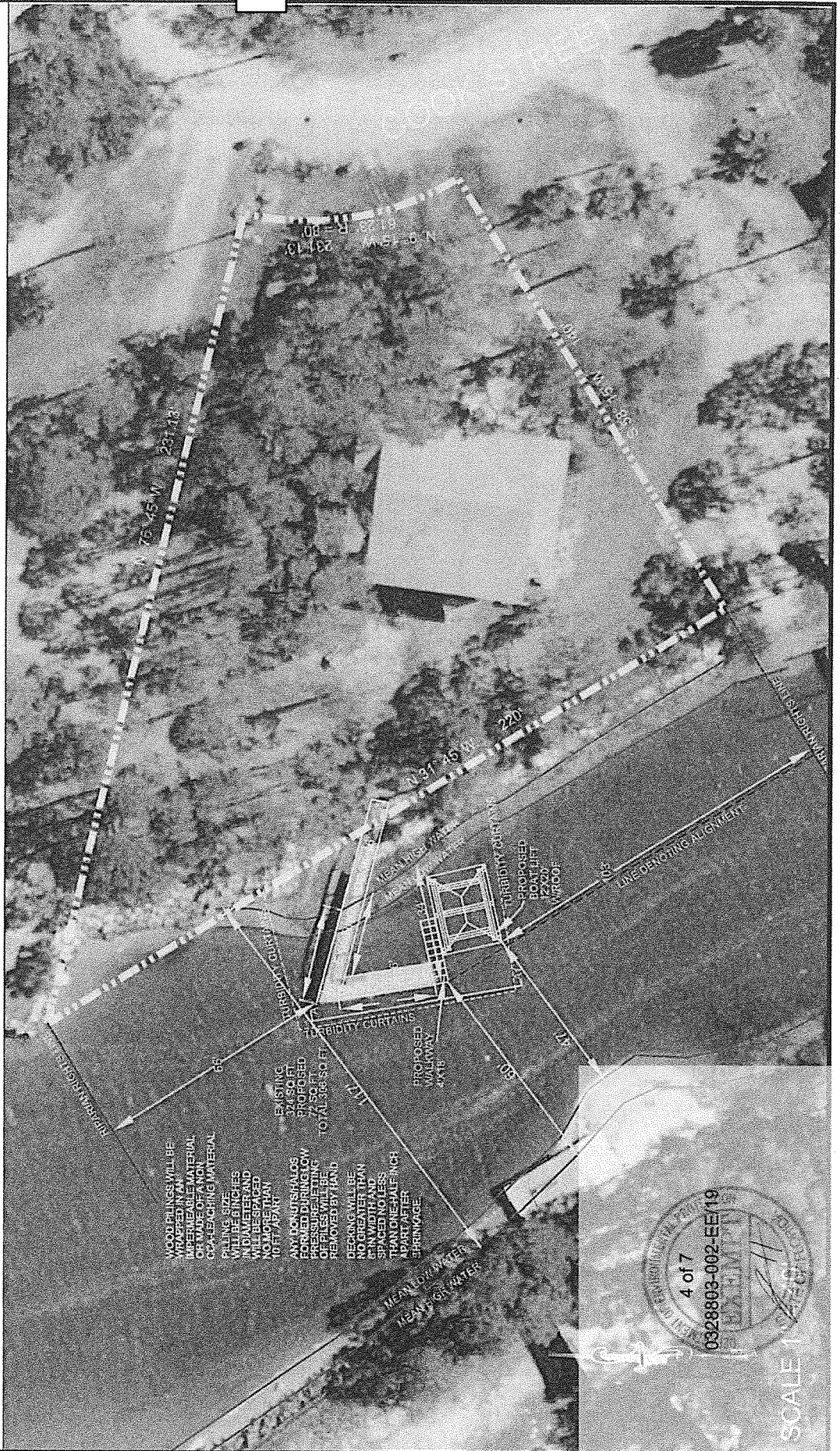
COE:

OTHER: Rev. 11-18-19

DATE: November 13, 2019

SHEET: 2/4

A-



SCALE 1"=100'

4 of 7

0328803-002-EE/19

Garlick Environmental Associates, Inc.

James Slack

November 13, 2019



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
 P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

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OTHER: Rev. 11-18-19

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SHEET: 3a/4

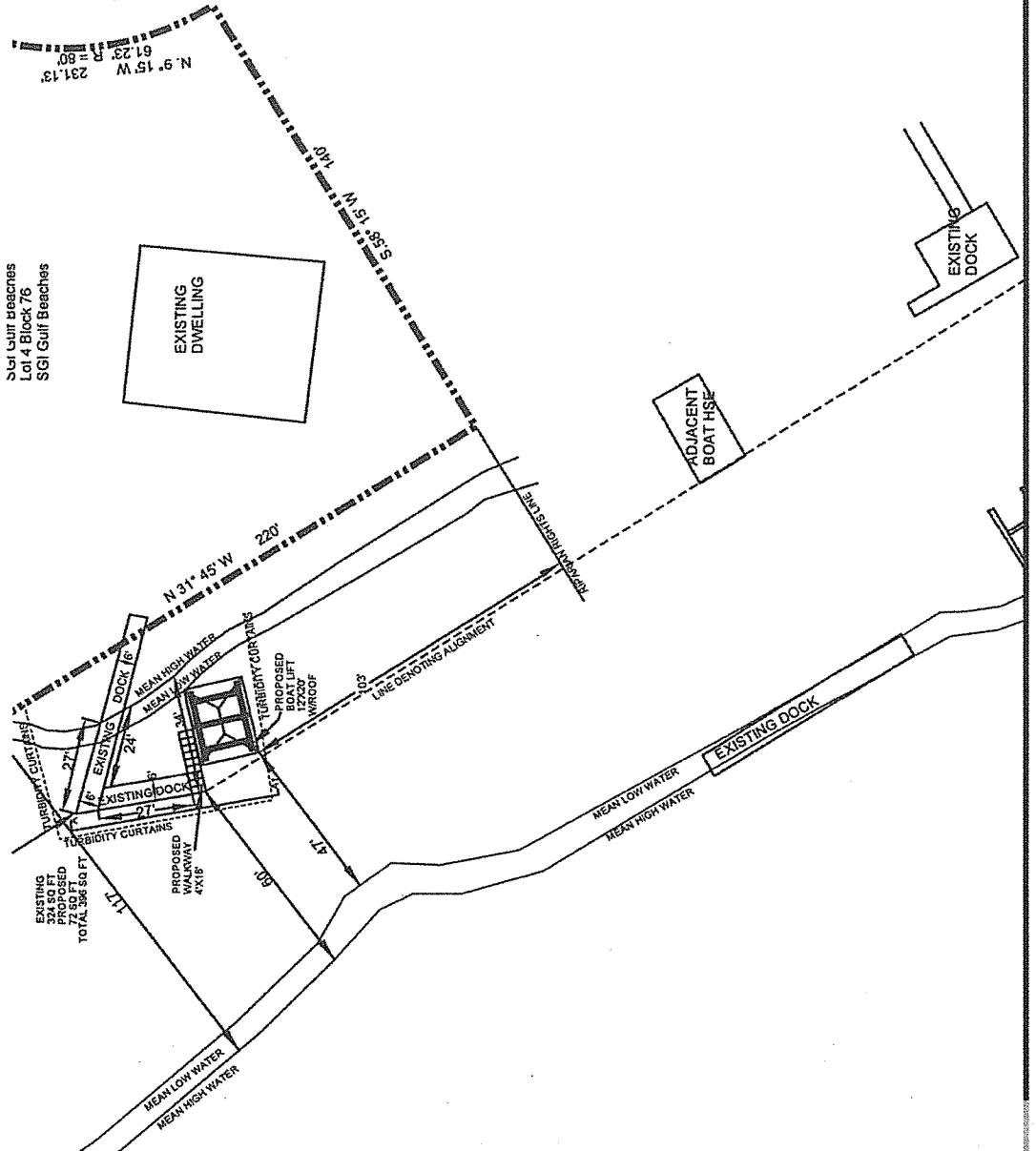
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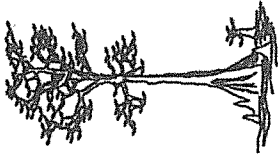
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A-



SCALE 1" = 50'



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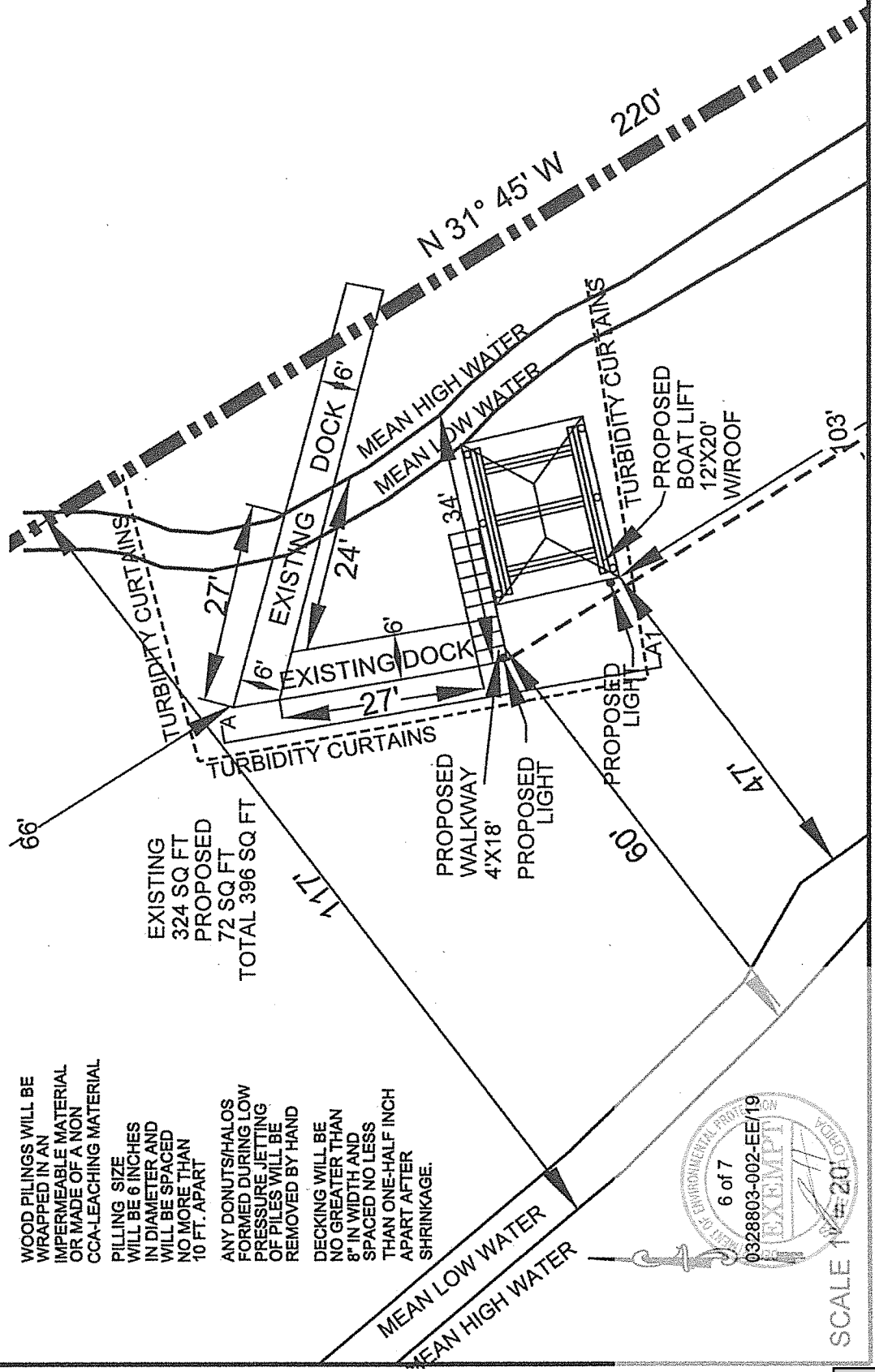
SHEET: 3/4

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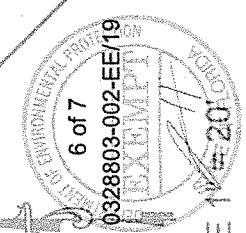
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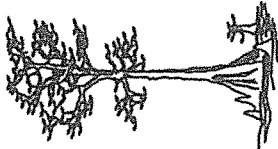
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A-



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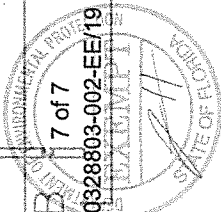
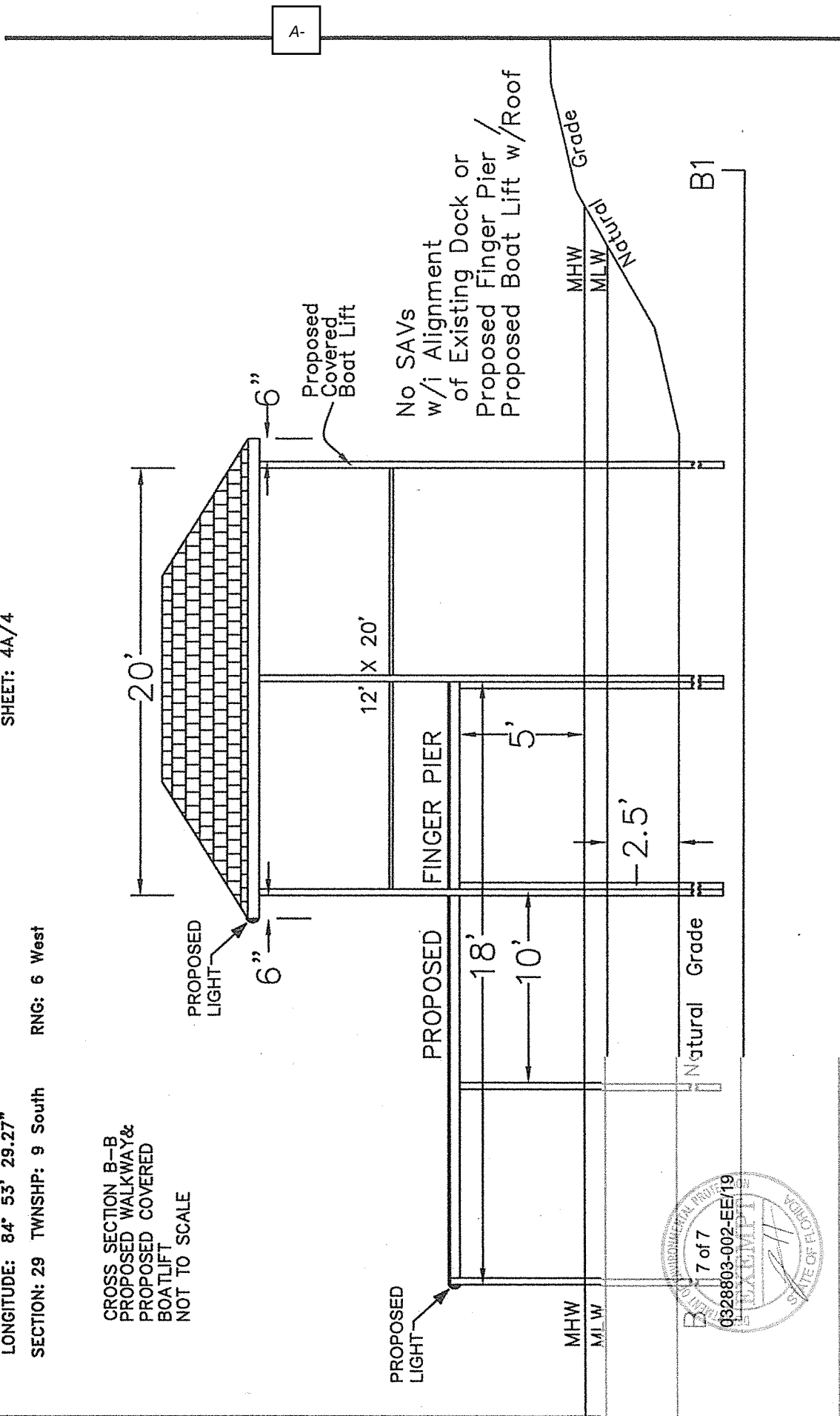
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SHEET: 4A/4

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





FLORIDA DEPARTMENT OF
Environmental Protection

A-

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Tom Skates
Governor
L. Scott
LL Governor
Secretary

November 21, 2019

James Slack
272 Vickers Dr.
Decatur, GA 30030
jdavidslack@gmail.com

File No.: 0328803-002-EE/19, Franklin County

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To construct a finger pier and a covered boatlift onto an existing dock totaling 396 sq. ft. after construction within a man-made canal adjacent to Apalachicola Bay, Class II Florida Waters, Approved Shellfish Harvesting Area. The project is located at 363 Cook St., Eastpoint, Florida 32328, Parcel No. 2909S06731500760040, in Section 29, Township 09 South, Range 06 West in Franklin County; 29°39'19" North Latitude, 84°53'27" West Longitude.

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Authority for review - an agreement with the USACOE entitled “Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department’s action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules

28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department’s action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you have any questions regarding this matter, please contact Jacob Hullett at the letterhead address, at (850)595-0638, or at Jacob.Hullett@FloridaDEP.gov

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jacob Hullett
Environmental Specialist
Submerged Lands and Environmental Resources Program

Attachments:

- 1. Rule 62-330.051(5)(c), F.A.C. and 403.813(1)(i), F.S., 1 page
- 2. Project Drawings, 7 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Mary Ann Wasmund, Agent, Garlick Environmental Associates, maryann@garlickenv.com
Dan Garlick, Agent, Garlick Environmental Associates, dan@garlickenv.com
Franklin County, rnalley@cityofapalachicola.com, administrator@mycarrabelle.com,
cityclerk@mycarrabelle.com, amyh@fairpoint.net, michael@franklincountyflorida.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

November 21, 2019

Date

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under chapters 253 and 258, F.S., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(c) Construction of private docks or piers of 1,000 square feet or less of over-water surface area in artificial waters in accordance with section 403.813(1)(i), F.S., and within residential canal systems legally in existence under chapter 403 or part IV of chapter 373, F.S. This includes associated structures such as roofs and boat lifts, provided the cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed 1,000 square feet.

403.813 Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, this subsection does not relieve an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or a water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(i) The construction of private docks of 1,000 square feet or less of over-water surface area and seawalls in artificially created waterways where such construction will not violate existing water quality standards, impede navigation, or affect flood control. This exemption does not apply to the construction of vertical seawalls in estuaries or lagoons unless the proposed construction is within an existing manmade canal where the shoreline is currently occupied in whole or part by vertical seawalls.



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-095-06W-7315-0076-0040	Alternate ID	06W09S29731500760040	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	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

Developed by Schneider GEOSPATIAL



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8895

FAX (850) 653-9656 garlick@garllickenv.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 TWSHP: 9 South

RNG: 6 West

JOB: 19-116

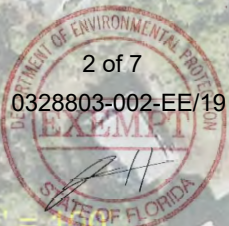
DEP:

COE:

OTHER:

DATE: November 13, 2019

SHEET: 1/4



SCALE 1" = 100'

PREPARED BY: GARLICK ENVIRONME A-L 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:

LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

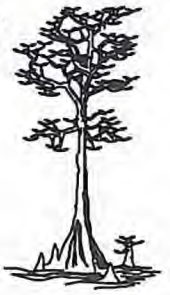
LONGITUDE: 84° 53' 29.27"

SHEET: 1/4

SECTION: 29 TWSHP: 9 South

RNG: 6 West





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: James Slack
WATERBODY/CLASS: Manmade Canal
PURPOSE: Environmental Permitting

JOB: 19-116
DEP:
COE:
OTHER: Rev. 11-18-19
DATE: November 13, 2019
SHEET: 2/4

PROJECT LOCATION / USGS: St George Island / Franklin County
LATITUDE: 29° 39' 19.90"
LONGITUDE: 84° 53' 29.27"

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

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"

JOB: 19-116

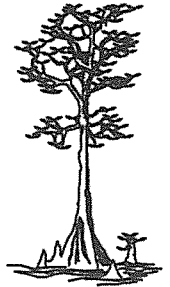
DEP:

COE:

OTHER: Rev. 11-18-19

DATE: November 13, 2019

SHEET: 3a/4



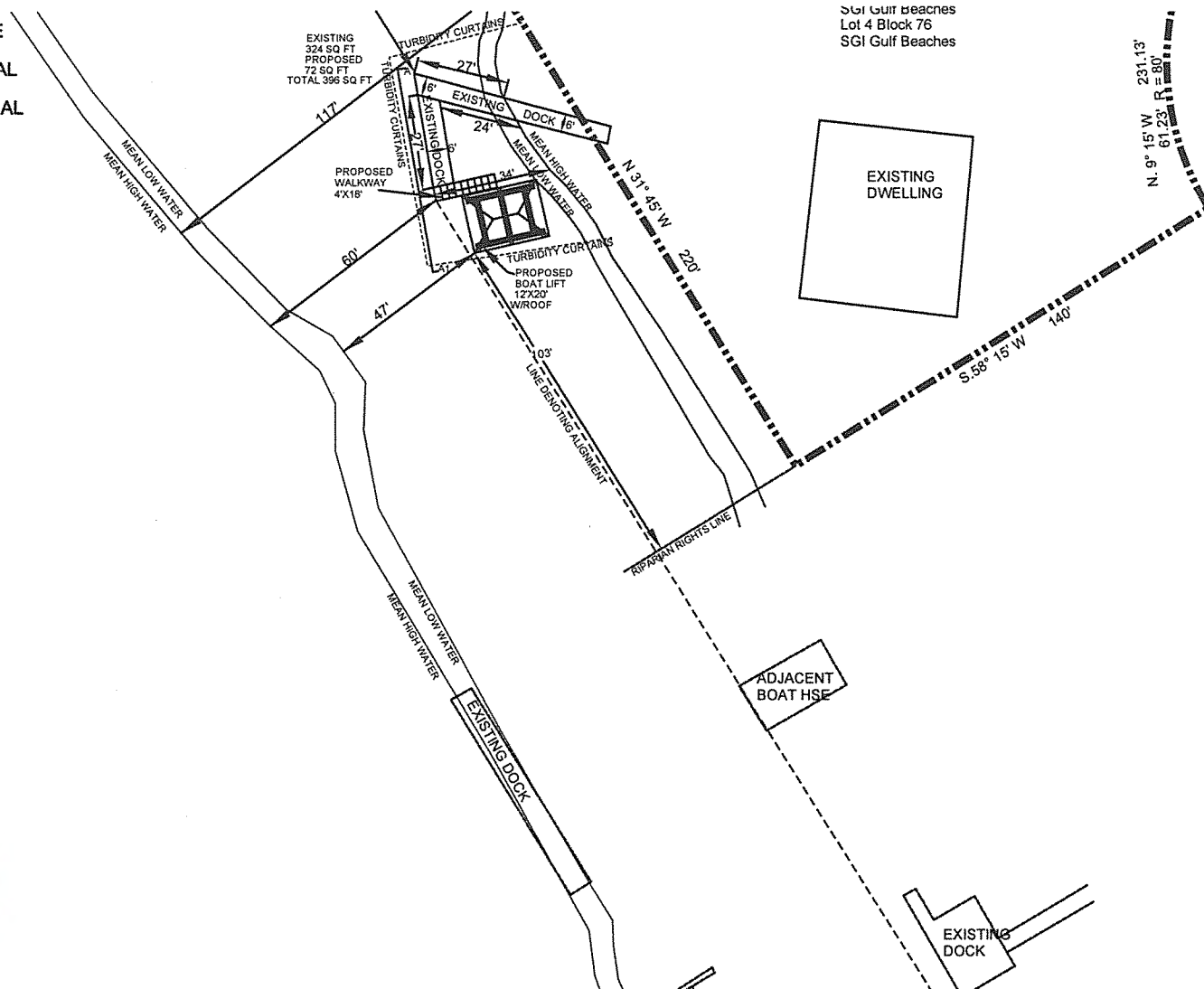
SECTION: 29 TWSHP: 9 South RNG: 6 West

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.



SCALE 1" = 50'

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: Rev. 11-18-19

LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

LONGITUDE: 84° 53' 29.27"

SHEET: 3/4

SECTION: 29 TWSHP: 9 South

RNG: 6 West

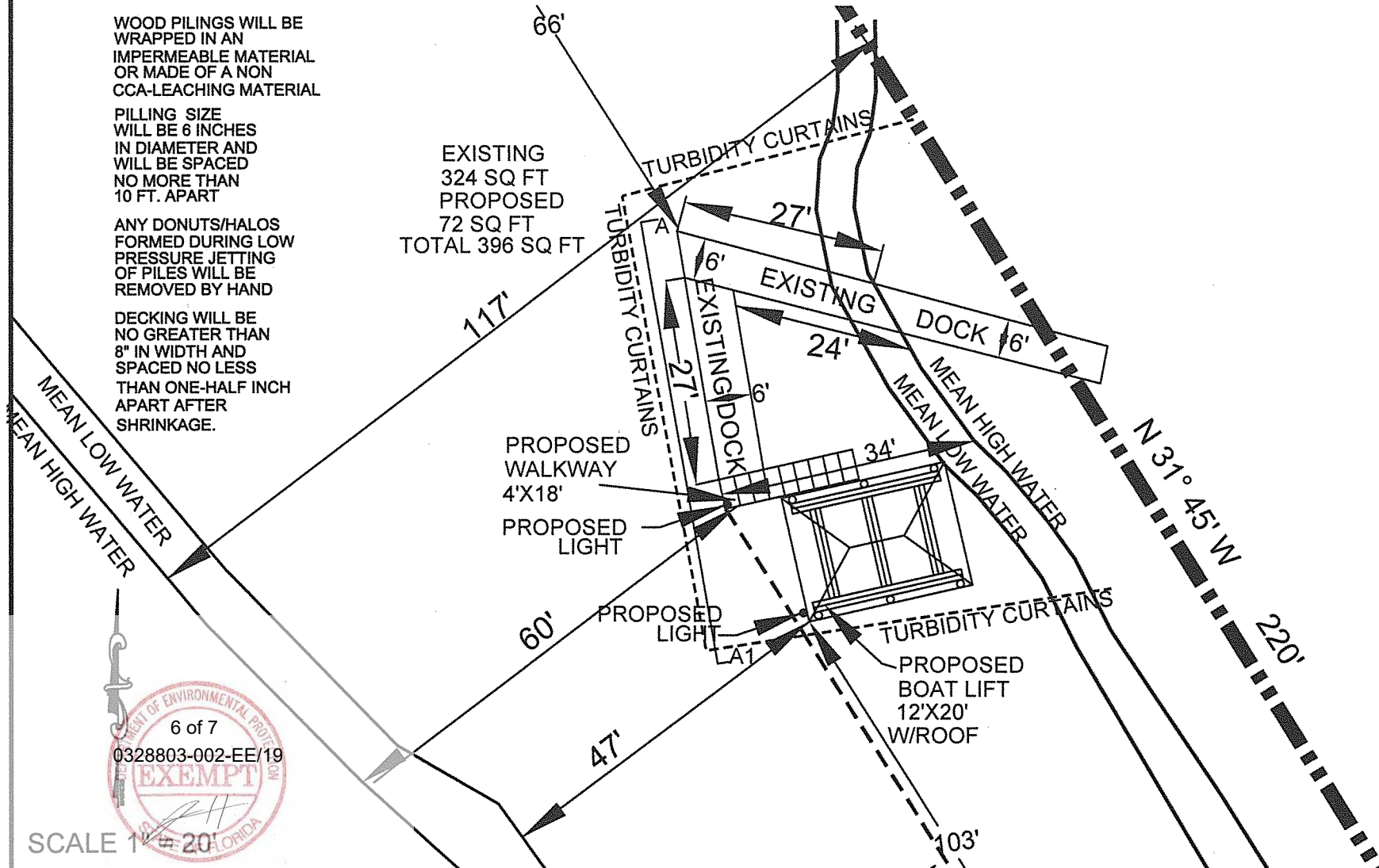
WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CCA-LEACHING MATERIAL

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

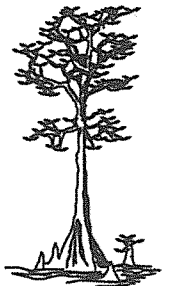
ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND

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'



PREPARED BY: GARLICK ENVIRONME ^{A-} L 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: Rev. 11-18-19

LATITUDE: 29° 39' 19.90"

DATE: November 13, 2019

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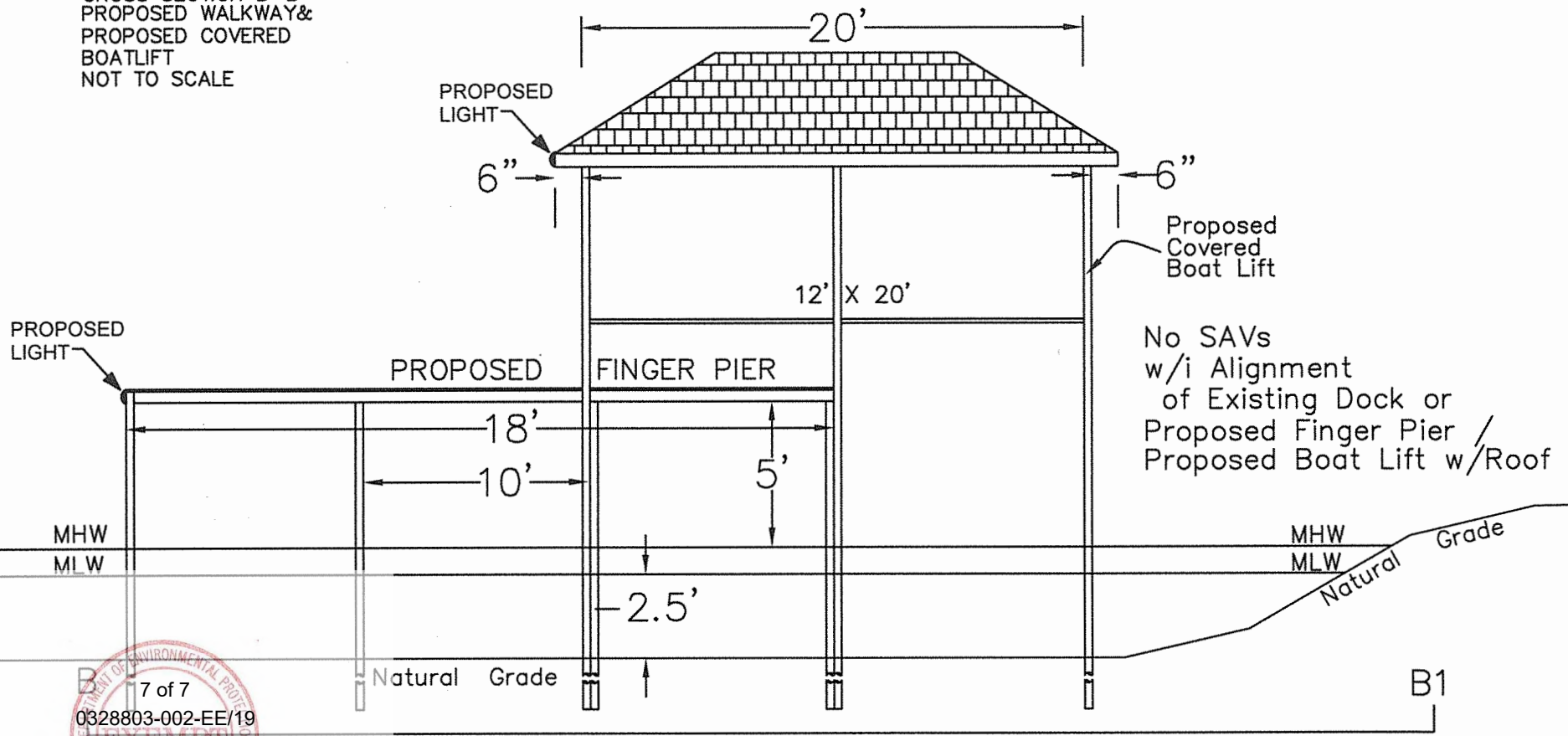
SHEET: 4A/4

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West



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





B-

APPLICATION FOR DEVELOPMENT

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #	_____
FEE:	\$ _____
RADON:	\$ _____
FLOOD:	\$ _____
C.S.I.:	\$ _____
TOTAL:	\$ _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
 VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
 ISSUANCE DATE: _____ EXPIRES: _____

- New Constuction
- Commercial
- Residential
- Substantial Improvement
- Less than Substantial

APPLICATION MUST BE COMPLETE:

Property Owner/s: Shuey as Trustee, William E. + Anita C. Shuey
 Contact Information: Home #: NA Cell #: NA Personal - Not Public
 Mailing Address: 6523 Pisgah Church Rd City/State/Zip: Tallahassee, FL 32309
 EMAIL Address: NA - Not Public @ _____

Contractor Name: Larry Joe Colson Business Name: Larry Joe Colson, Inc, All Quality
 Contact Information: Office #: 850-247-9682 Cell #: 850-653-7633 Docks
 State License #: NA County Registration #: _____
 Mailing Address: 387 Nully 98 City/State/Zip: Eastpoint, FL 32328
 EMAIL Address: Larryjcolsoninc @ yahoo.com

PROPERTY DESCRIPTION: 911 Address: 546 River Rd., Carrabelle FL 32322
 Lot/s: NA Block: NA Subdivision: NA Unit: _____
 Parcel Identification #: 18-75-4W

JURISDICTION: Franklin County City of Apalachicola City of Carrabelle
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

DESCRIPTION OF DEVELOPMENT: (New Floating Dock - 6-30') Existing Deck Hurricane Damaged. Tear Out. Replace
 ZONING DISTRICT: _____ CONTRACT COST: \$ 40,000.00 Existing 4x30 Side Walkway, 6x10 W.W. 504 Terminals
Needs repaired

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____
 ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: _____

SEPTIC TANK PERMIT # _____ OR SEWER DISTRICT: _____
 WATER DISTRICT: _____ OR PRIVATE WELL: _____

WATER BODY: _____
 CRITICAL SHORELINE DISTRICT: YES OR NO _____ CRITICAL HABITAT ZONE: YES OR NO _____

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: _____ FIRM ZONE/S: _____
 ELEVATION REQUIREMENTS AS PER SURVEY: _____

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

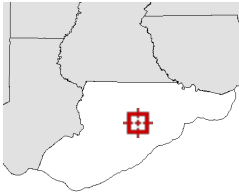
BUILDING OFFICIAL _____ DATE _____ FLOODPLAIN ADMIN. _____ DATE _____
 OWNER/CONTRACTOR 3/20/21 Larry Joe Colson DATE _____



B-



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	18-07S-04W-0000-0034-0000	Alternate ID	04W07S18000000340000	Owner Address	SHUEY WILLIAM ELDON & ANITA C
Sec/Twp/Rng	18-7S-4W	Class	SINGLE FAM		AS TRUSTEES
Property Address	546 RIVER RD	Acreage	0.528		6523 PISGAH CHURCH RD
					TALLAHASSEE, FL 32309

District 1
Brief Tax Description 0.50 AC OR/134/137
 (Note: Not to be used on legal documents)

Date created: 5/24/2021
 Last Data Uploaded: 5/24/2021 7:47:02 AM

Developed by Schneider
 GEOSPATIAL

"Overhead Drawing"

B-licent

William E. + Anita C. Shuey
546 River Rd.
Carrabelle, FL 32322

New River

Approx 300' wide

Proposed Cover
Boat Lift 16' x 32"
New

4' x 30'
CATWALK
New

19'6"
New Floating
Dock
6' x 20'

3' x 16'
WOOD
RAMP

Existing Replace
Hurricane Damaged
F. Dock + Fixed Dock

Proposed New Covered
Boat Lift, Floating
Dock, Catwalk +
Ramp.

