



FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, FL 32320

PHONE: 850-653-9783 FAX: 850-653-9799

<https://www.franklincountyflorida.com/county-government/planning-building/planning-services/>

Instructions: Complete application, include proof of ownership in the form of a deed, any necessary information supporting your request, and a boundary survey. Application fees: \$250.00 for Re-zoning & \$250.00 for Land Use Change. Return to the following address:

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

PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Charles & Lyda Shults
MAILING ADDRESS: P.O. Box 505 CITY/STATE/ZIP: Lanark Village
CONTACT NUMBER: 850-370-0205 EMAIL: lydaelizabeth@gmail.com
AGENT'S NAME: Joellen Joseph "Paige"
CONTACT NUMBER: 850-370-0235 EMAIL: joellen@anchorfl.com

PROPERTY DESCRIPTION

911 ADDRESS: 2390 Oak Street CITY/STATE/ZIP: Lanark Village FL
LOT(S): 1 BLOCK: 4 SUBDIVISION: Lanark Villa UNIT: _____
PARCEL IDENTIFICATION NUMBER: 12-075-04W-3141-0006-0010

JURISDICTION

☐ APALACHICOLA ☐ EASTPOINT ☐ ST. GEORGE ISLAND ☐ CARRABELLE ☐ DOG ISLAND ☒ LANARK
☐ ST. JAMES ☐ ST. THERESA ☐ ALLIGATOR POINT

DESCRIPTION OF REQUEST

CURRENT ZONING: C4 CURRENT LAND USE: Cafe/Restaurant/Short-term rentals
REQUESTED ZONING: C3 REQUESTED LAND USE: RV, Boat, Trailer, equip. storage
ACREAGE: 1.223 REQUESTED LAND USE: 14 RV sites

OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE: _____ APPROVED/DENIED/TABLED: _____
BOARD OF COUNTY COMMISSION DATE: _____ APPROVED/DENIED/TABLED: _____
PUBLIC HEARING DATED: _____ APPROVED/DENIED/TABLED: _____

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

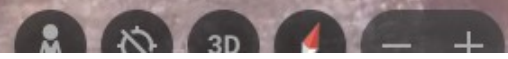
1. **Eastpoint Urban Service Area.** Is this property located within the Eastpoint Urban Service Area?
(Y/N) N
2. **Coastal High Hazard Area.** Is this property located within the Coastal High Hazard Area?
(Y/N) N
3. **Critical Shoreline Zone.** Is this property located within the Critical Shoreline Zone?
(Y/N) N
4. **Soil Conditions.** Copies of the 1994 Soil Survey of Franklin County are available in the Franklin County Building and Planning Office.
5. **Topography.** What is the topography of this property? Gently slopped for drainage
6. **Drainage.** Are there any natural drainage features located on this property?
(Y/N) If yes, please describe: N - Man made drainage on East and West sides of property
7. **Wetlands.** Are there wetlands located on this property? The only way to definitively know if there are wetlands on this 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 location on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html>.
(Y/N) N
8. **Floodplains.** What flood zone is this property located in? X
The Flood maps for Franklin County can be found at: <https://maps.nwfwmdfloodmaps.com/esri-viewer/map.aspx?cty=franklin>
9. **Potential Wildfire Areas.** Is this property susceptible to wildfires?
(Y/N) N
10. **Historic or Cultural Sites.** Are there any historic or cultural sites located on this 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
(Y/N) N - please see attached
11. **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 <https://myfwc.com/wildlifehabitats/wildlife/>
(Y/N) N
12. **Traffic Circulation.** How will this development affect traffic on the roads that serve the development?
please see attached
The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/>.
13. **Affordable Housing.** Will this change increase the supply of affordable housing in Franklin County?
(Y/N) Y - please see attached
14. **Economic Development.** How will this change promote economic development in Franklin County? please see attached
15. **Water and Sewer.** Will this development be served by central water and sewer, or will it be on individual water wells and septic tanks? Central water and sewer - please see attached

2390 Oak St

 2390 Oak St 

 2390 Oak St, Carrabelle, FL 32322

 Save to project



#10 This property is part of the Camp Gordan Johnson Training Center. Per website it does not appear that Camp Gordan Johnson Training Center is viewed as a historical site.

