

## 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

August 24, 2020

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


Re: Dock Approval  
GEA File No. 20-065  
Clay Palm

Dear Ms. Kelly:

By this letter, we are requesting you place the referenced project on the next Franklin County Planning and Zoning meeting to be held on September 8, 2020, as well as, the Franklin County Board of County Commissioners meeting to be held on September 15, 2020, for the construction of a Single Family Residential Dock and boat lift, as well as a Rock Revetment. Attached are drawings for the proposed dock and boatlift, as well as the Rock Revetment. We have submitted the application to FDEP and COE for permitting. Upon receipt of the permits, we will send a copy of each to you.

If you have any questions, please let us know.

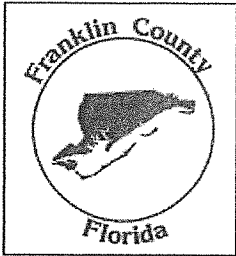
Sincerely,



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



**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.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.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: Clay Palm

Contact Information: Home #: \_\_\_\_\_ Cell #: 334-685-3229

Mailing Address: 128 Sweet Bay Trace City/State/Zip: Dothan, AL 36303

EMAIL Address: c.palm@utilityalabama.com

Contractor Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

Contact Information: Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_

State License #: \_\_\_\_\_ County Registration #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

EMAIL Address: \_\_\_\_\_ @ \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: **11 BIG OAKS, APALACHICOLA, FL 32320**

Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 21-085-08W-0000-0040-0000

**JURISDICTION:**  Franklin County  City of Carrabelle

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

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

Rock Revetment Boat Lift

**DESCRIPTION:** Construction of a Single Family dock w/boat lift, as well as Rock Revetment (see attached drawings)

ZONING DISTRICT: \_\_\_\_\_ CONTRACT COST: \_\_\_\_\_

TOTAL SQUARE FOOT: \_\_\_\_\_ FOUNDATION TYPE: \_\_\_\_\_

ROOF MATERIAL: \_\_\_\_\_

**APPROVED BY:**  Planning & Zoning Date: \_\_\_\_\_  County Commissioners Date: \_\_\_\_\_

WATER BODY: Apalachicola River

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:** \_\_\_\_\_

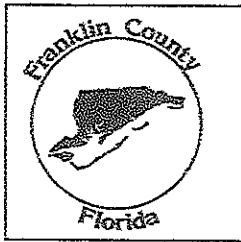
Requires V-Zone Certification  Requires Elevation Certificates  Requires Smart Vents  Requires Breakaway Walls

**BUILDING OFFICIAL** \_\_\_\_\_ **Date** \_\_\_\_\_ **OWNER (Required)** \_\_\_\_\_ **Date** \_\_\_\_\_ **CONTRACTOR (Required)** \_\_\_\_\_ **Date** \_\_\_\_\_

# FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE

## CHECKLIST:

- Application
- DEP
- Army CORPS
- Site Plan
- Lighting Plan
- Drawings (Approved by all entities)
- Approvals from local jurisdictions
- Dock Site Plan, Construction & Lighting Affidavit
- Copy of Signed Contract Cost



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

**FRANKLIN COUNTY BUILDING DEPARTMENT**  
34 Forbes Street, Suite 1, Apalachicola, Florida 32320  
Phone: 850-653-9783 Fax: 850-653-9799  
[http://www.franklincountvflorida.com/planning\\_building.aspx](http://www.franklincountvflorida.com/planning_building.aspx)

PERMIT  
# \_\_\_\_\_  
ORDINANCE  
No. 2004-17  
Dock Ordinance

**DOCK CONSTRUCTION STANDARDS & LIGHTING AFFIDAVIT**

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

Property Owner/s: Clay Palm  
Contact Information: Home #: \_\_\_\_\_ Cell #: 334-685-3229  
Mailing Address: 128 Sweet Bay Trace City/State/Zip: Dothan, AL 36803  
EMAIL Address: cpalm@utilityalabama.com

**PROPERTY DESCRIPTION:** 911 Address: 2700 Bluff Road  
Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_  
Parcel Identification #: 21-085-08W-0000-0040-0000

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

**SITE PLAN & CONSTRUCTION STANDARDS:**

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

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

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

✓ Clay Palm  
 Contractor/Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

Clay Palm  
 Contractor/Owner Printed Name: \_\_\_\_\_

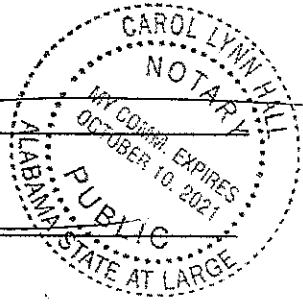
State of Florida  
 County of Franklin

I, \_\_\_\_\_, who is personally known or provided the following identification \_\_\_\_\_, on this day 21 of August, 2020 understand that I have read and understood the above statement and will comply or the Final Certificate of Occupancy will be held up until the above has been documented.

