

Future Land Use Map and Zoning Change Request

For one parcel located at 2619 Highway 98 East, Lanark Village, FL
Also referenced as Parcel ID number 07-07S-03W-0000-0040-0150

Conducted for:

Teramore Development, LLC
Ph: 229.516.4286
develop@teramore.net



Prepared for:

Franklin County Planning and Building Department
Ph: 850.653.9783
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Prepared by:

The Planning Collaborative
Allara Mills Gutcher, AICP
Ph: 850.319.9180
allara@theplanningcollaborative.com



February 10, 2020 (revised February 14, 2020)

TABLE OF CONTENTS

Purpose and Introduction..... 2

Project Description..... 3

General Project Location and Setting..... 3

 Figure 1. Aerial Photograph..... 4

 Figure 2. Street View From HWY 98 of Subject Parcel 5

Data Available Specific to the Site 5

 Figure 3. Known Bald Eagle Nesting Sites 7

 Figure 4. Adjacent Uses – Parcel to the West, Abandoned Commercial 8

 Figure 5. Adjacent Uses – Parcel to the West, Abandoned Commercial 8

 Figure 6. Street View Looking South on HWY 98 9

 Figure 7. View from Site Looking East down HWY 98 9

Applicable Policies and Regulations 10

 Figure 8. Franklin County Future Land Use Map, Lanark Village Area 10

 Table 1. Peak Hour Trip Generation of a Variety Store 13

 Table 2. Adopted and Actual Traffic Counts 13

 Table 3. Development Regulations Assigned to Subject Parcel, the Requested Designation, and Parcels Contiguous to the Site 14

 Table 4. Minimum Bulk Regulation Standards Compared to the Plan for Development 15

Findings and Conclusion..... 16

EXHIBIT 1 – Conceptual Site Plan over Survey

EXHIBIT 2 – National Flood Hazard Map

EXHIBIT 3 – Florida Master Site File Record

EXHIBIT 4 – Letter from Opportunity Florida

EXHIBIT 5 – ITE Common Trip Generation Rates (PM Peak Hour)

PURPOSE AND INTRODUCTION

This report supports the justification for a Future Land Use Map and Zoning change and analyzes the compatibility of a Dollar General retail store proposed to be located at 2619 US Highway 98, Lanark Village, FL. The site is a 4.63 acre portion of one parcel, in unincorporated Franklin County, Florida.

The request is to amend the Future Land Use Map from Residential to Commercial, and the Zoning Map from Single-Family Residential (R-1) to Mixed Use Residential (C-4). Both the requested Future Land Use (FLU) and the zoning designations are supported by the findings in this report.

In addition, the proposed Dollar General retail store will be compatible with existing development. The commercial use will not, over time, adversely or negatively impact the surrounding uses. The proposed store will provide daily necessities and other common household items for consumers. Dollar General is known for its neighborhood-scale stores in locations convenient to customers.

In the development of this report, the following definition of compatibility set forth in §163.3164(9), *Florida Statutes*, was utilized:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

As a note, neither the Franklin County Comprehensive Plan nor the Franklin County Zoning Code defines compatibility, so this report will defer to the statutory definition.

This analysis has considered the type of development proposed in comparison to the existing built environment as directed by Florida Statutes. Such factors of study included the surrounding uses, density, intensity, and height of structures (bulk of the development), setbacks, building orientation, noise, and traffic generation.

The consultant, Allara Mills Gutcher, completed the following research in preparation of this report:

- A site visit conducted on Tuesday, January 7, 2020
- Review of the Franklin County Property Appraiser website data and maps
- Review of the Franklin County Comprehensive Plan, undated and as published on the County's website
- Review of the Franklin County Zoning Code, undated and as published to the County's website
- Review of the Franklin County Future Land Use Map
- Review of the Franklin County Zoning Map
- Consultation with Teramore Development, LLC and County staff

Note: Franklin County has adopted a document entitled The Franklin County Zoning Code. This document is also referred to as the Franklin County Zoning Ordinance (see Section 100). The Comprehensive Plan

also notes in certain policies a document referred to as the land development regulations. This report uses these terms interchangeably to mean the Franklin County Zoning Ordinance, as amended.

PROJECT DESCRIPTION

The applicant proposes construction of a retail establishment known as Dollar General, with approximately 10,640 gross square feet of building space on +/-4.63 acres. (See Exhibit 1). The building will be oriented towards the south, facing HWY 98 which is an undivided arterial. Parking will be located to the south (front) of the structure. Ingress and egress to the site will be from HWY 98.

The scale of the project will be that of a typical prototype Dollar General retail store. It will be single story in height, with a maximum height not to exceed twenty-two (22) feet, which includes any roof-top apparatus.

Parking will be per the requirements of the Franklin County Zoning Code, and will primarily be located between the storefront and the existing right-of-way (HWY 98). Additional parking may be located on the east side of the structure to meet requirements. The dumpster enclosure will be located toward the back of the store, on the east side.

