



## **GARLICK ENVIRONMENTAL ASSOCIATES, INC.**

SPECIALIZING IN REGULATORY ISSUES INCLUDING  
REGULATORY PERMITS • WETLANDS/UPLANDS JURISDICTIONAL  
DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY/ASSESSMENTS

Greg and Gail Speer  
31807 Randolph Ave  
Lillian, AL 36549

Re: Lot 1/ Bk 7/ Treasure Bay S/D / Gulf County  
GEA # 04-302/ DFA

Dear Mr. And Ms. Speer:

As requested, Garlick Environmental Associates, Inc., conducted a Development Feasibility Assessment on June 30, 2004 for the referenced site. The assessment included an onsite investigation to determine the site's biophysical features and extent of wetlands. This assessment should serve as a qualification for Gulf County's determination of setbacks for dwellings and waste water treatment systems. Below is a summary of the above information, as well as a description of the regulatory issues that would affect the site's development.

### **PROJECT LOCATION**

The .62 +/- acre lot is accessed by SR 30 in unincorporated Gulf County. The vicinity is illustrated on sheet 1/1 attached. The site is located in Section 12, Township 9 South, Range 11 West, Gulf County, Florida. The tract is zoned residential. The FEMA flood zone is AE9.

### **METHODOLOGY**

The methodology employed in the assessment included a pre field data collection, a compilation of location, review of the local quadrangle topographic map and the Gulf County NRCS soils atlas. The field investigation included a preliminary determination of the site's boundaries, as well as a compilation of features adjacent to the site. Thereafter, several transects were walked to provide optimum analysis of the site's features to determine the extent of the habitat inventoried, as well as the relative form and function.

### **BIOPHYSICAL FEATURES**

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

948 JENKS AVENUE  
PANAMA CITY, FL 32401  
(850) 873-7728  
FAX (850) 873-7731

2414 MAHAN DRIVE  
TALLAHASSEE, FL 32308  
(850) 402-9886  
FAX (850) 402-9887

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Speer  
June 30, 2004

Generally, this area of Gulf County is large tracts with subdivisions mixed with state owned preservation land. The terrain can best be described as pine flatwoods intermixed with areas exhibiting a seasonal high water table. The project site is primarily uplands. The site is undeveloped. The nearby areas are typically undeveloped or contain single family dwellings. The lot abuts the St. Joe Bay Buffer preserve on the north and east sides.

The site's uplands are defined as such by sandy uncoated soils that are vegetated by slash pine, saw palmetto and smooth leaf gallberry. The soil profile is typical of the Leon soil series.

There were no wetlands observed on the lot, however a cypress slough is located east of the lot in the Buffer Preserve.

### REGULATORY ISSUES

The site's uplands will be regulated by Gulf County and the State Department of Health (DOH). Gulf County will require set backs from wetlands on lands that are contained in the Environmental Sensitive Zone which is not the case with this lot. 50 ft setback will not be required for dwellings. A setback from the wetland of 75 ft for septic tanks or 50 ft for aerobic systems is required. A mound system will probably be required. As I understand it, this lot is serviced by a potable water system and the set back of a well from wastewater is apparently moot. A 25-foot setback is required for the road, with a 7.5 ft. to 9.5 ft. setbacks for the lot lines depending on the building height.

Please note that final county approval will require certified plans that meet wind load and flood elevation requirements.

This assessment and qualification letter should aid you in your planning efforts. The opinion rendered in this assessment may be affected by revisions in local, state or federal law and policy. If a significant delay in your activity occurs, it is advisable to notify GEA. The assessment does not provide authorization for any activity requiring a permit. However, GEA can provide professional assistance in obtaining permits or additional work as requested.

If you have any questions, or need additional information, please do not hesitate to call me at the Apalachicola office.

Sincerely,



Chris Clark, P.G.

Garlick Environmental Associates, Inc.

# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: *SPEER*

WATERBODY/CLASS:

PURPOSE:

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: *12* TOWNSHIP: *9S*

RNG: *11W*

JOB: *04-302*

DEP:

COE:

OTHER:

DATE: *6/30/04*

SHEET: *111*

## TWP.9S-RNG.11W

### NORTHEAST QUADRANT GULF COUNTY, FLORIDA

SCALE OF MILES *1/2*  
660 1320 1980 2640 SCALE OF FEET 5280  
TWP. 8S-RNG. 11W

SEE PAGE 88

TWP. 8S-RNG. 11W

