



THE LANDING



EST

2023

ST. GEORGE ISLAND

01 our team

developers



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02 site history

1951

Franklin county votes to build the bridge.

1953

Franklin county purchases ferries for the yacht basin.

1993

Commercial boating and fishing occupy the basin.

Commercial corridor of downtown S.G.I. is planned around active waterfront via the yacht basin.



02

2005

Hurricane Dennis slams S.G.I. and encloses the yacht basin.



02

2024



03 | current zoning



C3 COMMERCIAL RECREATIONAL DISTRICT

Permitted Uses and Structures:

- Boat ramps and marinas.
- Recreation vehicle parking and camping (limited stay facilities).
- Fish camps.
- Motels and hotel accommodate marinas and fish camp customers.
- Restaurant and food services.

Development Standards:

- Maximum Building Height: 47 feet in height.
- Maximum Impervious Lot Coverage: 80%

R1 SINGLE FAMILY RESIDENTIAL DISTRICT

Permitted Uses and Structures:

- One Single family detached dwelling per lot

Development Standards:

- Minimum Lot Size: One acre
- Minimum Building Square Footage: 1,000 square feet
- Maximum Building Height: 47 feet in height
- Maximum Impervious Lot Coverage: 50%

Building Setbacks:

- A setback minimum of 25 feet from the boundary of property line
- Setback a minimum of 10 feet from any other property line

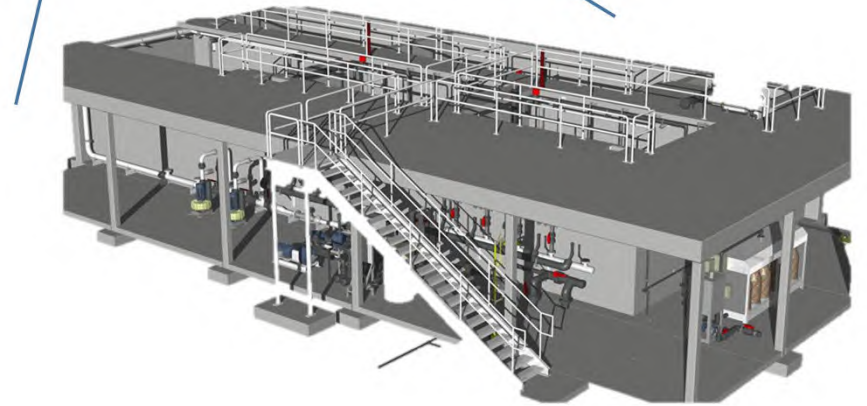
04 **engineering/environmental considerations**

- MBR Wastewater Treatment
- Electric-Crane Drystack
- Solar Capacity
- Stormwater Management
- Water Quality Study
- Bungalow Shading Study
- Additional Green Efforts
- Public Benefits
- Experimental Shoreline

MBR WWTP

Membrane Bio Reactor

- Preferred in fragile/protected coastal settings
- Common among Caribbean resorts
- 75% smaller footprint
- Highest quality effluent
- Yields 20-40% less sludge than conventional
- More compatible with flow variations

