

2022 EASTPOINT ECONOMIC FEASIBILITY ANALYSIS

September, 2022

**An Analysis Of The Regulatory and Environmental Variables
And Economic Opportunities For The Eastpoint Business Corridor**



**Prepared for Franklin County and the Eastpoint Civic Association with
Financial Assistance from a USDA Rural Business Development Grant (RBDG)**



Photo Courtesy, Franklin County TDC

Acknowledgements

The 2022 Eastpoint Feasibility Analysis was produced for the Eastpoint Civic Association and Franklin County Commission with financial assistance from a USDA Rural Business Development Grant.

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Apalachicola National Estuarine Research Reserve
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Florida Department of Economic Opportunity

Disclaimer and Limitations

The Eastpoint Feasibility Analysis and Maps are for planning, education and awareness purposes only. The information contained herein should not be used for site-specific analysis, navigation and flood rates or permitting. The contractor makes no warranty explicit or implied, regarding the accuracy or use of this information. The purpose of this data is to provide a feasibility analysis of the project site based on zoning, land use, environmental constrictions and flood hazard location. The Sea Level Rise (SLR), erosion and coastal flooding impact data and maps in this report illustrate the scale of potential flooding, not the exact location. The inundation areas depicted in the SLR analysis are not as precise as they may appear. The data, maps and information provided should be used only as a screening-level tool for management decisions.



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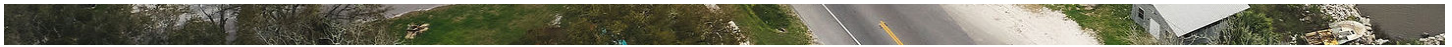
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PROJECT OVERVIEW

Project Summary and Work to Date

As Eastpoint follows a county trend which has, in recent years, seen a blending of commercial seafood production with an increase with tourism and development activities, business leaders realize the need for longterm planning as it relates to land use, infrastructure and accessibility. Most specifically, business leaders, in cooperation with the Eastpoint Civic Association, have been engaging in discussions about the future of Eastpoint's economy, the need for a long-term economic and development plan for the community's highway business district- the hub for nearly all of Eastpoint's commercial activity. Eastpoint leaders have expressed concern that if the corridor is not properly managed, Eastpoint may lose control in guiding its development in a way that preserves a vital commerce link to provide the necessary commercial services and goods to residents and visitors.

This analysis builds on previous economic development studies beginning most notably with a 2013 Franklin County Long-term Economic Diversification Study which sought to *"define the nature of the economic challenges the County faces; identify industries and industry clusters that have the highest potential for expansion as part of an economic diversification effort; and suggest options that will enable the County and its private sector stakeholders to work more effectively to build a unified, vibrant and diversified Franklin County."* (2013 Franklin County Economic Diversification Study, DEO, Stantec, Swan.) That study concluded that the county possessed both assets and challenges influenced by fluctuations in the local fisheries industry and nationwide economic fluctuations. Resource-compatible industries were identified along with recommendations to expand emerging recreational and tourism industries, improve stakeholder cooperation and increase education and training opportunities for residents.

In 2020, the Apalachee Regional Planning Council (ARPC), through the Department of Economic Opportunity (Office of Community Partnerships) assisted the County by completing economic development planning activities which included visioning, asset mapping and the creation of an economic development strategy. Assets identified included the Highway 98 commercial corridor, ANERR Visitor and Research Center, industrial sites, restaurants, lodging, schools, retail businesses, sports park, visitor center, boat ramp, park, fishing pier, library, fire department and a commercial waterfront suitable for a boardwalk.

The 2020 study produced goals and projects for the Eastpoint community that included the following: an historic marker program, creation of a oral history video project, ecotourism promotion, channel dredging, community center creation, pedestrian infrastructure, corridor beautification, affordable housing initiative, improve workforce readiness and the creation of an economic development council.

Several of the projects identified in the 2020 project have been initiated or completed by the Eastpoint Civic Group, including highway beautification signage, channel dredging (October 2022), promotion of ecotourism through the Franklin County Tourism Development Council and pedestrian access. Several other projects in the works include plans to create a coastal boardwalk along the commercial waterfront. The Eastpoint Civic group's interest in the boardwalk project led to a USDA Economic Feasibility Analysis which seeks to document specific parcel data information and value, regulatory, environmental and economic information to the project area in order for leaders to determine the feasibility of future development in the Eastpoint business corridor. This analysis documents the zoning, land use, flood vulnerability, regulatory and environmental constraints as well as natural conditions within the project area. The documentation of these variables, along with an examination of vulnerabilities and economic opportunities, will help leaders make a plan for the future that blends compatible development, adequate infrastructure and sustainable job growth for the community.



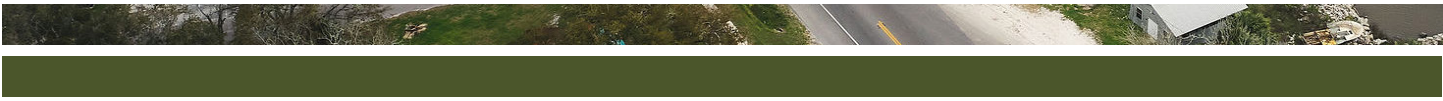
Project Area Location and Description

The Eastpoint Highway 98 Waterfront and Business Corridor Project Area is a 167-acre area that fronts U.S. Highway 98 stretching 2.23 miles from the eastern end of the Bryant Patton Bridge west through unincorporated Eastpoint to 4th Street. Much of the project area overlooks St. George Sound and hugs a narrow strip of coastline behind the protective Eastpoint Breakwater. That breakwater shields the coast and has traditionally protected a fleet of weathered wooden oyster skiffs moored just offshore. The waterfront highway frontage is a valuable asset to Eastpoint and offers unparalleled vistas of St. George Sound. The project boundaries include 217 parcels contiguous to Highway 98 and includes approximately 5297 linear feet of shoreline. See Map 1.

The project area is located within the unincorporated area of Franklin County. Eastpoint ranks in the lower quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Florida. The project area falls within the Eastpoint Census Designated U1 Census Class Code which indicates a census designated place with an official federally recognized name. It also has a Functional Status Code of “S” which identifies a statistical entity.

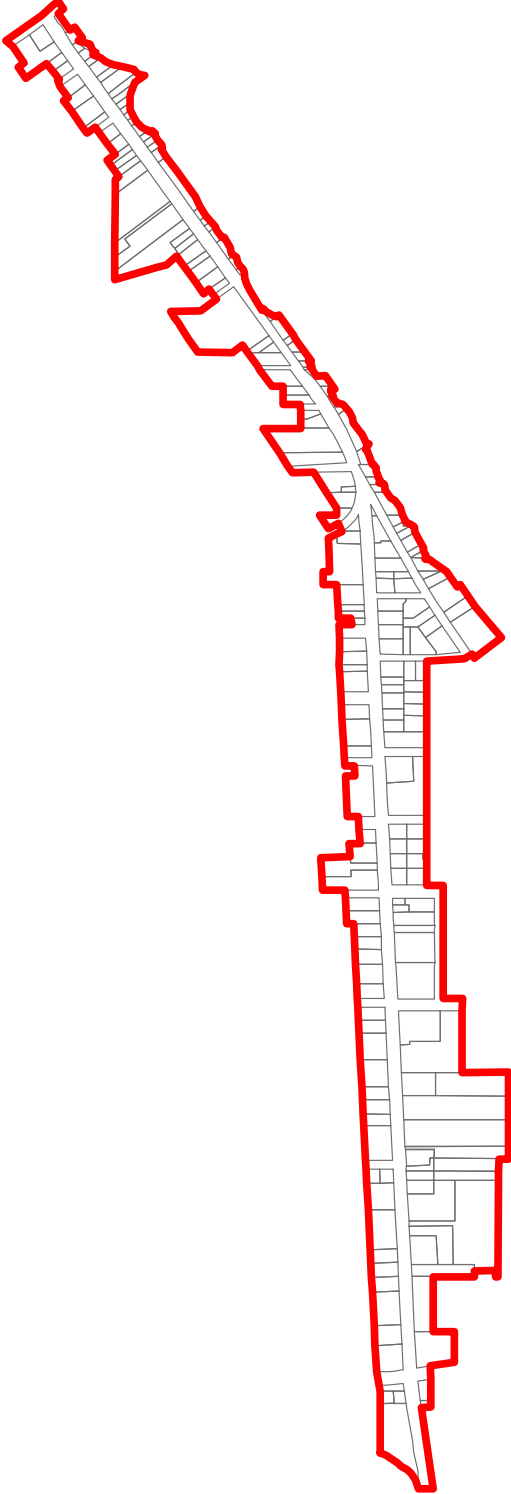


Photo Courtesy, Apalachee Regional Planning Council



Map 1 - Project Boundaries

 Tax Parcels in Project
218 Parcels, 167.2 acres



Eastpoint Feasibility Project
Eastpoint, Florida

 Area of Interest

0 2,200 4,400 Feet





Demographic Profile Overview

According to the 2020 U.S. Decennial Census (American Community Survey) , the population of Eastpoint was 2614. The Eastpoint median household income was \$39,135 compared to a statewide median household income of \$57,703. The poverty rate in Eastpoint is 23.6% compared to a state average of 13.3%. Within that poverty rate, 37% are under 18 years old, 21.6% are between the ages of 18 to 64 and 8.2% are 65 years and older. There are 1,157 housing units and a total of 1002 households in Eastpoint. The median age of residents in Eastpoint is 35.8. Of the older population by age in Eastpoint, 16.5% are 65 and older. 3.9% are 75-84 and .9% are 85 years and older. In general, there are more females than males in the overall population of the County in comparison to other counties in the State of Florida. The average age in Franklin County is slightly higher than the State average, 42.6 for the County versus 40.5 for the State of Florida. A detailed analysis of the available data show that the youth population, ages 0-17, are well below the State and national average. The percent of the Franklin County population over age 18 is 83.1% while the population in the State over age 18 is 78.6%. In the older population, the State percentage and the County percentage start to even out. 17.2% of those over 65 years old make up the State average while in the County 17.0% are over 65. The highest wage-earning age range is typically between 35 and 64 years of age, with earnings dropping off significantly after age 64. The employment rate average is 57.5%.

From the 2013 Swan Study: In general, there are more females than males in the overall population of the County in comparison to the same population cohorts in the State of Florida. If this continues over a long period of time, it could cause a negative impact on the future workforce of the area and even the recruitment of businesses to Franklin County as certain businesses may favor an area with a particular population ratio. This information is something to be aware of over the long-term. The United States society as a whole is increasing in age as baby boomers hit retirement age. In addition, people in general are living longer than ever so the numbers in the following are not unique.

The average age in Franklin County is slightly higher than the State average, 42.6 for the County versus 40.5 for the State of Florida. A detailed analysis of the available data show that the youth population, ages 0-17, are well below the State and national average. With fewer children growing up in Franklin County, it will be important for the community to do what it can to retain as many young community members as possible and to establish motivational factors that will encourage them to return after college. Another option is to consider recruiting future residents in specific age groups based on the needs of the county. If the average age of the County keeps rising, it will be less likely that companies will settle in the area since the workforce could become 'too old'.

The percent of the Franklin County population over age 18 is 83.1% while the population in the State over age 18 is 78.6%. In the older population cohorts the State percentage and the County percentage start to even out. 17.2% of those over 65 years old make up the State average while in the County 17.0% are over 65. The highest wage-earning age range is typically between 35 and 64 years of age, with earnings dropping off significantly after age 64. As the populations move through the various age groups over the next twenty or more years, the County will be at risk of the average wages and earnings declining due to retirement and the limited number of younger workers in the work force. This is a significant concern to the economic development and well-being of the entire community as business recruitment efforts could be hampered by the limited numbers of young, entry-level workers available in the area.



Environmental Designations

Eastpoint, along with much of Franklin County, is considered environmentally important to the State of Florida with abundant natural resources and biodiversity. The area has many State and Federal designations including the Apalachicola National Estuarine Research Reserve, 246,766 acres of public lands and waters in whose boundaries include 52 miles of the lower Apalachicola River and its associated floodplain, Apalachicola Bay, a barrier island, and several small out-parcels. The Reserve is managed by the NOAA and the Florida Department of Environmental Protection as well as the Florida Fish and Wildlife Conservation Commission, Florida Park Service, Northwest Florida Water Management District and the US Fish and Wildlife Service.

The area was also designated a Biosphere Region in 1983 by the UNESCO Man and Biosphere Program which promotes sustainable development that protects the natural resources.

The Eastpoint area is also considered a Class II Shellfish Propagation or Harvesting Area and Outstanding Florida Water. Apalachicola Bay is also an Aquatic Preserve under the Florida Department of Environmental Protection. At one time, the area was considered an Area of Critical State Concern. Each of these designations confers special environmental and funding opportunities not generally available to communities without such designations.

The environmental designations are important because any commercial development proposed within the project area that has the potential to impact adjacent state-owned waters or wetlands will be subject to review by environmental agencies for compatibility with the natural resources.



Photo Courtesy, Apalachicola National Estuarine Research Reserve



REGULATORY ASSESSMENT - LAND USE AND ZONING

LAND USE

There are two land use Land Use Categories within the Project Area: Commercial and Residential. See Map 2. The Land Use Categories are defined in the Franklin County Comprehensive Plan as follows:

Commercial - This category of land use provides suitable location for commercial activities. There is no minimum lot size, width, or depth; however, existing lots may not be subdivided. Commercial land adjacent to waters of Apalachicola Bay can be developed but are reserved for water dependent activities. Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact caused by the surrounding commercial land. Protective measures may include additional setbacks, buffers, or open space requirements.

