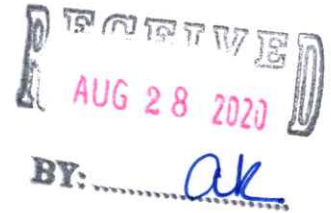


From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, August 28, 2020 8:40 AM
To: Candice Sherian
Cc: Amy Kelly-Ham
Subject: Re: Carrabelle Hunters Oppose Pine Log RV Park



Ms. Sheridan

Your email will be added to Tuesday's agenda file. The meeting will be live-streamed and on Zoom. Information for both can be found on the agenda at www.franklincountyflorida.com.

On Aug 28, 2020, at 7:28 AM, Candice Sherian <csweetsheridanot@gmail.com> wrote:

Dear Mr. Moron,

I would like to start by saying that I oppose the change to commercial zoning of 2536 Highway 67, Carrabelle, Florida. You may think that your decision Tuesday is a simple zoning change, but your small votes today are affecting the citizen's lives and way of life for even future generations. If you haven't noticed, we are at a turning point in Franklin County. Should you change zoning or ordinances that will force the locals to change how they live and play in their own community?

This zoning change will allow for an RV park that will cater to those who use Tate's Hell State Forest. Who is their clientele? Those who fish or kayak mostly come for a day trip or use the State's primitive camping sites which are much less pricey than a modern-day RV park. The primary outdoor enthusiasts, who venture to Tate's Hell Forest for an extended stay, are hunters. Over the past several years, hunting in Tate's Hell has become more and more popular with non-residents of Franklin County. These hunters are primarily from South Florida. The FWC has set up four hunting zones in the state of Florida. Zone A, furthest south, has a general gun season of September 19-October 18 and November 21-January 3. Zone C, which encompasses most of the counties in Florida from the Georgia line to Palm Beach County, has a general gun season of November 7-January 24. Our Zone D is open from December 12-February 21. The local hunters must wait until mid-December to hunt and then compete with those from other counties in January and February who come here after their season has closed. It has become a competition for hunting land. It has become a safety concern for our citizens and a conservation concern for our natural resource. If we promote Tate's Hell as the next tourist attraction in Franklin County that is what it will become, land for the tourists, or in this case hunters from other counties who have enjoyed their season and will come here to take advantage of ours.

I fear gone will be the days of locals enjoying their own lands. The lands that they pay taxes to support.

Think! We are at a turning point. People are moving in expecting locals to change how they live on their property because they just bought a piece of paradise or are looking to turn a profit. Affordable housing for young working people is almost nonexistent. Now the long-standing, recreational activity that our residents enjoy will be gone in the name of tourism. Let them have the beaches and the bay. Leave our hunting lands to our citizens and future generations.

Vote NO to the zoning changes on highway 67 at Pine Log. Feasibility has not been proven.

With Best Regards,

Mrs. Candice Sweet Sheridan

1845 Lighthouse Road, Carrabelle, Florida 32322

Michael Morón
County Coordinator
Franklin County
Board of County Commissioners
Phone (850)653-9783 Ext.155
Fax (850) 653-9799
michael@franklincountyflorida.com

Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, August 28, 2020 8:44 AM
To: Nikki Millender
Cc: Amy Kelly-Ham
Subject: Re: Zoning Request by Jamey Sapp

RECEIVED
AUG 28 2020
BY:.....AK.....

Ms Millender

Your email will be added to Tuesday's agenda file. If interested, the meeting will be live-streamed and on Zoom. Information for both formats can be found on the agenda at www.franklincountyflorida.com.

Michael

On Aug 28, 2020, at 1:05 AM, Nikki Millender <millendercatherine@gmail.com> wrote:

Please forward my concerns to all the County Commissioners.

I am a fulltime resident of Franklin County and reside in Carrabelle, I am asking you to please not approve zoning changes requested by Jamie and Beverly Sapp to properties located on Highway 67 North in Carrabelle.