The project will be served by City of Carrabelle potable water and wastewater services.¹

The hours of operation will be conducive to general business hours with time in the evenings for local residents to shop for convenience needs. There will be no unordinary noise, or any smoke, glare, emissions, dust, vibration, or odors emitted from this use.

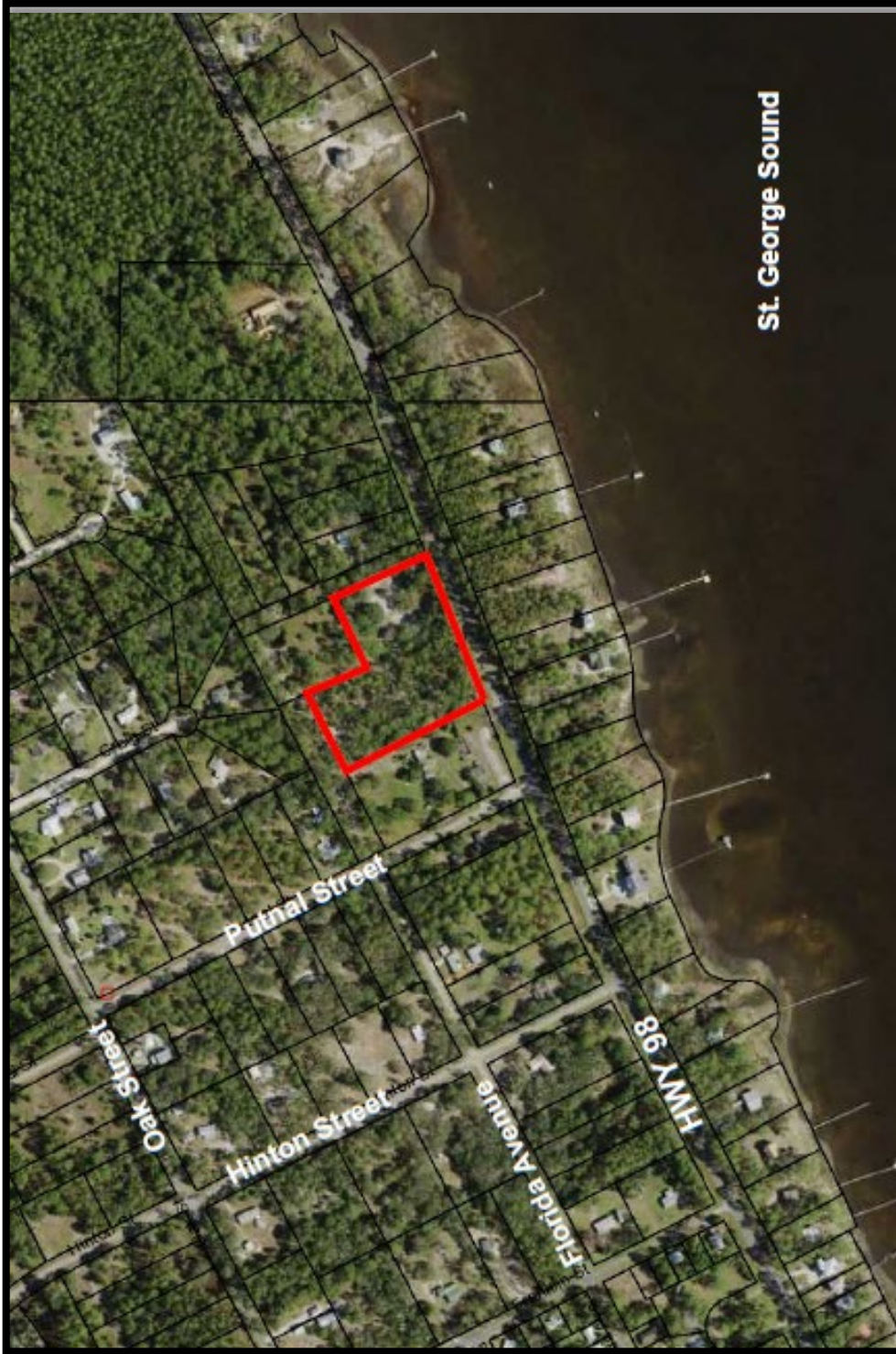
GENERAL PROJECT LOCATION AND SETTING


The parcel that comprises the project site is addressed as 2619 HWY 98 East, Lanark Village. This parcel is located east of Putnal Street in the southern portion of unincorporated Franklin County, near St. George Sound (Figure 1). The parcel is located within Section 7, Township 7S, Range 3W. The Franklin County Property Appraiser's Parcel Identification Number is 07-07S-03W-0000-0040-0150. The Property Appraiser lists this parcel ID as +/- 7.4 acres, although this includes land south of HWY 98 which is not part of this development plan.

