AN ORDINANCE RE-ZONING A 1.04+/- ACRE PARCEL LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 1 WEST, ALLIGATOR POINT, FRANKLIN COUNTY, FLORIDA FROM C-3 COMMERCIAL RECREATION TO C-3 COMMERCIAL FISHING.

ORDINANCE 2019- _____
FRANKLIN COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the zoning of private real property, and

WHEREAS, the Board of County Commissioners of Franklin County, Florida has conducted a public hearing with due notice, and

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The permitted zoning of a 1.04+/- acre parcel lying in Section 6, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida as shown on the attached legal description and map labeled Exhibit A and Exhibit B respectively, is changed from C-3 Commercial Recreation to C-1 Commercial Fishing.

This Ordinance adopted this _____ day of _____, 2019, in regular meeting of the Franklin County Board of County Commissioners after notice of intent to adopt it as a rezoning of less than 5% of the County. This ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS

BY: _____
Noah Lockley, Jr. Chairman

ATTEST:

_____
Marcia M. Johnson, Clerk of Court

EXHIBIT A

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

September 9, 2019

Legal Description of a 1.04 Acre Tract
Certified To: Paul B. Parker and Stephanie G. Parker

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051, Florida Administrative Code).

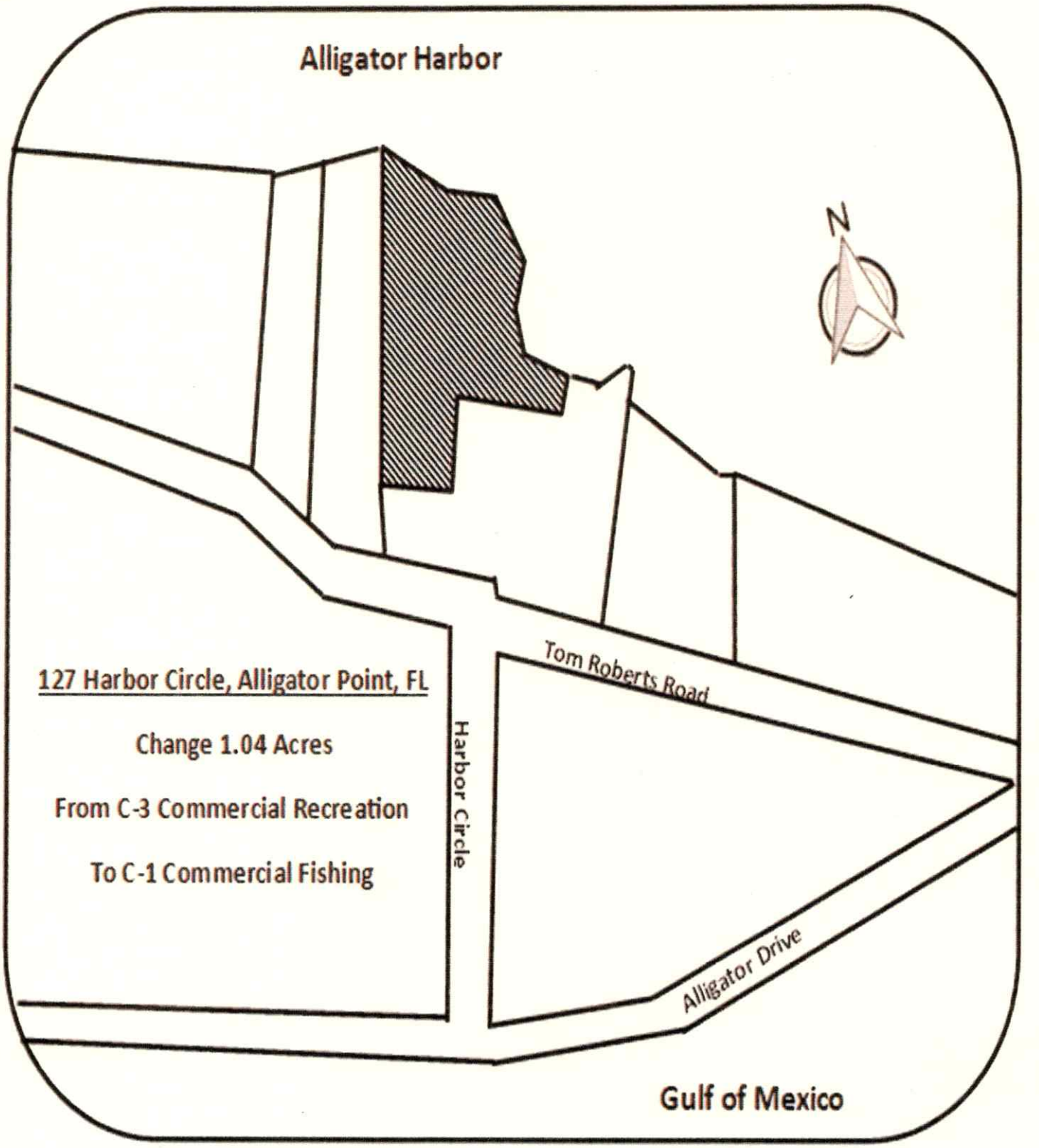
Commence at a concrete monument marking the Southeast corner of Lot 5, Block "H" of Alligator Harbor, Unit 2, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 7 of the Public Records of Franklin County, Florida; thence run North 77 degrees 4 minutes 19 seconds West 139.89 feet; thence run North 00 degrees 00 minutes 54 seconds East 25.30 feet; thence run North 78 degrees 01 minute 31 seconds West 153.11 feet; thence run North 01 degree 39 minutes 18 seconds East 77.16 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING; thence run South 78 degrees 01 minute 31 seconds East 77.25 feet; thence run North 00 degrees 01 minutes 38 seconds East 100.94 feet; thence run South 78 degrees 01 minute 31 seconds East 161.74 feet; thence run North 07 degrees 17 minutes 29 seconds East 40.61 feet to a point lying on the approximate mean high water line of Alligator Harbor; thence run Northwesterly along said mean high water line the following (8) eight courses: North 67 degrees 46 minutes 19 seconds West 61.95 feet; North 14 degrees 52 minutes 28 seconds West 48.74 feet; North 14 degrees 29 minutes 08 seconds East 50.14 feet; North 42 degrees 58 minutes 39 seconds West 15.30 feet; North 23 degrees 59 minutes 51 seconds West 56.18 feet; North 83 degrees 08 minutes 32 seconds West 64.43 feet; North 60 degrees 54 minutes 55 seconds West 63.54 feet; North 69 degrees 25 minutes 58 seconds West 25.82 feet; thence leaving said mean high water line run South 00 degrees 34 minutes 47 seconds West 241.78 feet; thence run South 01 degree 39 minutes 18 seconds West 79.13 feet to the POINT OF BEGINNING containing 1.04 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry
Surveyor and Mapper Florida
Certificate No: 4261

97-298ac1.04

EXHIBIT B


Alligator Harbor
N
127 Harbor Circle, Alligator Point, FL
Change 1.04 Acres
From C-3 Commercial Recreation
To C-1 Commercial Fishing
Harbor Circle
Tom Roberts Road
Alligator Drive
Gulf of Mexico

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: Paul and Stephanie Parker (Parker Paul & et al on prop. rec.)
MAILING ADDRESS: 127 Harbor Circle City/State/Zip: Alligator Point, FL 32346
PHONE #: (850) 349-9599 CELL #: (850) 524-0353 EMAIL: Stephgp70@hotmail.com

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

PROPERTY DESCRIPTION: 911 Address: 127 Harbor Circle, Alligator Point, FL 32346
Lot/s: N/A Block: N/A Subdivision: N/A Unit: N/A
Parcel Identification #: 06-07S-01W-0000-0280-0010

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

ACREAGE: 2.188 total (requesting re-zoning of approx. 1.04 acres of land)

CURRENT ZONING: C-3 **CURRENT LAND USE:** Commercial

REQUESTED ZONING: C-1 **REQUESTED LAND USE:** Commercial

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

PLANNING & ZONING DATE: 10-8-19

RECOMMENDED APPROVAL: ✓ **RECOMMENDED DENIAL:** ____ **RECOMMENDED TO TABLE:** ____
CONDITIONS: _____

BOARD OF COUNTY DATE: 10-15-19
RECOMMENDED APPROVAL: ✓ **RECOMMENDED DENIAL:** ____ **RECOMMENDED TO TABLE:** ____
CONDITIONS: _____

PUBLIC HEARING DATE: 11-19-19 10AM
☐ **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 $150.00 for Re-Zoning and $150.00 for Land Use Change. Return to the following address:

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

RECEIVED
SEP 17 2019

September 12, 2019

RE: Request to rezone portion of 127 Harbor Circle, Alligator Point, Florida (Paul & Stephanie Parker) from C-3 to C-1

We are requesting a change of zoning and land use for a portion of our commercial parcel located at 127 Harbor Circle on Alligator Point. The entire property is currently zoned C-3, and we are requesting that a portion be rezoned to C-1 to allow for a shellfish hatchery to provide shellfish seeds for local aquaculture and for reseeding natural oyster bars.

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

September 9, 2019

Legal Description of a 1.04 Acre Tract
Certified To: Paul B. Parker and Stephanie G. Parker

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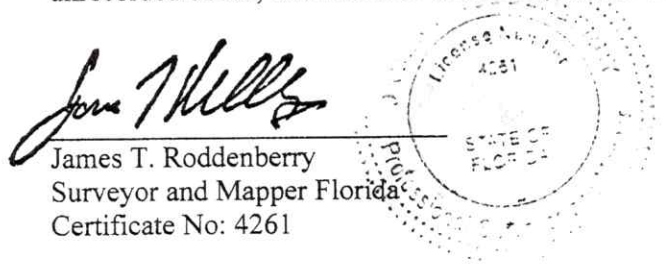


James T. Roddenberry
Surveyor and Mapper Florida
Certificate No: 4261

97-298ac1.04

October 2019

RE: Request to rezone portion of 127 Harbor Circle, Alligator Point, Florida (Paul & Stephanie Parker) from C-3 to C-1

We are requesting a change of zoning and land use for a portion of our commercial parcel located at 127 Harbor Circle on Alligator Point. The entire property is currently zoned C-3, and we are requesting that a portion be rezoned to C-1 to allow for a shellfish hatchery to provide shellfish seeds for local aquaculture and for reseeding natural oyster bars.

Great Florida Shellfish Company (Owner: Tom McCrudden) is proposing to set up two structures, each approximately 30 feet by 50 feet. One structure would have a solid concrete floor and the other structure would have a gravel floor. These structures would house equipment necessary to grow oyster and clam "seed" from larval stage to spat. At a predetermined stage, the spat would be moved into the harbor and maintained using a floating structure called a flupsy, which resembles a floating-style dock. At the proper seed stage, these oysters are sold to local oyster farmers to grow on their own aquacultural leases in Alligator Harbor and other places. The close proximity of the spat to the leases increases the viability of the oysters for the farmers and has the added environmental benefit of improving the water quality in the bay through the oysters' filtration process.