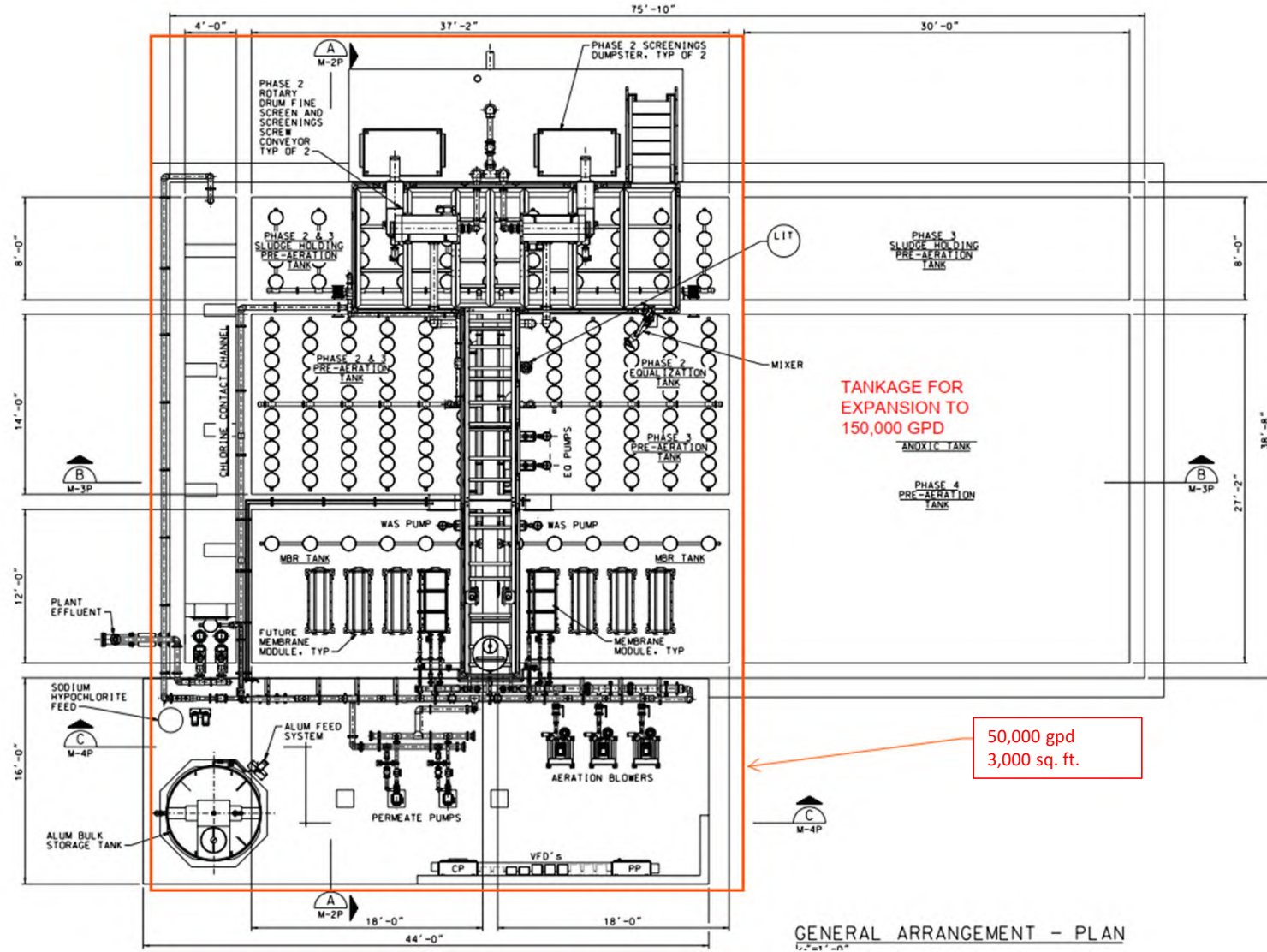


LSGI MBR

Resort & Residential= 50,000 gpd

Plant expansion on proposed footprint up to 150,000 gpd

150,000 gpd can absorb 300 neighboring lots and up to 5 restaurants



TANKAGE FOR EXPANSION TO 150,000 GPD

50,000 gpd
3,000 sq. ft.

