



APPLICATION FOR RE-ZONING & LAND USE CHANGE

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

PROPERTY OWNER'S NAME: Ralph Richards
MAILING ADDRESS: 415 Bay City Rd City/State/Zip: Apalachicola FL
PHONE #: 850-653-7601 CELL #: 850-653-7601 EMAIL: Cierra.richards@gmail.com

AGENT'S NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 410 Bay City Rd Apalachicola FL
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 34-085-08W-0000-0020-0000

JURISDICTION: Franklin County
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

ACREAGE: 1.860

CURRENT ZONING: R-2 Single CURRENT LAND USE: Residential

REQUESTED ZONING: R-4 Single REQUESTED LAND USE: Residential

LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description)

PLANNING & ZONING DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

BOARD OF COUNTY DATE: _____
RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

PUBLIC HEARING DATE: _____
 APPROVED DENIED TABLED
CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

RECEIVED
AUG 18 2020

BY: AK

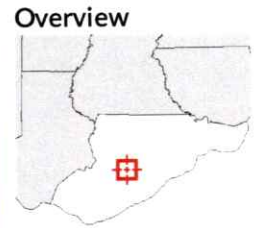
**FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE**

- **Eastpoint Urban Service Area** – Is the property located in the Eastpoint Urban Service Area? **NO**
- **Coastal High Hazard Area** – Is the property located in the Coastal High Hazard Area? **NO** Shaded X Flood Zone
- **Critical Shoreline Zone** – Is the property located in the Critical Shoreline Zone? **NO**
- **Soil Conditions** – Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office. **?**
- **Topography** – What is the topography of the property? **11 ft above sea level**
- **Drainage** – Are there any natural drainage features located on the property? **NONE**
- **Wetlands** – The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html> **NONE**
- **Floodplains** – What flood zone is this property located in? The flood maps for Franklin County can be found at portal.nwfwmd.floodmaps.com. **Shaded X Flood Zone**
- **Potential Wildfire Areas** – Is the property susceptible to wildfires? **NO**
- **Historic or Cultural Sites** – Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or sitefile@dos.myflorida.com. **NO**
- **Endangered Species** – Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at: <http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebf1cc8e9> **NONE**
- **Traffic Circulation** – How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/flo/>
I am hoping to have a cottage industry salon. I will only be serving 2 clients at the most.
- **Affordable Housing** – Will this change increase the supply of affordable housing in Franklin County? **NA**

FRANKLIN COUNTY, FLORIDA
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

- **Economic Development** - How will this change promote economic development in Franklin County? I just passed my Cosmetology State board and I am hoping to have a cottage industry salon
- **Water and Sewer** - Will the development be served by central water and sewer or will it be on individual water wells and septic tanks?