Residential - This land use category is designed to ensure the health, safety, and well being of residents by limiting the extent and density of residential development to those areas suitable for development. Single family units may not exceed one unit per acre except on lots recorded before August 17, 1978, or in lots platted as part of the 1982 amendment to the St. George Island Development Order, or in subdivisions meeting the requirements of Franklin County Ordinance 89-7, the subdivision ordinance. Multi-family densities may not exceed ten units per acre.

Within the project area, the dominant land use classification is commercial with 118.1 acres. There are 9.6 acres of residential land use that is concentrated in six small parcels contiguous to Highway 98 on the north side. See Table 1.

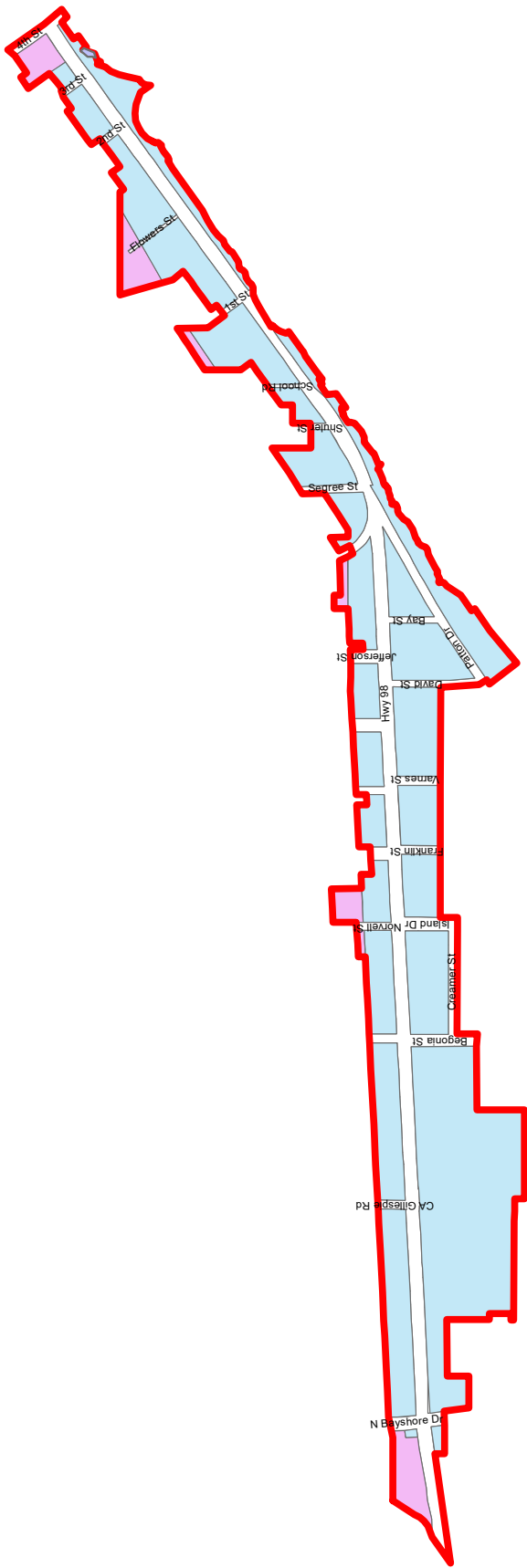
TABLE 1

<u>Land Use Category</u>	<u>Number of Parcels</u>	<u>Acreage</u>
Commercial	211	118.1
Residential	6	9.6

There are several guiding principles within the Franklin County Comprehensive Plan that are protective and applicable to development in Eastpoint, as throughout the county. Specifically the Land Use, Coastal/Conservation, Traffic Circulation, Housing, Infrastructure and Recreation Elements all contain goals, objectives and policies for guiding environmentally compatible, appropriate residential densities and commercial intensities as well as adequate infrastructure for development.

Map 2 - Land Use

Commercial FLU 118.1 acres
Residential FLU 9.6 acres



Eastpoint Feasibility Project

Eastpoint, Florida

Area of Interest





ZONING

Within the project area's Commercial and Residential land use classification, there are several categories of zoning: C-1, C-2, C-3, C-4, R-7 and R-8. See Map 3.

Those zoning categories are defined in the Franklin County zoning ordinance are as follows:

C-1 Commercial Fishing District: 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. Light intensive seafood processing including, but not limited to oyster, shrimp, and fin fishing processing, Docking and landing facilities with special provisions for commercial fishing boats, Support facilities including boat building, marine fueling, marine hardware, net weaving, ice making, seafood storage and warehousing, Marine culture shore facilities including shellfish rearing and fattening and crab culture. Residential uses and hotels and motels are specifically prohibited in this zoning district. Special exception allowances may be made to accommodate Water dependent tourist commercial facilities including recreation support facilities, tourist oriented commercial facilities, Marinas, utilizing upland dry storage to the maximum extent possible to protect vital resources, and on shore boat facilities, Seafood industrial parks, Public utility uses that fit on a single lot. Development Standards: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. Height restrictions and lot coverage requirements apply. See Map 4.

C-2 Commercial Business District: To provide for commercial development in the unincorporated county near present concentrations of population. Permitted uses include the following: Financial, real estate, insurance and other professional services, Retail sales including such retail services as barber and beauty shops, laundry and dry-cleaning facilities, Restaurants, lounges, food services, public assembly halls and entertainment centers, Automotive and engine repair shops and other repair services, Warehouse and storage facilities, Hotels and motels (low impact 50 or fewer units). Prohibited uses include major automotive and engine repair within 1000 feet of any large water body, residential use. Special exception allowances may be made to accommodate Hotels, motels, and time sharing vacation units (high impact over 50 units), churches and community houses and public utility uses that fit on a single lot.

Development Standards: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. BUILDING SETBACK: For all commercial or accessory structures there will be provided:

A) A setback of twenty-five (25) feet from the boundary of the property line bordering any private, local, arterial or collector road.

B) Setback a minimum of ten (10) feet from any other property line, except for attached or commonwall construction.

Height restrictions, lot coverage requirements and off street parking requirements apply as do provisions of the Critical Shoreline District and flood hazard ordinance. See Map 5.

C-3 Commercial Recreational District: To provide commercial services to those using the natural resources of Franklin County. Permitted uses include Boat ramps and marinas, Recreation vehicle parking and camping (limited stay facilities), Fish camps, Motels and hotel accommodating marinas and fish camp customers, Restaurant and food services. Special exception allowances may be made to accommodate Public utility uses that fit on a single lot. Building height restrictions, off street parking, Critical Shoreline District Provisions and Flood Hazard provisions are applicable within this district. Development Standards: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. Height restrictions, lot coverage requirements and off street parking requirements apply as do provisions of the Critical Shoreline District and flood hazard ordinance. See Map 6.



C-4 Mixed Use Residential District: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available. Permitted uses include Single family detached dwellings, All uses permitted in the C-2 Commercial District, a combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land. Special exception allowances may be made to accommodate public utility uses that fit on a single lot. Development Standards: One acre with a minimum depth and width of 100 feet or existing lot of record residential; dwelling units. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided Residential dwelling units to conform with standards for residential housing R-1 and R-2. Business structures to conform to Standards for Commercial Business C-2. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. Height restrictions, lot coverage requirements and off street parking requirements (commercial) apply as do provisions of the Critical Shoreline District and flood hazard ordinance. Critical Shoreline and Franklin County Flood Hazard provisions are applicable within this district. See Map 7.

R-7 Multi-Family High Density District: To provide for areas suitable for multi-family dwelling units not to exceed 15 units per acre. Single family and multi-family dwellings are allowed in this district. Special exception allowances may be made to accommodate community houses, churches, group homes and public facilities, foster care facilities, electrical substations, utility structures and uses. Development Standards: Development in this district must be connected to public water and sewer system. Minimum lot size is One dwelling unit per 2900 square feet; provided however that single family dwellings shall be developed in accordance with development standards of the R-1 zoning district. Setbacks, lot coverage restrictions and height restrictions apply. See Map 8.

R-8 Multi-Family Medium Density. District intent is to provide for areas suitable for multi-family dwelling units not to exceed 8 units per acre. Special exception allowances may be made to accommodate community houses, churches, group homes and public facilities, foster care facilities, public utility structures and uses. Development Standards: Development in this district must be connected to public water and sewer system. Minimum lot size is one dwelling unit per 5445 square feet; provided however that single family dwellings shall be developed in accordance with development standards of the R-1 zoning district. Setbacks, lot coverage restrictions and height restrictions apply. See Map 9.

The following table illustrates the number of parcels and total acreage per zoning classification.

TABLE 2

Zoning Classification	Number of Parcels	Acreage
C-1	56	12.3
C-2	27	15.67
C-3	2	.44
C-4	119	78.3
R-4	see note below	
R-7	5	4.58
R-8	see note below.	

Note: There are three parcels that are split zoning C-2 and C-4 representing 9.45 acres; 1 parcel split zoning between C-4 and R-7 representing .21 acres and five parcels split between zoning C-4, R-4, R-8 representing 6.84 acres



There are additional development standards that apply to property located within close proximity of waters and wetlands of Franklin County within what is referred to as the Critical Shoreline District and Critical (habitat) zone (CHZ). (Franklin County Ordinance 89-8) The Critical shoreline district is defined as all land within one hundred fifty (150) feet landward of wetlands of Franklin County. Critical Shoreline District. The Critical Habitat Zone is all land within fifty (50) feet landward of wetlands of Franklin County.

Critical Shoreline District

The intent of the critical shoreline district is to assure that all development within this district receives special regulatory attention so as to minimize adverse impacts on the county's freshwater and marine natural resources. The critical shoreline district includes the pollution sensitive segment and the critical habitat zone. Principal uses within the C-1 Commercial Fishing District are not subject to the Critical Shoreline District. Special exception uses are subject to critical shoreline district restrictions. Development standards within the County's Critical Shoreline District restrict impervious surfaces, including but not limited to roofs, concrete or paved driveways, patios and parking areas shall be kept to a minimum, and in no case shall exceed twenty (20) percent of the total surface area of the property. The district requires that existing natural vegetation shall be preserved to the maximum degree possible. Alteration or clearing of existing natural vegetation shall be allowed only when conducted in accordance with the requirements set forth in the development permits.

Critical Habitat Zone

Within seventy-five (75) feet of the wetlands of Franklin County neither septic tanks nor alternative wastewater treatment systems shall be allowed. Within seventy-five (75) feet to one hundred fifty (150) feet of the wetlands of Franklin County and in areas not served by a central wastewater system, alternative wastewater treatment systems shall be required. Standard septic tanks and their associated absorption beds, including subsurface or mound systems, shall be prohibited. The purpose of the critical habitat zone is to retain a natural, low maintenance, vegetated buffer between upland development and wetlands, freshwater and marine resources thereby minimizing shoreline erosion and stormwater runoff. The following types of development are prohibited in the critical habitat zone: fill and dredging in waters or wetlands of Franklin County other than maintenance dredging accompanied by letters of authorization from the department of environmental regulation and U.S. Army Corps of Engineers; All habitable or impervious structures except for: Principal uses in the C-1 District; Water dependent structures subordinate to principal uses in the C-3 District or; Pile supported nonhabitable water-dependent structures such as docks, decks and dune walkovers; The construction of principal water dependent structures within the critical habitat zone in the C-1 Commercial Fishing District as well as water dependent structures subordinate to principle uses in the C-3 Commercial Recreation District.

Stormwater Management

Each development in the critical shoreline district shall include a stormwater management system prepared in accordance with section 465 Franklin County Zoning Code which assures that the post-development peak discharge rate, volume and pollution load of stormwater is no greater than that which existed before development. Minimum lot clearing, swale/ berm systems, small depressional retention areas and the integration of a stormwater system into a site's landscaping are recommended as practical and inexpensive means of managing stormwater. Single-family residential structures shall minimize stormwater impacts by using site suitable best management practices (referenced in the CSD Development Manual) which maximize the infiltration of stormwater and minimize the off-site discharge of stormwater. For all land uses other than single-family residences, the applicant shall provide, as part of the development permit application, a site plan pursuant to 301.04, Franklin County Zoning Ordinance, that includes a detailed stormwater management plan for treating the first one and one-half (1.5) inches of runoff.

Development within waters.

Prior to issuance of a development order from Franklin County, a person or entity shall obtain authorization for construction from applicable state and federal agencies.