Mr. McCrudden currently operates two facilities in different counties and has had great success with growing clam and oyster seed to provide to local farmers. He has worked closely with local farmers for many years, and they are excited about the prospect of being able to locally obtain seed which should significantly reduce their travel time and expense.

127 Harbor Circle, Alligator Point
(Paul & Stephanie Parker)
Cedar Key Facility

127 Harbor Circle, Alligator Point
(Paul & Stephanie Parker)
Cedar Key Facility

Proposed Area for Structures

"Flupsy"

NICOLE "NIKKI" FRIED
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Aquaculture

AQUACULTURE CERTIFICATE OF REGISTRATION

Section 597.004, F.S.

600 South Calhoun Street, Suite 217
Tallahassee, FL32399

(850) 617-7600

Certificate Number: AQ1329108

Issued to:

Great Florida Shellfish Company
Tom McCrudden
72 Azalea Circle
Tequesta, FL 33469

This certificate expires: June 30, 2020

Fee Paid: $100.00

Facility Location:

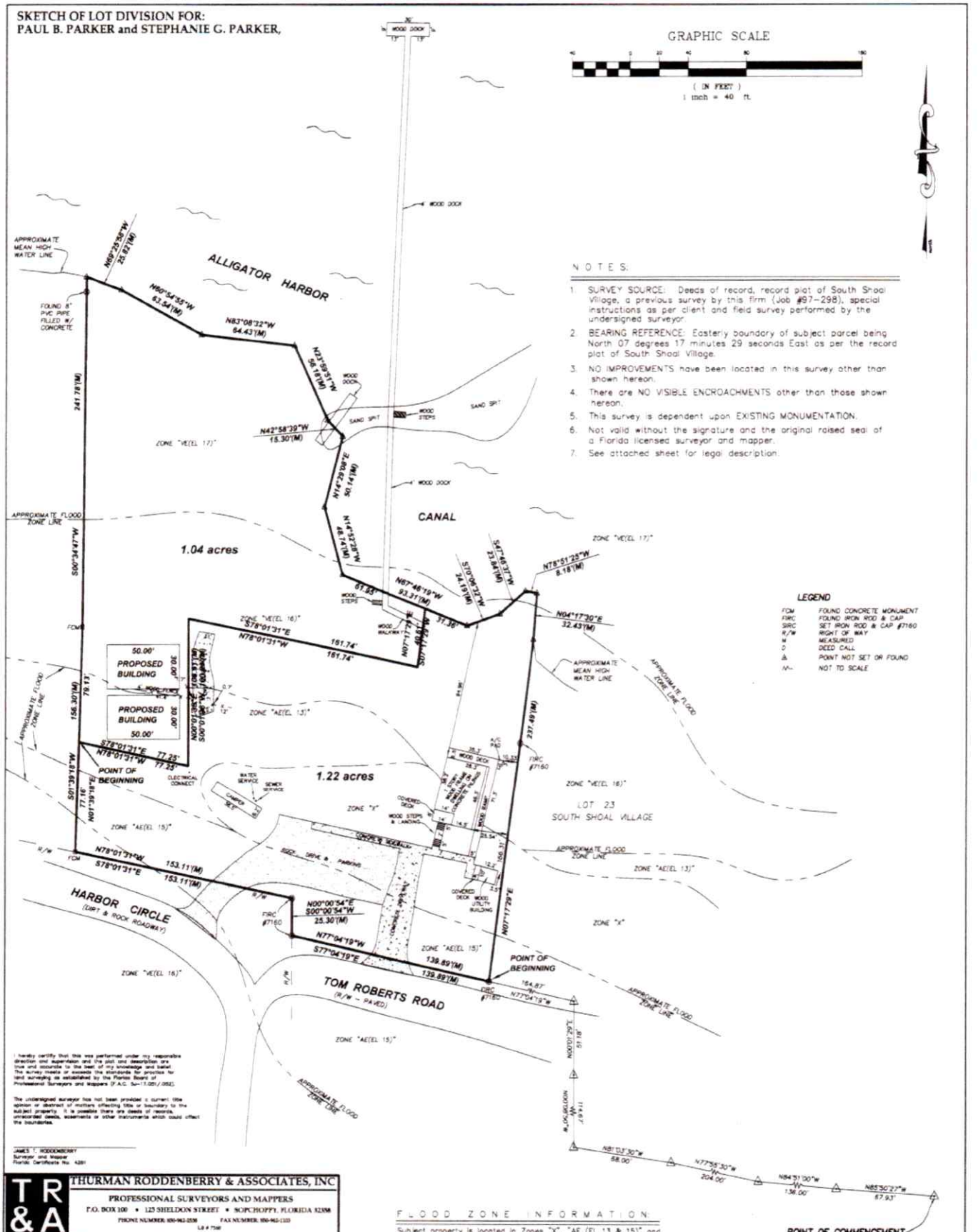
Hatchery/Nursery @ 127 Harbor Cir.,
Alligator Point, FL 32346

THIS IS TO CERTIFY that the aquaculture operation shown above and its products have been registered per the requirements of the Florida Aquaculture Policy Act, Chapter 597, Florida Statutes.

Certification of this aquaculture operation in no way implies endorsement by the Florida Department of Agriculture and Consumer Services as to the quality or authenticity of this product, nor does it exclude this operation from having to obtain the required regulatory permits and/or licenses. Certification does acknowledge that the commodity is an agriculture product.

DACS-15148 01/11

SKETCH OF LOT DIVISION FOR:
PAUL B. PARKER and STEPHANIE G. PARKER,



I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. This survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4281

T R & A
THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-2538
LB # 7160

DATE: 09/09/19	DRAWN BY: BB/MD	N.B.612 pg.64	COUNTY: FRANKLIN
FILE: 97298COM.DWG	DATE OF LAST FIELD WORK: 06/24/19	JOB NUMBER: 97-298	

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X", "AE (EL 13 & 15)" and "VE (EL 16 & 17)" as per Flood Insurance Rate Map Community Panel No: 120088 0315F, index date: February 05, 2014, Franklin County, Florida.

amyk@franklincountyflorida.com

From: Judy Lewis <judylewis29@yahoo.com>
Sent: Thursday, November 21, 2019 11:33 AM
To: Amy Kelly-Ham
Subject: Fwd: Proposed zoning change for Paul Parker's property on Alligator Point

Please see an email I sent to the members of the BOCC this morning. If you have any influence regarding this issue I would appreciate your consideration of my opinion.
Best regards.

Sent from my iPhone

Begin forwarded message:

> **From:** Judy Lews <judylewis29@yahoo.com>
> **Date:** November 21, 2019 at 10:45:03 AM EST
> **To:** "Noah Lockley Jr." <noah@franklincountyflorida.com>, Commissioner William Massey <william@franklincountyflorida.com>, Commissioner Smokey Parrish <smokey@franklincountyflorida.com>, Ricky Jones <ricky@franklincountyflorida.com>, Bert Boldt <bert@franklincountyflorida.com>
> **Subject: Proposed zoning change for Paul Parker's property on Alligator Point**
>
> Gentlemen:
> Thank you for postponing your vote on this important issue. I am hopeful that you have done this to give more consideration to this important issue. Please DO NOT allow this zoning change. There are many homes nearby which will be adversely affected by the kind of businesses which will be allowed to operate in this area with the zoning change.
>
> It is a shame that Paul Parker, who has sold homes to people and also lives on Alligator Point, would be so inconsiderate of his neighbors and former clients. I do not believe that his actual "residence" is near the area of the proposed zoning change. His office is nearby, but NOT his "home"!
>
> After reading the article in the Apalachicola Times regarding the BOCC meeting on November 19th, it is clear that only Paul Parker and Mr. McCrudden are in favor of this project for purely financial gain with no consideration of the folks who live on the Point and will be directly affected by this zoning change. Paul will not live forever, so who knows what will happen in the future?? He cannot "guarantee" what will happen then!
>
> I respectfully ask that each of you consider my thoughts and vote against this zoning change. Let him put in the earlier proposed store and camping space, NOT a seafood project!
>
> With respect and best regards,
> Judy Lewis
> Alligator Point

amyk@franklincountyflorida.com

From:	Jo Morton <morton.jo@paideiaschool.org>
Sent:	Monday, November 18, 2019 4:02 PM
To:	noah@franklincountyflorida.com; william@franklincountyflorida.com; smokey@franklincountyflorida.com; ricky@franklincountyflorida.com; bert@franklincountyflorida.com; michael@franklincountyflorida.com; amyk@franklincountyflorida.com
Subject:	Re-Zoning of 124 Harbor Cirlce, Alligator Point, FL.

Monday, November 18, 2019

Hello to All:

I own property on Harbor Circle, Alligator Point FL. I recently learned of a proposal to rezone the property owned by Paul Parker (Harbor Point Realty) from C-3 to C-1 to make way for an Oyster Hatchery to be constructed on Alligator Harbor. I cannot make the BOCC meeting tomorrow, 11/19/2019, but would like to share my opinion on the proposal.

More time is needed to learn about the ramifications before this proposal is approved. Alligator Point and Alligator Harbor are both so very fragile, wouldn't it be in our best interest to wait and really look hard into how this may affect both the community and ecosystem of this area?

I urge you to postpone this vote and please look into the consequences (both good and bad) to be able to make a more educated decision as to how this will affect Alligator Point.

Thank you,

Jo Morton
169 Harbor Circle
Alligator Point, FL.

Ann Maruszak
173 Harbor Circle
Panacea, FL

November 18, 2019

Franklin County Board of County Commissioners
Franklin County Coordinator

RE: *Consideration of a request for Commercial Site Plan Review of two new aquaculture production buildings on property described as 125 Harbor Circle, Alligator Point, Franklin County, Florida. Property lying in Section 6, Township 7 South, Range 1 West. Request submitted by Garlick Environmental Associates, agent for Paul Parker et al.(PZ Commission: 3/1 Vote to approve with John Murphy recusing himself).*

Recommended Action: Motion to approve contingent upon re-zoning being approved today.

Mr. Paul Parker permitted several of my Harbor Circle neighbors and myself to view the property where an Oyster Hatchery is proposed and to also ask any questions we might have regarding the proposed plan.

We walked the property, discussed the plan in general with Mr. Parker and asked follow-up questions which he graciously responded to.

I learned more about Oyster Hatcheries by viewing the "Southern Cross Sea Farms" website and its videos on YouTube. Mr. Parker stated to us that he had gone to Cedar Key to view the facility.

I now have additional areas of concern that I hope can be addressed at Tuesday's County Commission Meeting.

Southern Cross's Oyster facility is primarily in a commercial area of Cedar Key along a narrow strip of State Road 24. Properties north of Southern Cross mostly include, short-term rentals, RV Sites, and small motels. Properties to the south of the site include commercial business, RV/mobile home sites, and a small area that appears from an "Google Aerial View" to be a few homes. One modest residential property is close to the facility. None of the properties in my estimation approach the quality and value of Alligator Point properties. *See photos 1 thru 4, attached.*

The proposed project at Alligator Point has adjacent residential property and residential properties extend from that point westward. All of these properties are of far greater value than the residential property noted at Cedar Key.