this will be well and septic

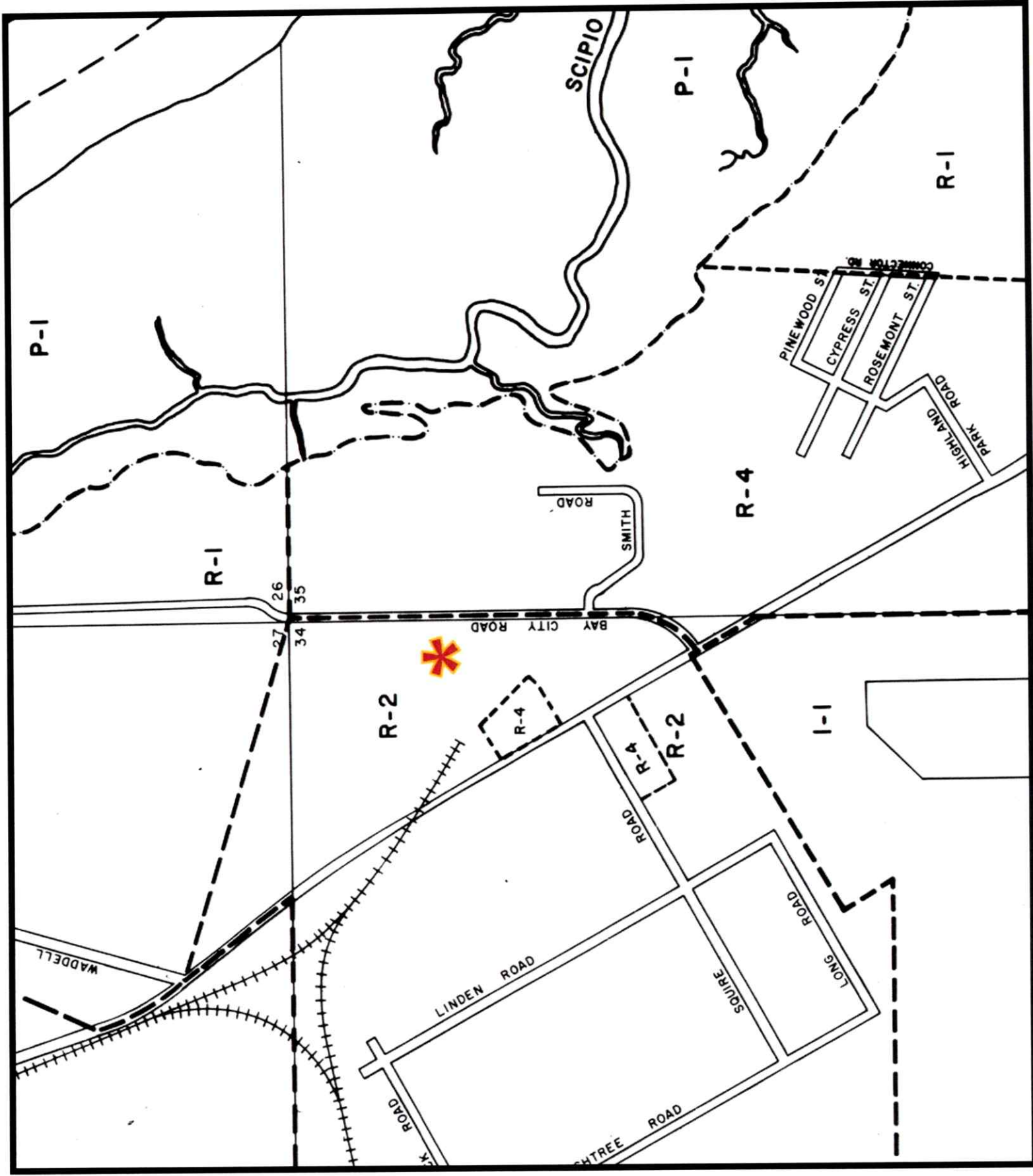


- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	34-085-08W-0000-0020-0000	Alternate ID	08W08534000000200000	Owner Address	RICHARDS MAY V & RALPH
Sec/Twp/Rng	34-8S-8W	Class	MOBILE HOM		410 BAY CITY ROAD
Property Address	415 BAY CITY ROAD	Acreage	1.86		APALACHICOLA, FL 32320
District	1				
Brief Tax Description	1.86 AC IN NE 1/4 OR/62/5				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/25/2020
 Last Data Uploaded: 8/25/2020 7:51:04 AM

Developed by  **Schneider**
 GEOSPATIAL



NWFWMD Flood Report

Effective BFE:	9.0 ft	Prelim BFE:	9.0 ft
Effective Fld Zone:	0.2 PCT ANNUAL CHANCE FLOOD AE 21%	Prelim Fld Zone:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD 79%, AE 21%
Effective Fld Zone at Clicked Location :	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	Prelim Fld Zone at Clicked Location :	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Effective FIRM Panel :	12037C0507F	Prelim FIRM Panel :	12037C0507G
Clicked Location (approximate):	29.74543 -85.02204	Parcel ID :	34-08S-08W-0000-0020-0000
Address (approximate):	410 Bay Cir Rd, Apalachicola, FL 32320, USA		

Print:

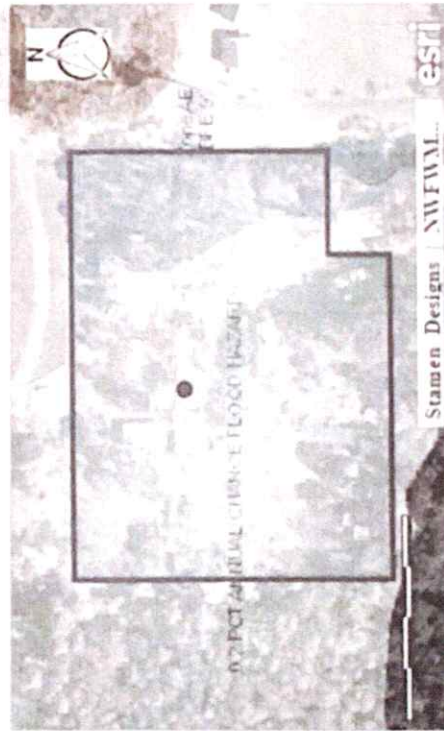
Select a layout ▾

Print

****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 2.5.2014

Preliminary Flood Map: 6.13.2019

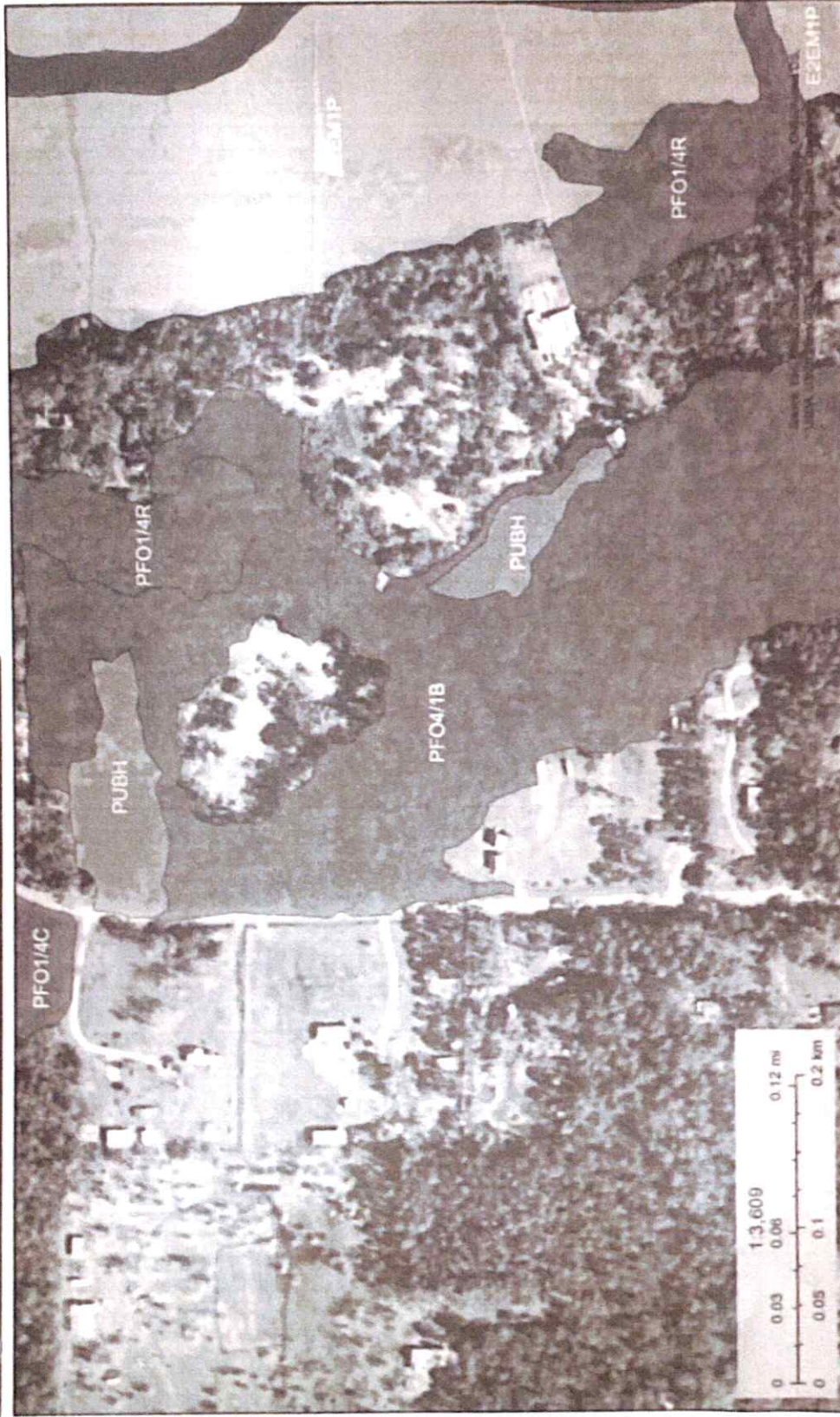




U.S. Fish and Wildlife Service

National Wetlands Inventory

410 Bay City Road Wetland Mapper



This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- August 7, 2020
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

National Wetlands Inventory (NWI)
This page was produced by the NWI Mapper



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 CompliancePermits@dos.MyFlorida.com for project review information.