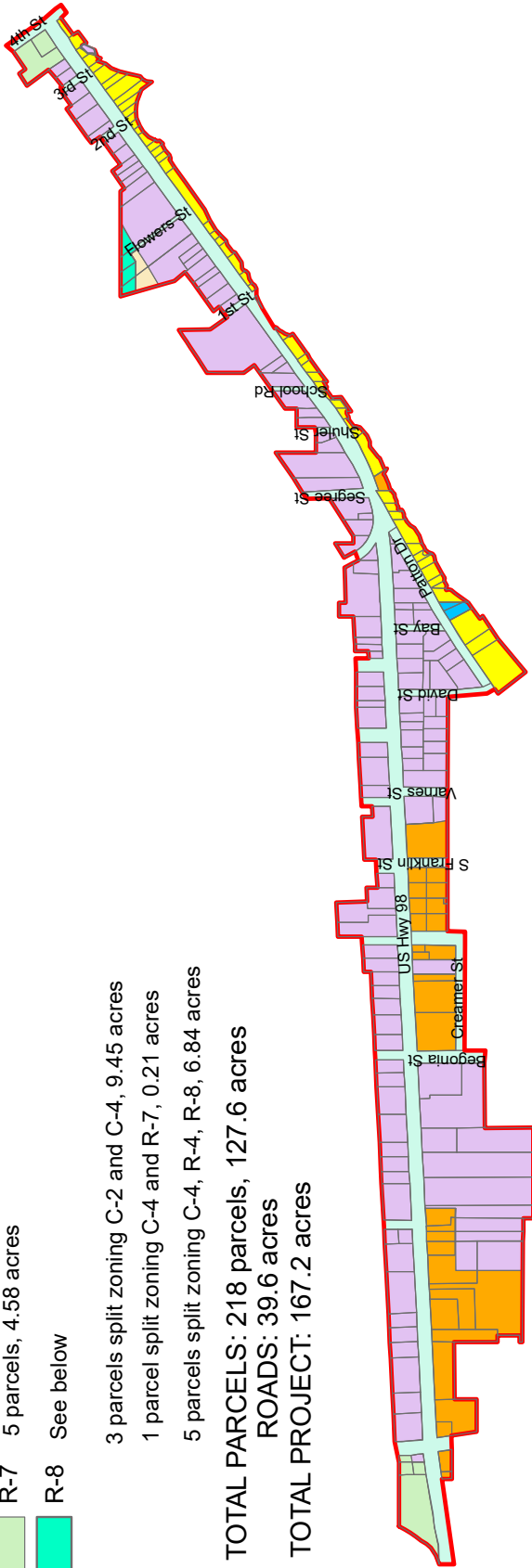
Map 3 - Project Area Zoning

Zoning

- Roads_Acreage_Check
- C-1 56 parcels (15 contiguous across Hwy 98), 12.13 acres
- C-2 27 parcels, 15.67 acres
- C-3 2 parcels, 0.44 acres
- C-4 119 parcels, 78.3 acres
- R-4 See below
- R-7 5 parcels, 4.58 acres
- R-8 See below

3 parcels split zoning C-2 and C-4, 9.45 acres
1 parcel split zoning C-4 and R-7, 0.21 acres
5 parcels split zoning C-4, R-4, R-8, 6.84 acres

TOTAL PARCELS: 218 parcels, 127.6 acres
ROADS: 39.6 acres
TOTAL PROJECT: 167.2 acres



Eastpoint Resiliency Project
Eastpoint, Florida

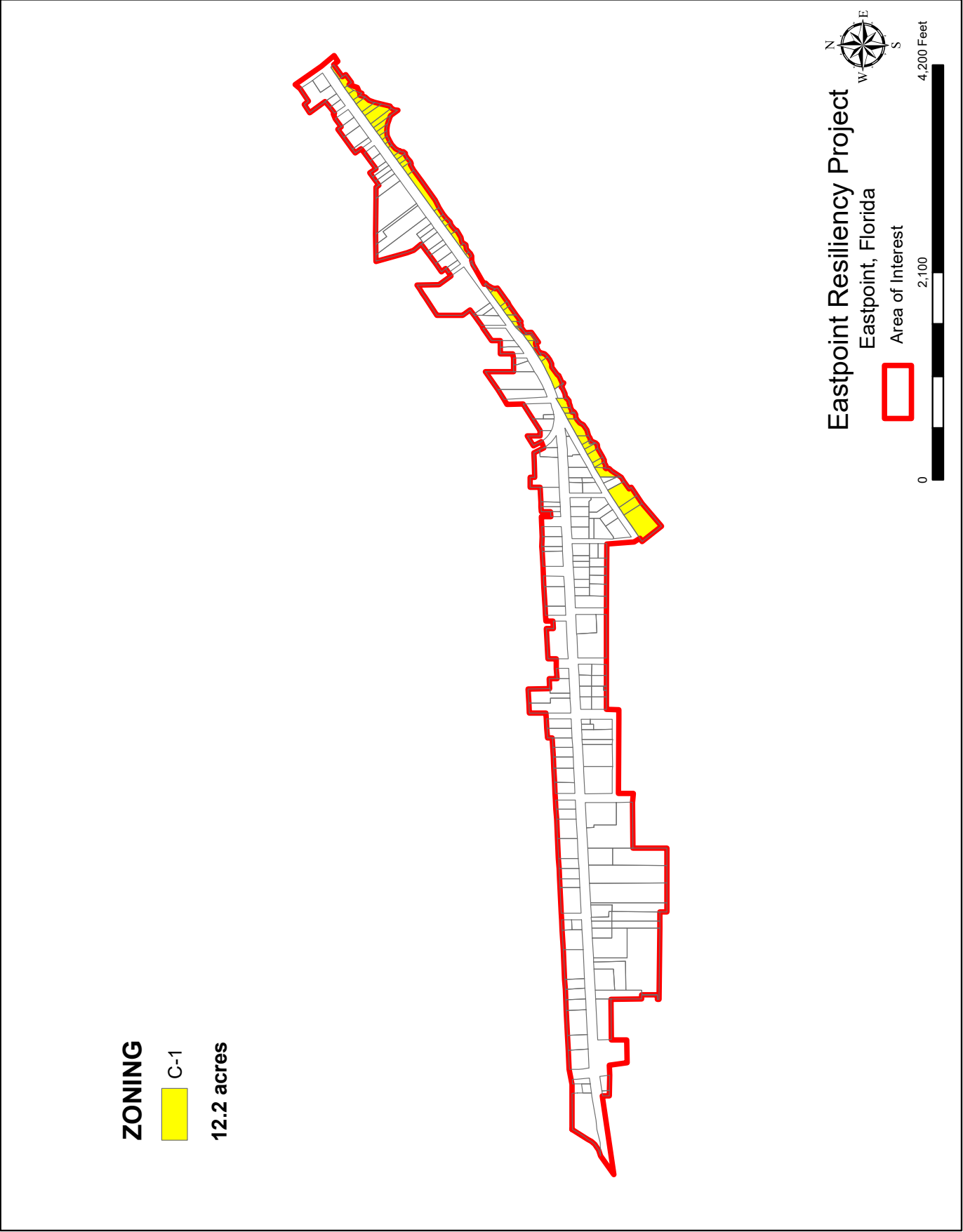
Area of Interest

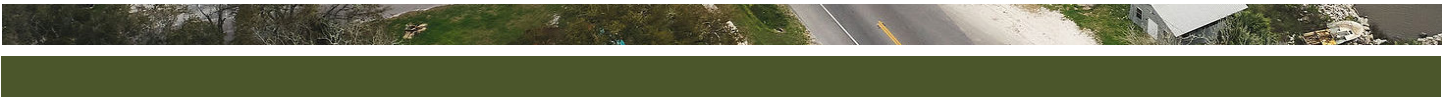
A north arrow pointing towards the top right of the map. Below it is a scale bar with markings for 0, 2,000, and 4,000 Feet.