This project abuts HWY 98, a roadway listed as a Principal Arterial by the Franklin County Comprehensive Traffic Circulation Map Series, Map 1 of 4, Functional Classification (dated December 19, 2004).

¹Conversation with Keisha Messer, City of Carrabelle, February 14, 2020

Figure 1. Aerial Photograph



 General Project Boundary (See Exhibit 1 for site specific survey)
Source: Franklin County Property Appraiser website, 2019 aerial photographs.

The parcel is currently undeveloped and has a Department of Revenue tax classification of “vacant”. The site is undeveloped with a few trees. A view of the site from HWY 98 is depicted in Figure 2.

Figure 2 – Street View from HWY 98 of Subject Parcel



DATA AVAILABLE SPECIFIC TO THE SITE

The following information was gathered from various sources, and is included as a required analysis by Franklin County. The analysis included is listed on the form entitled *Required Analysis for Land Use or Zoning Change*, as supplied by Franklin County staff.

There are no forested wetlands on the site. There is a ditch that is located on the eastern edge of the parcel boundary.² This property is not located within 150’ of any forested wetlands or waterbodies, and therefore not within the Critical Shoreline District. Section 14-24 of the Franklin County Codes of Laws and Ordinances defines the Critical Shoreline District as “all lands within a distance of one hundred fifty (150) feet landward of waters and wetlands of Franklin County. The pollution sensitive segment, also a distance of one hundred fifty (150) feet landward of the waters and wetlands of Franklin County is indicated on maps maintained by the Franklin County Planning and Building Department which are hereby declared to be a part of this article.”

This parcel is in Flood Zones X, AE, and VE.³ (Exhibit 2). Flood Zone X is considered to be above of the 500-year flood level. Flood Zone AE is within an area of a 1% annual chance of flooding with a base flood elevation determination. Flood Zone VE is considered a coastal area with a 1% or greater chance of flooding and an additional hazard associated with storm waves. Base flood elevations are determined.

This property is not located within the Eastpoint Urban Service Area.

² U.S. Fish and Wildlife Service National Wetlands Inventory, sourced January 20, 2020

³ Flood Insurance Rate Map Panel 12037 C0265F dated February 5, 2014

Policy 12.5 of the Franklin County Comprehensive Plan defines the Coastal High Hazard Area (CHHA) as the “Category 1 Hurricane Evacuation Zone as established in the Apalachee Region Transportation Analysis dated June 2004”. According to the Future Land Use Map series, this property not located within the CHHA.⁴ This map defines the CHHA as “designated for the unincorporated areas of Franklin County as all lands lying seaward of HWY 98 or CR 30A with the exception of the areas depicted as 1 and 2 on this map.” The project site is located north (landward) of HWY 98/CR 30A.

Soil conditions for this site are assessed in the *Geotechnical Exploration Report for Dollar General – Lanark Village* dated December 12, 2019. The soils types noted in this report include Lynn Haven sand, Leon Sand, 0 to 2 percent slopes, and Mandarin fine sand, 0 to 2 percent slopes.⁵ Upon visual inspection, the topography of the site is relatively flat.

A response from the Florida Master Site File notes a positive result with “one resource group” in a search of the Section, Township and Range where the parcel is located (Exhibit 3). However, a more detailed desktop analysis of the specific site was conducted by Universal Engineering Sciences in November 2019. The Phase I Environmental Site Assessment is available upon request.

In existence to promote and foster the economic vitality of our region, Opportunity Florida has supplied a letter of support to the increased job availability and tax revenue to Franklin County (Exhibit 4).

The Florida Fish and Wildlife Conservation Commission provides information on bald eagle nesting locations. The latest data available, the 2016 sites, noted a nest approximately 4.5 miles to the northeast (Figure 3). There are no reported nesting sites on the subject parcel, or within the immediate vicinity.

⁴ Franklin County Comprehensive Plan, Franklin County Coastal High Hazard Area map dated March 7, 2005

⁵ Geotechnical Exploration Report, Dollar General – Lanark Village, December 12, 2019, Table 1 – Summary of Soil Survey Information, page 4

Figure 3. 2016 Known Bald Eagle Nesting Sites



Source: Florida Fish and Wildlife Conservation Commission, 2016 data

Surrounding the parcel in the general vicinity are primarily vacant uses with some residential. Although the parcel immediately to the west of the subject parcel has a tax code of “mobile home”, the use was once used commercially (Figures 4 and 5) as the Putnal Lanark Station. This parcel has a Future Land Use designation of “Commercial”, and a zoning classification of C-4, Commercial/Residential Mixed Use. There are other commercial uses to the west in Lanark Village where the Village Shopping Center and the Lanark Market gas station are located.⁶ There is one larger lot platted subdivision in the area named Deer Run Estates with approximately one (1) acre lots.⁷

⁶ As reported by Mark Curenton, County Planner, January 24, 2020

⁷ Sample lots viewed on the Franklin County Property Appraiser website, sourced January 23, 2020

Figure 4. Adjacent Uses – Parcel to the West, Abandoned Commercial



Figure 5. Adjacent Uses – Parcel to the West, Abandoned Commercial



Other uses that are adjacent to the subject parcels are classified as “Single Family” by the Franklin County Property Appraiser. Figures 6 and 7 provide additional views of parcels near the subject property.