Please address these questions and areas of concern.

1) How will Paul Parker as the lease-holder of the land the facility will sit on guarantee that the facility owner will follow all state and county laws regarding the operation of the facility and also comply with the norms of Alligator Point's expected life-style and investment?
2) What is the state's acceptable maximum decibel limit for this kind of facility?
3) I presume operation is 24/7. Will operational noise, lights, work people and trucks be an annoyance to neighboring properties, to passers-by?
4) What impact will the facility have on our fragile road?

5) Are property values and the ability to sell be compromised by the proximity of an Oyster Hatchery? *See photo 5, attached.*
6) How will the proximity of Building #1 and Building #2, and the proposed road so close to the neighboring property line impact that residential property owner? *See photo 6 and 7, attached*
7) How will the Hatcher Road connect to the Harbor Circle/Tom Roberts Road Intersection? Many drivers are confused on how to proceed thru the intersection.
8) Has the potentially adversely affected property owner been notified of the proposal? What is their reaction?

The Florida Department of Agriculture and Consumer Services oversees aquaculture enterprises. The Florida Department of Environmental Protection operates our state parks. Bald Point State Park borders the clam/oyster lease sites. Why can't the two state agencies work together to provide space for the development of a launch ramp, parking and an oyster hatchery/nursery on land not impacting residential property; on a site that does not necessitate transport on our fragile gulf-side road.

Loggers are allowed to harvest trees in state parks. Why can't a state park also support a shellfish industry?

I truly hope Mr. Parker and his representative Mr. Garrick will address these concerns today before the County Commission moves forward on a decision whether or not to re-zone 125 Harbor Circle, Alligator Point, Franklin County, Florida. Property lying in Section 6, Township 7 South, Range 1 West.

Sincerely,

Ann Maruszak

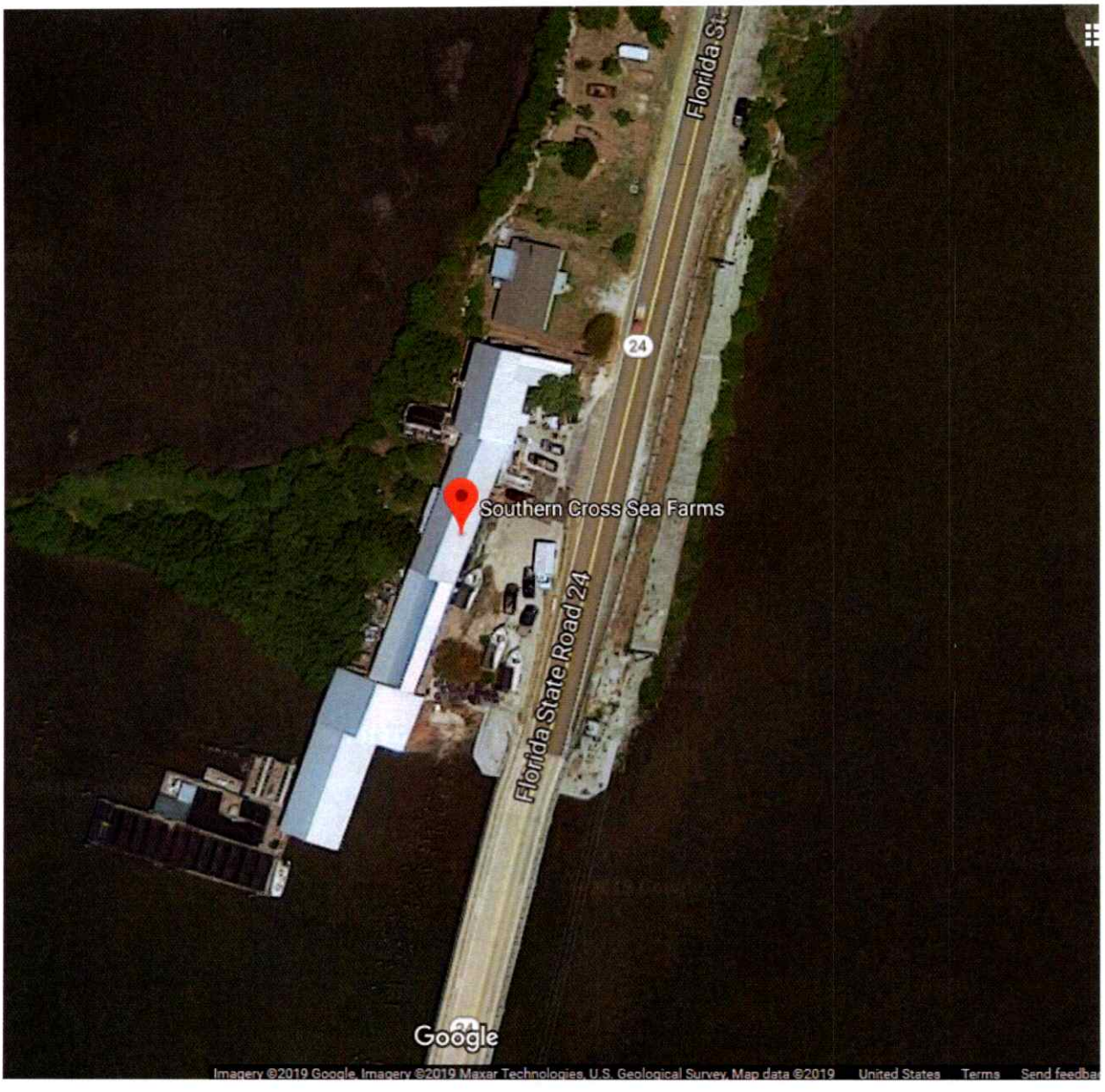


PHOTO 1: Southern Cross Sea Farm, Cedar Key, FL

PHOTO 2: Southern Cross Sea Farm, Cedar Key, FL

PHOTO 3: Small motel to the north

PHOTO 4: Residential property near Southern Cross

PHOTO 5: Quite a few for sale signs in the area. This is one example. Near the facility.

P. O. BOX 385, APALACHICOLA FLORIDA 32329–0385

PHOTO 6: From the November 19th agenda documents

How is it that proposed buildings # 1 and #2 are not too close to the adjacent residence? How will the proposed road impact the adjacent property owner with business related traffic?

PHOTO 7: From the Franklin County Property Appraisers website
Compare the blue property line with the location details of a proposed road and buildings, very close.

amyk@franklincountyflorida.com

From: Lauren Driggers <2sd5rn0@gmail.com>
Sent: Monday, November 18, 2019 12:47 PM
To: amyk@franklincountyflorida.com
Subject: Fwd: Proposed Oyster Hatchery at Alligator Point

Hello Amy -

We are unable to attend today's meeting but I would also like to know when Mr. Parker was aware of the aforementioned plans to build a hatchery and advised of any concerns to the surrounding residents. I was sold a property by Mr. Parker's realty team in May and was never advised of this potential impact to property value or possible intrusion upon our expected quiet 'way of life' on Alligator Point.

V/R,

Lauren Driggers
168 Harbor Circle

---------- Forwarded message ---------
From: **Ann Maruszak** <maruszak790@comcast.net>
Date: Mon, Nov 18, 2019, 12:26 PM
Subject: Proposed Oyster Hatchery at Alligator Point
To: Bunky Atkinson <bunkyatkinson@juno.com>, Sue Brafford <ssbrafford530@msn.com>, Bruce and Allie <alestinson@gmail.com>, Lyra Erath <erathlyra@yahoo.com>, Janie Flynn <janegayflynn@gmail.com>, Laurie at work Flynn <lflynn@envisioncu.com>, Angie and Walter Gaddy <agaddy98@gmail.com>, Jo Morton - gmail <morton.jo23@gmail.com>, Missy Grosvenor <misa@talstar.com>, Bob Hoelzle <bobhoelzle@netzero.com>, Carol Kimbrough <kimbc1@bellsouth.net>, Carol Kimbrough <ckimb39@gmail.com>, Henree Martin <hmartin@nettally.com>, Deborah McAfee <deborahpmcafee@gmail.com>, Joan Melnick <joanmelnick@yahoo.com>, Lee Palmer <lpalmer@fairpoint.net>, Karen Parks <karenlp_us@yahoo.com>, Anice Prosser_work <aprosser@envisioncu.com>, Peggy Sanders <peggysan@embarqmail.com>, Nancy Widener <nwidener98@yahoo.com>, <53redfox@gmail.com>, Al and Alice <awsander70@gmail.com>, Geri Atkinson-Hazelton_Gmail <geri.atkinsonhazelton@gmail.com>, Marta Leonida <marta2645@gmail.com>, Shawn and Lauren <2sd5rn0@gmail.com>

Tuesday, tomorrow, The Franklin County Commission may vote on re-zoning property owned by Paul Parker located near his real estate office and adjacent to the residential property just to the west of his office to build an Oyster Hatchery.

You may have read opinions about this proposal on NextDoor or via others.

I am including our neighbor, Steve Fling's comments in this email that he posted on NextDoor and I am including questions I plan to present to the County Commissioners tomorrow.

I urge you to consider the proposal and attend the County Commission meeting tomorrow. If you cannot attend send or call-in your comments to the Commissioners today. Email addresses for the commissioners can be found at www.franklincountyflorida.com

Steve states the hearing begins at 10:00am. Just in case, please also know that the County Commission meeting begins at 9:00am.