Bay Media Services, 2022
Source: Franklin County Planning and Zoning



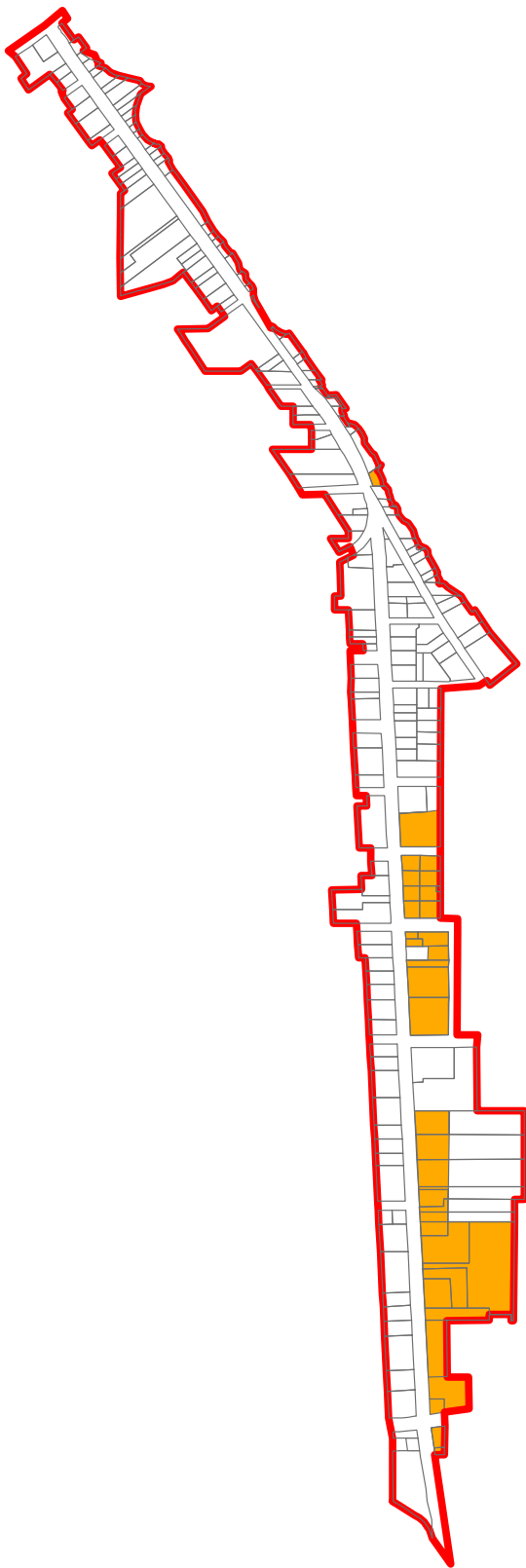
Map 4 - C-1 Zoning





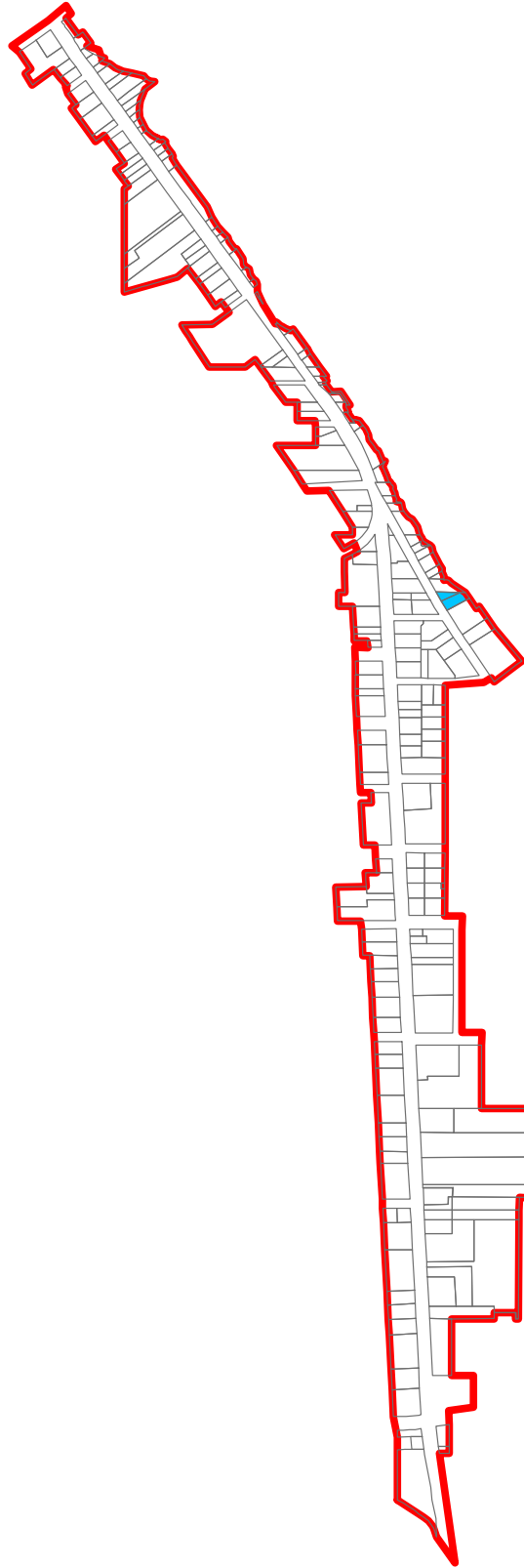
ZONING

 C-2
28.2 acres



Map 6 - C-3 Zoning

ZONING
C-3
0.4 acres




Eastpoint Resiliency Project
Eastpoint, Florida

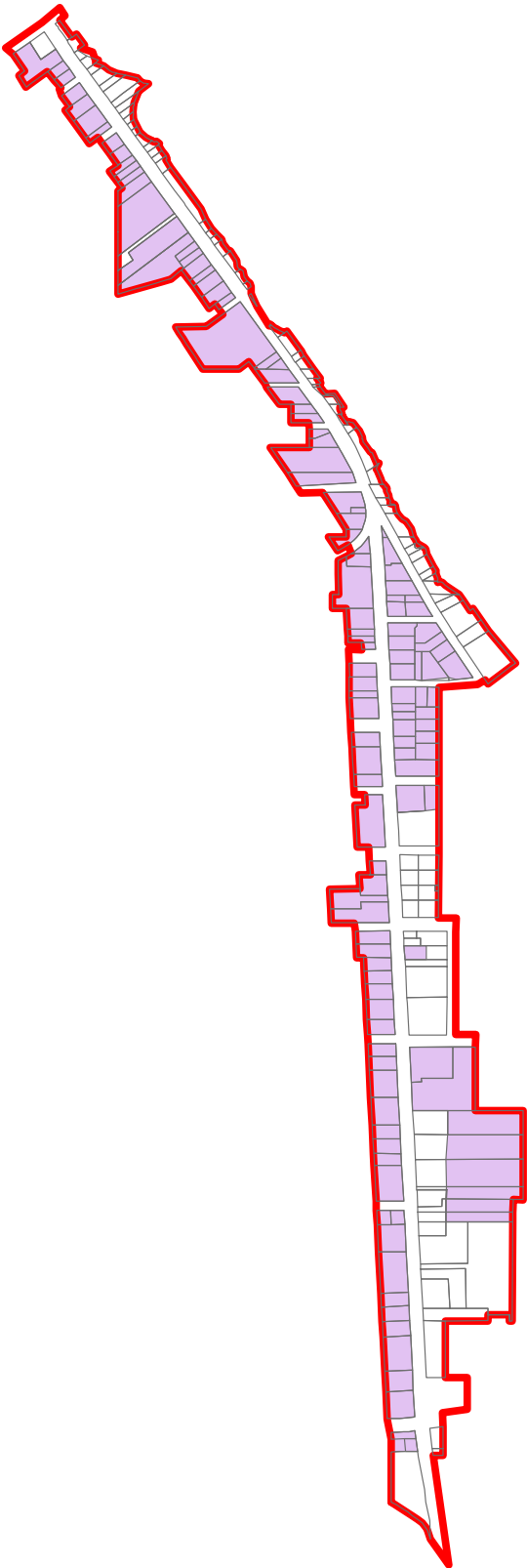


Map 7 - C-4 Zoning

ZONING

 C-4

83.5 acres



Eastpoint Resiliency Project
Eastpoint, Florida

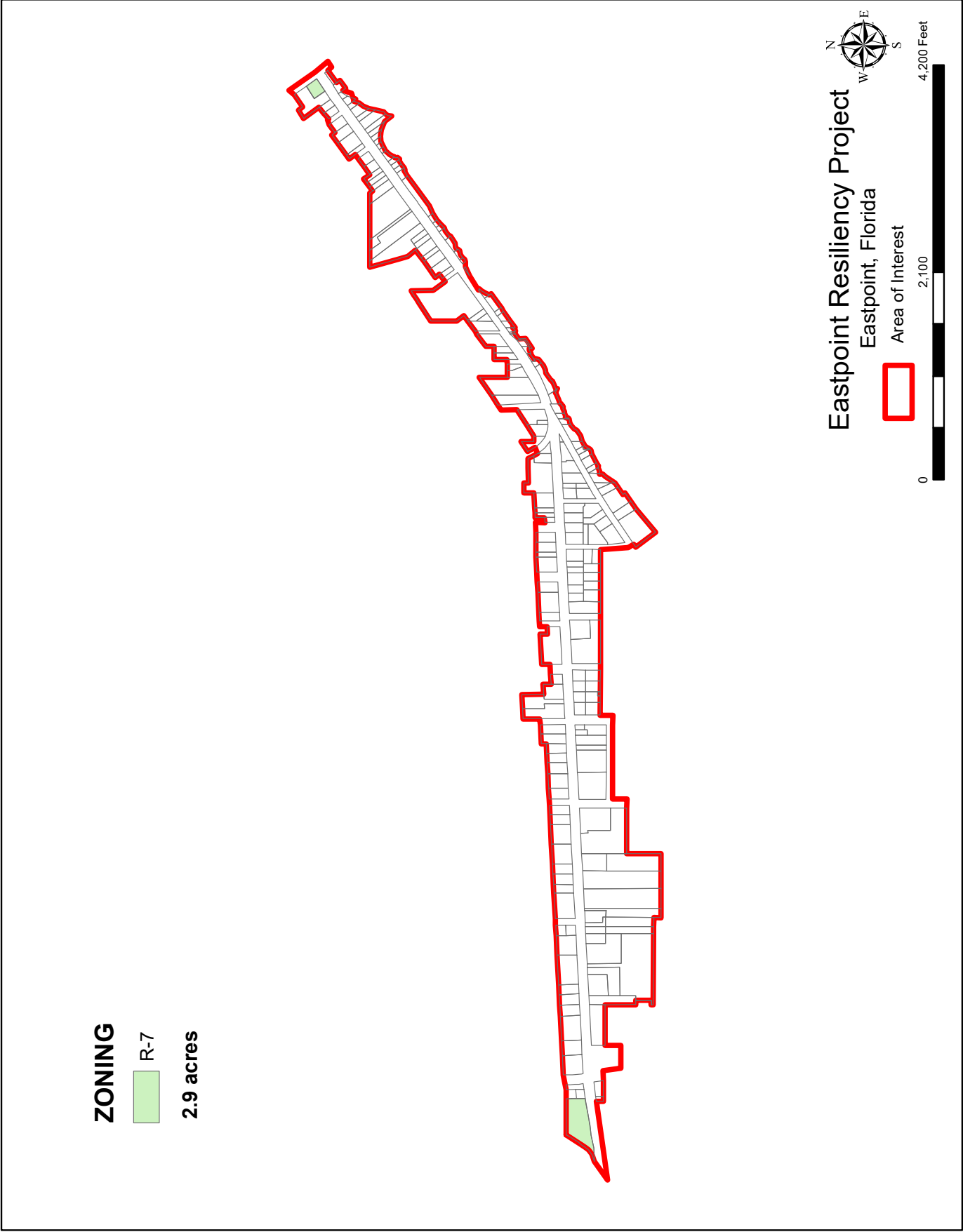
 Area of Interest

0 2,100 4,200 Feet





Map 8 - R-7 Zoning







Flood Vulnerabilities

Within the 167-acre project area, approximately 2/3 of the land is located in FEMA's Area of Special Flood Hazard (Rated AE & V zones), see map 11. The topography of the Eastpoint waterfront C-1, C-4 and RF districts ranges from 2-6 feet. See map 12. The required elevations range from 13' to 15' depending on the FIRM zone in which an individual parcel is located.

The majority of the waterfront C-1 property falls within the VE15 and VE17 zones with an elevation requirement of 16 and 18 feet (including freeboard) respectively. Most of the waterfront C-1 in this zone averages between 2-6 feet in elevation.

Not unexpectedly, most of the property in the C-1 districts are currently vulnerable to coastal flooding. The FEMA flood requirements are important considerations in any development and redevelopment endeavors in this district because elevation and floodproofing requirements are considerable and potentially cost-prohibitive. The amount of elevation and/or floodproofing is considerable in this district and is additionally complicated because structural fill is not permissible in a VE zone other than for landscaping purposes.

Table 3 shows the required elevation necessary in each of the FEMA Flood Zones for the Commercially-zoned and Residentially-zoned districts within the project area.

See Vulnerability Assessment section for projected vulnerabilities within these areas.

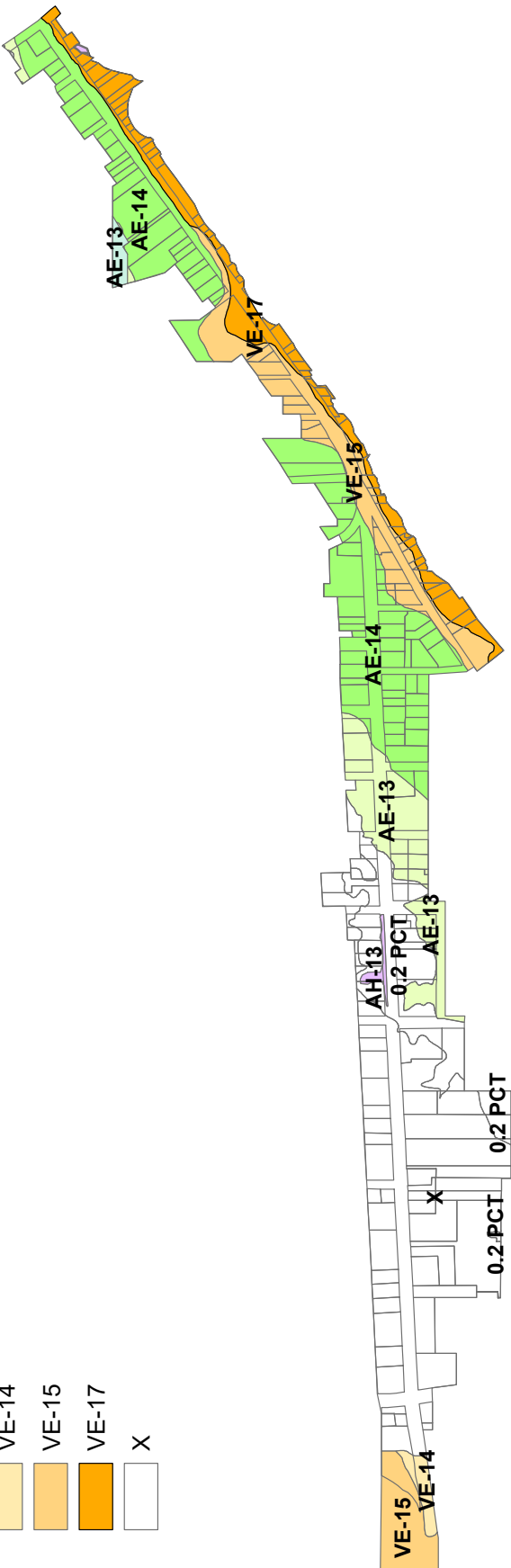
TABLE 3

FEMA FIRM Zones	Zoning District Acreage
X zone	55
.2 PCT	17.1
AE13	14.8
AE14	46.6
AH-13	.6
VE-14	1.5
VE-15	17.1
VE17	14.7

FEMA FIRM Zones in Project

FEMA FLOOD ZONE

- 0.2 PCT
- AE-13
- AE-14
- AH-13
- VE-14
- VE-15
- VE-17
- X



Eastpoint Feasibility Project
Eastpoint, Florida

Area of Interest

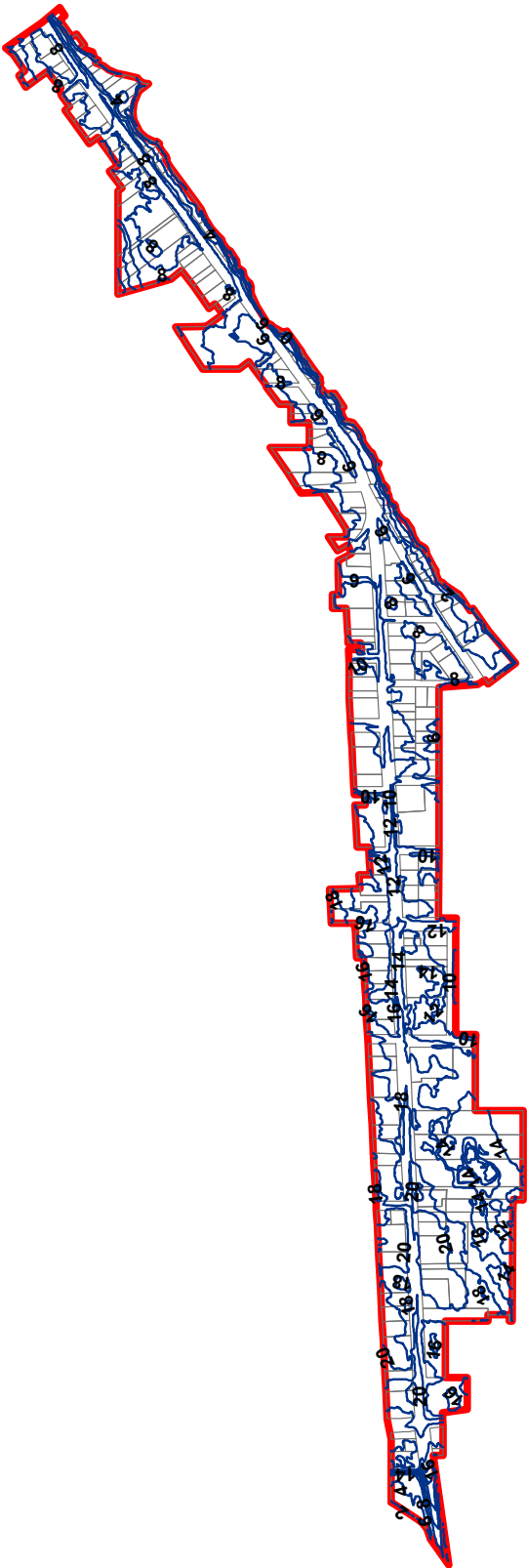
0 2,000 4,000 Feet

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Map 12 - Topography

— Elevations in Project





INVENTORY ASSESSMENT

Field Survey of Vacant/Occupied

As part of this project, a field analysis was completed that documented each parcel within the project area with a photo and a designation of whether the parcel featured an occupied structure (business or residential) or whether it was vacant. Table 4 identifies each parcel and documents this information. A complete photo log is included as an attachment to this report. Table 4 is a field survey verification.

