



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	10-06S-03W-0000-0010-0050	Alternate ID	03W06S10000000100050	Owner Address	BB&G RESORTS LLC
Sec/Twp/Rng	10-6S-3W	Class	TIMBERLAND		1219 EAST NORTH STREET
Property Address		Acreage	41.64		TAMPA, FL 33604
District	1				
Brief Tax Description	41.64 AC M/L POB NE2856.52				

(Note: Not to be used on legal documents)

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Developed by  Schneider
GEOSPATIAL



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: BB + G Resorts LLC
MAILING ADDRESS: 1219 EAST North ST City/State/Zip: Tampa, Florida, 33604
PHONE #: _____ CELL #: 713-858-7051 EMAIL: westgccc@gmail.com

AGENT'S NAME: Gary West + William McKinney
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 471 McIntyre Road Sopchoppy Florida 32358
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 10-06S-03W-0000-0010-0050

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

ACREAGE: 41.64

CURRENT ZONING: A-1 CURRENT LAND USE: Agricultural/Fish Camp
REQUESTED ZONING: C-3 REQUESTED LAND USE: Campground

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

PLANNING & ZONING DATE: December 8, 2020 @ 6:30pm

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

BOARD OF COUNTY DATE: December 15, 2020 @ 10:00am
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:

Total: \$540.00
(\$270 Re-Zoning)
(\$270 Land Use)

RECEIVED
NOV 17 2020
BY: AK

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

EXHIBIT A
Legal Description

Commence at a concrete monument marking the Southeast Corner of Section 10, Township 6 South, Range 3 West, Franklin County, Florida, also being the Southwest Corner of Section 11, Township 6 South, Range 3 West, Franklin County, Florida; thence run along the Easterly boundary line of said Section 10 North 00 degrees 25 minutes 56 seconds East 2206.53 feet to a point lying on the centerline of a 60 foot wide ingress/egress easement; thence leaving said Easterly boundary line run along said centerline as follows: North 87 degrees 45 minutes 29 seconds West 521.69 feet to a re-bar; thence North 88 degrees 06 minutes 23 seconds West 364.42 feet to a re-bar; thence North 88 degrees 06 minutes 23 seconds West 19.19 feet to a re-bar; thence North 88 degrees 00 minutes 20 seconds West 874.89 feet to a re-bar; thence North 88 degrees 00 minutes 20 seconds West 392.54 feet to a re-bar; thence North 88 degrees 31 minutes 28 seconds West 153.71 feet; thence North 87 degrees 48 minutes 48 seconds West 245.88 feet to a re-bar; thence North 87 degrees 48 minutes 48 seconds West 172.67 feet to a re-bar; thence North 88 degrees 11 minutes 04 seconds West 478.12 feet to a re-bar; thence North 89 degrees 15 minutes 22 seconds West 9.54 feet to a re-bar marking the Point of Beginning; thence leaving said Point of Beginning and said centerline run North 12 degrees 21 minutes 28 seconds East 2856.52 feet to a point lying on the Mean High Water Line of the Ochlocknee River as located on November 22, 2010; thence run along said Mean High Water Line as follows: North 71 degrees 18 minutes 25 seconds West 22.18 feet; thence North 76 degrees 57 minutes 32 seconds West 103.09 feet; thence North 70 degrees 27 minutes 52 seconds West 103.60 feet; thence North 66 degrees 39 minutes 17 seconds West 65.69 feet; thence North 67 degrees 54 minutes 17 seconds West 100.57 feet; thence North 77 degrees 06 minutes 19 seconds West 17.24 feet; thence North 54 degrees 29 minutes 20 seconds West 21.67 feet; thence South 33 degrees 03 minutes 10 seconds West 25.40 feet; thence South 49 degrees 05 minutes 35 seconds West 20.74 feet; thence North 39 degrees 22 minutes 48 seconds West 7.44 feet; thence North 06 degrees 41 minutes 56 seconds East 23.86 feet; thence North 29 degrees 40 minutes 10 seconds East 12.36 feet; thence North 21 degrees 23 minutes 05 seconds West 9.36 feet; thence North 68 degrees 51 minutes 59 seconds West 10.24 feet; thence North 30 degrees 14 minutes 57 seconds West 13.10 feet; thence South 80 degrees 13 minutes 10 seconds West 16.74 feet; thence South 65 degrees 57 minutes 09 seconds West 11.42 feet; thence North 54 degrees 06 minutes 57 seconds West 25.29 feet; thence South 56 degrees 38 minutes 17 seconds West 16.93 feet; thence North 82 degrees 31 minutes 00 seconds West 42.34 feet; thence North 60 degrees 51 minutes 38 seconds West 35.64 feet; thence North 43 degrees 02 minutes 08 seconds West 25.15 feet; thence North 54 degrees 55 minutes 27 seconds West 25.86 feet; thence North 70 degrees 33 minutes 54 seconds West 1.91 feet to a point marking the intersection of said Mean High Water Line with the Easterly maintained right of way line of McIntyre Road; thence leaving said Mean High Water Line run along said Easterly maintained right of way line as follows: South 19 degrees 22 minutes 39 seconds West 164.73 feet; thence South 51 degrees 45 minutes 38 seconds West 28.04 feet; thence South 17 degrees 52 minutes 44 seconds West 91.61 feet; thence South 16 degrees 25 minutes 16 seconds West 107.20 feet; thence South 16 degrees 05 minutes 49 seconds West 99.20 feet; thence South 18 degrees 16 minutes 07 seconds West 107.86 feet; thence South 20 degrees 24 minutes 03 seconds West 129.12 feet; thence South 08 degrees 56 minutes 35 seconds West 160.27 feet; thence South 08 degrees 24 minutes 56 seconds West 187.69 feet; thence South 04 degrees 50 minutes 41 seconds West 95.77 feet; thence South 00 degrees 28 minutes 10 seconds West 134.81 feet; thence South 01 degrees 20 minutes 06 seconds East 75.90 feet; thence South 04 degrees 11 minutes 45 seconds East 104.02 feet; thence South 03 degrees 33 minutes 27 seconds East 254.77 feet; thence South 04 degrees 36 minutes 24 seconds East 161.63 feet; thence South 02 degrees 22 minutes 01 seconds East 61.46 feet; thence South 01 degrees 52 minutes 10 seconds West 77.32 feet; thence South 10 degrees 56 minutes 25 seconds West 78.57 feet; thence South 15 degrees 33 minutes 38 seconds West 163.26 feet; thence South 16 degrees 23 minutes 09 seconds West 150.54 feet; thence South 13 degrees 56 minutes 12 seconds West 290.63 feet; thence South 15 degrees 50 minutes 33 seconds West 110.97 feet; thence South 09 degrees 22 minutes 01 seconds West 68.53 feet; thence South 01 degrees 41 minutes 37 seconds East 50.11 feet; thence South 11 degrees 58 minutes 58 seconds East 78.47 feet; thence South 15 degrees 58 minutes 19 seconds East 64.43 feet to a point marking the intersection of said Easterly maintained right of way line with the centerline of an ingress/egress easement; thence leaving said Easterly maintained right of way line run along said centerline as follows: South 89 degrees 15 minutes 22 seconds East 296.99 feet to a re-bar; thence South 89 degrees 15 minutes 22 seconds East 160.39 feet to the Point of Beginning.