Replace Existing
Hurricane Damaged
F. Dock + Fixed Dock

Repair Riprap
Wall, add Granite

Existing
RIP RAP

New River
60' water front

House

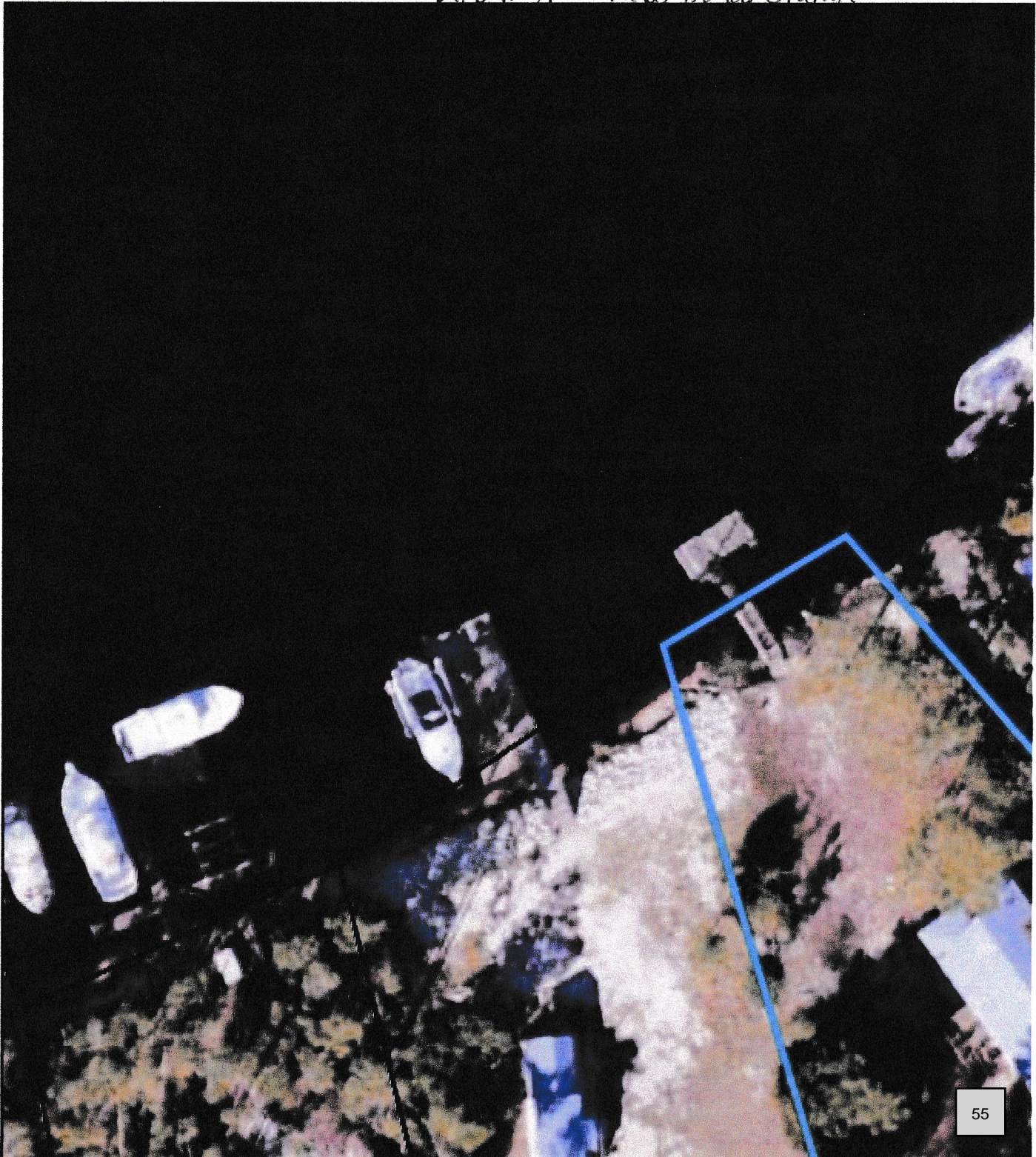
William E. + Anita C. Shuey (as Trustee)
546 River Rd. B-
Carrabelle FL 32322



qPublic.netTM

Franklin Cou

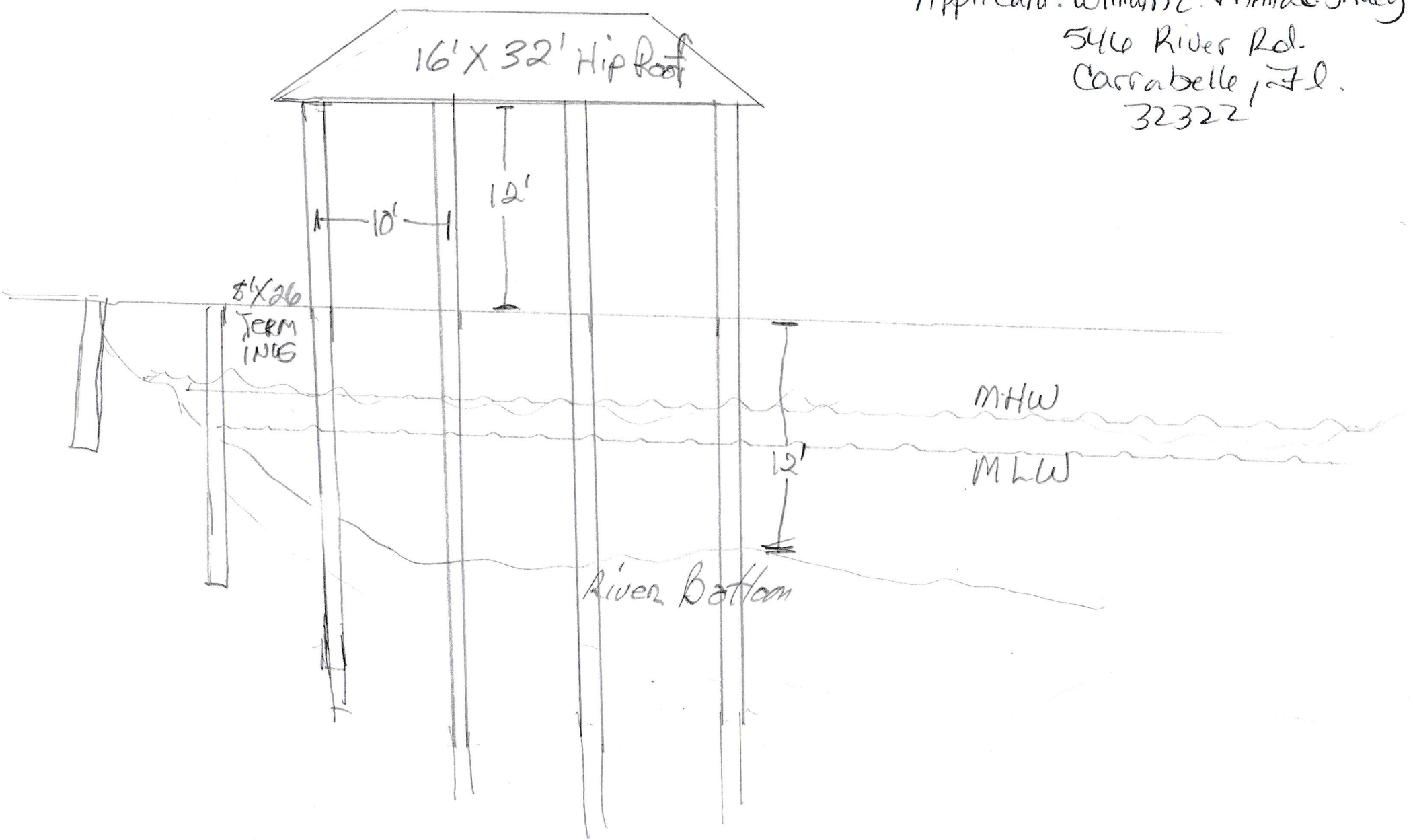
Existing Fixed + Floating Dock - Hurricane Damage
Buoys Needs Added Granite Replace



"Sideview Drawings" Proposed Covered Boat Lift

B-

Applicant: William E. & Anita C. Shuey
546 River Rd.
Carrabelle, FL.
32322



MAY 20 2021



DOCK PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT
 34 Forbes Street, Suite 1, Apalachicola, Florida 32320
 Phone: 850-653-9783 Fax: 850-653-9799

BY: PERMIT# _____

FEE: \$ _____

C.S.I : \$ _____

TOTAL: \$ _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
 VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
 ISSUANCE DATE: _____ EXPIRES: _____

EXISTING HOUSE: Yes No

DEP PERMIT: Yes No

ARMY COE PERMIT: Yes No

APPROVED: Yes No

APPLICATION MUST BE COMPLETE:

Property Owner/s: Richard Todd Barlow

Contact Information: Home #: _____ Cell #: 478-955-9693

Mailing Address: 5727 Trowbridge Lane City/State/Zip: Macon Ga 31210

EMAIL Address: Todd@barlow4029@yahoo.com @ _____

Contractor Name: David Keith Business Name: Docks For Less

Contact Information: Office #: _____ Cell #: 850-508-0469

State License #: 550867134 County Registration #: _____

Mailing Address: _____ City/State/Zip: _____

EMAIL Address: David Keith 62 @ Acl.com

PROPERTY DESCRIPTION: 911 Address: 2218 Hwy 98 East

Lot/s: 1 Block: w Subdivision: _____ Unit: _____

Parcel Identification #: 14-075-04W-3131-000W-0010

JURISDICTION: Franklin County City of Carrabelle

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

SINGLE FAMILY DOCK/PIER MULTI-FAMILY DOCK/PIER COMMERCIAL

DESCRIPTION: Adding a covered boat lift to existing dock

ZONING DISTRICT: _____ CONTRACT COST: 24,800

TOTAL SQUARE FOOT: 396 FOUNDATION TYPE: _____

ROOF MATERIAL: metal

APPROVED BY: Planning & Zoning Date: _____ County Commissioners Date: _____

WATER BODY: _____

CRITICAL SHORELINE DISTRICT YES OR NO CRITICAL HABITAT ZONE YES OR NO

BUILDING OFFICIAL Date 5-15-21 **OWNER (Required)** Richard T. Barlow Date 5-15-2021 **CONTRACTOR (Required)** David Keith Date 5-15-2021



**DOCK SITE PLAN, CONSTRUCTION
AND LIGHTING AFFIDAVIT**

FRANKLIN COUNTY BUILDING DEPARTMENT
 34 Forbes Street, Suite 1, Apalachicola, Florida 32320
 Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT

**ORDINANCE
No. 2004-17
Dock Ordinance**

DOCK CONSTRUCTION STANDARDS & LIGHTING AFFIDAVIT

APPLICATION MUST BE COMPLETE: (We will no longer accept incomplete applications)

Property Owner/s: Richard Todd Barlow
 Contact Information: Home #: _____ Cell #: 478-955-9693
 Mailing Address: 5727 Trankbridge Lane City/State/Zip: Macon GA 31210
 EMAIL Address: ToddBarlow402@yahoo.com

PROPERTY DESCRIPTION: 911 Address: 2218 Hwy 18 East
 Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
 Parcel Identification #: 14-075-04W-3131-000W-0010

JURISDICTION: Franklin County City of Carrabelle
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

SITE PLAN & CONSTRUCTION STANDARDS:

- I understand that applications for dock or piers must contain a survey prepared by a professional surveyor which indicates riparian rights, unless the dock is built at least 25 feet from existing property lines. INITIAL: RTB
- I understand that Docks built on canals are permitted to be no larger than 25% of the width of the canal including the boat mooring site. INITIAL: RTB
- I understand that the lot must be large enough to accommodate a single-family dwelling; or be a lot separated from the single family dwelling by a right-of-way and owned by the same owner; or the lot may be eligible for a hardship variance from the Board of Adjustment. INITIAL: RTB
- I understand that no dry dock facilities, gasoline or fuel pumps are allowed on a residential lot other than boat lifts connected to a dock. INITIAL: RTB
- I understand that boat ramps may be allowed so long as the property contains adequate size for the parking of trailers on the property. No commercial boat docking or launching allowed. INITIAL: RTB
- I understand that no parking of vehicles is allowed within the Critical Habitat Zone, which is the first 50 feet from mean high water. INITIAL: RTB
- I understand that the lot must be kept in natural vegetation within the Critical Habitat Zone. INITIAL: RTB
- I understand that I must comply with the permitting requirements for all other governmental agencies having jurisdiction over the project. (Evidence of an exemption from such compliance must be furnished by the homeowner before approval can be granted. INITIAL: RTB
- I understand that the dock must be elevated a minimum of five (5) feet above mean high water, except that the terminal platform may be lower at the owner's discretion. This requirement shall not apply to docks running parallel to the shoreline provided they extend no further than 25 feet from the edge of the water. (*This will allow pedestrians to walk under the dock at the water's edge) INITIAL: RTB

- I understand that the dock must be constructed on pilings set a minimum of eight (8) feet apart center to center. INITIAL: RTB
- I understand that no dusk to dawn lights. Must be able to switch off or on by motion detector, or be activated by a 3-way switch. INITIAL: RTB
- I understand that lights limited to one on the terminal platform and one on the landward end of the dock or pier, and one every 100 feet between the terminal platform and the landward end of the dock, except where a hardship exists. INITIAL: RTB
- I understand that all lights must be downward directed and have adequate shielding to prevent light trespass and minimize light pollution from light scatter. INITIAL: RTB
- I understand the type and location of fixtures must be included on a diagram of dock or pier and submitted with permit application. INITIAL: RTB
- I understand that the dock must have amber colored night time reflectors set at a minimum of one at each side in the middle and one at each side of the terminal. INITIAL: RTB

I have read and understood that construction and lighting standards of the Franklin County Dock Ordinance No. 2004-17 and will practice these standards.

Richard T. Barlow 5-15-21
 Contractor/Owner Signature: Date

Richard T. Barlow 5-15-21
 Contractor/Owner Printed Name:

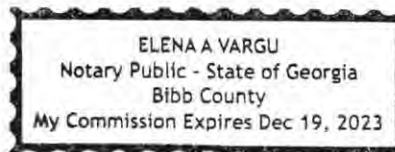
**State of Florida
 County of Franklin**

I, Richard T Barlow, who is personally known or provided the following identification _____, on this day 5 of 15, 2021 understand that I have read and understood the above statement and will comply or the Final Certificate of Occupancy will be held up until the above has been documented.

NOTARY: Elena A. Vargu

SEAL:

Elena A. Vargu
 Printed Name



NOTICE OF COMMENCEMENT

C

Space Reserved For Recording:

PERMIT # _____ PARCEL ID # 12-075-64W-3131-000W-000

STATE OF FLORIDA, COUNTY OF FRANKLIN

The **UNDERSIGNED** hereby gives notice that improvements will be made to certain real property, in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

LEGAL DESCRIPTION OF PROPERTY: (Include Street Address)

2218 Hwy 98 East

General Description of Improvements: 12' x 33' ^{12"} _{12"} existing dock

Owner Information or Lessee Information Contracted For The Improvements:

Name: _____ Phone Number: _____
Address: _____

Owner's Interest In Site Of The Improvement: _____

Name & Address Of Fee Simple Titleholder: _____
If Different From Owner Listed Above): _____

Contractor's Name: David Keith Phone Number: 850-508-0469
Address: 270 Baywood Dr. Carrabelle Fl. 32322

Surety: (If Applicable, A Copy Of The Payment Bond Is Attached): _____

Name & Address: _____ Amount: \$ _____

Lender Name: _____ Phone Number: _____
Address: _____

PERSONS WITH IN THE STATE OF FLORIDA DESIGNATED BY THE OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED FOR BY FLORIDA STATUTE 713.13(1) (A) 7.

NAME: _____
ADDRESS: _____

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LEINOR'S NOTICE AS PROVIDED IN SECTION 713.13 (1)(B) FLORIDA STATUTES:

EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DAT OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED.) _____

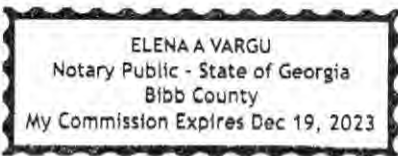
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOBSITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTARY SEAL:

Owner/Agent Signature: Richard T. Barlow
Printed Name: Richard T. Barlow

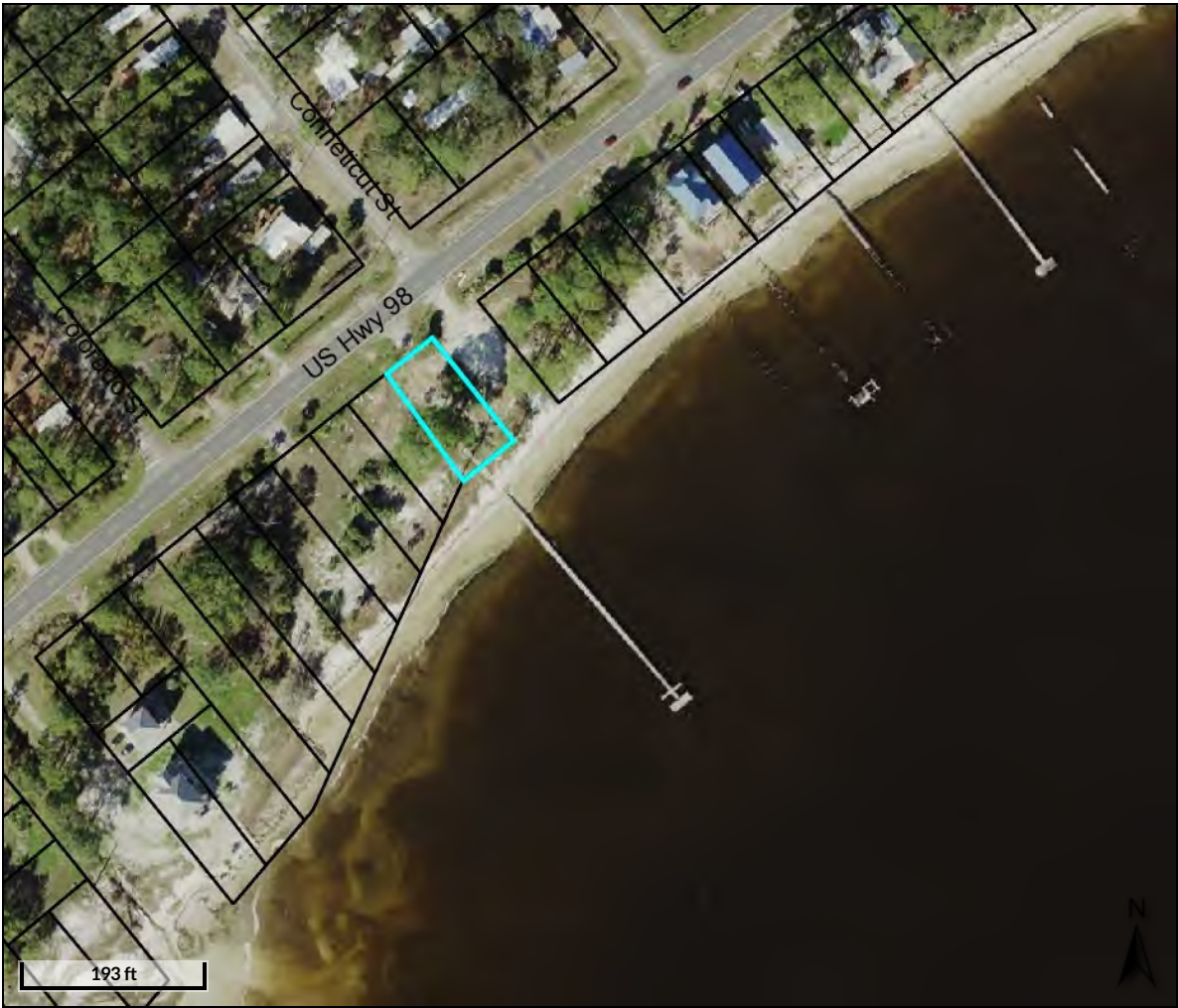
Sworn to me this 15 day of May In the year of 20 21

Notary Signature: Elena A. Vargu
Printed Name: Elena A. Vargu

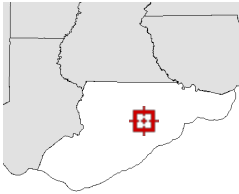




C-



Overview



Legend

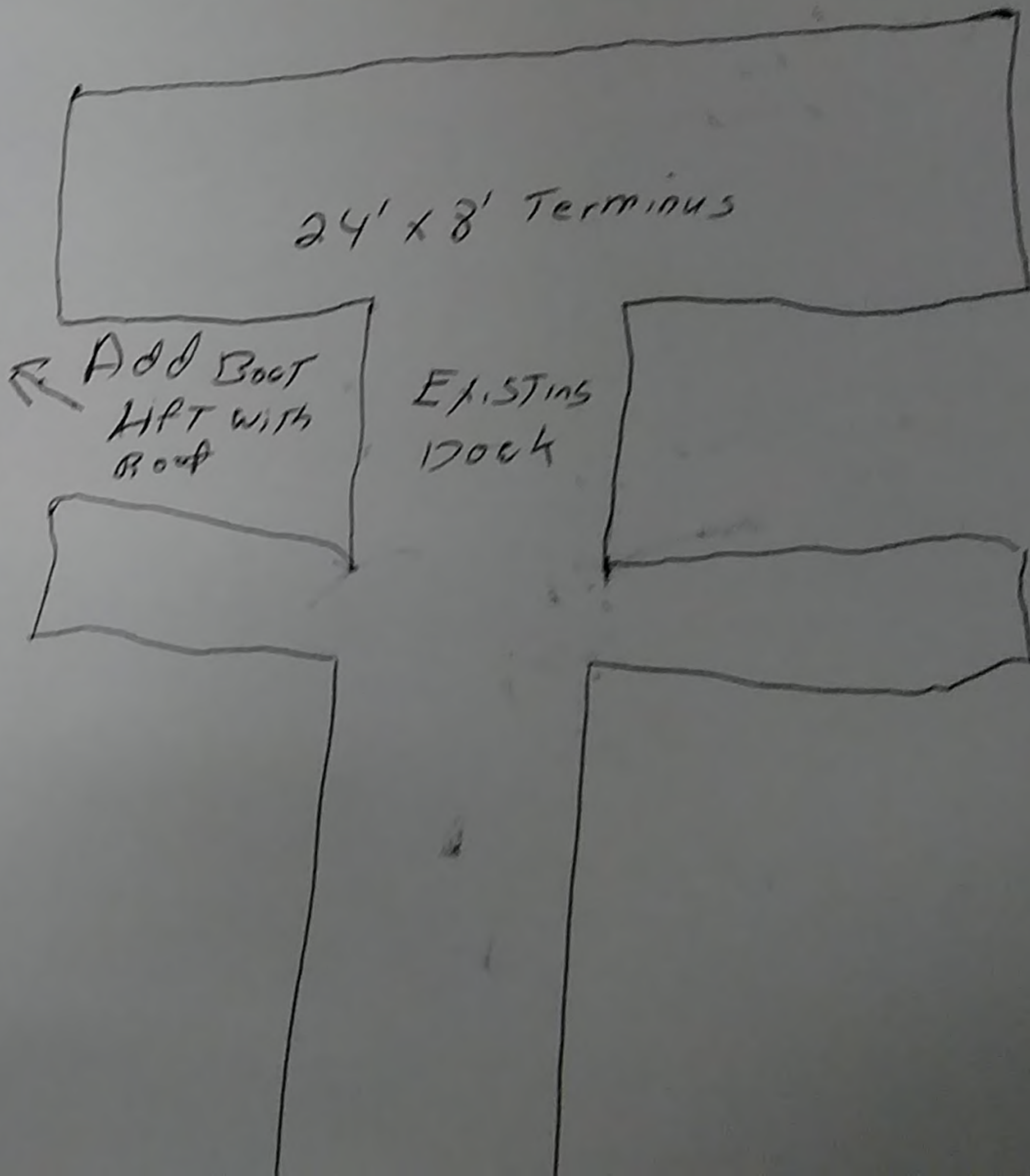
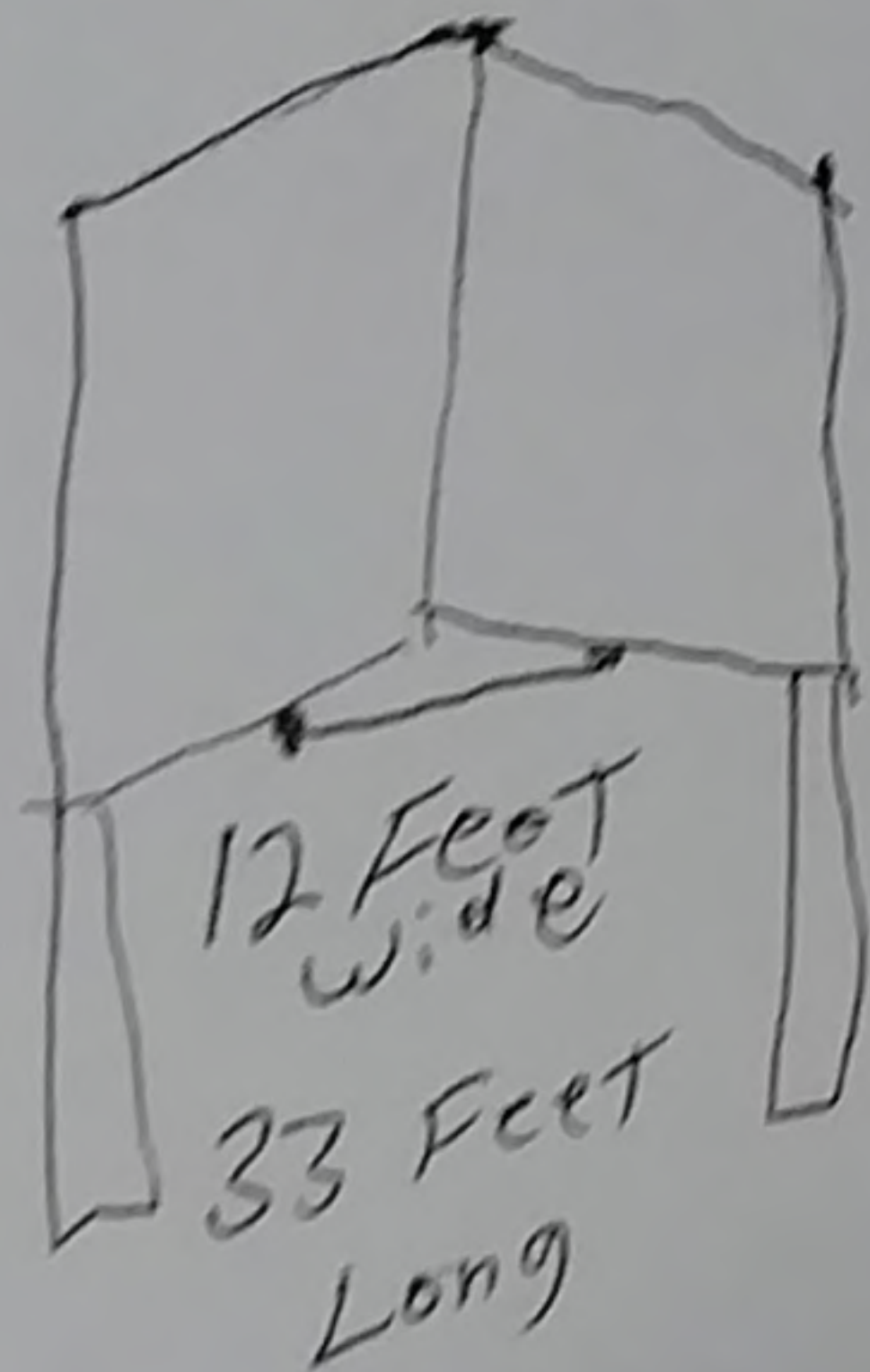
-  Parcels
-  Roads
-  City Labels

Parcel ID	14-07S-04W-3131-000W-0010	Alternate ID	04W07S143131000W0010	Owner Address	BARLOW TODD
Sec/Twp/Rng	14-7S-4W	Class	VACANT		5727 TROWBRIDGE LANE
Property Address	2218 HWY 98 EAST	Acreeage	n/a		MACON, GA 31210
	LANARK BEACH				
District	6				
Brief Tax Description	UNIT 1 LANARK BEACH				

(Note: Not to be used on legal documents)

Date created: 5/25/2021
 Last Data Uploaded: 5/25/2021 7:40:37 AM

Developed by 







FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

CONDITIONS FOR DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE

Self Certification File No.: 0402491001EE

Verification that the project meets the Project Design Criteria:

You have verified that the project meets the Project Design Criteria (attached in a separate document), and have authorized FDEP to send a copy of this verification to the Corps on your behalf.

General Conditions:

- 1. The time limit for completing the work authorized on July 26, 2021.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

- 1. Limits of this authorization:
a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
b. This permit does not grant any property rights or exclusive privileges.
c. This permit does not authorize any injury to the property or rights of others.
d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any

liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
 7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Manatee Conditions:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

4. All on-site project personnel are responsible for C- serving water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at **ImperiledSpecies@myFWC.com**.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

TERMS AND CONDITIONS

Self Certification File No.: 0402491001EE

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S. The dock to be constructed:

- 1. Has 1,000 square feet or less over water surface...
2. Is constructed on or held in place by pilings...
3. Will not substantially impede the flow of water...
4. Is used ONLY for recreational, noncommercial activities...
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement...

Boat lifts are subject to the following additional conditions:

- 1. Is to be installed in a proposed slip or, at or adjacent to the waterward end of the dock;
2. With other mooring will not result in the mooring of more than two vessels...
3. Will not substantially impede the flow of water...
4. Will not be located in areas prohibited for mooring...

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or 258, F.S.

- 1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation...
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged

lands or water column, nor does it constitute a Condition or acknowledgment of any other person's title to such land or water.

3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times

while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

(Update December 17, 2018)

Project Design Criteria (PDCs) Applicable To Self Certified Projects
STATE PROGRAMMATIC GENERAL PERMIT
(SPGP V-R1)
STATE OF FLORIDA

Background. On one the Florida Department of Environmental Protection (FDEP) Self-Certification web pages for “Exempt Single Family Dock (Self Certification)”, the Permittee/Agent answers either “yes” or “no” to the statement ““I certify the Project design and construction will meet the “Project Design Criteria (PDCs) Applicable To Self-Certified Projects” and authorize the FDEP to transmit this to the Corps on my behalf.”

Explanation. Below are the excerpts from the SPGP V-R1 Permit where the PDCs relevant to the Self Certification were transcribed from the National Marine Fisheries Service’s (NMFS) Jacksonville District’s Programmatic Biological Opinion (JAXBO) dated November 20, 2017.

(Excerpts begin here)

* * *

Procedure:

* * *

4. Self-Certification. The FDEP may authorize certain single-family docks and boatlifts under this SPGP V-R1 through their online, electronic self-certification process, if all of the following requirements are implemented:

a.Limitations:

* * *

(5) Project cannot be the following (Reference: JAXBO Section 2.3, page238):

- (i) On an unbridged, undeveloped coastal island or undeveloped coastal island segment or undeveloped coastal barrier island;

PDCs Applicable To Self Certified Projects

- (ii) On sandy beaches fronting the Gulf of Mexico or Atlantic coast shoreline, exclusive of bays, inlets, rivers, bayous, creeks, passes, and the like;
- (iii) Within 50 feet of the Mean High Water Line (MHWL) at any riparian coastal location fronting the Gulf of Mexico or Atlantic Coast shoreline;
- (iv) Located in the coastal counties of Wakulla, Taylor, Dixie, Levy, Pasco, and Monroe;
- (v) Located in Biscayne Bay Aquatic Preserve;
- (vi) Located in the range of Johnson’s seagrass (the range of Johnson’s seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida);
- (vii) In Federal Special Waters (Biscayne Bay National Park, Blackwater Creek, Faka Union Canal, Garfield Point, Loxahatchee River, Okeechobee Waterway, Rock Springs Run, St. Marys River, Tampa Bypass Canal, Timucuan Preserve, Wekiva River);
- (viii) Located in any of the following restriction or exclusion zones (described by Section 2.1.1 of JAXBO): Smalltooth Sawfish Critical Habitat Limited Exclusion Zone (see Work Authorized paragraph B.1.m below and Attachment 23); Gulf Sturgeon Critical Habitat Migratory Restriction Zones (see Work Authorized paragraph B.1.n below and Attachment 28); Atlantic Sturgeon Critical Habitat Exclusion Zone (see Work Authorized paragraph B.1.o below and Attachment 30); and North Atlantic Right Whales Educational Sign Zones (see Work Authorized paragraph E.2.c. and Attachment 29); and
- (ix) Located in an area with non-ESA listed seagrasses and will result in any impacts or shading to these seagrasses, except for projects that comply with Work Authorized paragraph B.2.d / Special Condition paragraph 8.h.

* * *

Work Authorized:

* * *

B. Red and Green for all types of Projects.

1. Red: The following Projects are not authorized by this SPGP V-R1:

PDCs Applicable To Self Certified Projects

* * *

m. Smalltooth Sawfish Critical Habitat Limited Exclusion Zone. Any project within the areas on the Caloosahatchee River (Lee County) shown on page 25 of JAXBO (Attachment 23) (Reference: JAXBO PDCs AP.4, A1.8.5, A2.12.).

n. Gulf Sturgeon Critical Habitat Migratory Restriction Zone. Any project at the mouths of Gulf sturgeon spawning rivers (Escambia River, Blackwater/Yellow Rivers, Choctawhatchee River, Apalachicola River, and Suwannee River) and narrow inlets (Indian Pass and Government Cut in Apalachicola Bay and Destin Pass in Choctawhatchee Bay) shown on the page 28 of JAXBO (Attachment 28) (Reference: JAXBO PDCs AP.4, A.1.9, A2.11.).

o. Atlantic Sturgeon Critical Habitat Exclusion Zone. The main stem St. Marys River from the confluence of Middle Prong St. Marys and the St. Marys Rivers downstream to its mouth (river kilometer zero) shown in Attachment 30 (the page from the Federal Register) (Reference: JAXBO PDC AP4.).

p. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):

(1) Any installation of metal pipe or metal sheet pile by impact hammer.

(2) Any installation by impact hammer greater than 5 piles/slabs/beams installed per day.

* * *

2. Green: In addition to the other requirements of this SPGP V-R1, a project to be authorized under this SPGP V-R1 must meet the following to be "Green":

a. A Project that is not "Red".

* * *

c. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):

(1) Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).

PDCs Applicable To Self Certified Projects

(2) Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles (however, not authorized is installation of metal pipe or metal sheet pile by impact hammer).

d. Regarding submerged and emergent aquatic vegetation, the design and construction of a Project must comply with the following:

(1) A pile supported structure (i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties) and (ii) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), will be constructed to the following standards:

(a) Must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's *"Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat"* updated November 2017 (Attachment 5).

* * *

(2) For all other Projects (other than (1) above),

* * *

(ii) Outside the range of Johnson's seagrass but within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia County north of Ponce Inlet) and within freshwater tidal waters, the presence of seagrass and tidal freshwater submerged aquatic vegetation will be determined using the "Submerged Aquatic Vegetation Survey Guidelines" (Attachment 7) unless a site visit or aerial photography observes absence during the growing season (if water depth and clarity allows) or aquatic vegetation has not been found in the vicinity in the past.

* * *

(iv) Pile-supported structures, IF aquatic vegetation is present (including seagrass, tidal freshwater submerged aquatic vegetation and emergent vegetation), THEN must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army

PDCs Applicable To Self Certified Projects

Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" updated November 2017 (Attachment 5).

* * *

e. Regarding mangroves, the design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):

(1) All projects must be sited and designed to avoid or minimize impacts to mangroves.

(2) Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:

(i) Removal to install up to a 4-ft-wide walkway for a dock.

(ii) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.

(3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.

(i) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift), (b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

(ii) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

(4) For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" updated November 2017 (Attachment 5) shall apply:

(i) The width of the piling-supported structure is limited to a maximum of 4 feet.

PDCs Applicable To Self Certified Projects

(ii) Mangrove clearing is restricted to the width of the piling-supported structure.

(iii) The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

f. Regarding coral and hard bottom habitat, the design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.14.):

(1) Projects are not authorized that may affect, directly or indirectly, species of coral listed under the Endangered Species Act found from St. Lucie Inlet, Martin County south to the Dry Tortugas.

* * *

(3) Projects are not authorized if non-listed corals are found within the project footprint.

(4) Projects are not authorized if hard bottom habitat is found within the project footprint. Hard bottom is defined in the following ways:

(i) Natural consolidated hard substrate that is suitable to support corals, coral larval settlement, reattachment and recruitment of asexual coral fragments. These areas of hard bottom or dead coral skeleton must be free from fleshy or turf macroalgae cover and sediment cover.

(ii) Nearshore and surf-zone, low-profile hard bottom outcroppings. (e.g., worm-rock reef [sabellariid worm reefs] and eolianite, granodiorite). This habitat can be persistent or ephemeral, cycling through periods of exposure and cover by sand. The range of this hard bottom habitat extends along the southeastern coast of Florida from Cape Canaveral to Miami-Dade County and in the U.S. Caribbean. It is an important developmental habitat for juvenile hawksbill and green sea turtles, which use it for both foraging and refuge.

g. A project must also meet the activity-specific “Red” and “Green” requirements.

* * *

E. Red and Green for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures. The conditions herein are in addition to those in paragraph B above.

1. Red: The following projects are not authorized by this SPGP V-R1:

PDCs Applicable To Self Certified Projects

* * *

c. Municipal or commercial fishing piers (Reference: JAXBO PDC A2.17.).

d. Within *Acropora* critical habitat, if essential features present (table in Attachment 9), new or expanded pile supported structures not allowed (Reference: JAXBO PDC A2.10.).

(1) However, repair/replacement within existing footprint is authorized.

* * *

f. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):

(1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.

(2) No other pile-supported structures are allowed in nearshore reproductive habitat.

2. Green: In addition to the other requirements of this SPGP V-R1, a project must meet the following Special Conditions in order to be “Green”:

a. A Project shall be designed and constructed within the following limits:

(1) This SPGP V-R1 authorizes only the following pile-supported and anchored structures: docks and piers; boatlifts; mooring piles and dolphin piles associated with docks/piers; ATONs and Private Aids to Navigation (PATONs); floating docks; pile-supported chickees (i.e., small, back-country, over-water, pile-supported, primitive camping shelters); boardwalks (as long as they are designed and clearly marked to prohibit fishing and vessel mooring); and other minor pile-supported structures. This does not include structures, such as ferry terminals and large ports, which support large commercial vessels including ferries, tankers, and cargo ships (Reference: JAXBO PDC A2.1.1.).

(2) Pile-supported docks/piers for a single-family residential lot are limited to 4 slips for motorized vessels. This limit is cumulative: existing and proposed/new; wet and dry slips. Slips for non-motorized vessels (e.g., kayak, canoe, and paddleboard) and associated launching areas do not count toward the total slip number (Reference: JAXBO PDC A2.1.2.).

* * *

c. North Atlantic Right Whale. For any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of

PDCs Applicable To Self Certified Projects

North Atlantic right whale critical habitat as measured in a radius from the center of the nearest inlet to open ocean described by Attachment 29, the *North Atlantic Right Whale Educational Sign Zones* (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive), the FDEP or Designee will attach to their authorization the *North Atlantic Right Whale Information Form, Attachment 27* (from Appendix C of JAXBO, page 332) (Reference: JAXBO PDC A2.4.).

* * *

Special Conditions:

* * *

- 2. Design and construction must adhere to the *PDCs for In-Water Activities (Attachment 6, from PDCs AP.7 through AP11, inclusive, of JAXBO)* (Reference: JAXBO PDC AP.1.).
- 3. All activities performed during daylight hours (Reference: JAXBO PDC AP.6.).
- 4. For all projects involving the installation of piles or sheet piles, the maximum number of piles, sheet piles or concrete slab walls or boatlift I-beams installed by impact hammer per day is limited to no more than 5 per day. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).

* * *

- 8. Special Conditions for *Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.*

* * *

f. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).

g. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).

h. Regarding submerged and emergent aquatic vegetation, the design and construction of a Project must comply with the following:

PDCs Applicable To Self Certified Projects

(1) A pile supported structure (i) that is located on a natural waterbody (i.e., outside an artificial waterway that was excavated for boating access and is bordered by residential properties) and (ii) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), will be constructed to the following standards:

(i) Must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's *"Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat"* updated November 2017 (Attachment 5).

(2) For all other Projects,

* * *

(ii) Outside the range of Johnson's seagrass but within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia County north of Ponce Inlet) and within tidal waters, the presence of seagrass and tidal freshwater submerged aquatic vegetation will be determined using the "Submerged Aquatic Vegetation Survey Guidelines" (Attachment 7) unless a site visit or aerial photography observes absence during the growing season (if water depth and clarity allows) or aquatic vegetation has not been found in the vicinity in the past.

(iii) Pile-supported structures, IF aquatic vegetation is present (including seagrass, tidal freshwater submerged aquatic vegetation and emergent vegetation), THEN must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's *"Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat"* updated November 2017 (Attachment 5).

* * *

11. Notifications to the Corps. For all authorizations under this SPGP V-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the

PDCs Applicable To Self Certified Projects

Permittee shall provide a written notification of the date of commencement of authorized work to the Corps.

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 32) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 2).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-02575 on all submittals.

* * *

**Attachments to
Department of the Army State Programmatic General Permit (SPGP V-R1)**

* * *

2. Department of the Army Permit Transfer for SPGP V-R1.

* * *

5. Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat.

6. PDCs for In-Water Activities.

PDCs Applicable To Self Certified Projects

7. Submerged Aquatic Vegetation Survey Guidelines

* * *

9. Critical Habitat Essential Features/PCEs

10. Acropora spp. Critical Habitat Maps.

* * *

23. Smalltooth Sawfish Critical Habitat Limited Exclusion Zones.

24. Loggerhead Turtle Nearshore Reproductive Critical Habitat.

* * *

28. Gulf Sturgeon Critical Habitat Restriction Zone.

29. North American Right Whale Education Sign Zones.

30. Atlantic Sturgeon Critical Habitat Exclusion Zone.

* * *

32. Self Certification Statement of Compliance.

C-



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Attachment 2

Department of the Army Permit Transfer for SPGP V-R1.

Department of the Army Permit Transfer for SPGP V-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)



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Attachment 5

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in
or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat.

**Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service
November 2017**

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.
5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).
7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.
9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

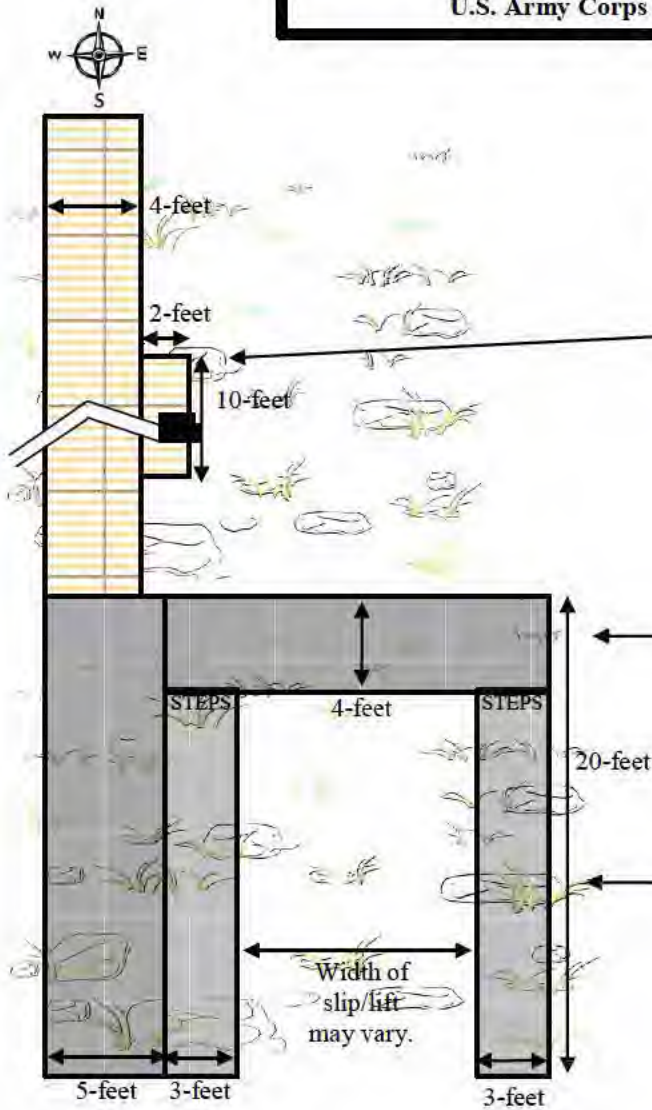
The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

DOCK EXAMPLE — GRATED TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

“GRATED DECKING”
Means manufactured with a minimum of 43% open space.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

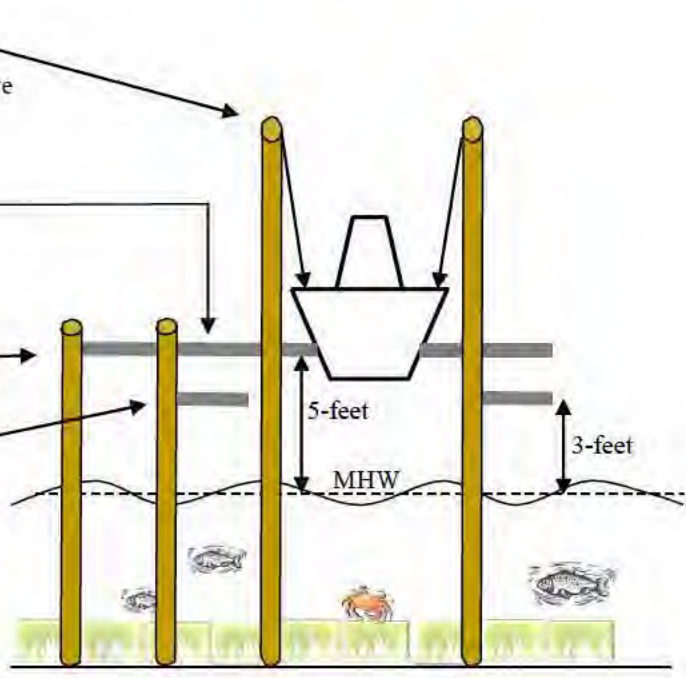
- NOTES:**
- Not to scale.
 - All widths are maximum dimension.
 - All heights are minimum dimension.
 - Piling supported structures over SAV should be oriented north-south to the extent practicable.
 - MHW = mean high water

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible.

STERNS WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
3-feet wide if grated decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

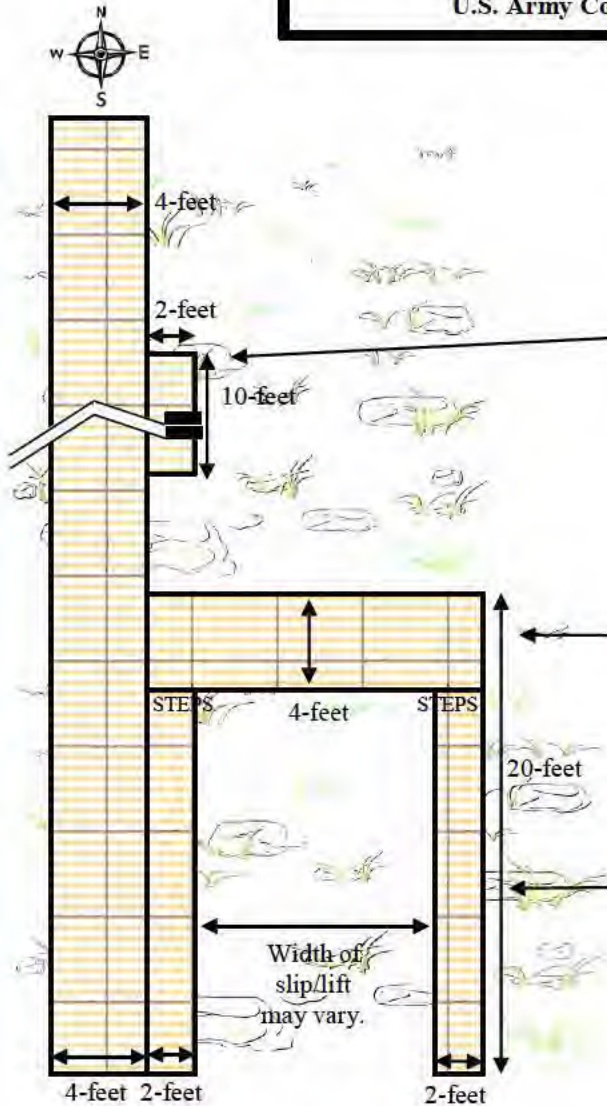


FRONT PLAN VIEW

VER: 201407

DOCK EXAMPLE — WOOD PLANK TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

The gaps between deckboards shall be a minimum of 1/2 inch.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible.

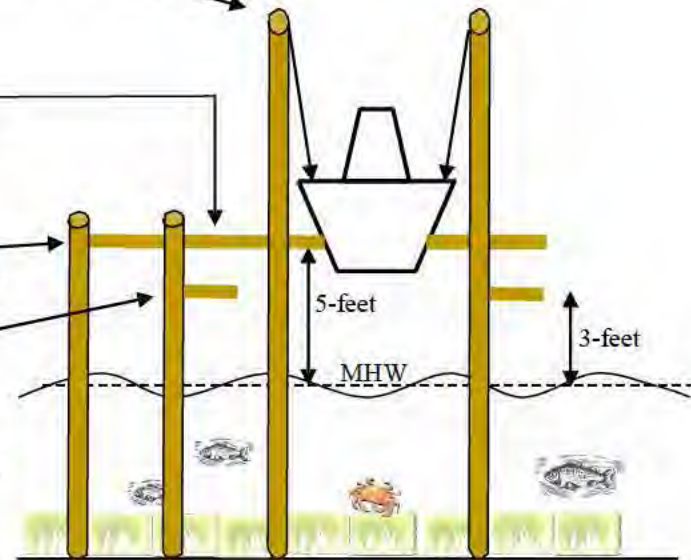
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
2-feet wide if wood decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water



FRONT PLAN VIEW

VER: 201407



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Attachment 6

PDCs for In-Water Activities.

PDCs for In-Water Activities

For an activity to be covered under this Opinion, the USACE authorization must include the following conditions. Failure to comply with these conditions could result in enforcement action by the USACE and/or NMFS.

AP.7. Education and Observation: The permittee must ensure that all personnel associated with the project are instructed about the potential presence of species protected under the ESA and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing ESA-listed species or marine mammals. To determine which species may be found in the project area, please review the relevant Protected Species List at:

http://sero.nmfs.noaa.gov/protected_resources/section_7/threatened_endangered/index.html

AP.8. Reporting of interactions with protected species:

- a) Any collision(s) with and/or injury to any sea turtle, sawfish, whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (1-727-824-5312) or by email to takereport.nmfs@noaa.gov and SAJ-RD-Enforcement@usace.army.mil.
- b) Smalltooth sawfish: Report sightings to 1-844-SAWFISH or email Sawfish@MyFWC.com
- c) Sturgeon: Report dead sturgeon to 1-844-STURG 911 (1-844-788-7491) or email nmfs.ser.sturgeonnetwork@noaa.gov
- d) Sea turtles and marine mammals: Report stranded, injured, or dead animals to 1-877-WHALE HELP (1-877-942-5343).
- e) North Atlantic right whale: Report injured, dead, or entangled right whales to the USCG via VHF Channel 16.

AP.9. Vessel Traffic and Construction Equipment: All vessel operators must watch for and avoid collision with species protected under the ESA and MMPA. Vessel operators must avoid potential interactions with protected species and operate in accordance with the following protective measures:

- a) *Construction Equipment:*
 - i) All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while operating in water depths where the draft of the vessel provides less than a 4-foot (ft) clearance from the bottom, and in all depths after a protected species has been observed in and has departed the area.
 - ii) All vessels will follow marked channels and/or routes using the maximum water depth whenever possible.
 - iii) Operation of any mechanical construction equipment, including vessels, shall cease immediately if a listed species is observed within a 50-ft radius of construction equipment and shall not resume until the species has departed the area of its own volition.

- iv) If the detection of species is not possible during certain weather conditions (e.g., fog, rain, wind), then in-water operations will cease until weather conditions improve and detection is again feasible.
- b) *All Vessels:*
 - i) Sea turtles: Maintain a minimum distance of 150 ft.
 - ii) North Atlantic right whale: Maintain a minimum 1,500-ft distance (500 yards).
 - iii) Vessels 65 ft in length or longer must comply with the Right Whale Ship Strike Reduction Rule (50 CFR 224.105) which includes reducing speeds to 10 knots or less in Seasonal Management Areas (<http://www.fisheries.noaa.gov/pr/shipstrike/>).
 - iv) Mariners shall check various communication media for general information regarding avoiding ship strikes and specific information regarding right whale sightings in the area. These include NOAA weather radio, USCG NAVTEX broadcasts, and Notices to Mariners.
 - v) Marine mammals (i.e., dolphins, whales [other than North Atlantic right whales], and porpoises): Maintain a minimum distance of 300 ft.
 - vi) When these animals are sighted while the vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until they have left the area.
 - vii) Reduce speed to 10 knots or less when mother/calf pairs or groups of marine mammals are observed, when safety permits.

AP.10. Turbidity Control Measures during Construction: Turbidity must be monitored and controlled. Prior to initiating any of the work covered under this Opinion, the Permittee shall install turbidity curtains as described below. In some instances, the use of turbidity curtains may be waived by the USACE project manager if the project is deemed too minimal to generate turbidity (e.g., certain ATON installation, scientific survey device placement, marine debris removal) or if the current is too strong for the curtains to stay in place. Turbidity curtains specifications:

- a) Install floating turbidity barriers with weighted skirts that extend to within 1 ft of the bottom around all work areas that are in, or adjacent to, surface waters.
- b) Use these turbidity barriers throughout construction to control erosion and siltation and ensure that turbidity levels within the project area do not exceed background conditions.
- c) Position turbidity barriers in a way that does not block species' entry to or exit from designated critical habitat.
- d) Monitor and maintain turbidity barriers in place until the authorized work has been completed and the water quality in the project area has returned to background conditions.
- e) In the range of ESA-listed corals (St. Lucie Inlet, Martin County south to the Dry Tortugas and the U.S. Caribbean) and Johnson's seagrass (Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida):
 - Projects that include upland earth moving (e.g., grading to install a building or parking lot associated with a dock and seawall project), must install sediment control barriers to prevent any upland sediments from reaching estuarine or marine waters.
 - The turbidity curtain requirement cannot be waived for any project that moves or removes sediment (e.g., dredging, auger to create a pile, trenching to install a cable

line). If turbidity curtains are not feasible in an area based on site conditions such as water current, high wave action, or stormy conditions, the project must undergo individual Section 7 consultation and is not covered under this Programmatic Opinion.

AP.11. Entanglement: All turbidity curtains and other in-water equipment must be properly secured with materials that reduce the risk of entanglement of marine species (described below). Turbidity curtains likewise must be made of materials that reduce the risk of entanglement of marine species.

- a) In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) must be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, must be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line is allowed in the water.
- b) Turbidity curtains and other in-water equipment must be placed in a manner that does not entrap species within the construction area or block access for them to navigate around the construction area.

PDCs for Mangroves, Seagrasses, Corals and Hard Bottom for All Projects

Note: **For projects authorized in reliance on this Opinion only**, the PDCs below supercede any other guidance documents otherwise applicable to reduce or avoid impacts to mangroves, seagrasses, and corals. This includes the NMFS's *Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation, Marsh, or Mangrove Habitat* dated August 2001, and NMFS's *Key for Construction Conditions for Docks or Other Minor Structures Constructed in or over Johnson's Seagrass (Halophila johnsonii)*, dated October 2002. NMFS may still apply these guidance documents in other consultations, including consultations on Essential Fish Habitat under the Magnuson-Stevens Fishery Conservation and Management Act, as appropriate.

AP.12. Mangroves

- To qualify for coverage under this Opinion, all projects must be sited and designed to avoid or minimize impacts to mangroves.
- Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - Removal to install up to a 4-ft-wide walkway for a dock.
 - Removal to install up to an 8-ft-wide walkway for public docks, where the walkway is necessary to address compliance with the Americans with Disability Act (ADA).
 - Removal to install culverts necessary to improve water quality or restore hydrology between 2 water bodies. Such mangrove removal is limited to a maximum of 20 linear feet (lin ft) of shoreline per culvert opening.
 - Removal of mangroves above mean high water (MHW) provided that the tree does not have any prop roots that extend into the water below the MHWL.



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Attachment 7

Submerged Aquatic Vegetation Survey Guidelines

Submerged Aquatic Vegetation Survey Guidelines May 7, 2018

Please provide information on the presence of any submerged aquatic vegetation (SAV) at or adjacent to the proposed location of the work by conducting a SAV survey. SAV surveys can only be performed between June 1 and September 30 of each year.

At a minimum, the surveyed area shall encompass a 50-foot radius around the location of the proposed work. The ensuing report shall describe the survey method, depict the locations of all SAV, and shall clearly depict the distribution of the various species of SAV. In addition, the report shall contain the percent cover of each species of SAV, frequency of occurrence of each species of SAV, and the name, mailing address and telephone number of the qualified person performing the survey. Furthermore, if Johnson's seagrass (*Halophila johnsonii*) is observed, the report shall include the shoot density of the Johnson's seagrass. The report should also include a plan view drawing depicting any existing structures and the proposed work in reference to the surveyed area. If the proposed work is a dock or pier and SAV is present, or if the proposed work is a dock or pier and is located in the known range of Johnson 's seagrass (in lagoons on Florida' s east coast from Turkey Creek/Palm Bay (Brevard County) south to and including central Biscayne Bay (Miami-Dade County) , the dock or pier should be designed in accordance with the joint U.S. Army Corps of Engineers/National Marine Fisheries Service dock construction guidelines (Dock Construction Guidelines in Florida for Docks or Other Minor Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat - U.S. Army Corps of Engineers/National Marine Fisheries Service - November 2017) and the Project Design Criteria for the National Marine Fisheries Service and U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion (November 2017)..



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Attachment 9

Critical Habitat Essential Features/PCEs

C-

Marine Mammals			
North Atlantic right whale	E	P	NP
Blue whale	E	P	P
Fin whale	E	P	P
Sei whale	E	P	P
Sperm whale	E	P	P
Bryde's whale (proposed)	E	P	NP

E = endangered; T = threatened, P = Present, NP = Not Present

Table 6. Designated Critical Habitat NMFS Believes is In or Near the Action Area

Species	Unit in Florida	Unit in U.S. Caribbean
Smalltooth sawfish	<ul style="list-style-type: none"> • Charlotte Harbor Estuary (CHEU) • Ten Thousand Islands/ Everglades (TTIEU) 	N/A
Gulf sturgeon	Units 9-14 ¹⁰	N/A
Loggerhead sea turtle (NWA DPS)	<ul style="list-style-type: none"> • Nearshore Reproductive Habitat: Units LOGG-N-14 to 32 • Breeding Habitat: Units LOGG-N-17, 19 • Migratory Habitat: Units LOGG-N-17, 18, 19 • <i>Sargassum</i> Habitat: Unit LOGG-S-01 	N/A
Green sea turtle (NA DPS)	N/A	Culebra Island
Hawksbill sea turtle	N/A	Mona and Monita Island
Leatherback sea turtle	N/A	St Croix Island
Staghorn and elkhorn coral	Area 1: Florida	<ul style="list-style-type: none"> • Area 2: Puerto Rico and Associated Islands • Area 3: St. John/St. Thomas, U.S. Virgin Islands • Area 4: St. Croix, U.S. Virgin Islands
Johnson's seagrass	Units A-J	N/A
North Atlantic right whale	Unit 2	N/A
Atlantic sturgeon	South Atlantic Unit 7 ¹¹	N/A
N/A = Not applicable		

Table 7 (below) provides a complete list of the essential features/primary constituent elements (PCEs) of each critical habitat unit that occurs in Florida and the U.S. Caribbean. Note that the table below refers to both essential features and PCEs of critical habitat. This duality of terms is

¹⁰ Gulf sturgeon critical habitat is under the joint jurisdiction of the USFWS and NMFS, with the USFWS managing riverine habitat and NMFS managing estuarine and marine habitats. Units 9-14 are the only areas under NMFS's jurisdiction that are found in the action area.

¹¹ The South Atlantic Unit 7 (St. Marys Unit) includes the St. Marys River in (1) Camden and Charlton Counties in Georgia and (2) Baker and Nassau Counties in Florida.

because the USFWS uses the term “PCE” and NMFS uses “essential features” when describing critical habitat. When we develop a critical habitat rule jointly with USFWS, the term PCE is often used. Recent amendments to the Services’ joint regulations implementing the ESA, however, removed reference to “primary constituent elements” (81 FR 7414, Feb. 11, 2016). As we explained in the final rule, removing this phrase is not intended to substantively alter anything about the designation of critical habitat, but to eliminate redundancy in how we describe the physical or biological features. New critical habitat rules will describe physical biological features (PBFs) to help identify habitat essential to the conservation of the species. In this Opinion, we refer to the features as they were described in the rule designating that critical habitat. For example, the Gulf sturgeon critical habitat rule refers to PCEs, and thus we have used that term in the table below. Critical habitat boundary maps are available at http://sero.nmfs.noaa.gov/maps_gis_data/protected_resources/critical_habitat/index.html.

Table 7. Essential Features/PCEs/PBFs of Each Critical Habitat Unit in Florida and the U.S. Caribbean

<p>Smalltooth sawfish (74 FR 45353, Sept. 2, 2009)</p>	<p>The physical and biological features essential to the conservation of the U.S. DPS of smalltooth sawfish, which provide nursery area functions are: red mangroves and shallow euryhaline habitats characterized by water depths between the Mean High Water line and 3 ft (0.9 m) measured at Mean Lower Low Water (MLLW). These features are included in critical habitat within the boundaries of the specific areas in paragraph (b) of this section, except where the features were not physically accessible to sawfish at the time of this designation (September 2009); for example, areas where existing water control structures prevent sawfish passage to habitats beyond the structure.</p>
<p>Gulf sturgeon (68 FR 13370, March 19, 2003)</p>	<p>Based on the best available information, there are 7 PCEs essential for the conservation of the Gulf sturgeon. Only the following 4 are under NMFS’s jurisdiction:</p> <ol style="list-style-type: none"> 1. Abundant prey items within estuarine and marine habitats and substrates for juvenile, subadult, and adult life stages; 2. Water quality, including temperature, salinity, pH, hardness, turbidity, oxygen content, and other chemical characteristics, necessary for normal behavior, growth, and viability of all life stages; 3. Sediment quality, including texture and other chemical characteristics, necessary for normal behavior, growth, and viability of all life stages; and 4. Safe and unobstructed migratory pathways necessary for passage within and between riverine, estuarine, and marine habitats (e.g., a river unobstructed by any permanent structure, or a dammed river that still allows for passage).

<p>Loggerhead sea turtle (79 FR 39855, July 10, 2014)</p>	<ol style="list-style-type: none">1. Nearshore reproductive habitat: The PBF of nearshore reproductive habitat as a portion of the nearshore waters adjacent to nesting beaches that are used by hatchlings to egress to the open-water environment as well as by nesting females to transit between beach and open water during the nesting season. The following PCEs support this habitat: (i) Nearshore waters directly off the highest density nesting beaches and their adjacent beaches, as identified in 50 CFR 17.95(c), to 1.6 kilometer (km) offshore; (ii) Waters sufficiently free of obstructions or artificial lighting to allow transit through the surf zone and outward toward open water; and (iii) Waters with minimal man-made structures that could promote predators (i.e., nearshore predator concentration caused by submerged and emergent offshore structures), disrupt wave patterns necessary for orientation, and/or create excessive longshore currents.2. Winter areas: Florida does not contain any winter areas.3. Breeding areas: the PBF of concentrated breeding habitat as those sites with high densities of both male and female adult individuals during the breeding season. PCEs that support this habitat are the following: (i) High densities of reproductive male and female loggerheads; (ii) Proximity to primary Florida migratory corridor; and (iii) Proximity to Florida nesting grounds.4. Constricted migratory habitat: the PBF of constricted migratory habitat as high use migratory corridors that are constricted (limited in width) by land on one side and the edge of the continental shelf and Gulf Stream on the other side. PCEs that support this habitat are the following: (i) Constricted continental shelf area relative to nearby continental shelf waters that concentrate migratory pathways; and (ii) Passage conditions to allow for migration to and from nesting, breeding, and/or foraging areas.5. <i>Sargassum</i> habitat: the PBF of loggerhead <i>Sargassum</i> habitat as developmental and foraging habitat for young loggerheads where surface waters form accumulations of floating material, especially <i>Sargassum</i>. PCEs that support this habitat are the following: (i) Convergence zones, surface-water downwelling areas, the margins of major boundary currents (Gulf Stream), and other locations where there are concentrated components of the <i>Sargassum</i> community in water temperatures suitable for the optimal growth of <i>Sargassum</i> and inhabitation of loggerheads; (ii) <i>Sargassum</i> in concentrations that support adequate prey abundance and cover; (iii) Available prey and other material associated with <i>Sargassum</i> habitat including, but not limited to, plants and cyanobacteria and animals native to the <i>Sargassum</i> community such as hydroids and copepods; and (iv) Sufficient water depth and proximity to available currents to ensure offshore transport (out of the surf zone), and foraging and cover requirements by <i>Sargassum</i> for post-hatchling loggerheads, i.e., > 10-m depth.
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<p><i>Acropora</i> (Staghorn and elkhorn coral) (73 FR 72210, Nov. 26, 2008)</p>	<p>The physical feature essential to the conservation of elkhorn and staghorn corals is: substrate of suitable quality and availability to support larval settlement and recruitment, and reattachment and recruitment of asexual fragments. “Substrate of suitable quality and availability” is defined as natural consolidated hard substrate or dead coral skeleton that is free from fleshy or turf macroalgae cover and sediment cover.</p>
<p>Johnson’s seagrass (65 FR 17786, April 5, 2000)</p>	<p>Based on the best available information, general physical and biological features of the critical habitat areas include adequate water quality, salinity levels, water transparency, and stable, unconsolidated sediments that are free from physical disturbance.</p>
<p>North Atlantic right whale (81 FR 4837, Jan. 27, 2016)</p>	<p>Critical habitat includes 2 areas (Units) located in the Gulf of Maine and Georges Bank Region (Unit 1) and off the coast of North Carolina, South Carolina, Georgia and Florida (Unit 2). Only Unit 2 occurs within the action area.</p> <p>The physical features essential to the conservation of the North Atlantic right whale, which provide calving area functions in Unit 2, are:</p> <ol style="list-style-type: none"> 1. Sea surface conditions associated with Force 4 or less on the Beaufort Scale 2. Sea surface temperatures of 7°C to 17°C 3. Water depths of 20-92 ft (6- 28 m), where these features simultaneously co-occur over contiguous areas of at least 231 squared nautical miles (nmi²) of ocean waters during the months of November through April. When these features are available, they are selected by right whale cows and calves in dynamic combinations that are suitable for calving, nursing, and rearing, and which vary, within the ranges specified, depending on factors such as weather and age of the calves.
<p>Atlantic sturgeon (82 FR 39160, August 17, 2017)</p>	<p>The physical features essential for the conservation of Atlantic sturgeon belonging to the Carolina and South Atlantic DPSs are those habitat components that support successful reproduction and recruitment. These are:</p> <ol style="list-style-type: none"> 1. Hard bottom substrate (e.g., rock, cobble, gravel, limestone, boulder, etc.) in low salinity waters (i.e., 0.0-0.5 parts per thousand range) for settlement of fertilized eggs and refuge, growth, and development of early life stages; 2. Aquatic habitat inclusive of waters with a gradual downstream gradient of 0.5 up to as high as 30 parts per thousand and soft substrate (e.g., sand, mud) between the river mouth and spawning sites for juvenile foraging and physiological development; 3. Water of appropriate depth and absent physical barriers to passage (e.g., locks, dams, thermal plumes, turbidity, sound, reservoirs, gear, etc.) between the river mouth and spawning sites necessary to support: <ol style="list-style-type: none"> (i) Unimpeded movement of adults to and from spawning sites; (ii) Seasonal and physiologically dependent movement of juvenile

	<p>Atlantic sturgeon to appropriate salinity zones within the river estuary; and</p> <ul style="list-style-type: none"> (iii) Staging, resting, or holding of subadults or spawning condition adults. Water depths in main river channels must also be deep enough (at least 1.2 meters) to ensure continuous flow in the main channel at all times when any sturgeon life stage would be in the river; <p>4. Water quality conditions, especially in the bottom meter of the water column, with temperature and oxygen values that support:</p> <ul style="list-style-type: none"> (i) Spawning; (ii) Annual and inter-annual adult, subadult, larval, and juvenile survival; and (iii) Larval, juvenile, and subadult growth, development, and recruitment. Appropriate temperature and oxygen values will vary interdependently, and depending on salinity in a particular habitat. For example, 6.0 mg/L dissolved oxygen or greater likely supports juvenile rearing habitat, whereas dissolved oxygen less than 5.0 mg/L for longer than 30 days is less likely to support rearing when water temperature is greater than 25°C. In temperatures greater than 26°C, dissolved oxygen greater than 4.3 mg/L is needed to protect survival and growth. Temperatures of 13 to 26 °C likely support spawning habitat.
<p>Green sea turtle (63 FR 46693, Sept. 2,1998)</p>	<p>Critical habitat for the green sea turtle is designated in the waters surrounding the island of Culebra, Puerto Rico, from the mean high water line (MHWL) seaward to 3 nmi. These waters include Culebra’s outlying Keys, including Cayo Norte, Cayo Ballena, Cayos Geniquí, Isla Culebrita, Arrecife Culebrita, Cayo de Luís Peña, Las Hermanas, El Mono, Cayo Lobo, Cayo Lobito, Cayo Botijuela, Alcarraza, Los Gemelos, and Piedra Steven. At the time of designation, essential features to critical habitat were not precisely defined; however, the critical habitat was designated to provide protection for important developmental and resting habitats. Juvenile and adult green sea turtles depend on seagrasses as the principal dietary component for foraging. In addition, coral reefs and other topographic features within the waters around Culebra Island and surrounding islands and cays provide green turtles with shelter during interforaging periods that serve as refuge from predators.</p> <p>On April 6, 2016, NMFS published a final rule listing 11 DPSs of the green sea turtle, including the NA DPS. 81 FR 20058; April 6, 2016. NMFS will issue a rule designating critical habitat for the DPSs in a future rulemaking. In the interim, the existing critical habitat designation described herein remains in effect for the NA DPS of green sea turtles.</p>
<p>Hawksbill sea turtles (63 FR 46693,</p>	<p>Critical habitat for the hawksbill sea turtle has been designated in the waters surrounding the islands of Mona and Monito, Puerto Rico, from the MHWL seaward to 3 nmi. At the time of designation, essential features to critical</p>

Sept. 2, 1998)	habitat were not precisely defined; however, the critical habitat was designated to provide protection for important developmental and resting habitats. Hawksbill sea turtles depend on sponges as their principal dietary component and healthy coral reefs for foraging and shelter habitats.
Leatherback sea turtles (44 FR 8491, March 23, 1979)	Critical habitat for the leatherback sea turtle has been designated in the waters adjacent to Sandy Point on the southwest corner of St. Croix, U.S. Virgin Islands, in waters from the 100-fathom curve shoreward to the level of mean high tide, with boundaries at 17°42'12"N and 64°50'00"W. At the time of designation, essential features to critical habitat were not precisely defined; however, critical habitat for leatherback sea turtles was designated to provide protection to sea turtles using these waters for courting, breeding, and as access to and from nesting areas on Sandy Point Beach, St. Croix, U.S. Virgin Islands.

2.2 Activities Analyzed, Project Design Criteria, and Potential Routes of Effect

In this section of the Opinion, we describe the categories of activities under consultation, the PDCs that each activity must meet to be covered under this Opinion, and the expected effects of each category of activities on ESA-listed species and designated critical habitat. In particular, for each category of activity covered by this Opinion, we will provide the following information:

1. Activity Description: A general description of how the activity typically is implemented with sample photos and drawings. We are providing a general overview of the typical implementation for context; the installation materials, methods, and locations are limited by the PDCs.
2. PDCs: A description of the non-discretionary PDCs applicable to all projects covered under this Opinion. The general PDCs ensure that the covered activities meet certain thresholds designed to avoid or minimize impacts on ESA-listed species and critical habitat.

In addition to the general PDCs, each of the 10 categories of covered activities is subject to additional activity-specific PDCs. Like the general PDCs, activity-specific PDCs are non-discretionary requirements for coverage under the Opinion that avoid or minimize the potential effects of permitted activities on ESA-listed species and designated critical habitat.

All PDCs were developed based on information from the USACE's past permitting practices and review of consultations on USACE-authorized in-water construction activities in Florida and the U.S. Caribbean. The activity-specific PDCs are typical of measures used to protect ESA listed species and designated critical habitat and are substantially similar to the PDCs that NMFS included in other programmatic consultations with the USACE in the last 5 years including the SWPBO, 12 SAJ General Permit Programmatic, SAJ-42, SAJ-82, and SPGP IV-R1.

In addition, PDCs designed to avoid or minimize effects on critical habitat are provided at the end of each category of activity when additional protections, beyond the general and activity-specific PDCs, are required to avoid or minimize effects on a particular critical habitat unit.



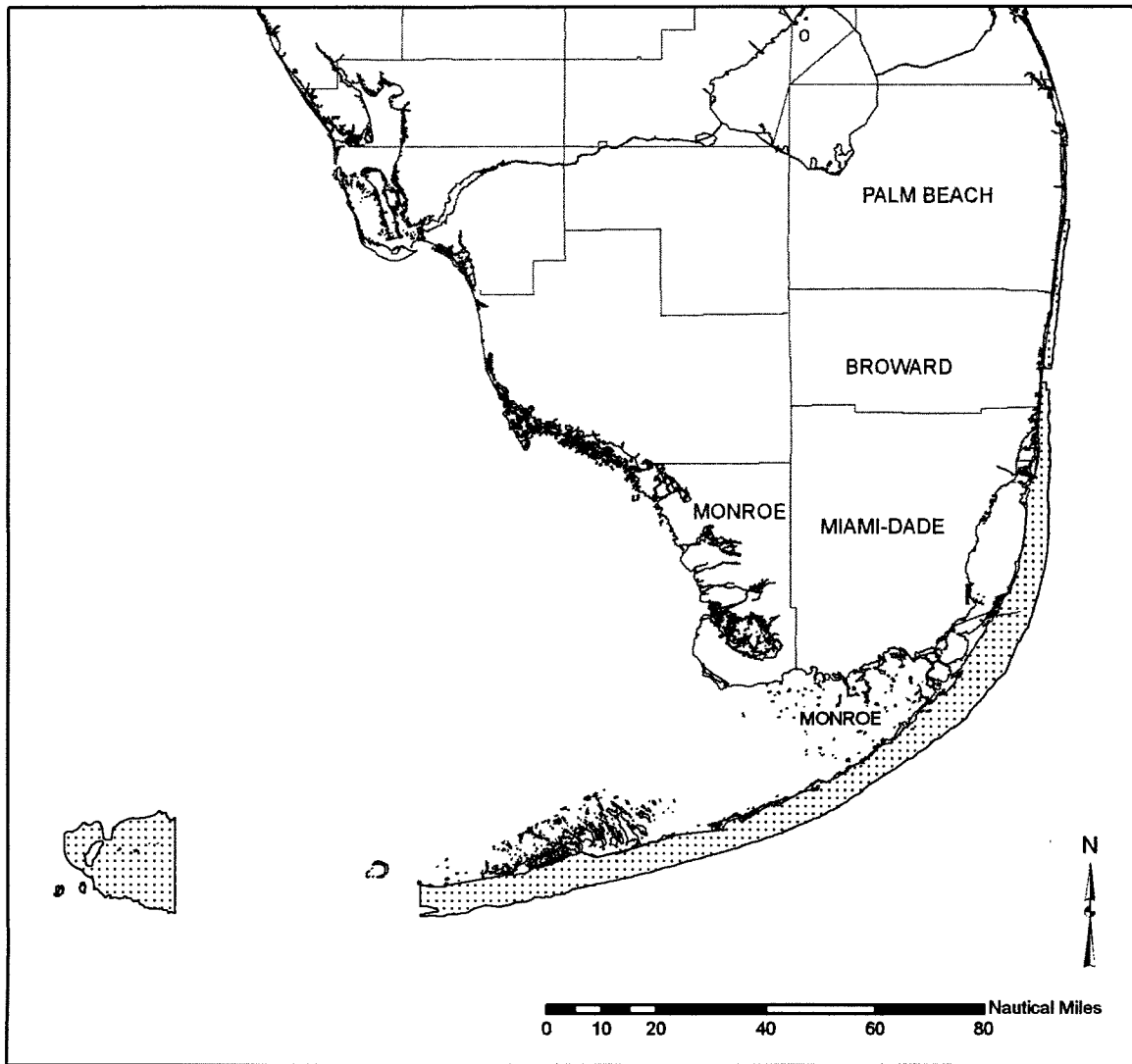
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Attachment 10

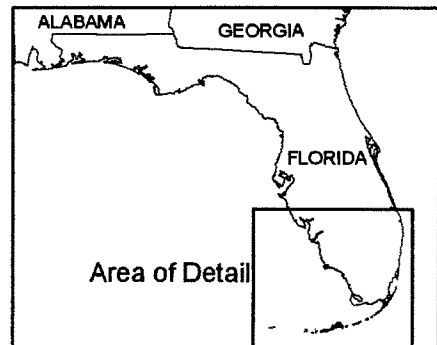
Acropora spp. Critical Habitat Maps.

**Critical Habitat for Elkhorn and Staghorn Corals
Area 1: Florida**



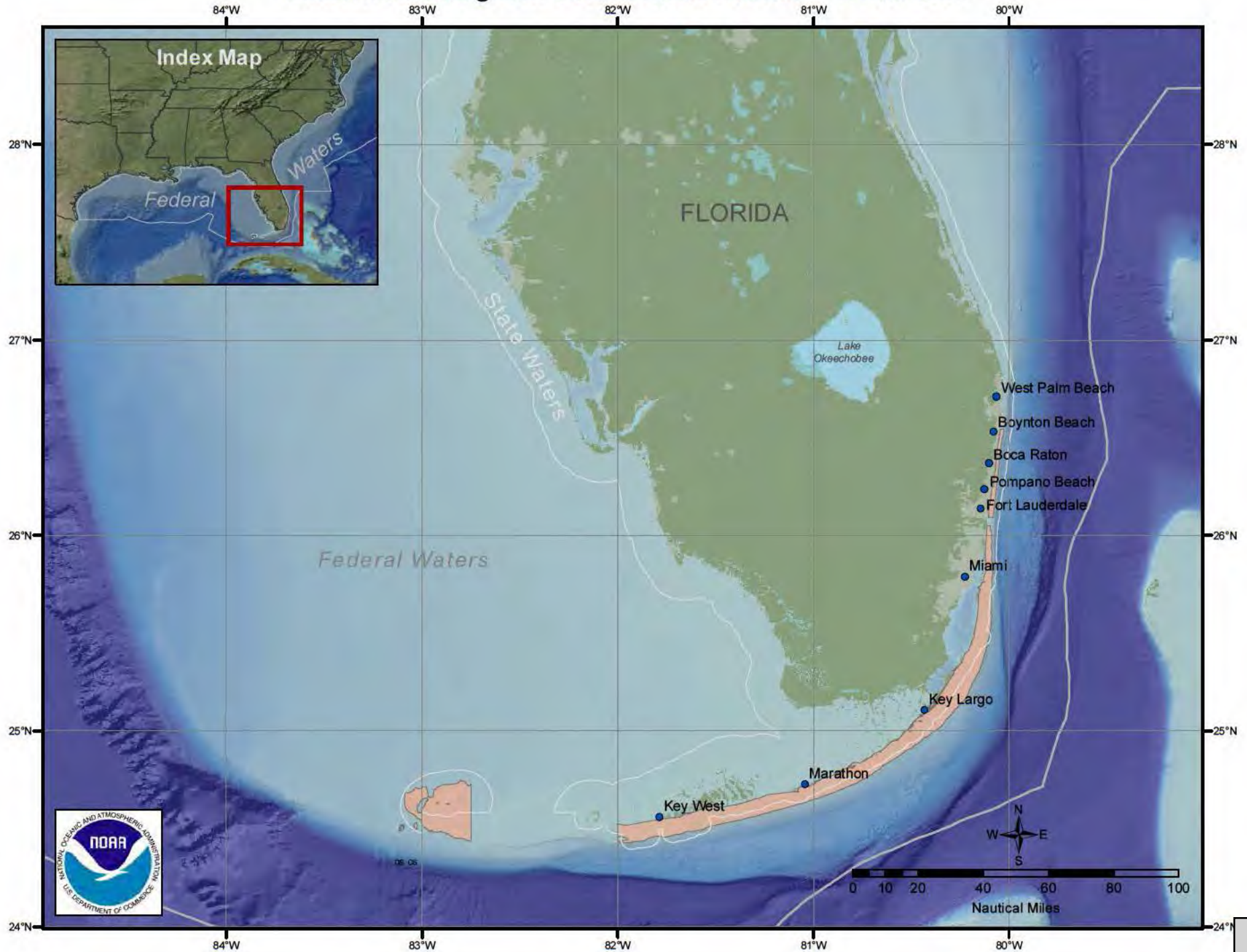
Legend

- County Line
- ▨ Critical Habitat



Elkhorn and Staghorn Coral Critical Habitat - Florida Unit

C





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Attachment 23

Smalltooth Sawfish Critical Habitat Limited Exclusion Zones.

Table 1. Limited Exclusion Zones in Smalltooth Sawfish Critical Habitat

Name	Latitude	Longitude
U.S. 41 Bridges (the area between the following coordinates)		
U.S. 41 (northwest corner)	26.660413°N	81.885243°W
U.S. 41 (northeast corner)	26.666827°N	81.872966°W
U.S. 41 (southwest corner)	26.642991°N	81.873880°W
U.S. 41 (southeast corner)	26.649405°N	81.861605°W
Iona Cove (the area between the following coordinates)		
Iona Cove (northwest corner)	26.521437°N	81.991586°W
Iona Cove (northeast corner)	26.521212°N	81.976191°W
Iona Cove (southwest corner)	26.511762°N	81.991762°W
Iona Cove (southeast corner)	26.511537°N	81.976368°W
Glover Bight (the area between the following coordinates)		
Glover Bight (northwest corner)	26.542971°N	81.997791°W
Glover Bight (northeast corner)	26.542678°N	81.977745°W
Glover Bight (southwest corner)	26.529478°N	81.998035°W
Glover Bight (southeast corner)	26.529185°N	81.977992°W
Cape Coral (the area between the following coordinates)		
Cape Coral (point 1)	26.551662°N	81.947412°W
Cape Coral (point 2)	26.551561°N	81.940683°W
Cape Coral (point 3)	26.539075°N	81.940916°W
Cape Coral (point 4)	26.539205°N	81.951049°W
Cape Coral (point 5)	26.542181°N	81.951047°W
Cape Coral (point 6)	26.542133°N	81.947776°W

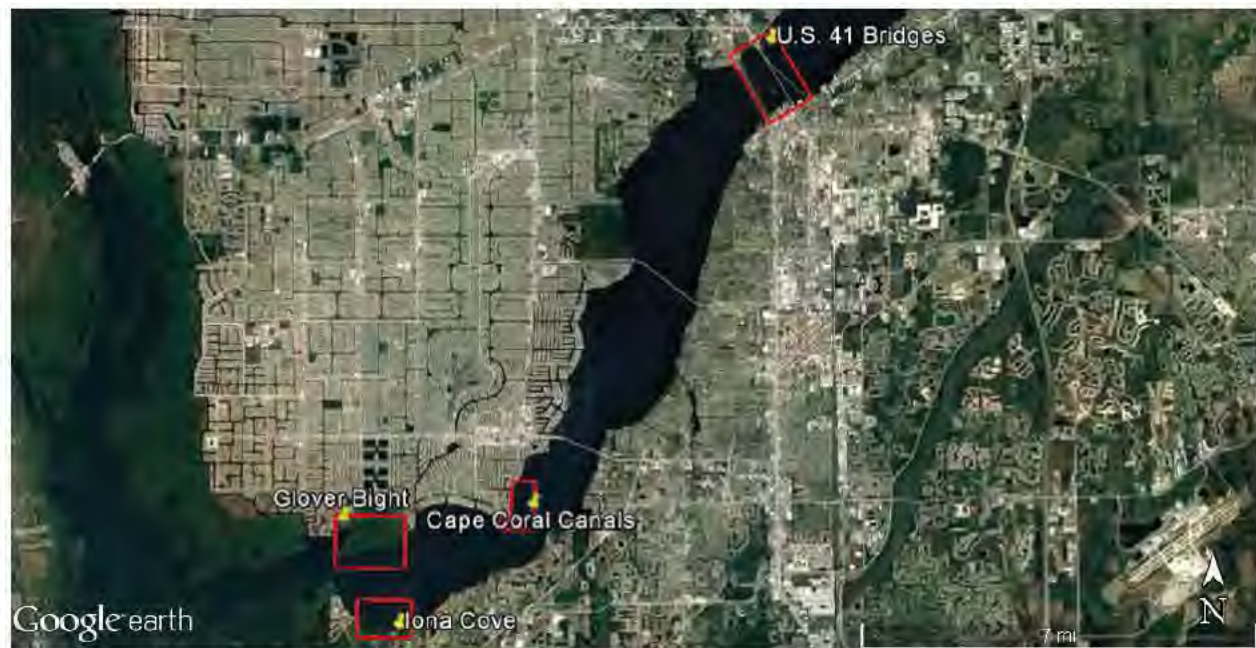


Figure 1. Smalltooth sawfish limited exclusion zones.

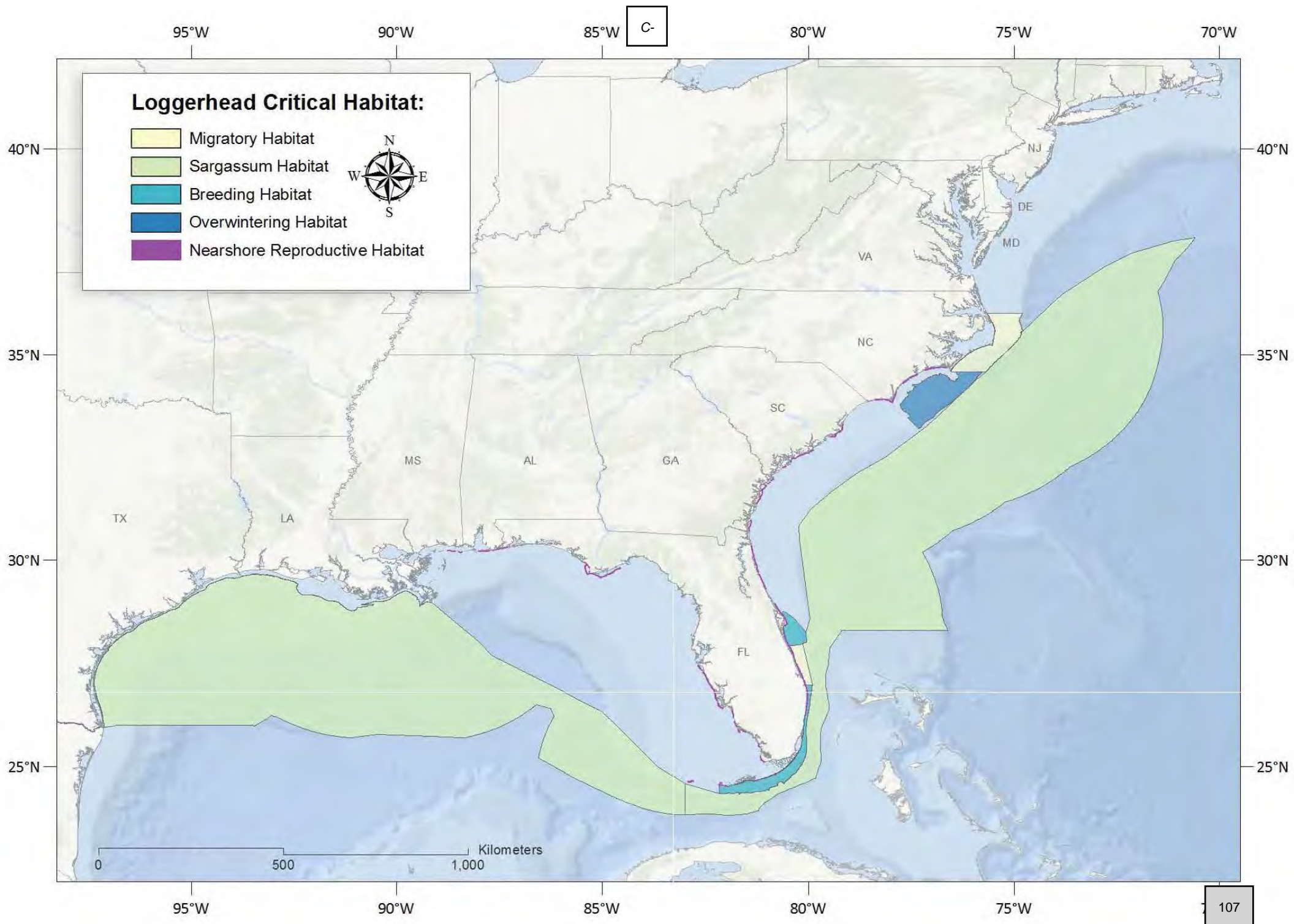


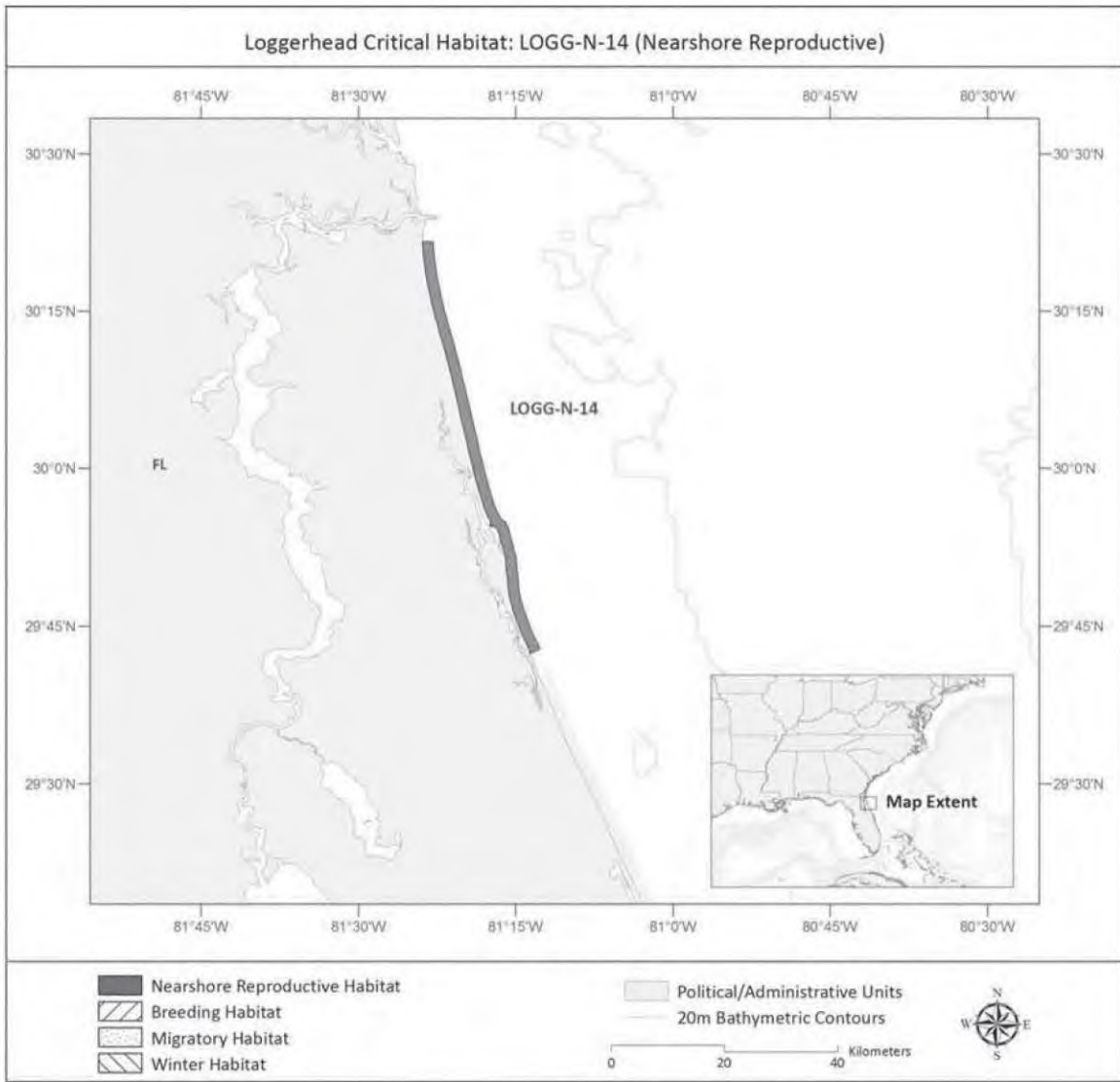
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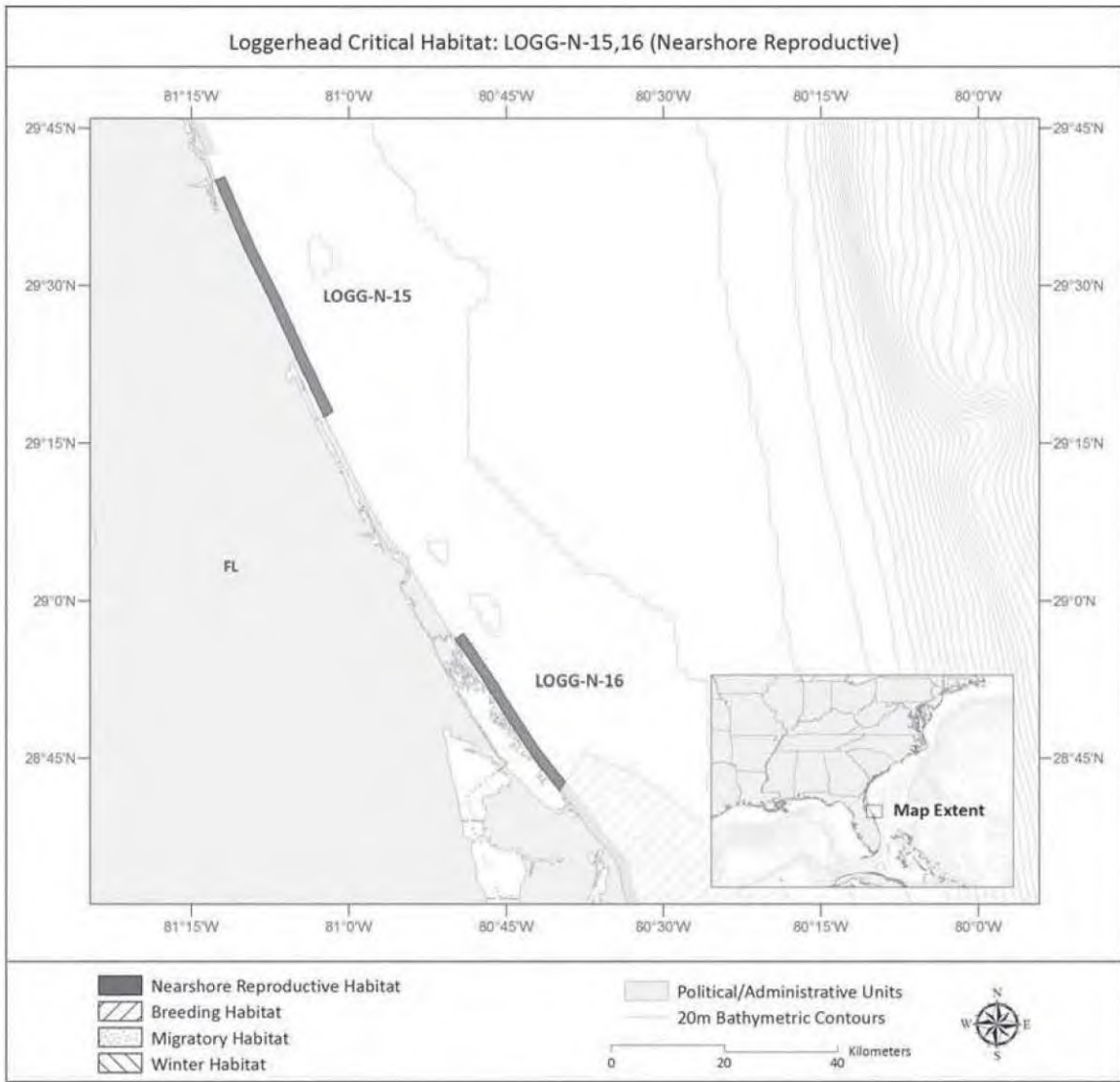
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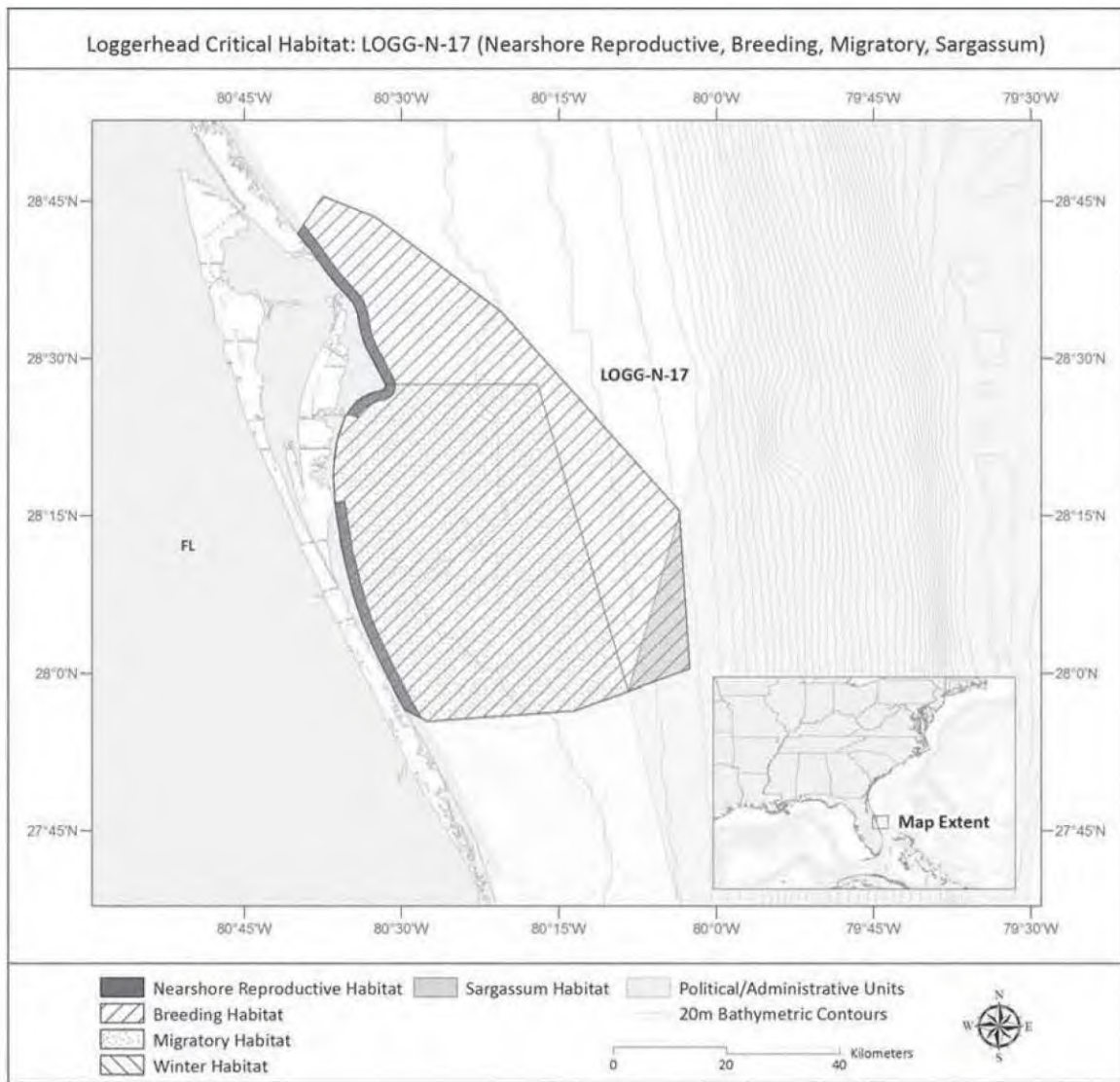
Attachment 24

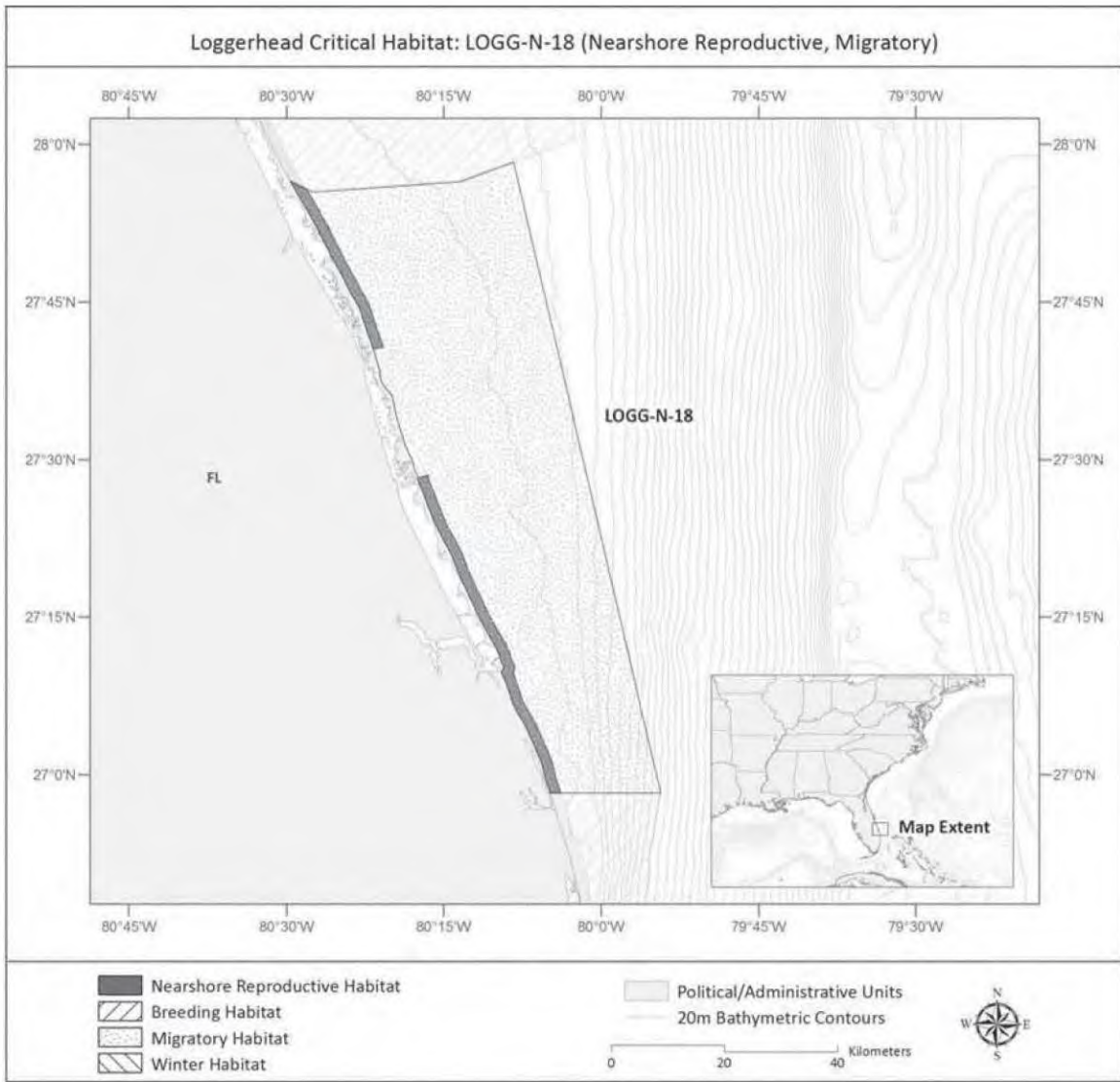
Loggerhead Turtle Nearshore Reproductive Critical Habitat.

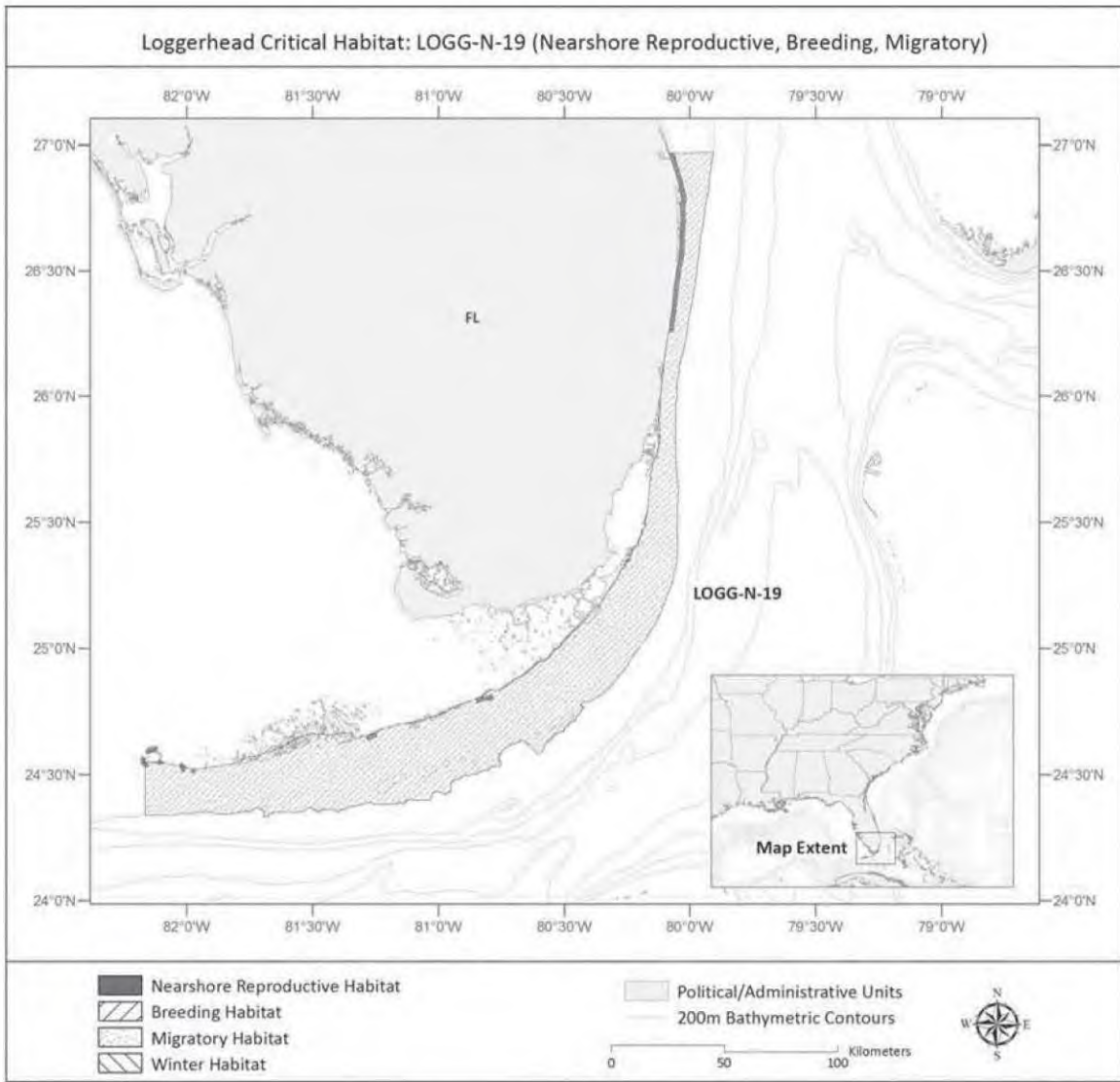


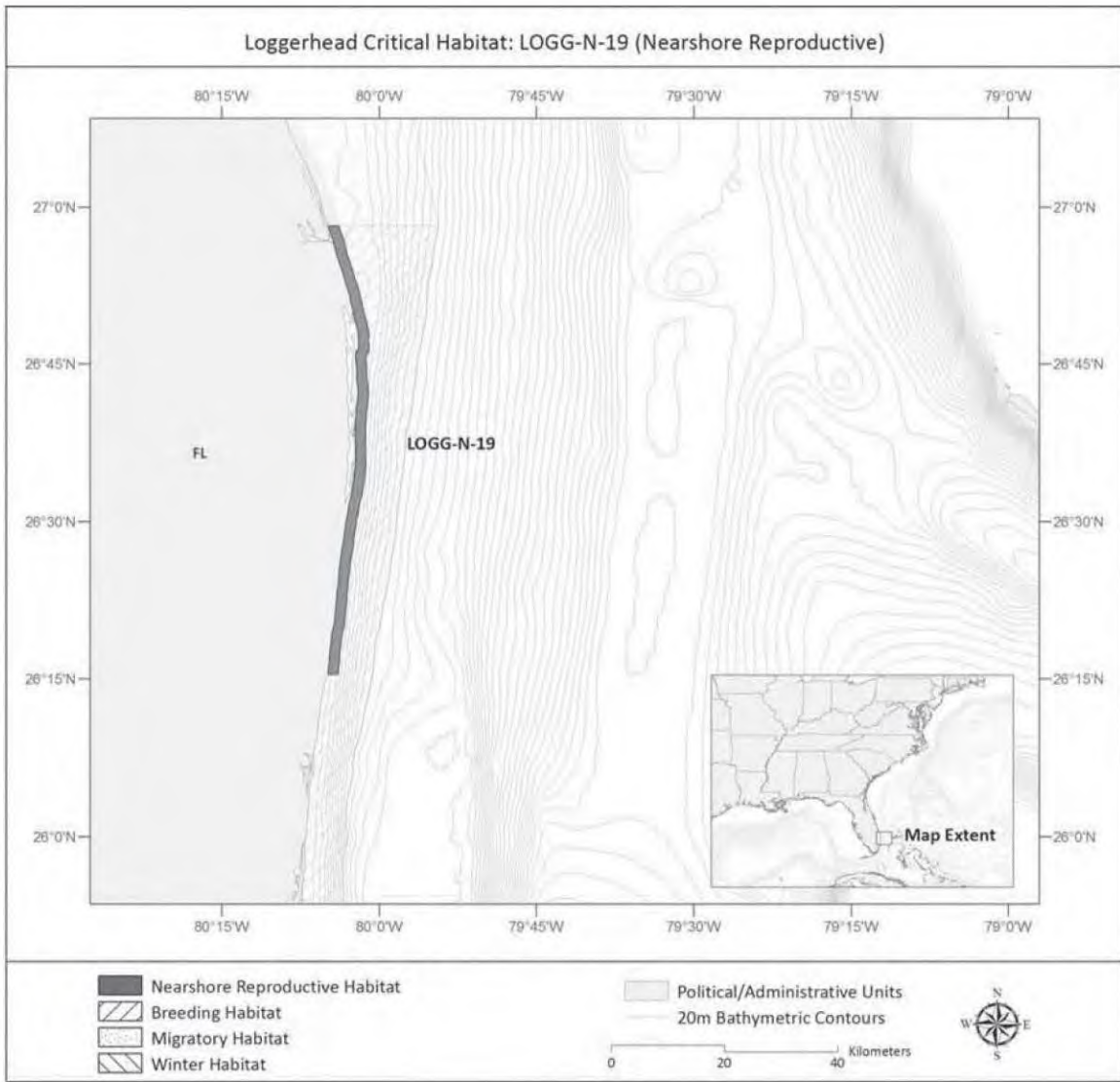


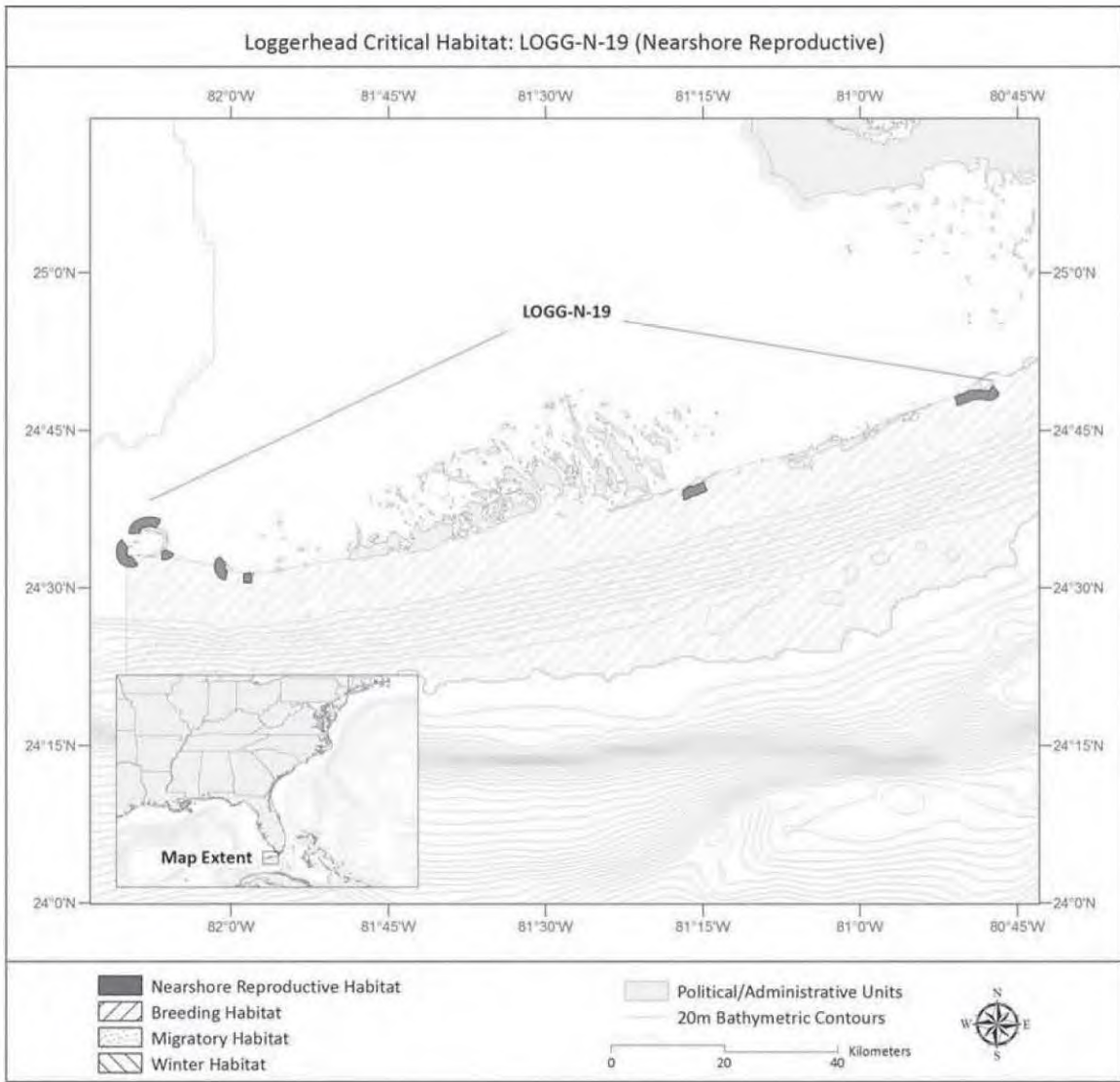


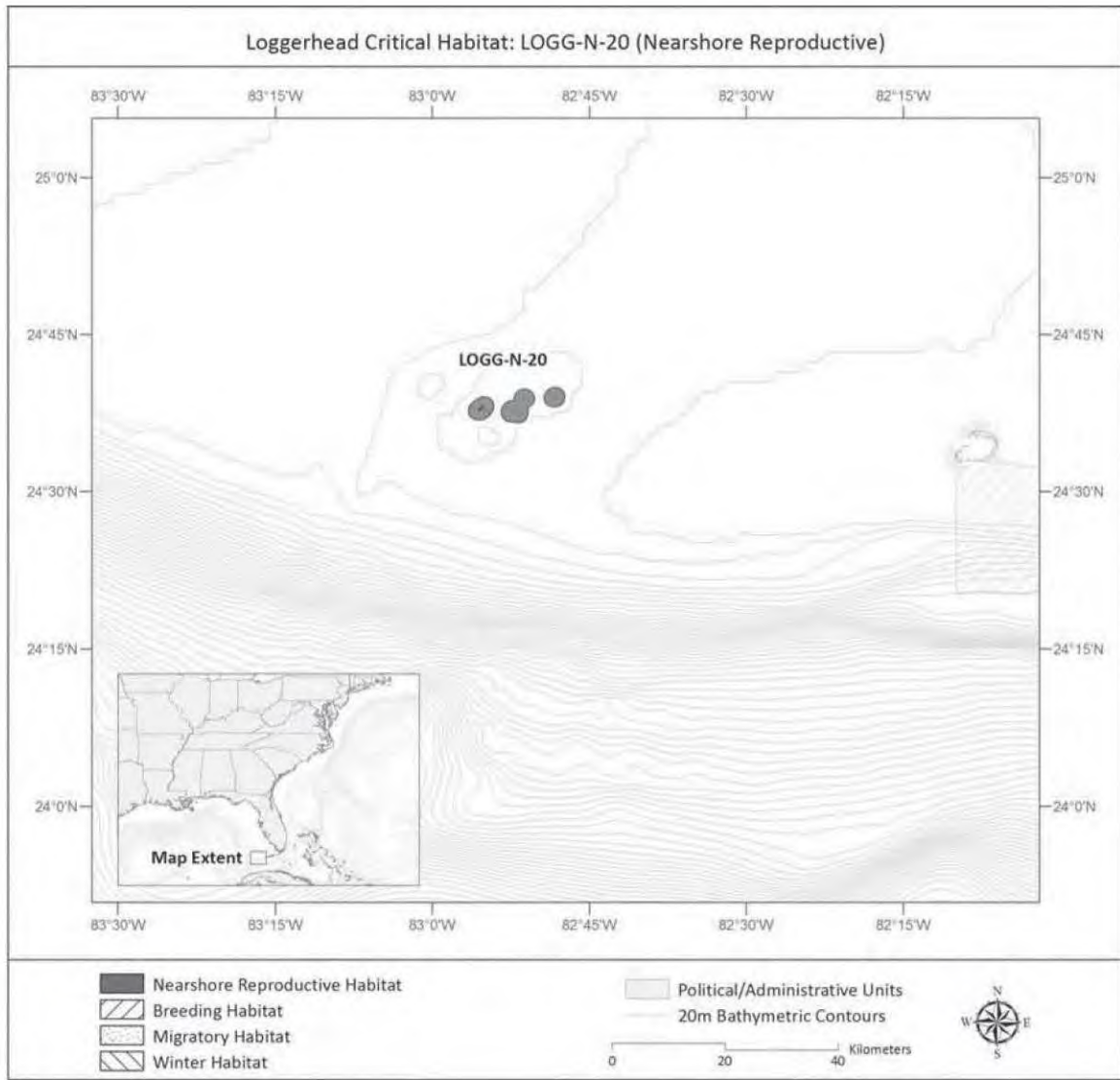


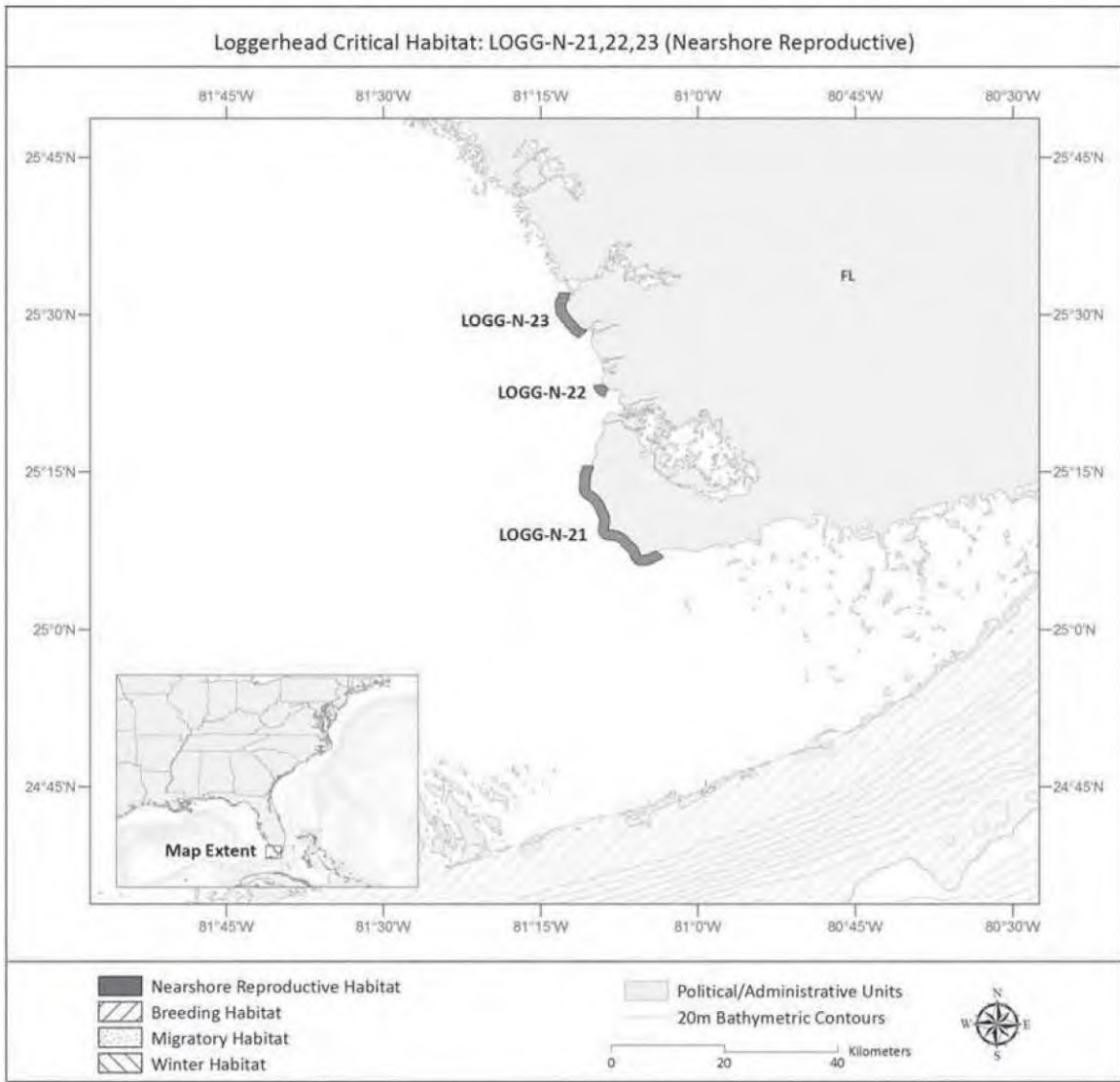


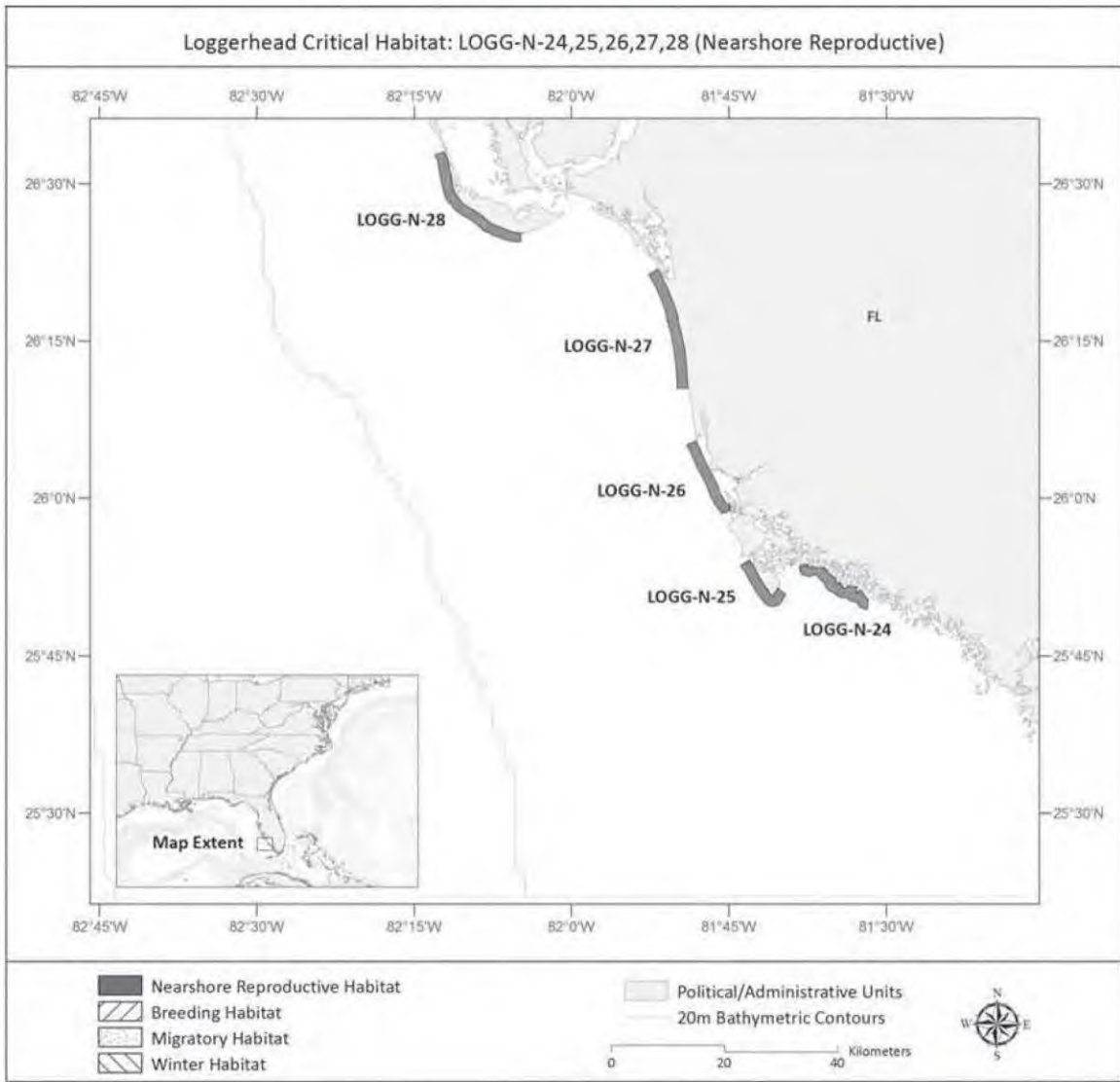


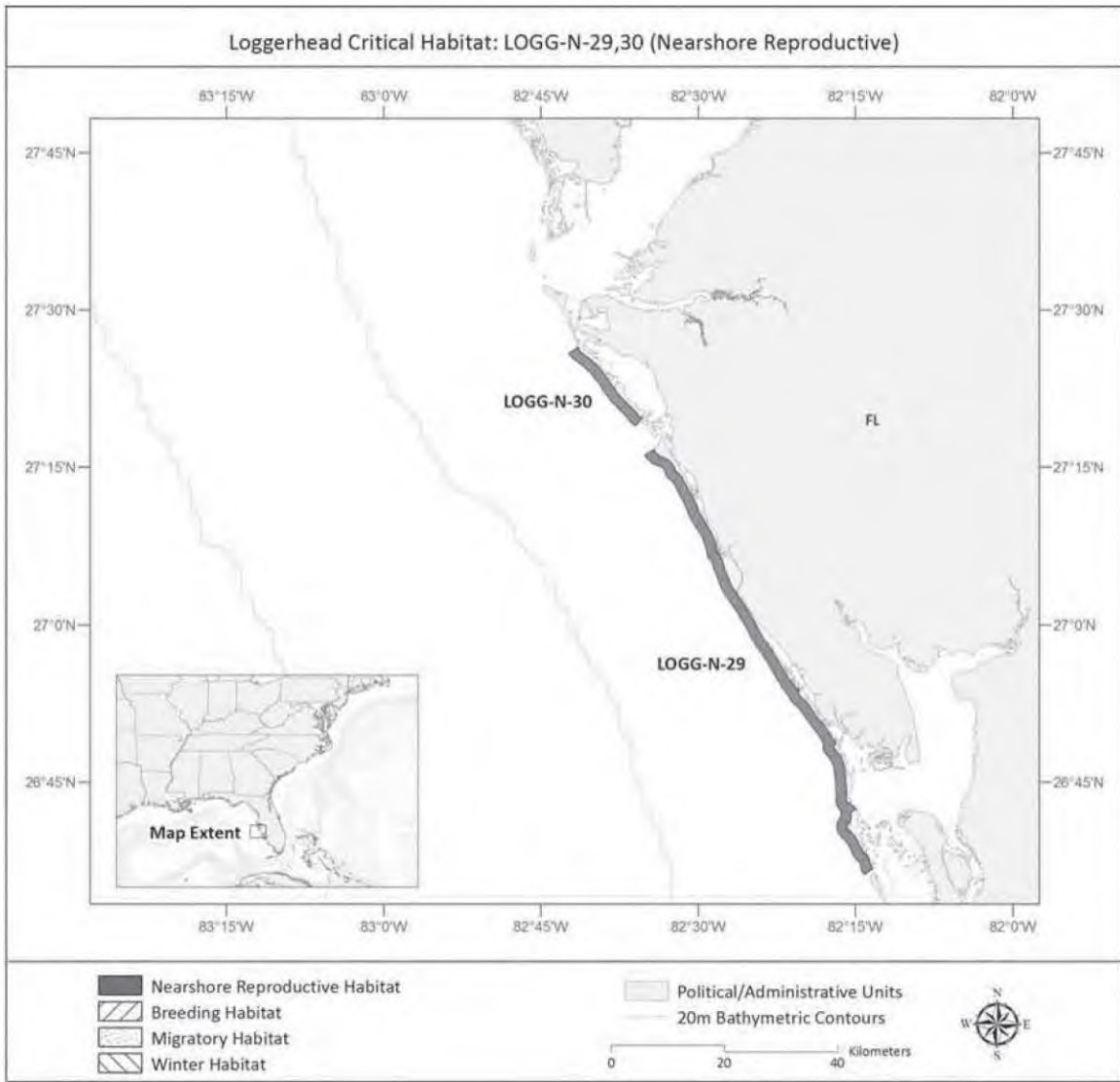


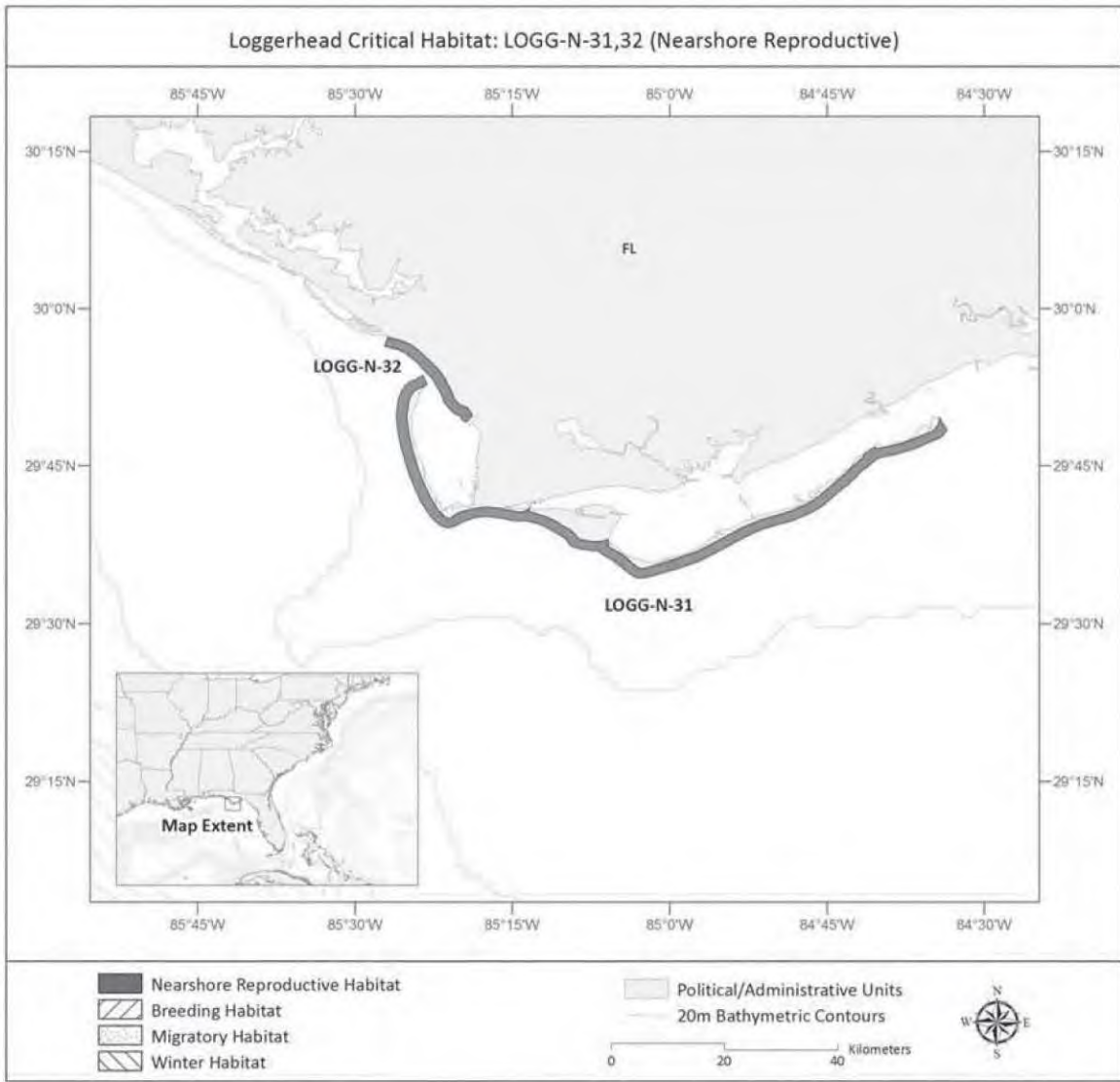


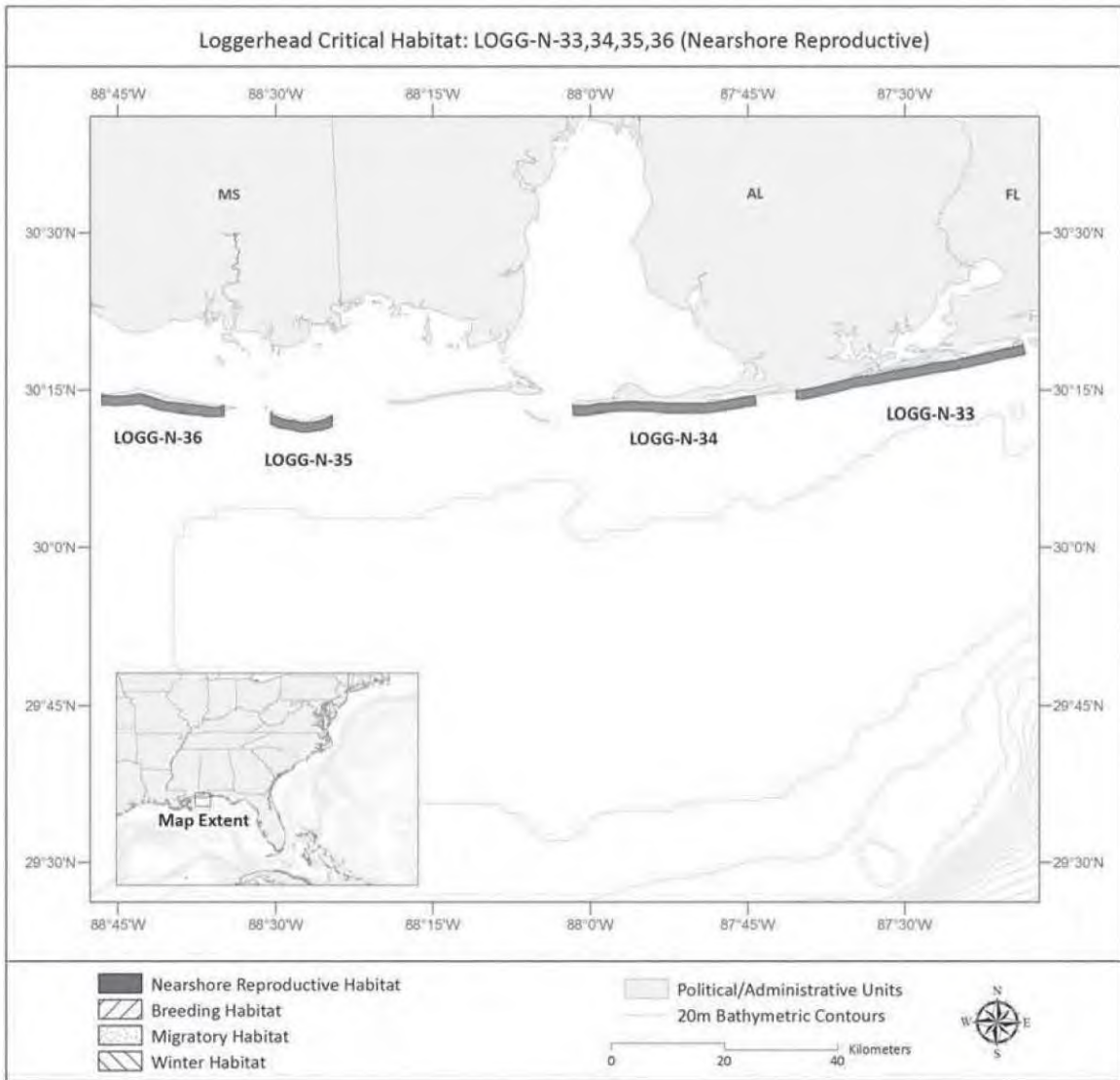














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Attachment 28

Gulf Sturgeon Critical Habitat Restriction Zone.

If additional measures or areas are deemed necessary for protection, or if the areas defined below require modification, meetings (see Section 2.4)

Table 2. Gulf sturgeon critical habitat migratory restriction zones

Water Body	Delineation Type	Point A	Point B	Point C	Point D
Escambia River		30.5146361°N 87.16093°W	30.5323916°N 7.13192°W		
Blackwater/ Yellow Rivers	Line	30.5047°N 87.0475°W	30.5047°N 87.0196583°W		
Choctawhatchee Bay	Line	30.385183°N 86.515394°W	30.3814861°N 86.50684°W		
Choctawhatchee River	Line	30.429794°N 86.147725°W	30.37842°N 86.1252°W		
Apalachicola Bay	Polygon	29.675561°N 85.240283°W	29.6751°N 85.2160583°W	29.681216°N 85.2160583°W	29.684875°N 85.221502°W
Apalachicola Bay	Polygon	29.6308694°N 85.1060027°W	29.6223194°N 85.097038°W	29.6267861°N 85.093172°W	29.63268°N 85.09687°W
Apalachicola Bay	Polygon	29.611361°N 84.958483°W	29.611872°N 84.957338°W	29.61736°N 84.95926°W	29.6161583°N 84.9626638°W
Apalachicola Bay	Polygon	29.765272°N 84.6916361°W	29.77816°N 84.6669027°W	29.78695°N 84.674269°W	29.7721°N 84.695294°W
Apalachicola River	Polygon	29.7131027°N 84.99772°W	29.7120916°N 84.9744472°W	29.734772°N 84.9701027°W	29.731505°N 84.9846027°W
Suwanee River	Line	29.328483°N 83.167525°W	29.291116°N 83.1669694°W		
Suwanee River	Line	29.291116°N, 83.1669694°W	29.2670194°N 83.0946805°W		

Lines (Points A and B) create a line marking the approximate mouth of the river. Projects on the marine side of the mouth of these rivers (i.e., areas under NMFS jurisdiction) must follow the migratory restrictions defined in this section.

Polygons (Points A-D) create an area between the points marking restricted sections of a bay or pass. Projects in these defined areas must follow the migratory restriction requirements defined in this section.



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Attachment 29

North American Right Whale Education Sign Zones.

Table 3. North Atlantic Right Whale Educational Sign Zone

Name	Latitude	Longitude
Cumberland Sound	30.719564°N	81.449467°W
Nassau Sound	30.516611°N	81.444278°W
St. John's River	30.408053°N	81.399467°W
St Augustine Inlet	29.918411°N	81.288117°W
Matanzas Inlet	29.713831°N	81.227000°W
Ponce Inlet	29.083056°N	80.916494°W
Port Canaveral	28.409306°N	80.586689°W
Sebastian Inlet	27.860833°N	80.446725°W
Fort Pierce Inlet	27.471711°N	80.290378°W
St. Lucie Inlet	27.165567°N	80.157236°W
Jupiter Inlet	26.943950°N	80.070908°W
Riviera Beach	26.772353°N	80.034508°W

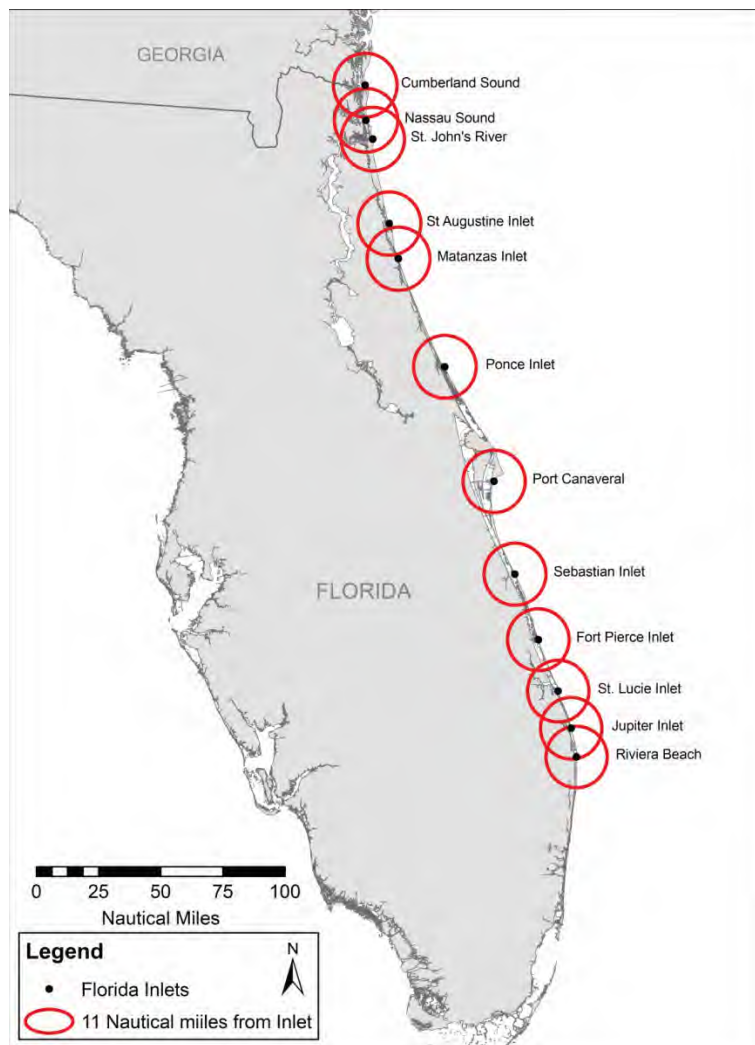


Figure 4. North Atlantic right whale educational sign zones.

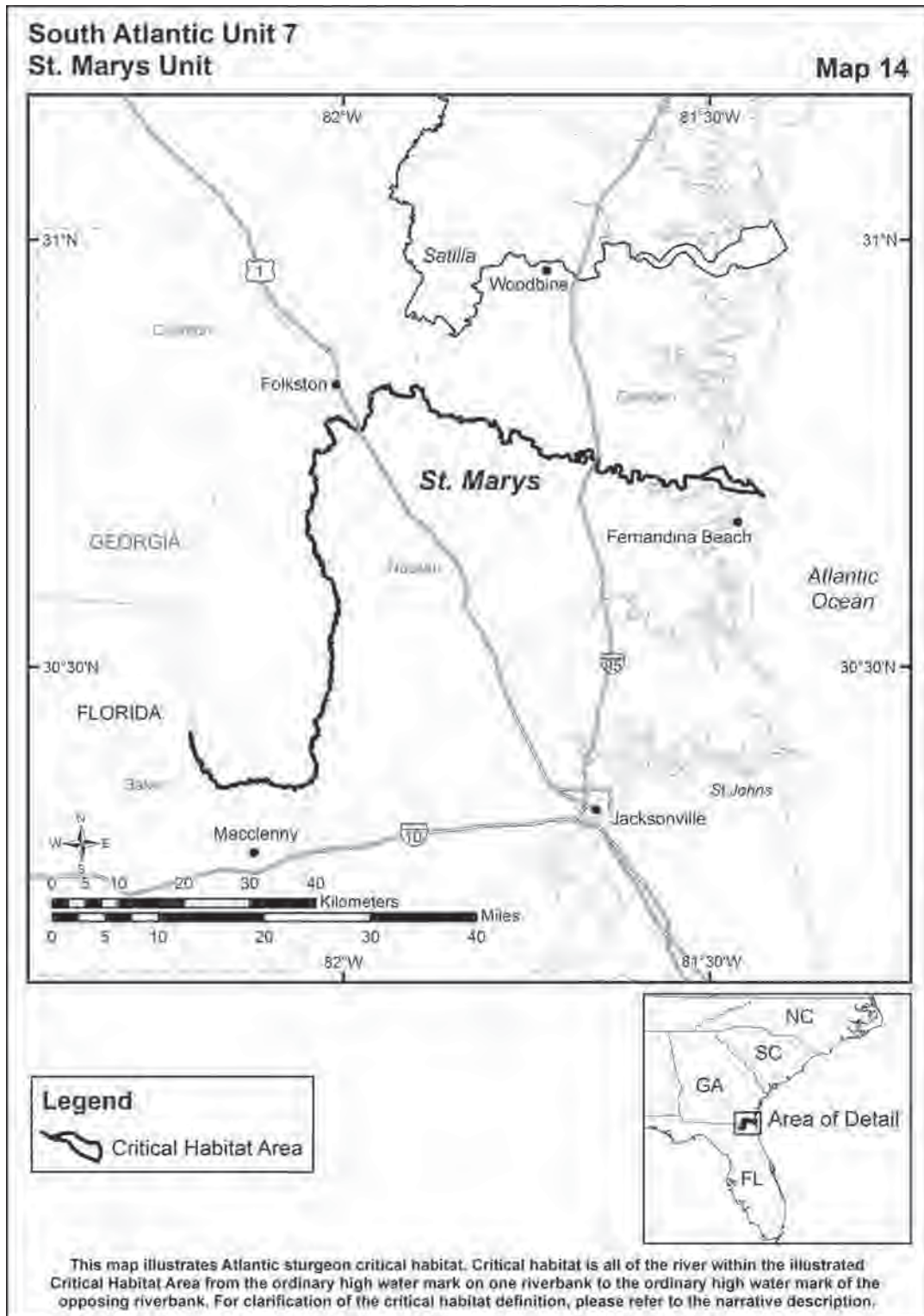


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Attachment 30

Atlantic Sturgeon Critical Habitat Exclusion Zone.



[FR Doc. 2017-17207 Filed 8-16-17; 8:45 am]

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Attachment 32

Self Certification Statement of Compliance.



SELF-CERTIFICATION STATEMENT OF COMPLIANCE
SPGP V-R1

Permit Number: _____

Permittee's Name & Address (please print or type): _____

Telephone Number: _____

Location of the Work: _____

Date Work Started: _____ Date Work Completed: _____

PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO _____

TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations): _____

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

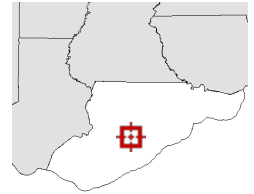
Date



D-



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	36-08S-07W-0000-0131-0020	Alternate ID	07W08S36000001310020	Owner Address	WARD REAL ESTATE INVESTMENTS &
Sec/Twp/Rng	36-8S-7W	Class	VACANT		EQUITY TRUST COMPANY
Property Address		Acreage	4.02		P.O. BOX 242
	EASTPOINT				EASTPOINT, FL 32328
District	5				
Brief Tax Description	4.02 AC M/L IN SECTION				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/8/2021
 Last Data Uploaded: 4/8/2021 7:46:41 AM

Developed by 



APPLICATION FOR DEVELOPMENT
FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT # _____
FEE: \$ _____
RADON: \$ _____
TOTAL: \$ _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
ISSUANCE DATE: _____ EXPIRES: _____

- New Constuction
- Commercial
- Residential
- Substantial Improvement
- Less than Substantial

APPLICATION MUST BE COMPLETE: (Incomplete applications will be review once it has)

MAR 23 2021
BY: _____

Property Owner/s: Render & Pam Ward
Contact Information: Home #: _____ Cell #: 770-328-4434
Mailing Address: 916 Ward Road City/State/Zip: Warm Springs, Ga 31830
EMAIL Address: appliedaquatics@gmail.com

Contractor Name: Arafa, AbdelRaouf Business Name: Energy Conscious Design & Construction
Contact Information: Office #: 850-914-0050 Cell #: 850-814-9911
State License #: CGC060863 County Registration #: _____
Mailing Address: 2108 West 33rd. Street City/State/Zip: Panama City, FL 32405
EMAIL Address: _____

PROPERTY DESCRIPTION: 911 Address: Corner of North Bayshore Drive & Old Ferry Dock Rd. 50N Bayshore Drive
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: _____

JURISDICTION: Franklin County
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

DESCRIPTION OF DEVELOPMENT: RV & Boat Storage
ZONING DISTRICT: Commercial CONTRACT COST: \$ 48,600.00

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____
ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: 4.02 Acres
NO. OF STORIES: _____ STORAGE SQ FOOTAGE: _____ GAS UTILITIES: _____
(Requires Building or General Contractor if over 3 habitable stories including mezzanines.) (VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)

SEPTIC TANK PERMIT # _____ OR SEWER DISTRICT: _____
WATER DISTRICT: _____ OR PRIVATE WELL: _____

WATER BODY: _____
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: _____ FIRM ZONE/S: _____

ELEVATION REQUIREMENTS AS PER SURVEY: _____

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

BUILDING OFFICIAL _____ DATE _____ FLOODPLAIN ADMIN. _____ DATE _____ OWNER/CONTRACTOR _____ DATE _____



PID: 36-085-07W-0000-0131-0020

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 108
125 Sheldon Street
Naples, Florida 34108
34104
Phone: 407-962-2738
Fax: 407-967-1101

January 21, 2021

Legal Description of a 4.02 Acre Tract
Certified To: Equity Trust Company Custodian FBO Pamela D. Ward IRA 70% undivided interest and Ward Real Estate Investments, L.L.C. 30% Undivided Interest 706-616-5465.
Kristy Branch Banks, P.A.,
Old Republic National Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051, Florida Administrative Code).

Commence at a point marking the Southeast corner of the Northwest Quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida, thence run North along the East boundary of said Northwest Quarter 564.00 feet to an iron pipe marking the East boundary of Lot 8, Block "168" of David H. Brown Estates, Inc.'s Addition to Eastpoint, Florida, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 4 of the Public Records of Franklin County, Florida; said point also lying on the Northerly right of way boundary of Power Parkway; thence leaving said East boundary run South 86 degrees 41 minutes 56 seconds West along said Northerly right of way boundary 395.43 feet to an iron rod and cap (marked 7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 86 degrees 41 minutes 56 seconds West 317.12 feet to an iron rod and cap (marked #7160) lying on the Easterly right of way boundary of North Bayshore Drive, said point also marking a point of curve concave to the Southeast; thence run Northerly along said Easterly right of way boundary and said curve with a radius of 950.00 feet; through a central angle of 25 degrees 57 minutes 27 seconds, for an arc distance of 430.39 feet; chord being North 17 degrees 44 minutes 11 seconds East, 426.72 feet to a concrete monument (marked 2919); thence continue Northeasterly along said Easterly right of way boundary and said curve with a radius of 950.00 feet; through a central angle of 06 degrees 20 minutes 15 seconds, for an arc distance of 105.08 feet; chord being North 30 degrees 02 minutes 42 seconds East, 105.02 feet to an iron rod and cap (marked 7160) lying on the point of intersection with the Southerly right of way boundary of Old Ferry Dock Road; thence leaving said Easterly right of way boundary and said curve run South 79 degrees 57 minutes 58 seconds East along said Southerly right of way boundary 254.44 feet to a concrete monument (marked 2919) marking a point of curve to the right having a radius of 2260.56 feet; through a central angle of 02 degrees 42 minutes 13 seconds, for an arc distance of 106.66 feet; chord being South 78 degrees 36 minutes 52 seconds East

Page 1 of 2

Legal Description



DIMENSION OF THE PERIMETERS



Alternate ID 07W085360000013 10020
Class VACANT
Acreage 4.02
Owner Address WARD REAL ESTATE TRUST
EQUITY TRUST
P.O. BOX 242

FLOOD MAP

Prepared by
EGDC Inc.
5448

EGDC Energy Conscious Design & Construction
2108 W. 39th Street, Panama City, FL 32405
(850)914-0050, ecadc.egc@gmail.com

PROJECT: SITE PLAN FOR WARD PROPERTY AT EAST POINT
ADDRESS: OLD FERRY DOCK ROAD & NORTH BAY SHORE DR
PID#: 36-085-07W-0000-0131-0020

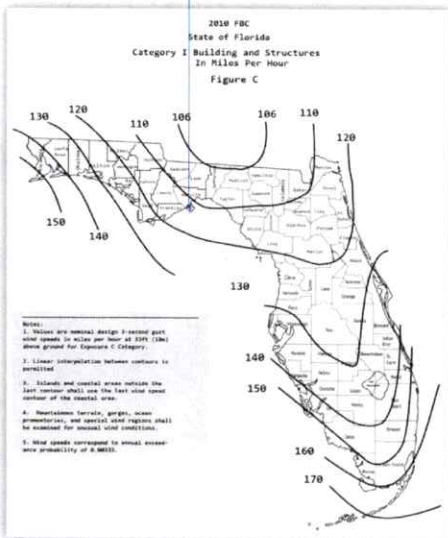
ENGINEERING DESIGNED BY:
DR. RAOUF ARAFA, Ph.D., P.E.

DATE:	3/30/2021
SCALE:	AS SHOWN
SHEET:	PAGE 2

**SITE PLAN FOR WARD PROPERTY AT EAST POINT
ENERGY CONSCIOUS DESIGN & CONSTRUCTION
120 OLD FERRY DOCK RD., EASTPOINT, FL 32328
PID#: 36-085-07W-0000-0131-0020**

- 1) Scope of Work
- 2) Site Data / Legal Description
- 3) Site Plan
- 4) 3D of Site Plan
- 5) Survey

Location: Corner of North Bay Shore Dr & Old Ferry Dock Rd



SCOPE OF WORK & BUILDING SPECS
DESIGN THE SITE PLAN FOR RV & BOAT STORAGE PIN THE LOCATION OF AN OFFICE AND FEW RV AND BOAT STORAGE'S AS WELL AS THE NECESSARY PARKING. THE FOLLOWING IS THE FOCUS OF THIS DESIGN:

- CALCULATE THE RATIO OF IMPERVIOUS AREA.
- CONTAIN AND HANDLE THE RUN OFF WATER
- HANDLE THE STORM WATER THROUGH THE PROPER GRADING, SWALES, AND STORAGE



ECDCC Energy Conscious Design & Construction
2105 N. 33rd Street, Panama City, FL 32405
(850)914-0050, ecdc.egf@gmail.com

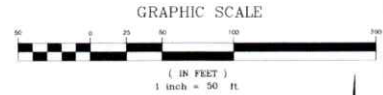
PROJECT: SITE PLAN FOR WARD PROPERTY AT EAST POINT
ADDRESS: OLD FERRY DOCK ROAD & NORTH BAY SHORE DR
PID#: 36-085-07W-0000-0131-0020
Scope of Work

ENGINEERING DESIGNED BY: DR. RAOUF ARAFA, Ph.D., P.E.

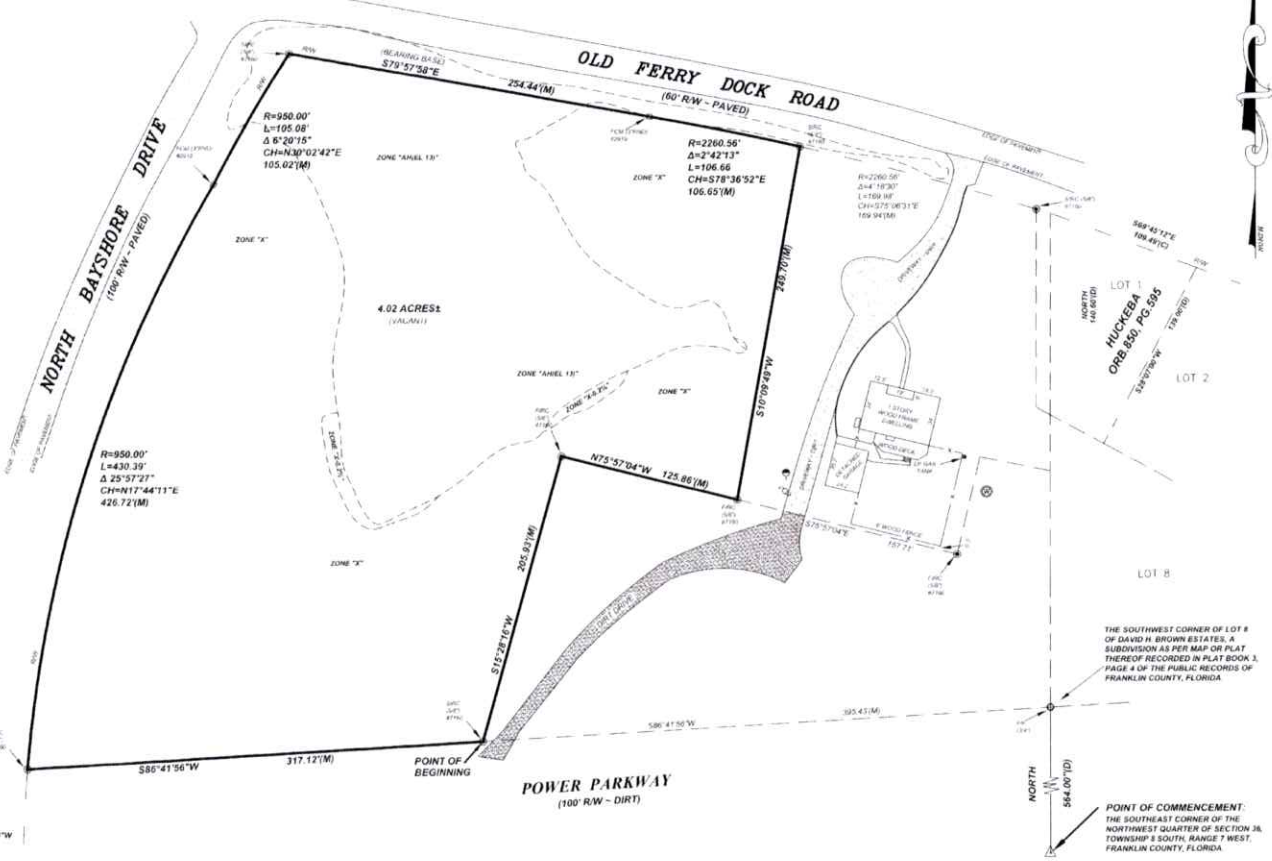
DATE: 3/30/2021
SCALE: A/N
SHEET: PAGE 1

D-

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
EQUITY TRUST COMPANY CUSTODIAN FBO PAMELA D. WARD IRA 70%
UNDIVIDED INTEREST AND WARD REAL ESTATE INVESTMENTS, LLC, 30% UNDIVIDED INTEREST 706-616-5465
KRISTY BRANCH BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



- LEGEND**
- M MEASURED
 - RSP RECORD PLAT
 - D RECORD DEED
 - FCM FOUND CONCRETE MONUMENT
 - FIRC FOUND IRON ROD AND CAP
 - SIRC SET (5/8") IRON ROD AND CAP #7102
 - FIR FOUND IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FNC FOUND NAIL AND CAP
 - RW RIGHT-OF-WAY
 - NOT TO SCALE
 - POINT NOT SET OR FOUND



- NOTES:**
1. SURVEY SOURCE: Deed of record and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Southerly right of way boundary of Old Ferry Dock Road being South 79 degrees 57 minutes 58 seconds East as per deed of record.
 3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING MONUMENTATION.
 6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 7. See attached sheet for legal description.

FLOOD ZONE INFORMATION:
Subject property is located in Zones "X" "X-0.2%" and "AH (EL 13)" as per Flood Insurance Rate Map Community Panel No. 120088 0532F, index date: February 05, 2014, Franklin County, Florida.

1. I certify that I am duly qualified under the applicable statutes and regulations and that I am duly licensed under the applicable statutes and regulations and that I am duly licensed under the applicable statutes and regulations and that I am duly licensed under the applicable statutes and regulations.

James M. Roddenberry
JAMES M. RODDENBERRY
No. 426
STATE OF FLORIDA
LICENSED SURVEYOR AND MAPPING ENGINEER

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 700 • 121 SHELDON STREET • SOPHOPPY, FLORIDA 32158
PHONE: 386.861.4300 FAX: 386.861.4301
E-MAIL: JRM@TRANDAM.COM

DATE: 01/21/21	DRAWN BY: BS/MD	FILE: 18-217
DATE OF LAST FIELD WORK: 01/20/21	NO. FOR PLAT: COUNTY: FRANKLIN	JOB NUMBER: 18-217

ECDC Energy Conscious Design & Construction
2108 W. 33rd Street, Panama City, FL 32405
(850)914-0050, ecdc.egg@gmail.com

ENGINEERING DESIGNED BY: PROJECT SITE PLAN FOR WARD PROPERTY AT EAST POINT
DR. RAOUF ARSAFA, Ph.D., P.E.
ADDRESS: OLD FERRY DOCK ROAD & NORTH BAY SHORE DR.
PID#: 36-085-07W-0000-0131-0020

DATE: 3/30/2021
SCALE: A=N
SHEET: PAGE 5

D-



Total Area: 170,715 sq. ft.
Impervious Area: 31,525 sq. ft.
Pervious Area: 139,190
Ratio of Impervious : 18.5 %

SCALE : 1" = 40'

Drawn Right By
ECDC, Inc.
E-mail

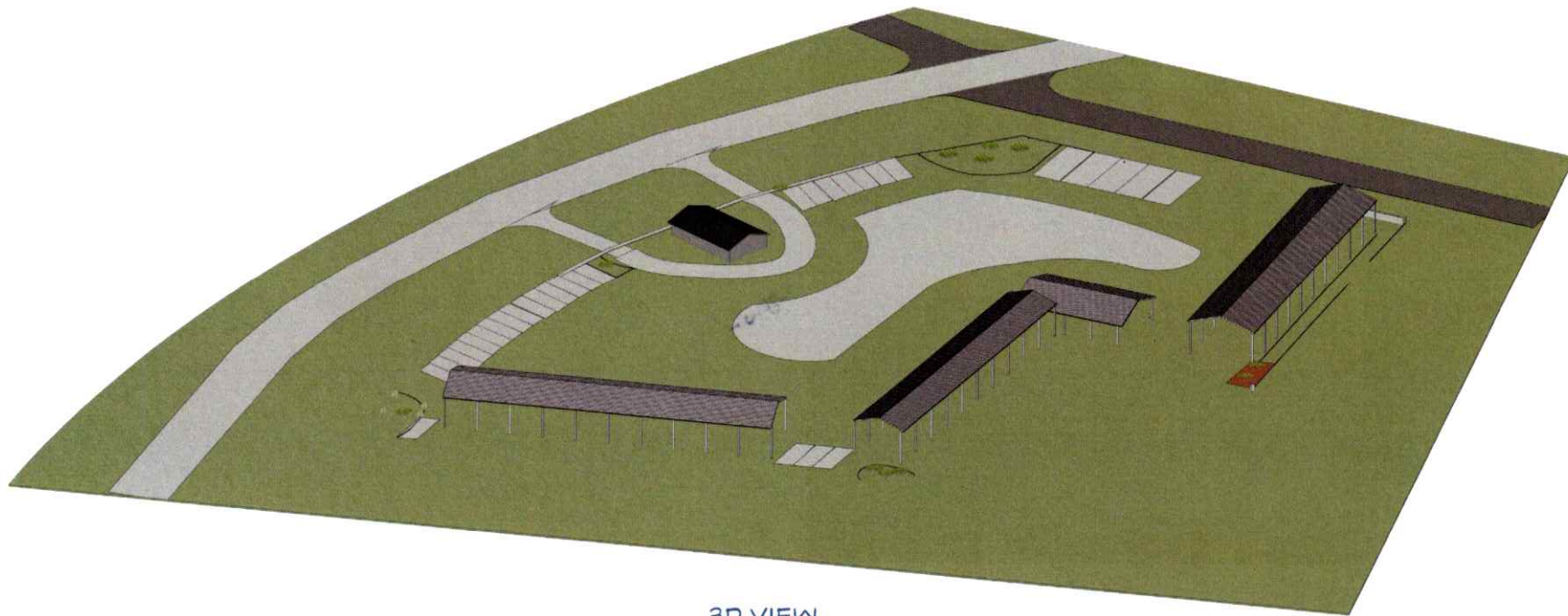
ECDC Energy Conscious Design & Construction
2108 N. 33rd Street, Panama City, FL 32405
(850)914-0050, ecde.ecg@gmail.com

PROJECT: SITE PLAN FOR WARD PROPERTY AT EAST POINT
ENGINEERING DESIGNED BY: DR. RAOUF ARAFA, Ph.D., P.E.
ADDRESS: OLD FERRY DOCK ROAD & NORTH BAY SHORE DR
PID#: 36-085-07W-0000-0131-0020

SITE PLAN

DATE:
3/30/2021
SCALE:
A N
SHEET:
PAGE 3

D-



3D VIEW

SCALE : 1" = 30'



E-

APPLICATION FOR DEVELOPMENT

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #

FEE: \$
RADON: \$
FLOOD: \$
C.S.I.: \$
TOTAL: \$

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE: ISSUANCE DATE: EXPIRES:

- X New Constuction
X Commercial
Residential
Substantial Improvement
Less than Substantial

APPLICATION MUST BE COMPLETE: (We will no longer accept incomplete applications)

Property Owner/s: Alligator Point Volunteer Fire Department
Contact Information: Home #: 850-566-6200
Mailing Address: P.O. Box 291 City/State/Zip: Panacea FL 32346
EMAIL Address: Paul@harborpointrealty.com

Contractor Name: Business Name:
Contact Information: Office #: Cell #:
State License #: County Registration #:
Mailing Address: City/State/Zip:
EMAIL Address:

PROPERTY DESCRIPTION: 911 Address: 37 Tom Roberts Rd on Alligator Point
Lot/s: 7 Block: Southwest Cape Subdivision: Unit:
Parcel Identification #: 06-07S-01W-1002-0000-0070

JURISDICTION: X Franklin Coun City of Carrabelle
Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa X Alligator Point

DESCRIPTION OF DEVELOPMENT: New firetruck garage - no meeting or office space or bathroom
ZONING DISTRICT: R-1 CONTRACT COST: 120,000 estimated

HEATED SQ FT: 1200 UN-HEATED SQ FT: 0 TOTAL SQUARE FOOT: 1200
ROOF MATERIAL: metal FOUNDATION TYPE: slab LOT DEMENSION: 100x150
NO. OF STORIES: 1 UNDERNEATH STORAGE SQ FOOTAGE:
(Requires Building or General Contractor if over 3 habitable stories including mezzanines.) (VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)

SEPTIC TANK PERMIT #: Alligator Point OR SEWER DISTRICT:
WATER DISTRICT: Alligator Harbor OR PRIVATE WELL:

WATER BODY: Alligator Harbor
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: FIRM ZONE/S: X Zone

ELEVATION REQUIREMENTS AS PER SURVEY:
Requires V-Zone Certification Requires Elevation Certificates Requires Smart Vents Requires Breakaway Walls

Paul B Parker, Board Member 5/3/21

BUILDING OFFICIAL DATE FLOODPLAIN ADMIN. DATE OWNER/CONTRACTOR

SUPPLEMENT E- APPLICATION

1- Proposed Alteration of the Land:

- Determination of COE & DEP Wetlands: _____
- Amount and location of Fill to be placed on property: _____
- Percentage of land to be placed in impervious surface: _____

2- Critical Shoreline Inspection:

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

3- Elevation Requirements:

- FLOOD ZONE: _____ BASE FLOOD ELEVATION: _____
- LOWEST BASE FLOOD ELEVATION AT BUILDING SITE: _____
- A/AE/AH/AO ZONES: Elevation of bottom of the first floor: _____
- VE Zones: Elevation of the first floor horizontal support structure: _____

DEVELOPMENT APPLICATION CHECKLIST

RESIDENTIAL:

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

FORMS REQUIRED IN FLOOD ZONES: (Additional)

- _____ Topographical Survey
- _____ Flood Plain Management Review (Requires Permit)
- _____ V Zone Certification (If Applicable)
- _____ Smart Vent Certification (If Applicable)
- _____ Elevation Affidavit

COMMERCIAL: (Additional to Residential)

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

SUB-CONTRACTOR LIST

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

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

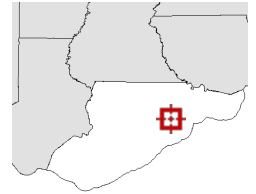
- | | | | |
|-------------------|-------------|-------------------|-------------|
| Contractor: _____ | □Registered | Insulation: _____ | □Registered |
| Electrical: _____ | □Registered | Painting: _____ | □Registered |
| Plumbing: _____ | □Registered | Framing: _____ | □Registered |
| HVAC: _____ | □Registered | Masonry: _____ | □Registered |
| Roofing: _____ | □Registered | Tile: _____ | □Registered |
| Piling: _____ | □Registered | Other: _____ | □Registered |
| Concrete: _____ | □Registered | Other: _____ | □Registered |
| Siding: _____ | □Registered | Other: _____ | □Registered |



E-



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	06-07S-01W-1002-0000-0070	Alternate ID	01W07S06100200000070	Owner Address	ALLIGATOR POINT VOL.FIRE DEPT.
Sec/Twp/Rng	--	Class	COUNTY		PO.BOX 291
Property Address		Acreege	0.344		PANACEA, FL 32346
District	7				
Brief Tax Description	SOUTHWEST CAPE, LOT 7				
	<i>(Note: Not to be used on legal documents)</i>				

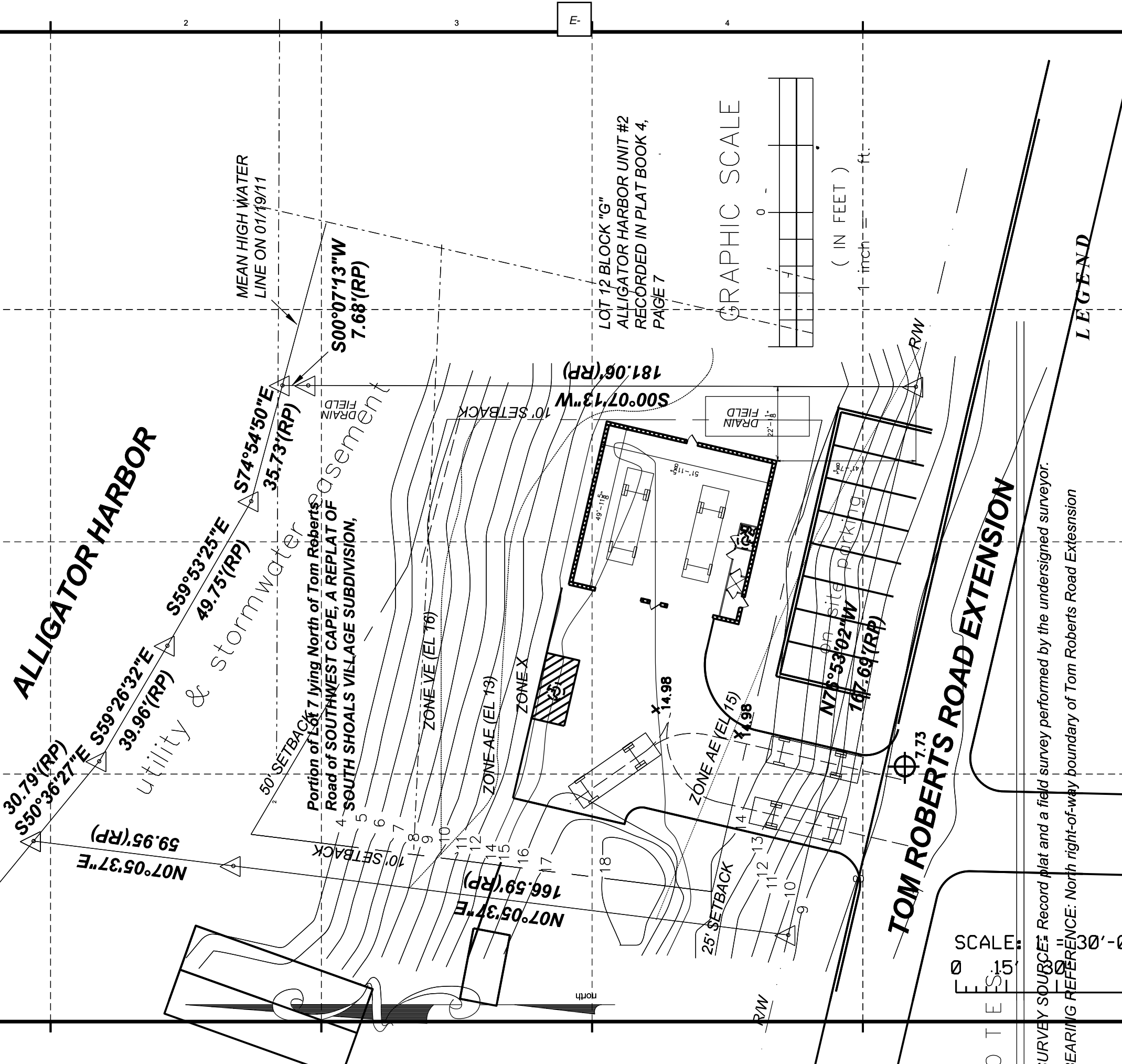
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Developed by 

LEGAL DESCRIPTION:

Portion of Lot 7 lying North of Tom Roberts Road of SOUTHWEST CAPE, A REPLAT OF SOUTH SHOALS VILLAGE SUBDIVISION, recorded in Plat Book 10 Page 52 of the Public Records of Franklin County, Florida

ALLIGATOR POINT VOLUNTEER FIRE DEPT. INC.,
HAYWARD TITLE GROUP, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY



MEAN HIGH WATER LINE ON 01/19/11

S00°07'13"W 7.68'(RP)

S74°54'50"E 35.73'(RP)

S59°53'25"E 49.75'(RP)

S59°26'32"E 39.96'(RP)

S50°36'27"E 30.79'(RP)

N07°05'37"E 59.95'(RP)

166.59'(RP)

N07°05'37"E

181.06'(RP)

S00°07'13"W 181.06'(RP)

10' SETBACK

25' SETBACK

50' SETBACK

10' SETBACK

10' SETBACK

14.98

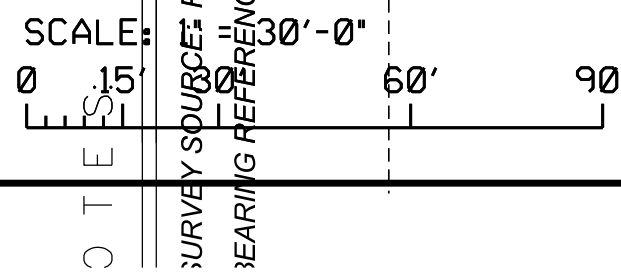
14.98

197.69'(RP)

N77°53'02"W 197.69'(RP)

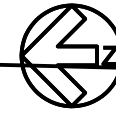
LOT 12 BLOCK "G"
ALLIGATOR HARBOR UNIT #2
RECORDED IN PLAT BOOK 4,
PAGE 7

GRAPHIC SCALE
(IN FEET)
1-inch = 10 ft.



SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.

BEARING REFERENCE: North right-of-way boundary of Tom Roberts Road Extension



LEGEND

SHEET IDENTIFICATION
SHEET OF XX

NEW FIRE STATION
ALLIGATOR POINT, FL

MARVIN HEYMANN & ASSOCIATES
1393 ALLIGATOR DRIVE
ALLIGATOR POINT, FL 32346

DESIGNED BY: MHR	DATE: 4-29-16
DRAWN BY:	
SUBMITTED BY:	
PLOT SCALE: 1/8"=1'-0"	FILE NUMBER:
HALF: 1/8"	FILE NAME:
SIZE: 22 X 34	

MARK	DESCRIPTION	DATE	APPROV



APPLICATION FOR RE-ZONING & LAND USE CHANGE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

PROPERTY OWNER'S NAME: Melinda M. Carroll & Vicki L. Williams
MAILING ADDRESS: 8393 Inverness Dr. City/State/Zip: Tallahassee, FL 32312
PHONE #: _____ CELL #: (850) 545-3596 EMAIL: Melinda.Carroll@comcast.net

AGENT'S NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 2332 Hwy. 98 East, Lanark Village, FL 32322
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 12-075-04W-0000-0370-0000

JURISDICTION: Franklin County
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

ACREAGE: 2.01

CURRENT ZONING: C-4 CURRENT LAND USE: Vacant

REQUESTED ZONING: R-1A REQUESTED LAND USE: 6 residential lots

LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description)

PLANNING & ZONING DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

BOARD OF COUNTY DATE: _____
RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

PUBLIC HEARING DATE: _____
 APPROVED DENIED TABLED
CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

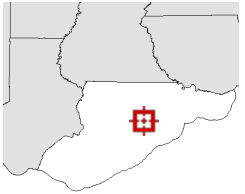
Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320



F-



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	12-07S-04W-0000-0370-0000	Alternate ID	04W07S12000003700000	Owner Address	CARROLL MELINDA M & WILLIAMS VICKI LYNN AS JOINT TENANTS W/R/O/S 8393 INVERNESS DRIVE TALLAHASSEE, FL 32312
Sec/Twp/Rng	12-7S-4W	Class	VACANT		
Property Address	2332 HIGHWAY 98 E	Acreage	2		
District	6				
Brief Tax Description	A PARCEL BEING 2 AC M/L <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/29/2021
Last Data Uploaded: 4/29/2021 3:02:22 AM

Developed by Schneider GEOSPATIAL

DESCRIPTION OF REQUEST FOR REZONING

Request that current 2.01 Acres zoned C-4 (Commercial/Residential) be rezoned to R-1A. If rezoning is approved by the Commission, we will have the property re-surveyed to divide the property into 6 residential lots approximately 1/3 acre each. There is more of a demand for residential lots on the water than a commercial establishment in our current real estate market.

Thank you for your consideration of our request.

Melinda M. Carroll

Vicki L. Williams

33—Scranton fine sand. This poorly drained, nearly level soil is in broad areas in the flatwoods. Slopes range from 0 to 2 percent. Individual areas are irregular in shape and range from 5 to 200 acres in size.

Typically, the surface layer is very dark gray fine sand about 7 inches thick. The underlying material to a depth of 80 inches or more is fine sand. The upper 15 inches is light gray and has patches of dark gray and very dark gray. The next 24 inches is dark gray and has patches of gray and light brownish gray. The lower 34 inches or more is grayish brown and has patches of light gray.

Included with this soil in mapping are small areas of Duckston, Leon, Meadowbrook, Plummer, Ridgewood, and Rutlege soils and areas of Scranton soils that are very poorly drained. The poorly drained Leon, Meadowbrook, and Plummer soils are in landscape positions similar to those of the Scranton soil. The somewhat poorly drained Ridgewood soils are on slight knolls. The poorly drained Duckston soils are in landscape positions similar to those of the Scranton soil, in areas adjacent to coastal waters. The very poorly drained Scranton soils are on the slightly lower savannahs and in the higher areas in swamps. The very poorly drained Rutlege soils are in broad, low-lying swamps and on narrow flood plains along small creeks. Also included are soils that are similar to the Scranton soil but have a stained subsoil below a depth of 50 inches. These soils are in landscape positions similar to those of the Scranton soil.

On 95 percent of the acreage mapped as Scranton fine sand, Scranton and similar soils make up 77 to 100 percent of the mapped areas.

The Scranton soil has a seasonal high water table at a depth of 6 to 18 inches for 3 to 6 months in most years. The available water capacity is low. Permeability is rapid. The content of organic matter is moderately low or moderate. Natural fertility is low.

Most areas are used for the production of pine trees. The natural vegetation consists of slash pine, widely scattered cypress, and blackgum and an understory of saw palmetto, gallberry, waxmyrtle, black titi, swamp cyrilla, and fetterbush lyonia.

This soil is poorly suited to cultivated crops because of the wetness and the low fertility. The number of adapted crops that can be grown is limited unless intensive management practices are applied. A water-control system removes excess water during wet periods and provides for surface irrigation during dry periods. Row crops can be rotated with close-growing, soil-improving crops. Incorporating crop residue, including that of soil-improving crops, into the soil increases the content of organic matter. Seedbed preparation, including bedding of rows, helps to

overcome the wetness. Applications of fertilizer and lime can increase crop yields.

This soil is moderately suited to pasture and hay. A surface water management system helps to overcome the wetness. Applications of fertilizer and the proper selection of adapted grasses and legumes increase yields. Proper stocking rates, pasture rotation, and restricted grazing during wet periods help to keep the pasture in good condition.

Typically, this soil supports vegetation that is characteristic of the North Florida Flatwoods range site. If good management practices are applied, this site has the potential to produce significant amounts of creeping bluestem, lopsided indiagrass, chalky bluestem, and Curtis dropseed. If the range deteriorates because of poor management practices, the site is dominated by saw palmetto and wiregrass.

This soil is moderately suited to the production of pine trees. It is limited mainly by the seasonal wetness, which can restrict the use of equipment and cause plant competition. Potential productivity is medium or high for slash pine. Site preparation, such as chopping, burning, and bedding, removes debris, minimizes plant competition, facilitates planting, and reduces the seedling mortality rate. Using special equipment, such as rubber-tired or crawler machinery, and harvesting during dry periods minimize soil compaction and root damage during thinning activities. Using a harvesting system that leaves plant debris distributed over the site helps to maintain the content of organic matter.

This soil is poorly suited to use as a site for homes, small commercial buildings, and local roads and streets because of the wetness. On sites for septic tank absorption fields, mounding increases the depth to the seasonal high water table. If adequate outlets are available, a drainage system can lower the water table. Adding suitable fill material to elevate roadbeds and building sites helps to overcome the wetness. Installing a drainage system and selecting adapted species can help to establish lawn grasses and landscaping plants.

If areas of this soil are developed for recreational uses, such as playgrounds, picnic areas, and paths or trails, stabilizing the sandy surface layer by adding suitable topsoil or some other material helps to prevent excessive erosion.

The capability subclass is IVw. The woodland ordination symbol is 10W.

34—Surrency fine sand. This very poorly drained, nearly level soil is in shallow depressions, along small streams, and in poorly defined drainageways. Slopes range from 0 to 2 percent. Individual areas are elliptical or irregularly shaped and range from 5 to 200 acres in size.

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Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

W. B. MILLER III
2308 HWY. 98 E. - CARRABELLE, FL 32322
Property Appraisers Parcel Identification (Folio Number(s)):
Grantee(s) S.S. #s)

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM NO. 01

Inst: 201519000480 Date: 1/29/2015 Time: 8:50:45 AM
Doc Stamp-Deed: 0.70
RCB DC, Marcia Johnson, Franklin County B:1137 P:385

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 22nd day of APRIL, 2013, by

W. B. MILLER III
hereinafter called the Grantor, to MELINDA M. CARROLL AND VICKI LYNN WILLIAMS, AS
whose post office address is JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
hereinafter called the Grantee. 8393 INVERNESS DR. - TALLAHASSEE, FL 32312

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 100.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in FRANKLIN County, State of FLORIDA, viz:

" SEE ATTACHED LEGAL DESCRIPTIONS "

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantee)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantee, if any)

Printed Name

W. B. Miller III
Grantor Signature

W. B. MILLER III
Printed Name

2308 HWY 98 E. - CARRABELLE, FL
Post Office Address

32322

Co-Grantor Signature, if any

Printed Name

Post Office Address

STATE OF FLORIDA)
COUNTY OF FRANKLIN)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

W. B. MILLER III
known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FL DL

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 25th day of APRIL, 2013, A.D. 19

Kathy L Creamer
Notary Signature

Kathy L Creamer
Printed Notary Signature

F

V O T 1 0

2
W. B. M. III

EXHIBIT "A" PAGE 1

PARCELS #1 & #2 Legal description 14 12-07S-04W-0000-0410-0000

Commencing at the South corner of Block 20, Unit 5, Lanark Village, Plat book 3, page 7, Franklin county, Florida, thence North 37 degrees 51 minutes 20 seconds West 519.04 feet to a point, thence south 50 degrees 08 minutes West 187.41 feet to the POINT OF BEGINNING, thence South 50 degrees 08 minutes West 137.41 feet to a point, thence North 39 degrees 52 minutes West 113.05 feet to a point, thence North 50 degrees 08 minutes East 139.39 feet to a point, thence South 38 degrees 51 minutes 51 seconds East 113.13 feet to the P.O.B.
Containing 0.36 acres more or less.

LEGAL DESCRIPTION # 11

Commencing at the South corner of Block 20, Unit 5, Lanark Village, Plat book 3 page 7, Franklin county, Florida, public records, thence North 37 degrees 51 minutes 20 seconds West 418.98 feet to a point, thence South 50 degrees 08 minutes West 171.30 feet to the POINT OF BEGINNING, thence South 39 degrees 52 minutes East 100.0 feet to a point, thence South 50 degrees 08 minutes West 100.0 feet to a point, thence North 39 degrees 52 minutes West 100.0 feet to a point, thence North 50 degrees 08 minutes East 100.0 feet to the P.O.B.
Containing 0.23 acres more or less.

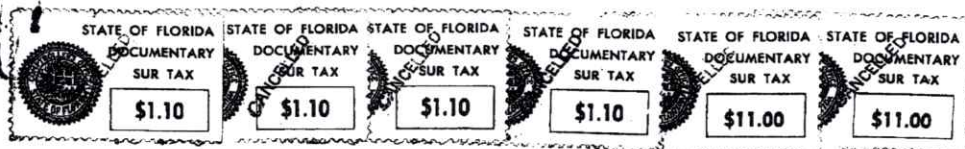
the following described land, lying and being in Franklin County, Florida, and described as follows:

PARCEL #3 ID#-12-07S-04W-0000-0370-0000

A parcel of land in Fractional Sections 12 and 13, Township 7 South, Range 4 West, in Franklin County, Florida; the said lands having been a part of the subdivision of Lanark-on-the-Gulf, the plat of which was recorded in Deed Record "G", Page 667, and which said lands were later condemned by the United States, and used for the Camp Gordon Johnston Military Reservation, together with the streets and public ways, described as follows:

Begin at a point marked by a concrete monument 178.78 feet South and 847.9 feet East of the Southwest corner of Fractional Section 12 and run thence North 36° 11' 10" West 1002.7 feet; thence North 50° 50' 40" East 142.15 feet; thence North 44° 44' 40" East 282.32 feet; thence North 50° 50' 40" East 172 feet; thence South 37° 51' 20" East 1476.52 feet to a point on the average highwater mark on St. George Sound; thence along the average high water mark of St. George Sound as follows: South 77° 02' West 187.45 feet; thence South 67° 40' 10" West 386.6 feet; thence South 58° 04' 50" West 88.4 feet; thence leave St. George Sound and run North 36° 11' 10" West 241.82 feet to the point of beginning;

Excepting a parcel described as follows: Begin at a concrete monument which is 178.98 feet South and 847.9 feet East of the Southwest corner of Section 12, Township 7 South, range 4 West, and run South 36° 11' 10" East 241.82 feet to a point on mean high tide of St. George Sound; thence North 58° 04' 50" East 88.4 feet along water edge of St. George Sound; thence North 67° 40' 10" East 241.9 feet along water edge of St. George Sound; thence leave St. George Sound and



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M.B.M.II

PARCEL #3 CONT.

run North 39° 52' West 525.13 feet for point of beginning; thence continue North 39° 52' West 150 feet; thence South 50° 08' West 200 feet; thence South 39° 52' East 150 feet; thence North 50° 08' East 200 feet to point of beginning, containing 0.638 of an acre more or less. This parcel is also designated as WAA Parcel #154 and WAA Parcel #153.

Except also: WAA Parcel #147 described as follows: Begin at Northeast corner of parcel last above described and run North 39° 52' West 200 feet for point of beginning; thence continue North 39° 52' West 150 feet; thence South 50° 08' West 100 feet; thence South 39° 52' East 150 feet; thence North 50° 08' East 100 feet to point of beginning, containing 0.344 of an acre more or less.

Except also: The South or Southerly 100 feet of Lot No. 390 and all of Fractional Lot No. 391, in Block 73, of above described Lanark-on-the-Gulf.

Except also: Begin at the Southeast corner of Fractional Lot No. 391 in Block 73 of Lanark-on-the-Gulf, last above described, and run South 37° 51' 20" East 50 feet for point of beginning; thence South 50° 08' West 268.5 feet; thence South 39° 52' East 150 feet; thence North 50° 08' East 50 feet; thence South 39° 52' East 150 feet; thence South 50° 08' East 209 feet; thence North 37° 51' 20" West 300 feet to the point of beginning, containing 1.65 acres, more or less;

Except also: WAA Parcels #165 and #166 described as follows: Begin at the Southeast corner of parcel last described above and run South 37° 51' 20" East 50 feet for point of beginning; thence South 50° 08' West 257.4 feet; thence South 39° 52' East 300 feet; thence North 50° 08' East 200 feet; thence North 39° 52' West 200 feet; thence North 50° 08' East 53.4 feet; thence North 37° 51' 20" West 100 feet to point of beginning, containing 1.5 acres, more or less. (A portion of WAA Parcel #166 described above lies in Highway 98);

Except also: A parcel of land owned by The Community Church, Inc., and described as follows: Begin at a concrete monument that marks the Northwest corner of the South one-half of Section 12, Township 7 South, Range 4 West, and run South on West line of Section 12, 2200 feet to an iron pin; turn 129° 30' left and run 253.04 feet to a PRM; then turn 7° 19' left and run 601.35 feet to PRM; then turn 171° 01' 30" left and run 20 feet; then turn 90° left and run 48.11 feet to point of beginning. From this point continue same bearing for a distance of 150 feet; then turn 88° 32' right and run 100 feet; then turn 91° 28' right for 150 feet; thence turn 88° 32' right for 100 feet to the point of beginning.

Except also: The 100-foot right of way of State Road No. 30 (U. S. 98-319) running across the South side of said lands.

EXCEPT ALSO: PARCELS SOLD

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4
N. B. M. II

PARCEL # 4

12-07S- 04W-0000-0350-0000

A part of Lots 558, 561, 562, 563 and 564, Block "101", of LANARK ON THE GULF, a subdivision as per map or plat thereof, recorded in Deed Book "6", Page 667, of the Public Records of Franklin County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Block "20", of LANARK VILLAGE, UNIT NO. 5, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 7, of the Public Records of Franklin County, Florida and thence run North 37 degrees 59 minutes 42 seconds West along the Westerly boundary of said Block "20" and the Easterly right of way boundary of Spring Avenue 17.84 feet, thence run South 50 degrees 43 minutes 20 seconds West 106.38 feet to an old concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 50 degrees 43 minutes 20 seconds West 199.67 feet to an old concrete monument, thence run South 37 degrees 59 minutes 42 seconds East 204.65 feet to the Northwestern right of way boundary of U. S. Highway No. 98, said point lying on a curve concave to the Southeasterly, thence run Northeasterly along said right of way boundary and along said curve with a radius of 7689.49 feet thru a central angle of 01 degree 30 minutes 23 seconds for an arc distance of 202.17 feet, the chord of said arc being North 59 degrees 01 minute 48 seconds East 202.15 feet, thence run North 37 degrees 59 minutes 42 seconds West 133.87 feet, thence run North 50 degrees 43 minutes 20 seconds East 55.36 feet to the Westerly right of way boundary of said Spring Avenue, thence run North 37 degrees 59 minutes 42 seconds West along said right of way boundary 54.11 feet, thence run South 48 degrees 34 minutes 40 seconds West 55.48 feet to an old re-rod, thence run North 39 degrees 09 minutes 39 seconds West 47.95 feet to the POINT OF BEGINNING, containing 1.07 acres, more or less.

PARCEL # 5 - UNIT 1, LOT 30-BLOCK 6- AND UNIT 1-BLOCK 5-LOT 19- LANARK VILLAGE SUBDIVISION (12-07S-04W-3141-0006-0300 AND 12-07S-04W-0005-0190)

PARCEL #6 - LOTS 13 & 14-BLOCK "F"- UNIT 1- LANARK BEACH SUBDIVISION (14-07S-04W-3131-000F-0130)

PARCEL #7 - LOT # 31- UN-RECORDED PLAT OF LANARK- BY-THE-SEA SUB-DIVISION (12-07S-04W-0000-0390-0000)

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

July 12, 2018

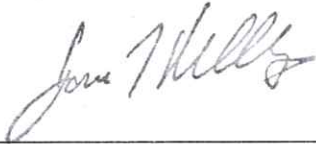
Legal Description of a 2.01 Acre Tract
Certified To: Melinda Carroll and Vicki L. Williams

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J- 17.051, Florida Administrative Code).

Commence at a point marking the Northwest corner of Fractional Section 13, (also being the Southwest corner of Section 12), Township 7 South, Range 4 West, Franklin County, Florida, thence run South 178.98 feet; thence run East 847.90 feet; thence run South 36 degrees 11 minutes 10 seconds East 110.39 feet to a point lying on the Southeasterly right of way boundary of U.S. Highway No.98, said point also marking a point of curve concave to the Southeasterly; thence run Northeasterly along said Southeasterly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 01 degree 07 minutes 56 seconds, for an arc distance of 150.00 feet; chord being North 56 degrees 25 minutes 54 seconds East 149.99 feet, thence continue Northeasterly along said Southeasterly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 00 degrees 22 minutes 39 seconds, for an arc distance of 50.00 feet; chord being North 56 degrees 53 minutes 19 seconds East 49.99 feet to an iron rod and cap (marked 6412) marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southeasterly right of way boundary and said curve run South 36 degrees 09 minutes 02 seconds East 150.88 feet to an iron rod and cap (marked 6412) lying on the approximate mean high water line of the St. George Sound; thence run Northeasterly and Southeasterly along said mean high water line the following eleven (11) courses: North 75 degrees 44 minutes 01 second East 69.89 feet; North 84 degrees 42 minutes 58 seconds East 13.62 feet; South 84 degrees 28 minutes 58 seconds East 39.02 feet; South 83 degrees 35 minutes 18 seconds East 24.57 feet; North 86 degrees 08 minutes 27 seconds East 27.98 feet; North 82 degrees 39 minutes 34 seconds East 34.73 feet; North 65 degrees 31 minutes 36 seconds East 37.01 feet; North 43 degrees 20 minutes 26 seconds East 59.53 feet; North 18 degrees 31 minutes 36 seconds East 34.21 feet; North 66 degrees 32 minutes 55 seconds East 97.03 feet; North 64 degrees 35 minutes 03 seconds East 19.18 feet; thence leaving said mean high water line run North 37 degrees 36 minutes 54 seconds West 223.58 feet to a nail and cap (marked 7160) lying on said Southeasterly right of way boundary and said curve; thence run Southwesterly along said Southeasterly right of way boundary and said curve with a radius of 7,589.49 feet; through a central angle of 03 degrees 05 minutes 44 seconds, for an arc distance of 410.03 feet, chord being South 58 degrees 56 minute 46 seconds West 409.98 feet to the POINT OF BEGINNING containing 2.01 acres, more or less.

2.01 Ac Tract (cont)

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

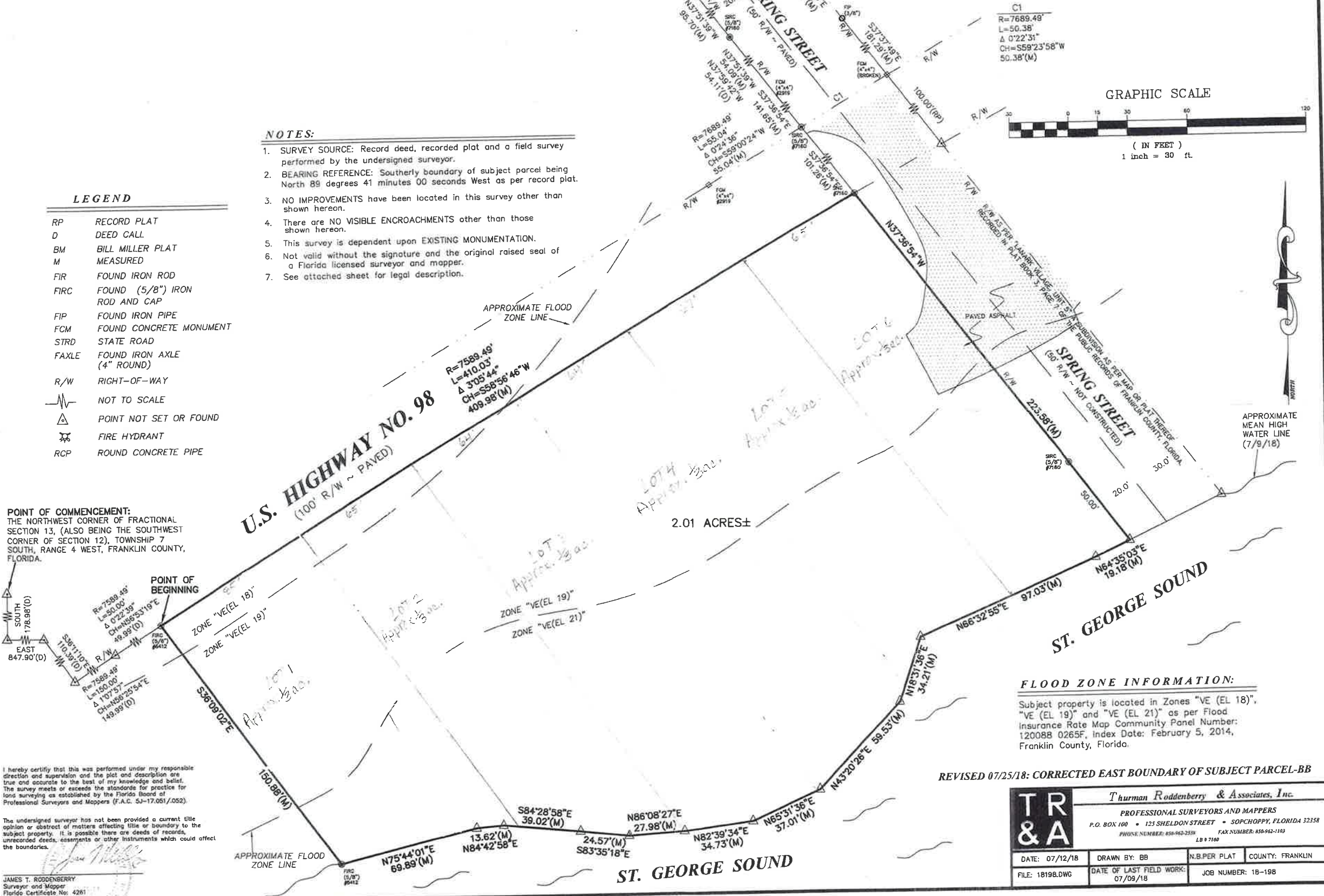


James T. Roddenberry
Surveyor and Mapper Florida
Certificate No: 4261

18-198ac2.01

7/25/18 revised

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MELINDA CARROLL and VICKI L. WILLIAMS**



I hereby certify that this was performed under my responsible direction and supervision and the plot and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.061/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

TR & A	Thurman Roddenberry & Associates, Inc.		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2539 FAX NUMBER: 850-962-1193 LD 9 7160		
DATE: 07/12/18	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 1819B.DWG	DATE OF LAST FIELD WORK: 07/09/18	JOB NUMBER: 18-198	



G-

APPLICATION FOR RE-ZONING & LAND USE CHANGE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

PROPERTY OWNER'S NAME: Theo Sereebutra

MAILING ADDRESS: 3322 Littleport Lane NW City/State/Zip: Acworth GA 30101

PHONE #: 678.574.6095 CELL #: 770.713.6927 EMAIL: theo@h-slaw.com

AGENT'S NAME: Jana Poirier

MAILING ADDRESS: 865 Dakota Drive City/State/Zip: Auburn, AL 36832

PHONE #: 334-707-7281 CELL #: 334-707-7281 EMAIL: janapoirier@gmail.com

PROPERTY DESCRIPTION: 911 Address: 11 S Bayshore Dr Lot/s: na Block:na Subdivision:na Unit: na

Parcel Identification #: 36-08S-07W-0000-0410-0000

JURISDICTION: Franklin County

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

ACREAGE: 5.2

CURRENT ZONING: R-1

CURRENT LAND USE: S BAYSHR BF (Vacant)

REQUESTED ZONING: C-3

REQUESTED LAND USE: RV Park

LEGAL DESCRIPTION OF THE PROPERTY: (Attached)

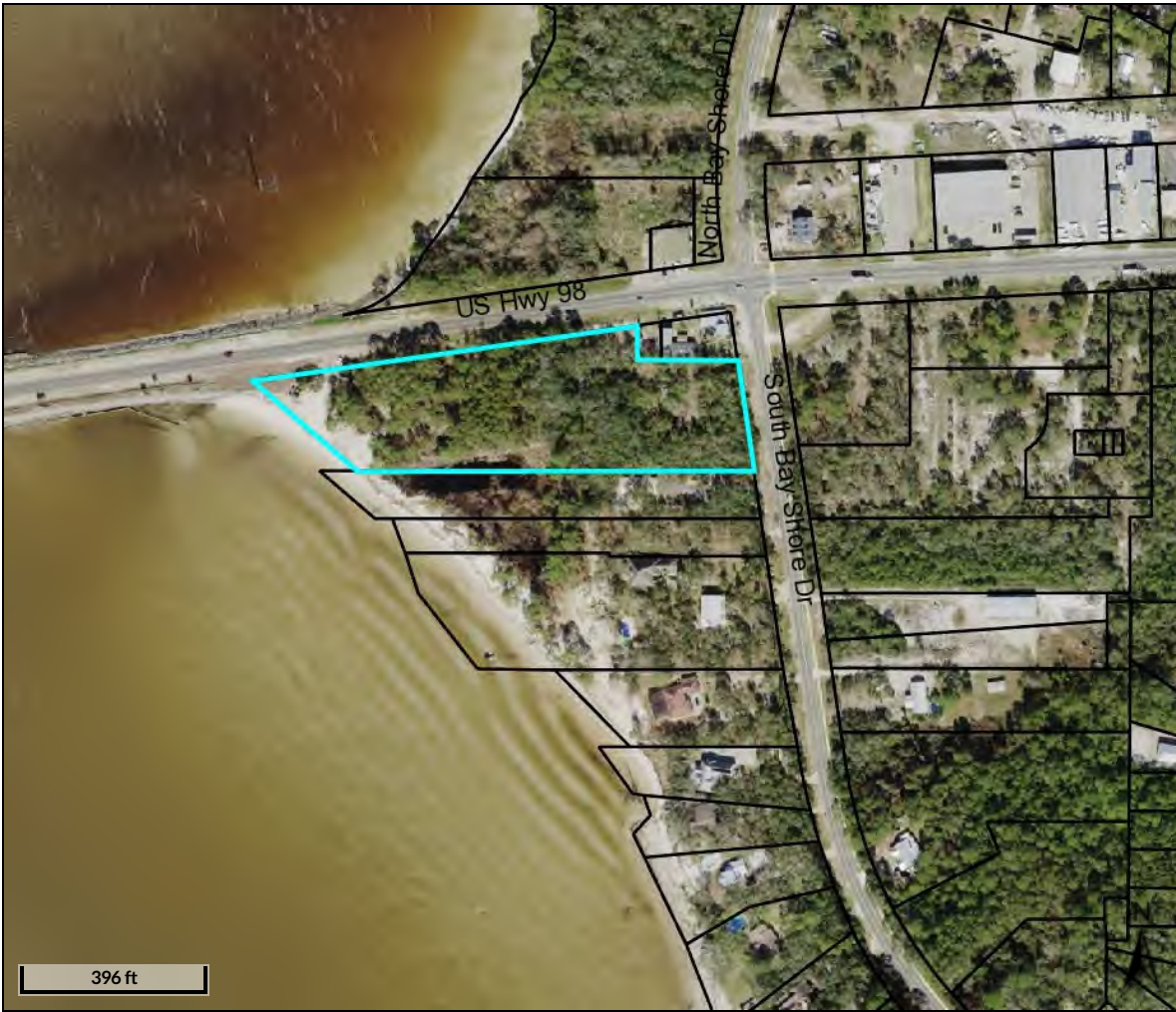
PLANNING & ZONING DATE: May 11

RECOMMENDED APPROVAL: _____ **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____
CONDITIONS:

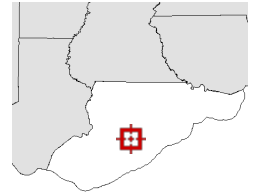
BOARD OF COUNTY DATE: _____
RECOMMENDED APPROVAL: _____ **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____
CONDITIONS:



G-



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	36-08S-07W-0000-0410-0000	Alternate ID	07W08S36000004100000	Owner Address	SEREBUTRA FAMILY LLC
Sec/Twp/Rng	36-8S-7W	Class	SINGLE FAM		28 KATHLEEN DRIVE
Property Address		Acreage	5.209		COVINGTON, LA 70433
District	1				
Brief Tax Description	229.32 FT FACING HWY 65 &				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/29/2021
 Last Data Uploaded: 4/29/2021 3:02:22 AM

Developed by 

PUBLIC HEARING DATE: _____

APPROVED DENIED TABLED

CONDITIONS:

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

**Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320
FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE ORZ ONING CHANGE**

- Eastpoint Urban Service Area** –Is the property located in the Eastpoint Urban Service Area? *Yes*
- Coastal High Hazard Area** –Is the property located in the Coastal High Hazard Area? *Yes. But because this is in the Eastpoint Service Urban area, it does not apply.*
- Critical Shoreline Zone** –Is the property located in the Critical Shoreline Zone? *Yes, we are aware that there is critical shoreline and will be working with our environmental and engineering team to ensure we follow all regulations within this zone.*
- Soil Conditions** –Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office. *Sandy soils.*
- Topography** –What is the topography of the property? *Flat at the shoreline with a bluff to slightly higher flat ground*
- Drainage** –Are there any natural drainage features located on the property?

None to note other than a small freshwater pond that is partially on our property (approx .18 acres)

- Wetlands** –The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service’s National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at:<https://www.fws.gov/wetlands/data/mapper.html>

Before we begin development, we will be working with Garlick Environmental to

identify any wetland and document all set backs and any mitigation required. Per initial inspection, the only wetland on the property is a small portion of a freshwater pond (approx .18 acres).

- **Floodplains** –What flood zone is this property located in? The flood maps for Franklin County can be found at portal.nwfwmdfloodmaps.com.

55% VE and 45% X

- **Potential Wildfire Areas** –Is the property susceptible to wildfires? *Low risk for wildfires.*
- **Historic or Cultural Sites** –Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or sitefile@dos.myflorida.com.

The master site file does not note any on this property.

- **Endangered Species** –Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission’s website showing the location of Bald Eagle nests in the state can be found at: <http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebf1cc8e9>

None expected. However, before we begin development, we will be working with Garlick Environmental to identify any wetland or critical habitat, including endangered species in order to mitigate any impact as required by Florida Fish and Wildlife Conservation.

- **Traffic Circulation** –How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/>

The development will not affect the traffic flow any more than turning onto S Bayshore Drive as the entrance to the park will be approximately 250 feet west of S Bayshore off Hwy 98. Traffic count will increase at approximately 60-80 vehicles per week entering and leaving the area.

- **Affordable Housing** –Will this change increase the supply of affordable housing in Franklin County?

No, this development is designed for tourism.

**FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE**

- **Economic Development** –How will this change promote economic development in Franklin County? *The park will provide numerous jobs in the area including daily park maintenance and camp hosts. We plan to partner with local fishing guides and scenic charters for our guests that will also assist this industry. Additionally, the target clientele will be high end RVs that will frequent local businesses for shopping, dining, and supplies. Taxes are estimated to generate approximately \$135,000 per year. Tourism dollars are expected to provide approximately \$2.5- \$3M per year in local spending.*

- **Water and Sewer** –Will the development be served by central water and sewer or will it be on individual water wells and septic tanks?

The site will be served by central water. We are currently trying to determine if Eastpoint Water and Sewer will be able to provide sewer as it does at the commercial corner property adjacent to us and will provide an update prior to the meeting.

Eastpoint Commissioners
Eastpoint, FL 32328

To whom it may concern:

We are requesting rezoning of a 5.2 acre undeveloped property for use as an upscale, limited capacity RV park. As precedent, directly across from this property, on South Bayshore Dr, was a KOA campground that no longer exists. There are no other RV parks serving this area of Eastpoint. Along Hwy 98, this is 1 of only 2 parcels zoned residential instead of commercial; all other lots along Hwy 98, through Eastpoint and onto St George Sound, are commercial. We are asking your consideration as to the best use of this lot. The size and location of this property, adjacent to Hwy 98, makes residential development not as desirable. The county's best use for such a large tract of land on Hwy 98 is to make it available for commercial use.

Our vision for this parcel is a hidden RV oasis that maintains the natural beauty and privacy of this lot for both our guests and the neighborhood. Our RV park will be atypical in that its capacity will be limited, the spots will not be packed in like sardines, and will feature large, lushly landscaped private sites. The primary visibility of the park will be at the entrance area off Hwy 98. We plan to maintain as much native vegetation in the interior as possible with a dense buffer of vegetation along S Bayshore and Hwy 98, which as you will see in the following presentation, is already in place. We would only remove what is required for ingress/egress and utilities in order to ease any neighborhood scenic concerns. Southeastern Consulting Group and Garlick Environmental are our civil engineering and environmental firms that will design the park per all land use guidelines with a main focus on maintaining the natural landscape of the property.

While 3 out of 4 of our neighbors are commercially zoned, we do also recognize that we have one residential neighbor and have considered their potential concerns. We plan to maintain the dense buffer of native vegetation that already exists between the lots. If light can pass through this buffer, we will install an opaque fence to prevent car, or RV, headlights from passing through and screen this fence with native vegetation so the fence is not visible from either side. The lighting throughout the park will be antique black shrouded pendant lights that direct light downward toward walkways and roadways thereby eliminating outward and upward light pollution. Furthermore, given the general nature of an upscale RV park, and this parcel's close proximity to Hwy 98, we don't anticipate an increase in noise pollution; regardless, the park will have a strict noise ordinance. Our impeccably maintained park will have maintenance personnel in charge of daily park clean up to ensure visitors leave no trace. The beauty of the well maintained environment and its central location will be the main draws to this park.

As a family that travels with young children in our own RV, we have rarely seen a park with dense vegetation, spacious green space for every lot, privacy, and charm. We are aware of numerous RV park requests that have or will be brought before you within the next few months as demand for this type of accommodation is surging. Many parks along the coast have or will become RV parking lots, cleared of old Florida native vegetation in order to attain more use-able lots per acre. We do not think this enhances any area and are looking to re imagine what these parks can look like. We would be honored to be chosen to develop the park that will serve the Eastpoint area, bringing in high end RVs that are likely to provide a significant amount of local spending in the area as well as several jobs on the property.

We hope that you will remain open to considering a new vision of an RV park in Eastpoint that could become a destination for visitors wanting to experience the natural old Florida beauty this part of the gulf coast has to offer. Our hope is to provide a refuge for the older tourists seeking a peaceful, private and safe place to vacation. We remain completely open to neighborhood and council suggestions regarding the park design as we look to become a part of the Eastpoint community. We vow to contribute to this community as we have our own over the almost 10 years of being local business owners/operators. Pictures, further description, and our own city mayor's reference letter is provided in the presentation that follows. This business will be family owned and operated. We thank you for your consideration.

Kind regards,
Jana Poirier and family

Bill Ham, Jr.
1846 Hayden Avenue
Auburn, AL 36830

April 14, 2021

Board of Commissioners
East Point, Florida 32328

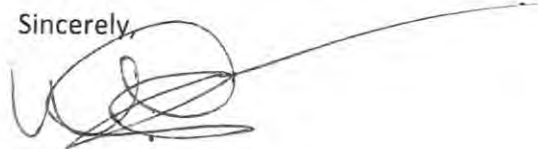
Dear Sir and Madam:

I am the former Mayor of the City of Auburn, Alabama (1998-2018). During my tenure, I had the pleasure of working closely with Matt and Jana Poirier on a major redevelopment of the City's historic train depot. The depot holds a significant place in the hearts and minds of Auburn citizens because of its connection to many key events in Auburn's history. When the City acquired the depot, we wanted to be sure the developer was sensitive to that history. Fortunately, Matt and Jana were interested in working with us to create a unique and successful restaurant called The Depot. It has been in operation for a number of years, and has become a favorite of diners in East Alabama.

Matt and Jana told me of their plans to develop a new vision of RV park life on five acres on the bay in East Point. In order to make the park a reality, it requires the board of commissioners to change the zoning on the property as well as neighborhood support. While I do not know the details of the project and have no financial interest in it, I do know the Poiriers and can assure you that they will take a strong interest in your community, and they will work hard to improve it in an appropriate way. I found that when they gave their word while working with Auburn, they kept their word. Their interest in Auburn extended past their business interests. They have played a role in helping those less fortunate, especially during the pandemic.

Good luck with your project. I know the Poiriers will build something that will bring greater prosperity to East Point and will be something of which you can be proud.

Sincerely,



Bill Ham, Jr.

Inst 201319002747 Date 5/17/2013 Time 11:44 AM
Doc Stamp-Deed 0.70
BC Marcia Johnson Franklin County B 1092 P 142

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

ASSIGNMENT AND WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and confessed, Grantors **CHAI SEREEBUTRA**, and his spouse **CONNIE M. SEREEBUTRA** appearing herein as a Grantor to the extent of any and all interest she has or may have in the property described herein under Florida or other applicable law, both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, do hereby assign, transfer, grant, bargain, sell, convey and warrant unto **Sereebutra Family, LLC** ("Grantee"), a Louisiana limited liability company, LA charter number 41170909K, the property described in Exhibit A annexed hereto located in Franklin County Florida, consisting of Tract "A" and Tract "B", less and except Tract "C" as described therein. Whereby Connie M. Sereebutra did represent and warrant that she is the sole limited liability company manager of Grantee and that she is fully authorized and empowered to accept title to the property as the true and valid act and deed of Grantee.

WITNESS our signatures on this, the 10th day of May, 2013.

Grantee:
Sereebutra Family, LLC

Connie M. Sereebutra
By: Connie M. Sereebutra, Manager

Grantors:

Chai Sereebutra
CHAI SEREEBUTRA

Connie M. Sereebutra
CONNIE M. SEREEBUTRA

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

Personally appeared before me, the undersigned authority, **CHAI SEREEBUTRA**, spouse of and **CONNIE M. SEREEBUTRA**, and **Sereebutra, LLC**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office on this, the 10th day of May, 2013.


NOTARY PUBLIC


Grantor: 28 Kathleen Drive
Covington, LA 70433
(985) 892-1059

Grantee: 28 Kathleen Drive
Covington, LA 70433
(985) 892-1059

Document Prepared by:

Paul Damian Rees, Esq.
7039 Hwy 190 east Svc Rd Ste A
Covington, LA 70433
Phone 985-674-1443
Fax 985-674-9082

EXHIBIT A, Page 1 of 2

**TO ASSIGNMENT AND WARRANTY DEED
By CHAI SEREEBUTRA, and his spouse CONNIE M. SEREEBUTRA
To Sereebutra Family, LLC dated May 10, 2013**

Tract "A": A portion of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida, being more particularly described as follows:

Commencing at a concrete monument on the westerly right-of-way line of State Road No. S-65, said right-of-way being 100 feet in width, said Point of Commencement being South 152 feet and West 746.5 feet from the NE corner of SW ¼ of Fractional Section 36, Township 8 South, Range 7 West; thence N. 8° 42' 30" W. along said westerly right-of-way line for 42.36 feet to an iron pipe for the Point of Beginning; thence continue N. 8° 42' 30" W. along said westerly right-of-way line 128.17 feet to a concrete monument; thence N. 89° 12' 47" W. along the agreed boundary line between the NW ¼ and the SW ¼ of said section a distance of 212.38 feet to a concrete monument marking the SE corner of a tract owned by the State Road Department of Florida; thence continue N. 89° 12' 47" W. along said line 275.64 feet to a concrete monument that is 75.00 feet southerly of and at right angle to the center-line of State Road 30 (U.S. Highway no. 98); thence S. 81° 17' 43" W. parallel with the center-line of said state road for 776 feet, more or less to the mean high water line of Apalachicola Bay; thence meandering Easterly and Southeasterly along and with said mean high water line to a point that bears S. 89° 57' 50" W. from the Point of Beginning, that portion of the above described property lying below original shore line (bottom of bluff) being subject to a state road easement extending 300.00 feet southerly at right angle from the center-line of said State Road No. 30.

Containing 2.8 acres, more or less.

Tract "B": A portion of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida, being more particularly described as follows:

Commencing at a concrete monument on the westerly right-of-way line of State Road No. S-65, said right-of-way being 100 feet in width, said Point of Commencement being South 152 feet and West 746.5 feet from the NE corner of SW ¼ of Fractional Section 36, Township 8 South, Range 7 West; thence N. 8° 42' 30" W. along said westerly right-of-way line for 42.36 feet to an iron pipe for the Point of Beginning; thence continue S. 8° 42' 30" E., along said right-of-way line 101.15 feet to an iron pipe; thence S. 89° 57' 50" W. 902 feet, more or less to the mean high water line of Apalachicola Bay; thence meandering Northwesterly along and with said mean high water line to a point that bears S. 89° 57' 50" W. from the Point of Beginning; thence N. 89° 57' 50" E. 1036 feet, more or less to the Point of Beginning, that portion of the above described property lying below original shore line (bottom of bluff) being subject to a state road easement extending 300.00 feet southerly at right angle from the center-line of said State Road No. 30.

Containing 2.2 acres, more or less.

EXHIBIT A, Page 2 of 2

Tract "C": A portion of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida, being more particularly described as follows:

Commencing at a concrete monument on the westerly right-of-way line of State Road No. S-65, said right-of-way being 100 feet in width, said Point of Commencement being South 152 feet and West 746.5 feet from the NE corner of SW ¼ of Fractional Section 36, Township 8 South, Range 7 West; thence S. 8° 42' 30" E. along said westerly right-of-way line for 59.18 feet to an iron pipe for the Point of Beginning; thence continue S. 8° 42' 30" E., along said right-of-way line 101.15 feet to a concrete monument; thence S. 89° 57' 50" W. 801 feet, more or less to the mean high water line of Apalachicola Bay; thence meandering Northwesterly along and with said mean high water line to a point that bears S. 89° 57' 50" W. from the Point of Beginning; thence N. 89° 57' 50" E. 902 feet, more or less to the Point of Beginning, the northerly portion of the above described property lying below original shore line (bottom of bluff) being subject to a state road easement extending 300.00 feet southerly at right angle from the center-line of State Road No. 30.

Containing 1.95 acres, more or less.

The above parcels were acquired by Grantee Chai Sereebutra by Warranty Deed from Richard C. DuPuis on May 26, 1983 recorded at Book 198, Page 303, Official Records, Franklin County Florida.

**For identification as
EXHIBIT A
TO ASSIGNMENT AND WARRANTY DEED
By CHAI SEREEBUTRA, and his spouse CONNIE M. SEREEBUTRA
To Sereebutra Family, LLC dated May 10, 2013**



Notary Public



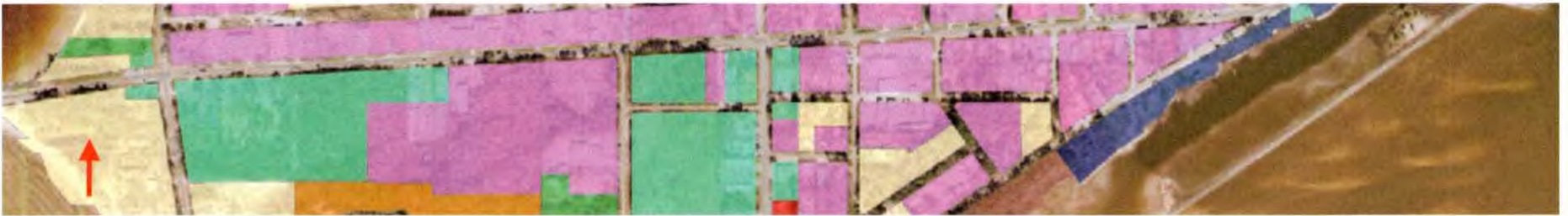


Citrus Grove
11 S Bayshore Drive
Eastpoint, FL

Table of Contents

- Current land use and surrounding zoning
- Aerial and Street Views
 - Hwy 98
 - Entry/Exit and traffic
 - S Bayshore Drive
- Concept and Design
- Benefits to Eastpoint
- Resident concerns addressed
 - Ingress/Egress
 - Noise
 - Buffer zones/Landscaping

Current Land Use and Surrounding Zoning



- The land is currently undeveloped vacant; however cars frequently park here to access the beach and use the property.
- Current zoning R-1, proposed zoning to C-3
- All other properties along Hwy 98 through Eastpoint, with one exception, are zoned commercial
- This location along Hwy 98 makes this property undesirable for residential development

Current aerial and street property views

HWY 98

1. Aerial

Proposed Entrance/Exit



2. 98 West to Apalachicola



3. 98 E into Eastpoint from bridge



4. 98 E into Eastpoint from bridge



Entry/Exit/Traffic



- View from Hwy 98 traveling west
- Proposed entrance left of the red truck
- Double lane entry/single exit to ensure no delay in exiting off Hwy 98 into Citrus Grove
- Traffic flow will be no different than a turn onto S Bayshore Drive 250 ft before Citrus Grove entrance
- We are open to entry off S Bayshore if council recommends, but in the interest of S Bayshore residents, we propose entry off Hwy 98

Current aerial and street Property Views

S Bayshore Drive

- View from S. Bayshore Drive to Hwy 98
- No modification of vegetation along this road unless necessary for utilities
- Dense vegetation ensures complete privacy and conservation of the look of S Bayshore Drive
- As precedent, there was a previous KOA campground directly across S Bayshore and the proposed property, no longer in operation



Concept and Design

- Maintaining the natural, green feel of the property
- Buffered on all sides with dense vegetation
- Limited stay, large private spaces
- Natural walking paths
- No visibility of the park from S Bayshore Drive

Entrance Design



- Entrance to Citrus Grove will be very similar to the above design, heavily landscaped using native plants and trees. The entrance will be the most visible area of the park, everything else has greenery buffer.
- Double entry/single exit to ensure no waiting on Hwy 98

Site Design



- ▶ Each lot will feel private and “hidden” among the trees and shrubs similar to this design

City of Eastpoint Benefits

- Estimated tax revenue of approximately \$135,000 annually
- Increase in tourism to the area estimated at approximately \$3M in local small business spending, including gas, food and entertainment
- Job creation and local business partnerships for tourist water activities
- With a huge demand for RV spaces along the coast, we hope this park will set a standard for other future park developments and change the look and feel of RV parking lots to more visually appealing, lower environmental impact, destination vacation parks, which salvage and enhance the natural landscape

Potential Resident Concerns Addressed

- Traffic
- Noise
- Light pollution
- Visual appeal

From:
Dana Syska
93 S. Bayshore Drive
Eastpoint, FL

May 11, 2021

To:
Franklin County Planning and Zoning

To whom it may concern:

I am writing to express my strong opposition to the proposed rezoning on South Bayshore Drive from residential to commercial. While the local community may be unable to prevent development, that in itself will be detrimental to the area. Nearly all residents on the North and South Bayshore drives are completely opposed to the addition of commercial property causing traffic problems and lowering the property values of the existing homes.

Traffic and safety are major areas of concern. The council should not approve commercial property that just brings MORE high-speed traffic down South Bayshore.

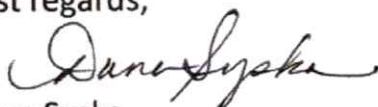
This rezoning will also encroach on the residential homes of Bayshore when those homes have a density requirement of one acre per home. Property values are likely to go down in the area if commercial development is allowed to encroach down our street.

We do not need another gas station, dollar store, convenience store, RV park, or any other type of commercial property at that intersection. That is not why we bought our home on South Bayshore Drive. That is not the direction Eastpoint needs to go. That section of 98 will not bring the commerce you are hoping for, it will just be a thoroughfare for travelers on there way to and from somewhere else. It will bring no value to Eastpoint. It will drive off the good homeowners who love and care for the area.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,


Dana Syska

G-

Rezoning of South Bayshore

Niles Syska <doctorteethsmile@yahoo.com>

Tue 05/11/21 08:14 AM

To: sandralmiller@hotmail.com <sandralmiller@hotmail.com>

To Whom It May Concern:

My name is Niles Syska. I own a home on South Bayshore Drive. I would like to make it known that I am vehemently opposed to the zoning change from residential to commercial. We bought a home in Eastpoint on a residential street to live in peace and tranquility. To allow a commercial business to operate on our street, would destroy the peace and safety of our residential neighborhood. The traffic would increase exponentially and we already have safety issues in our neighborhood with traffic. We would like Franklin County Planning and Zoning to consider making Eastpoint a safe and serene residential place to live, instead of a commercialized business place. There are many appropriate places for businesses in the area, our residential street is not one of them.

Thanks,
Niles A Syska DDS

The Tooth Shop on 46, LLC

Bus: 352-735-2211

Confidentiality Notice: This e-mail message including any attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information only for authorized purposes. If you are not the intended recipient (or authorized to receive for the intended recipient), you are hereby notified that any review, use, disclosure, distribution, copying, printing, or action taken in reliance on the contents of this e-mail is strictly prohibited. If you have received this communication in error, please notify me immediately by reply e-mail and destroy all copies of the original message. Thank you.

May 10, 2021

Franklin County Planning and Zoning
34 Forbes Street #1
Apalachicola, Florida 32320

To Whom It May Concern:

As home owners at 150 South Bayshore Drive, Eastpoint, we are concerned with Franklin County Planning and Zoning considering changing property on South Bayshore to Commercial. We believe this zoning change will result in heavier traffic with associated increased pollution, higher levels of property infringement by transients along with associated loss of privacy, security, and personal safety. Besides reducing property values in the neighborhood, we believe this will threaten wildlife in the area and eliminate the overall peace and quiet we enjoy in this neighborhood.

We request that you do not change the zoning of the South Bayshore Property and allow the residents to retain the quality of the neighborhood residential area they expected when choosing to purchase in this area.

Deborah and Stephen Stamatinos
150 South Bayshore Drive

May 9, 2021

Franklin County P & Z,

I have lived at 17 S. Bayshore Drive since April 1988. We purchased our house because of the seclusion and the quiet of the residential area. I don't want the property that is next to me to be changed from residential to commercial because our neighborhood can not handle the increased traffic, increased noise level, added pollution, loss of wild life habitat, loss of property value and above all my feeling of security with so many strangers near my home.

I'm a widowed senior and have enjoyed being able to stay in my house without fear of being alone and want to continue to do so. If you change the zoning, I feel those days are over.

I'm requesting that you think of all the long-time residents who have lived here for the same reasons as I have and keep our neighborhood residential.

Sincerely,

Sandra Miller



G-

Zoning change for South Bayshore

JEFF IRICK <JEFFIRICK@msn.com>

Mon 05/10/21 05:15 PM

To: Sandra Miller <sandramiller@hotmail.com>

Dear Zoning board,

If this board decides to change the zoning, you will be doing your self's and the residents of this beautiful area an in justice. South Bayshore's beauty comes from its residential character that the long-term residents have provided. Your neighbors who live on Bayshore have provided each other quiet residential charm. A large-scale commercial development would destroy that charm. Not to mention present large security issues making the current neighbors feel unsafe. I believe in this board and hope you would consider this, if this was happening in your neighborhood how would you vote? Please do the right thing and vote yes to keeping Bayshore residential. Thank you for your time and consideration.

DonaLynn Irick

17 S Bayshore Dr

May 8, 2021

Franklin County Planning and Zoning
34 Forbes Street #1
Apalachicola, Florida 32320

To Whom It May Concern:

As home owners at 145 South Bayshore Drive, Eastpoint, we are concerned about Franklin County Planning and Zoning considering changing property on South Bayshore to Commercial. The current zoning is residential and as residents, we oppose changing the zoning. We expect that by changing to commercial, our residential area will experience heavier traffic, increased pollution, non-residential population coming onto our private property, and a decrease in the wild life we enjoy in the quiet residential area. Further, we believe by changing the zoning to Commercial, it will reduce the value of our property.

We request that you do not change the zoning of the South Bayshore Property and allow the residents to retain the quality of the neighborhood residential area.

Daniel and Frances Buie
145 South Bayshore Drive



Zoning change South Bayshore

jeanne Dail <jeannedailmariner@gmail.com>

Mon 05/10/21 08:22 AM

To: sandralmiller@hotmail.com <sandralmiller@hotmail.com>

Do not allow another zoning change for this area. This is a quiet residential area. Traffic is already a problem. There is no way South Bayshore could handle more.

David Dail
25 S. Bayshore Drive

Sent from my iPad

G-

Fwd: Zoning Change. South Bayshore

jeanne bonds dail <jeannebd@icloud.com>

Sun 05/09/21 02:31 PM

To: sandralmiller@hotmail.com <sandralmiller@hotmail.com>

Subject: Zoning Change. South Bayshore

Please do not allow this zoning to be changed from residential to commercial.

South Bayshore is a Quiet residential area. A large scale commercial development would create so much traffic, noise, and disruption of our residential area.

Traffic is already a problem; however, thanks to our police department electric signs have been placed showing each vehicle's speed limit and warning them to slow down. This has helped considerably.

Not only would traffic create a problem, but I would not feel safe any longer. Security means so much. That would definitely be taken away

Jeanne Dail
25 S. Bayshore Drive

Sent from my iPad



APPLICATION FOR RE-ZONING & LAND USE CHANGE
FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PROPERTY OWNER'S NAME: Charles & Elizabeth Shultz
MAILING ADDRESS: Po Box 505 LANARK Village Fl. City/State/Zip: 32323
PHONE #: 850 370 0205 CELL #: _____ EMAIL: Lyla.Elizabeth@gmail.com

AGENT'S NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 2390 Oak St Carrabelle Fl. 32322
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 12-075-04W-3141-0006-0010

JURISDICTION: Franklin County
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

ACREAGE: 1.23

CURRENT ZONING: C-2 CURRENT LAND USE: _____

REQUESTED ZONING: C-4 Commercial/Residential REQUESTED LAND USE: _____

LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description)

PLANNING & ZONING DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

BOARD OF COUNTY DATE: _____
RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

PUBLIC HEARING DATE: _____
 APPROVED DENIED TABLED
CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

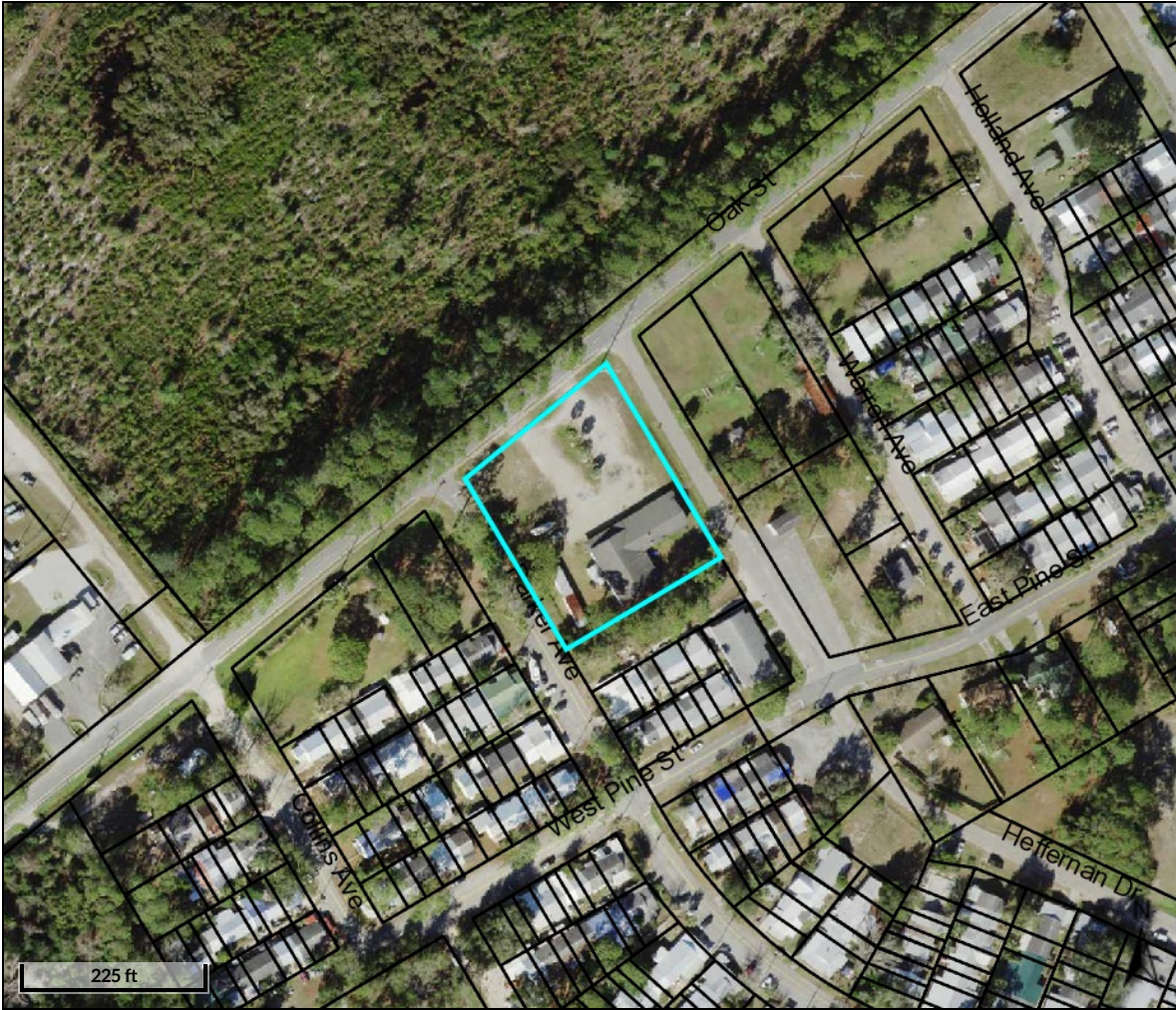
Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

RECEIVED
MAY 25 2021

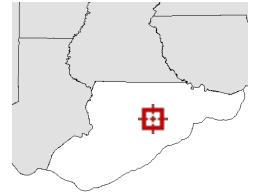
BY: CB



H-



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	12-07S-04W-3141-0006-0010	Alternate ID	04W07S12314100060010	Owner Address	SHULTS CHARLES W & LYDA E
Sec/Twp/Rng	12-7S-4W	Class	STORES, 1		LANARK SUN, LLC
Property Address	2390 OAK ST LANARK VILLAGE	Acreage	0.005		P.O. BOX 505 LANARK VILLAGE, FL 32323
District	6				
Brief Tax Description	UNIT 1 BL 6 LOT 1 LANARK VILLA <i>(Note: Not to be used on legal documents)</i>				

Date created: 5/25/2021
 Last Data Uploaded: 5/25/2021 7:40:37 AM

Developed by 

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 26th day of SEPTEMBER, 2018, between **Charles W. Shults and Lyda Elizabeth Shults, husband and wife**, whose address is **P. O. Box 505, Lanark Village, Florida 32323**, hereinafter called the Grantor, and **Charles W. Shults and Lyda Elizabeth Shults, husband and wife, as to an undivided one-half interest and Lanark Sun, LLC, a Florida Limited Liability Company, as to an undivided one-half interest**, whose address is **P. O. Box 505, Lanark Village, Florida, 32323**, hereinafter called the Grantee.

WITNESSETH:


That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this Deed does remise, release and quitclaim unto the Grantee, the heirs and assigns of the Grantee forever, all of the right, title, interest, claim and demand which the Grantor has in and to the following described real property situate in **Franklin County, Florida**, to-wit:

Lots 1, Block 6, of Lanark Village Unit 1, according to the plat thereof recorded in Plat Book 2, pages 14-14A of the public records of Franklin County, Florida.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefits and behalf of the Grantee, the heirs and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:


Signature

Linh Chi NGUYEN
Printed Name

Signature

Printed Name


Charles W. Shults

Inst: 201819004795 Date: 09/28/2018 Time: 1:54PM
Page 1 of 2 B: 1228 P: 686, Marcia Johnson, Clerk of Court
Franklin, County, By: SM Deputy Clerk
Doc Stamp-Deed: 0.70

[Signature]
Signature

SUSAN S. LANGFORD
Printed Name

[Signature]
Signature

STEVE M. WATKINS, III
Printed Name

PROVINCE OF QUEBEC
COUNTY OF MONTREAL

[Signature]
Lyda Elizabeth Shults

The foregoing instrument was acknowledged before me this 25 day of September, 2018, by Charles W. Shults, () who is personally known to me or () who has produced PASSPORT as identification.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: NO EXPIRES
Me Thyya Wan
Notaire - Title Attorney
410-205, av. Viger O.
Montréal, Québec
H2Z 1G2, Canada

STATE OF FLORIDA
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 26th day of SEPTEMBER, 2018, by Lyda Elizabeth Shults, () who is personally known to me or () who has produced FLA. DRIVER LICENSE as identification.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by:
Steve M. Watkins, III, Esquire
41 Commerce Street
Apalachicola, FL 32320





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APPLICATION FOR RE-ZONING & LAND USE CHANGE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

PROPERTY OWNER'S NAME: Albert Simpler

MAILING ADDRESS: 3118 W Tharpe Street City/State/Zip: Tallahassee, FL 32303

PHONE #: 850-576-5271 CELL #: 850-566-4325 EMAIL: al@simplersolar.com

AGENT'S NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: _____

Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: 14-07S-05W-0000-0010-0000

JURISDICTION: Franklin County

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

ACREAGE: 43

CURRENT ZONING: A-2 Timberland/Agricultural

CURRENT LAND USE: Forestry Agriculture
~~Timberland Tree Farming~~

REQUESTED ZONING: R-1 Small Scale Admendment 20Acres

REQUESTED LAND USE: Single Family Residential
~~Sub divide into 17.1 Acre residential lots~~

LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description) A PARCEL PARTIALLY IN SEC 14 & PARTIALLY IN SEC 13 or 329/220 403/35 360/40 401/1 562/246 LESS

PLANNING & ZONING DATE: _____ RIVERSIDE PLANTATION OR 967/431

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____

CONDITIONS: _____

BOARD OF COUNTY DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____

CONDITIONS: _____

PUBLIC HEARING DATE: _____

APPROVED DENIED TABLED

CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

FRANKLIN COUNTY, FLORIDA
 REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

- **Eastpoint Urban Service Area** – Is the property located in the Eastpoint Urban Service Area? NO
- **Coastal High Hazard Area** – Is the property located in the Coastal High Hazard Area? NO
- **Critical Shoreline Zone** – Is the property located in the Critical Shoreline Zone? NO
- **Soil Conditions** – Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office. The predominant soils listed by the NRCS include: Scranton fine sand, (Scranton sand, slough), and Rutledge fine sand.
- **Topography** – What is the topography of the property? 7' TO 12' ELEVATION
- **Drainage** – Are there any natural drainage features located on the property? YES
- **Wetlands** – The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service’s National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html> SAWGRASS AND WETLAND AREA SHOWN ON DEVELOPMENT SURVEY
- **Floodplains** – What flood zone is this property located in? The flood maps for Franklin County can be found at portal.nfwmdfloodmaps.com. AE - An area inundated by 1% annual chance of flooding
- **Potential Wildfire Areas** – Is the property susceptible to wildfires? TIMBERLAND PRESENT NO HISTORY OF WILDFIRES REPORTED
- **Historic or Cultural Sites** – Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or sitefile@dos.myflorida.com. NO
- **Endangered Species** – Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission’s website showing the location of Bald Eagle nests in the state can be found at: <http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebf1cc8e9> NO INFORMATION REGARDING PRESENCE OF ENDANGERED SPECIES. NONE OBSERVED
- **Traffic Circulation** – How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/> NO INFORMATION AVAILABLE AT THIS SITE FOR SECTION D3 SPARSLY POPULATED AREA ON MILL RD.
- **Affordable Housing** – Will this change increase the supply of affordable housing in Franklin County? COST OF DEVELOPMENT HOUSING TO BE DETERMINED. NO PLAN IN PLACE FOR IMPLEMENTING AFFORDABLE HOUSING AS PART OF THE FUTURE DEVELOPMENT

FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

- **Economic Development** – How will this change promote economic development in Franklin County? ADDITION OF RESIDENTIAL LOTS WILL INCREASE LOCAL POPULATION INCREASING REVENUE TO LOCAL BUSINESS. POPULATION ADDITION MAY QUALIFY FOR CENTRALIZED WATER AND SEWER SERVICES
- **Water and Sewer** – Will the development be served by central water and sewer or will it be on individual water wells and septic tanks? IF WATER AND SEWER LINES ARE AVAILABLE ALL SITES MAY BE REQUIRED TO UTIIZE CENTRAL SERVICES. CURRENTLY THERE IS NO CENTRALIZED WATER AND SEWER HOOK UP. PERMITTING FOR NEW CONSTRUCTION WILL DICTATE BASED ON CURRENT AVAILABILITY AT THE TIME OF OBTAINING PERMITS



1-



Overview



Legend

-  Parcels
-  Roads
-  City Labels

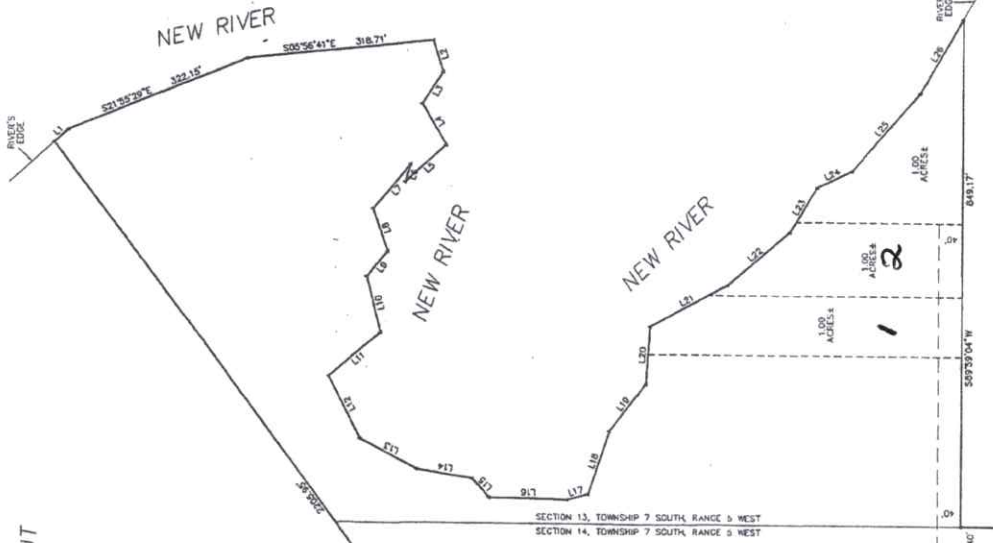
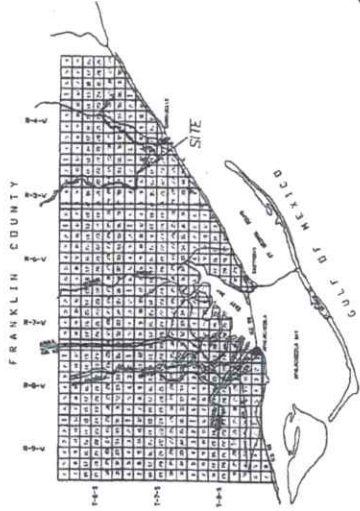
Parcel ID	14-07S-05W-0000-0010-0000	Alternate ID	05W07S14000000100000	Owner Address	SIMPLER ALBERT A III
Sec/Twp/Rng	14-7S-5W	Class	TIMBERLAND		3118 WEST THARPE STREET
Property Address		Acreage	43		TALLAHASSEE, FL 32304
District	1				
Brief Tax Description	A PARCEL LYING PARTLY IN SEC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/13/2021
 Last Data Uploaded: 5/13/2021 7:43:15 AM

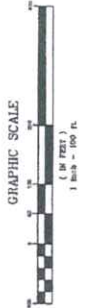
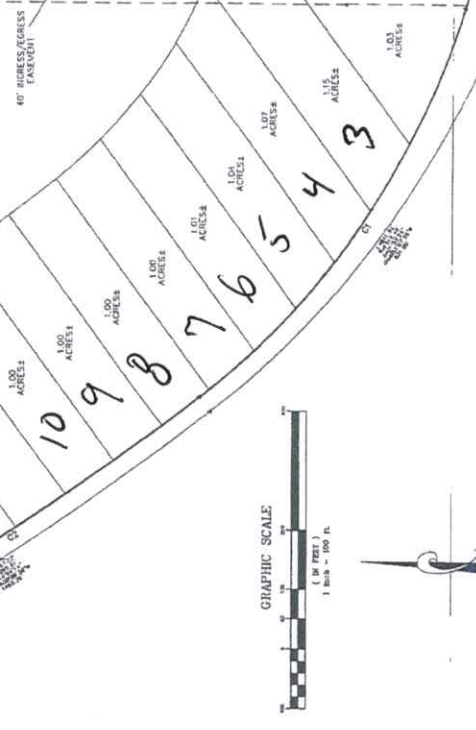
Developed by 

"THIS IS NOT A BOUNDARY SURVEY"

PROPOSED LOT LAYOUT
OF
"SIMPLER LIFE"



43.17
ACRES
(TOTAL)



- NOTES:
1. SUBJECT PROPERTY IS OWNED BY:
 2. A. SHULER
 3. SUBJECT PROPERTY CONTAINS 43.17 ACRES ±
 4. SUBJECT PROPERTY IS LOCATED IN SECTION 13 & 14, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA
 5. SUBJECT PROPERTY IS LOCATED IN SECTION 13 & 14, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA
 6. SUBJECT PROPERTY IS LOCATED IN SECTION 13 & 14, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA
 7. SUBJECT PROPERTY IS LOCATED IN SECTION 13 & 14, TOWNSHIP 7 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA
 8. SEE ATTACHED SHEET FOR APT DESCRIPTION.
- LEGEND:
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FRANKLIN COUNTY, FLORIDA
SECTION 13, TOWNSHIP 7 SOUTH, RANGE 5 WEST
SECTION 14, TOWNSHIP 7 SOUTH, RANGE 5 WEST
POINT OF BEGINNING
SOUTH/EAST CORNER OF
SECTION 14, TOWNSHIP 7
SOUTH, RANGE 5 WEST,
FRANKLIN COUNTY, FLORIDA

THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors & Mappers
18 W. 11th St.
Tomball, TX 77375
P.O. Box 200 - 115 E. 11th Street - Springtown, TX 77884-0200 - (409) 844-2844
MERC. GEOGRAPHIC
DATE: 02/07/20
DRAWN BY: JMS
COUNTY: FRANKLIN
APP. NO.: 2007-0015
DATE OF FIELD WORK: 01/20/20

Albert A. Simplers
3118 W Tharpe Street
Tallahassee, FL 32303
850-576-5271 al@simplersolar.com

May 12, 2021

Franklin County
Planning and Zoning
34 Forbes St #1, Apalachicola, FL 32320

Please accept this Request/filing for a small-scale amendment under section 163.3187(1), Florida Statutes.

I am attaching a plat of 43 Acres located in Franklin County to subdivide into (10) 1 Acre Residential lots for a total of 10 Acres within the 43 Acre Parcel. The Property Identification is as follows:

Parcel ID	14-07S-05W-0000-0010-0000
Brief Tax Description*	A PARCEL LYING PARTLY IN SEC 14 & PARTLY IN SEC 13 OR 329/220 403/35 360/40 403/1 562/246 LESS RIVERSIDE PLANTATION OR 967/431
Property Use Code	TIMBERLAND (005600)
Sec/Twp/Rng	14-7S-5W
Tax District	County (District 1)
Millage Rate	11.2322
Acreage	43.000
Homestead	N

This amendment is not within an area of Critical state concern. Please review and contact me if you have any questions.

Thank you,

Albert A Simplers, III
3118 W Tharpe Street
Tallahassee, FL 32303
850-576-5271

I-



Parcel Summary

Parcel ID 14-07S-05W-0000-0010-0000
 Location Address 32322
 Brief Tax Description* A PARCEL LYING PARTLY IN SEC 14 & PARTLY IN SEC 13 OR 329/220 403/35 360/40 403/1 562/246 LESS RIVERSIDE PLANTATION OR 967/431
 *The Description above is not to be used on legal documents.
 Property Use Code TIMBERLAND (005600)
 Sec/Twp/Rng 14-7S-5W
 Tax District County (District 1)
 Millage Rate 11.2322
 Acreage 43.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Simpler Albert A III](#)
 3118 West Tharpe Street
 Tallahassee, FL 32304

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
005600	TIMBER 3	16.00	AC	0	0
005305	NONPROD AG	27.00	AC	0	0
009910	MKT.VAL.AG	43.00	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/11/2008	\$100	CT	967	431	Unqualified (U)	Vacant	SANAULLAH SHAMSHAD, SHEENA, SHEZAD, NITISIO	SIMPLER ALBERT A III
N	08/21/1996	\$43,000	WD	562	246	Unqualified (U)	Vacant	WOOTEN , CHRISTIAN, CHRISTIAN	ALBERT A SIMPLER III
N	11/02/1990	\$49,280	WD	329	220	Qualified (Q)	Vacant	P & G	S.E. TIMBERLAND

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$140,450	\$80,000	\$80,000
Land Agricultural Value	\$1,778	\$1,778	\$0	\$0	\$0
Agricultural (Market) Value	\$131,800	\$131,800	\$16,200	\$900	\$900
Just (Market) Value	\$131,800	\$131,800	\$156,650	\$80,900	\$80,900
Assessed Value	\$1,778	\$1,778	\$455	\$414	\$376
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,778	\$1,778	\$455	\$414	\$376
Maximum Save Our Homes Portability	\$0	\$0	\$139,995	\$79,586	\$79,624

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

[2020 TRIM Notice \(PDF\)](#)

TRIM Notice 2019

[2019 TRIM Notice \(PDF\)](#)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.