However we would like to maintain it's history with pictures and plaques and offer discounts to the families of those who served at this facility and gave so much as part of our history.

We will also recognize and give discounts to all veterans and active duty and first responders including all active and retired police.

#12 Traffic Circulation- Our plan is to convert the existing restaurant into the clubhouse for the RV Park.

This will reduce nighttime traffic on surface streets as RV'ers will be normally departing mid-morning and arriving mid-afternoon. Most traffic will now be in the daylight hours providing a safer program. With only 14 sites, traffic will be minimal.

We will encourage and map directions from Hwy 98 to Heffernan North to Oak Ave.

Because this RV Park is not directly on Hwy 98, this will not add to traffic entering and exiting Hwy 98 from an additional parking lot or RV Park.

#13 This RV Park and 3 suites will provide lodging for traveling nurses, first responders, emergency personnel, as well as families temporarily working in the area.

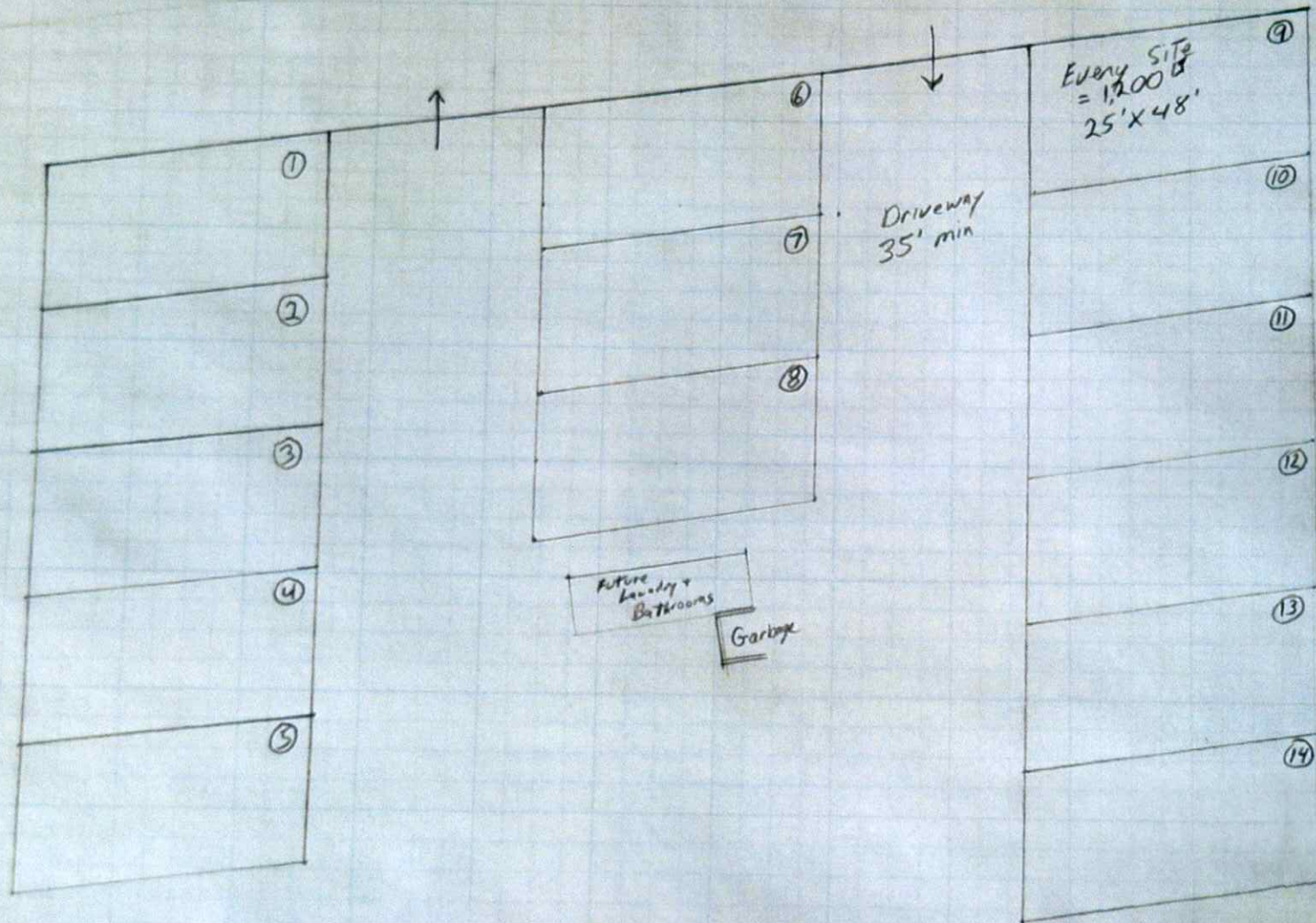
#14 It will provide a very nice, quiet, peaceful exposure to a variety of people from working families and couples to baby boomers that vacation in the area and some will be encouraged to move to this amazing part of Florida.