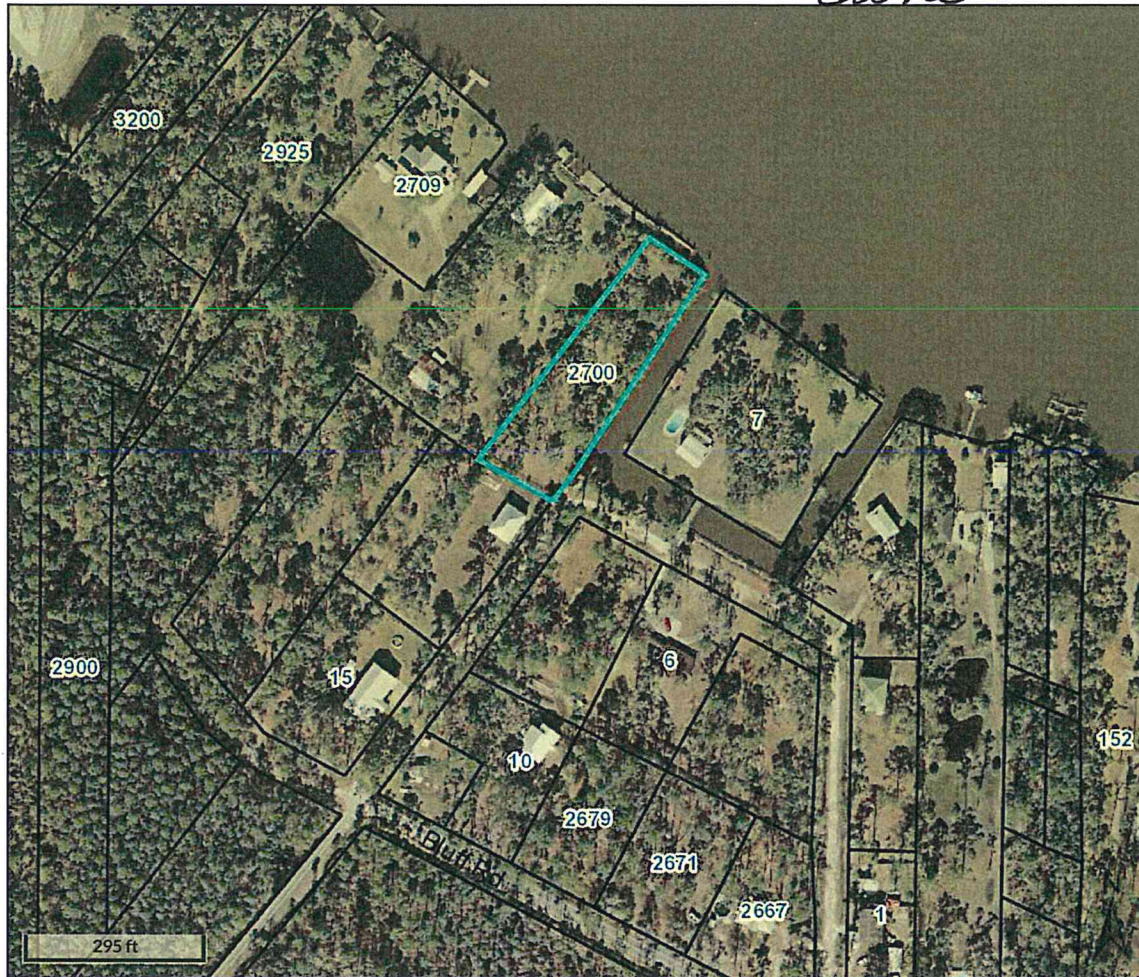
NOTARY: [Signature]

SEAL:

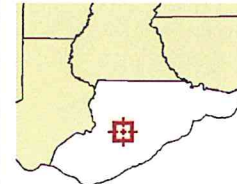
Carroll H  
 Printed Name



*Owner*



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	21-085-08W-0000-0040-0000	Alternate ID	08W08S21000000400000	Owner Address	MADDREN LAWRENCE & CAROLINE
Sec/Twp/Rng	21-8S-8W	Class	SINGLE FAM		1406 NW REAPER CHURCH RD
Property Address	2700 BLUFF ROAD	Acreage	2.194		GREENVILLE, FL 32331-4509
District	1				
Brief Tax Description	A PARCEL BEING 2.10 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/23/2020  
 Last Data Uploaded: 6/23/2020 7:40:23 AM

Developed by  **Schneider**  
 GEOSPATIAL

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Clay Palm  
WATERBODY/CLASS: Apalachicola River  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: Apalachicola / Franklin County  
LATITUDE: 29° 45' 58"  
LONGITUDE: 85° 2' 26.24"  
SECTION: 21 TOWNSHIP: 8 South      RANG: 8 West

