

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

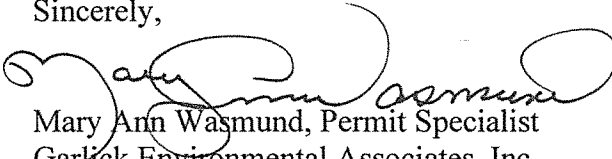
Re: Dock Approval
GEA File No. 20-090
Karen & Sonny Sykes

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. Attached are drawings for the proposed dock. 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.

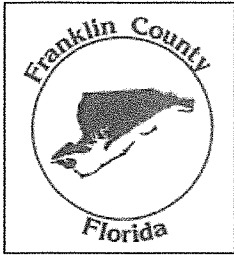
Sincerely,



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

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: Karen + Sonny Sikes

Contact Information: Home #: _____ Cell #: 850-379-3965

Mailing Address: 27511 NE Hwy 67 City/State/Zip: Hosford, FL 32334

EMAIL Address: N/A @ _____

Contractor Name: _____ Business Name: _____

Contact Information: Office #: _____ Cell #: _____

State License #: _____ County Registration #: _____

Mailing Address: _____ City/State/Zip: _____

EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 2533 U.S. Hwy 98 W

Lot/s: 9/9A Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: 03-089-05W-0000-0033-0020

JURISDICTION: Franklin County City of Carrabelle

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

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

DESCRIPTION: Access Walkway 194'x4' - Terminus 26'x6' w/2' step down

ZONING DISTRICT: _____ CONTRACT COST: _____

TOTAL SQUARE FOOT: _____ FOUNDATION TYPE: _____

ROOF MATERIAL: _____

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

WATER BODY: St George Sound

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

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: Sonny Sykes

JOB: 20-090

WATERBODY/CLASS: St George Sound / Class II / OFW / not an APEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County

OTHER:

LATITUDE: 29.804081

DATE: August 12, 2020

LONGITUDE: 84.736258

SHEET: 1/4

SECTION: 3 TNSHP: 8 South RNG: 5 West



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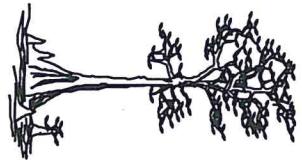
JOB: 20-090

COE:

OTHER:

DATE: August 12, 2020

SHEET: 2/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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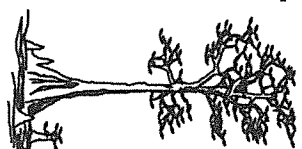
JOB: 20-090

COE:

OTHER:

DATE: August 12, 2020

SHEET: 3/4



U.S. HIGHWAY NO: 98

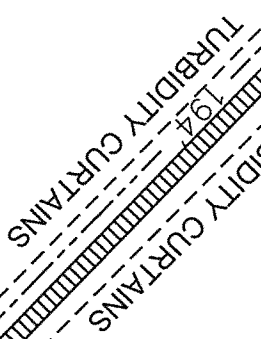
LOT 9A

ST. GEORGE SOUND



APPROXIMATE MEAN HIGH WATER LINE

APPROXIMATE MEAN HIGH WATER LINE



Proposed Terminus W/ 2' STEPDOW



NOT TO SCALE

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LB No. 7415

APPLICANT/CLIENT: Sonny Sykes

JOB: 20-090

WATERBODY/CLASS: St George Sound / Class II / OFW / not an APEP

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County

OTHER:

LATITUDE: 29.804081

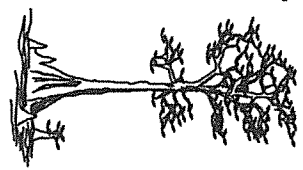
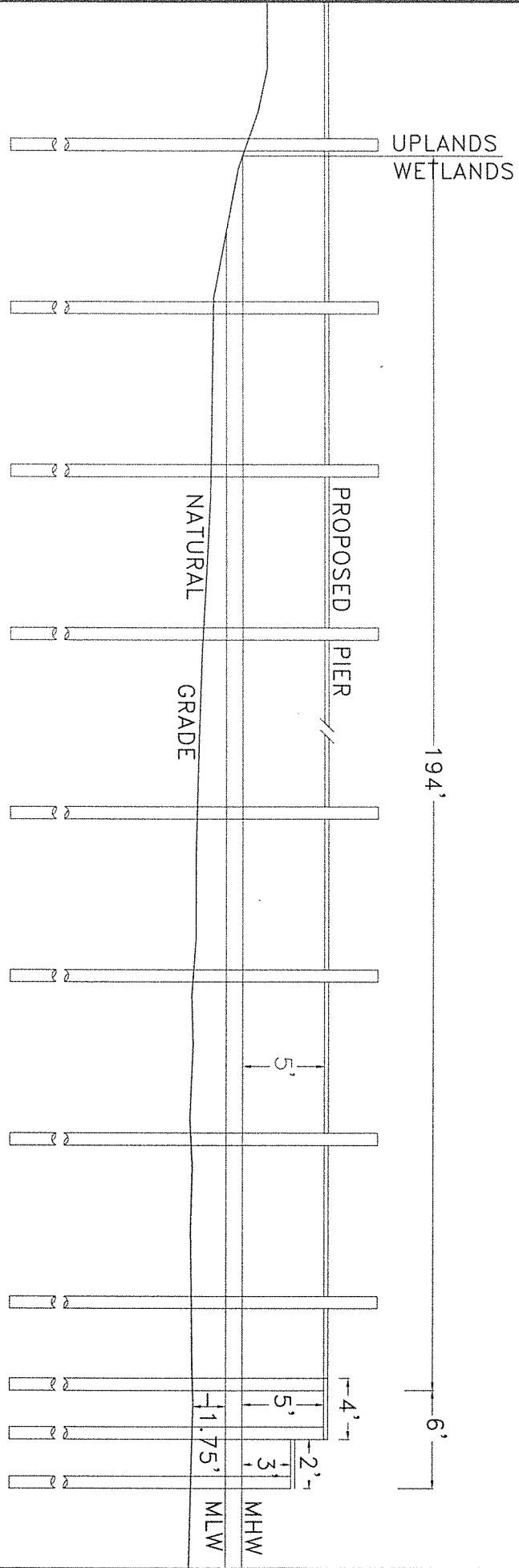
DATE: August 12, 2020

LONGITUDE: 84.736258

SHEET: 4/4

SECTION: 3 TWSHP: 8 South RNG: 5 West

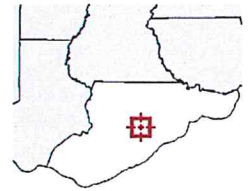
Cross Section
of Proposed Pier
NOT TO SCALE



Owner



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	03-08S-05W-0000-0033-0020	Alternate ID	05W08S03000000330020	Owner Address	SYKES SONNY M & KARENT
Sec/Twp/Rng	--	Class	SINGLE FAM		2533 HWY 98 W
Property Address	2533 HIGHWAY 98 WEST	Acreage	n/a		CARRABELLE, FL 32322
District	1				
Brief Tax Description	4 PARCELS IN CARRABELLE EST.				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/12/2020
 Last Data Uploaded: 8/12/2020 7:42:35 AM

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Parcel Summary

Parcel ID 03-085-05W-0000-0033-0020
Location 2533 HIGHWAY 98 WEST
Address 32322
Brief 4 PARCELS IN CARRABELLE EST. UNRECD BEING PARCELS 9 & 9-A AND 10 & 10-A OR 389/62 596/746 631/461 716/177 769/69 781/253 818/554
Tax Description* 979/137 1047/412 1102/754 1151/100 1222/436 1251/699
*The Description above is not to be used on legal documents.
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng --
Tax District County (District 1)
Millage Rate 11.5391
Acreage 0.000
Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Sykes Sonny M & Karen T
 2533 Hwy 98 W
 Carrabelle, FL 32322

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.00	UT	0	0
000100	SFR	1.00	UT	0	0
999910	DOCK PERMISSIV	2.00	UT	0	0

Residential Buildings

Building 1
Type SINGLE FAM
Total Area 2,368
Heated Area 2,248
Exterior Walls VINYL SIDE
Roof Cover TIN ROOF
Interior Walls DRYWALL
Frame Type WOOD FRAME
Floor Cover SHT VINYL; CARPET
Heat FORCED AIR
Air Conditioning CENTRAL
Bathrooms 2
Bedrooms 0
Stories 0
Effective Year Built 1999