Ann

From Steve Fling:

Welcome to our Neighborhood C-3 to C-1 Re-Zoning

Neighbors, Please take the time to read this C-1 Franklin County Zoning description that is proposed for our community. It will allow anything from a shellfish hatchery, commercial marine facilities, seafood fertilizer production to ice making, and much more, 24 hours a day. Take a look at the setback requirements.... none, the site plan that has been proposed along with this zoning change puts the buildings on the only access road on Alligator Point, which is Tom Roberts Road (the road through the old KOA). No matter how you view this proposal, it will be a part of all our lives; we'll have to look at it, hear it, and smell it, every day on Alligator Point. We all support our seafood industry, we all love and enjoy the Alligator Harbor, we fish and boat on it, and we all love our farm raised Alligator Harbor Oysters. Any development or future development on Alligator Point can affect the Alligator Harbor. We need to know what were being asked to accept now, and in the future. I have asked our County Commission to delay any decision on the proposal until all the questions and concerns can be addressed; environmental impacts, noise levels, odor levels, lighting, traffic increases, waste disposal, landscaping, and pollution of the Alligator Harbor, all these and more need to be answered. We need to know these issues will be addressed, and controlled, in order for this development to be a benefit for the community as well as a benefit for the Seafood Industry. Please attend the public hearing on this matter this coming Tuesday, the 19th , at 10am, in the Franklin County Annex. If you can't attend then please send Mrs. Amy M. Kelly, CFM, Zoning & Floodplain Administrator at amyk@franklincountyflorida.com an e-mail expressing your opinion of the re-zoning from C-3 to C-1 on Alligator Harbor. C-1 COMMERCIAL FISHING DISTRICT DISTRICT INTENT: To provide for the location of commercial activities related to the seafood industry and the Bay. It is recognized that these activities require proximity to the Bay and this designation will ensure that land is set aside for such activities. PERMITTED USES AND STRUCTURES PRINCIPAL: 1. Light intensive seafood processing including, but not limited to oyster, shrimp, and fin fishing processing. 2. Docking and landing facilities with special provisions for commercial fishing boats. 3. Support facilities including boat building, marine fueling, marine hardware, net weaving, ice making, seafood storage and warehousing. 4. Marine culture shore facilities including shellfish rearing and fattening and crab culture. 5. Uses determined by the Planning and Zoning Commission to be similar to the above. ACCESSORY: 1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2. Fire stations. PROHIBITED USES AND STRUCTURES: 1. Residential uses. 2. All uses not specifically or provisionally permitted herein. 3. Hotels and motels. SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1. Water dependent tourist commercial facilities including recreation support facilities. 2. Tourist oriented commercial facilities. 3. Marinas, utilizing upland dry storage to the maximum extent possible to protect vital resources, and on shore boat facilities. 4. Seafood industrial parks. 5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations. 81 DEVELOPMENT STANDARDS MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth, or frontage;

From Ann:

Mr. Parker, please address these questions and areas of concern.

- How will Paul Parker as the lease-holder of the land the facility will sit on guarantee that the facility owner will follow all state and county laws regarding the operation of the facility and also comply with the norms of Alligator Point's expected life-style?
- What is the state's acceptable maximum decibel limit for this kind of facility?
- I presume operation is 24/7. Will operational noise, lights, work people and trucks be an annoyance to neighboring properties, to passers-by?
- What impact will the facility have on our fragile road?
- Are property values and the ability to sell be compromised by the proximity of an Oyster Hatchery? *See photo 5, attached.*
- How will the proximity of Building #1 and Building #2, and the proposed road so close to the neighboring property line impact that residential property owner? *See photo 6 and 7, attached*
- How will the Hatcher Road connect to the Harbor Circle/Tom Roberts Road Intersection? To many drivers it is already a mystery how to proceed thru the intersection.
- Has the potentially adversely affected property owner been notified of the proposal? What is their reaction?

The Florida Department of Agriculture and Consumer Services oversees aquaculture enterprises. The Florida Department of Environmental Protection operates our state parks. Bald Point State Park borders the clam/oyster lease sites. Why can't the two state agencies work together to provide space for the development of a launch ramp, parking and an oyster hatchery/nursery on land not impacting residential property; on a site that does not necessitate transport on our fragile gulf-side road.

Loggers are allowed to harvest trees in state parks. Why can't a state park also support a shellfish industry?

I truly hope Mr. Parker and his representative Mr. Garrick will address these concerns today before the County Commission moves forward on a decision whether or not to re-zone 125 Harbor Circle, Alligator Point, Franklin County, Florida. Property lying in Section 6, Township 7 South, Range 1 West.

amyk@franklincountyflorida.com

From: Betty <betty@cumminsfamily.net>
Sent: Monday, November 18, 2019 11:35 AM
To: amyk@franklincountyflorida.com
Subject: Opposed to oyster spat nursery/fish hatchery in residential neighborhood on Alligator Point

I just want to add my name as being opposed to any kind of oyster spat nursery-fish hatchery located in a residential neighborhood on Alligator Point. The negative effects associated with the lights, noise, and odors of a spat nursery near the residential shoreline in Alligator Harbor would be a hardship for residents in nearby homes. You have such a project scheduled for a public hearing tomorrow (11/19/2019) at the commission meeting. While I am not able to attend in person, I want to be counted as someone opposed to this or any other commercial project near a residential neighborhood that will degrade the quality of life for residents of Alligator Point.

Thank you for your consideration.

Betty Cummins

Alligator Point property owner

amyk@franklincountyflorida.com

From: MARGARET HOWARD TRAMMELL <meggiehoward@msn.com>
Sent: Monday, November 18, 2019 10:21 AM
To: amyk@franklincountyflorida.com
Subject: Alligator Point: Zone change from C-3 to C-1

Dear Mrs. Kelly,

I want to express my concern about the zone change on a property at Alligator Point located on Tom Roberts Road/Alligator Harbor. This change clearly threatens the comforts and living conditions of a quiet neighborhood.

Many of our homes are near this property, and we live here fulltime. We are shocked and horrified by a proposal that could change our neighborhood in such a negative manner. This commercial zoning change could potentially bring loud noises, bad odors and glaring lights to an otherwise peaceful neighborhood!

Thank you for considering our point of view as residents of Alligator Point.

Sincerely.

Margaret Howard Trammell

amyk@franklincountyflorida.com

From: Josh Simmons <joshrsimmons@hotmail.com>
Sent: Sunday, November 17, 2019 11:56 AM
To: amyk@franklincountyflorida.com
Subject: Rezoning at Alligator Pont

Dr. Mr. Kelly:

I am contacting you due to concerns regarding the proposed zoning changes at Alligator Point from C-3 to C-1. As the facility will be highly visible and in close proximity to the houses and waterways, I have strong reservations about any kind of a intensive commercial application at this location. I own a total of 3 parcels on Alligator Point. My properties at 1551 and 15549 are both rental properties that will generate about $100K in revenue all of which will be subject to the county hotel tax in addition to the $10K or so I pay in property tax already. This rather significant contribution to the county budget is 100% dependent on Alligator Point being a great QUIET place to visit. Over and over that's what I'm told and that's why people not only live there or personally own houses but also why they rent and vacation. I believe with all the new high end construction and renovation ongoing along Alligator Drive, the point is really coming into it's own and it would be a shame to change that. Without some very specific restrictions regarding noise and light pollution as well as hours of operation, I do not think there is a place for any major development on the inhabited areas of the point near the beaches. Thank you for your consideration.

Sincerely,
Josh and Kate Simmons

amyk@franklincountyflorida.com

From: Carol Rippee <Carol@rippeeconstruction.com>
Sent: Friday, November 15, 2019 10:47 AM
To: amyk@franklincountyflorida.com
Cc: 'Mark Curenton'; 'Michael Moron'
Subject: RE: Zoning Franklin County

The problem is that birthing and killing are in the same zone.
Could birthing, with the intent to sell to oyster farmers in the harbor, be considered as a C2 Principal 6 – *Uses determined by the Planning & Zoning Commission to be similar to the above*, as a retail sale operation? This would exclude the killing and not require any changes to zoning principals. Paul could request a C2 zoning change. This would resolve most of the zoning argument if it is determined that this is good for the harbor. As I said, I'm looking for a solution to come to the meeting with, not just a complaint.
Thanks for your time,
Carol

From: amyk@franklincountyflorida.com <amyk@franklincountyflorida.com>
Sent: Friday, November 15, 2019 10:12 AM
To: Carol Rippee <Carol@rippeeconstruction.com>
Cc: 'Mark Curenton' <markc@franklincountyflorida.com>; 'Michael Moron' <michael@franklincountyflorida.com>
Subject: FW: Zoning Franklin County

Good Morning Ms. Rippee:

The five principal uses are listed below and are not limited to just one of the five. The County Commission would have to create a new zoning ordinance to limit the property to one particular use and with new prohibiting uses. Otherwise, all principal uses are allowable and not limited as approved in the C-1 District below.

C-1 COMMERCIAL FISHING DISTRICT

DISTRICT INTENT: To provide for the location of commercial activities related to the seafood industry and the Bay. It is recognized that these activities require proximity to the Bay and this designation will ensure that land is set aside for such activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. Light intensive seafood processing including, but not limited to oyster, shrimp, and fin fishing processing.
2. Docking and landing facilities with special provisions for commercial fishing boats.
3. Support facilities including boat building, marine fueling, marine hardware, net weaving, ice making, seafood storage and warehousing.
4. Marine culture shore facilities including shellfish rearing and fattening and crab culture. ←
5. Uses determined by the Planning and Zoning Commission to be similar to the above.

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire stations.

PROHIBITED USES AND STRUCTURES:

1. Residential uses.
2. All uses not specifically or provisionally permitted herein.
3. Hotels and motels.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Water dependent tourist commercial facilities including recreation support facilities.
2. Tourist oriented commercial facilities.
3. Marinas, utilizing upland dry storage to the maximum extent possible to protect vital resources, and on shore boat facilities.
4. Seafood industrial parks.
5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations

Sincerely,
Amy M. Kelly
Amy M. Kelly, CFM
Zoning & Floodplain Administrator
34 Forbes Street, Suite 1
Apalachicola, FL 32320
850-653-9783, Ext. 167

850-653-9799 FAX
amyk@franklincountyflorida.com

PLEASE ALLOW FROM 7-10 BUSINESS DAYS TO COMPLETE ANY PERMITTING REQUEST RECEIVED BY EMAIL. FLORIDA BUILDING CODE ALLOWS 30 BUSINESS DAYS FOR A COMPLETED APPLICATION. MANAGEMENT.

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From: Carol Rippee <Carol@rippeeconstruction.com>
Sent: Thursday, November 14, 2019 5:25 PM
To: amyk@franklincountyflorida.com
Subject: FW: Zoning Franklin County

Amy,
I am looking for a solution to this re-zoning argument. If it is determined that this activity is a principal described as "Marine culture shore facilities including shellfish rearing and fattening" under C-1 zoning, and is good for the harbor, can the C1 zoning be limited to just this principal?
Thanks,
Carol

From: Carol Rippee
Sent: Thursday, November 14, 2019 4:54 PM
To: 'FLINGONTHEPOINT@msn.com' <FLINGONTHEPOINT@msn.com>; 'Judy Lews' <judylewis29@yahoo.com>; 'Andrea Novak' <anovak440@gmail.com>; 'Tom Heinz' <tom@heinznurseries.com>; 'Carol Kimbrough' <ckimb39@gmail.com>; 'V Sch' <vmschwatka@gmail.com>; 'dnphagen@comcast.net' <dnphagen@comcast.net>; 'Robert Lamey' <rwlamey@gmail.com>; 'Travis Lloyd' <travislloydroofing@gmail.com>
Subject: FW: Zoning Franklin County

I put in a letter to the Division of Aquaculture and they called me today. Summary:
They provide two "permissions".
1)Aquaculture lease to use St of Florida property which is property covered with water that is not part of private property. Similar to getting a dock permit. Public notice is required. These floating docks or flupsies don't necessarily need electrical power to work if the water moves over the oysters adequately. Lessees can buy baby oysters from others to grow in these flupsies. There are many of these leases in Florida. They are environmentally favored as they clean the water.
2)Aquaculture Upland Certificate to build the plant on private property where baby oysters are developed to a stage large enough to put into the flupsies. Public notice is not required but zoning requirements must to be met. The success rate for oysters to thrive throughout the process is greatly enhanced if they are in the same water throughout the process. Tom McCrudden is well known by Portia Sapp, Division of Aquaculture as being successful in this operation. As long as the zoning allows this process, they will grant the certificate as there is a need for these areas. Franklin County zoning is specific, stating C1 zoning, Commercial Fishing District, is required for "Marine culture shore facilities including shellfish rearing and fattening". See attached. If the zoning is changed, they will get the certificate, and the property could potentially become any of the other principals listed.