Approving these properties to change it's zoning to Commercial would be detrimental to ther area. The property constantly floods whenever there is a Tropical Storm or Hurricane and with this happening it would cause the river to polluted with Septic Waste because this property would have to have a Septic Tank.

This location is very close to Tate's Hell State Forest , and other property owners that may also want to change their zoning should be the bigger concern. If the door is opened others will follow. People bought out there because of the zoning and density requirements. It's not fair to them. When you are interested in changing zoning on a property you should investigate that option prior. I am totally not in favor of being told what you can or cannot do on your own property EXCEPT when it is changes in zoning issues especially to a commercial designation.

Also, the Boat Ramp located on Highway 67 is not capable of supporting the amount of boat trailer traffic if the property was approved Commercial.

I just feel at this time it is not what is needed in the Carrabelle area. There are already enough campgrounds nearby including camp sites in Tates Hell as well.

Thank You,
Nikki Millender

Michael Morón
County Coordinator
Franklin County

Board of County Commissioners
Phone (850)653-9783 Ext.155
Fax (850) 653-9799
michael@franklincountyflorida.com

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amyk@franklincountyflorida.com

From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, August 28, 2020 1:45 PM
To: Amy Kelly-Ham
Subject: Fwd: Sapp RV park

RECEIVED
AUG 28 2020
BY:AK.....

Michael Morón
County Coordinator
Franklin County
Board of County Commissioners
Phone [\(850\) 653-9783 Ext.155](tel:(850)653-9783)
Fax [\(850\) 653-9799](tel:(850)653-9799)
michael@franklincountyflorida.com

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Begin forwarded message:

From: Pamela Brownell <pamela.brownell@yahoo.com>
Date: August 28, 2020 at 9:30:09 AM EDT
To: Michael Moron <michael@franklincountyflorida.com>
Subject: Sapp RV park

I don't want the Zonning change. Add me to the list.

amyk@franklincountyflorida.com

From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, August 28, 2020 2:07 PM
To: Amy Kelly-Ham
Subject: Fwd: Rezoning pine log

Michael Morón
County Coordinator
Franklin County
Board of County Commissioners
Phone [\(850\) 653-9783 Ext.155](tel:(850)653-9783)
Fax [\(850\) 653-9799](tel:(850)653-9799)
michael@franklincountyflorida.com

RECEIVED
AUG 28 2020
BY: *ak*

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Begin forwarded message:

From: Charlie Thompson <charliet270@yahoo.com>
Date: August 28, 2020 at 1:11:42 PM EDT
To: michael@franklincountyflorida.com
Subject: Rezoning pine log

Hi Michael
This is a note I sent to the board
Charlie Thompson

This is Charlie Thompson, my wife Angie and myself are lifetime residents and property owners in Carrabelle. We would like our Franklin county Commissioners to know we are strongly opposed to the rezoning of lands up highway 67 North of Carrabelle in the pine log area for commercial use. There are families with homes and property in that area that thought they had the perfect home and life in a natural and peaceful area. Bringing Commercialism and the proposed RV business into that area would not only destroy these homeowners peaceful home life and reduce their property values but also there could be an environmental impact on the area lands, rivers and the ground water quality, etc. that could be forever changed due to the septic systems that would be needed to run the proposed RV park. Also other business that could follow this land zone change!

Thank you Charlie and Angie Thompson

Sent by Charlie Thompson

Sent by Charlie Thompson

From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, August 28, 2020 2:07 PM
To: Amy Kelly-Ham
Subject: Fwd: September 1st, 2020 Meeting Agenda Item
Attachments: XL_FLORIDA_AQUIFERS_MAP1.jpg; Untitled attachment 06086.html; tates-hell-state-forest-larger-map.pdf; Untitled attachment 06089.html

Michael Morón
County Coordinator
Franklin County
Board of County Commissioners
Phone [\(850\) 653-9783 Ext.155](tel:(850)653-9783)
Fax [\(850\) 653-9799](tel:(850)653-9799)
michael@franklincountyflorida.com