JOB: 20-065  
DEP:  
COE:  
OTHER:  
DATE: August 20, 2020  
SHEET: 1/6

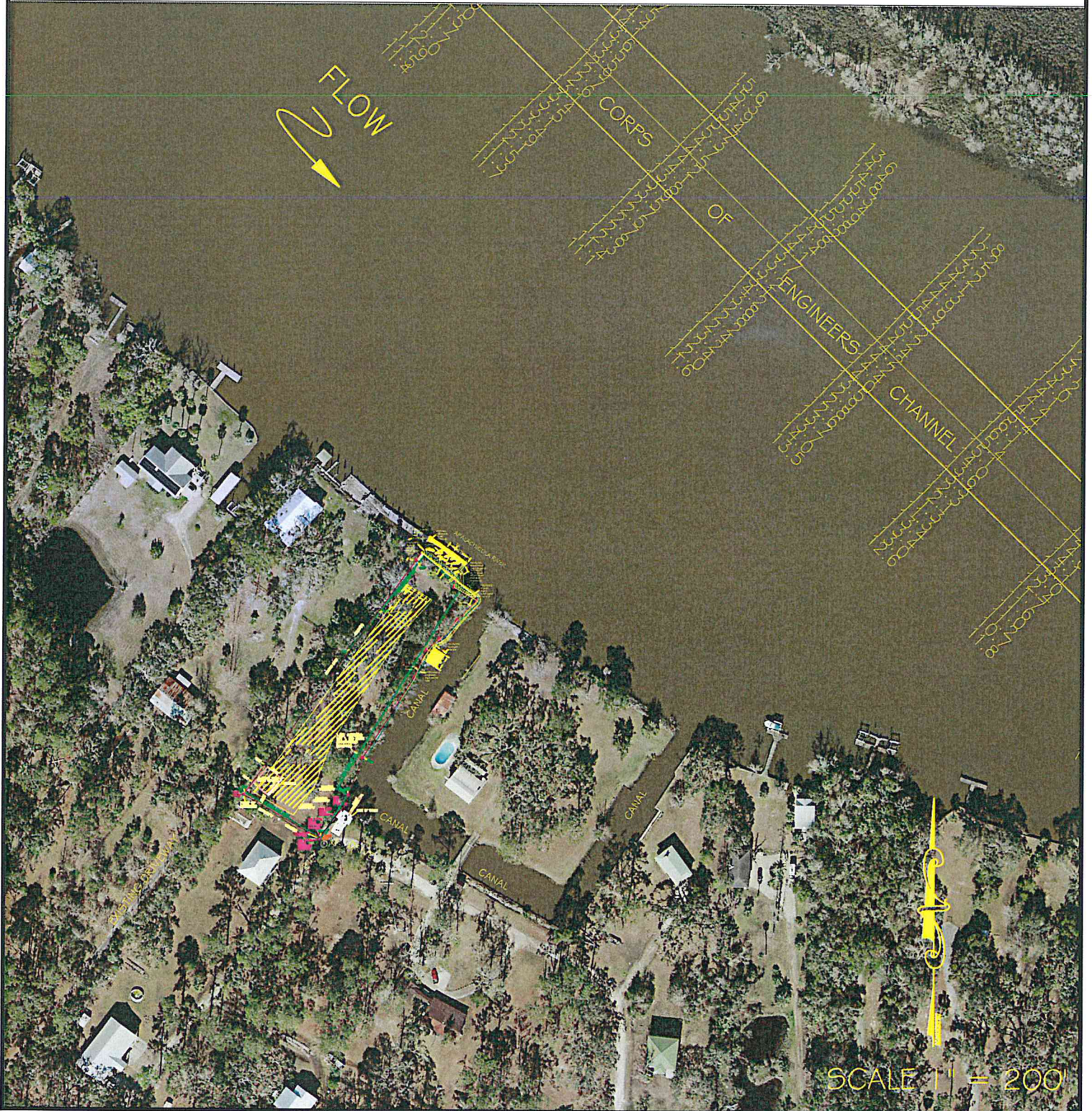


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

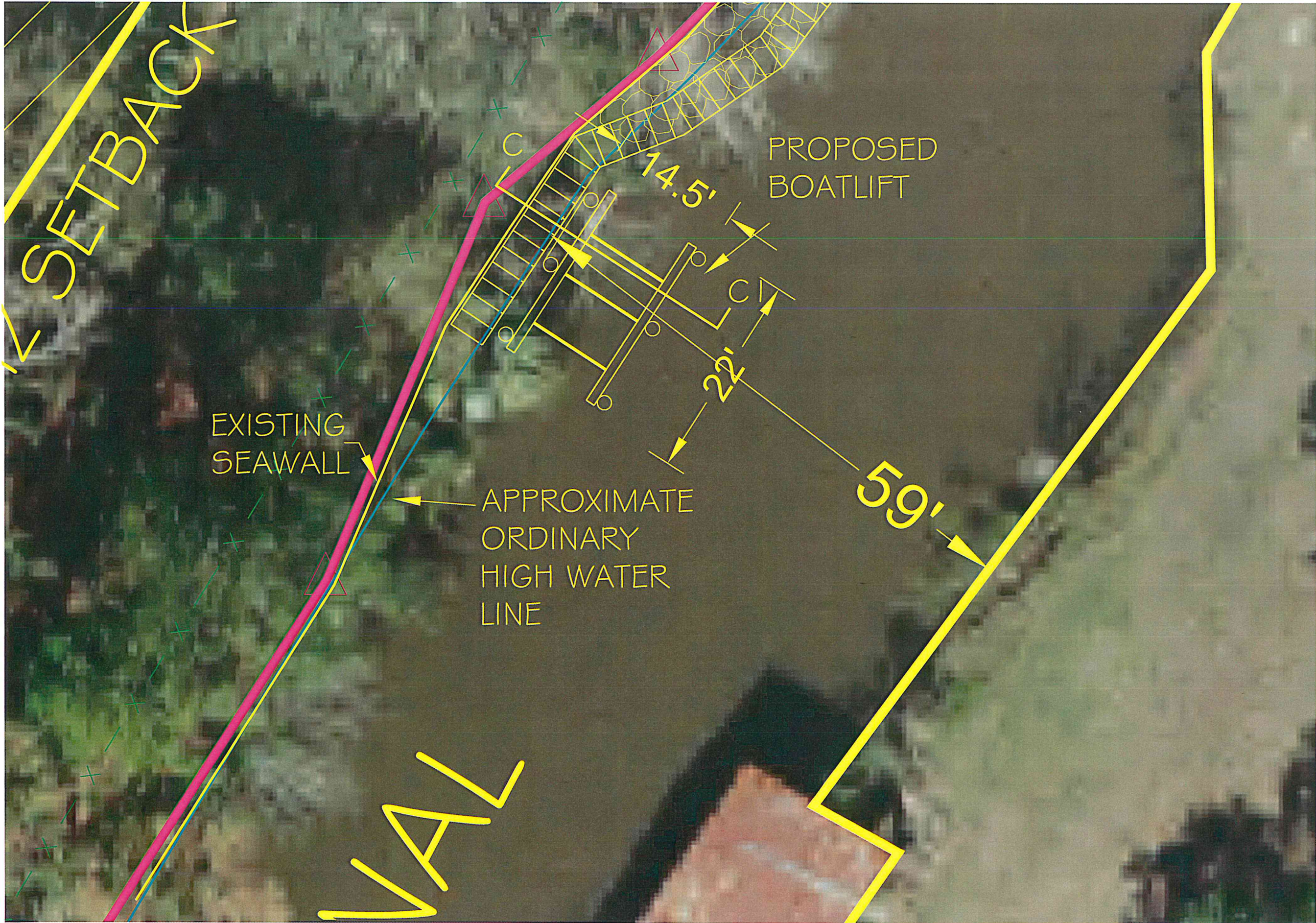


APPLICANT/CLIENT: Clay Palm  
WATERBODY/CLASS: Apalachicola River  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: Apalachicola / Franklin County  
LATITUDE: 29° 45' 58"  
LONGITUDE: 85° 2' 26.24"  
SECTION: 21 TOWNSHIP: 8 South      RNG: 8 West