Any argument for or against is with the county.

From: Sapp, Portia <Portia.Sapp@fdacs.gov>
Sent: Thursday, November 14, 2019 2:28 PM
To: Carol Rippee <Carol@rippeeconstruction.com>
Subject:

Portia Sapp
Director
Division of Aquaculture
Florida Department of Agriculture and Consumer Services
850-617-7600
850-617-7601 (Fax)
Portia.Sapp@FDACS.gov
600 South Calhoun Street, Suite 217
Tallahassee, Florida 32399-1300
www.FDACS.gov
Note: New domain name and email address above. Please update your records.

Please note that Florida has a broad public records law (Chapter 119, Florida Statutes). Most written communication to or from state employees are public records obtainable by the public upon request. Emails sent to me at this email address may be considered public and will only be withheld from disclosure if deemed confidential pursuant to the laws of the State of Florida.

amyk@franklincountyflorida.com

From: Tom Heinz <tom@heinznurseries.com>
Sent: Friday, November 15, 2019 12:23 PM
To: Robert Lamey; paul@harborpointrealty.com
Cc: Carol Rippee; FLINGONTHEPOINT@msn.com; Judy Lews; Andrea Novak; Carol Kimbrough; V Sch; dnphagen@comcast.net; Travis Lloyd; Portia.Sapp@fdacs.gov; amyk@franklincountyflorida.com; ves10351308@gmail.com
Subject: Re: Zoning Change

Hello Robert,

Thanks for doing the legwork to find out just what the specific zoning designations will allow.

Tom Heinz
Heinz Nurseries
4140 Bradfordville Rd.
Tallahassee, FL 32309
(850)668-0961

From: Robert Lamey <rwlamey@gmail.com>
Sent: Friday, November 15, 2019 10:57 AM
To: paul@harborpointrealty.com <paul@harborpointrealty.com>
Cc: Carol Rippee <Carol@rippeeconstruction.com>; FLINGONTHEPOINT@msn.com <FLINGONTHEPOINT@msn.com>; Judy Lews <judylewis29@yahoo.com>; Andrea Novak <anovak440@gmail.com>; Tom Heinz <tom@heinznurseries.com>; Carol Kimbrough <ckimb39@gmail.com>; V Sch <vmschwatka@gmail.com>; dnphagen@comcast.net <dnphagen@comcast.net>; Travis Lloyd <travislloydroofing@gmail.com>; Portia.Sapp@fdacs.gov <Portia.Sapp@fdacs.gov>; amyk@franklincountyflorida.com <amyk@franklincountyflorida.com>; ves10351308@gmail.com <ves10351308@gmail.com>
Subject: Zoning Change

Paul,
When you first described the oysters rearing facility to be built on your property you said there would be no noise, no smell, no pollution, and no impact on the bay or the residential character of our neighborhood. Since no commercial enterprise is so innocuous, it struck me as a bad idea. Now that I have read all that a C1 designation would allow, I believe it is not just a bad idea – it is wrong.
Specifically, C1 destination would allow:

1. Seafood processing "not limited to oyster, shrimp and fin fishing processing";
2. Docking for commercial boats;
3. Support facilities including marine fueling, ice making, boat building, sea food storage and warehousing;
4. Marine culture shore facilities including shellfish rearing and fatting and crab culture.

All of these commercial operations have great potential for noise, smell, bay pollution, plus heavy bay water and road use. They would not only degrade property values but more importantly degrade the residential character of our neighborhood and the quality of life on Alligator Point.
At the taxpayer meeting you pointed out that you owned the land and you promised you would never allow these C1 commercial operations. I would take you at your word except:

1. If you would never allow them then they should not be made legal by means of a zoning change;

2. If you ever sell the land then your promise becomes irrelevant and we are saddled with a C1 area in our backyards. The next owner would have the right to implement any or all the commercial operations permitted by C1 designation.
3. You also said that you believed that you could raise baby oysters under your current C3 zoning. I have read the Principle Uses under C3 zoning and you cannot raise baby oysters.

I fear that for the sake of a short term gain of oyster babies you will give Alligator Point an enormous long term problem. As a neighbor I would ask you to please pull your application for a zoning change and, if it is too late for that, join your neighbors in asking the zoning commission to deny the request.

Bob Lamey
1305 Angus Morrison

amyk@franklincountyflorida.com

From: Michael Moron <michael@franklincountyflorida.com>
Sent: Friday, November 15, 2019 9:27 AM
To: <amyk@franklincountyflorida.com>
Subject: Fwd: Franklin County Florida - Suggestion

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

Begin forwarded message:

> **From:** Chris Heil <no-reply@franklincountyflorida.com>
> **Date:** November 15, 2019 at 8:48:18 AM EST
> **To:** michael@franklincountyflorida.com
> **Subject: Franklin County Florida - Suggestion**
> **Reply-To:** chrisheil25@hotmail.com
>
> Name: Chris Heil
> Email: chrisheil25@hotmail.com
> Phone: 8503225661
>
> Address of Concern:
> Shellfish Hatchery on Alligator Point
>
> Suggestion:
> Dear Commissioners:
>
> Please note, as a property owner on Carnival Lane, and also George Vausell Road on Alligator Point, I am AGAINST the rezoning of C-3 to C-1 on Alligator Point for a Shellfish Hatchery. I do not believe the quality of life of the residents surrounding this proposed project should decline to the sole benefit of one property owner. I believe you will find the majority of residents and property owners are against this proposal. Please vote no on this proposal.
>
> Thank you for your time,
>
> Chris Heil
>
> --

This e-mail was sent from a contact form on Franklin County Florida (https://www.franklincountyflorida.com)

amyk@franklincountyflorida.com

From:	Steven Fling <flingonthepoint@msn.com>
Sent:	Friday, November 15, 2019 4:43 AM
To:	'Amy Kelly'
Cc:	Mark Curenton - Franklin County
Subject:	Fw: Re-Zoning on Alligator Point
Attachments:	Oyster Hatchery.doc

From: Steven Fling <flingonthepoint@msn.com>
Sent: Friday, November 15, 2019 4:30 AM

Subject: Re-Zoning on Alligator Point

Good Morning Mrs. Amy, I hope all is well,
I attached a personal note and a letter concerning the proposed re-zoning on Alligator Harbor. The public hearing is scheduled for this coming Tuesday. Could you please make sure the Commissioners have a copy of both the note and the letter. If the note and letter can be part of the Public Hearing please enter them both. While we all support our seafood industry I feel our Alligator Harbor is just to fragile to move forward with the proposed development until all the issues and concerns have been studied and addressed, I am urging our Commission to postpone any action until all the concerns are addressed.
Thank You !
Steve Fling

Proposed Zoning Change on Alligator Point Harbor from C-3 to C-1 Public Hearing 11/19/2019

Morning to All,

I attached the following letter I sent to our Commission concerning the proposed re-zoning and development with a Shellfish Hatchery on the old Alligator Point KOA property. As I said at the last APTA meeting, when I purchased my new house on Harbor Circle there was a similar Hatchery operation on the property next door. The pumps ran 24 hours a day, not only were they loud, you could feel the vibration, and there were strong odors from time to time. We all support the seafood business, and can support this proposed development.....with the proper safeguards and controls. I think we all want to hear the surf at night when things are quiet, not pumps and machinery running. We all want to be able to see the stars, and not the glow of lights, and we don't want to smell the spoils from this proposed development..... I'll date myself……when I was younger as my family headed through Panacea to Alligator Point, when we entered Panacea, we had to roll up the windows because of the smell from a commercial crab processing plant, it was truly overpowering. Let's support the development and at the same make sure it will be good for our environment and community. Let's make sure all the due diligence is completed, and safeguards are in place prior to any movement forward with the development. Together we can work with the development to ensure it will be an enhancement to our community and then we all can look forward to having even more good Alligator Point Oysters , (On the Half Shell is my favorite) !!!!!!! Please let our County Commission know !

Request to Change C-3 Zoning to C-1 on Alligator Point for a Shellfish Hatchery Public Hearing 11/19/2019

Dear Franklin County Commissioners and Concerned,

Honorable Commissioners,

Please understand how important the scope of this development is to Alligator Point. This development is in our neighborhood bordered by our homes. Help us ensure this development will be an enhancement to our neighborhood ! Please consider the following questions for your review; these should be answered before this zoning request can be fully considered.

#1 Noise……What will be the Noise Levels allowed, will they vary, will there be permanent controls on the noise levels allowed for all development on the site currently considered, and in the future?

#2 Smell/Odors..... What smells and odors will be expected, will they be controlled, and will there be allowable limits in the proposed and the possible future development on the site?

#3 Lights.....How much night lighting will be allowed and will it be controlled in the current proposal and in future development?

#4 Affluent Discharges into Alligator Harbor .....How much affluent will be allowed to be discharged into the Alligator Harbor, can our Harbor tolerate it? Will it be controlled with the proposal and for future development on the site?

#5 Salt Water Use.....How much salt water will be pumped out of the Alligator Harbor, will it be controlled in the proposal and for future development on the site? #6 Additional Uses.....What other developments will be allowed once the property is re-zoned, and will controls be established for future site development?

#7 Location Studies.....The Alligator Harbor is a totally unique environment, it has no fresh water flow whatsoever, it is a closed Bay, and the only water movement is due to tidal action. As such the only information that would apply to the effects of this proposed development would be actual studies done on the Alligator Harbor itself, have they been done? There is no way to apply previous studies, statistics, or other comparable development impacts to predict the impact this development will have on the Alligator Harbor. The benefits and environmental impacts that have been quoted with this development are based on other environments and locations, which are not the Fragile Alligator Harbor. An environmental impact study needs to be completed prior to any development on the site.

We are all in favor of, and fully support our Seafood and Shellfish Industry, no one wants to see it damaged. Let's not rush to allow this Re-Zoning until we know the full extent of this developments impact, and can control any additional development. Please postpone the proposed zoning change. Hopefully, once all the information is known and proper controls are assured, this proposal will be an enhancement for our current Seafood, and Shellfish Industry, Our Environment, the Alligator Harbor, and the Alligator Point Community, not a detriment.

Thank You !

Sincerely,

Steve Fling, Alligator Point, AP resident of 42 years

Request to Change C-3 Zoning to C-1 on Alligator Point for a Shellfish Hatchery
Public Hearing 11/19/2019

Dear Franklin County Commissioners and Concerned,

Honorable Commissioners,

Please understand how important the scope of this development is to Alligator Point. This development is in our neighborhood bordered by our homes. Help us ensure this development will be an enhancement to our neighborhood !