Figure 6. Street View Looking South on HWY 98



Figure 7. View from Site Looking East down HWY 98

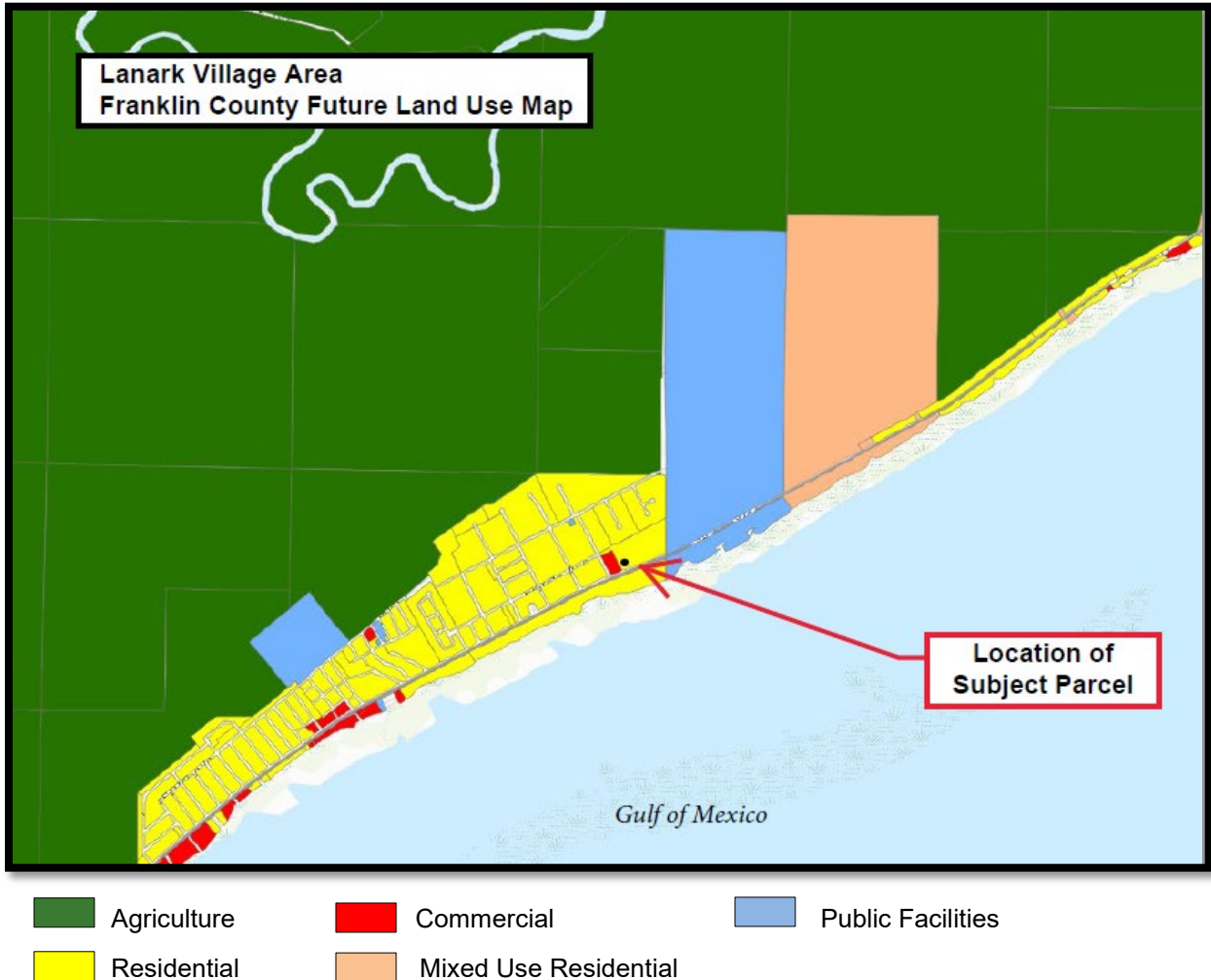


According to the Franklin County Property Appraiser's tax classifications, there are no existing commercial uses that abut HWY 98 along a one-mile line of the project boundary abutting HWY 98. This requires daily trips in excess of a several miles to shop for basic grocery essentials. The location of a small variety store in this location will ease traffic impacts and reduce roadway congestion in the vicinity.

APPLICABLE POLICIES AND REGULATIONS

The site is currently designated with a Future Land Use category of Residential (Figure 8). The request for a Future Land Use amendment is to the Commercial category. The properties surrounding this site are also categorized with a Future Land Use category of Residential with exception to the adjacent parcel to the west. Descriptions of the Future Land Use categories, existing and proposed, are provided following.