Large and Contiguous Parcels

There are 10 parcels located within the project area larger than two acres. See Map 13. The largest concentration of parcels is south of US. Highway 98 between South Bayshore Drive and Begonia Street, a parcel between Franklin Street and Varnes Street. On the north side of Highway 98, there are three large parcels between Segree Street and Shuler Street, between School Road and First Street and between Flowers Street and Second Street. The majority of the large (two-acre+) parcels are zoned C-4 (See map 7) which provides for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available. See C-4 zoning development standards. Depending on proximity to the bay, critical Shoreline and Franklin County Flood Hazard provisions are applicable within this district. There are 17 parcels located contiguous to each other within the project site. See Map 14.

Future Development Applicability

It is reasonable to assume that the large parcels and contiguous properties identified within the project area would represent potential future development sites. The zoning of the large contiguous parcels is a mixed lot of zoning classifications. See Maps 13 & 14.

Publically-Owned Property and Public Access

There are currently nine parcels owned by the County in the project area. See map 15. All of the parcels are located within the C-1 Commercial Seafood District and all are accessible to water. There are two county-owned improved public access point to the water on County-owned property. See Map 16. There are plans underway for the county aquisition of additional parcels contiguous to the existing parcels across from the bay which would expand public access and parking for the county owned-park and boat launch facilities on the water.

Waterfront Properties

There are 59 parcels along the south side of Highway 98 and one parcel at the western-most extent of the project area along East Bay that are waterfront parcels. See Map 17.

Potential Work Vessel Landing Sites

There are 33 vacant parcels located along the south side of Highway 98. All are zoned C-1. They are identified on Map 17a. Ownership can be identified in Table 4 and Table 5.

Parcels with Structural Improvements

There are 132 parcels within the project area that contain structural improvements on them. See Map 18. The zoning of the contiguous parcels is a mixed lot of zoning classifications. See Map 3.

Vacant Properties

There are 83 parcels within the project area that are currently vacant as of July 1, 2022. See Map 19.

Properties with Active Businesses

There are 77 parcels within the project area with active businesses as of July 1, 2022. See Map 20.



TABLE 4 - Field Survey and Photo Log List

Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
1	36-08S-07W-0000-0100-0000	77 HWY 98			x			
2	36-08S-07W-0000-0100-0010	83 HWY 98	Mariners Real Estate Investment				x	
4	36-08S-07W-0000-0110-0000				x			
5	36-08S-07W-0000-0120-0000	101 HWY 98 W	Frost Pottery				x	
6	36-08S-07W-0000-0130-0020		Unoccupied Bldg - Former Restaurant					x
7	36-08S-07W-0000-0130-0030	117 HWY 98 W	Tiffin's Furniture				x	
8	36-08S-07W-0000-0130-0010	131 HWY 98	Wefings Marine - Storage				x	
9	36-08S-07W-0000-0140-0120	131 HWY 98	Wefings Marine				x	
10	36-08S-07W-0000-0140-0150	135 HWY 98	Duncan Const/Gunn HVAC				x	
11 A,B	36-08S-07W-0000-0140-0130	143 HWY 98	Certified Plumbing & Electric				x	
12	36-08S-07W-0000-0140-0110	153 HWY 98			x			
13	36-08S-07W-0000-0140-0090		Webb Seafood - Front		x			
14	36-08S-07W-0000-0140-0091	159 CA GILLESPIE ST	Webb's Seafood - Building				x	
15,16,17	36-08S-07W-0000-0140-0060	175 HWY 98	Sellers Tile Plaza				x	
15,16,17	36-08S-07W-0000-0140-0070	175 HWY 98	Sellers Tile Plaza				x	
15,16,17	36-08S-07W-0000-0140-0081	175 HWY 98	Sellers Tile Plaza				x	
18	36-08S-07W-0000-0140-0080	187 HWY 98	Apalachicola Bay Animal Clinic				x	
19	36-08S-07W-0000-0140-0040	191 HWY 98	Hwy 98 Plaza				x	
20	36-08S-07W-0000-0140-0050	197 HWY 98	Badcock				x	
21	36-08S-07W-0000-0140-0170	203 HWY 98	Small Spaces / Vendors				x	
22	36-08S-07W-0000-0140-0020	207 HWY 98	Forgotten Coast Community Church				x	
23	36-08S-07W-0000-0140-0030	213 HWY 98	Coastal Chiropractic				x	
24,25	36-08S-07W-0000-0140-0140				x			
25,25	36-08S-07W-0000-0140-0000				x			
26	36-08S-07W-0000-0140-0180				x			
27	36-08S-07W-0000-0140-0010	231 HWY 98	Forgotten Coast Automotive Repair				x	



TABLE 4 - Field Survey and Photo Log List

Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
28	31-08S-06W-0000-1910-0000				x			
29	31-08S-06W-0000-1910-0010	241 HWY 98	Express Lane				x	
30	31-08S-06W-0000-1930-0000	249 HWY 98	Residential			x		
31	31-08S-06W-0000-1920-0000	251 HWY 98	Residential			x		
32	31-08S-06W-0000-1820-0000				x			
33	31-08S-06W-0000-1810-0000	255 HWY 98	Residential			x		
34	31-08S-06W-0000-1800-0000				x			
35	31-08S-06W-0000-1670-0000	287 HWY 98	Residential			x		
36	31-08S-06W-0000-1660-0000	293 HWY 98	Consolidated Substation				x	
37	31-08S-06W-0000-1630-0070	5 JEFFERSON ST	Centennial Bank				x	
38	31-08S-06W-0000-1650-0000	309 HWY 98	Pentecostal Church Parking		x			
39	31-08S-06W-0000-1640-0000	313 HWY98	Pentecostal Holiness Church				x	
40	31-08S-06W-0000-1540-0000	315 HWY 98	Unoccupied Bldg - Former Restaurant					x
41	31-08S-06W-0000-1530-0000	319 HWY 98			x			
42	31-08S-06W-0000-1520-0010	327 HWY 98	Bayside Coffee Company				x	
43	31-08S-06W-0000-1510-0000	329 HWY 98	Residential			x		
44	31-08S-06W-0000-1510-0010	331 HWY 98	Smugglers Cove				x	
45	31-08S-06W-0000-1500-0000	335 HWY98	Residential			x		
46 A,B	31-08S-06W-0000-1370-0000	339 HWY 98	2 Residential			x (2)		
46 C	31-08S-06W-0000-1370-0000	347 HWY 98	Unique Nails & Salon				x	
47	31-08S-06W-0000-1360-0010	353 HWY 98	US Post Office				x	
48	31-08S-06W-0000-1350-0000	357 HWY 98	Big Top Grocery				x	
50	31-08S-06W-0000-1310-0000	365 HWY 98 W	Residential			x		
51	31-08S-06W-0000-1291-0000	369 HWY 98 W	Residential			x		
52 A,B	31-08S-06W-0000-1290-0000	311 HWY 98	Creamers Retail & Residential			x	x	
53	31-08S-06W-0000-1280-0000	379 HWY 98	Mangia 850 Restaurant				x	
54 A,B	31-08S-06W-0000-2290-0000	383 HWY 98			x			
54 Waterside	31-08S-06W-0000-2290-0000		Vacant (Pirates Cove Pontoon Rentals)		x			



TABLE 4 - Field Survey and Photo Log List

Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
55	31-08S-06W-0000-1110-0000	387 HWY 98	Quality Docks & Boatlifts/Residential			x	x	
56	31-08S-06W-0000-1112-0000	393 HWY 98			x			
57	31-08S-06W-0000-1100-0010	399 HWY 98			x			
58	31-08S-06W-0000-1100-0000		Vacant - Lynn's Parking		x			
59	31-08S-06W-0000-1080-0000	407 HWY 98	Unoccupied Bldg - Former Ards Service					x
60	31-08S-06W-0000-0900-0000		Unoccupied Bldg - Former Hair Salon					x
61	31-08S-06W-0000-0900-0000	419 HWY 98	Residential			x		
62	31-08S-06W-0000-0900-0000		Unoccupied Bldg - Former Sfd Processing					x
63	31-08S-06W-0000-0880-0000				x			
64,65	31-08S-06W-0000-0660-0000		VayK Equipment Rental				x	
64,65	31-08S-06W-0000-0651-0000		VayK Equipment Rental				x	
66,67	31-08S-06W-0000-0650-0000		Unoccupied Bldg - Former Restaurant					x
66,67	31-08S-06W-0000-0640-0000				x			
68	31-08S-06W-0000-0630-0000				x			
69	31-08S-06W-0000-0620-0000				x			
70	31-08S-06W-0000-0610-0000				x			
71	31-08S-06W-0000-0600-0000				x			
72	31-08S-06W-0000-0590-0000	472 HWY 98			x			
73	31-08S-06W-0000-0591-0000		Drive to EPWSD Old Station		x			
74	32-08S-06W-0000-0020-0000	479 HWY 98			x			
75	32-08S-06W-0000-0030-0000		Unoccupied Structure (storage)					x
75 Waterside	32-08S-06W-0000-0030-0000				x			
76	32-08S-06W-0000-0040-0010				x			
77	32-08S-06W-0000-0040-0000				x			
78	32-08S-06W-0000-0050-0000	493 HWY 98			x			
79	32-08S-06W-0000-0013-0000				x			
80	32-08S-06W-0000-0011-0000	499 HWY 98	Texaco Station (Cheapbutts)				x	
81	32-08S-06W-0000-0060-0000	505 HWY 98	Residential			x		



TABLE 4 - Field Survey and Photo Log List

Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
82	29-08S-06W-0000-0080-0000	511 HWY 98	Residential			x		
83	29-08S-06W-0000-0090-0000	515 HWY 98	Unoccupied Structure (storage)					x
84	29-08S-06W-0000-0100-0000	519 HWY 98	Residential			x		
85	29-08S-06W-0000-0190-0000	3 3RD ST	Residential			x		
86	29-09S-06W-0000-0190-003A		Residential			x		
86 Waterside	29-09S-06W-0000-0190-003A				x			
87	29-08S-06W-0000-0190-0020	531 HWY 98			x			
87 Waterside	29-08S-06W-0000-0190-0020				x			
88	29-08S-06W-0000-0190-0010	535 HWY 98			x			
88 (1)			Vacant - Luberto's Sand & Stone		x			
89	29-08S-06W-0000-0190-002A	534 HWY 98			x			
90	29-08S-06W-0000-0190-0030				x			
91	32-08S-06W-0000-0090-0000				x			
92	29-08S-06W-0000-0100-0010		Vacant - (RD's)		x			
93	32-08S-06W-0000-0080-0000	514 HWY 98	RD's Seafood				x	
94	32-08S-06W-0000-0100-0000		RD/Barber's Parking		x			
95	32-08S-06W-0000-0120-0000	510 HWY 98	Barber's Seafood				x	
96	32-08S-06W-0000-0130-0000	510 HWY 98	Barber's Seafood				x	
97	32-08S-06W-0000-0140-0000		Vacant - Barber's Parking		x			
98,99	32-08S-06W-0000-0150-0000	500 HWY 98	Family Coastal Restaurant				x	
98,99	32-08S-06W-0000-0150-0010		Family Coastal Restaurant				x	
100	32-08S-06W-0000-0014-0000		Vacant - Coastal Parking		x			
101	32-08S-06W-0000-0015-0000		Vacant - Coastal Parking		x			
102	32-08S-06W-0000-0050-0000	493 HWY 98			x			
103,104	32-08S-06W-0000-0160-0000				x			
103,104	32-08S-06W-0000-0170-0000				x			
105	31-08S-06W-0000-0590-0000	472 HWY 98			x			
106	31-08S-06W-0000-0610-0000				x			



TABLE 4 - Field Survey and Photo Log List

Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
107	31-085-06W-0000-0620-0000				x			
108	31-085-06W-0000-0653-0000	452 HWY 98	Vacant - Adventure Coast Boat Rentals		x			
109	31-085-06W-0000-0890-0000		Vacant - Paved		x			
110	31-085-06W-0000-2230-0000		Vacant - Paved		x			
111	31-085-06W-0000-2240-0000				x			
112	31-085-06W-0000-0900-0000				x			
113,114	31-085-06W-0000-1080-0000				x			
113,114	31-085-06W-0000-1081-0000				x			
115,116	31-085-06W-0000-2270-0000	402 HWY 98	Lynn's Quality Oysters				x	
117	31-085-06W-0000-1100-001A		Lynn's Parking		x			
118	31-085-06W-0000-1100-0010	399 HWY 98			x			
119	31-085-06W-0000-2201-0000		Vacant - County Boat Ramp		x			
120 A,B	31-085-06W-0000-1282-0000	374 HWY 98	Eastpoint Beer Company/Message				x (2)	
121	31-085-06W-0000-2310-0010		Vacant - Transient Sales		x			
122	31-085-06W-0000-2310-0000		Crab House				x	
123	31-085-06W-0000-2310-0020				x			
124	31-085-06W-0000-2320-0000	362 PATTON DR			x			
125,126	31-085-06W-0000-2210-0020				x			
125,126	31-085-06W-0000-2210-0020				x			
127,128	31-085-06W-0000-2210-0020		Vacant - Franklin County Parking Area		x			
127,128	31-085-06W-0000-2210-0050		Vacant - Franklin County Parking Area		x			
129,130,131	31-085-06W-0000-2210-0060		Vacant - Franklin County Boat Ramp		x			
129,130,131	31-085-06W-0000-2340-0000		Vacant - Franklin County Boat Ramp		x			
132	31-085-06W-0000-2360-0000	332 PATTON DR	Forgotten Coast Cottages				x	
133	31-085-06W-0000-2370-0000	326 PATTON DR	Millender's Seafood				x	
136A	31-085-06W-0000-2220-0000				x			
136B	31-085-06W-0000-2210-0010	352 HWY 98	Marathon Service Station				x	
137	31-085-06W-0000-2211-0000		Vacant - Franklin County Parking Area		x			