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
	DECK W/R	1	5 x 4 x 0	20	SF	1999
0320	CONCRETE	1	0 x 0 x 0	560	SF	1999
0610	SHED WD	1	8 x 10 x 0	80	SF	1999
0400	LATTICE	1	0 x 0 x 0	5	UT	2000
0665	STEPS W/RAILS	1	0 x 0 x 0	39	SF	2000

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/28/2018	\$100,000	WD	1222	436	Qualified (Q)	Improved	BENNETT	SYKES
N	12/16/2008	\$100	QC	979	137	Unqualified (U)	Improved	BENNETT	BENNETT
N	10/26/2004	\$466,000	WD	818	554	Qualified (Q)	Improved	BROWN	BENNETT
N	03/22/2004	\$318,000	WD	781	253	Unqualified (U)	Improved	MCPHERSON LEONARD & ARLENE	BROWN/ALLEN
N	05/28/1998	\$40,000	WD	596	746	Qualified (Q)	Vacant	WINN MARY M	MCPHERSON LEONARD & ARLENE
N	09/14/1992	\$18,700	WD	389	180	Unqualified (U)	Vacant	CARVILLE	WINN

Valuation

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$73,679	\$71,985	\$116,870	\$116,870	\$119,774
Extra Features Value	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041
Land Value	\$51,250	\$148,750	\$70,000	\$60,000	\$60,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$126,970	\$222,776	\$188,911	\$178,911	\$181,815
Assessed Value	\$122,742	\$125,565	\$188,911	\$178,911	\$166,997
Exempt Value	\$50,000	\$50,500	\$0	\$0	\$0
Taxable Value	\$72,742	\$75,065	\$188,911	\$178,911	\$166,997
Maximum Save Our Homes Portability	\$4,228	\$97,211	\$0	\$0	\$14,818

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

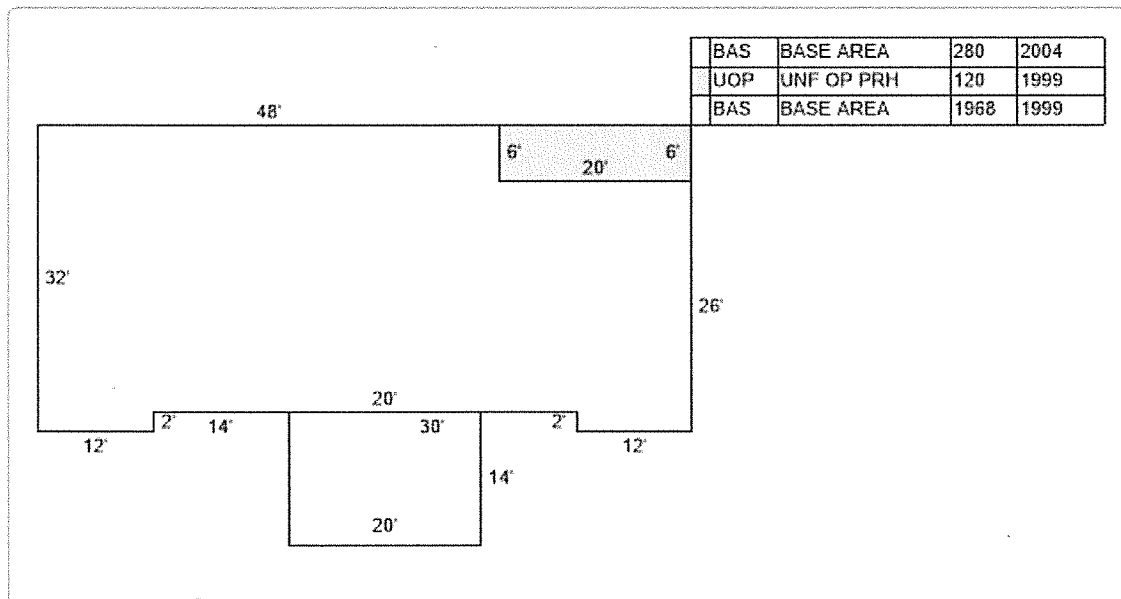
TRIM Notice 2020

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

TRIM Notice 2019

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

Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Version 2.3.75

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This Document Prepared By:

PEGGY L. CARRY, PA
1515 N. FEDERAL HIGHWAY, STE. 300
BOCA RATON, FL 33432

Inst: 201819003267 Date: 06/29/2018 Time: 2:10PM
Page 1 of 3 B: 1222 P: 436, Marcia Johnson, Clerk of Court
Franklin, County, By: SM Deputy Clerk
Doc Stamp-Deed: 700.00