JOB: 20-065  
DEP:  
COE:  
OTHER:  
DATE: August 20, 2020  
SHEET: 2/6





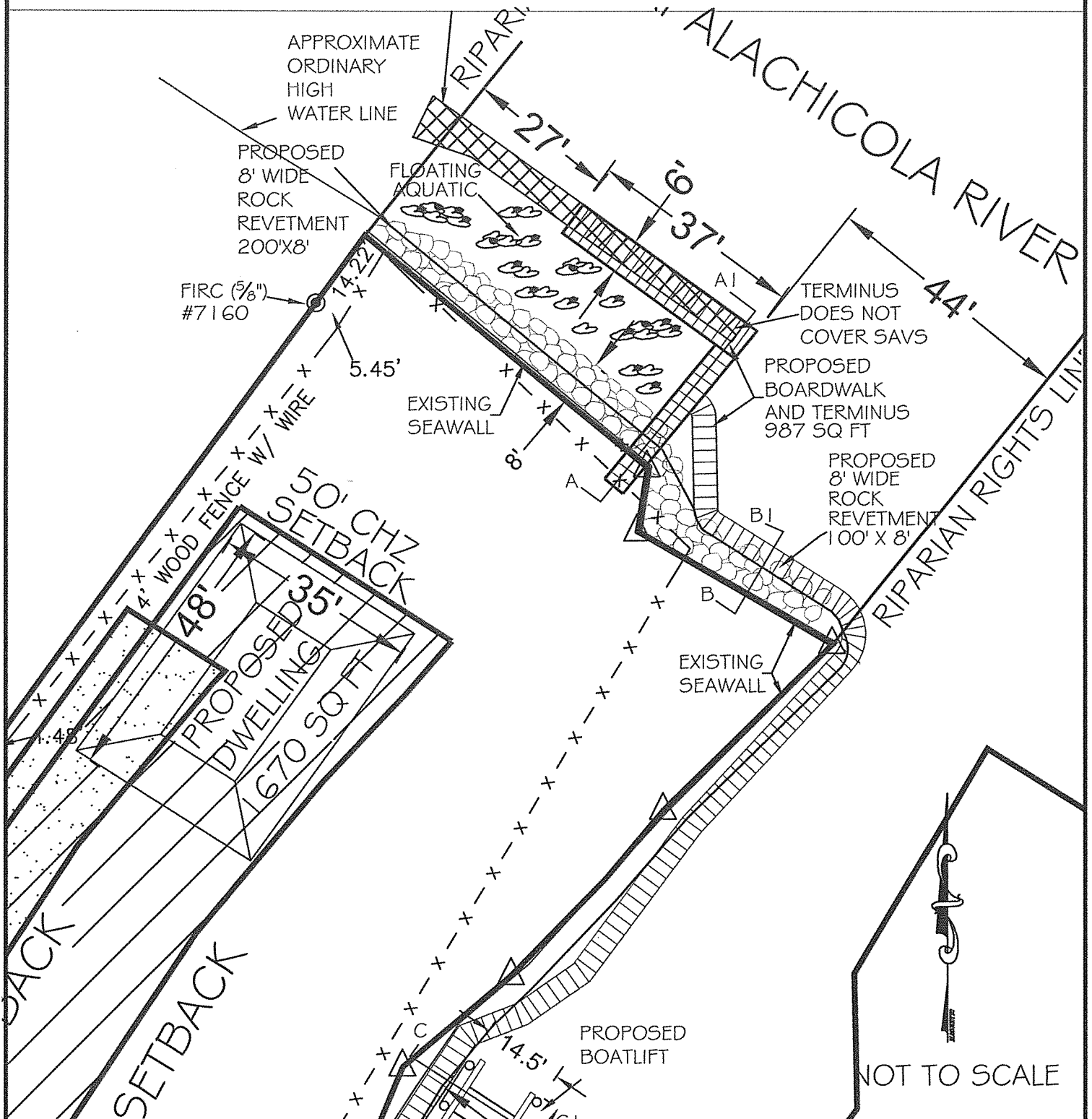


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Clay Palm  
 WATERBODY/CLASS: Apalachicola River  
 PURPOSE: Environmental Permitting  
 PROJECT LOCATION / USGS: Apalachicola / Franklin County  
 LATITUDE: 29° 45' 58"  
 LONGITUDE: 85° 2' 26.24"  
 SECTION: 21 TWSHP: 8 South RNG: 8 West