August 7, 2020

To Whom it May Concern,



In response to your inquiry of August 7, 2020, the Florida Master Site File lists no cultural resources recorded at 410 Bay City Rd, Apalachicola, FL 32320

When interpreting the results of this 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

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

This instrument was prepared by
ALFRED O. SHULER
of
SHULER AND SHULER
Attorneys at Law
P. O. Box 850
APALACHICOLA, FLORIDA 32320

CORRECTIVE
Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this _____ day of May 19 69, Between
MAY V. RICHARDS, a widow, _____
of the County of Franklin, State of Florida, _____, grantor*, and
RALPH E. RICHARDS,
whose post office address is P.O. Box 763, Apalachicola, Florida, 32320
of the County of Franklin, State of Florida, _____, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of
--- **TEN** and no/100 ----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Franklin County, Florida, to-wit:

A parcel of land in the NE 1/4 of Section 34, Township 8 South,
Range 8 West, in Franklin County, Florida, described as
follows:
Commence at the Northeast corner of Section 34, Township 8
South, Range 8 West, and run thence West 15 feet, thence run
South 900 feet to a point which is the point of beginning of the
lands to be described; from said point of beginning run thence
West 102 feet, thence run South 60 feet, thence run East 102
feet, thence run North 60 feet to the point of beginning; less
and except that part on the East side of said tract, which is
now the right of way of State Road S-384.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Alfred O. Shuler
Jay L. Shuler

May V. Richards

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$55

Seal
FILED
MAY 20 1969
ALBERT L. HORNELL
CLERK CLERK OF COURT
Franklin County, Florida

STATE OF FLORIDA
COUNTY OF **FRANKLIN**
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared **MAY V. RICHARDS**, a widow,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before
me that she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May
1969.

My commission expires:
Sept. 25, 1972.

Alfred O. Shuler
Notary Public



FILE NO. 30424

Recorded O.B. 198
Franklin County, Florida

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Executed this 18th day of April, 1983, between MAY V. RICHARDS, as Personal Representative of the Estate of CHARLES WESLEY RICHARDS, deceased, Party of the First Part, and MAY V. RICHARDS, Party of the Second Part, whose post office address is Post Office Box 693, Apalachicola, Florida 32320.

WITNESSETH:

The Party of the First Part, pursuant to the Order of the Circuit Court in and for Franklin County, Florida, dated March 31, 1983, which Order authorized the sale of this particular property to MAY V. RICHARDS (Estate of Charles Wesley Richards, deceased, Probate No. 82-34) and in consideration of the premises and the sum of ONE THOUSAND EIGHT HUNDRED EIGHTY (\$1,880.00) DOLLARS in hand paid, grants, bargains, sells, conveys and confirms to the Party of Second Part, her heirs and assigns forever, the real property located in Franklin County, Florida, described as:

Beginning at a point Fifteen (15) feet West of the East line of Section Thirty-Four (34), Township Eight (8) South, Range Eight (8) West, and Six Hundred Forty-Five (645) feet South of the North line of said Section Thirty-Four (34), thence South parallel with the East line of said Section a distance of Two Hundred Seven (207) feet, thence West Four Hundred Twenty (420) feet, thence North Two Hundred Seven (207) feet, thence East Four Hundred Twenty (420) feet to the Point of Beginning. Being a parcel 207 by 420 feet, containing the Northern most portion of a tract in deed from B. I. Solomon, et ux. to May V. Richards, dated August 5, 1960 and recorded in Volume 48 of the Official Records of Franklin County, Florida at pages 35-37.