Figure 8. Franklin County Future Land Use Map, Lanark Village Area



Source:

<https://arpc.maps.arcgis.com/apps/MapJournal/index.html?appid=445e18b6d75b4d91aa9763f6f1a2c751>

Future Land Use Category (Existing): Residential⁸

The purpose of the Residential Future Land Use category is to “ensure the health, safety, and wellbeing of residents by limiting the extent and density of residential development to those areas suitable for development.”

The Plan does not list allowable uses in this category, but does refer to maximum densities for single family and multi-family uses.

Future Land Use Category (Proposed): Commercial⁹

The purpose of the Commercial Future Land Use category is to “provide suitable location for commercial activities.”

Although the policy does not list allowable uses, the Plan states “Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact used by the surrounding commercial land.” A “not more than” 0.50 floor area ratio” is generally applied to this category.

The intent of the Commercial category is met by the proposed development, as a “commercial activity”. Retail sales and services are generally defined as a commercial activity.

Other applicable policies in the Comprehensive Plan help guide growth and development in Franklin County, and include:

Future Land Use Policy 6.2: Regulations for buffering of incompatible land uses shall be set forth in the county’s land development regulations, and which as a minimum:

- (a) Identify incompatible land uses.
- (b) Establish set back buffers.
- (c) Establish guidelines for planted vegetative buffers.

The development will adhere to all applicable regulations for setbacks, buffers (whether vegetative or fencing), and other built environment specifications to ensure compatibility to surrounding uses. As noted, the Zoning Code mentions these regulatory factors. However, the regulations could not be located within the document mentioned.

Future Land Use Objective 8: To prevent sprawl the County shall encourage infill in already developed areas and the redevelopment and renewal of blighted areas. This objective shall be accomplished by fulfilling the following policies, and by fulfilling Objective 8 of the Housing Element.

Future Land Use Policy 8.2. Encourage infill in already developed areas through the provision of already existing infrastructure. Existing infrastructure will be maintained to provide at least the minimum Levels of Service adopted in this Comprehensive Plan.

⁸ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(d)

⁹ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(g)

Sprawl is generally defined as isolated development outside of urbanized areas. The project is located in an already developed area of Franklin County known as Lanark Village. The parcel to the west was once used commercially as a gas station, and other uses in the vicinity include those residential in nature. Therefore, Future Land Use Objective 8 **is met** by developing a site “in already developed areas”. Additionally, existing public infrastructure provided by the City of Carrabelle is available for water and wastewater needs. Therefore, Future Land Use Policy 8.2 **is also met**.

Traffic Circulation Policy 1.2: The County shall use the standards adopted in its land development regulations which provide adequate on site vehicle parking for all new developments.

All regulations pertaining to on site vehicle parking will be met by the applicant in regard to the development of the site. Traffic Circulation Policy 1.2 **will be met**.

Traffic Circulation Policy 1.5: The County shall allow access directly onto arterial roads from property bordering the roads only if there is no other practical means of access to the property.

This policy requires alternative access when a property borders an arterial roadway. US 98 is classified as a Principal Arterial.¹⁰ Originally, the plan for development included access to Putnal Street, but Franklin County staff requested a resubmittal of a proposed conceptual site plan removing that access to Putnal Street.¹¹ Therefore, this policy **is met** as the only ingress and egress access available will be from HWY 98.

Traffic Circulation Policy 2.1: The County hereby adopts a peak hour Level of Service (LOS) D as the minimum LOS for all State Roads and Principal Arterials in the County, and peak hour LOS D for all Minor Arterial and collector roadways in the County.

Traffic Circulation Policy 3.2: Land use changes will not be made that will cause the peak hour level of service on the roads that service that area to fall below the level of service set in Policy 2.1 of this Element.

The segment of roadway affected by this site development is FDOT Site 0060, from HWY 319 west to Parker Avenue. The Average Annual Daily Traffic count is 3,463 trips.¹² Telemetered Traffic Monitoring Site 490060 was used for this analysis. FDOT has an adopted LOS C for this segment with an AADT of 8,400. Franklin County’s adopted LOS D for this segment equates to a maximum AADT of 14,300. Currently, this segment is operating at an AADT LOS of B.¹³

The ITE Trip Generation Manual (10th Edition) is used to determine peak hour trips for this project, identified as a “free-standing discount store” (ITE Land Use Code 815) (Exhibit 5). The generation for a 10,640 square foot store is shown in Table 1 below. Twenty (20) new peak hour (PH) trips are generated by this sized store.