TABLE 4 - Field Survey and Photo Log List

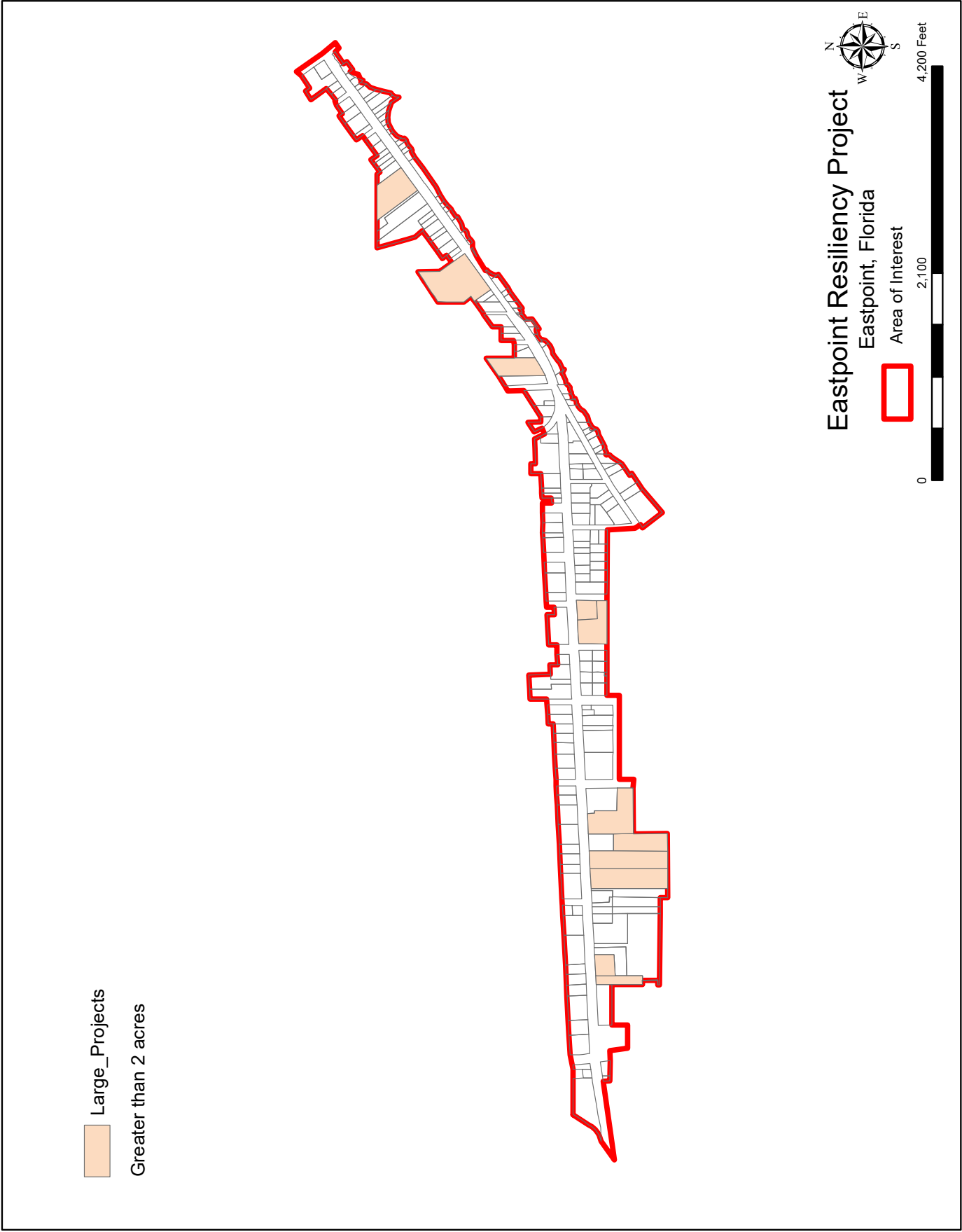
Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
138	31-08S-06W-0000-2200-0000	342 HWY 98			x			
140	31-08S-06W-0000-2170-0000		Unoccupied Bldg - Former Hair Salon					x
142	31-08S-06W-0000-2160-0000	336 HWY 98	Carquest Auto Parts				x	
144 A,B	31-08S-06W-0000-2140-0000	330 HWY 98	Get the Scoop/Fisherman's Choice				x	
145	31-08S-06W-0000-2090-0000	326 HWY 98	Residential			x		
151	31-08S-06W-0000-2080-0000	322 HWY 98	Residential			x		
152	31-08S-06W-0000-2070-0000	318 HWY 98	Coastal Auto Repair				x	
155	31-08S-06W-0000-2060-0000	312 HWY 98	Unoccupied Bldg - Former Retail					x
156	31-08S-06W-0000-2040-0000	308 HWY 98	Golden's Cottages				x	
158	31-08S-06W-0000-2050-0000	306 HWY 98	Residential			x		
160	31-08S-06W-0000-2030-0000	302 HWY 98	Residential			x		
162	31-08S-06W-0000-2020-0000	298 HWY 98	Residential			x		
164	31-08S-06W-0000-2010-0000	294 HWY 98	Residential			x		
165	31-08S-06W-0000-2000-0000	290 HWY 98	Residential			x		
166	31-08S-06W-6290-0002-0040	282 HWY 98	Emerald Coast Credit Union				x	
167	31-08S-06W-6290-0002-0010	268 HWY 98	Taylor's Building Supply				x	
169	31-08S-06W-6290-0001-0040	260 HWY 98	El Jalisco Mexican Restaurant				x	
171	31-08S-06W-6290-0001-0020	252 HWY 98			x			
173	31-08S-06W-6290-0001-0020	252 HWY 98			x			
175	31-08S-06W-6290-0001-0010	246 HWY 98	Real Estate Group				x	
177	31-08S-06W-0000-1990-0010	240 HWY 98	Two Gulls Gifts				x	
178	31-08S-06W-0000-1980-0000		Unoccupied Bldg - Former Retail					x
179,180	31-08S-06W-0000-1970-0000	236 HWY 98	Red Pirate Restaurant				x	
179,180	36-08S-07W-0000-0151-0010		Red Pirate Restaurant				x	
181	36-08S-07W-0000-0151-0000				x			
182	36-08S-07W-0000-0150-0010	214 HWY 98			x			
183	36-08S-07W-0000-0152-0000	198 HWY 98	Dollar Tree/Family Dollar				x	
184	36-08S-07W-0000-0152-0020				x			



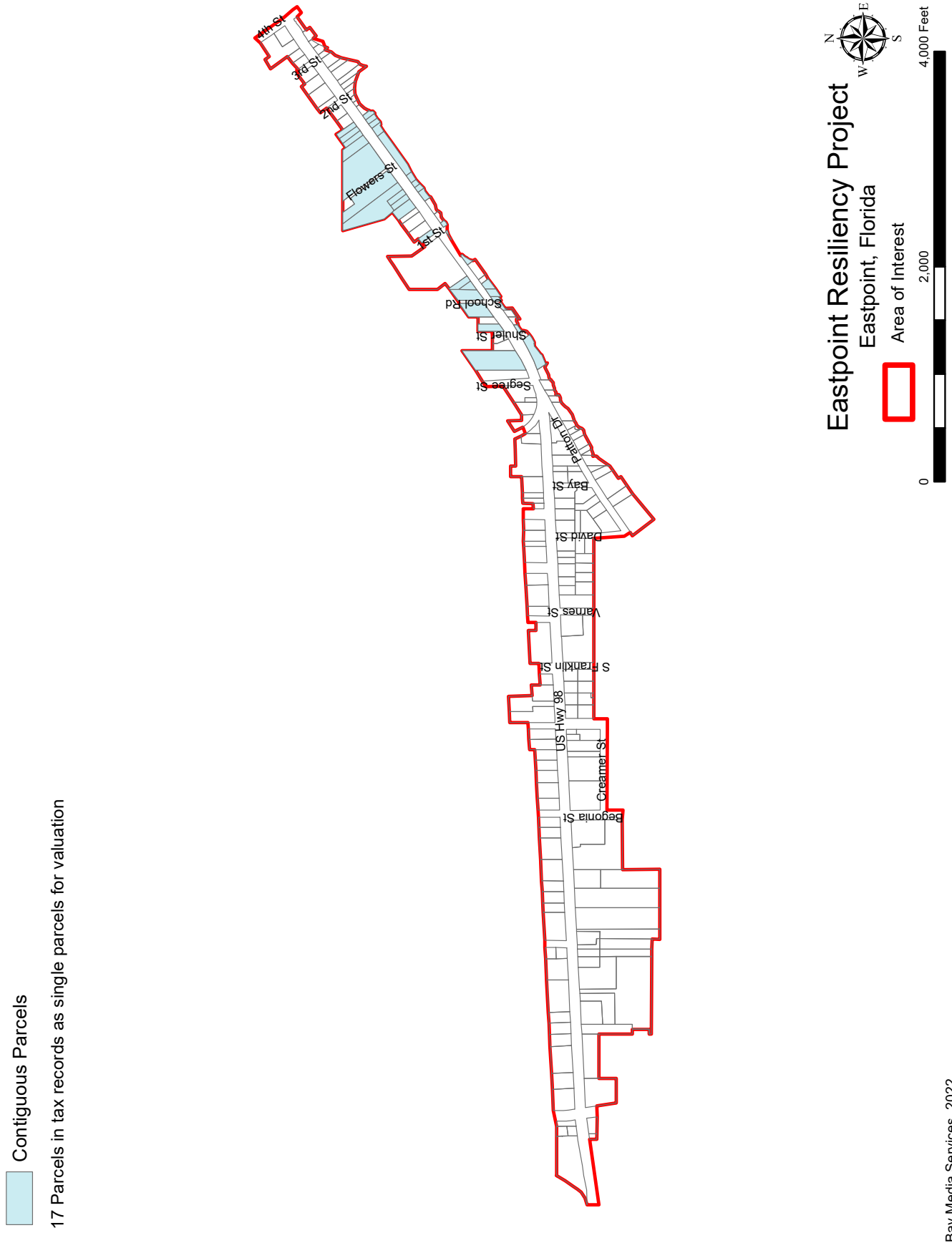
TABLE 4 - Field Survey and Photo Log List

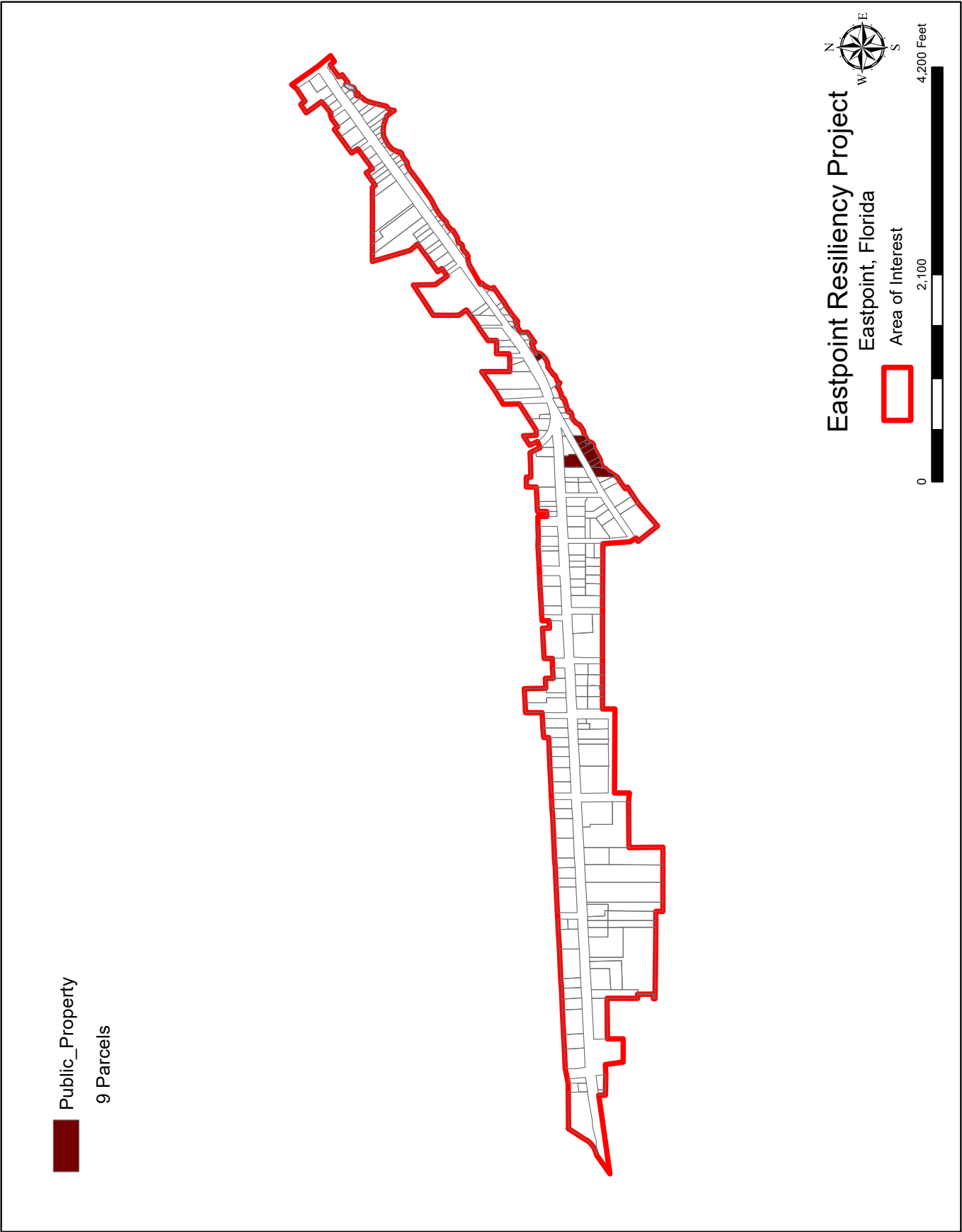
Photo ID #	Parcel ID Number	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
185,186	36-08S-07W-0000-0210-0000				x			
185,186	36-08S-07W-0000-0200-0000				x			
187	36-08S-07W-0000-0210-0030				x			
188	36-08S-07W-0000-0210-0020	176 HWY 98	Dollar General				x	
190,192	36-08S-07W-0000-0240-0020	162 HWY 98	Seminole Storage				x	
190,192	36-08S-07W-0000-0240-0000	162 HWY 98	Seminole Storage				x	
194	36-08S-07W-0000-0220-0010	158 HWY 98	North Florida Medical Center				x	
195	36-08S-07W-0000-0220-0000		North Florida Medical Parking		x			
196,197	36-08S-07W-0000-0220-0060				x			
196,197	36-08S-07W-0000-0220-0020				x			
198,199 A	36-08S-07W-0000-0220-0070	142 HWY 98	Vacant - RV & Boat Open Storage		x			
198,199 B	36-08S-07W-0000-0220-0050	132 HWY 98	Commercial Storage				x	
200	36-08S-07W-0000-0220-0030				x			
201 A	36-08S-07W-0000-0250-0000		Access to Cates Elec & Other Businesses		x			
201 B	36-08S-07W-0000-0250-0000							
202	36-08S-07W-0000-0260-0000				x			
203	36-08S-07W-0000-0420-0000	90 HWY 98	The Gathering				x	
204	36-08S-07W-0000-0420-0010	90 HWY 98	The Gathering Church				x	

Map 13 - Large Parcels Greater Than 2 acres



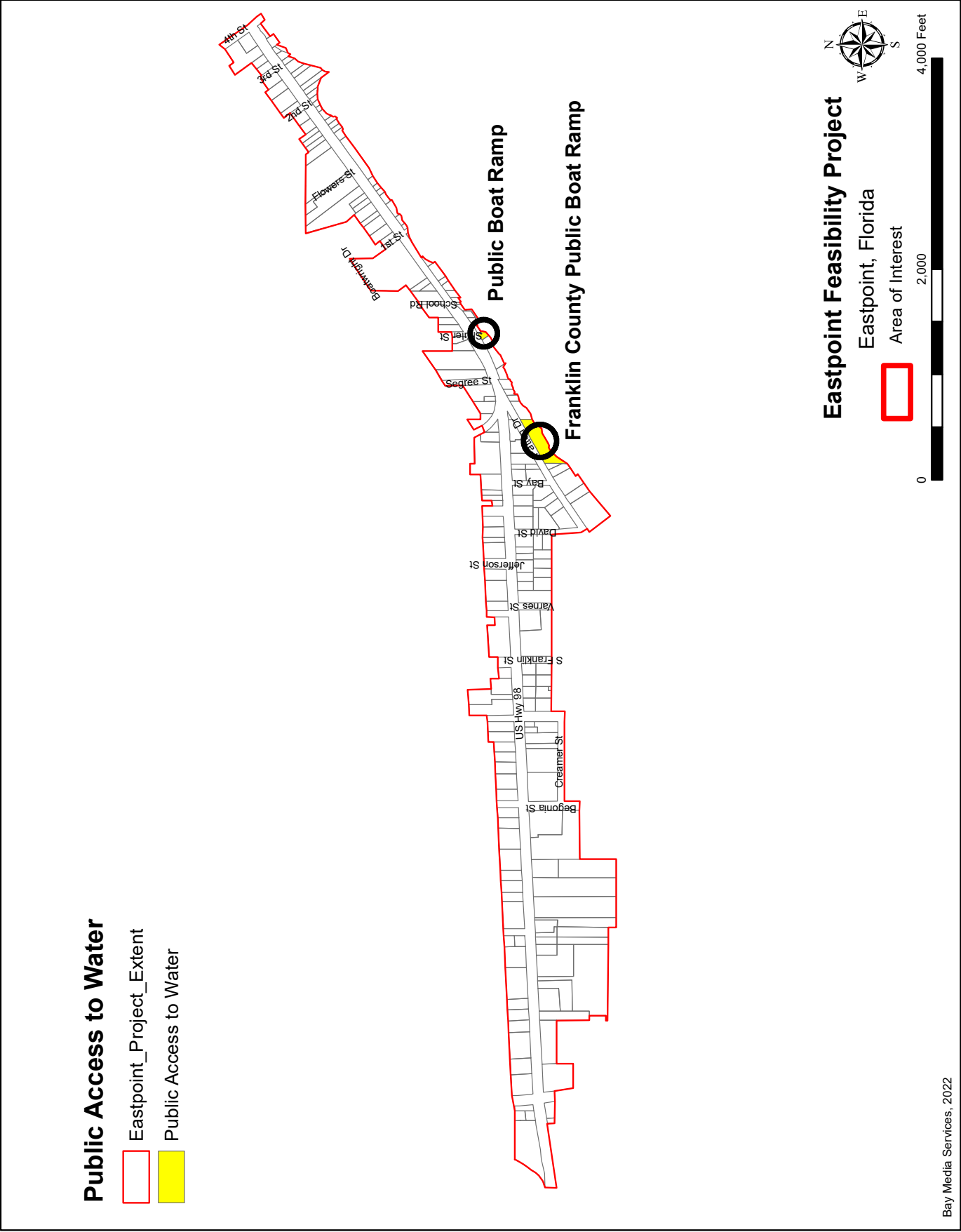
Map 14 - Contiguous Parcels



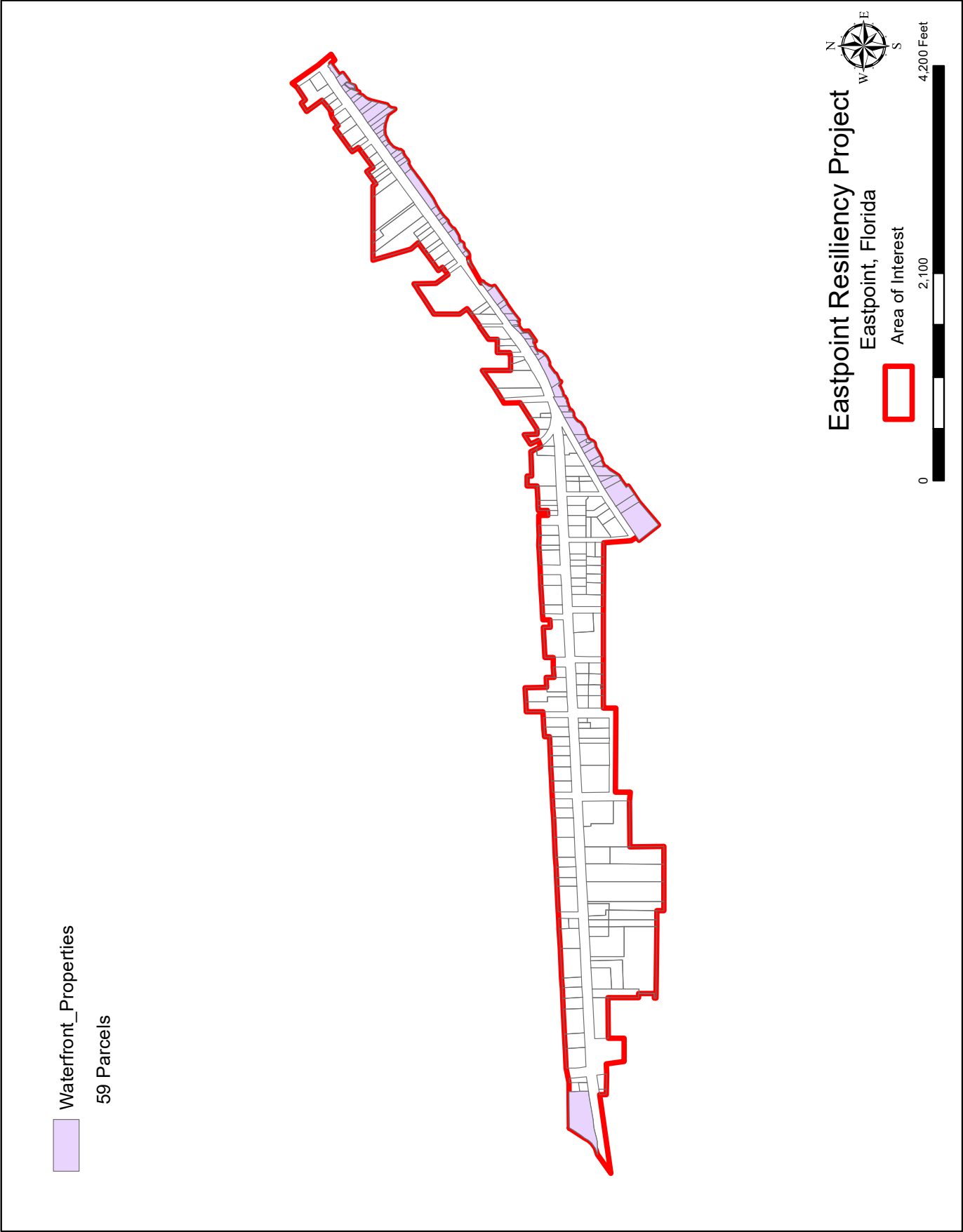




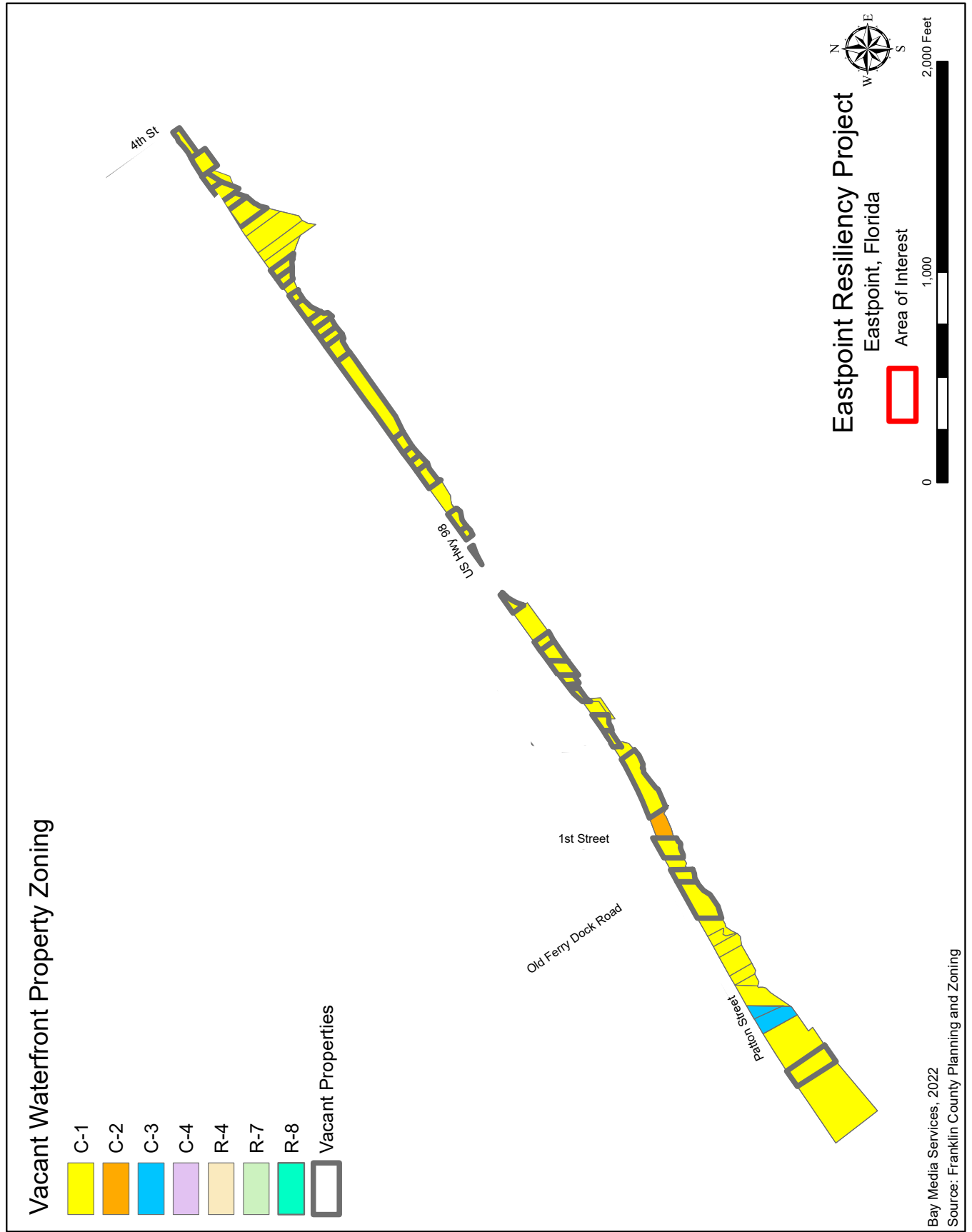
Map 16 - Public Access to Water



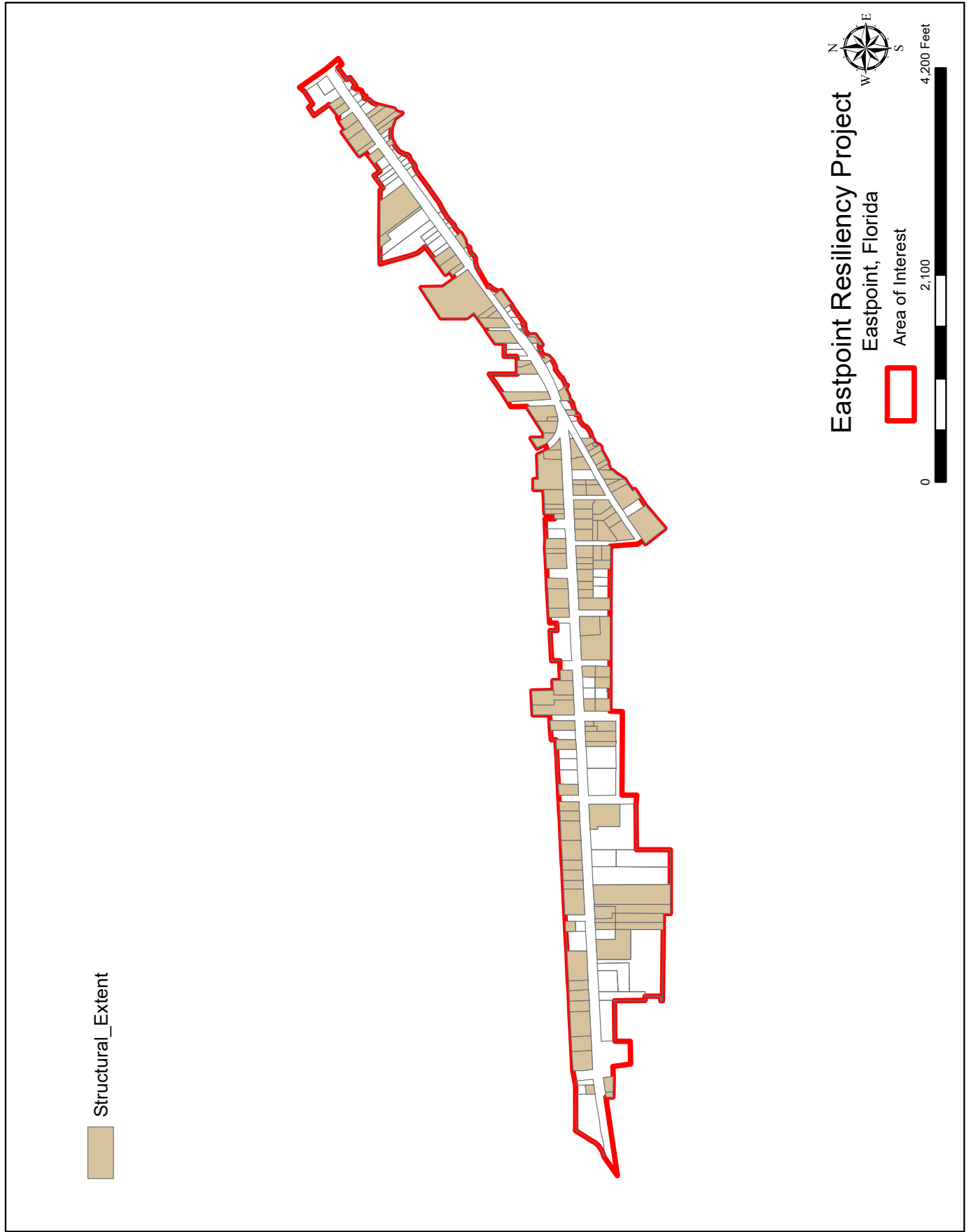
Map 17 - Waterfront Parcels



Map 17a - Vacant Waterfront Parcels

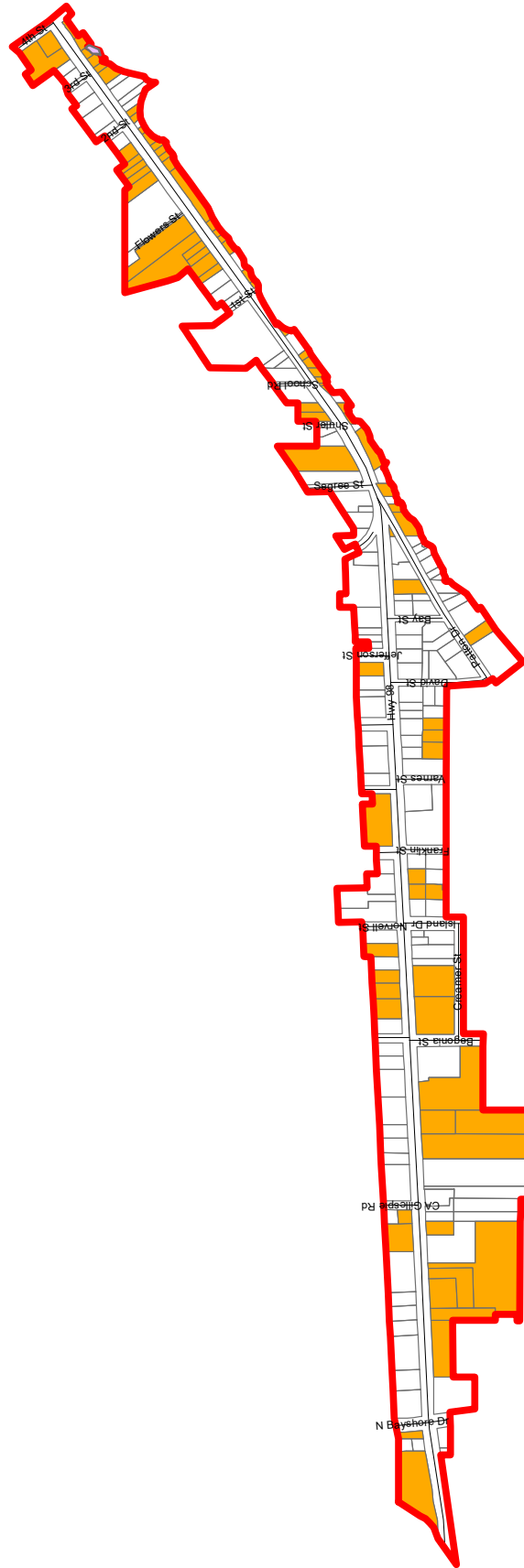


Map 18 - Structural Improvement Parcels



Map 19 - Vacant Parcels

 Vacant_Properties
83 parcels; 63.1 acres

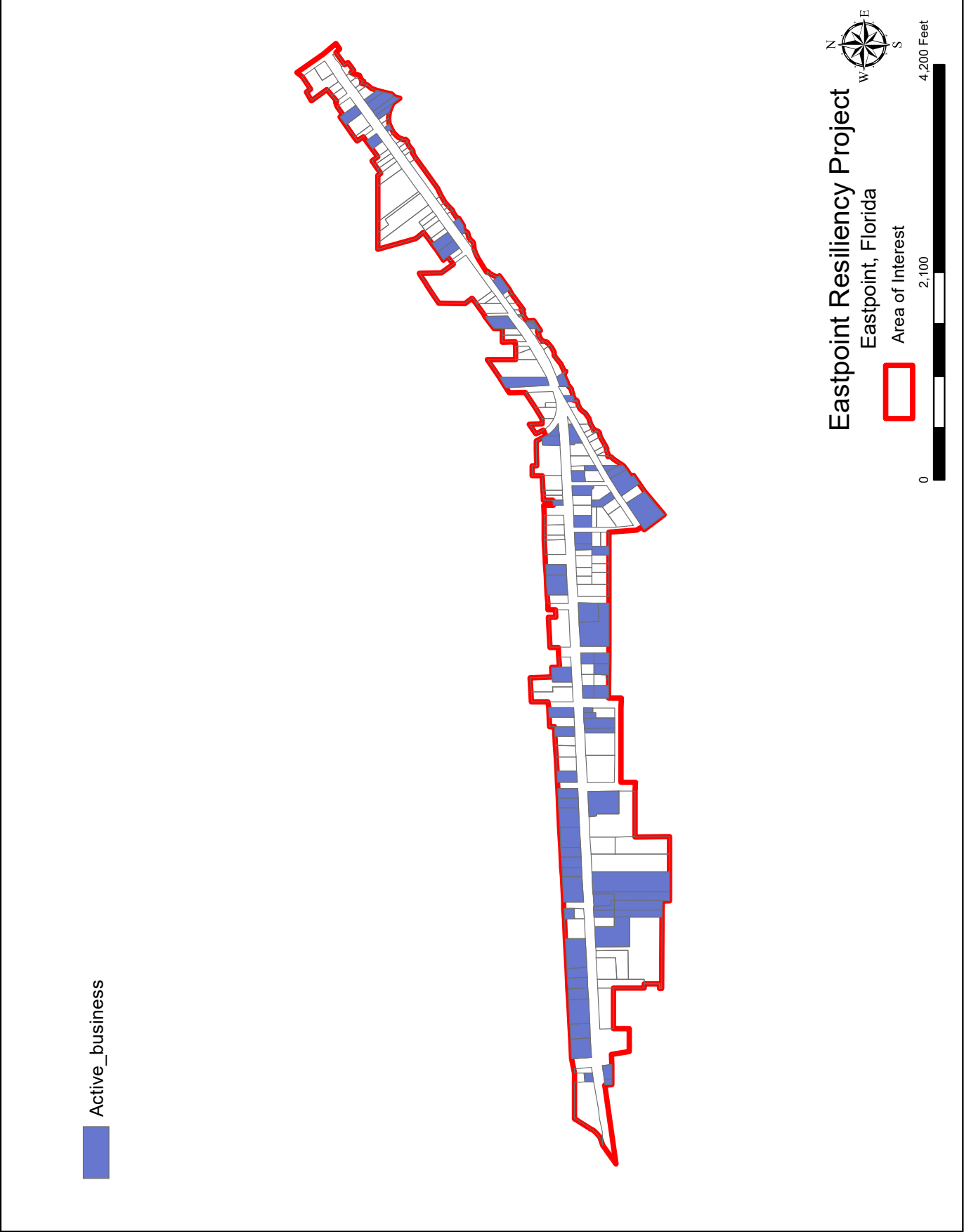


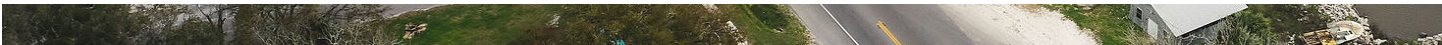
Eastpoint Feasibility Project
Eastpoint, Florida

 Area of Interest

0 2,000 4,000 Feet









PROPERTY VALUE AND EXPOSURE ASSESSMENT

Value of Property

The total value of property, according to the Franklin County Property Appraiser's office (July 2022) is \$26,752,790. See Table 5 for property ownership, value, FEMA flood zone, square footage and total acreage.

Within each zoning classification, property values are broken down as follows:

C-1: There are 56 parcels totalling 12.13 acres (15 of which are combined as contiguous) valued at \$2,566,811.00.

C-2: There are 27 parcels totalling 27.19 acres that are valued at \$3,476,498.00.

C-2/C-4: There are three parcels totalling 10.36 acres valued at \$1,117,215.

C-3: There are 2 parcels totalling .44 acres valued at \$74,750.