JOB: 20-065  
 DEP:  
 COE:  
 OTHER:  
 DATE: August 25, 2020  
 SHEET: 4/5

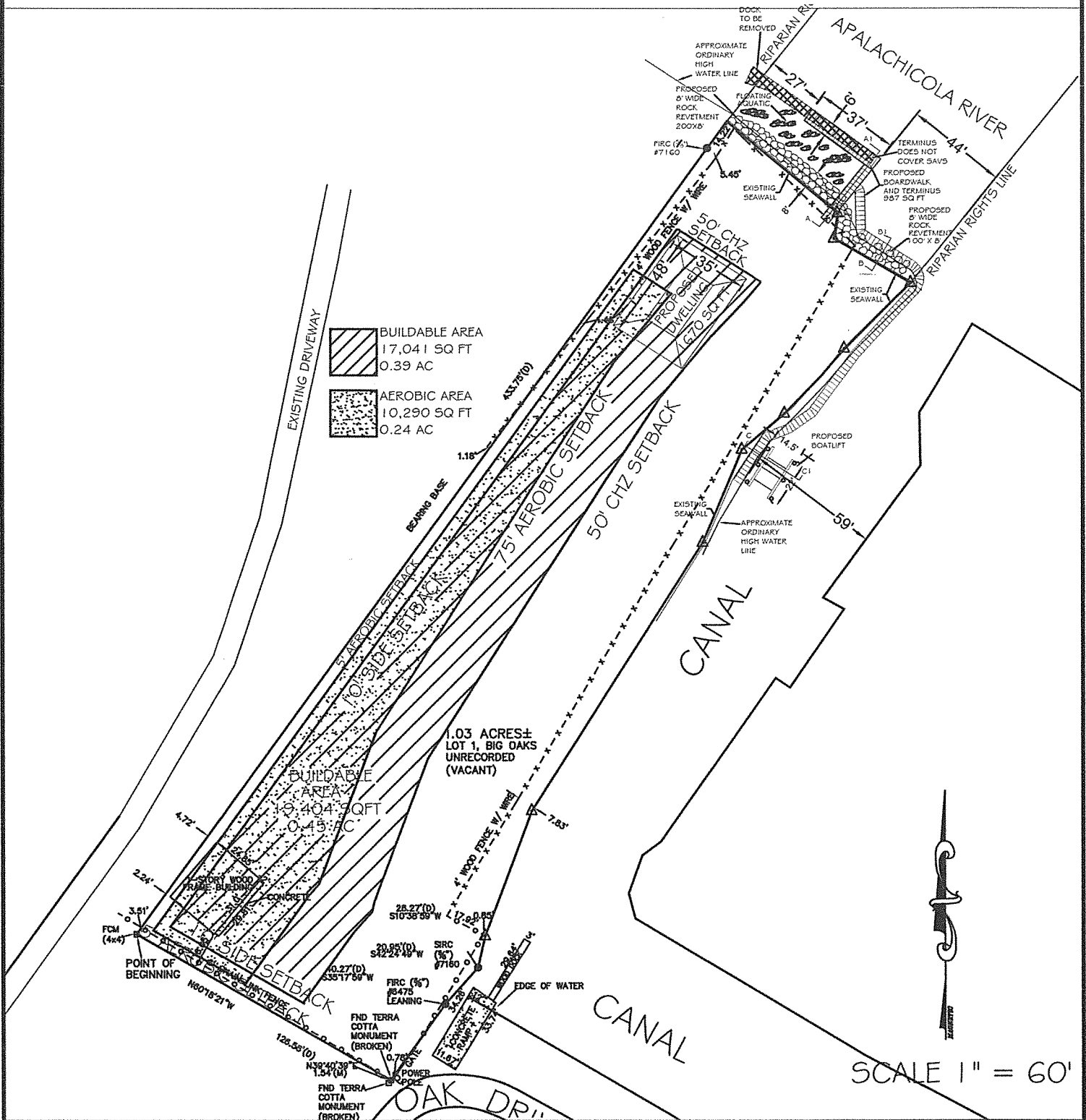


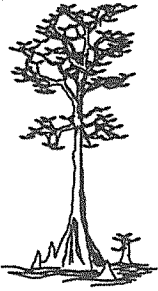
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Clay Palm  
 WATERBODY/CLASS: Apalachicola River  
 PURPOSE: Environmental Permitting  
 PROJECT LOCATION / USGS: Apalachicola / Franklin County  
 LATITUDE: 29° 45' 58"  
 LONGITUDE: 85° 2' 26.24"  
 SECTION: 21 TWSHP: 8 South      RNG: 8 West

JOB: 20-065  
 DEP:  
 COE:  
 OTHER:  
 DATE: August 25, 2020  
 SHEET: 3/5





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: CLAY PALM

WATERBODY/CLASS: Apalachicola River

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 21 TWSHP: 8 South

RNG: 8 West

JOB: 20-065

DEP:

COE:

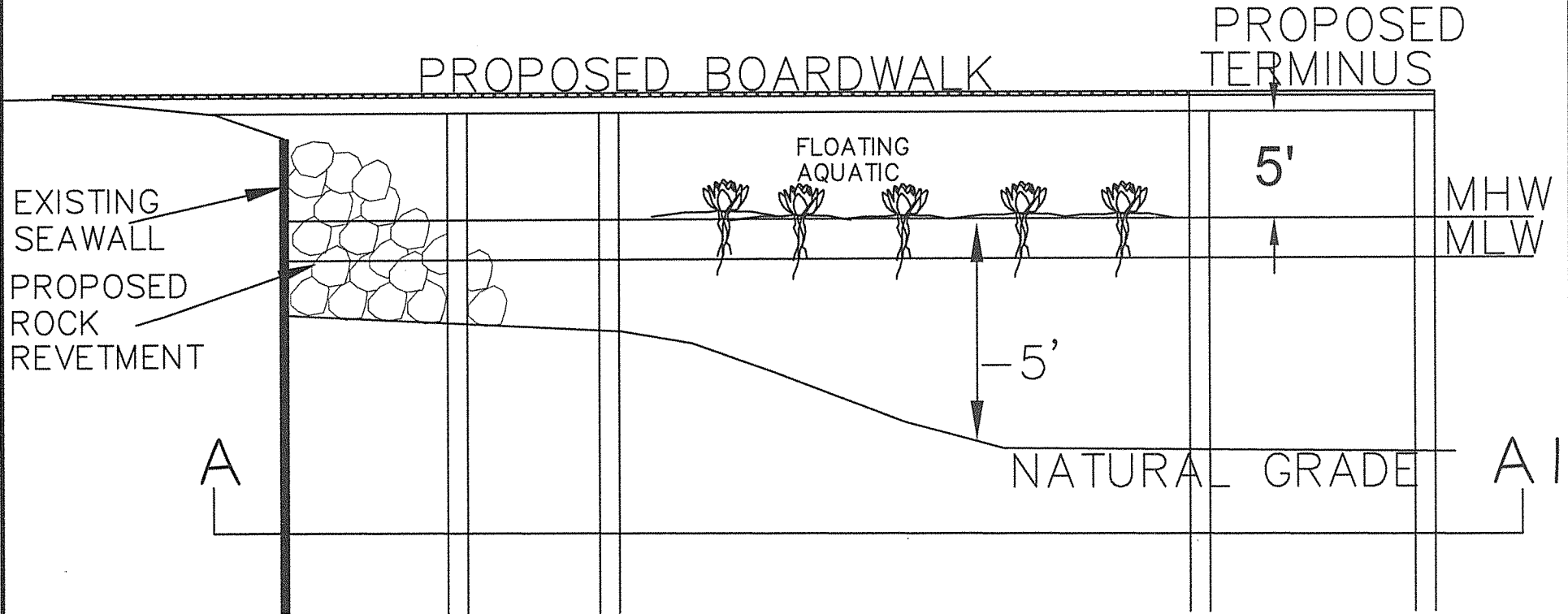
OTHER:

DATE: AUGUST 20, 2020

SHEET: 4/6

CROSS SECTION 1

PROPOSED  
DOCK &  
ACCESS WALKWAY  
WITH ROCK REVETMENT  
NOT TO SCALE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: CLAY PALM

WATERBODY/CLASS: Apalachicola River

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 21 TOWNSHIP: 8 South

RNG: 8 West

JOB: 20-065

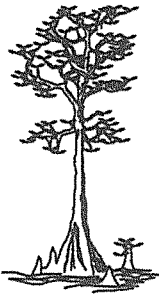
DEP:

COE:

OTHER:

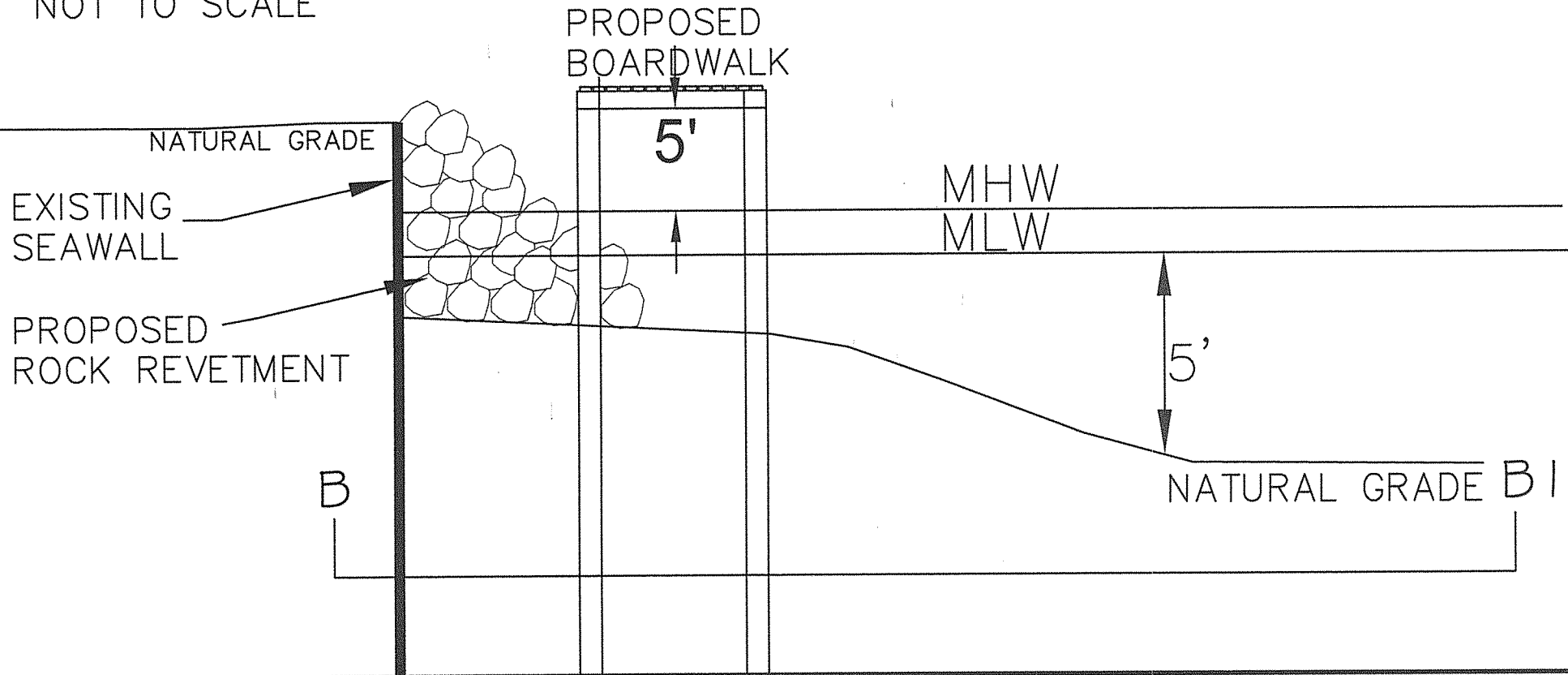
DATE: AUGUST 20, 2020

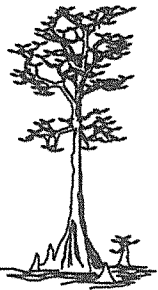
SHEET: 5/6



CROSS SECTION 2

PROPOSED  
BOARDWALK  
& ROCK  
REVETMENT  
NOT TO SCALE





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: CLAY PALM

WATERBODY/CLASS: Apalachicola River

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 21 TWSHP: 8 South

RNG: 8 West

JOB: 20-065

DEP:

COE:

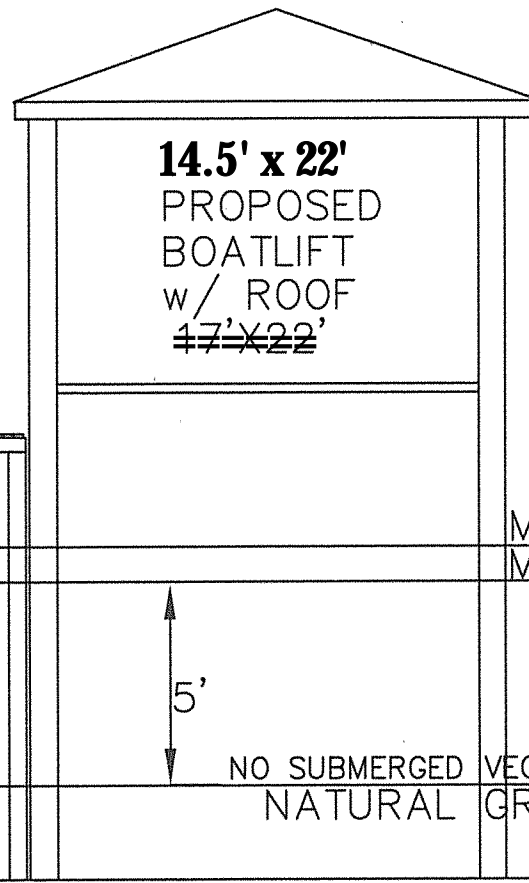
OTHER:

DATE: AUGUST 20, 2020

SHEET: 6/6

PROPOSED  
BOARDWALK  
& BOAT LIFT  
NOT TO SCALE

CROSS SECTION 3



NATURAL GRADE

PROPOSED BOARDWALK

EXISTING SEAWALL

5'

**14.5' x 22'**  
PROPOSED  
BOATLIFT  
w/ ROOF  
~~17' x 22'~~

MHW  
MLW

5'

C

C1

NO SUBMERGED VEGETATION  
NATURAL GRADE

This Document Prepared By and Return to:  
Barbara Sanders, Esq.  
Florida Bar # 442170  
Sanders and Duncan, P.A.  
P.O. Box 337  
Apopka, FL 32834  
352-453-8976

Parcel ID Number: PART OF 21-085-08W-0000-0040-0000

## Warranty Deed

This Indenture, Made this 20th day of July, 2020 A.D.,  
Between Lawrence T. Maddren and Caroline Chvostak Maddren,  
husband and wife of the County of Madison, State of Florida,  
Grantors, and Richard C. Palm and Cindy A. Palm, husband and wife  
whose address is: 128 Sweetbay Trace, Dothan, AL 36303 of the  
County of Houston, State of Alabama, grantees.

Witnesseth that the GRANTORS for and in consideration of  
the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable  
consideration to GRANTORS in hand paid by GRANTEES, the receipt  
whereof is hereby acknowledged, have granted, bargained and sold  
to the said GRANTEES and GRANTEES' heirs, successors and assigns  
forever, the following described land, situate, lying and being  
in the County of Franklin State of Florida to wit: SEE EXHIBIT  
"A", ATTACHED HERETO AND MADE A PART HEREOF.

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

In Witness Whereof, the Grantors have hereunto set their hands  
and seals the day and year first above written.

Signed, sealed and delivered in  
our presence:

Laura Walker  
Printed Name: Laura Walker  
Witness

Bob Murphy  
Printed Name: Bob Murphy  
Witness

Lawrence T. Maddren (Seal)  
Lawrence T. Maddren  
P.O. Address: 1406 NW Resler Church Road, Greenville, FL  
32331

Caroline Chvostak Maddren (Seal)  
Caroline Chvostak Maddren  
P.O. Address: 1406 NW Resler Church Road, Greenville, FL  
32331

State of Florida  
County of Madison

The foregoing instrument was acknowledged before me  
by means of [ X ] physical presence or [ ] online notarization,  
this 20th day of July, 2020, by Lawrence T. Maddren and  
Caroline Chvostak Maddren, husband and wife, who are personally  
known to me or who have produced their FLD m005584 2020 07305100517120  
as identification.

Hannah Morgan  
Printed Name: Hannah Morgan  
Notary Public  
My Commission Expires:

