



**FRANKLIN COUNTY PLANNING AND ZONING STAFF REVIEW INFORMATION
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

JUNE 09, 2020

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.

Public Notice

- 1- Until further notice, there are no scheduled Planning and Zoning meetings. All Planning & Zoning requests will be reviewed by staff and decisions made by the Board of County Commissioners. Normal deadlines apply. For deadline date and times please contact our office at 850-653-9783.

PLANNING & ZONING AGENDA ITEMS WILL BE PRESENTED ON TUESDAY, JUNE 16, 2020 AT 10:00 AM EST.

To comply with CDC and Government social distancing requirements, the general public will not be allowed in the commission meeting room for this meeting; therefore this Board of County Commission regular meeting will be conducted via livestream and conference call. Those wanting to view the meeting can use the livestream link (<https://www.youtube.com/user/SGIBeachLife>) or go to Forgotten Coast TV's You Tube Page. The livestream feed will promptly start 5 minutes before the meeting commences.

Those that are representing a Planning & Zoning project on the agenda should use the conference call system by dialing **1-844-844-0014** and when prompted enter **540166# by 9:55 a.m. (ET)**. Once the agenda items are completed, the conference call will be disconnected.

Any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.

Applications Under Staff Review

- 2- Consideration of a request to construct a Single Family Private Dock at 37 Carousel Terrace, Alligator Point, Franklin County, Florida. The applicant has all State and Federal Permits. The dock walkway will be 24'5" x 5' with a 25' x 12' terminal platform and a 25' x 12' boat slip with boat lift. Request submitted by Florida Environmental Land Service, agent for Chip Johnson, applicant. (House has been approved by variance on 3/17/2020)

- 3- Consideration of a request to construct a Single Family Private Dock located at 1617 Alligator Drive, Alligator Point, Franklin County, Florida. The applicant has all state and federal permits. The dock walkway will be 359' x 4' with a 10' x 16' terminal platform, (1) 12' x 20' un-covered boatlift and (1) 14' x 30' covered boatlift. Request submitted by Garlick Environmental Agency, agent for James Sweat, applicant. (House is under construction)
- 4- Consideration of a request for Commercial Site Plan Review to place 36 moveable storage units at 1013 Bluff Road, Apalachicola, Franklin County, Florida. This project will be done in 2 phases: Phase 1 will consist of 24 units indicated in blue and Phase 2 will consist of 12 units indicated in yellow. Request submitted by Jonathan Faircloth, applicant.
- 5- Consideration of a request for a Public Hearing for a Land Use change of a 6.08 acre parcel of land from Residential to Commercial and Re-Zoning from R-2 Single Family Mobile Home to C-3 Commercial Recreation on property lying in Section 22 Township 6 South, Range 4 West, 2514 Highway 67, Carrabelle, Franklin County, Florida. Request submitted by Justin Ford, agent for Jamey and Beverly Sapp, applicants.
- 6- Consideration of a request for a Public Hearing for a Land Use change of a 10 acre parcel of land from Residential to Commercial and Re-Zoning from R-2 Single Family Mobile Home to C-3 Commercial Recreation on property lying in Section 22 Township 6 South, Range 4 West, 2536 Highway 67, Carrabelle, Franklin County, Florida. Request submitted by Justin Ford, agent for Jamey and Beverly Sapp, applicants.
- 7- Consideration of a request to abandon "Shell Bay Subdivision" a 10 lot subdivision lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.
- 8- Consideration of a request for Sketch Plat approval of an 18 lot subdivision named "St. George Bay" formerly known as Shell Bay Subdivision lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.
- 9- Consideration of a request to Re-Plat "Island Breeze" to "Island Breeze Phase II" a 4 lot subdivision lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Thurman Roddenberry, agent for Charles and Angela Overstreet, applicants.



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

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: Chip Johnson
Contact Information: Home #: (850) 386-3720 Cell #: _____
Mailing Address: 1358 Thomaswood Drive City/State/Zip: Tallahassee FL 32308
EMAIL Address: cjohnson @ curleton-johnson.com
Contractor Name: unknown at this time Business Name: _____
Contact Information: Office #: _____ Cell #: _____
State License #: _____ County Registration #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 37 Caroujel Terrace
Lot/s: 2 Block: _____ Subdivision: Holiday Beach Unit: 1
Parcel Identification #: 01-078-02W-1031-0000-0020

JURISDICTION: Franklin County City of Apalachicola 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: single-family dock less than 1,000 sq ft. w/ one boat lift

ZONING DISTRICT: 7 **CONTRACT COST:** _____

TOTAL SQUARE FOOT: 352.5 **FOUNDATION TYPE:** N/A

ROOF MATERIAL: N/A

APPROVED BY: Planning & Zoning Date: _____ County Commissioners Date: _____
 City of Carrabelle Date: _____ City of Apalachicola Date: _____

WATER BODY: unnamed canal
CRITICAL SHORELINE DISTRICT: YES OR NO **CRITICAL HABITAT ZONE:** YES OR NO

BUILDING OFFICIAL _____ **Date** _____ **OWNER (Required)** _____ **Date** _____ **CONTRACTOR (Required)** _____ **Date** _____

Prepared by and return to:
 Bruce I. Wiener
 Nelson Mullins Broad and Cassel
 215 S. Monroe Street, Suite 400
 Tallahassee, Florida 32301
 (850) 681-6810
 File Number: 151366.09003

Inst: 201919004093 Date: 09/09/2019 Time: 11:45AM
 Page 1 of 3 B: 1249 P: 289, Marcia Johnson,
 Clerk of Court Franklin County, By: SM
 Deputy ClerkDoc Stamp-Deed: 574.00

Parcel Id Number: 01-07S-02W-1031-0000-0020

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed is made this 6th day of September, 2019, between **DAVID K. MAY**, a married man, whose mailing address is 1304 Conservancy Drive, Tallahassee, Florida 32312 and **BRIAN A. MAY**, a married man, whose mailing address is 1573 SW Gopher Trail, Palm City, Florida 34990 (collectively "Grantor") and **WAYNE R. JOHNSON** and **SUSAN A. JOHNSON**, husband and wife, whose mailing address is 2792 Millstone Plantation Road, Tallahassee, Florida 32312 (collectively "Grantee").

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Franklin County, Florida**, to-wit:

Lot 2, HOLIDAY BEACH UNIT 1, according to the Plat thereof as recorded in Plat Book 3, Page 12, of the Public Records of FRANKLIN County, Florida;

Subject to all covenants and restrictions of record, if any, and taxes and assessments for the year 2019 and subsequent years;

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

The property conveyed herein was never, during the period of Grantor's ownership, homestead property, and neither Grantor, nor any person for whose support Grantor was responsible, resided on or adjacent to said property.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Bruce I. Wiener, Witness
Print or type your name here

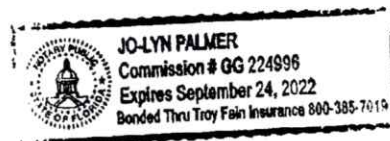
[Signature]
David K. May

[Signature]
Jo-Lyn Palmer, Witness
Print or type your name here

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 6th day of September, 2019, by David K. May, who [] is personally known to me or [] has produced Florida Driver License as identification.

[Signature]
NOTARY PUBLIC
Print Name: Jo-Lyn Palmer
My Commission Expires:



Signed, sealed and delivered in our presence:

[Signature]
_____, Witness
Print or type your name here

[Signature]

Brian A. May

[Signature]
_____, Witness
Print or type your name here

STATE OF Florida
COUNTY OF Marlboro

The foregoing instrument was acknowledged before me this 5th day of September, 2019, by Brian A. May, who [] is personally known to me or [] has produced [Signature] as identification.



[Signature]

NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____



2-

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

March 18, 2020

Chip Johnson
1358 Thomaswood Drive
Tallahassee, Florida 32308
cjohnson@cureton-johnson.com

File No.: 0385558-001-EE/19, Franklin County

Dear Mr. Johnson:

On March 6, 2020, we received your request for verification of exemption to perform the following activities:

To construct a single-family dock and boatlift totaling less than 1,000 square feet within a man-made canal adjacent to the Alligator Harbor Aquatic Preserve, Class II Outstanding Florida Waters, Prohibited Shellfish Harvesting Area. The project is located at Unit 1, Lot 2 Holiday Beach Parcel No. 01-07S-02W1031-0000-0020, in Section 01, Township 07 South, Range 02 West in Franklin County; 29°53'59.26" North Latitude, 84°23'15.13" 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 qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

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 activity as proposed is 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 Approved

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 26, 2021. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 19 of the SPGP V-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP V-R1 with all terms and conditions and the General Conditions may be found 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 Hali Troendle at the letterhead address, at (850)595-0610, or at Hali.Troendle@FloridaDEP.gov

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Hali Troendle
Environmental Specialist
Submerged Lands and Environmental Resources Program

Attachments:

- 1. Rule 62-330.051(12)(c), F.A.C. and Section 403.813(1)(i), F.S., 1 page
- 2. Special Conditions for Federal Authorization for SPGP V-R1, 7 pages
- 3. General Conditions for Federal Authorization for SPGP V-R1, 2 pages
- 4. Standard Manatee Conditions for In-Water Work, 2 pages
- 5. Project Drawings, 5 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:

Wade Dandridge, DEP, Wade.Dandridge@FloridaDEP.gov
Elva Peppers, Florida Environmental and Land Services, Inc., elvapeppers@felsi.org
Aaron Sarchet, Florida Environmental and Land Services, Inc., asarchet@felsi.org
Franklin County, 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.

Rachel Harris
Clerk

March 18, 2020
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.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

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.

Special Conditions for Federal Authorization for SPGP V-R1

Note: JAXBO (Jacksonville District's Programmatic Biological Opinion), referenced throughout, may be found online in the Jacksonville District Regulatory Division Sourcebook, or at <http://cdm16021.contentdm.oclc.org/utills/getfile/collection/p16021coll3/id/577>.

The SPGP V-R1 instrument and all attachments may be found online through the Sourcebook, or at <https://www.saj.usace.army.mil/SPGP/>

In addition to the conditions specified above, the following Special Conditions apply to all projects reviewed and/or authorized under the SPGP V-R1.

Special Conditions for All Projects

1. Authorization, design and construction must adhere to the terms of the SPGP V-R1 instrument including the Procedure and Work Authorized sections.
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.).
5. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
6. 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 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.
7. The District Engineer reserves the right to require that any request for authorization under this SPGP V-R1 be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP V-R1 does not automatically guarantee Federal authorization.
 8. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
 9. Failure to comply with all conditions of the SPGP V-R1 constitutes a violation of the Federal authorization.
 10. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.
 - a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Project Manager to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Project Manager shall immediately be notified. Such

activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

11. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
12. For Projects authorized under this SPGP V-R1 in navigable waters of the U.S., 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 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 or alteration.
13. The SPGP V-R1 will be valid through July 26, 2021 unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending July 26, 2021, is not contrary to the public interest. The SPGP V-R1 will not be extended beyond July 26, 2021 but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP V-R1 will be evaluated by the Corps.
14. If the SPGP V-R1 expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP V-R1 will remain in effect provided the activity is completed within 12 months of the date the SPGP V-R1 expired or was revoked.

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

1. For temporary structures associated with marine events. Upon completion of the event, these structures must be removed and, to the maximum extent practical, the site must be restored to pre-construction elevations. Water depths in the area of marine events must be deep enough to support at least 5 ft of water depth under the keel of a vessel and between the keel of a vessel and Endangered Species Act listed coral colonies, if present, when transiting to the mooring areas (Reference: JAXBO PDC A2.1.4.).
2. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
 - a. (A2.2.) For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must

be downloaded and sign installation guidance are available at:

(http://sero.nmfs.noaa.gov/protected_resources/section_7/protected_species_educational_signs/index.html). The signs required to be posted by area are stated below:

- (1) (A2.2.1.) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
- (2) (A2.2.2.) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
- (3) (A2.2.3.) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.

3. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

- a. (A2.3.) For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
 - (1) (A2.3.1.) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.
 - (2) (A2.3.2.) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

4. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form ([Attachment 27](#)) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. (The FDEP or Designee will attach this document to their authorizations for a dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of 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) (Reference: JAXBO PDC A2.4.).

5. Aids to Navigation. Aids to navigation must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).

6. 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.).

7. 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.).
8. Regarding submerged and emergent aquatic vegetation, the design and construction of a Project must comply with the following:
- a. 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:
 - (1) 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) In addition to (1), above, IF the project is within 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), THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c., below (Reference: JAXBO PDC A2.17).
 - b. For all other Projects,
 - (1) Within 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), the presence of submerged aquatic vegetation will be determined utilizing the "Submerged Aquatic Vegetation Survey Guidelines" ([Attachment 7](#)). If no survey performed, aquatic vegetation, including Johnson's seagrass, will be presumed to be present for purposes of this Special Condition.
 - (2) 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.
 - (3) 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](#)).
 - (4) In addition to (1) to (3) above, IF the proposed dock or proposed structure is within 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), and IF the proposed dock or proposed structure falls within the following

scenarios, THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c., below. (Reference: The following replicates “Scenario B” as defined within A2.17., PDCs for Docks or Other Minor Structures of JAXBO.):

- (i) Dock replacement in the exact footprint (i.e., same location/configuration/size) as the previous dock and:
 - (a) within Johnson’s seagrass critical habitat with No current seagrass survey (completed no earlier than 1 year before submitting the application); or, Johnson’s seagrass under the dock; or, Native seagrass, other than Johnson’s seagrass, under the dock; or,
 - (b) within the Range of Johnson’s seagrass (outside of critical habitat) with No current seagrass survey or, Johnson’s seagrass under the dock,
- (ii) New docks or dock expansions and:
 - (a) within Johnson’s seagrass critical habitat; or,
 - (b) within the Range of Johnson’s seagrass (outside of critical habitat) with: No current seagrass survey (completed no earlier than 1 year before submitting the application) or, Johnson’s seagrass within property limit.
- c. The following additional restrictions apply when required by paragraphs 8.a.(2) or 8.b.(4), above (Reference: The following replicates the “Dock PDCs for Scenario B” within A2.17. PDCs for Docks or Other Minor Structures of JAXBO.):
 - (1) To avoid and minimize impacts to Johnson’s seagrass and native, non-listed seagrasses to the maximum extent practicable:
 - (i) The dock must be positioned to avoid and minimize effects to Johnson’s seagrass.
 - (ii) Over any area that contains Johnson’s seagrass or native, non- listed seagrasses, the dock shall be oriented in a north-south orientation to the maximum extent that is practicable to allow maximum sunlight under the structure.
 - (iii) If practicable, terminal platforms shall be placed in deep water, waterward of Johnson’s seagrass beds or native, non-listed seagrasses beds or in an area devoid of Johnson’s seagrass or native, non-listed seagrasses.
 - (iv) Piles must be spaced a minimum of 10 ft apart in any area that contains Johnson’s seagrass to minimize direct impacts.
 - (v) Piles shall be installed in a manner that will not result in the formation of sedimentary deposits (e.g., donuts or halos) around the newly installed pilings.
 - (vi) No covered boat lifts are allowed over any Johnson’s seagrass.
 - (2) Decking options: Deck surfaces (parallel with the water) that are located waterward of the MHWL must be constructed of grated materials or plank construction or a combination of the both methods (e.g. plank decking on the walkway and grated decking on the terminal platform). These decking options are described below:
 - (i) For grated decking:
 - (a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 3 ft above MHW when constructed with grated decking.
 - (b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 160 ft². Marginal docks are limited to a width of 5 ft. The 5 ft width restriction is measured from wet side of the

- seawall. For example, if a seawall cap is 3 feet overwater then the dock would be limited to 2 feet.
- (c) Material description: Decking materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. These materials must provide a minimum of 43% open space.
- (ii) For plank decking:
 - (a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 5 ft above MHW when constructed of plank decking.
 - (b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 120 ft². Marginal docks are limited to a width of 5 ft.
 - (c) Material description: Deck boards may be constructed of any material. Deck Boards must be installed to provide a minimum of a 0.5-in gap between individual deck boards.
- d. Aids to Navigation in Acropora critical habitat. The distance from Aids to Navigation (ATONs) to ESA-listed corals and Acropora critical habitat shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

General Conditions for Federal Authorization for SPGP V-R1

1. The time limit for completing the work authorized ends 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. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
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. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
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.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall 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.
- b. All vessels associated with the construction project shall 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.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. 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.
- e. 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
- f. 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.

CAUTION: MANATEE HABITAT


All project vessels

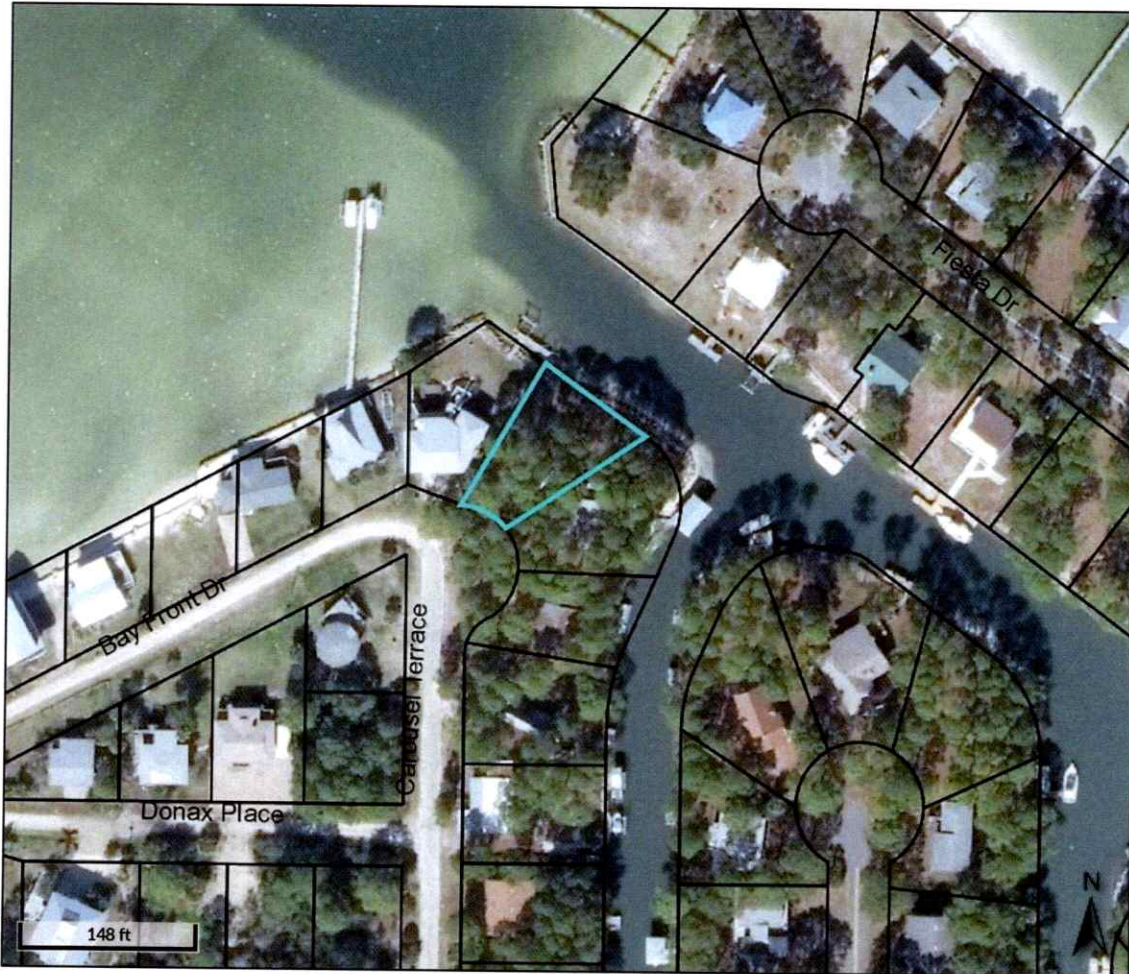
IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC





Overview



Legend

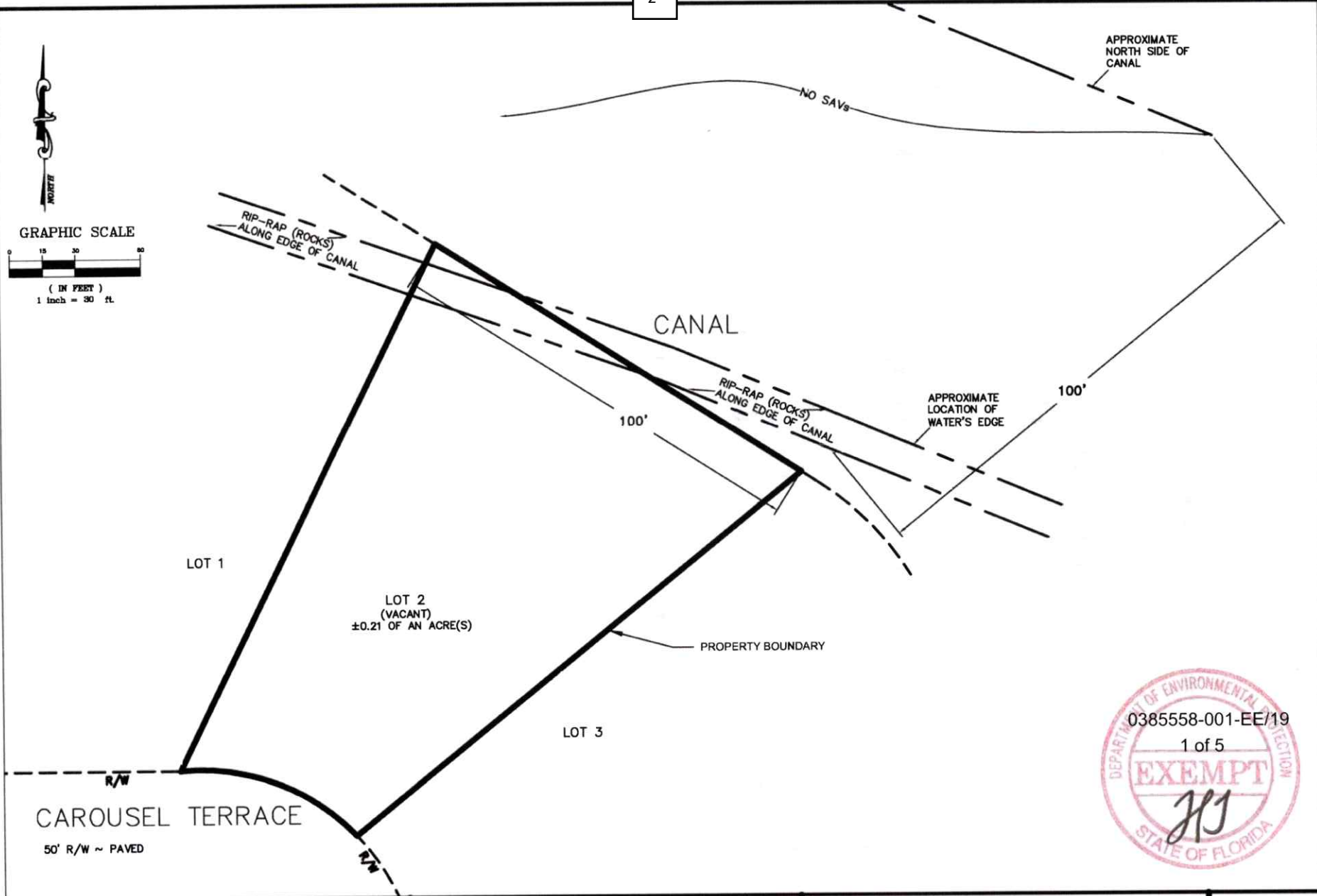
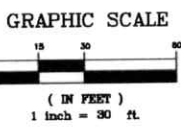
-  Parcels
-  Roads
-  City Labels

Parcel ID	01-07S-02W-1031-0000-0020	Alternate ID	02W07S01103100000020	Owner Address	MAY DAVID K & BRIAN A
Sec/Twp/Rng	1-7S-2W	Class	VACANT		C/O DAVID MAY
Property Address		Acreage	0.205		1304 CONSERVANCY DRIVE
					TALLAHASSEE, FL 32312

District 7
 Brief Tax Description UNIT 1 LOT 2 HOLIDAY BEACH
 (Note: Not to be used on legal documents)

Date created: 8/17/2019
 Last Data Uploaded: 8/16/2019 10:00:34 PM

Developed by  Schneider
 GEOSPATIAL




Florida Environmental & Land Services Inc.
 221-4 DELTA COURT
 TALLAHASSEE, FLORIDA 32303
 850-385-6255 (VOICE) 850-385-6355 (FAX)

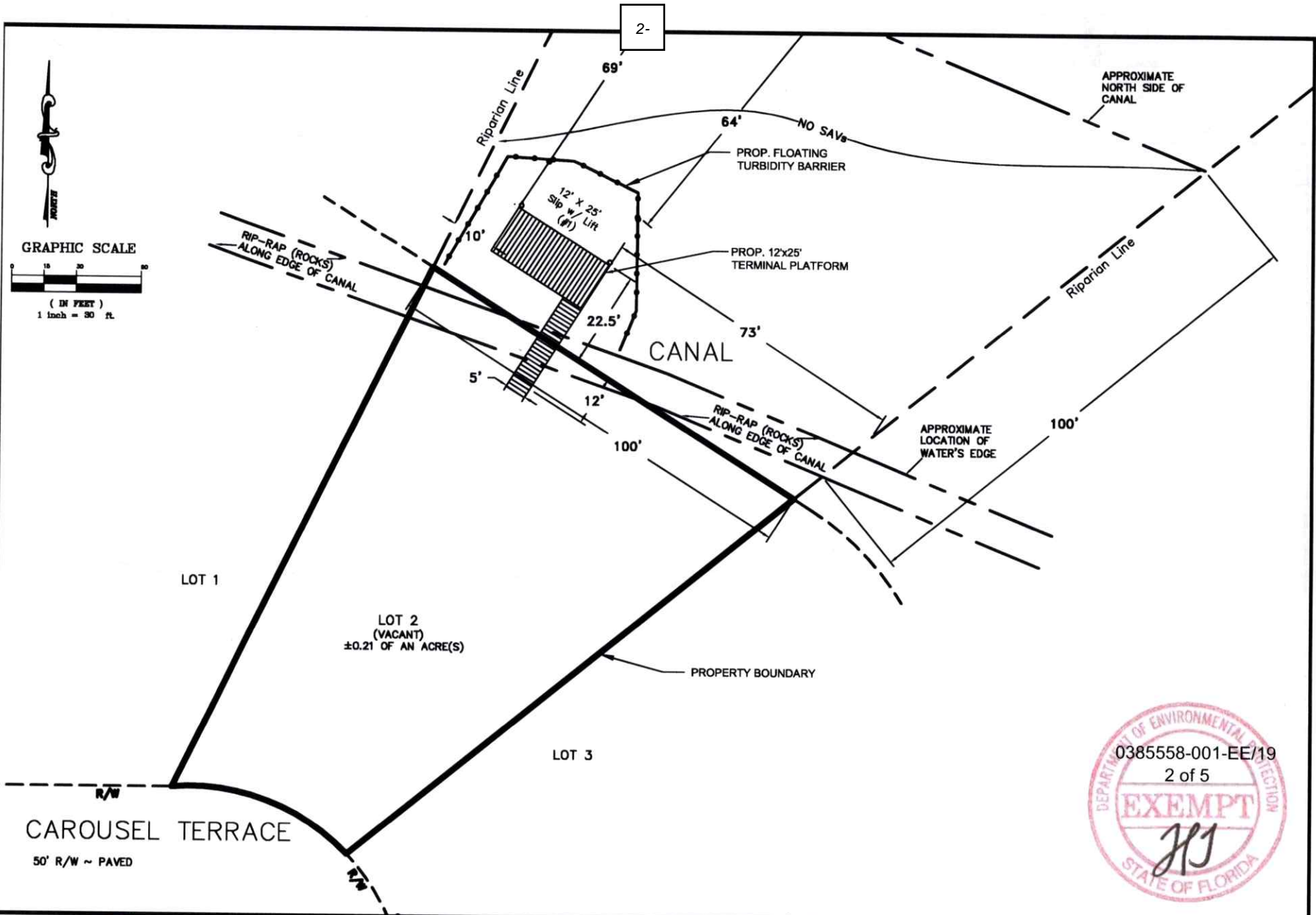
PROJECT
JOHNSON DOCK

FRANKLIN COUNTY, FL

TITLE
PLAN VIEW
EXISTING CONDITIONS

DATE 3-3-2020	BY: BCW	CHK: EP	PROJ: 19-1671
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PAGE:
 1
OF: 4



CAROUSEL TERRACE

50' R/W ~ PAVED



Florida Environmental
& Land Services Inc.

221-4 DELTA COURT
TALLAHASSEE, FLORIDA 32303

850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

JOHNSON DOCK

FRANKLIN COUNTY, FL

TITLE

PLAN VIEW
PROPOSED CONDITIONS

DATE

3-3-2020

BY:

BCW

CHK:

EP

PROJ:

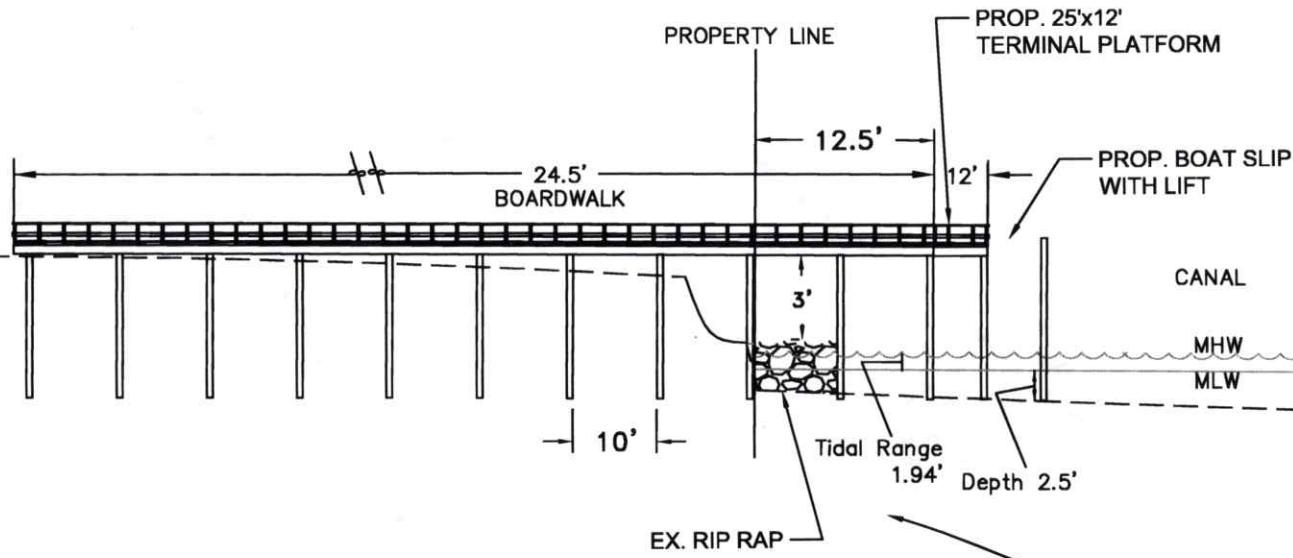
19-1671

PAGE:

2

OF:

4



NO SAVs



N.T.S

NOTES:

- 1) 1/2 INCH SPACING BETWEEN DECK BOARDS
- 2) PILINGS SPACED 10 FT APART

 <p>Florida Environmental & Land Services Inc. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)</p>	<p>PROJECT</p> <p>JOHNSON DOCK</p> <p>FRANKLIN COUNTY, FL</p>		<p>TITLE</p> <p>SECTION VIEW</p> <p>PROPOSED CONDITIONS</p>				<p>PAGE:</p> <p>3</p>
	<p>DATE</p> <p>3-3-2020</p>	<p>BY:</p> <p>BCW</p>	<p>CHK:</p> <p>EP</p>	<p>PROJ:</p> <p>19-1671</p>	<p>OF:</p> <p>4</p>	<p>27</p>	

PROP. TERMINAL PLATFORM

5'

3'

2.5'

MHWL=0.91' (NAVD88)

MLWL=-1.03' (NAVD 88)



Florida Environmental & Land Services Inc.

221-4 DELTA COURT
TALLAHASSEE, FLORIDA 32303

850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT
JOHNSON DOCK

FRANKLIN COUNTY, FL

TITLE
**SECTION VIEW
PROPOSED CONDITIONS**

PAGE:
4

DATE
3-3-2020

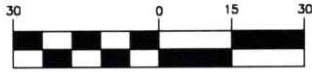
BY: BCW

CHK: EP

PROJ: 19-1671

OF: 4

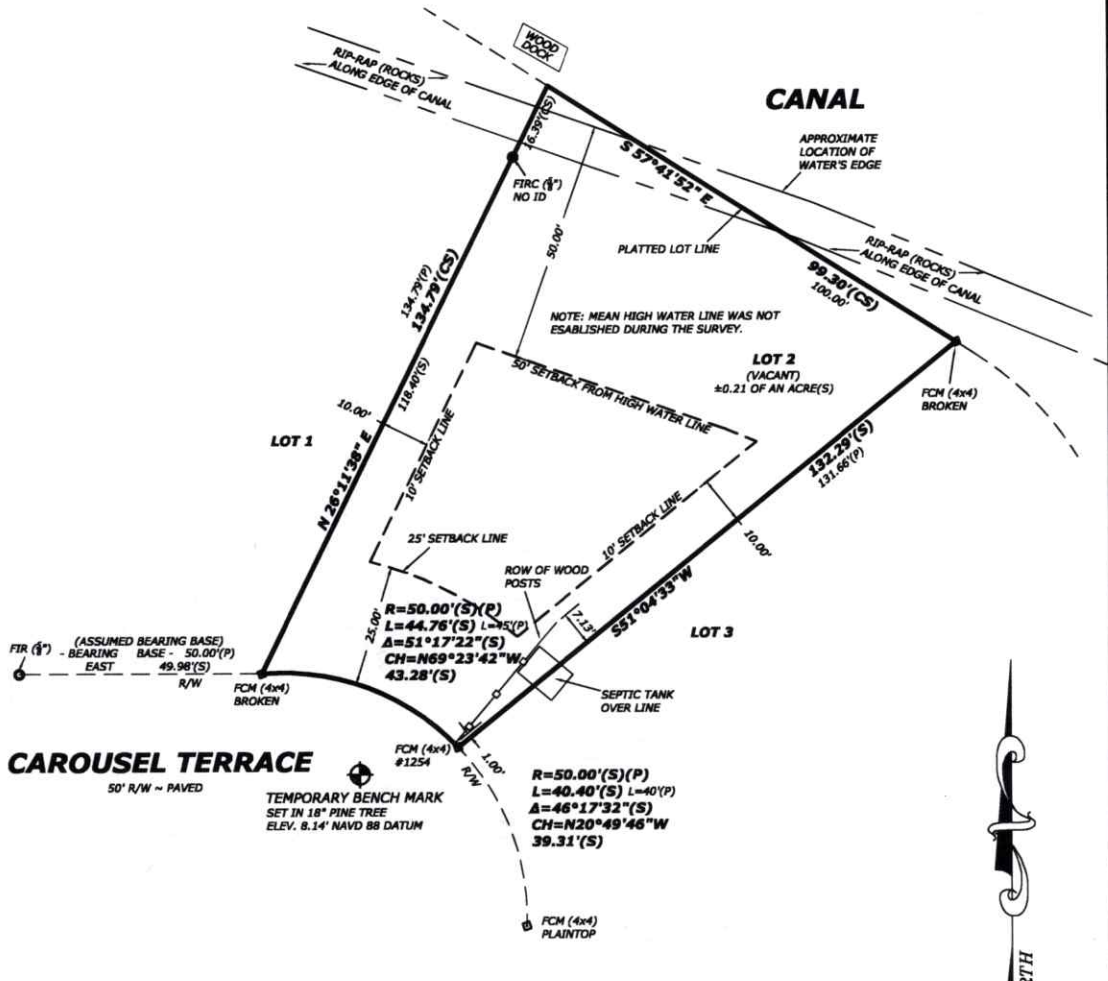
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

2-

ODOM SURVEYING & MAPPING, LLC
LB NO. 7391
181 FOX RUN CIRCLE
CRAWFORDVILLE, FLORIDA 32327
TELEPHONE # (850) 519-0020



NOTE:
ELEVATIONS ARE BASED ON GPS (GLONASS) OBSERVATIONS.
BENCHMARK 872 8261 J WAS TIED WITH VERTICAL ACCURACY OF 0.02'

FLOOD INFORMATION:
Base Flood Elevation: 17.0 ft
Flood Zone: VE
Effective FIRB Panel: 12037C0295F
FIRB Date: February 05, 2014

LEGEND	C.C. CORRUGATED METAL PIPE C.M.P. CONCRETE (D) DEED INFORMATION STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION E EAST EL ELEVATION F.E. FLOOR ELEVATION F.H. FIRE HYDRANT FT. FEET G.V. GAS VALVE L.B. LICENSED BUSINESS L LENGTH N NORTH NE NORTHEAST	CUBB AND GUTTER CONCRETE DEED INFORMATION STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION EAST ELEVATION FLOOR ELEVATION FIRE HYDRANT FEET GAS VALVE LICENSED BUSINESS LENGTH NORTH NORTHEAST	NOE NATIONAL GEODETIC SURVEY NOVD NATIONAL GEODETIC VERTICAL DATUM NO NUMBER NW NORTHWEST O.R. OFFICIAL RECORDS PLATTED DATA PC POINT OF CURVE PCC POINT OF COMPOUND CURVE PCP PERMANENT CONTROL POINT PI POINT OF INTERSECTION POB POINT OF BEGINNING POC POINT OF COMMENCEMENT POQ POINT OF CURVE POT POINT OF TANGENCY PRC POINT OF REVERSE CURVE PRM PERMANENT REFERENCE MONUMENT	NATIONAL GEODETIC SURVEY NATIONAL GEODETIC VERTICAL DATUM NUMBER NORTHWEST OFFICIAL RECORDS PLATTED DATA POINT OF CURVE POINT OF COMPOUND CURVE PERMANENT CONTROL POINT POINT OF INTERSECTION POINT OF BEGINNING POINT OF COMMENCEMENT POINT OF CURVE POINT OF TANGENCY POINT OF REVERSE CURVE PERMANENT REFERENCE MONUMENT	PT POINT OF TANGENCY R RADIUS (S) SURVEY INFORMATION S SOUTH TBM TEMPORARY BENCH MARK T.C. TERRA COTTA USCGS U.S. COAST AND GEODETIC SURVEY USGS U.S. GEOLOGICAL SURVEY W WEST FIP FOUND IRON PIPE FPP FOUND PINCH PIPE FN&C FOUND NAIL & CAP SN&C SET NAIL & CAP
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BOUNDARY SURVEY OF
LOT 2, HOLIDAY BEACH, UNIT NO. 1, A SUBDIVISION
AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 12 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

CER 0385558-001-EE/19
ISSUED TO: 5 of 5
WAYNE & SUSAN JOHNSON
NELSON ULLINS BRIDGEMAN & CASSELL LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF FLORIDA
JRS

- NOTES:**
- 1) BEARINGS ARE BASED ON AN ASSUMED BEARING ON THE SOUTH BOUNDARY OF LOT 1 OF HOLIDAY BEACH, UNIT 1, RECORDED IN PLAT BOOK 3, PAGE 12 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA. BEARING BASE IS EAST (ASSUMED)
 - 2) THERE ARE NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN
 - 3) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION AS SHOWN
 - 4) NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
 - 5) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

DRAWN BY : MMD
CHECKED BY : SKO
DATE : 04/05/18
REVISED : 08/02/19
SCALE : 1" = 30'
FIELD BOOK -- PAGE --
SURVEY DATE : 03/28/17, 07/28/18
BASE OF SURVEY :
PLAT BOOK 3, PAGE 12

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

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

STEVEN K. ODOM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NO. 6412

1
OF 1
JOB NO.
18-
180



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: (We will no longer accept incomplete applications)

Property Owner/s: James R. & Caryn B. Sweat
 Contact Information: Home #: _____ Cell #: 850-212-5315
 Mailing Address: 223 Rose Hill Dr. City/State/Zip: Tallahassee, FL 32312
 EMAIL Address: jsweat@gmail.com

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

PROPERTY DESCRIPTION: 911 Address: 1617 Alligator Dr, Alligator Point
 Lot/s: 34 Block: _____ Subdivision: Alligator Point Unit: _____
 Parcel Identification #: _____

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

DESCRIPTION OF DEVELOPMENT: Construction of a Single Family Dock
ZONING DISTRICT: _____ **CONTRACT COST:** _____

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____
 ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: _____
 NO. OF STORIES: _____ 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 # _____ OR SEWER DISTRICT: _____
 WATER DISTRICT: _____ 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: _____
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 _____



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

March 23, 2020

Ms Amy Kelly
Franklin County Planning & Zoning
33 Commerce Street
Apalachicola, FL 32320

Re: Dock Approval / Jim Sweat
GEA File No. 19-115

Dear Ms. Kelly:

Please find attached a Site Plan Application for the construction of a Single Family Residential Dock for the referenced project. As noted, this project has been approved previously on December 10, 2019. However, our client wishes to increase the size of the proposed covered boat slip to 14' x 30' (roof edges). The other boat slip will remain the same (12'x20'). Please place this project on your May 12, 2020 agenda. If you have any questions, please let us know. To aid you in your review, please find the following items attached:

- 1) Application for Development;
- 2) Location map indicating the location of the project site;
- 3) Dock drawings indicating the proposed project;
- 4) Property Appraiser map of the project site and a copy of the Warranty Deed;

If you have any questions, please let us know.

Sincerely,

Mary Ann Wasmund, Permit Specialist
Garlick Environmental Associates, Inc.

Attachments

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



FLORIDA DEPARTMENT OF Environmental Protection

3-

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

May 08, 2020

James Sweat
223 Rosehill Dr. N.
Tallahassee, Florida 32312
jrsweat@gmail.com

File No.: 0382670-003-EG/19, Franklin County

Dear Mr. and Mrs. Sweat:

On May 04, 2020, we received your notice of intent to use a General Permit (GP) pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to construct a single-family dock with two covered boatlifts in which all structures total less than 2000 sq. ft. within the Alligator Harbor Aquatic Preserve, Class II Outstanding Florida Waters, Prohibited Shellfish Harvesting Area. The project is located at 1617 Alligator Dr., Alligator Point, Florida 32346, Parcel No. 03-07S-02W-1010-0000-0340, in Section 03, Township 07 South, Range 02 West of Franklin County; at approximately 29°54'11" North Latitude, 84°24'45" West Longitude.

Your intent to use a general permit has been reviewed by Department staff for three types of authorization: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project qualifies for all three authorizations. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

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 – Approved

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached) and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue

this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review – Part IV of Chapter 373, Florida Statutes (F.S.), Title 62, F.A.C., and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258, F.S. and Chapters 18-20 and 18-21, F.A.C. The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above and has determined that the activity qualifies for a Letter of Consent under Section 253.77, F.S. to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), F.A.C. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, F.S. and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review – Chapter 253 and 258, F.S., Chapters 18-20 and 18-21, F.A.C., and Section 62-330.075, F.A.C., as required.

3. Federal Review –SPGP Approved

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 26, 2021. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 19 of the SPGP V-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP V-R1 with all terms and conditions and the General Conditions may be found 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 general permit. 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 62-330.427, F.A.C., 2 pages
2. General Conditions for All General Permits, Rule 62-330.405, F.A.C., 3 pages
3. Special Consent Conditions for Use of Sovereignty Submerged Lands, 1 page
4. General Consent Conditions for Use of Sovereignty Submerged Lands, 2 pages
5. Special Conditions for Federal Authorization for SPGP V-R1, 7 pages
6. General Conditions for Federal Authorization for SPGP V-R1, 2 pages
7. Standard Manatee Conditions for In-Water Work, 2 pages
8. Project Drawings, 4 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:

Wade Dandridge, FDEP, wade.dandridge@floridadep.gov

Dan Garlick, Agent, Garlick Environmental Associates, Inc., dan@garlickenv.com

Mary Ann Wasmund, Agent, Garlick Environmental Associates, Inc., maryann@garlickenv.com

Jonathan Brucker, Aquatic Preserve Manager, Jonathan.Brucker@dep.state.fl.us

Aquatic Preserves, Ann.Lazar@dep.state.fl.us, Kim.wren@dep.state.fl.us,

Jennifer.harper@dep.state.fl.us

Franklin County, 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

May 8, 2020
Date

62-330.427 General Permit for Docks, Piers and Associated Structures.

(1) A general permit is granted to any person to construct, extend, or remove a dock or pier and associated structures as described below:

(a) A private, single-family pier or dock with up to two boat lifts that, together with all existing structures on the shoreline of the property, does not exceed a total area of 2,000 square feet over surface waters. Such a structure:

1. Shall not accommodate the mooring of more than two vessels, either in the water or on a boat lift. Solely for purposes of this general permit, up to two personal watercraft as defined in section 327.02(33), F.S., may be moored in lieu of either or both allowable vessels of another type.

These limits shall not apply to the mooring, storage or other use of the dock or pier by:

a. Non-motor-powered vessels less than 16 feet in length that are stored on or under the dock or pier, or within an authorized mooring area; or
 b. Personal watercraft, dinghies or similar small vessels that are stowed out of the water, upon a larger parent vessel that is moored at the dock in compliance with this general permit.

2. Shall be located such that all areas used for vessel mooring and navigational access already provide a minimum depth of two feet below the mean low water level for tidal waters, or two feet below the expected average low water depth for non-tidal waters as determined based on best available information for the water body at the project location; and

3. May include a roof over the vessel mooring areas, boat lifts, and terminal platform, or any portions thereof, subject to the applicable provisions of chapters 253 and 258, F.S., and the rules adopted thereunder. Portions of such roofs that overhang beyond the edge of decked portions of the pier or dock shall be included in the calculation of the total square footage of over-water structure allowed under paragraph (1)(a), above.

(b) A public fishing pier that does not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state "No Boat Mooring Allowed."

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat lift, boat mooring locations, or terminal platform, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no structures enclosed by walls, screens, or doors on any side;

(c) The dock or pier will not facilitate vessel rentals, charters, or serve any other commercial purpose;

(d) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit;

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property; and

(f) Notwithstanding any other provisions of this general permit, the design, construction and operation of the dock or pier and associated vessels shall not conflict with any manatee protection plan approved and adopted under section 379.2431(2)(t), F.S.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History—New 10-3-95, Formerly 62-341.427, Amended 10-1-13, 6-1-18.

62-330.405 General Conditions for All General Permits.

The following general permit conditions are binding upon the permittee and are enforceable under chapter 373, F.S. These conditions do not apply to the general permit for stormwater management systems under section 403.814(12), F.S.

- (1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
- (2) The general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit; and it does not authorize any violation of any other applicable federal, state, local, or special district laws (including, but not limited to, those governing the “take” of listed species).
- (3) The general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.
- (4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.
- (5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.
- (6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with chapter 120, F.S., and section 373.429, F.S.
- (7) The general permit is not transferable to a new third party. To be used by a different permittee, a new notice to use a general permit must be submitted in accordance with rule 62-330.402, F.A.C. Activities constructed in accordance with the terms and conditions of a general permit are automatically authorized to be operated and maintained by the permittee and subsequent owners in accordance with subsection 62-330.340(1), F.A.C. Any person holding the general permit, persons working under the general permit, and owners of land while work is conducted under the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.
- (8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the general permit.
- (9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in the general permit.
- (10) A permittee’s right to conduct a specific activity under the general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007)*, available at <https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at http://publicfiles.dep.state.fl.us/DEAR/Stormwater_Training_Docs/erosion-inspectors-manual.pdf.

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

- (a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;
- (b) The maximum width of the construction access area shall be limited to 15 feet;
- (c) All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and
- (d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in the general permit, activities must not:

- (a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands; or
- (b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to section 373.042, F.S., or a Works of the District established pursuant to section 373.086, F.S.

(16) If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee

shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.

(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.

(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at “Idle Speed/No Wake” at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.

(c) All in-water activities, including vessel operation, must be shut down if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All onsite project personnel are responsible for observing water-related activities for the presence of listed species.

(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and ImperiledSpecies@myFWC.com.

(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at ImperiledSpecies@myfwc.com with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.

(20) The permittee shall immediately notify the Agency in writing of any submitted information that is discovered to be inaccurate.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.4131, 373.414(9), 373.4145, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS. History—New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13, 6-1-18.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty 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.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. 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 of Trustees 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.
4. All costs incurred by the Board of Trustees 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 of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Lands:

All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

- (a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
- (b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
- (c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) Construction, use, or operation of the structure or activity shall 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.
- (f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
- (g) Structures or activities shall not create a navigational hazard.
- (h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.
- (i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
- (j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

Rulemaking Authority 253.03(7), 253.73 FS. Law Implemented 253.001, 253.03, 253.141, 253.0347, 253.665, 253.71, 253.68, 253.72, 253.74, 253.75, 253.77 FS. History—New 3-27-82,

Amended 8-1-83, Formerly 16Q-21.04, 16Q-21.004, Amended 12-25-86, 1-25-87, 3-15-90, 8-18-92, 10-15-98, 12-11-01, 10-29-03, 12-16-03, 3-8-04, 10-27-05, 4-14-08, 9-1-09, 3-21-19.

Special Conditions for Federal Authorization for SPGP V-R1

Note: JAXBO (Jacksonville District’s Programmatic Biological Opinion), referenced throughout, may be found online in the Jacksonville District Regulatory Division Sourcebook, or at <http://cdm16021.contentdm.oclc.org/utis/getfile/collection/p16021coll3/id/577>.

The SPGP V-R1 instrument and all attachments may be found online through the Sourcebook, or at <https://www.saj.usace.army.mil/SPGP/>

In addition to the conditions specified above, the following Special Conditions apply to all projects reviewed and/or authorized under the SPGP V-R1.

Special Conditions for All Projects

1. Authorization, design and construction must adhere to the terms of the SPGP V-R1 instrument including the Procedure and Work Authorized sections.
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.).
5. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
6. 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 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.
7. The District Engineer reserves the right to require that any request for authorization under this SPGP V-R1 be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP V-R1 does not automatically guarantee Federal authorization.
 8. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
 9. Failure to comply with all conditions of the SPGP V-R1 constitutes a violation of the Federal authorization.
 10. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.
 - a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Project Manager to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.

- b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Project Manager shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
11. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
12. For Projects authorized under this SPGP V-R1 in navigable waters of the U.S., 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 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 or alteration.
13. The SPGP V-R1 will be valid through July 26, 2021 unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending July 26, 2021, is not contrary to the public interest. The SPGP V-R1 will not be extended beyond July 26, 2021, but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP V-R1 will be evaluated by the Corps.
14. If the SPGP V-R1 expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP V-R1 will remain in effect provided the activity is completed within 12 months of the date the SPGP V-R1 expired or was revoked.

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

1. For temporary structures associated with marine events. Upon completion of the event, these structures must be removed and, to the maximum extent practical, the site must be restored to pre-construction elevations. Water depths in the area of marine events must be deep enough to support at least 5 ft of water depth under the keel of a vessel and between the keel of a vessel and Endangered Species Act listed coral colonies, if present, when transiting to the mooring areas (Reference: JAXBO PDC A2.1.4.).

2. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
- a. (A2.2.) For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (http://sero.nmfs.noaa.gov/protected_resources/section_7/protected_species_educational_signs/index.html). The signs required to be posted by area are stated below:
 - (1) (A2.2.1.) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
 - (2) (A2.2.2.) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
 - (3) (A2.2.3.) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.
3. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):
- a. (A2.3.) For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
 - (1) (A2.3.1.) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.
 - (2) (A2.3.2.) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.
4. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form ([Attachment 27](#)) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. (The FDEP or Designee will attach this document to their authorizations for a dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of 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) (Reference: JAXBO PDC A2.4.).

5. Aids to Navigation. Aids to navigation must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
6. 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.).
7. 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.).
8. Regarding submerged and emergent aquatic vegetation, the design and construction of a Project must comply with the following:
 - a. 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:
 - (1) 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) In addition to (1), above, IF the project is within 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), THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c., below (Reference: JAXBO PDC A2.17).
 - b. For all other Projects,
 - (1) Within 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), the presence of submerged aquatic vegetation will be determined utilizing the “Submerged Aquatic Vegetation Survey Guidelines” ([Attachment 7](#)). If no survey performed, aquatic vegetation, including Johnson’s seagrass, will be presumed to be present for purposes of this Special Condition.
 - (2) 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.
- (3) 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](#)).
- (4) In addition to (1) to (3) above, IF the proposed dock or proposed structure is within 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), and IF the proposed dock or proposed structure falls within the following scenarios, THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c., below. (Reference: The following replicates “Scenario B” as defined within A2.17., PDCs for Docks or Other Minor Structures of JAXBO.):
- (i) Dock replacement in the exact footprint (i.e., same location/configuration/size) as the previous dock and:
- (a) within Johnson’s seagrass critical habitat with No current seagrass survey (completed no earlier than 1 year before submitting the application); or, Johnson’s seagrass under the dock; or, Native seagrass, other than Johnson’s seagrass, under the dock; or,
- (b) within the Range of Johnson’s seagrass (outside of critical habitat) with No current seagrass survey or, Johnson’s seagrass under the dock,
- (ii) New docks or dock expansions and:
- (a) within Johnson’s seagrass critical habitat; or,
- (b) within the Range of Johnson’s seagrass (outside of critical habitat) with: No current seagrass survey (completed no earlier than 1 year before submitting the application) or, Johnson’s seagrass within property limit.
- c. The following additional restrictions apply when required by paragraphs 8.a.(2) or 8.b.(4), above (Reference: The following replicates the “Dock PDCs for Scenario B” within A2.17. PDCs for Docks or Other Minor Structures of JAXBO.):
- (1) To avoid and minimize impacts to Johnson’s seagrass and native, non-listed seagrasses to the maximum extent practicable:
- (i) The dock must be positioned to avoid and minimize effects to Johnson’s seagrass.
- (ii) Over any area that contains Johnson’s seagrass or native, non- listed seagrasses, the dock shall be oriented in a north-south orientation to the maximum extent that is practicable to allow maximum sunlight under the structure.
- (iii) If practicable, terminal platforms shall be placed in deep water, waterward of Johnson’s seagrass beds or native, non-listed seagrasses beds or in an area devoid of Johnson’s seagrass or native, non-listed seagrasses.

- (iv) Piles must be spaced a minimum of 10 ft apart in any area that contains Johnson's seagrass to minimize direct impacts.
 - (v) Piles shall be installed in a manner that will not result in the formation of sedimentary deposits (e.g., donuts or halos) around the newly installed pilings.
 - (vi) No covered boat lifts are allowed over any Johnson's seagrass.
- (2) Decking options: Deck surfaces (parallel with the water) that are located waterward of the MHWL must be constructed of grated materials or plank construction or a combination of the both methods (e.g. plank decking on the walkway and grated decking on the terminal platform). These decking options are described below:
- (i) For grated decking:
 - (a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 3 ft above MHW when constructed with grated decking.
 - (b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 160 ft². Marginal docks are limited to a width of 5 ft. The 5 ft width restriction is measured from wet side of the seawall. For example, if a seawall cap is 3 feet overwater then the dock would be limited to 2 feet.
 - (c) Material description: Decking materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. These materials must provide a minimum of 43% open space.
 - (ii) For plank decking:
 - (a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 5 ft above MHW when constructed of plank decking.
 - (b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 120 ft². Marginal docks are limited to a width of 5 ft.
 - (c) Material description: Deck boards may be constructed of any material. Deck Boards must be installed to provide a minimum of a 0.5-in gap between individual deck boards.
- d. Aids to Navigation in Acropora critical habitat. The distance from Aids to Navigation (ATONs) to ESA-listed corals and Acropora critical habitat shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

General Conditions for Federal Authorization for SPGP V-R1

1. The time limit for completing the work authorized ends 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. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
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. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
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.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall 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.
- b. All vessels associated with the construction project shall 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.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. 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.
- e. 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
- f. 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.

CAUTION: MANATEE HABITAT


All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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(850) 653-8899

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LB No. 7415

APPLICANT/CLIENT: James R. Sweat

WATERBODY/CLASS: Alligator Harbor

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE: 29° 54' 12.21"

LONGITUDE: 84° 24' 45.35"

SECTION: 3 TOWNSHIP: 7 South RANG: 2 West

JOB: 20-036

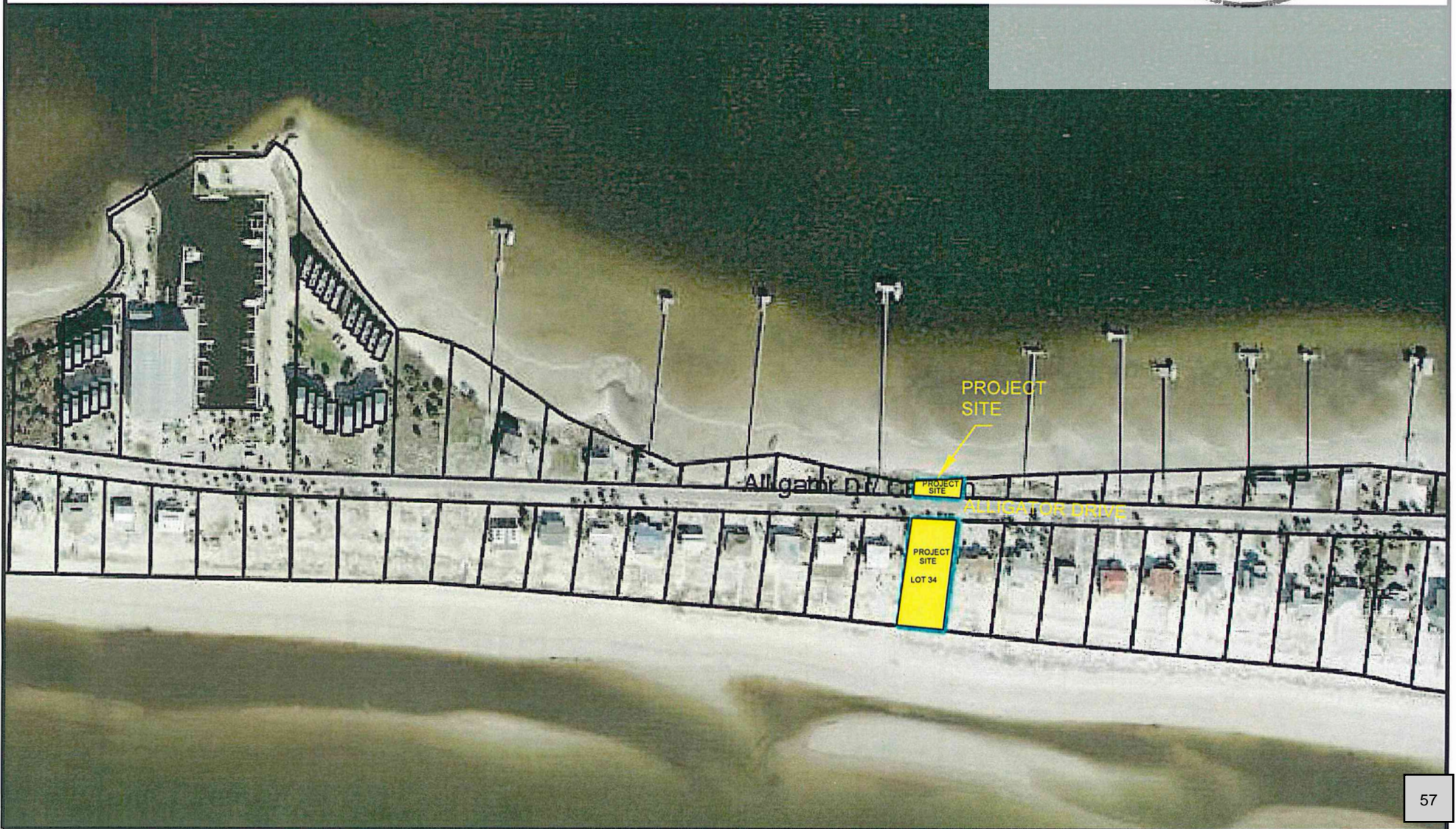
DEP:

COE:

OTHER:

DATE: May 5, 2020

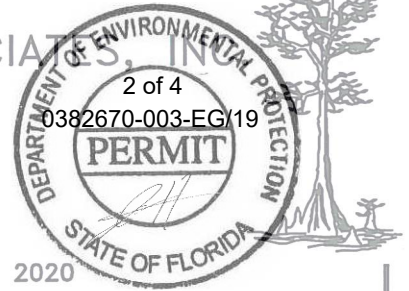
SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

JOB: 20-036
 DEP:
 COE:
 OTHER:
 DATE: May 5, 2020
 SHEET: 2/4

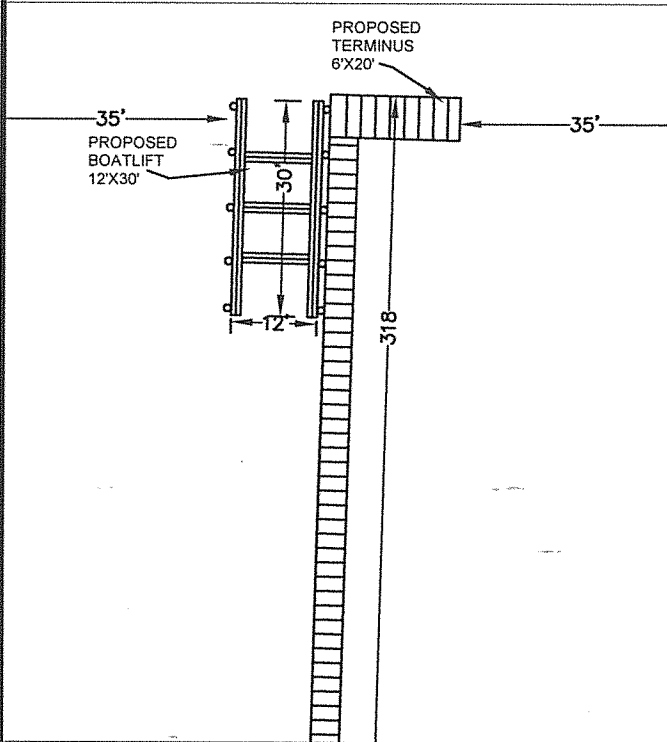


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

3-

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

JOB: 20-036
 DEP:
 COE:
 OTHER:
 DATE: May 5, 2020
 SHEET: 3/4



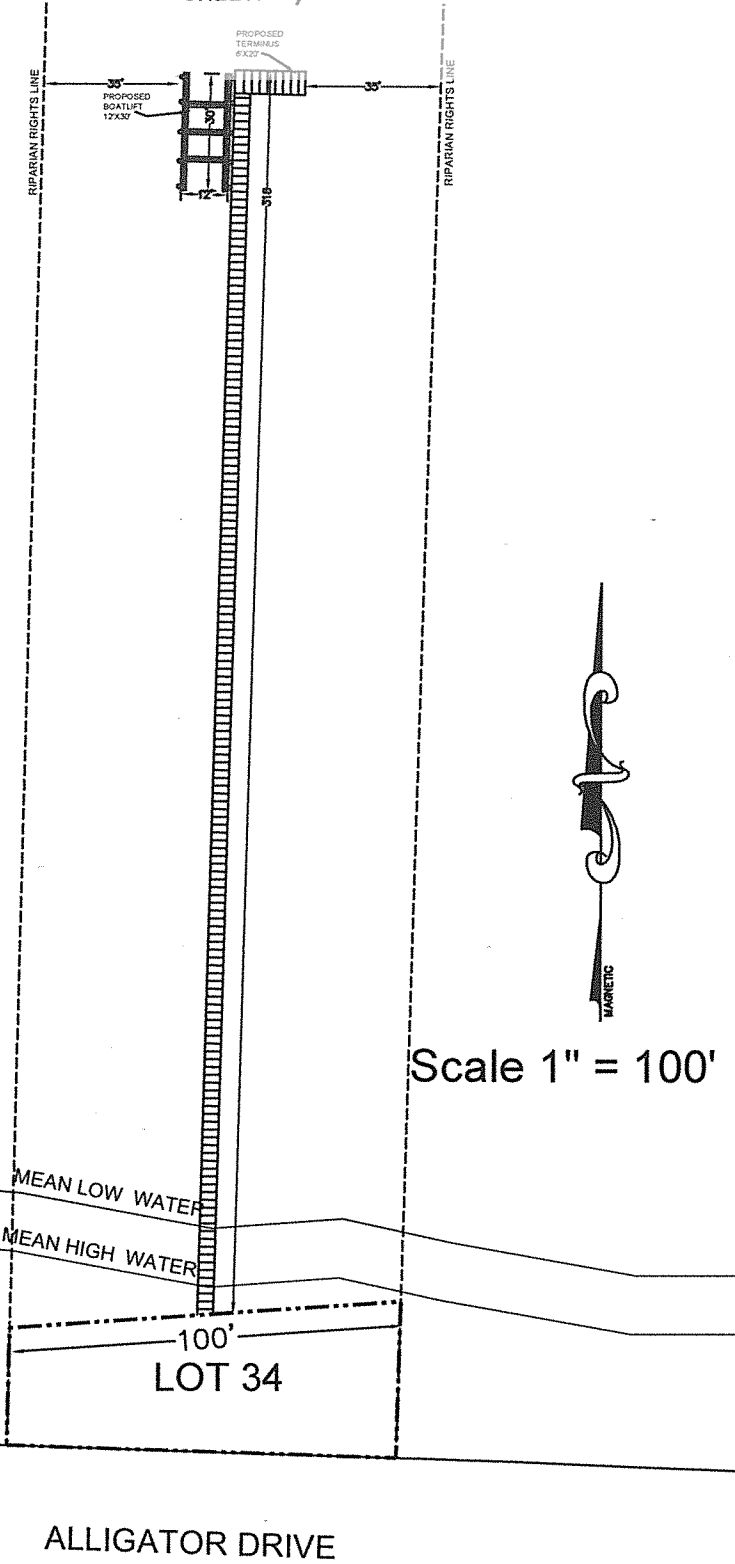
DETAIL OF PROPOSED DOCK
 SCALE 1" = 30'

PILINGS WILL BE
 PLACED A MINIMUM
 OF 10' APART

PILLINGS SIZE
 WILL BE 6 INCHES

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" = 100'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8855

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: James R. Sweat

WATERBODY/CLASS: Alligator Harbor

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Alligator Point / Franklin County

LATITUDE: 29° 54' 12.21"

LONGITUDE: 84° 24' 45.35"

SECTION: 3 TWSHP: 7 South

RNG: 2 West

JOB: 20-036

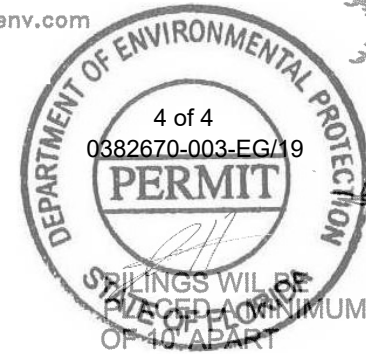
DEP:

COE:

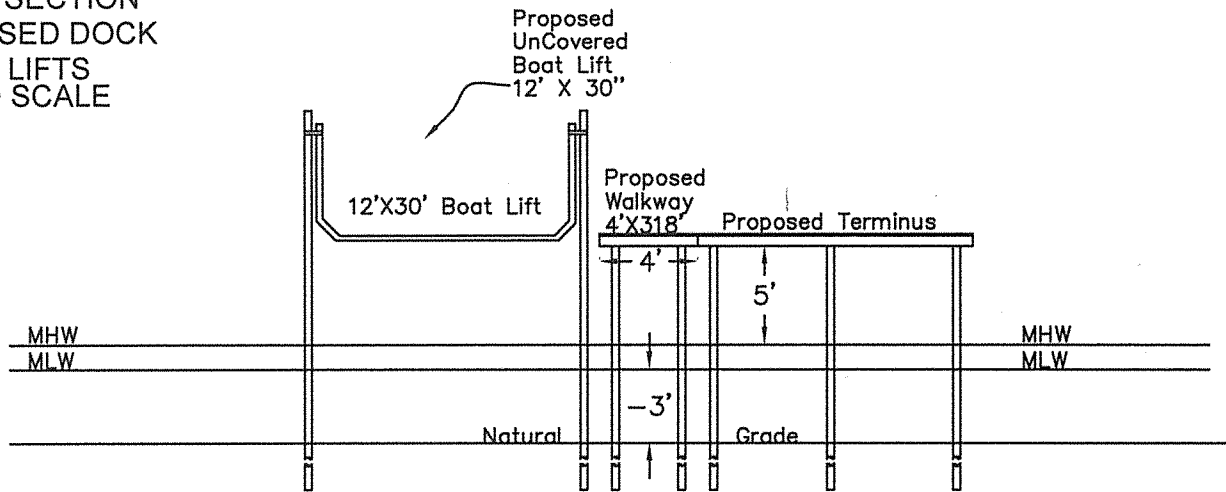
OTHER:

DATE: May 5, 2020

SHEET: 4/4



CROSS SECTION
PROPOSED DOCK
& BOAT LIFTS
NOT TO SCALE

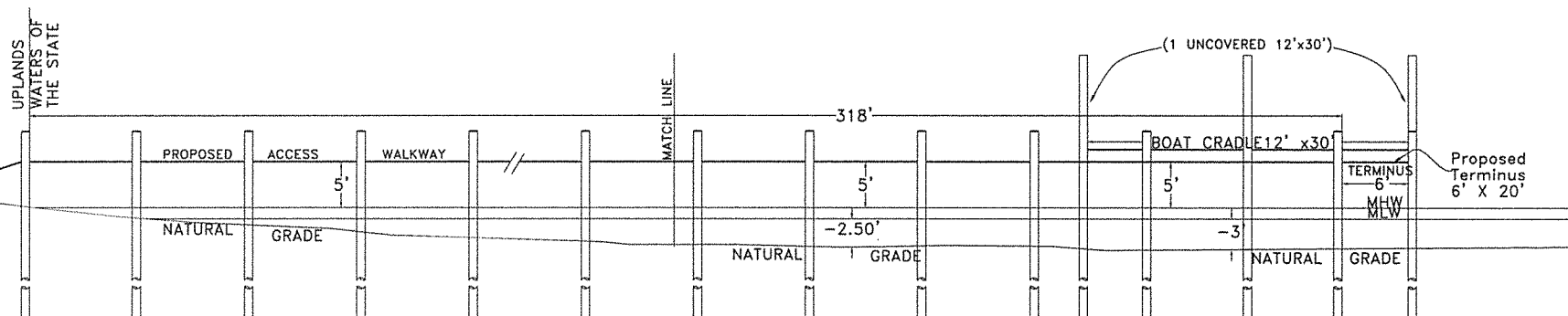


PILLINGS SIZE
WILL BE 6 INCHES

ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
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APART AFTER
SHRINKAGE.

CROSS SECTION
PROPOSED DOCK
& BOAT LIFTS
NOT TO SCALE



Bluff Road Storage—Apalachicola, LLC
Jonathan Faircloth
3685 Limousin Dr.
Pace, FL 32571
rineinc@gmail.com
850-686-0004

To the Franklin County Building Department:

In reference to attachments:
Application for Development
Bluff Road Storage Site Plan

Our plan for the development of this site is to place moveable storage units on the site in a couple of phases. Phase 1 will add 3,840 sqft of storage and Phase 2 an additional 1,632 sqft. The total sqft on site will be 17,572 sqft. which represents a total usage of 32.79% of the total land.

Buildings will not be within 10' of any boundary and will remain 50' off of the adjacent landowner's pond.

I have searched the county records to locate the new Parcel ID, Lot, Block, Subdivision, and Unit Numbers, but it looks like it has not yet been updated in the system.

We plan to contract with the company, Boxwell who will be doing the delivery and placement of the units. I have not included any contractor data as I will be taking care of the oversight on the placement of the units.

Please call or email with any direct questions concerning this request.

Thank you for your support and service to this great community.

Sincerely,



Jonathan Faircloth

Manager, Bluff Road Storage—Apalachicola, LLC



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

RECEIVED
MAY 26 2020

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

Property Owner/s: Bluff Rd Self Storage, LLC (Jonathan Faircloth)
Contact Information: Home #: _____ Cell #: 850-686-0008 BY: _____
Mailing Address: 3685 Limeousin Dr City/State/Zip: Pace, FL 32571
EMAIL Address: rineinc@gmail.com

Contractor Name: Jonathan Faircloth Business Name: _____
Contact Information: Office #: _____ Cell #: _____
State License #: N/A County Registration #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____

PROPERTY DESCRIPTION: 911 Address: 1013 Bluff Rd Apalachicola, FL 32320
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: _____

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

DESCRIPTION OF DEVELOPMENT: Moveable Units
ZONING DISTRICT: _____ CONTRACT COST: _____

HEATED SQ FT: 0 UN-HEATED SQ FT: 5472 TOTAL SQUARE FOOT: 5472
ROOF MATERIAL: metal FOUNDATION TYPE: Metal/Wood LOT DEMENSION: 1.23 Acres
NO. OF STORIES: 1 UNDERNEATH STORAGE SQ FOOTAGE: 0
(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 # N/A OR SEWER DISTRICT: N/A
WATER DISTRICT: N/A OR PRIVATE WELL: N/A

WATER BODY: N/A
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

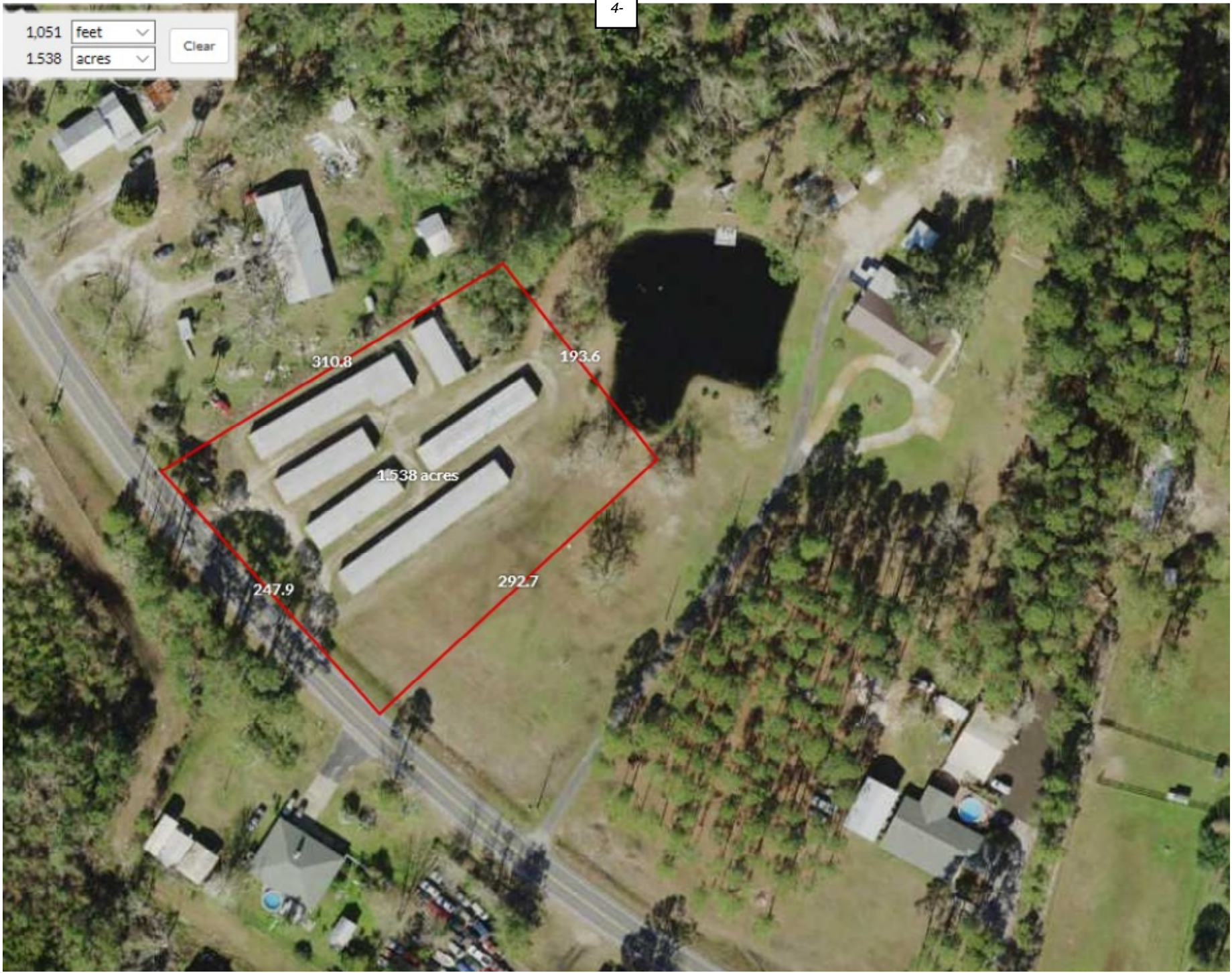
FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

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

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

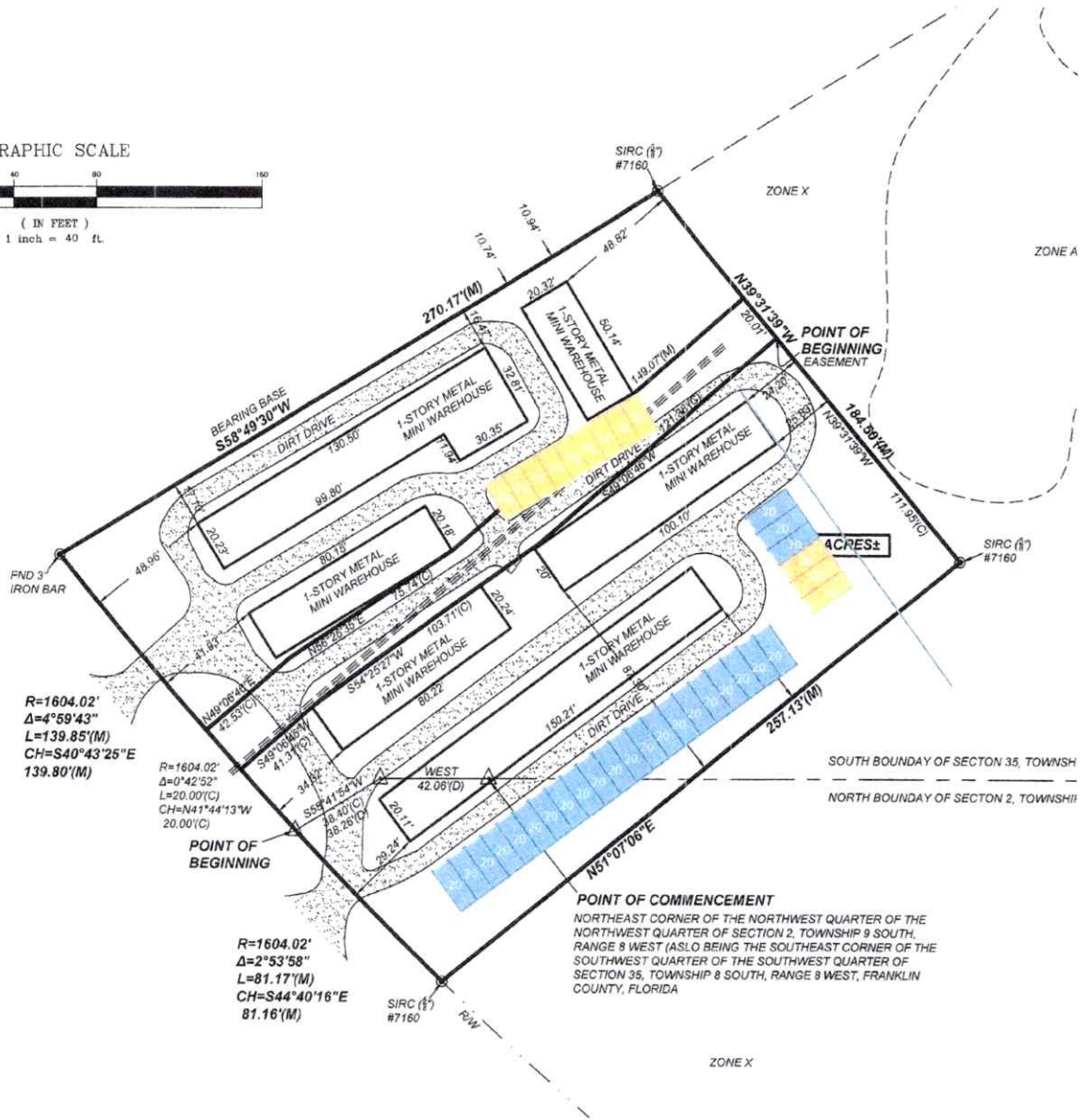
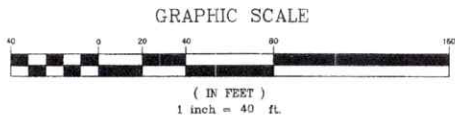
BUILDING OFFICIAL _____ DATE _____ FLOODPLAIN ADMIN. _____ DATE _____ OWNER/CONTRACTOR _____ DATE _____

1,051 feet
1,538 acres





Generation Storage	
05/12/20	Version 1



Boxwell Relocatable Units: 36 + +

Total Rentable Units: 36 + +

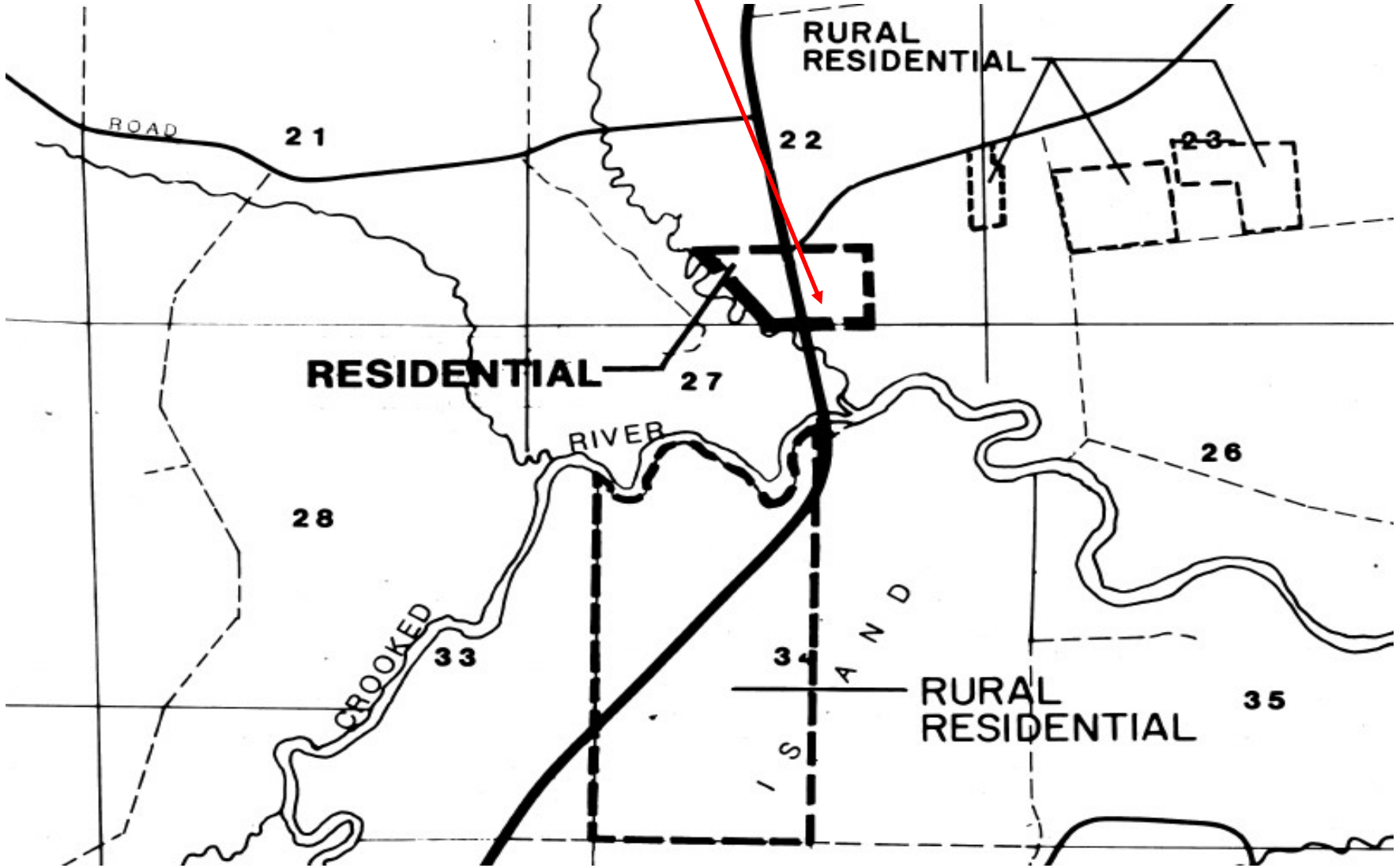
■ FIRST ORDER 24

■ SECOND ORDER 12

JAMEY AND BEVERLY SAPP LAND USE REQUEST

2514 HIGHWAY 67, CARRABELLE, FL 32322

6.08 ACRES FROM RESIDENTIAL TO COMMERCIAL

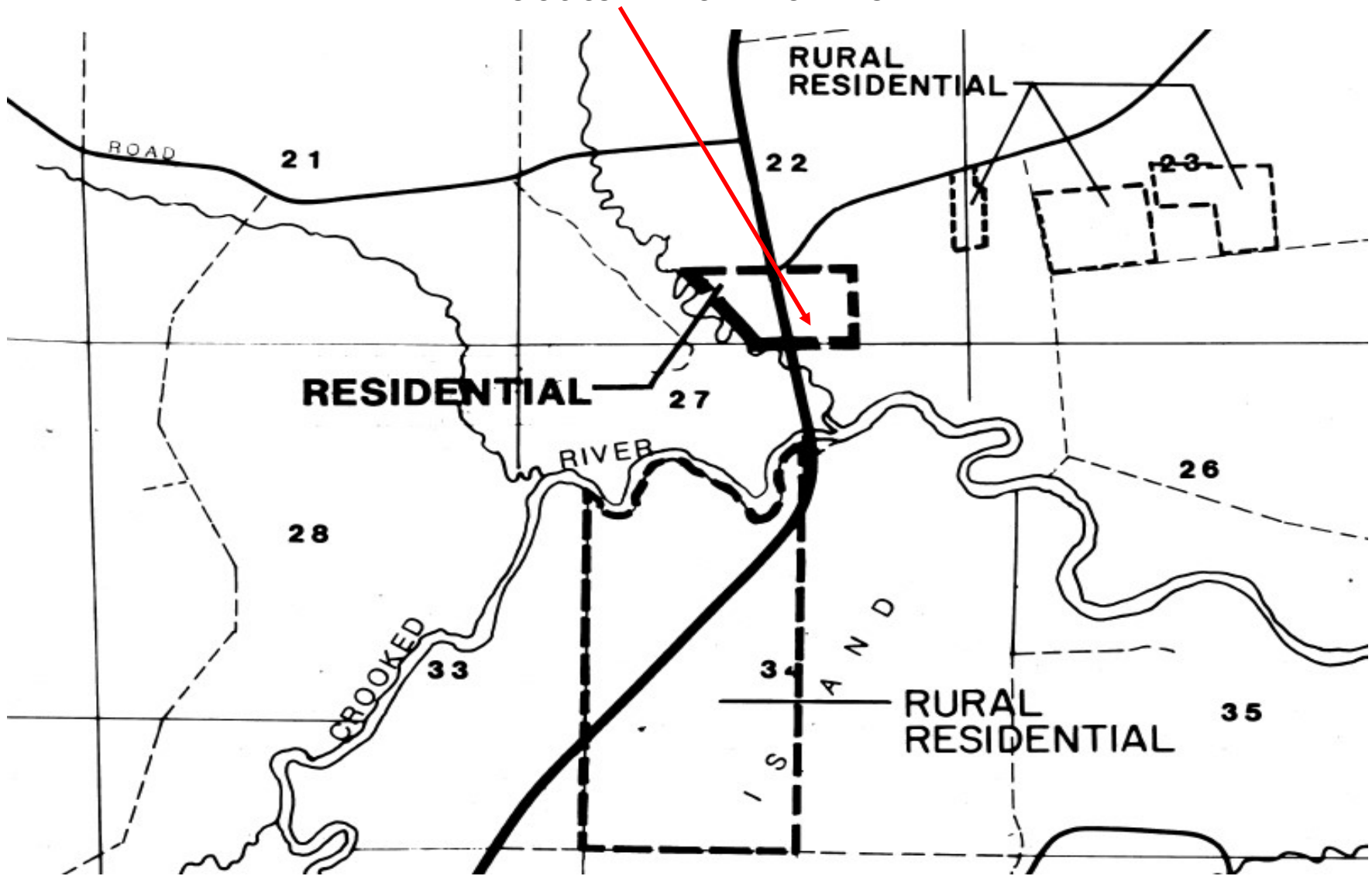


JAMEY AND BEVERLY SAPP RE-ZONING REQUEST

2514 HIGHWAY 67, CARRABELLE, FL 32322

6.08 ACRES FROM R-2 SINGLE FAMILY MOBILE HOME

TO C-3 COMMERCIAL RECREATION





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

RECEIVED
MAY 26 2020

PROPERTY OWNER'S NAME: JAMEY & BEVERLY SAPP
MAILING ADDRESS: P.O. BOX 626 City/State/Zip: BRISTOL, FL 32321
PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: JUSTIN FORD
MAILING ADDRESS: 20684 CENTRAL AVE E City/State/Zip: BLOUNTSTOWN, FL 32424
PHONE #: (850) 674-3300 CELL #: _____ EMAIL: JFORD@DEWBERRY.COM

PROPERTY DESCRIPTION: 911 Address: 2514 Highway 67
Lot/s: N/A Block: N/A Subdivision: N/A Unit: N/A
Parcel Identification #: 22-06S-04W-0000-0020-0010

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

ACREAGE: 6.08

CURRENT ZONING: R-2 CURRENT LAND USE: RESIDENTIAL

REQUESTED ZONING: C-3 REQUESTED LAND USE: COMMERCIAL

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 \$150.00 for Re-Zoning and \$150.00 for Land Use Change. Return to the following address:

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

After Recording Return to:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320

Inst: 202019000413 Date: 01/30/2020 Time: 11:14 AM
Page 1 of 3 B: 1258 P: 74, Marcia Johnson,
Clerk of Court Franklin County, Fl: BMI
Deputy Clerk Doc Stamp Deed: 154.00

This Instrument Prepared by:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
22-06S-04W-0000-0020-0010 and 27-06S-04W-0000-0010-0010
File No.: 23172

WARRANTY DEED

This Warranty Deed, Made the 29th day of January, 2020, by **BRITNEY HERNDON, a single person**, whose post office address is: **PO BOX 12534, TALLAHASSEE, FL 32317**, hereinafter called the "Grantor", to **JAMEY SAPP and BEVERLY SAPP, as husband and wife**, whose post office address is: **PO BOX 626, BRISTOL, FL 32321**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)** 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, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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; that the Grantor hereby fully 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 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] [Signature]
Printed Name: KIM JOHNSON BRITNEY HERNDON

Witness Signature: [Signature]
Printed Name: KIM JOHNSON

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me this 29th day of January, 2020 by BRITTNEY HERNDON, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)

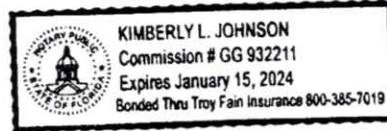


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

COMMENCE AT A CONCRETE MONUMENT (MARKED #4261) MARKING THE INTERSECTION OF THE SOUTH BOUNDARY OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA WITH THE EASTERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. S-67 AND RUN NORTH 10 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 94.91 FEET TO A RE-ROD (MARKED #4261) MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 10 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 400.12 FEET TO A RE-ROD (MARKED #4261), THENCE LEAVING SAID RIGHT OF WAY BOUNDARY NORTH 86 DEGREES 24 MINUTES 24 SECONDS EAST 670.95 FEET TO A RE-ROD (MARKED "4261"), THENCE RUN SOUTH 00 DEGREES 40 MINUTES 21 SECOND WEST 443.80 FEET TO A CONCRETE MONUMENT (MARKED #2216), THENCE RUN NORTH 89 DEGREES 12 MINUTES 32 SECONDS WEST 592.19 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES, MORE OR LESS.

PARCEL 2

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY LINE OF SECTION 27, T6S, R4W AND THE EASTERLY R/W LINE OF COUNTY ROAD NO. 67 AS THE POINT OF BEGINNING AND RUN EAST, ALONG SAID SECTION LINE (BEARING BASE), 591.99 FEET; THENCE RUN S 10° 52' 50" E, 1116.31 FEET; THENCE RUN S 20° 38' 10" W, 176.85 FEET TO THE WATERS EDGE OF CROOKED RIVER; THENCE RUN WESTERLY ALONG THE WATERS EDGE OF SAID RIVER AND THE WATERS EDGE OF PINE LOG CREEK THRU A CHORD BEARING AND DISTANCE OF N 61° 45' 23" W, 159.77 FEET; THENCE RUN ALONG THE WATERS EDGE OF PINE LOG CREEK THRU THE FOLLOWING CHORD BEARINGS AND DISTANCES; N 79° 16' 56" W, 119.61 FEET; N 73° 33' 05" W, 46.84 FEET; N 71° 54' 01" E, 47.43 FEET; N 89° 21' 44" E 110.77 FEET; N 21° 34' 40" E, 98.06 FEET; N 20° 21' 19" W, 85.98 FEET; N 38° 15' 22" W, 146.14 FEET; N 31° 29' 38" W, 246.16 FEET; N 39° 22' 08" W, 164.81 FEET; N 57° 18' 49" W, 138.42 FEET; N 69° 03' 28" W, 82.83 FEET TO THE EASTERLY R/W LINE OF SAID COUNTY ROAD NO. 67; THENCE RUN N 11° 22' 02" W, ALONG SAID R/W LINE, 414.58 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.92 ACRES AND IS LOCATED IN SECTION 27, T6S, R4W, FRANKLIN COUNTY, FLORIDA. SUBJECT TO SOVEREIGN AND JURISDICTIONAL LANDS OF THE STATE OF FLORIDA.

**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?
 - The property is not located in the Eastpoint Urban Service Area.

- **Coastal High Hazard Area-** Is the property located in the coastal High Hazard Area?
 - The property is not located in the coastal High Hazard Area.

- **Critical Shoreline Zone-** Is the property located in the Critical Shoreline Zone?
 - (Is the property within a distance of 150 feet landward of the mean high-water line in tidal areas, the ordinary high-water line in nontidal areas, or the inland wetland areas existing along the streams, lakes, rivers, bays, and sounds within the Apalachicola Bay Area.)
 - Yes, the property is within 150 feet of inland wetland areas.

- **Soil Conditions-** Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
 - Rutlege fine sand, 0 to 2 percent slopes: 1.1 ac
 - Meadowbrook sand: 6.2 ac
 - See attached map

- **Topography-** What is the topography of the property?
 - See attached map

- **Drainage-** Are there any natural drainage features located on the property?
 - There is a small pond on the southeast corner of the property.

- **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://fws.gov/wetlands/data/mapper.html>
 - Possible wetland classifications are: PFO6F, PSS6/EM1F
 - These classifications are labeled as Freshwater Forested/Shrub Wetlands
 - See attached map

- **Floodplains-** What flood zone is this property located in? the flood maps for Franklin County can be found at <http://portal.nfwmdfloodmaps.com/>.
 - This property is in flood zone AE 9. (See attached map)

- **Potential Wildfire Areas-** Is the property susceptible to wildfires?
 - This property is not susceptible to 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.
 - There are no historic or cultural sites located on this property
 - See attachment

- **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:

<https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebflcc8e9>

 - The endangered species located in the area are:
 - Birds: Piping Plover, Red Knot, Wood Stork
 - Reptiles: Eastern Indigo Snake, Gopher Tortoise
 - Flowering Plants: Florida Skullcap, Godfrey's Butterwort, Harper's Beauty, White Birds-is-a-nest
 - Critical Habitats: There are no critical habitats at this location

- **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/>
 - See attachment
 - The development should not affect traffic on CR-67 (AADT 1500)

- **Affordable Housing-** Will this change increase the supply of affordable housing in Franklin County?
 - This change will not increase the supply of affordable housing in Franklin County.

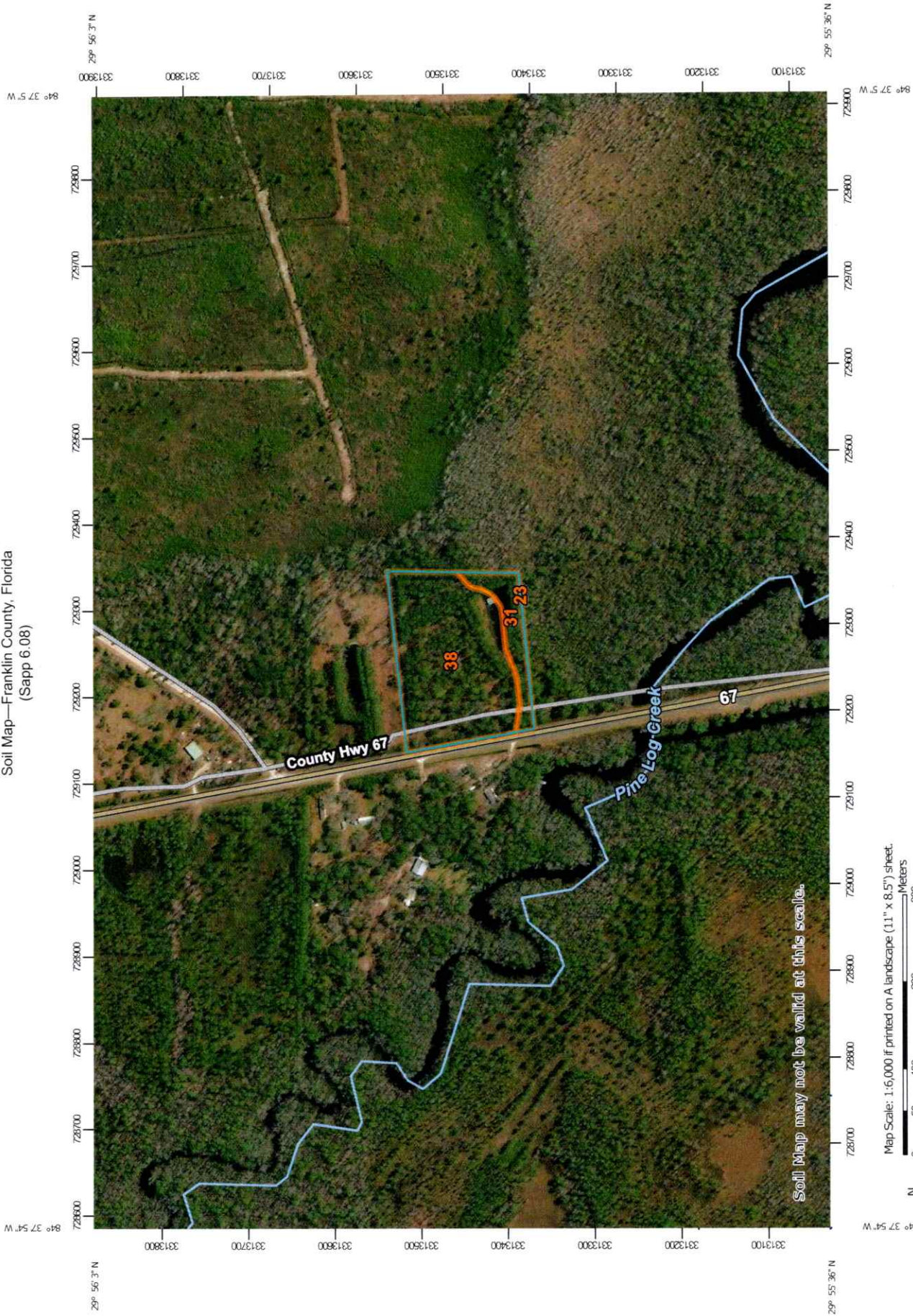
- **Economic Development-** How will this change promote economic development in Franklin County?
 - The RV industry has experienced tremendous growth over the past 10 years in the state of Florida, causing a surge of RV parks to be constructed. This growth has allowed the state to see a rise in tourism, which has had a positive impact on economic development. The proposed development will provide a recreation area for people who are looking to take advantage of Franklin County's natural resources, such as hunting, fishing and exploring nature. As people are drawn to the area, local business such as restaurants will realize an increase in local sales. As people are drawn to the County through places to recreate, they will invest time and money into local business thus stimulating the economy and promoting economic development.

- **Water and Sewer-** Will the development be served by central water and sewer or will it be on individual water wells and septic tanks?
 - This development will be served by a water well and septic tank.