GENERAL ARRANGEMENT - PLAN

04

Electric Crane Drystack

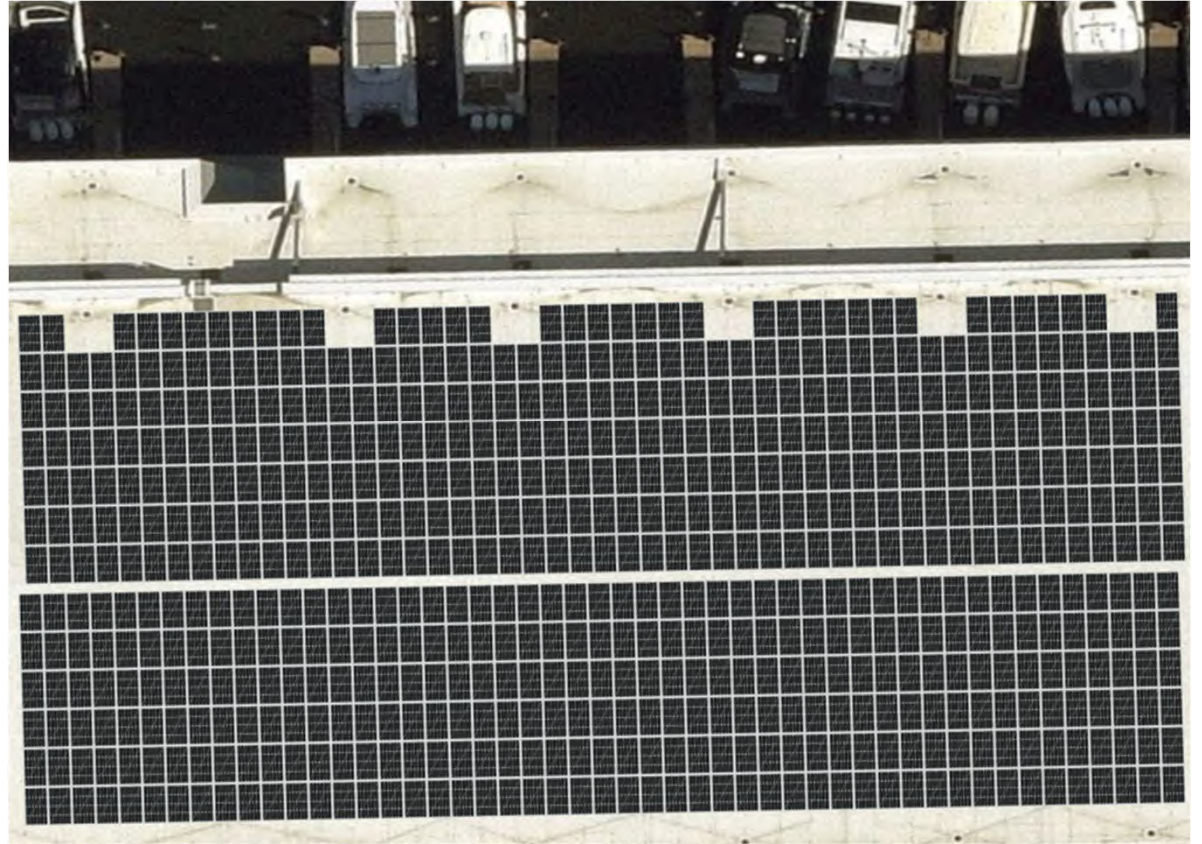
- Eliminate Diesel Exhaust
- Eliminate Backup Alarm
- Eliminate Tire Dust
- Increased Vessel Density
- Accommodates Storm Surge/Flooding
- Automation Integration



04

Solar Capacity

- 30,000 sq. ft. drystack roof surface
- 30% - 40% coverage for crane use
- Excess power for amenities
- Capable of battery storage
- More resistant to storm-related failures

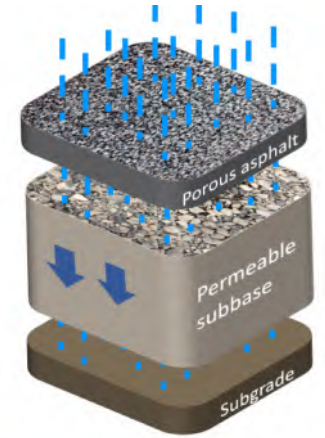


Stormwater Management

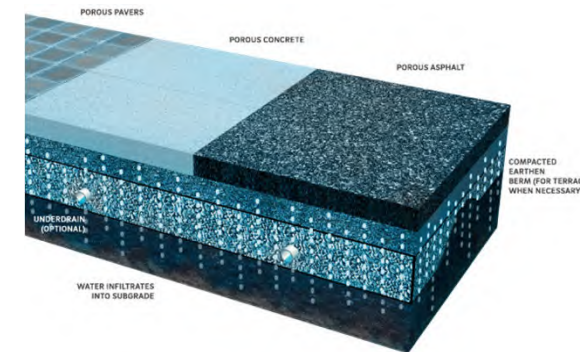
Permeable parking surfaces

Subsurface drainage fields

Boardwalks decrease site impermeability percentage



Statistic	Pre-Development
Avg. Annual Rainfall (in.)	65.16
Avg. Annual Runoff (in.)	0
Days/Year with Rainfall	77.3
Days/Year with Runoff	0
Percent of Wet Days Retained	100
Smallest Rainfall w/ Runoff (in.)	0
Largest Rainfall w/out Runoff (in.)	8.69
Max. Rainfall Retained (in.)	8.69