Parcel ID Number: R-03-08S-05W-000-0033-0020

Warranty Deed

This Indenture, Made this 28th day of June, 2018 A.D., Between
DEBORAH E. BENNETT, a married woman

of the County of PALM BEACH, State of Florida, grantor, and
SONNY M. SYKES and KAREN T. SYKES, husband and wife

whose address is: 27511 NE COUNTY ROAD 67, Hosford, FL 32334

of the County of Liberty, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has 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 ATTACHED EXHIBIT A

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2017.

The property herein conveyed IS NOT the HOMESTEAD property of the Grantor, nor her spouse, nor is it contiguous to her homestead property or that of her spouse. The Grantor's HOMESTEAD address is 14288 Banded Raccoon Dr., Palm Beach Gardens, FL 33418.

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

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Warranty Deed - Page 2

Parcel ID Number: R-03-08S-05W-000-0033-0020

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Peggy L. Carry
Printed Name: Peggy L. Carry
Witness

Cherie C. LaHman
Printed Name: Cherie C. LaHman
Witness

Deborah E. Bennett (Seal)
DEBORAH E. BENNETT
P.O. Address: 14288 BANDED RACCOON DR.
PALM BEACH GARDENS, FL 33418

STATE OF Florida
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of June, 2018 by
DEBORAH E. BENNETT, a married woman

who is personally known to me or who has produced her Florida driver's license as identification.

Peggy L. Carry
Printed Name: Peggy L. Carry
Notary Public
My Commission Expires:

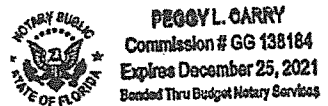


Exhibit A

Parcel 9:

Commence at an iron pipe marking the Northwest corner of Tract 54 of the Town of St. George as per the map or plat thereof recorded in the public records of Franklin County, Florida and proceed North 89 degrees 51 minutes 29 seconds East along the North boundary of said Tract 54 a distance of 417.63 feet, thence run South 43 degrees 10 minutes 35 seconds West 154.70 to a re-rod marking the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 43 degrees 05 minutes 28 seconds West 212.42 feet to a re-rod (marked #3293), thence run South 47 degrees 54 minutes 15 seconds East 165.04 feet to a concrete monument lying on the Northwesterly right-of-way boundary of U.S. Highway 98 said point lying on a curve concave to the Northwesterly, thence run Southwesterly along said Northwesterly right-of-way boundary and the arc of said curve having a radius of 3786.83 feet through a central angle of 01 degrees 38 minutes 46 seconds for an arc distance of 108.79 feet the chord of said arc being South 43 degrees 10 minutes 47 seconds West 108.78 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run North 35 degrees 48 minutes 13 seconds West 168.42 feet to a re-rod (marked #4261), thence run North 03 degrees 38 minutes 47 seconds West 208.92 feet to a re-rod (marked #4261), thence run East 208.91 feet to the POINT OF BEGINNING

AND ALSO Parcel 9-A:

Commence at an iron pipe marking the Northwest corner of Tract 54 of the Town of St. George as per the map or plat thereof recorded in the public records of Franklin County, Florida and proceed North 89 degrees 51 minutes 29 seconds East along the North boundary of said Tract 54 a distance of 417.63 feet, thence run South 43 degrees 10 minutes 35 seconds West 154.70 feet to a re-rod (marked #4261), thence run West 208.91 feet to a re-rod (marked #4261), thence run South 03 degrees 38 minutes 47 seconds East 208.92 feet to a re-rod (marked #4261), thence run South 35 degrees 48 minutes 13 seconds East 235.46 feet to a re-rod (marked #4261) lying on the Southeasterly right-of-way boundary of U.S. Highway 98 said point also lying on a curve concave to the Northwesterly and being the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeasterly along said Southeasterly right-of-way boundary and the arc of said curve having a radius of 3852.83 feet through a central angle of 01 degrees 49 minutes 48 seconds for an arc distance of 123.06 feet the chord of said arc being North 43 degrees 15 minutes 51 seconds East 123.05 feet to a concrete monument (marked #2919), thence leaving said right-of-way boundary run South 47 degrees 57 minutes 21 seconds East 126.19 feet to the approximate mean high water line of St. George Sound, thence run South 59 degrees 30 minutes 07 seconds West along said mean high water line 148.02 feet, thence leaving said mean high water line run North 35 degrees 48 minutes 13 seconds West 86.34 feet to the POINT OF BEGINNING.