Please consider the following questions for your review; these should be answered before this zoning request can be fully considered.

#1 Noise.....What will be the Noise Levels allowed, will they vary, will there be permanent controls on the noise levels allowed for all development on the site currently considered, and in the future?

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#4 Affluent Discharges into Alligator Harbor .....How much affluent will be allowed to be discharged into the Alligator Harbor, can our Harbor tolerate it? Will it be controlled with the proposal and for future development on the site?

#5 Salt Water Use.....How much salt water will be pumped out of the Alligator Harbor, will it be controlled in the proposal and for future development on the site?

#6 Additional Uses.....What other developments will be allowed once the property is re-zoned, and will controls be established for future site development?

#7 Location Studies.....The Alligator Harbor is a totally unique environment, it has no fresh water flow whatsoever, it is a closed Bay, and the only water movement is due to tidal action. As such the only information that would apply to the effects of this proposed development would be actual studies done on the Alligator Harbor itself, have they been done? There is no way to apply previous studies, statistics, or other comparable development impacts to predict the impact this development will have on the Alligator Harbor. The benefits and environmental impacts that have been quoted with this development are based on other environments and locations, which are not the Fragile Alligator Harbor. An environmental impact study needs to be completed prior to any development on the site.

We are all in favor of, and fully support our Seafood and Shellfish Industry, no one wants to see it damaged. Let's not rush to allow this Re-Zoning until we know the full extent of this developments impact, and can control any additional development. Please postpone the proposed zoning change. Hopefully, once all the information is known and proper controls are assured, this proposal will be an enhancement for our current Seafood, and Shellfish Industry, Our Environment, the Alligator Harbor, and the Alligator Point Community, not a detriment.

Thank You !

Sincerely,

Steve Fling, Alligator Point, AP resident of 42 years

amyk@franklincountyflorida.com

From:	Michael Moron <michael@franklincountyflorida.com>
Sent:	Thursday, November 14, 2019 9:03 AM
To:	Ricky Jones; bert@franklincountyflorida.com; noah@franklincountyflorida.com; Smokey Parrish; William Massey
Cc:	<amyk@franklincountyflorida.com>
Subject:	Fwd: Alligator Point Re-zoning
Attachments:	C-3 to C-1.doc; Untitled attachment 00095.html

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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Begin forwarded message:

> **From:** Steven Fling <flingonthepoint@msn.com>
> **Date:** November 14, 2019 at 6:32:29 AM EST
> **To:** "bert@franklincountyflorida.com" <bert@franklincountyflorida.com>, Michael Moron <michael@franklincountyflorida.com>, "anovak440@gmail.com" <anovak440@gmail.com>, "benhouston45@yahoo.com" <benhouston45@yahoo.com>, "Info19@franklinclerk.com" <Info19@franklinclerk.com>, John Murphy <southmoonunder@mchsi.com>, Paul Parker <paul@harborpointrealty.com>
> **Subject: Alligator Point Re-zoning**
>
> Good Morning Commissioner Boldt and Mr. Michael,
> Could you please make sure the Board of County Commissioners receives a copy of my concerns attached, and make sure its included within the upcoming Public Hearing on this matter.
> Thank You,
> Steve

amyk@franklincountyflorida.com

From: Tom Heinz <tom@heinznurseries.com>
Sent: Monday, November 11, 2019 11:05 AM
To: amyk@franklincountyflorida.com; 'V Sch'
Cc: 'Carol Rippee'; 'Carol Kimbrough'; dnphagen@comcast.net; 'Robert Lamey'; 'Travis Lloyd'; 'Judy Lews'
Subject: Re: Lease Application 19-AQ-1895 from The Great FloridaShellfish Company

To: Franklin County Commissioners, The Board of Trustees of the Internal Improvement Trust Fund

Dear Ms. Amy Kelly,

Ms. Schwatka's letter to you concisely states my feeling towards this project as well. My biggest concern is the proposed zoning change that would allow seafood or shellfish processing to occur in our community, either now or in the future, without our neighborhood's or the Franklin County Commissioner's input or restriction.

The current zoning should be adequate for the proposed project. The need to upgrade the zoning is the result of a Franklin County administrative overreach! Someone in the planning department is over interpreting the zoning requirements and their recommendation to Mr. Parker is actually exposing our community to a potentially much more intrusive and objectionable commercial enterprise than what is being proposed!

I ask that the planning and permitting department review and reconsider their zoning change recommendation and find a way to allow the current business proposal to proceed under the current zoning. Failing that, I ask the County Board of Commissioners to deny the zoning request.

Will you please see that a copy of my letter is given to both the Commissioners and the Board of Trustees? Thank you for your help.

Tom Heinz
Heinz Nurseries
1300 Peninsular Circle
Alligator Point, FL 32346
(850)668-0961

From: amyk@franklincountyflorida.com <amyk@franklincountyflorida.com>
Sent: Friday, November 8, 2019 4:28 PM
To: 'V Sch' <vmschwatka@gmail.com>
Cc: 'Carol Rippee' <Carol@rippeeconstruction.com>; Tom Heinz <tom@heinznurseries.com>; 'Carol Kimbrough' <ckimb39@gmail.com>; dnphagen@comcast.net <dnphagen@comcast.net>; 'Robert Lamey' <rwlamey@gmail.com>; 'Travis Lloyd' <travislloydroofing@gmail.com>; 'Judy Lews' <judylewis29@yahoo.com>
Subject: RE: Lease Application 19-AQ-1895 from The Great FloridaShellfish Company

I will place this in the file. Thank you.

Sincerely,
Amy M. Kelly
Amy M. Kelly, CFM

Zoning & Floodplain Administrator
34 Forbes Street, Suite 1
Apalachicola, FL 32320
850-653-9783, Ext. 167
850-653-9799 FAX
amyk@franklincountyflorida.com

PLEASE ALLOW FROM 7-10 BUSINESS DAYS TO COMPLETE ANY PERMITTING REQUEST RECEIVED BY EMAIL. FLORIDA BUILDING CODE ALLOWS 30 BUSINESS DAYS FOR A COMPLETED APPLICATION. MANAGEMENT.

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From: V Sch <vmschwatka@gmail.com>
Sent: Friday, November 8, 2019 2:43 PM
To: amyk@franklincountyflorida.com
Cc: Carol Rippee <Carol@rippeeconstruction.com>; to: Tom Heinz <tom@heinznurseries.com>; Carol Kimbrough <ckimb39@gmail.com>; dnphagen@comcast.net; Robert Lamey <rwlamey@gmail.com>; Travis Lloyd <travislloydroofing@gmail.com>; Judy Lews <judylewis29@yahoo.com>
Subject: Lease Application 19-AQ-1895 from The Great FloridaShellfish Company

November 8, 2019

To: The Board of Trustees of the Internal Improvement Trust Fund
Division of Aquaculture
600 South Calhoun Street, Suite 217
Tallahassee, Florida 32399

RE: Comments Against Lease Application 19-AQ-1895 from The Great Florida Shellfish Company

Dear Members of the Board of Trustees,

I live in the residential neighborhood adjacent to the parcel of land that The Great Florida Shellfish Company is requesting to lease from Paul Parker. My neighbors and I have not been given a copy of the plan that The Great Florida Shellfish Company submitted to construct a shellfish business in our residential neighborhood. Without this information, we can only assume that the operation would bring traffic, odor and waste into our environment. Without more information on their plan, I **oppose** this lease.

In addition, Franklin County is requiring a zoning change for the property that would thereby allow seafood processing now and in the future. Due to Florida laws, the use of this area could change from creating baby oysters to processing oysters without any other approval processes required. **I oppose** a zoning change that would allow the possibility of processing shellfish in our residential neighborhood. Franklin County is attempting to apply the same zoning requirements to our neighborhood as those that are applied to the commercial shellfish processing center in Eastpoint. All of our property values surrounding this parcel would decline if this re-zoning were to be approved. We are currently fighting this zoning change and will be at the community hearing later in November. **I oppose** this rezoning on the grounds it would irreparably change the character of our residential neighborhood. Mr. Parker's current zoning allows him

to feed fish in a bait shop type container. It seems reasonable that he should be allowed to do so without being required to get a zoning change that would open the door to "processing".

In addition, Alligator Drive, county road 370 is subject to constant storm damage. **I oppose** any commercial endeavor such as the shellfish processing operation that would require the use of Alligator Drive. The current plan is for property owners to be taxed to maintain the road. We should not have to shoulder the burden for commercial "leasing" entities using our fragile road to access their business at the harbor. The neighborhood consensus is that the State maintained road (98) should be utilized as much as possible for commercial activities and not County road 370 which is subject to frequent destruction not only from named storms but from high tides and wind.

We are experiencing a die off of native oysters in our harbor while the sterile seed oysters are doing well. The native oyster beds adjacent to Mr. Parker's property have turned to sand in the past six years. Creating sterile oyster seeds could be the best use of his property if:

- if the county allows it under its **current** zoning,
- it doesn't harm the harbor,
- if the lessor gives us a plan that fits into the community ambiance, and
- if the county assesses businesses that use Alligator Drive an equitable maintenance tax.

I believe Mr. Parker is working on a plan to submit to the county. The county will be holding the re-zoning community hearing later this month. We ask that you please postpone any decision until Franklin County has time to resolve some of these issues. Another 30 days would make a big difference. Thank you for your consideration of this request.

Respectfully,

Victoria M. Schwatka
1305 Angus Morrison Road
Alligator Point, FL 32346
(850) 349 – 2176
vmschwatka@gmail.com

amyk@franklincountyflorida.com

From: Judy Lews <judylewis29@yahoo.com>
Sent: Sunday, November 10, 2019 2:12 PM
To: Amy Kelly-Ham
Subject: Proposed hatchery project on Alligator Point

Ms. Kelly,
I join my neighbors in opposition to the commercial oyster hatchery proposed by Paul Parker on Alligator Point. This is not an acceptable project in a residential neighborhood and the additional traffic will have a negative impact upon SR 370 which is the only access to the site.
Best regards,
Judy Lewis
1425 Alligator Drive

amyk@franklincountyflorida.com

From:	Carol Kimbrough <ckimb39@gmail.com>
Sent:	Tuesday, November 12, 2019 5:52 AM
To:	amyk@franklincountyflorida.com
Cc:	amyk@franklincountyflorida.com; Carol Rippee; to: Tom Heinz; dnphagen@comcast.net; Robert Lamey; Travis Lloyd; Judy Lews
Subject:	Re: Lease Application 19-AQ-1895 from The Great FloridaShellfish Company

To: Amy Kelly

I have attached the letter written by Victoria Schwatka as I am in full agreement as written. I live on the canal that is extremely near the proposed sight and feel that this operation and request for rezoning certainly puts all of our properties in a hazardous position long term.
Please share our concerns provided to you from many of the neighbors that live in the area of requested zone change and addition of a new business to the bay with the appropriate people who will be making these decisions regarding our bay shores.
Regards,
Carol Kimbrough
1299 Angus Morrison Road
Alligator Point, FL

Sent from Carol Kimbrough

To: The Board of Trustees of the Internal Improvement Trust Fund
Division of Aquaculture
600 South Calhoun Street, Suite 217
Tallahassee, Florida 32399

RE: Comments Against Lease Application 19-AQ-1895 from The Great Florida Shellfish Company

Dear Members of the Board of Trustees,

I live in the residential neighborhood adjacent to the parcel of land that The Great Florida Shellfish Company is requesting to lease from Paul Parker. My neighbors and I have not been given a copy of the plan that The Great Florida Shellfish Company submitted to construct a shellfish business in our residential neighborhood. Without this information, we can only assume that the operation would bring traffic, odor and waste into our environment. Without more information on their plan, I **oppose** this lease.

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Respectfully,

Victoria M. Schwatka
1305 Angus Morrison Road
Alligator Point, FL 32346
(850) 349 - 2176
vmschwatka@gmail.com

amyk@franklincountyflorida.com

From:	V Sch <vmschwatka@gmail.com>
Sent:	Friday, November 8, 2019 2:43 PM
To:	amyk@franklincountyflorida.com
Cc:	Carol Rippee; to: Tom Heinz; Carol Kimbrough; dnphagen@comcast.net; Robert Lamey; Travis Lloyd; Judy Lews
Subject:	Lease Application 19-AQ-1895 from The Great FloridaShellfish Company

November 8, 2019

To: The Board of Trustees of the Internal Improvement Trust Fund
Division of Aquaculture
600 South Calhoun Street, Suite 217
Tallahassee, Florida 32399

RE: Comments Against Lease Application 19-AQ-1895 from The Great Florida Shellfish Company

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I believe Mr. Parker is working on a plan to submit to the county. The county will be holding the re-zoning community hearing later this month. We ask that you please postpone any decision until Franklin County has time to resolve some of these issues. Another 30 days would make a big difference. Thank you for your consideration of this request.

Respectfully,

Victoria M. Schwatka
1305 Angus Morrison Road
Alligator Point, FL 32346
(850) 349 – 2176
vmschwatka@gmail.com

Email: bert@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.

On Oct 14, 2019, at 2:54 PM, Carol Rippee <Carol@rippeeconstruction.com> wrote:

> Bert,
> Thank you for all you do for us. I don't think we can ever say that enough!
> I am writing because I would like you to bring my concerns on the re-zoning of Paul Parkers property to the commissioners meeting. Our lawyer always says to plan for the worse. The worse would be seafood processing in a residential neighborhood that would bring traffic, odor and waste into our environment. Paul say he does not want to do that but, the next owner of the property might. On that alone, I oppose the re-zoning. Paul is not asking to do that; he should not have to re-zone.
> I also oppose putting two 1500 SF feet commercial buildings on our shoreline that currently allows residential and recreational buildings. The information Paul gave out at the meeting did not include any site plan, size of dock, lighting or power requirements, etc. that could cause light, noise and site pollution, lowering the values of the residential properties surrounding it. I cannot find any information on the internet about Tom McCrudden's other activities other than his company was incorporated in 2019. I wanted to look at what his other "operations" look like as 3,000 SF is not a small operation. More information on the "operation" should be submitted before they ask the county to approve the next step.
> I oppose any commercial endeavor that will require the use of Alligator Drive. As you know, property owners are going to be charged to maintain it in the future. How does that affect commercial renting entities using the shoreline for docks and vehicles for maintenance and operation? What is the equitable sharing of cost? Until we get a little further down the road, all rezoning applications should be frozen. We (APTA) believe the State maintained road (98) should be utilized as much as possible for commercial (and ramp) activities as our Point is too fragile, and equitable sharing of Alligator Drive maintenance has not been determined.
> And, a large concern, --- we are experiencing a die off of the native oysters in our harbor. The sterile seed oysters are doing good. We do not know why one is thriving and one is dying. I have watched the oyster beds in front of my home (and Paul's) go to sand in the last 6 years. If I had my wishes, I would keep the harbor natural, although I know we are past that point.
> Thanks for listening,
> Carol

Carol Rippee
Rippee Construction, Inc.
O: 850-668-6805
M: 850-509-6565
carol@rippeeconstruction.com

amyk@franklincountyflorida.com

From: Carol Rippee <Carol@rippeeconstruction.com>
Sent: Thursday, November 7, 2019 9:33 PM
To: amyk@franklincountyflorida.com
Cc: Tom Heinz; Carol Kimbrough; V Sch; dnphagen@comcast.net; Robert Lamey
Subject: FW: Change in Zoning for Paul Parker

From: Carol Rippee
Sent: Sunday, November 3, 2019 12:23 PM
To: Bert Boldt <bert@franklincountyflorida.com>
Subject: Re: Change in Zoning for Paul Parker

Bert,
By not representing your district, you end up representing just Paul. I have forwarded my email to all the other commissioners per your recommendation. I have not had any response from any so I have no evidence that they received it. Can you help me by sending information on the meetings I need to go to for my voice to be heard? The value of my property and my neighbors property will be directly impacted if our view changes from a beautiful view to two large metal buildings, lights on all the time, etc. I have to look at the worst case scenario as we have not been given a plan.
To reiterate my concerns.
1) No zoning changes - What Paul wants to do I feel is allowed under his current zoning. Changing the zoning opens the door for future unknown activities under different ownership.
2) Zoning changes should be frozen until funding of road protection is complete with known cost for each zoning designation. If Fla Dept of Agriculture gives them a permit to harvest or use 1 acre of our bay, how does that impact the use of our road with the trucks going and coming to this business? What is the equable sharing of cost?
3) Personal - protecting the value of my property.

Sent from my iPhone

On Oct 15, 2019, at 1:20 PM, Bert Boldt <bert@franklincountyflorida.com> wrote:

Hi Carol,
Paul is representing Sheryl and me in the sale of our home on Gulf Shore Blvd at this time. Ethically, I have publicly announced that I must not participate in any zoning decision on this matter to avoid any conflict of interest.
Your letter is well worded and professionally insightful. A public hearing will be scheduled for our Commission to hear from the folks on this topic. I welcome you to forward your letter to my fellow commissioners prior to this hearing.
All the Best, Bert

Bert Boldt
Franklin County Florida Commissioner, District 2
33 Market Street, Suite 203
Apalachicola, Florida 32320
Cell: 850-519-4966

amyk@franklincountyflorida.com

From: Carol Rippee <Carol@rippeeconstruction.com>
Sent: Thursday, November 7, 2019 9:30 PM
To: amyk@franklincountyflorida.com
Cc: : Tom Heinz; Carol Kimbrough; V Sch; dnphagen@comcast.net; Robert Lamey; Bert Boldt; Judy Lews; Bert Boldt
Subject: FW: Rezoning of Paul Parker Property for hatchery

Ms. Kelly,
It is my understanding that you do not know of the concerns I have expressed to Mr. Currington and the commissioners on the rezoning of Paul Parker's property. I will forward you all the emails I have sent. Please be aware that Paul Parker's neighbors are very opposed to rezoning. We do not want a seafood processing zone on Alligator Point. Please read my emails. Excuse my redundancy as each email was to different people with much the same information. I am very disappointed that not one person forwarded you this information.
Respectfully,
Carol Rippee

From: Carol Rippee
Sent: Monday, November 4, 2019 6:44 PM
To: markc@franklincountyflorida.com
Cc: Tom Heinz <tom@heinznurseries.com>; Carol Kimbrough <ckimb39@gmail.com>; V Sch <vmschwatka@gmail.com>; dnphagen@comcast.net; Robert Lamey <rwlamey@gmail.com>; Bert Boldt <bert@franklincountyflorida.com>
Subject: Rezoning of Paul Parker Property for hatchery

Dear Mr. Curenton,
I am one of Paul Parkers neighbors along with other adjacent neighbors copied this email. We are against a zoning change that would allow the "processing" of shellfish in our residential neighborhood. Applying the same zoning requirements to our neighborhood as those that are applied to the commercial shellfish processing center in Eastpoint is not applicable. Mr. Parker does not want to kill shellfish, he wants to feed them. His current zoning allows him to feed fish in a bait shop container. It seems reasonable that he should be allowed to feed shellfish in a flupsy container without being required to get a zoning change that would open the door to "processing". Due to Florida laws, we must plan for the worst in order to protect the future quality of life and related property values in our neighborhood. If there is a reason the county wants to change our residential/recreational area into a "processing" area, please advise.
Respectfully,
Carol Rippee

Carol Rippee
Rippee Construction, Inc.
O: 850-668-6805
M: 850-509-6565
carol@rippeeconstruction.com

amyk@franklincountyflorida.com

From: Carol Rippee <Carol@rippeeconstruction.com>
Sent: Thursday, November 7, 2019 9:35 PM
To: amyk@franklincountyflorida.com
Cc: Tom Heinz; Carol Kimbrough; V Sch; dnphagen@comcast.net; Robert Lamey
Subject: FW: Change in Zoning for Paul Parker

From: Carol Rippee
Sent: Thursday, October 24, 2019 7:56 AM
To: ricky@franklincountyflorida.com; smokey@franklincountyflorida.com; noah@franklincountyflorida.com; william@franklincountyflorida.com
Subject: Fwd: Change in Zoning for Paul Parker

Gentlemen,
Please read my concerns over the re-zoning of Paul Parker's property below. My commissioner is Mr. Bolt, but because he has a current business deal with Paul, he can't represent us. He suggested I forward this to all of you.
Thank you for your time,
Carol Rippee
509-6565
On Oct 14, 2019, at 2:54 PM, Carol Rippee <Carol@rippeeconstruction.com> wrote:

> Bert,
> Thank you for all you do for us. I don't think we can ever say that enough!
> I am writing because I would like you to bring my concerns on the re-zoning of Paul Parkers property to the commissioners meeting. Our lawyer always says to plan for the worse. The worse would be seafood processing in a residential neighborhood that would bring traffic, odor and waste into our environment. Paul say he does not want to do that but, the next owner of the property might. On that alone, I oppose the re-zoning. Paul is not asking to do that; he should not have to re-zone.
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> And, a large concern, --- we are experiencing a die off of the native oysters in our harbor. The sterile seed oysters are doing good. We do not know why one is thriving and

one is dying. I have watched the oyster beds in front of my home (and Paul's) go to sand in the last 6 years. If I had my wishes, I would keep the harbor natural, although I know we are past that point.
Thanks for listening,
Carol

Carol Rippee
Rippee Construction, Inc.
O: 850-668-6805
M: 850-509-6565
carol@rippeeconstruction.com

Mark Curenton

From: Carol Rippee [Carol@rippeeconstruction.com]
Sent: Monday, November 04, 2019 6:44 PM
To: markc@franklincountyflorida.com
Cc: Tom Heinz; Carol Kimbrough; V Sch; dnphagen@comcast.net; Robert Lamey; Bert Boldt
Subject: Rezoning of Paul Parker Property for hatchery