ATTACHMENTS

NRCS Soil Conditions

Soil Map—Franklin County, Florida
(Sapp 6.08)



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida
Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

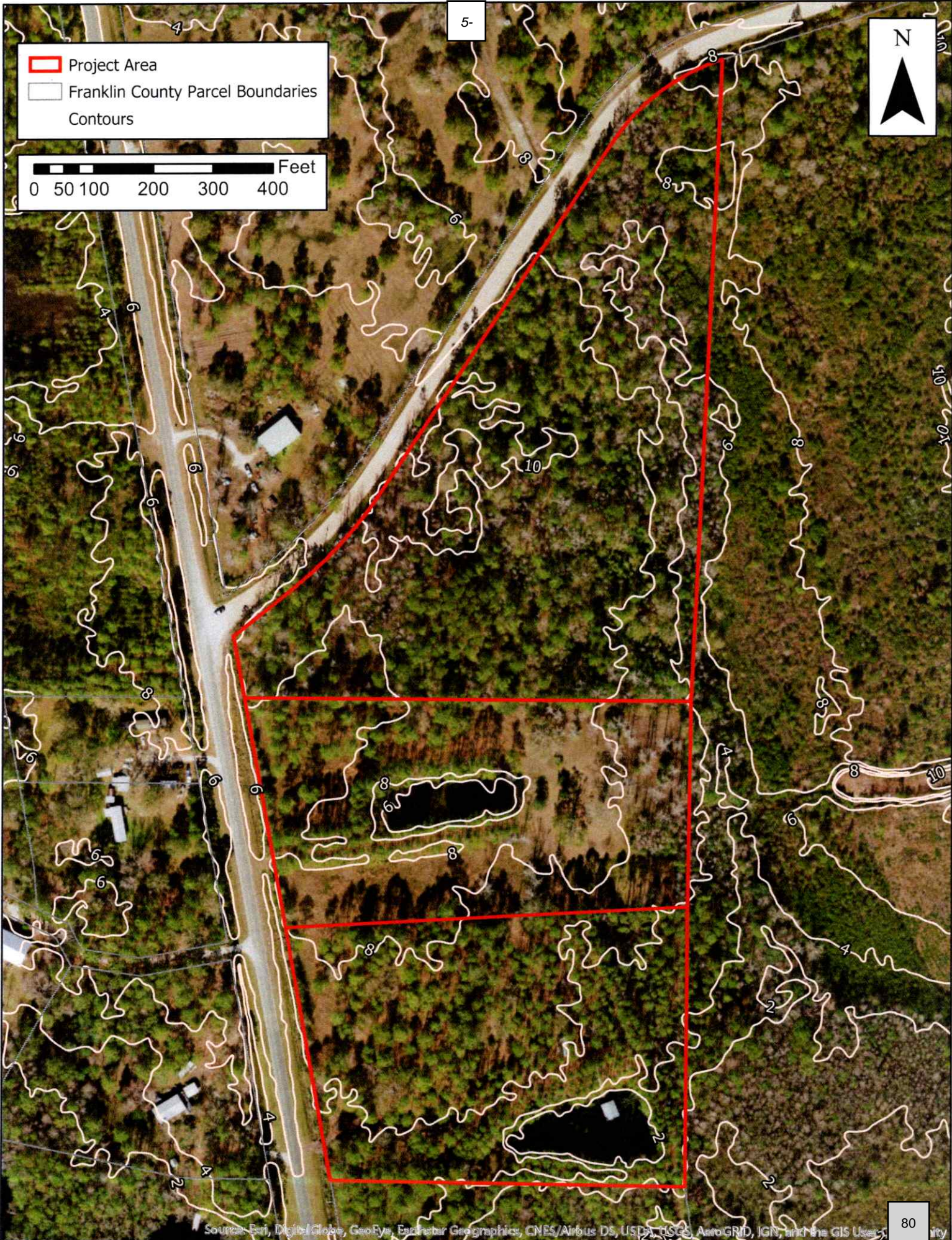
MAP LEGEND

Area of Interest (AOI)	Spoil Area
Soils	Stony Spot
Area of Interest (AOI)	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Maurepas muck, frequently flooded	0.0	0.0%
31	Rutlege fine sand, 0 to 2 percent slopes	1.1	15.4%
38	Meadowbrook sand	6.2	84.5%
Totals for Area of Interest		7.3	100.0%

Topographic Data (LIDAR)



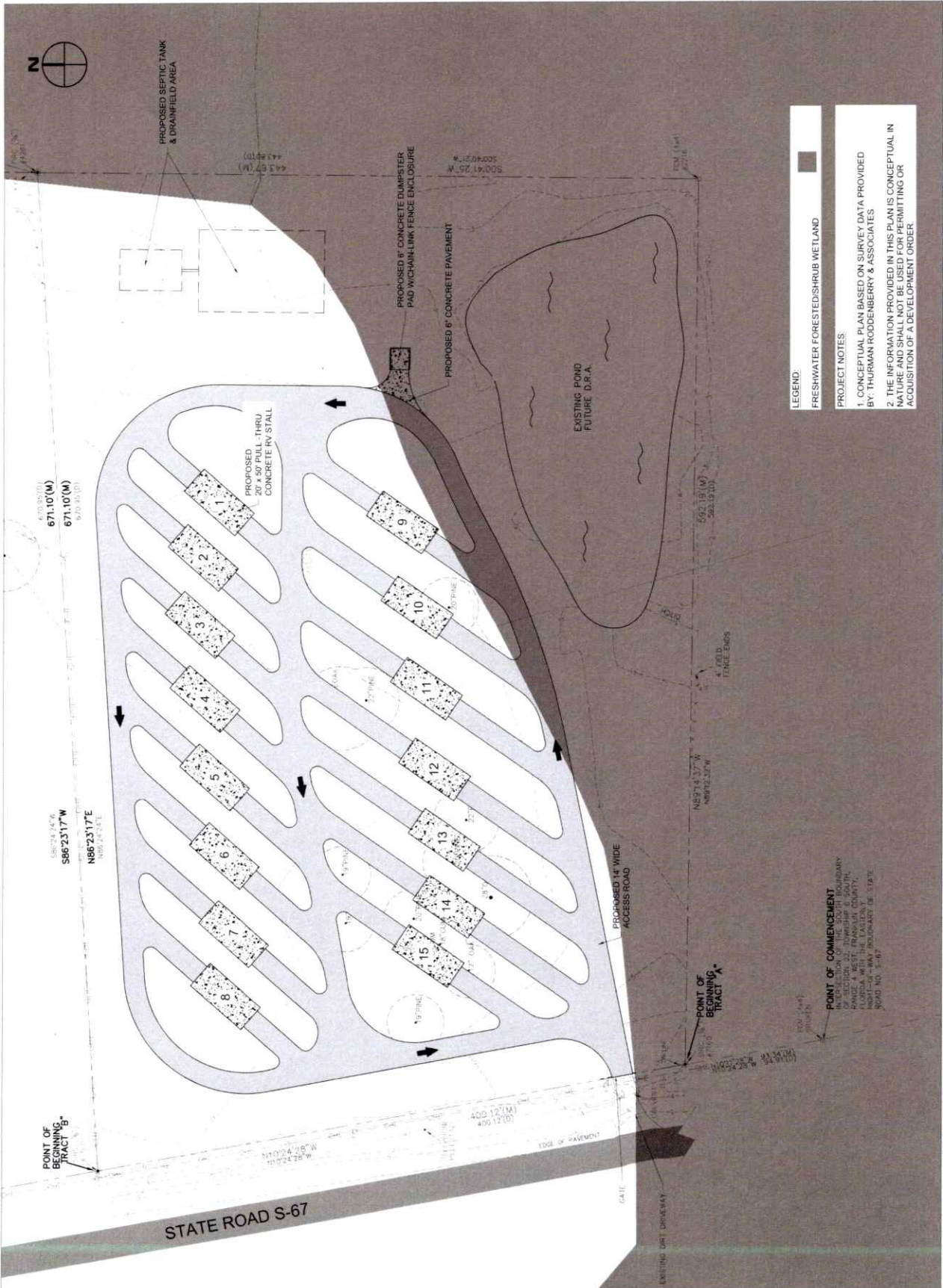
Wetlands



NO.	DESCRIPTION	DATE

DRAWN BY	JAL
APPROVED BY	JAL
CHECKED BY	JAL
DATE	05-13-22

**CONCEPTUAL
WETLAND SITE
PLAN
"TRACT A"**



LEGEND:
FRESHWATER FORESTED/SHRUB WETLAND

PROJECT NOTES:
1. CONCEPTUAL PLAN BASED ON SURVEY DATA PROVIDED BY THURMAN RODDENBERRY & ASSOCIATES
2. THE INFORMATION PROVIDED IN THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE USED FOR PERMITTING OR ACQUISITION OF A DEVELOPMENT ORDER

Floodplains

NWFWMD Report

Preliminary SFHA Flood Map (Prelim Issue Date: 6/13/2019)



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

Geographical Information

Latitude/Longitude: 29.93079,-84.62528
 Address: 2500-2598 CR-67, Carrabelle, FL, 32322, USA
 Parcel ID: 22-06S-04W-0000-0020-0000
 Firm Panel (Preliminary): 12037C0265G
 Firm Panel (Effective): 12037C0265F

Flood Information

Flood Zone Information

Preliminary Flood Zone
 Location of Interest: AE
 Parcel: AE:100%;
 Base Flood Information*: 9.0 ft
 Effective Flood Zone
 Location of Interest: AE
 Parcel: AE:100%;
 Base Flood Information*: 9.0 ft

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood) Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. **Datum of measurement is NAVD1988.**

Historic or Cultural Sites

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
FR00900	RG	CAMP GORDON JOHNSTON		Archaeological District	Eligible	



Legend

- Buffer_of_Default_Annotation_Target_9
- FloridaSites
- HistoricalBridges
- FloridaStructures
- HistoricalCemeteries
- ResourceGroups

1:5,798



Manuscript Roster

MS#	Title	Publication Information	Year
20037	Carabelle River Basin Pine Log Recovery Archaeological Assessment	Florida Department of Environmental Protection Application Nos. 19-0229713-001-DF and 19-0229715-001-DF	2003
5304	An Inventory and Assessment of Cultural Resources Within Tate's Hell State Forest, Franklin and Liberty Counties, Florida	C.A.R.L., BUREAU OF ARCHAEOLOGICAL RESEARCH, DIVISION OF HISTORICAL RESOURCES, FLORIDA DEPARTMENT OF STATE, TALLAHASSEE	1998

Traffic Circulation

RV Park Trip Generator Calculations

Tract A (15 Lots)

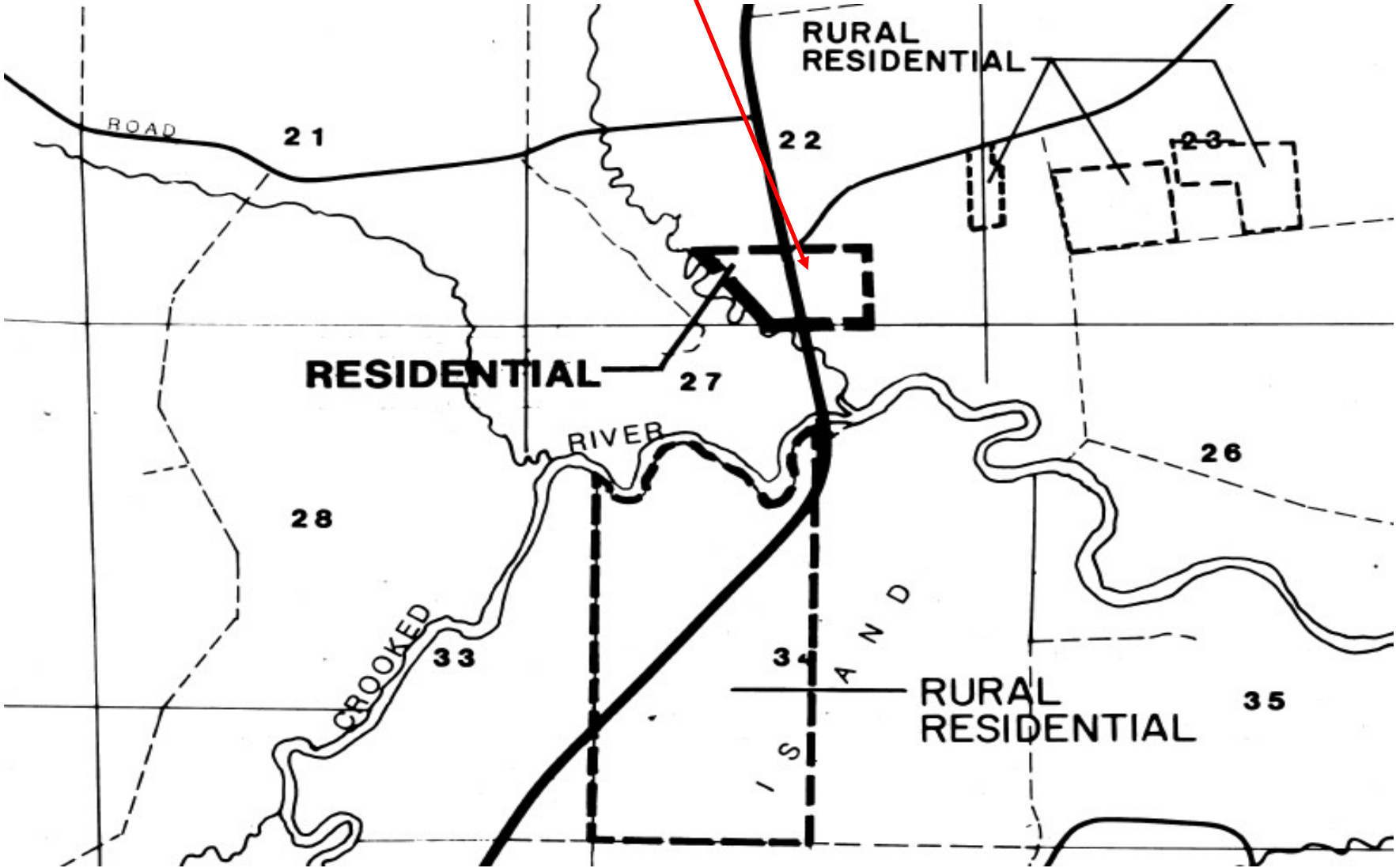
*21 is lowest Allowable Variable (21 was used for trip calculations)

- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. = 6 Trips
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. = 8 Trips
- Weekday, AM Peak Hour Generator = 7 Trips
- Weekday, PM Peak Hour Generator = 9 Trips

JAMEY AND BEVERLY SAPP LAND USE REQUEST

2536 HIGHWAY 67, CARRABELLE, FL 32322

10 ACRES FROM RESIDENTIAL TO COMMERCIAL

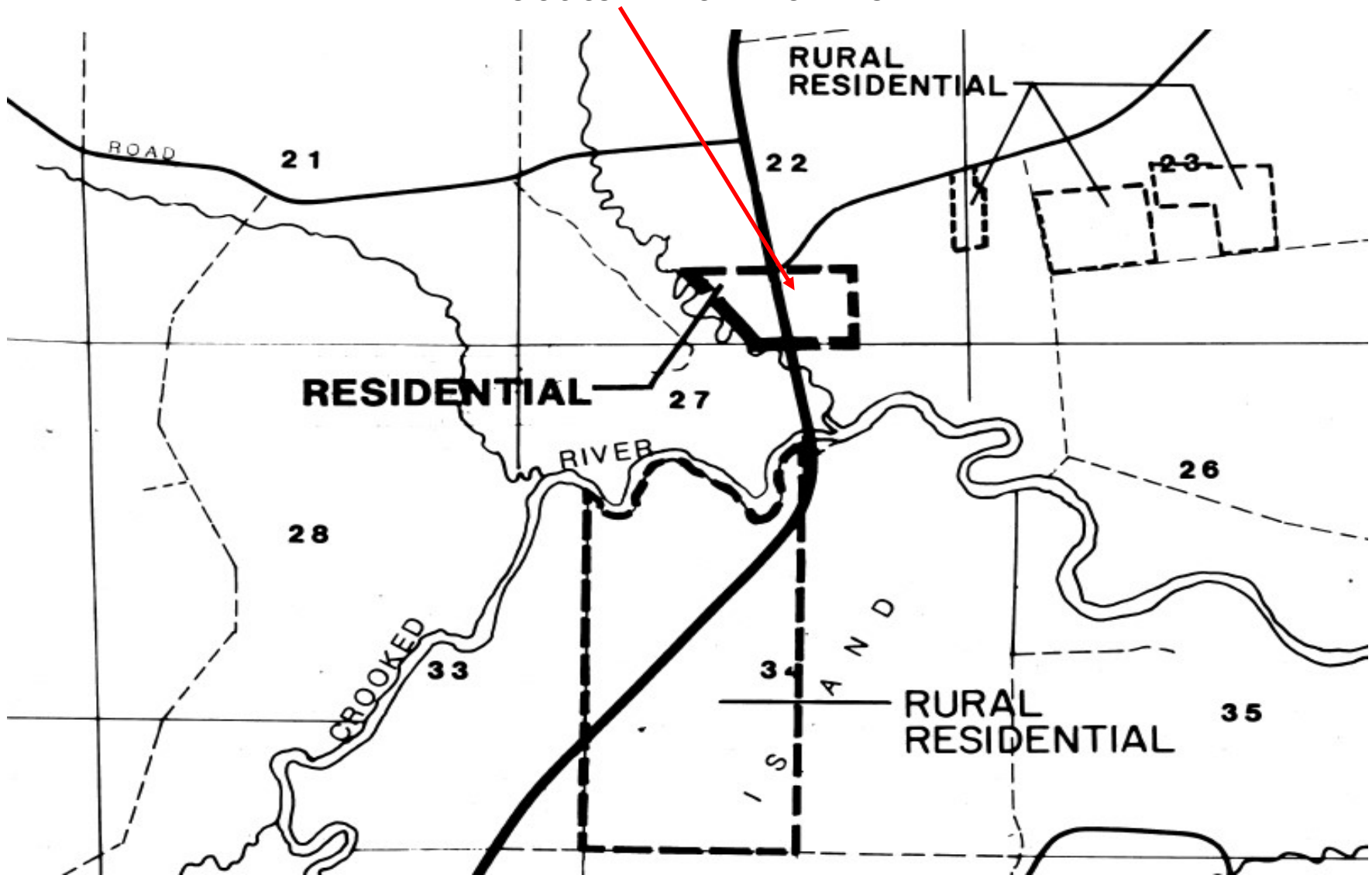


JAMEY AND BEVERLY SAPP RE-ZONING REQUEST

2536 HIGHWAY 67, CARRABELLE, FL 32322

10 ACRES FROM R-2 SINGLE FAMILY MOBILE HOME

TO C-3 COMMERCIAL RECREATION





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

RECEIVED
MAY 26 2020

PROPERTY OWNER'S NAME: JAMEY & BEVERLY SAPP BY: _____
 MAILING ADDRESS: P.O. BOX 626 City/State/Zip: BRISTOL, FL 32321
 PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: JUSTIN FORD
 MAILING ADDRESS: 20684 CENTRAL AVE E City/State/Zip: BLOUNTSTOWN, FL 32424
 PHONE #: (850) 674-3300 CELL #: _____ EMAIL: JFORD@DEWBERRY.COM

PROPERTY DESCRIPTION: 911 Address: 2536 Highway 67
 Lot/s: N/A Block: N/A Subdivision: N/A Unit: N/A
 Parcel Identification #: 22-06S-04W-0000-0012-0030

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

ACREAGE: 10

CURRENT ZONING: A-2 **CURRENT LAND USE:** AGRICULTURAL
REQUESTED ZONING: C-3 **REQUESTED LAND USE:** COMMERCIAL

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 \$150.00 for Re-Zoning and \$150.00 for Land Use Change. Return to the following address:

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

Hw 767

This Instrument Prepared By
CHARLES A. CURRAN
CHARLES A. CURRAN P.A.
P.O. Box 549
Carrabelle, Florida 32322
Parcel #22-06S-04W-0000-0012-0030

Inst: 202019001325 Date: 03/31/2020 Time: 9:17 AM
Page 1 of 2 B: 1261 P: 665 Marcia Johnson
Clerk of Court Franklin County, By: SM
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed made this 27 March 2020 between **Jamey Ray Sapp**, Grantor, and **Jamey Ray Sapp and Beverly Ann Sapp**, husband and wife, whose post office address is PO Box U, Carrabelle, Florida 32322 Grantees.

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Franklin County, Florida to-wit:

See Attached Exhibit "A" attached hereto.

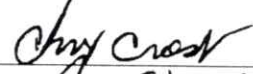
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

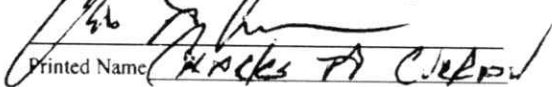
And the grantors hereby covenants with said grantees that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, that the grants hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:


Printed Name Chris Crosby


Printed Name Jamey Ray Sapp, Grantor

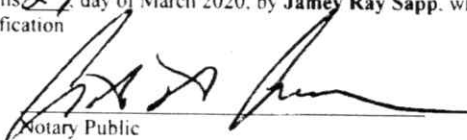

Printed Name Charles A. Curran

State of FLORIDA
County of FRANKLIN

The foregoing instrument was acknowledged before me this 27 day of March 2020, by **Jamey Ray Sapp**, who is personally known to me or who produced a driver's license as identification



CHARLES A. CURRAN
Commission # **GG 247212**
Expires **September 24, 2022**
Issued After Change of Public Records


Notary Public
Printed Name _____
My Commission Expires _____

Inst:000004734 Date:07/15/2002 Time:15:10:23

Doc Stamp-Deed: 245.00

PC, Kendall Made, FRANKLIN County B:705 P:05

August 27, 1993

Legal Description of a 10.00 Acre Tract For:
James Sapp and Beverly Sapp

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 21-88-6, Florida Administrative Code).