Adjacent Owner



- Legend
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	03-08S-05W-0000-0030-0030	Alternate ID	05W08S03000000300030	Owner Address	CARRABELLE LLC
Sec/Twp/Rng	3-8S-5W	Class	VACANT		PO.BOX 667
Property Address	2529 HIGHWAY 98	Acreage	n/a		THOMASTON, GA 30286
District	1				
Brief Tax Description	A PARCEL IN SEC 03-08S-05W				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/12/2020
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Overview



Legend

-  Parcels
-  Roads
-  City Labels

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Adjacent Owner



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	03-085-05W-0000-0030-0040	Alternate ID	05W08S03000000300040	Owner Address	CARRABELLE LLC
Sec/Twp/Rng	--	Class	VACANT		PO.BOX 667
Property Address	2528 HIGHWAY 98	Acreage	0.331		THOMASTON, GA 30286
District	1				
Brief Tax Description	A PARCEL IN SECTION 03 08S 05W (Note: Not to be used on legal documents)				

Date created: 8/12/2020
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Adjacent Neighbor



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	03-085-05W-0000-0033-0000	Alternate ID	05W08503000000330000	Owner Address	OKENDO PHOENIX
Sec/Twp/Rng	3-85-5W	Class	VACANT		PO BOX 495
Property Address	2543 HIGHWAY 98	Acreage	n/a		CARRABELLE, FL 32322-0495
District	1				
Brief Tax Description	A PARCEL N OF HWY IN LOTS				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/12/2020
 Last Data Uploaded: 8/12/2020 7:42:35 AM

Developed by  **Schneider**
 GEOSPATIAL

Parcel Summary

Parcel ID 03-085-05W-0000-0033-0000
Location 2543 HIGHWAY 98
Address 32322
Brief A PARCEL N OF HWY IN LOTS 54 53 C' BELLE ESTATES UNREC KNOWN AS PARCEL 11-A & ALSO A PARCEL SOUTH OF HWY IN TRACTS 53 54 CITY OF ST GEORGE SEE CARRABELLE ESTATES UNRECD KNOWN AS PARCEL 11 OR 103/363 107/504 245/124 283/129 245/124 633/731 1165/519 1168/302 1217/357
Tax Description* ST GEORGE SEE CARRABELLE ESTATES UNRECD KNOWN AS PARCEL 11 OR 103/363 107/504 245/124 283/129 245/124 633/731 1165/519 1168/302 1217/357
 *The Description above is not to be used on legal documents.
Property Use Code VACANT (000000)
Sec/Twp/Rng 3-8S-5W
Tax District County (District 1)
Millage Rate 11.5391
Acreage 0.000
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Okendo Phoenix
 PO Box 495
 Carrabelle, FL 323220495

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.50	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/23/2018	\$42,000	WD	1217	357	Qualified (Q)	Vacant	THOMAS	OKENDO
N	05/13/2016	\$24,000	WD	1168	302	Unqualified (U)	Vacant	CENTENNIAL BANK	THOMAS
N	04/04/2016	\$100	CT	1165	519	Unqualified (U)	Vacant	TAYLOR	CENTENNIAL BANK
N	02/21/2000	\$25,000	WD	633	731	Unqualified (U)	Vacant	CARVILLE	TAYLOR

Valuation

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$37,500	\$37,500	\$50,000	\$40,000	\$25,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$37,500	\$37,500	\$50,000	\$40,000	\$25,000
Assessed Value	\$37,500	\$37,500	\$30,250	\$27,500	\$25,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,500	\$37,500	\$30,250	\$27,500	\$25,000
Maximum Save Our Homes Portability	\$0	\$0	\$19,750	\$12,500	\$0

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

TRIM Notice 2020

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

TRIM Notice 2019

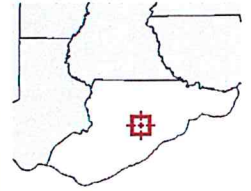
[2019 TRIM Notice\(PDF\)](#)

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

Adjacent Owners



Overview



Legend

-  Parcels
-  Roads
-  City Labels

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