**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**
- **Critical Shoreline Zone** – Is the property located in the Critical Shoreline Zone? **The 1st 150 Feet From River**
- **Soil Conditions** – Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office. **The soil types are Leon-Scranton-Lynn Haven and Pamlico-Pickney-Maurepas**
- **Topography** – What is the topography of the property? **See Attached Survey**
- **Drainage** – Are there any natural drainage features located on the property? **Yes**
- **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> **See attached Wetlands Inventory Map**
- **Floodplains** – What flood zone is this property located in? The flood maps for Franklin County can be found at portal.nwfwmd.com. **Yes, Most of the property is located in a Shaded X Flood Zone (Not in a Special Flood Hazard Area, and the property closer to the River is in a AE Elevation 13.**
- **Potential Wildfire Areas** – Is the property susceptible to wild fires? **Yes, potentially**
- **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/fs to/> **There is one permanent**

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

resident on McIntyre road and occasional boat launchings that average 3-5 a day. Our project will increase that to 8-10 a day.

- **Affordable Housing** – Will this change increase the supply of affordable housing in Franklin County? **N/A**

- **Economic Development** – How will this change promote economic development in Franklin County? **This will increase property taxes and sales taxes once the Land Use and Re-Zoning and Site Plan has been approved with the addition of bath houses, store and boat rentals.**

- **Water and Sewer** – Will the development be served by central water and sewer or will it be on individual water wells and septic tanks? **Water and Sewer is not available in this area so the site will be serviced by an approved septic and well source.**



U.S. Fish and Wildlife Service
National Wetlands Inventory

471 McIntyre Road



November 12, 2020

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US 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.