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way boundary of State Road No. 8-67 and proceed North 10 degrees 24 minutes 28 seconds West along said Easterly right-of-way boundary a distance of 895.51 feet to a 5/8 inch re-rod (marked #4261) also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 10 degrees 24 minutes 28 seconds West along said Easterly right-of-way boundary a distance of 111.56 feet to a 5/8 inch re-rod (marked #4261) lying on the intersection with the Southeastly right-of-way boundary of Old County Road, thence run Northeastly along the Southeastly right-of-way boundary of said Old County Road the following four (4) courses and distances: North 54 degrees 19 minutes 06 seconds East 81.00 feet to a 5/8 inch re-rod (marked #4261) along the arc of a curve to the left with a radius of 687.50 feet through a central angle of 21 degrees 43 minutes 20 seconds for an arc distance of 260.65 feet, North 33 degrees 30 minutes 32 seconds East 679.81 feet along the arc of a curve to the right with a radius of 450.00 feet through a central angle of 36 degrees 33 minutes 14 seconds for an arc distance of 287.09 feet, thence leaving said Southeastly right-of-way boundary run South 07 degrees 51 minutes 28 seconds West 1093.28 feet to a 5/8 inch re-rod (marked #4261), thence run North 89 degrees 43 minutes 03 seconds West 577.10 feet to the POINT OF BEGINNING containing 10.00 acres, more or less.

SAID LANDS above described lying and being situate in Section 22, Township 6 South, Range 4 West, Franklin County, Florida.

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

Registered Land Surveyor
Florida Certificate No: 4261
91-040bs PSC: 3159
revised: 9/8/93

**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?
 - The property is not located in the Eastpoint Urban Service Area.
- **Coastal High Hazard Area-** Is the property located in the coastal High Hazard Area?
 - The property is not located in the coastal High Hazard Area.
- **Critical Shoreline Zone-** Is the property located in the Critical Shoreline Zone?
 - (Is the property within a distance of 150 feet landward of the mean high-water line in tidal areas, the ordinary high-water line in nontidal areas, or the inland wetland areas existing along the streams, lakes, rivers, bays, and sounds within the Apalachicola Bay Area.)
 - Yes, the property is within 150 feet of inland wetland areas.
- **Soil Conditions-** Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
 - Albany fine sand: 0.5 ac
 - Rutlege fine sand, 0 to 2 percent slopes: 3.2 ac
 - Scranton fine sand, 0 to 2 percent slopes: 1.1 ac
 - Meadowbrook sand: 7.3 ac
 - Excess acreage is from enlarged boundary to ensure the entire property is included.
 - See attached map
- **Topography-** What is the topography of the property?
 - See attached map
- **Drainage-** Are there any natural drainage features located on the property?
 - A small creek runs along the east side of the property.
- **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://fws.gov/wetlands/data/mapper.html>
 - Possible wetland classifications are: PFO4C, PFO4/6C
 - These classifications are labeled as Freshwater Forested/Shrub Wetlands
 - See attached map
- **Floodplains-** What flood zone is this property located in? the flood maps for Franklin County can be found at <http://portal.nwfwmdfloodmaps.com/>.
 - This property is in flood zone AE 9. (See attached map)

- **Potential Wildfire Areas-** Is the property susceptible to wildfires?
 - This property is not susceptible to 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.
 - There are no historic or cultural sites located on this property
 - See attachment

- **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: <https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebflcc8e9>
 - The endangered species located in the area are:
 - Birds: Piping Plover, Red Knot, Wood Stork
 - Reptiles: Eastern Indigo Snake, Gopher Tortoise
 - Flowering Plants: Florida Skullcap, Godfrey's Butterwort, Harper's Beauty, White Birds-is-a-nest
 - Critical Habitats: There are no critical habitats at this location

- **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/>
 - See attachment
 - The development should not affect traffic on CR-67 (AADT 1500)

- **Affordable Housing-** Will this change increase the supply of affordable housing in Franklin County?
 - This change will not increase the supply of affordable housing in Franklin County.

- **Economic Development-** How will this change promote economic development in Franklin County?
 - The RV industry has experienced tremendous growth over the past 10 years in the state of Florida, causing a surge of RV parks to be constructed. This growth has allowed the state to see a rise in tourism, which has had a positive impact on economic development. The proposed development will provide a recreation area for people who are looking to take advantage of Franklin County's natural resources, such as hunting, fishing and exploring nature. As people are drawn to the area, local business such as restaurants will realize an increase in local sales. As people are drawn to the County through places to recreate, they will invest time and money into local business thus stimulating the economy and promoting economic development.

- **Water and Sewer-** Will the development be served by central water and sewer or will it be on individual water wells and septic tanks?
 - This development will be served by a water well and septic tank.

ATTACHMENTS

NRCS Soil Conditions

Soil Map—Franklin County, Florida
(Sapp 10)



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Streams and Canals
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida
Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

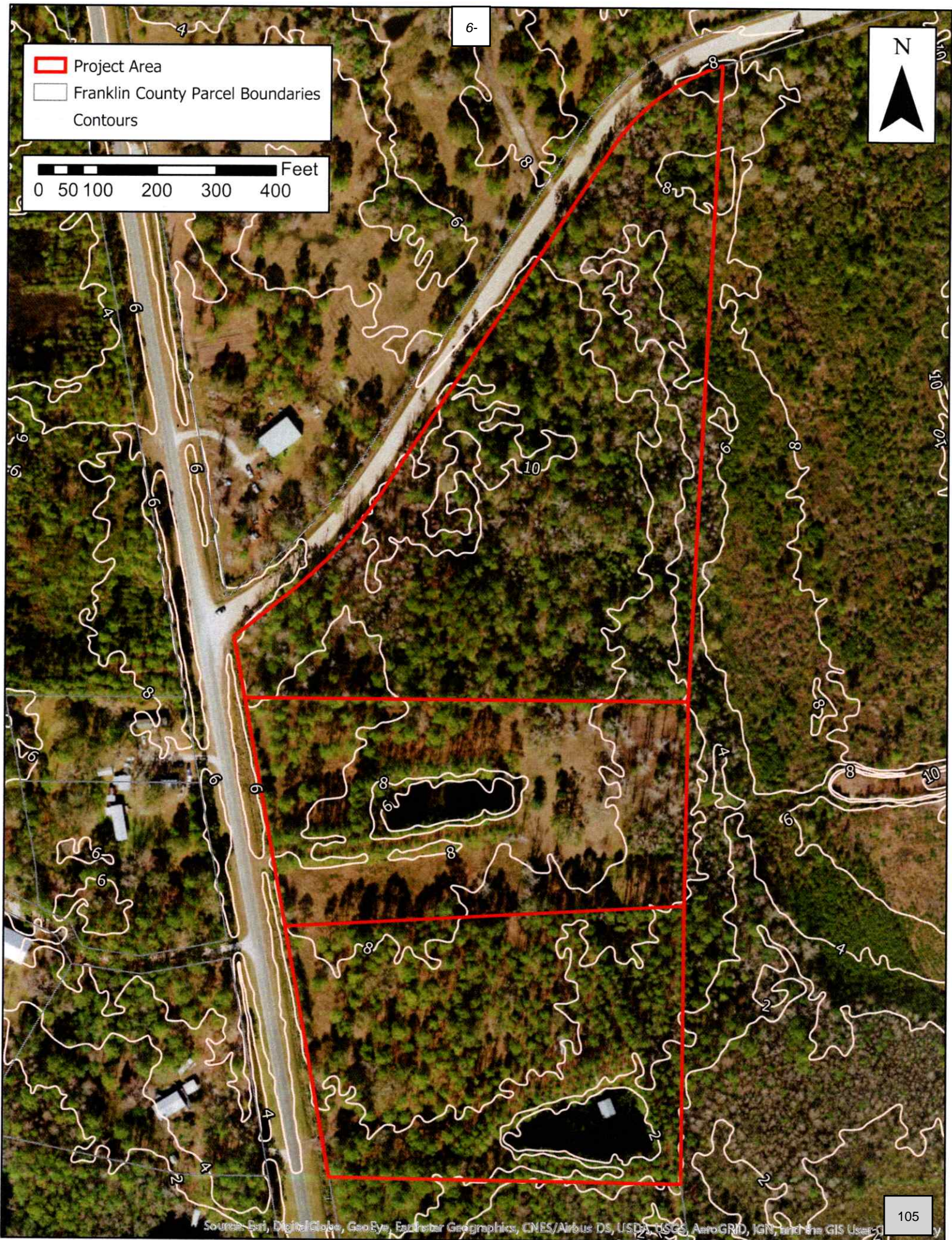
Date(s) aerial images were photographed: Dec 31, 2009—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany fine sand	0.5	3.9%
31	Rutlege fine sand, 0 to 2 percent slopes	3.2	26.5%
33	Scranton fine sand, 0 to 2 percent slopes	1.1	9.5%
38	Meadowbrook sand	7.3	60.2%
Totals for Area of Interest		12.1	100.0%

Topographic Data (LIDAR)



- Project Area
- Franklin County Parcel Boundaries
- Contours

0 50 100 200 300 400 Feet



Wetlands

NO	DESCRIPTION	DATE

DRAWN BY: JAL
 APPROVED BY: JHE
 CHECKED BY: ADL
 DATE: 08.12.20

TITLE
**CONCEPTUAL
 WETLAND
 SITE PLAN
 "TRACT C"**

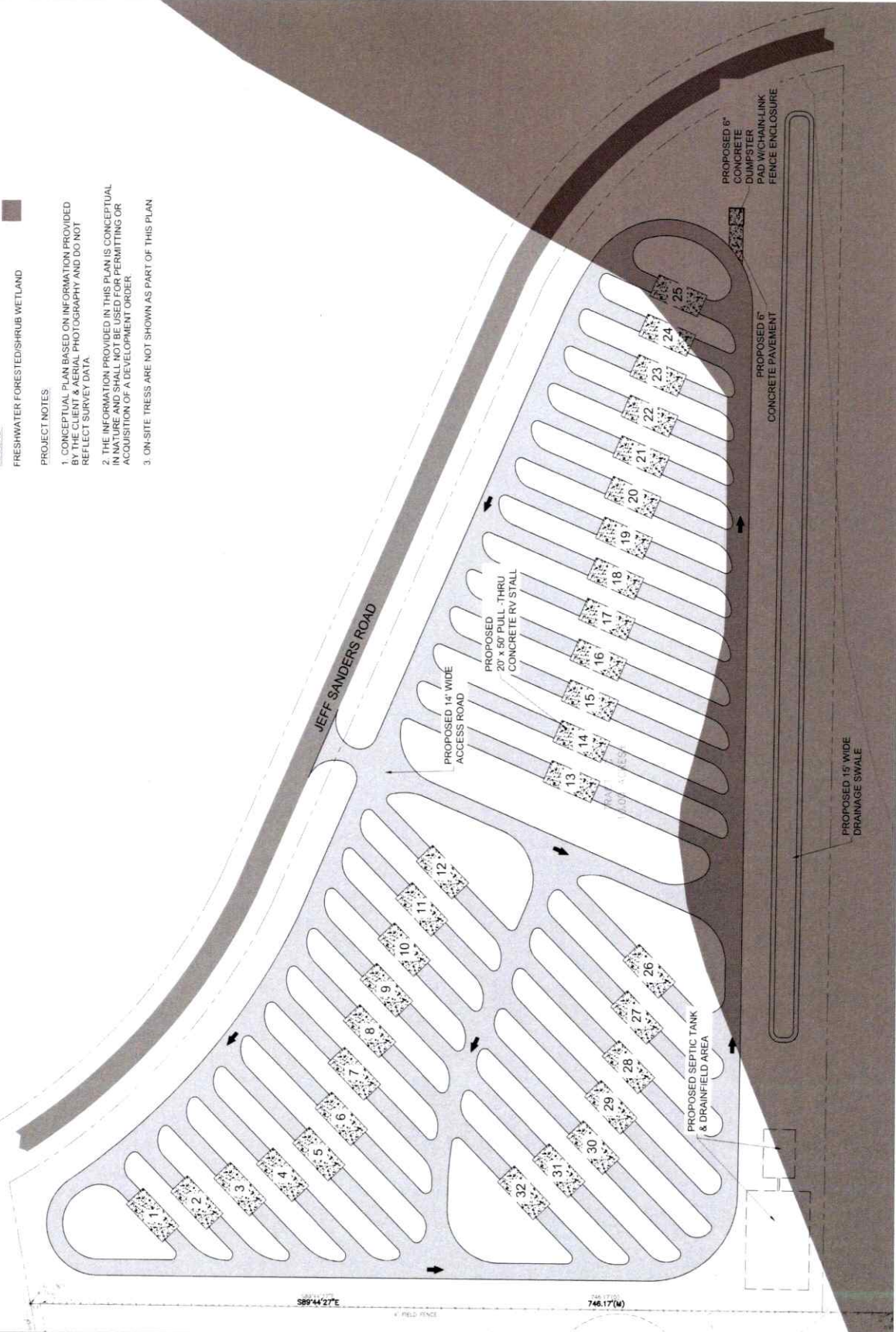
PROJECT NO: 30128828

C4

SHEET NO: 09



- LEGEND**
- FRESHWATER FORESTED/SHRUB WETLAND
- PROJECT NOTES**
1. CONCEPTUAL PLAN BASED ON INFORMATION PROVIDED BY THE CLIENT & AERIAL PHOTOGRAPHY AND DO NOT REFLECT SURVEY DATA.
 2. THE INFORMATION PROVIDED IN THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE USED FOR PERMITTING OR ACQUISITION OF A DEVELOPMENT ORDER.
 3. ON-SITE TREES ARE NOT SHOWN AS PART OF THIS PLAN.



Floodplains

NWFWMD Report

Preliminary SFHA Flood Map (Prelim Issue Date: 6/13/2019)



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding (AO) or shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone X:** An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRMs and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWF-WMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

Flood Information

Flood Zone Information

Preliminary Flood Zone

Location of Interest: AE

Parcel: AE: 100%;

Base Flood Information*: 9.0 ft

Effective Flood Zone

Location of Interest: AE

Parcel: AE: 100%;

Base Flood Information*: 9.0 ft

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. **Datum of measurement is NAVD1988.**

Historic or Cultural Sites

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
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Legend

- Buffer_of_Default_Annotation_Target_9
- FloridaSites
- HistoricalBridges
- FloridaStructures
- HistoricalCemetaries
- ResourceGroups

1:5,798



Manuscript Roster

Total=2

MS#	Title	Publication Information	Year
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5304	An Inventory and Assessment of Cultural Resources Within Tate's Hell State Forest, Franklin and Liberty Counties, Florida	C.A.R.L., BUREAU OF ARCHAEOLOGICAL RESEARCH, DIVISION OF HISTORICAL RESOURCES, FLORIDA DEPARTMENT OF STATE, TALLAHASSEE	1998

Traffic Circulation

RV Park Trip Generator Calculations

Tract C (32 Lot)

- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. = 8 Trips
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. = 11 Trips
- Weekday, AM Peak Hour Generator = 10 Trips
- Weekday, PM Peak Hour Generator = 13 Trips



SHELL BAY SUBDIVISION

SECTIONS 36 - TOWNSHIP 7 SOUTH, RANGE 5 WEST

FRANKLIN COUNTY FLORIDA

GARLICK ENVIRONMENTAL ASSOC. INC.

POST OFFICE BOX 606 APALACHICOLA, FLORIDA 32309-0006
OFFICE 904-655-2899
FAX 904-655-2898
EMAIL garlick@garlickenv.com

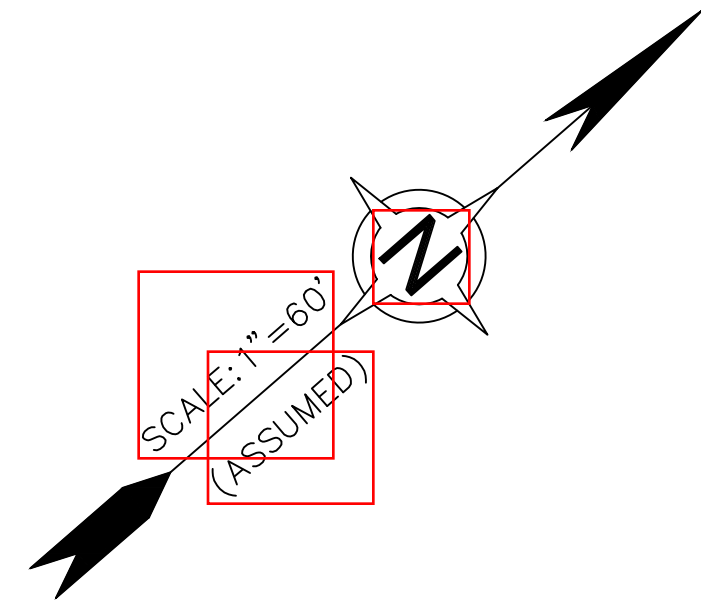
SCALE: 1" = 200'	DATE: JUNE 18, 2010	DRAWING NO.: 10-006	SHEET NO.: 1/2
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SHELL BAY SUBDIVISION			
SECTIONS 36 - TOWNSHIP 7 SOUTH, RANGE 5 WEST			
FRANKLIN COUNTY		FLORIDA	
GARLICK ENVIRONMENTAL ASSOC. INC.			
<small>POST OFFICE BOX 686 APALACHICOLA, FLORIDA 32309-0068 OFFICE 904-655-2899 FAX 904-655-2898 EMAIL garlick@garlickenv.com</small>			
<small>SCALE</small> 80' TO 1" = 1"	<small>DATE</small> JUNE 18, 2010	<small>DRAWING NO.</small> 10-006	<small>SHEET NO.</small> 1/2

ST. GEORGE BAY SUBDIVISION

A RE-PLAT OF SHELL BAY, A SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 38 AND ADJOINING LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 5 WEST FRANKLIN COUNTY, FLORIDA



- LEGEND**
- FND - FOUND
 - FNC - FOUND NAIL AND CAP
 - R/B - RE-BAR
 - COM - CONCRETE MONUMENT
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - SRB - SET 5/8" RE-BAR #6475
 - SNC - SET NAIL & CAP #6475
 - M - MEASURED
 - PL - RECORDED PLAT
 - R/W - RIGHT OF WAY
 - RAD - RADIUS
 - DEL - DELTA OR INCLUDED ANGLE
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - CH - CHORD LENGTH
 - C - CALCULATED
 - R/C - ROD AND CAP
 - IP - IRON PIPE
 - PC - POINT OF CURVE
 - ML - CENTER LINE
 - SCM - SET 4X4 CONCRETE MONUMENT (#6475)
 - T - TOWNSHIP
 - R - RANGE
 - N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - - CALCULATED POINT
 - PRM - PERMANENT REFERENCE MONUMENT
 - RND - ROUND
 - - SRB 5/8" #6475
 - - - - - LINE NOT TO SCALE
 - ▬ - PRM 5/8" ROD AND CAP #6475 (UNLESS NOTED OTHERWISE)
 - ⊕ - PROPERTY CORNER(SEE DESCRIPTION)
 - L1 - LINE NUMBER(SEE LINE TABLE)
 - C1 - CURVE NUMBER(SEE CURVE TABLE)

ACCESS NOTE:
 LOTS 1 THRU 10 WILL HAVE DRIVEWAY ACCESS VIA THE 40' WIDE INGRESS, EGRESS & UTILITY EASEMENT
 LOTS 11 THRU 18 WILL HAVE DRIVEWAY ACCESS VIA THE 60' WIDE RIGHT OF WAY

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE:
 I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set, and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and with Chapter 61-17, Florida Administrative Code.