04

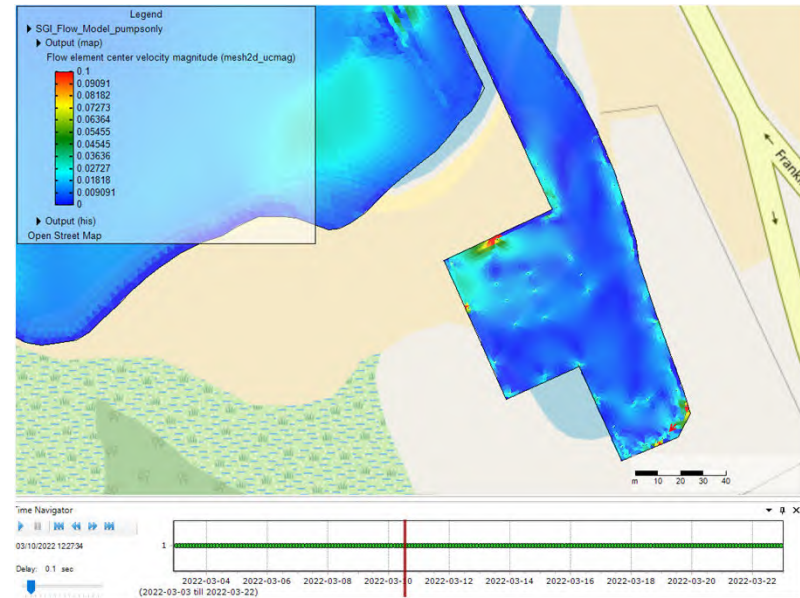
Water Quality Study

FDEP requirement: at least 4 mg/L Dissolved Oxygen

Existing stagnant surface water in western upland canals do not meet required quality standards

Delft3D Advanced flushing model to ensure reduction of original pollutant concentration to 10% within 24 hours in marina basin

Eco-friendly mechanical solutions



04

Bungalow
Shading
Study



04

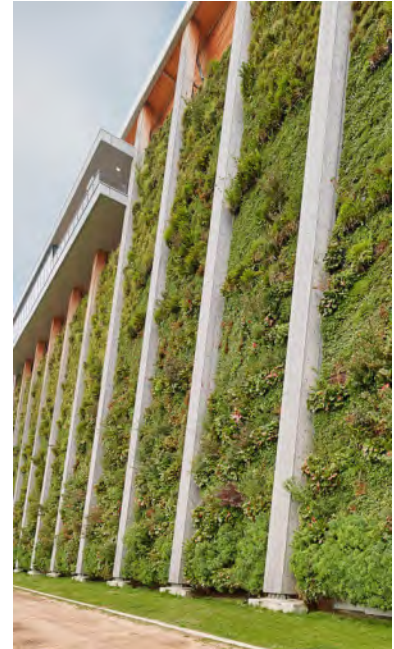
Bungalow
Shading
Study



04

Additional Green Efforts

- Wetland mowing/management
- Plant relocation and mitigation
- Appropriate environmental signage
- LEED certification
- Walkable property
- EV/E-boat charging
- Electric golf cart network
- E-bike network
- Oyster conscious marina



04

Public Benefits

Emergency Landing

Wastewater capacity relief

Conference/meeting area

Spoil material used for relic Bridge
bird habitat

Commercial influence



04

Garlick Memorial Shoreline

Experimental mangrove habitat

Data collection for regional research

Educational environmental signage

Living shoreline along breakwater

In partnership with ANERR



05 site planning history

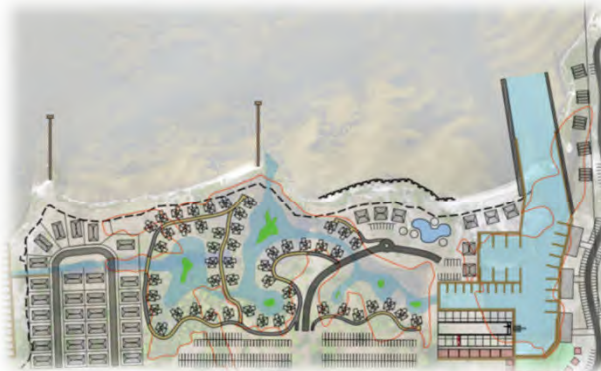
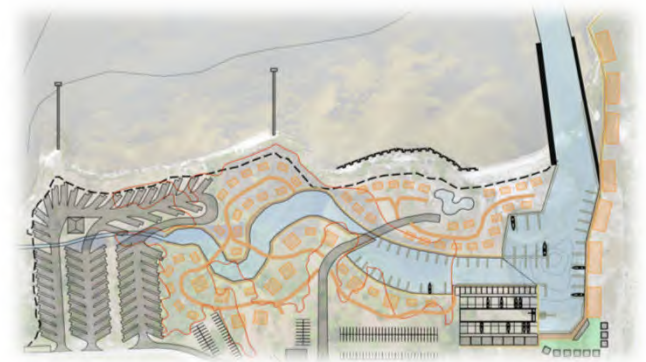
RV Resort

Beach Hotel

Condos

Tidal Creek

Concert Venue



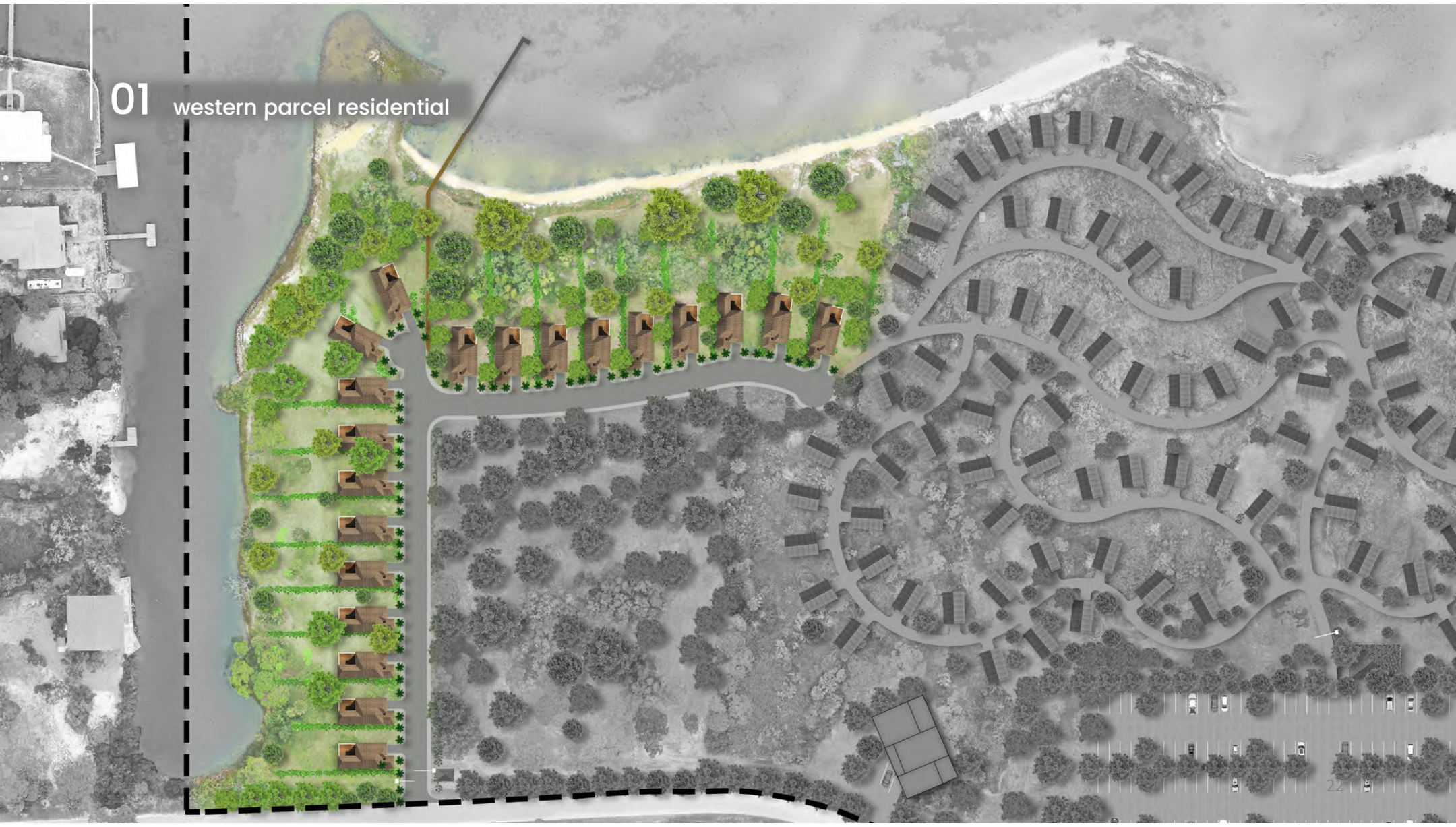
proposed master plan

- 01 western parcel residential
- 02 bungalows
- 03 resort pool & beach club
- 04 drystack marina with retail southside, rental units on north side and wetslip marina
- 05 beachfront restaurant with conference/meeting room
- 06 marina front rental homes
- 07 wastewater treatment plant



01

western parcel residential



01 western parcel residential



02 bungalows



02 bungalows



02 bungalows



03 resort pool & beach club



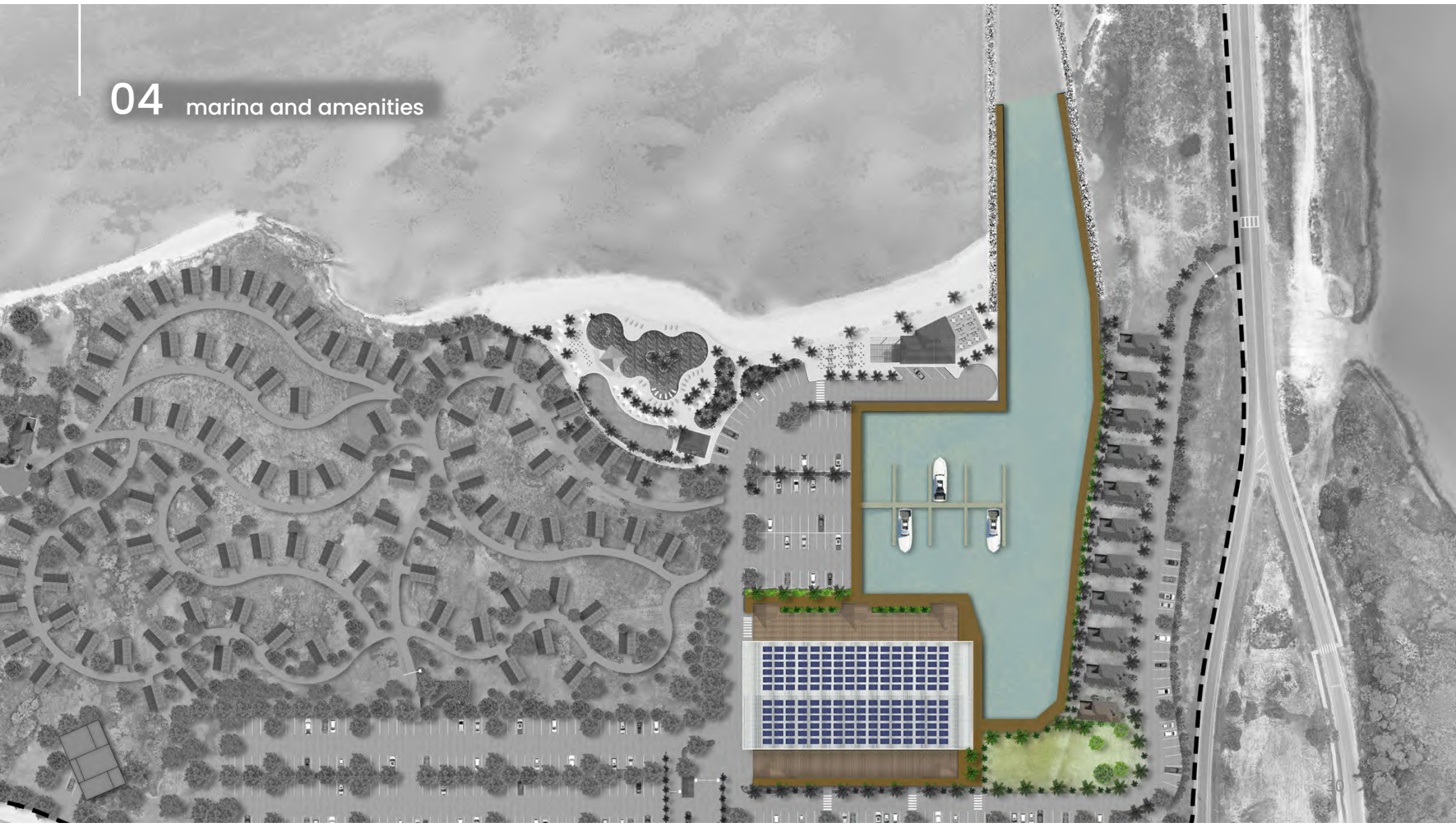
03 resort pool & beach club



03 resort pool & beach club



04 marina and amenities



04 marina and amenities



04 marina and amenities



05 beachfront restaurant



05 beachfront restaurant



06 marina-front homes



06

marina-front homes





thank you



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