¹⁰ Franklin County Comprehensive Plan, Traffic Circulation Map Series, Map 1 of 4 Functional Classification, December 19, 2004

¹¹ Consult with Teramore Development relaying County staff position, January 23, 2020

¹² Florida Department of Transportation 2018 Annual Average Daily Traffic Report, Franklin County

¹³ Florida Department of Transportation District 3 2016 LOS Report, Franklin County

Table 1. Peak Hour Trip Generation of a Variety Store

Gross Floor Area (by 1,000 sq. ft.)	ITE Code 815 trip generation rate (PM peak)	Total Trips (PM peak)	Pass-by Trips (%) ¹	Total New Trips (PM peak)
10.6	4.83	51	31 (60%)	20

Source: International Transportation Engineers Trip Generation Handbook, 10th Edition
¹From 9th Edition, no PM peak hour pass by percentage in 10th Edition.

Table 2. Adopted and Actual Traffic Counts

Segment	Area Type	County Adopted LOS (PH)	County Max Volume (PH/PD)	2015 Actual PH/PD	Trips added (PM peak)
Parker Avenue to HWY 319	Rural Developed	D	740	337	20

Source: FDOT 2018 Annual Average Daily Traffic Report and FDOT District 3, Franklin County 2016 LOS Report; Table 1.

Note: No LOS data was available more recent than the FDOT District 3 2016 report. Most recent AADT counts were used.

The Traffic Circulation Policies 2.1 and 3.2 **are met** as the anticipated trips generated by this development will not exceed adopted level of service standards.

The Zoning Code furthers the policies of the Comprehensive Plan, and provides site specific regulations regarding the development of land. The parcel is currently zoned as (R-1) Single-Family Residential. The request is to amend the zoning map to C-4 Mixed Use Residential.

Zoning District (Existing): Single-Family Residential-1 (R-1)¹⁴

“District Intent: To insure the health, safety, and fiscal well-being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.”

Allowable uses within this district include single-family detached dwelling units and parks and playgrounds.

¹⁴ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 62

Zoning District (Proposed): Mixed Use Residential (C-4)¹⁵

“District Intent: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.”

Allowable uses within this district include single-family detached dwellings; financial, real estate, insurance and other professional services; retail sales; barber and beauty shops; laundry and dry-cleaning facilities; restaurants, lounges, food services, public assembly halls, and entertainment centers; automotive and engine repair shops and other repair services; warehouse and storage facilities; hotels and motels with 50 or fewer units, other uses as determined by the Planning and Zoning Commission; and “a combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land.”

Table 1 below describes the current land development parameters of the subject site (R-1) and of the requested designation (C-4). This analysis is compiled to show the similarities in development requirements of the two zoning districts. These include maximum height limitations, and setbacks. The maximum height limitation and setback regulations are identical both zoning district. The only difference occur in the maximum impervious surface coverage percentages and minimum lot depth requirements.

Table 3. Development Regulations Assigned to Subject Parcel, the Requested Designation, and Parcels Contiguous to the Site

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Location	Subject Parcel and parcel to the west	Subject Parcel, and parcels to the North, South, and East
Maximum Density	One unit per acre	One unit per acre
Max FAR	None	None
Max Height	35 feet	35 feet
Max. Impervious Surface Coverage	80%	50%
Minimum Lot Size	None	None
Minimum Lot Frontage	100 feet	100 feet
Minimum Lot Depth	None	100 feet

¹⁵ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 86

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Setbacks Front ¹	25 feet	25 feet
Setbacks Rear	10 feet	10 feet

Source: Franklin County Zoning Code Section 500.

¹A setback of 25 feet applies to any side with a common boundary to a roadway, whether private or public.

The impervious surface ratio noted in the concept plan is anticipated at 19%, well below the maximum of 80% for the C-4 zoning district, and even below the maximum of 50% for residential uses in the R-1 district.

Setbacks are also proposed to greatly exceed the minimum requirements of those outlined in the Zoning Code, Section 500 “District Regulations”. The minimum requirement and that which is proposed is shown in Table 2 below. These setbacks move the non-like use away from the existing residential uses to a greater extent than what is required by the zoning district.

Table 4. Minimum Bulk Regulation Standards Compared to the Plan for Development

Criteria	C-4 Zoning District	Development Plan	Difference
Maximum Height	35 feet	+/- 22 feet	13 feet under limit
Maximum Impervious Surface Coverage (for a 4.63 acre site)	80% (+/-161,346 sq. ft. max)	+/-19% (+/-38,298 sq. ft. proposed)	Less than 25% of the maximum limit
Minimum Setbacks			
Front	25 feet	+/-117 feet	92 feet greater than minimum
Rear	10 feet	+/-103 feet at closest point	93 feet greater than minimum
Sides	10 feet	+/-175 feet east side, +/-172 feet west side	165 and 162 feet greater than minimums, respectively.