WADE G. BROWN, PSM
 FLORIDA CERTIFICATE NO. 5059 LB#6475
 EDWIN G. BROWN AND ASSOCIATES, INC.
 SURVEYORS AND MAPPERS
 P.O. BOX 625, CRAWFORDVILLE, FLORIDA 32326

EDWIN BROWN & ASSOCIATES
 SURVEYORS * MAPPERS
 (850) 926-3016 888-433-4436 FAX (850) 926-8180
 P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32326

LB #6475 JOB: 13-015 * PSC: 41387
 MARCH 31, 2020 PAGE 2 OF 2

CHECKED BY: WADE G. BROWN DRAWN BY: ADRON ANDERSON

Z:\PROJ\13-015\41387_RP.dwg 4/2/2020 9:28:57 AM

APPLICATION FOR SUBDIVISION SKETCH PLAT APPROVAL

DATE: _____

PROPOSED SUBDIVISION NAME: Island Breeze Phase II
AGENT'S NAME: Thurman Roddenberry
ADDRESS: PO box 100

TELEPHONE NUMBER: Supchoppy FL 32358
850-962-2538

OWNER'S NAME: Charles Shannon Overstreet
ADDRESS: Angela Michelle Overstreet
931 US Hwy 98

TELEPHONE NUMBER: Eastpoint FL 32328
904-828-9954

WHAT IS THE RELATIONSHIP OF APPLICANT TO OWNER? _____
LOCATION OF PROPOSED SUBDIVISION: US Hwy 98 west of State Rd 205
AREA OF PROPOSED SUBDIVISION: Eastpoint ACRES: 4.24
CURRENT ZONING: R-1 R-4
CURRENT LAND USE CLASSIFICATION: Residential
CURRENT USE OF THE SITE: Residential

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 SHALL 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 COMMISSION ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

I hereby certify, as a representative for ANGELA OVERSTREET,
that the information given is true and accurate to the best of our knowledge.

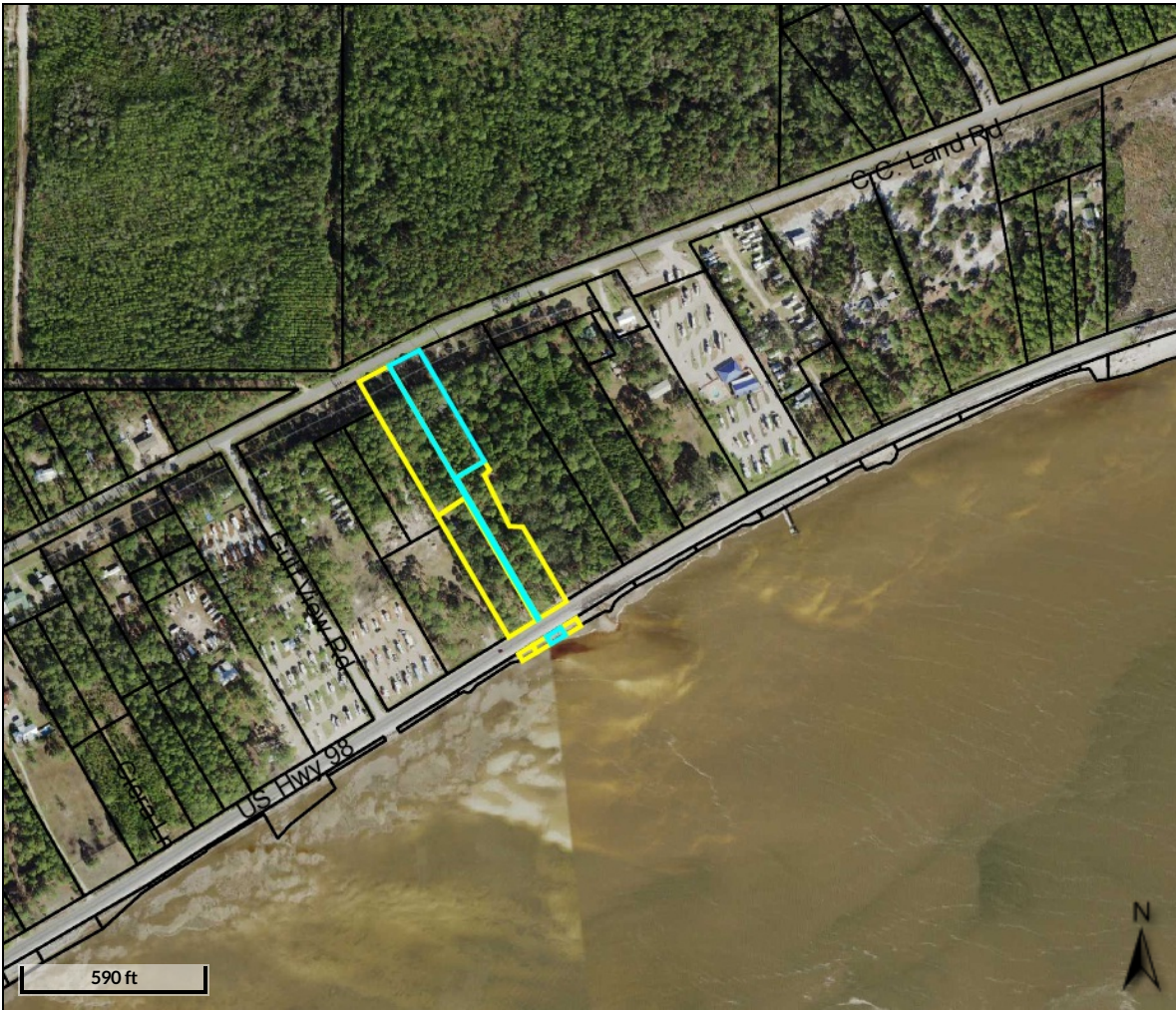
[Signature]
Agent's Signature

[Signature]
Owner's Signature

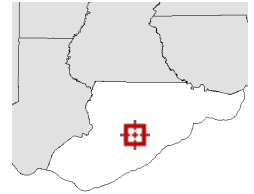
.....
TO BE FILLED IN BY PLANNING OFFICIAL

Major or Minor Subdivision: _____
Planning & Zoning Commission Recommendation: _____ Date: _____
Board of County Commissioners Action: _____ Date: _____

Comments: _____



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	28-08S-06W-1001-0000-0040	Alternate ID	06W08S28100100000040	Owner Address	OVERSTREET ANGELA MICHELLE
Sec/Twp/Rng	--	Class	VACANT		OVERSTREET CHARLES SHANNON
Property Address		Acres	1		931 US HWY 98
					EASTPOINT, FL 32328

District 1
Brief Tax Description ISLAND BREEZE
 (Note: Not to be used on legal documents)

Date created: 5/29/2020
 Last Data Uploaded: 5/29/2020 2:57:03 PM

Developed by 

ISLAND BREEZE, PHASE II

(A FOUR UNIT SUBDIVISION)

A REPLAT OF ISLAND BREEZE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

"PRELIMINARY"

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

KNOWN BY ALL THESE PRESENT THAT ANGELA MICHELLE OVERSTREET, THE OWNER AND FEE SIMPLE, OF THE LANDS SHOWN HEREON PLATTED AS ISLAND BREEZE, PHASE II A SUBDIVISION AS PER MAP P OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA AND WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the intersection of the North boundary of Fractional Section 28, Township 8 South, Range 6 West, Franklin County, Florida with the Southerly boundary of a 100 foot wide Florida Power Corporation Powerline Easement and run South 62 degrees 02 minutes 56 seconds West along said Southerly boundary 143.12 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southerly easement boundary run South 30 degrees 24 minutes 21 seconds East 808.89 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of U.S. Highway No. 98, thence run North 57 degrees 53 minutes 00 seconds East along said Northerly right of way boundary 210.10 feet to a re-rod (marked #4261), thence leaving said right of way boundary run North 30 degrees 20 minutes 38 seconds West 266.07 feet to a re-rod (marked #4261), thence run North 37 degrees 15 minutes 02 seconds West 41.16 feet to a re-rod (marked #4261), thence run North 26 degrees 16 minutes 51 seconds West 176.64 feet to a re-rod (marked #4261), thence run North 46 degrees 07 minutes 26 seconds East 22.59 feet to a re-rod (marked #4261), thence run North 30 degrees 20 minutes 38 seconds West 323.29 feet to a concrete monument lying on the Southerly easement boundary of aforementioned Florida Power Corporation Easement, thence leaving said Southerly easement boundary continue North 30 degrees 20 minutes 38 seconds West 100.15 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of said easement, thence run South 62 degrees 47 minutes 18 seconds West along said Northerly right of way boundary 210.31 feet to a re-rod (marked #4261), thence leaving said Northerly right of way boundary run South 30 degrees 24 minutes 21 seconds East 102.62 feet to the POINT OF BEGINNING containing 4.24 acres, more or less.

AND ALSO:

Commence at the intersection of the North boundary of Fractional Section 28, Township 8 South, Range 6 West, Franklin County, Florida with the Southerly boundary of a 100.00 foot wide Florida Power Corporation Powerline Easement and run South 62 degrees 02 minutes 56 seconds West along said Southerly boundary 143.12 feet to a concrete monument, thence leaving said Southerly easement boundary run South 30 degrees 24 minutes 21 seconds East 808.89 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of U.S. Highway No. 98, thence leaving said Northerly right of way boundary run North 30 degrees 20 minutes 38 seconds West 266.07 feet to a re-rod (marked #4261), thence run North 37 degrees 15 minutes 02 seconds West 41.16 feet to a re-rod (marked #4261), thence run North 26 degrees 16 minutes 51 seconds West 176.64 feet to a re-rod (marked #4261), thence run North 46 degrees 07 minutes 26 seconds East 22.59 feet to a re-rod (marked #4261), thence continue along mean high water line North 57 degrees 14 minutes 04 seconds East 109.99 feet, thence leaving said mean high water line run North 30 degrees 20 minutes 38 seconds West 10.31 feet to a re-rod (marked #4261) lying on the Southerly right of way boundary of U.S. Highway No. 98, thence run South 57 degrees 53 minutes 00 seconds West along said right of way boundary 210.10 feet to the POINT OF BEGINNING containing 0.06 acres, more or less.

The aggregate of the two above described parcels having a total acreage of 4.30 acres, more or less.

Having caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the following:

1.) To the Island Breeze Homeowners Association, Inc., all easements for utilities, drainage and other (if any) purposes incident thereto as shown hereon.

Reserving, in all cases however, the reversions thereof should the same be renounced, disclaimed, abandoned or the use thereon discontinued as prescribed by the law by appropriate official action of the proper officials having charge of jurisdiction thereof.

This _____ day of _____, A.D. 2020.

"IMPORTANT NOTICE" The roads and other infrastructures - if any - contained within this subdivision are not owned or maintained by Franklin County, should the roads or other improvements ever be maintained by Franklin County, it will be done at the expense of the property owners within this subdivision.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY ANGELA MARIE OVERSTREET, (OWNER)

SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 2020

NOTARY MY COMMISSION EXPIRES: _____

NOTARY SEAL

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2020.

NOAH LOCKLEY, JR. -- CHAIRMAN

THOMAS M. SHULER -- COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2020 IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT

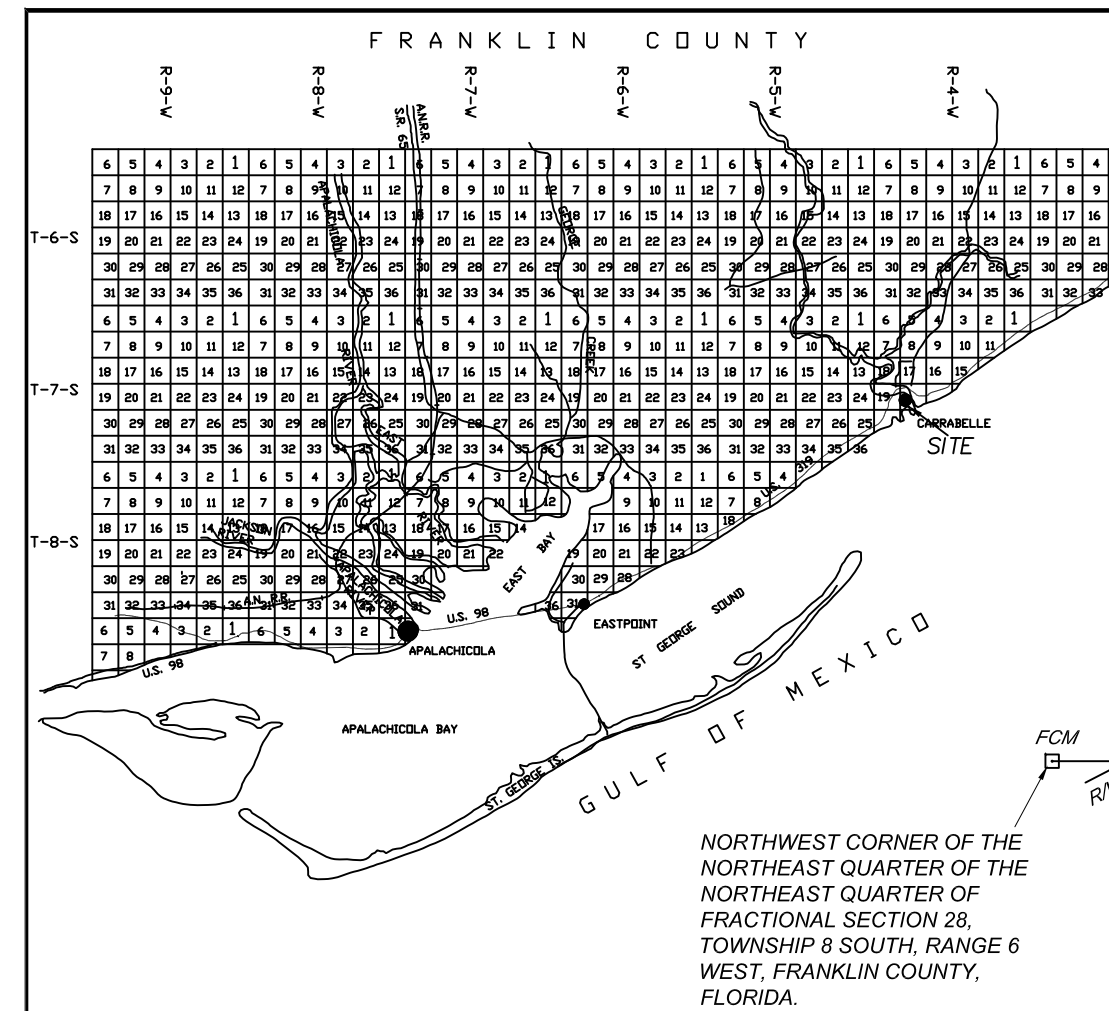
THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors and Mappers

LB. NO 7160

P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 962-2538

DATE: 01/20/20 DRAWN BY: MMD COUNTY: FRANKLIN

FILE: 97513RP.DWG DATE OF LAST FIELD WORK: JOB NUMBER: 97-513



NORTHWEST CORNER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA.

LEGEND

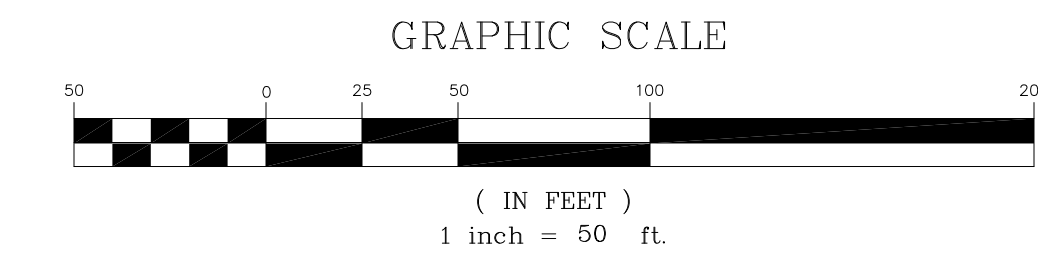
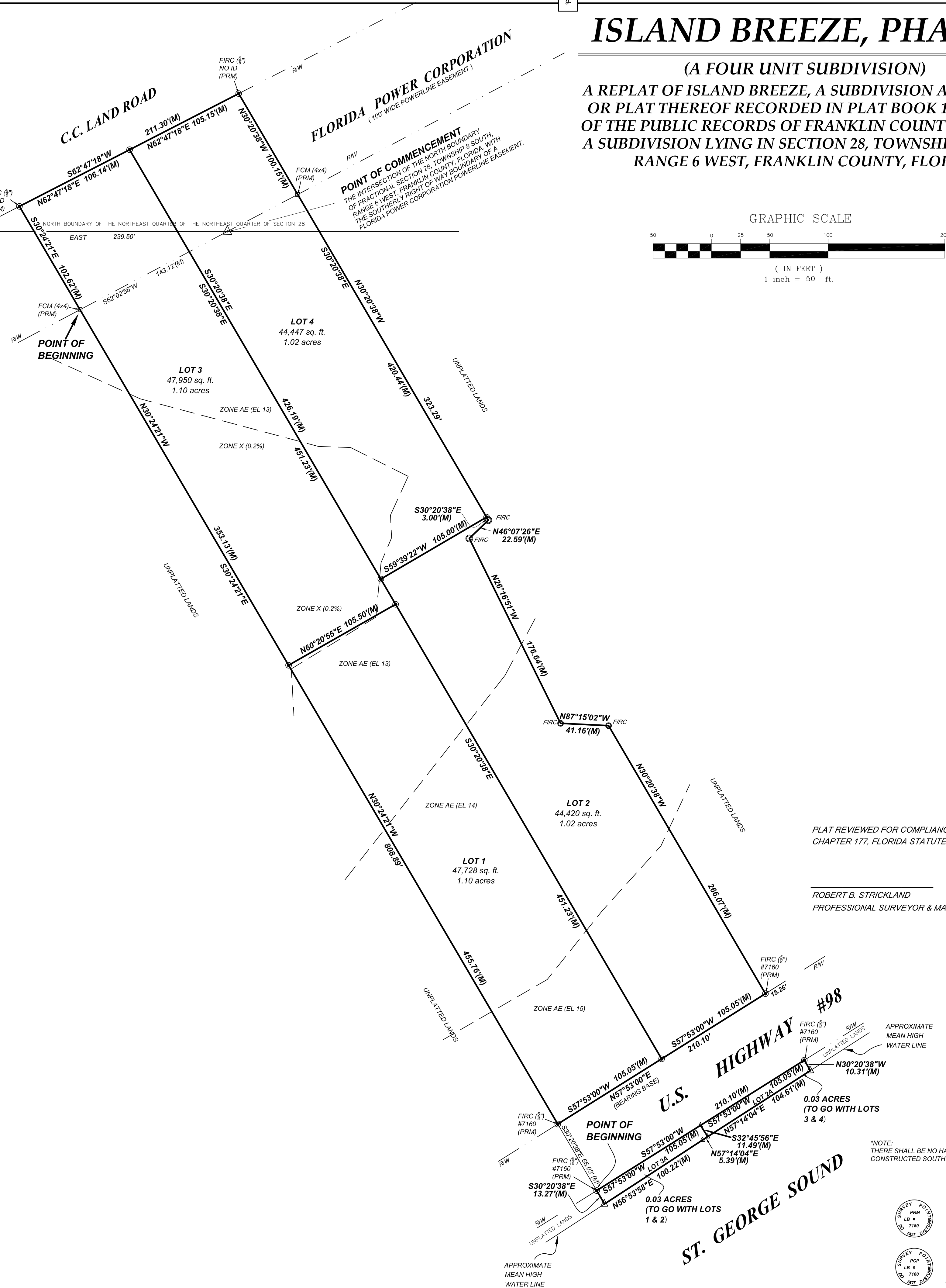
- SN&C SET NAIL & CAP
- FND FOUND
- FCM FOUND CONCRETE MONUMENT (3"x3")
- SCM SET CONCRETE MONUMENT #7160 (4"x4")
- IRC IRON ROD AND CAP
- SIRC SET 5/8" IRON ROD AND CAP #7160
- FIRC FOUND 5/8" IRON ROD AND CAP
- IP IRON PIPE
- CIP CRIMPED TOP IRON PIPE
- IR IRON ROD (NO I.D.)
- PCP = PERMANENT CONTROL POINT = SCM
- (M) MEASURED
- (D) DEED
- (RP) RECORD PLAT
- (UP) UNRECORDED PLAT
- (FT) FLAT TOP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- △ CORNER NOT SET OR FOUND
- L LENGTH
- CD CHORD
- N.T.S. NOT TO SCALE

- PLAT NOTES:
1. SURVEY SOURCE: Previous survey performed by this firm (Job #97-513 Dated: 10-30-97), record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
 2. BEARING BASE: The Northeasterly right-of-way boundary of U.S. Highway No. 98 being North 57 degrees 53 minutes 00 seconds East as per previous above mentioned survey.
 3. "NOTICE" This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that maybe found in the public records of this county.
 4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
 5. Subject property is located in Zone "X" (0.2%), Zone "AE" (EL 13, 14, & 15) as per Flood Insurance Rate Map Community Panel No: 120088 414E, index date: June 17, 2002, Franklin County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 5J-17.051).

JAMES T. RODDENBERRY DATE
Surveyor & Mapper Pl. Certificate No. 4261



PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER # _____

*NOTE: THERE SHALL BE NO HABITABLE STRUCTURES CONSTRUCTED SOUTH OF HIGHWAY NO. 98.

- ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.