Dear Mr. Curenton,
I am one of Paul Parkers neighbors along with other adjacent neighbors copied this email. We are against a zoning change that would allow the "processing" of shellfish in our residential neighborhood. Applying the same zoning requirements to our neighborhood as those that are applied to the commercial shellfish processing center in Eastpoint is not applicable. Mr. Parker does not want to kill shellfish, he wants to feed them. His current zoning allows him to feed fish in a bait shop container. It seems reasonable that he should be allowed to feed shellfish in a flupsy container without being required to get a zoning change that would open the door to "processing". Due to Florida laws, we must plan for the worst in order to protect the future quality of life and related property values in our neighborhood. If there is a reason the county wants to change our residential/recreational area into a "processing" area, please advise.
Respectfully,
Carol Rippee

Carol Rippee
Rippee Construction, Inc.
O: 850-668-6805
M: 850-509-6565
carol@rippeeconstruction.com

Virus-free. www.avg.com

amyk@franklincountyflorida.com

From:	Gaddy, Angie <GaddyA@leonschools.net>
Sent:	Tuesday, November 19, 2019 8:05 AM
To:	amyk@franklincountyflorida.com; ricky@franklincountyflorida.com; bert@franklincountyflorida.com; Noah@franklincountyflorida.com; smokey@franklincountyflorida.com; william@franklincountyflorida.com
Cc:	Gaddy, Walter
Subject:	Rezoning of Property on Alligator Point

Good morning,
I am writing to express my opposition to the rezoning of the property on Harbor Circle. While I do support the local fishermen, I believe this rezoning will adversely affect not only our property values but also our tranquil community. With the destruction of a portion of Alligator Drive this will only bring more traffic to our road. Also, from my understanding loud pumps will be running for long stretches, lights on during the night and at times a stench will be evident around the area. A hatchery does not need to be located next door to homes or across the street from homes.

Again, I am against the rezoning of the property on Harbor Circle.

Thank you.

Angie Gaddy
Fifth Grade Teacher
Roberts Elementary School
gaddya@leonschools.net
850/488-0923

*SUNSHINE LAW AND PUBLIC RECORDS CAUTION: Florida has a very broad Public Records Law. Virtually all written communications to or from School Board of Leon County, Florida Personnel are public records available to the public and media upon request. E-mail sent or received on the LCSB system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law. Individual student records are deemed confidential.

amyk@franklincountyflorida.com

From: Mark Phillipeck <mlphil5@verizon.net>
Sent: Monday, November 18, 2019 5:03 PM
To: amyk@franklincountyflorida.com
Subject: Alligator Point Re-Zoning

November 18, 2019

Dear Mrs. Kelly,

We are writing to express to you our opposition to the proposed re-zoning of Alligator Point from C-3 to C-1. My husband and I bought our house on Alligator Dr. in 2017, and we love the tranquility and natural beauty that makes up the Alligator Point Community. We are native to Pennsylvania, but we were hoping to become permanent residents of Franklin County once fully retired. Alligator Point is a very unique environment, one that should not be altered in any way. Being from outside the area, this is something we can attest to without hesitation, and that is that a C-1 zoning on Alligator Point would not be for the betterment of the community, residents and wildlife alike, including the immense natural beauty. Please take our opposition to heart and do what you can. Thank you very much!

Mark and Lisa Phillipeck
1231 Alligator Drive
Alligator Point, FL 32346

Pennsylvania address:
946 Dairy Rd.
Tamaqua, PA 18252
570-386-3902
mlphil5@verizon.net

amyk@franklincountyflorida.com

From: Lyra Erath <erathlyra@yahoo.com>
Sent: Monday, November 18, 2019 5:13 PM
To: amyk@franklincountyflorida.com
Subject: Oyster Hatchery on Alligator Point

Ms Kelly

We are full time residents of Alligator Point. We pay Franklin County taxes. We are strongly apposed to the re-zoning currently under consideration by the Board. Alligator Point is a neighborhood and NOT a commercial zone. The impact of this hatchery is clearly negative. Please vote NO on the re-zoning of Alligator Point.

Thank You
Lyra Erath
Ted Williams
1301 Angus Morrison Rd
Alligator Point, FL

Sent from my iPhone

amyk@franklincountyflorida.com

From: shaun driggers <barber36867@gmail.com>
Sent: Monday, November 18, 2019 7:33 PM
To: amyk@franklincountyflorida.com
Subject: Rezoning from C3 to C1 for Oyster Hatchery

Hi Amy -

After reading the discourse around this issue, I stand along with my neighbors in absolute disagreement for the proposed zoning change. Considering that this is a grant provided by the state to a corporation that will not consider the local impact I can not stand idly by to just trust, wait and see. The attention county officials have recently given Alligator Point is only due to the money doled out for said state grants. We have been without a road and without a navigable harbor for 3/4 of the residents on Alligator Point. Harbor Circle remains undeveloped with a silted-in inlet which the state and county refuse to open up, I.e. more lots sold, more being built would offset the revenue you seek from the proposed COMMERCIAL Oyster hatchery while maintaining residential zoning status only. Further discussion and more detailed plans need to be shared prior to moving forward on any of the proposed changes for I as a resident am strictly opposed to any commercial development.

Sincerely - Shaun Driggers
168 Harbor Circle

amyk@franklincountyflorida.com

From:	Bruce Stinson <b.stinson@kbrservices.net>
Sent:	Monday, November 18, 2019 8:52 PM
To:	amyk@franklincountyflorida.com
Cc:	BRUCE STINSON
Subject:	Re-zoning from C-3 to C-1 on Alligator Harbor.

Dear Mrs. Kelly,
My wife and I invested a lot of time and money to find that special place to spend the remaining time or our lives together. We chose to live at Alligator Point for its friendly people, beautiful environment, peace and quiet, little traffic on sandy roads and beaches and that "Old Florida" neighborhood vibe.

Alligator Point is a very special place with a delicate ecosystem that must be protected at all costs. To allow a commercial fish processing facility in this area is wrong and will destroy the fragile balance of life in Alligator Harbor.

The idea of the smell and discharge that accompanies the type of activity proposed at the marsh end of Alligator Bay is not only an issue of optics to our beautiful community but an assault on the senses that can never be reversed, not to mention the safety issue of attracting unwanted sea life into the bay. Our families enjoy the Bay, don't make it unsafe to get into the water for Children, Grandchildren, or anyone for that matter.
Public access to Alligator Point for the people that live on AP is tenuous as it is, adding commercial traffic, fuel, fumes and accidents will ruin the atmosphere and residential feeling of this beautiful place forever.

Finally, we travel extensively for work and many, many people all over the country know of and have been to Alligator Point. The common discussion is they love it, saying "how Florida used to be".
Asking the families and visitors to tolerate a commercial fish processing facility as the welcoming placard to Alligator Point is unconscionable.

Thank you for your time,
Bruce

Bruce Stinson, PMP, CSSBB
President
KBR Managed Services, Inc.
198 Harbor Circle
Panacea, Florida 32346
A Service Disabled Veteran Owned Small Business (SDVOSB)
Mobile: (513) 289-8882

b.stinson@kbrservices.net
https://kbrservices.net
info@kbrservices.net

amyk@franklincountyflorida.com

From: Bruce Stinson <b.stinson@kbrservices.net>
Sent: Tuesday, November 19, 2019 9:41 AM
To: amyk@franklincountyflorida.com
Subject: RE: Re-zoning from C-3 to C-1 on Alligator Harbor.

As a follow up,

- I would plead to suspend any decision regarding the above due to acknowledgement that there are almost 200 homes on AP and very, very few people live here fulltime.

- There is also the fact that there are on any given day dozens of signs & posters of real estate listings that become "visual clutter" and that I drove past this particular notice dozens of times to my house without noticing the posting – it's placement back from the road.

- My wife and I OBJECT to this re-zoning on Alligator Point until all residence of Alligator Point are aware of the proposal and details of the future of Alligator Point.

Bruce

Bruce Stinson, PMP, CSSBB
President
KBR Managed Services, Inc.
198 Harbor Circle
Panacea, Florida 32346
A Service Disabled Veteran Owned Small Business (SDVOSB)
Mobile: (513) 289-8882
b.stinson@kbrservices.net
https://kbrservices.net
info@kbrservices.net

From: amyk@franklincountyflorida.com <amyk@franklincountyflorida.com>
Sent: Tuesday, November 19, 2019 8:40 AM
To: Bruce Stinson <b.stinson@kbrservices.net>
Subject: RE: Re-zoning from C-3 to C-1 on Alligator Harbor.

I have placed this in the file.

Sincerely,
Amy M. Kelly
Amy M. Kelly, CFM
Zoning & Floodplain Administrator
34 Forbes Street, Suite 1
Apalachicola, FL 32320
850-653-9783, Ext. 167
850-653-9799 FAX
amyk@franklincountyflorida.com

PLEASE ALLOW FROM 7-10 BUSINESS DAYS TO COMPLETE ANY PERMITTING REQUEST RECEIVED BY EMAIL. FLORIDA BUILDING CODE ALLOWS 30 BUSINESS DAYS FOR A COMPLETED APPLICATION. MANAGEMENT.

E-Mail addresses are public records under Florida Law and are not exempt from Public Records requirements. If you do not want your email address to be subject to being released pursuant to a public records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

From: Bruce Stinson <b.stinson@kbrservices.net>
Sent: Monday, November 18, 2019 8:52 PM
To: amyk@franklincountyflorida.com
Cc: BRUCE STINSON <bruce.stinson@kgpco.com>
Subject: Re-zoning from C-3 to C-1 on Alligator Harbor.

Dear Mrs. Kelly,
My wife and I invested a lot of time and money to find that special place to spend the remaining time or our lives together. We chose to live at Alligator Point for its friendly people, beautiful environment, peace and quiet, little traffic on sandy roads and beaches and that "Old Florida" neighborhood vibe.

Alligator Point is a very special place with a delicate ecosystem that must be protected at all costs. To allow a commercial fish processing facility in this area is wrong and will destroy the fragile balance of life in Alligator Harbor.

The idea of the smell and discharge that accompanies the type of activity proposed at the marsh end of Alligator Bay is not only an issue of optics to our beautiful community but an assault on the senses that can never be reversed, not to mention the safety issue of attracting unwanted sea life into the bay. Our families enjoy the Bay, don't make it unsafe to get into the water for Children, Grandchildren, or anyone for that matter.
Public access to Alligator Point for the people that live on AP is tenuous as it is, adding commercial traffic, fuel, fumes and accidents will ruin the atmosphere and residential feeling of this beautiful place forever.

Finally, we travel extensively for work and many, many people all over the country know of and have been to Alligator Point. The common discussion is they love it, saying "how Florida used to be".
Asking the families and visitors to tolerate a commercial fish processing facility as the welcoming placard to Alligator Point is unconscionable.

Thank you for your time,
Bruce

Bruce Stinson, PMP, CSSBB
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