Source: Franklin County Zoning Code, Section 500

Note: Site plan subject to change

Finally, the Franklin County Zoning Code adopted Section 600, Special Districts. Within this district is a Special District S-4 Lanark Village District. Specific zoning regulations have been adopted and apply to specific Lots and Blocks within Lanark Village. The subject parcel is not comprised of a lot and block that is subject to this special district, nor is it within the R-2 area of

Lanark Village as mentioned in the Section, and therefore these additional zoning regulations do not apply to the subject parcel.

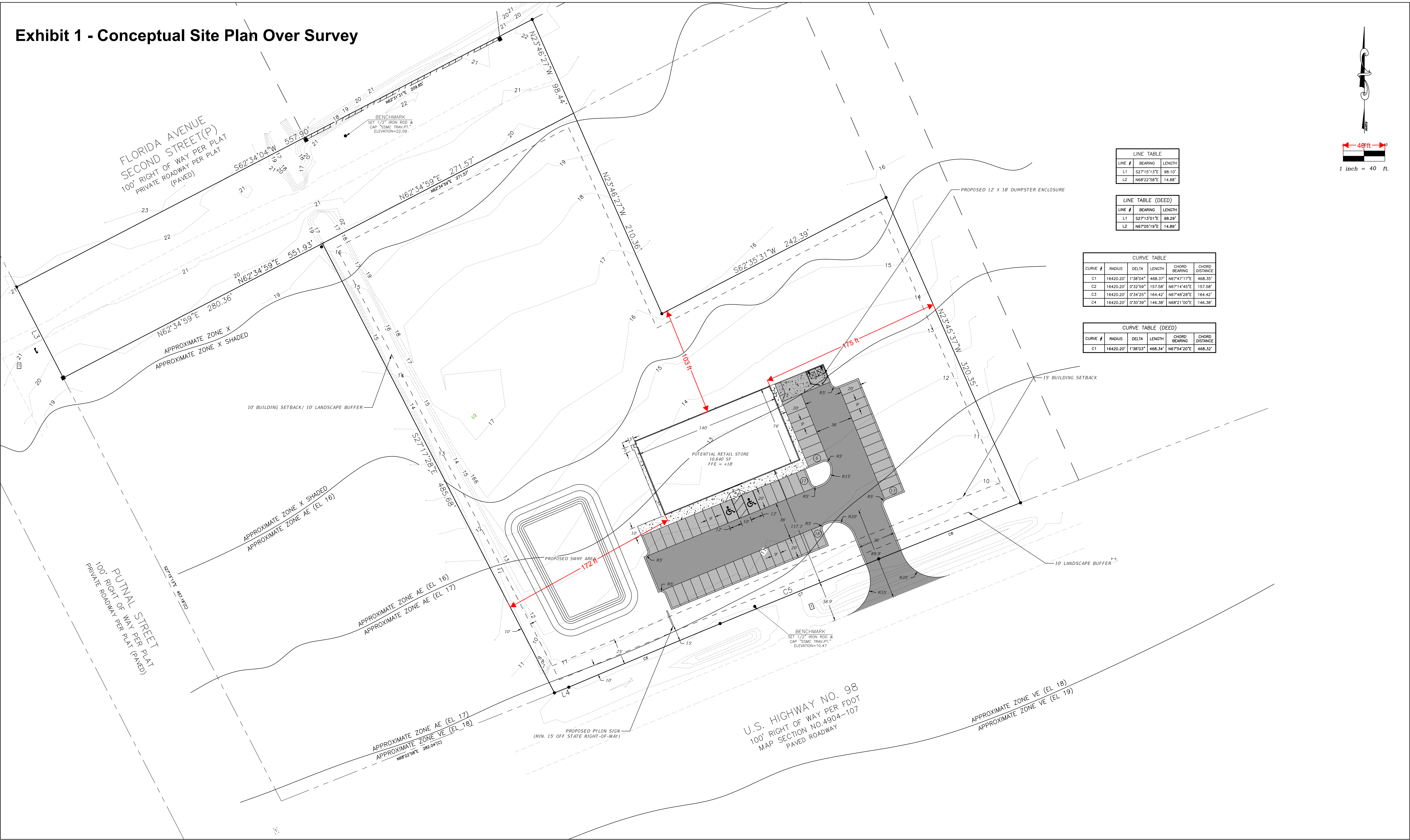
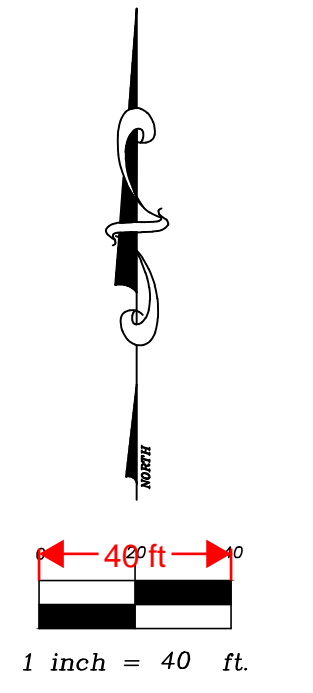
FINDINGS AND CONCLUSIONS

The proposed development of an approximate 10,640-square foot retail store on 4.63 acres located adjacent to HWY 98, which is an arterial roadway, in unincorporated Franklin County will be compatible with the surrounding development. No adverse impacts will be generated such as noise, smoke, exhaust, emissions, dust, adverse lighting, vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of adjacent residents. Additionally, the area residents will benefit from the location of this store with daily necessities and other common household items. This location may reduce vehicle trips and miles traveled on area roadways and reduce congestion by providing goods within a short driving distance to home.