AUG 28 2020
BY: *AK*

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Begin forwarded message:

From: Amber Holton <ambercholton1983@gmail.com>
Date: August 28, 2020 at 11:55:47 AM EDT
To: ricky@franklincountyflorida.com, bert@franklincountyflorida.com, noah@franklincountyflorida.com, smokey@franklincountyflorida.com, william@franklincountyflorida.com, lhines@franklinclerk.com, michael@franklincountyflorida.com, cortnib@franklincountyflorida.com
Subject: Re: September 1st, 2020 Meeting Agenda Item

Good day County Commissioners and other staff of the Franklin Co. BOCC,

I am writing to you today with great concern for one of the agenda items listed for possible adoption on the upcoming Tuesday, Sept. 1st. meeting. They are listed below:

* Items P through S. - adopting the following by ordinance: An Ordinance changing the Land Use of approximately 32.16 AC (4 separate lots) owned by Jamey and Beverly Sapp from zoning Residential, R-2, Agricultural, A-2 to C-3 Commercial Recreational located at 2514 and 2536 Highway 67 N, Carrabelle, FL 32322

I will start by saying I am a firm supporter in "chasing the American dream" and believe that this country's economy was designed with the intentions of facilitating the goal of families owning and operating businesses. Afterall, that is what most of us strive to do in our lifetime is create a legacy to pass to the next generation. Within the creation of new businesses it is the local government's responsibility to manage and protect the growth and distribution of land use within their communities

of one that best suits the needs of that desired location, as well as the protection of the community as a whole.

Which brings me to my concern for this proposed rezoning of residential land use to commercial. You see, I am a property owner in the area of this proposed zoning. It is an extremely rural community located approximately 5 miles north of the City of Carrabelle. My property is located within the Pine Coast Homeowner's Association off of Hickory Hammock Road (NE in relation from Highway 67 and the property in question). This road is only accessible from Highway 67 by Jeff Sanders Road. All the roads in this area off of Highway 67 are limestone and county maintained. When my parents originally purchased this property in 2007, they did so with the intentions of having their families living nearby, each on their own separate 10 acre parcel, as the area is governed to only allow 1 family residence per 10 acre tract. This protects not only the peacefully secluded amenities this wooded area has to offer, but also protection to overpopulation of such an important part of our local ecosystem. To the east of this area is Ochlockonee River and just to the west is the Crooked River system. These 2 rivers join at Pine Log Bridge (at the edge of one of the proposed properties in question). And now we are faced with the fear of the development of a quite large (estimated 30 +/- RV/Camping site business expected by the Sapp Family) not only in our area, but with an entrance located off of Jeff Sanders Road.

When overpopulation of land adjoining river systems occurs this can cause the following hazardous issues: Reduced groundwater recharge, decreased base flow in streams, increased erosion, reduced natural filtration of water, and negative impact on stream health including pollution and contaminants from septic systems. Due to the rural nature of this area in question 100% of the residents drinking water comes from private wells in the surficial aquifer system and private in ground septic tanks. As seen in the attached photo from the Florida Department of Environmental Protection, these types of surficial aquifers generally produce less water, and, with some exceptions, are used primarily for domestic and smaller public supply wells. The development of a 30 +/- site camping ground in an area where the water supply is limited could be catastrophic for the residents living in this area, bringing not only fears of depletion on our utilized pocket of the surficial aquifer but contamination of the water we drink!

Now let's talk about the effects on the local ecosystem. The property in question is located just outside the boundaries of the Tate's Hell State Forest, including the Womack Creek Wildlife Management Area. These areas are home to many species of wildlife including such rare species as the bald eagle, Florida black bear, gopher tortoise and red-cockaded woodpecker. Recreational hunting is heavily regulated in this area in order to protect this "regrowing" ecosystem which inordinately was negatively affected due to timber production and damaging past land management and regulation in the mid 1900's. While these areas are hunted by local citizens during these regulated seasons, there has also been an extreme influx in the migratory hunting of people from other areas and states during our season when their home areas of managed hunting are closed. While in a perfect world where everyone followed laws and regulations, I would love to believe that an influx of migratory hunters in our area would have no negative effects, however this is far from true. In past years I have knowledge of many instances of some of these migratory hunters rampantly poaching our local wildlife, causing damage to roadways, and committing thefts from State camping sites. The placement of a 30 +/- RV camping site placement just 20 +/- feet across Highway 67 from Tate's Hell State Forest would facilitate an even more abundant influx of those migratory hunters. This leads me to believe the placement and expected land use development by the owners likely has some explanation of what "customers" they would be targeting to serve.

I have been a property owner in this area since 2013 and a police officer since 2009. Throughout my tenure I have witnessed first hand how an increase in both traffic and population (both long and short term tenants) can result in a negative influence on crime rate and emergencies. Some of the major holidays, when our already existing RV parks in the county have an abundance of guests, they often hire

local law enforcement to perform off duty security in order to deter noise complaints, fights, and thefts because there is an increase of seeing those types of issues.

As one may suspect, when there is an increased number of vehicles in an area, there will in turn be an increased risk of traffic issues, including crashes and violations of traffic laws. When you take a seemingly rural residential neighborhood and begin changing the land usage to commercial around it, MASS development will follow! This leads to more people and vehicles in the area, which requires more regulation, maintenance, and emergency resources for that area, costing the county more valuable resources to upkeep. As a resident in the area in question, I for one do not wish to see an influx of crime, traffic, roadway damage (limestone roads) and more stress on local emergency services in my residential neighborhood. I personally feel that that is why it is so important to keep residential areas as such and commercial areas designated for the growth of income driven property purchases.

While this opinion is strictly that, my opinion, I would like to bring to the Commission's attention that one of the parcels of property in question currently owned by Jamey and Beverly Sapp was quick claim deeded from Bobby and Brenda Sapp (parents of Jamey Sapp) to Jamey and Beverly Sapp on 2/10/2020 and 3/11/2020 for \$100 each. (Parcel 22-065-04W-0000-0012-0030, 10 acres) according to the Franklin County Property Appraiser's online system. If rezoning of this property from residential to commercial is permitted to happen, what would stop the rezoning and commercial development of the 100 acres currently owned by Bobby and Brenda Sapp that is located adjoining the above parcel? When one develops, more will follow!

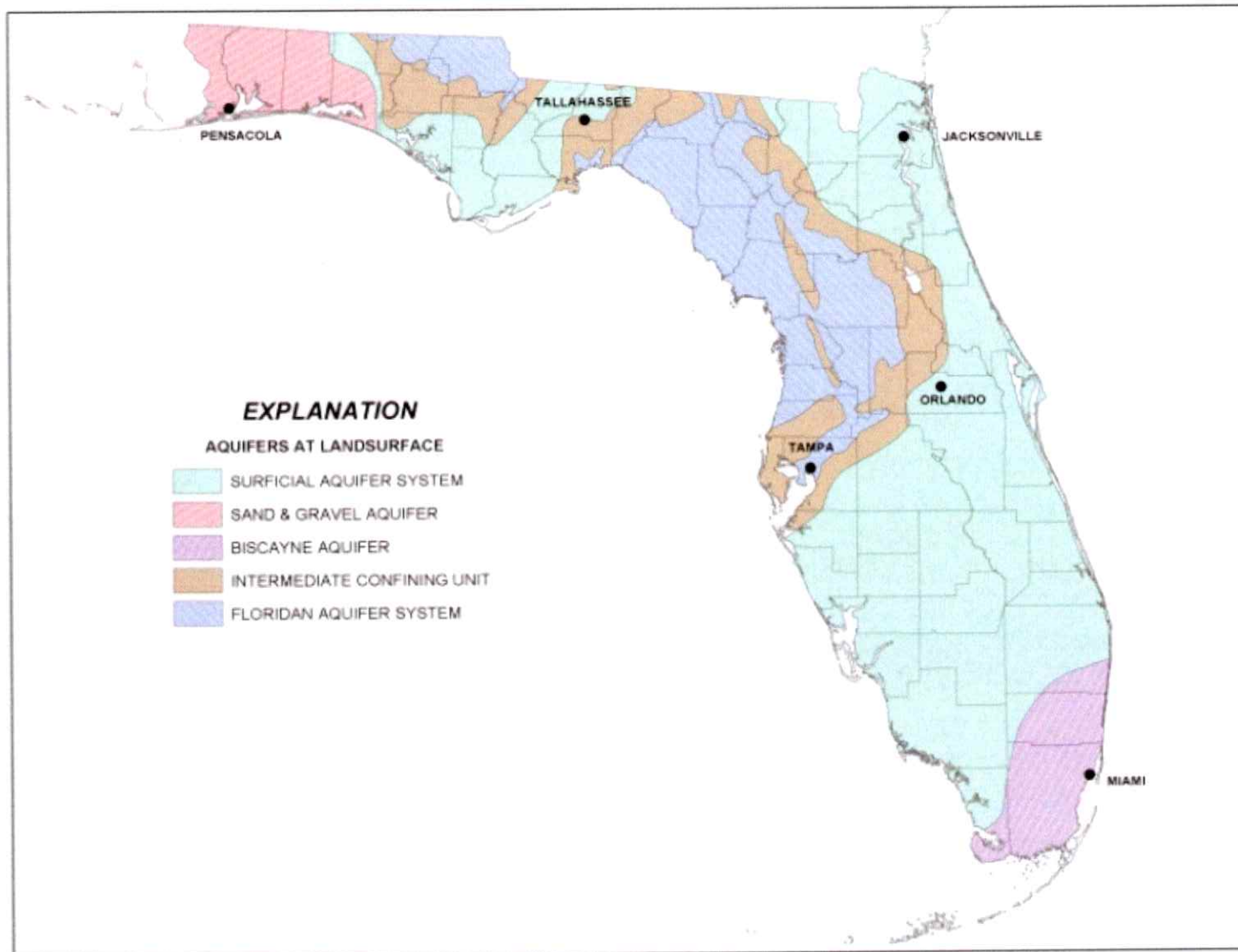
I am humbly coming to you to request that you take into strong consideration the topics I have mentioned in this email. While I can not speak for the other residents of my area, I can speak for myself and my family living in this area after conferring with them. We are all in agreement that the rezoning of this property from residential to commercial will cause some severe negative effects to the future, including ownership and usage sustainability of our own properties and likely cause some catastrophic consequences to the area's environment, infrastructure, and ecosystem. We strongly oppose the adoption of these 4 rezoning ordinances by the board and are expectantly confident that the board will vote NO on this agenda item.

Thank you for your time and attention in this matter,
Warmest regards,
Amber C. Holton

Resources:

<https://fldep.dep.state.fl.us/swapp/Aquifer.asp#>

<https://www.fdacs.gov/Divisions-Offices/Florida-Forest-Service/Our-Forests/State-Forests/Tate-s-Hell-State-Forest>





Tate's Hell State Forest



Recreation Sites

- ★ Womack Creek
- ★ Rock Landing
- ★ Countyline OHV Campground
- ★ Pine Branch OHV Trailhead
- ★ Gully Branch Day Use Area
- ★ Trout Creek
- ★ High Bluff Trailhead (East)
- ★ High Bluff Trailhead (West)
- ★ Ralph G. Kendrick Boardwalk
- ★ Cash Creek
- ★ Vinard's Place

Legend

- State Forest Office
- Campsites
- Trail
- OHV Accessible Roads
- OHV Blue Blazed Route
- Tate's Hell State Forest
- Great Florida Birding Trail

DISCLAIMER
This map is the product of the Florida Forest Service. No warranties are provided for data therein, its use, or its interpretation.
Map Created 1.10.2020 BPM

0 2.5 5 Miles