TO HAVE AND TO HOLD the same to the Party of the Second Part, her heirs and assigns, in fee simple, forever, and the Party of the First Part does covenant that in all things preliminary to and in and about the sale and conveyance the Orders of the Circuit Court of Franklin County and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Party of the First Part, as Personal Representative of the Estate of Charles Wesley Richards, deceased, has set her hand and seal on the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

*Martha B. B...
George P. Slade*

May V. Richards
MAY V. RICHARDS, as Personal Representative of the Estate of CHARLES WESLEY RICHARDS, deceased



STATE OF FLORIDA)
COUNTY OF BAY)

FILE NO. 65654

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in this County aforesaid to take acknowledgments, personally appeared MAY V. RICHARDS, as Personal Representative of the Estate of CHARLES WESLEY RICHARDS, deceased, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of April, 1983.

Prepared By: Van P. Russell, Esq.
WATKINS & RUSSELL
41 Commerce Street
Apalachicola, FL 32320

George P. Slade
George P. Slade, State of Florida
Notary Public at Large
My Commission Expires Nov. 1, 1986

May V. Richards
 P.O. Box 693
 Apalachicola, FL 32320
 May V. Richards
 P.O. Box 693
 Apalachicola, FL 32320

This Warranty Deed, Made the 17th day of Feb. 192000 by
MAY V RICHARDS

hereinafter called the Grantor, to **MAY V RICHARDS & RALPH E RICHARDS ***
 whose post office address is **PO BOX 693, APALACHICOLA, FLORIDA 32320**
 hereinafter called the Grantee

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other
 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises,
 releases, conveys and confirms unto the Grantee all that certain land, situate in **FRANKLIN**
 County, State of **FLORIDA**

SEE ATTACHMENT EXHIBIT "A"

* AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same in fee simple forever

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

 Witness Signature (to be Grantee)

 Witness Signature (to be Grantee)

 Witness Signature (to be Co-Grantor, if any)

 Witness Signature (to be Co-Grantor, if any)

 Grantor Signature

 Printed Name

 Post Office Address

 Co-Grantor Signature, if any

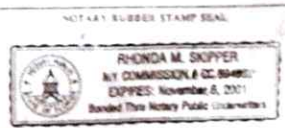
 Printed Name

 Post Office Address

STATE OF Florida
 COUNTY OF Franklin

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
 executed the same, and an oath was not taken. (Check one) Said persons were personally known to me. Said persons provided the
 following type of identification:



Witness my hand and official seal in the County and State last aforesaid
 the 17th day of February A.D. 2000

 Notary Signature

 Printed Name

EXHIBIT "A"

A parcel of land in the County of Franklin and State of Florida more particularly described as follows:

Beginning at a point fifteen (15) feet west of the east line of Section Thirty-Four (34), Township Eight (8) South, Range Eight (8) West, and Six Hundred forty five (645) feet south of the north line of said Section Thirty Four (34), thence south, parallel with the east line of said section, a distance of three hundred fifteen (315) feet, thence west four hundred twenty (420) feet, thence north three hundred fifteen (315) feet, thence east four hundred twenty (420) feet to the point of beginning. The said described tract containing Three (3) acres more or less, and being the same tract of land conveyed by Edward Edwards and wife to Fullington and Hodges August 20th 1927, recorded in deed book "AA", pages 202-3 and from C.P. Fullington and wife to J.H. Hodges August 1, 1928 and recorded in Deed Book "BB" pages 24-25 in the records of Franklin County, Florida.

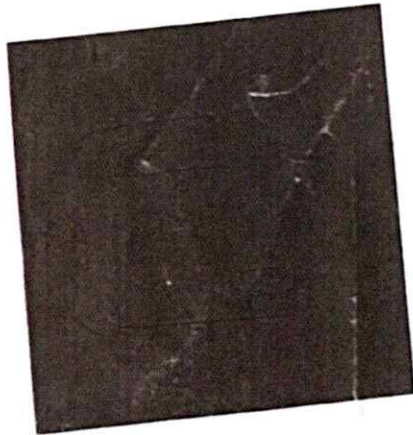
LESS and EXCEPT the following parcels,

Parcel 1 being recorded in Official Record Book 90 at Page 605 ¹⁹⁴⁹

Parcel 2 being recorded in Official Record Book 224 at Page 463 ¹⁹⁵⁷

Being record in the County of Franklin State of Florida

* AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP



I Ralph Richards, gives Cierra Richards
permission to re-zone and have an Salon
on my property 415 Bay City Rd, Anclanchicola
FL 32320.

Thank you,

Ralph Richards

8/13/2020