Setbacks greatly exceeding the minimum requirements of the Mixed Use Residential (C-4) zoning district are incorporated into the conceptual plan for development. The proposed retail store is considerably below the intensity allowed for this parcel with a Commercial Future Land Use designation.

The proposed Dollar General retail store is consistent with and not in conflict with the Goals, Objectives, and Policies of the Franklin County Comprehensive Plan. It also complies with the adopted requirements of the County's Zoning Code. The development of this store will not create a condition that will negatively impact the adjacent or area uses over time.

Exhibit 1 - Conceptual Site Plan Over Survey



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°15'13"E	98.10'
L2	N88°22'58"E	14.88'

LINE TABLE (DEED)		
LINE #	BEARING	LENGTH
L1	S27°13'01"E	98.29'
L2	N67°05'19"E	14.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16420.20'	1°38'04"	468.37'	N67°47'17"E	468.35'
C2	16420.20'	0°32'59"	157.58'	N67°14'45"E	157.58'
C3	16420.20'	0°34'25"	164.42'	N67°48'28"E	164.42'
C4	16420.20'	0°30'39"	146.38'	N68°21'00"E	146.38'

CURVE TABLE (DEED)					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16420.20'	1°38'03"	468.34'	N67°54'20"E	468.32'

S:\110\Projects\19044-DC Lumarik Village\dwg\19-044-DC Lumarik DSSP01.dwg, SITE, Brnt., Feb 03, 2020 - 2:55:41pm

AHS ALDAY-HOWELL ENGINEERING, INC.
 5017 HWY 71 NORTH
 MARLANNNA, FL 32446
 PHONE (850) 526-2040 • FAX (850) 526-4740
 E-MAIL : info@aldayhowell.com
 FLORIDA CERTIFICATE OF AUTHORIZATION. NO. 26105

REVISIONS		
DESCRIPTION	INITIALS	DATE

CLIENT:
TERAMORE DEVELOPMENT, LLC

PROJECT:
RETAIL STORE

SHEET TITLE:
CONCEPTUAL SITE PLAN

1" = 40'
 IF THIS LINE DOES NOT MEASURE ONE INCH IN LENGTH, THE SCALES ON THIS DRAWING ARE NOT VALID.

JOB NO. 19-044
 DRAWN BY BER
 CHECKED BY JAA
 DATE 2/3/20

NOT VALID UNLESS EMBOSSED

Exhibit 2 - National Flood Hazard Layer FIRMette



29°53'37.62"N



USGS The National Map: Orthoimagery, Data refreshed April, 2019. 1:6,000 29°53'6.42"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2020 at 8:32:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

84°34'57.42"W

84°34'19.96"W

EXHIBIT 3 - Florida Master Site File Record



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

January 23, 2020



Allara Mills-Gutcher
The Planning Collaborative
2311 Lee Street
Lynn Haven, FL 32444
Phone: 850.319.9180
Email: allara@theplanningcollaborative.com

In response to your inquiry of January 23, 2020 the Florida Master Site File finds one resource group at the designated area of Franklin County, Florida:

Township 07 South, Range 03 West, Section 07.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Bomberger".

Joseph A. Bomberger
Archaeological Data Analyst
Florida Master Site File
Joseph.Bomberger@DOS.MyFlorida.com

Exhibit 4 – Letter from Opportunity Florida



January 27, 2020

Mark Curenton, County Planner
Franklin County Planning & Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Re: Support of Land Use Change – Dollar General

Dear Mr. Curenton:

Thank you for allowing me to submit this letter in support of a land use change for a new Dollar General store near Lanark Village in Franklin County.

The creation of a new business location offers job opportunities for citizens of the local community. Beginning with creation of construction jobs and continuing with the purchase of supplies from local building material facilities, the dollars start to multiply and get spent over and over in the community.

Retail stores offer quality of life amenities to the citizens and visitors in the area. Tax dollars through the store, plus neighboring businesses in the traffic lane, will provide an additional sales tax income stream to the County.

We support this and other opportunities that create new businesses and jobs in rural NW Florida! Opportunity Florida strives to help our member communities grow and attract new businesses to their counties in Florida's Panhandle.

Best Regards,

A handwritten signature in blue ink, appearing to read "Roy S Baker", is written over a light blue horizontal line.

Roy S Baker
Business Development Coordinator

EXHIBIT 5

**INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)**

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.