This park will also provide recreation tax to the county while exposing the east side of Franklin County and reminding them of the history of Camp Gordan Johnson.

Oak ST



Parker Ave.



Every site
= 1,200 sq ft
25' x 48'

Driveway
35' min

Future
Laundry &
Bathrooms

Garage

Garage

Existing House/Building
2390 Oak ST. Lamark Village Fl

#10 This property is part of the Camp Gordan Johnson Training Center. Per website it does not appear that Camp Gordan Johnson Training Center is viewed as a historical site.

However, we would like to maintain its history with pictures and plaques and offer free nights to the families of those who served at this facility and gave so much as part of our history.

We will also recognize and give large discounts to all veterans and active duty and first responders including all active and retired law enforcement, firefighters, educators and EMT's.

#12 Traffic Circulation- Our plan is to convert the existing restaurant seating area into the clubhouse for the RV Park, while keeping the kitchen intact. This will allow us to have a weekly pizza night for our guests and neighbors. Overall, this will create a positive effect with less nighttime traffic in the area. With only 14 RV sites there will only be a couple of RVs coming in and out of the property each day. Obviously, most will be leaving the property in the morning or coming into the property in the midafternoon during low traffic hours. Creating less overall daily traffic in the area than a full-time restaurant and café and equipment storage yard that it is currently zoned for.

We will encourage and map directions from Hwy 98 to Heffernan North to Oak Ave.

#13 This RV Park and 3 suites will provide lodging for traveling nurses, first responders, emergency personnel, as well as families temporarily working in the area. After speaking with locals in the area, we know that these professions are needed in this county, and we feel that this addition to the commercial district will help accommodate the need. We would give discounts if actively employed in our county. Also, with the entire kitchen staying in place, this will support feeding all emergency responders if there is a natural disaster, flood, or fire in the area. A positive impact for the east end of the county. With the size of the RV lots shown in this plan, 25 feet x 48 feet, in an emergency there is room to squeeze 2 RVs in one site. With our planned services that we will install, in a serious emergency event we would be able to temporarily service up to 28 RVs on these 14 sites.

#14 This adult only facility will provide a very nice, quiet, peaceful exposure to a variety of people from working couples to baby boomers, retired folks that will now vacation in the area and some will be encouraged to move to this amazing part of Florida.

This park will also provide recreation tax to the county while exposing the east side of Franklin County and reminding them of the history of Camp Gordan Johnson.

#15 Property is currently in the City of Carrabelle Water and Sewer with commercial lines attached.