C-4: There are 119 parcels totalling 84.26 acres valued at \$18,391,462.00.

C-4/R-7: There is 1 parcel totalling .21 acres valued at \$50,574.00.

C-4/R-4/R-8: There are 4 parcels totalling 6.84 acres valued at \$575,510.00.

R-7: There are 5 parcels totalling 4.58 acres valued at \$499,970.00.

Exposure Analysis

Table 5 identifies the FEMA flood zone of each parcel as documented by the Franklin County Property Appraiser's office (July 2022). The majority of the waterfront C-1 property falls within the VE15 and VE17 zones with an elevation requirement of 16 and 18 feet (including freeboard) respectively. Most of the waterfront C-1 in this zone averages between 2-6 feet in elevation.

County & Publically-Owned Property Exposure

Publically-owned properties are identified as being located in the V zone FEMA classification.



Table 5 - Project Area Property Value/Exposure

Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	Stated Area
C-1	31-08S-06W-0000-2390-0000	Rex, Jacqueline E	349,655	VE15, VE17	73938.29	1.70	1.71
C-1	31-08S-06W-0000-2380-0000	Tapper Creek Properties, LLC	81,250	VE15, VE17	20116.86	0.46	0.46
C-1	31-08S-06W-0000-2370-0000	Millender, Michael Edward et al	146,172	VE15, VE17	40814.01	0.94	0.94
C-1	31-08S-06W-0000-2260-0000	Turner, Russell A Sr & Dona W	57,600	VE17	6541.81	0.15	0.15
C-1	32-08S-06W-0000-0170-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	4549	0.10	0.1
C-1	32-08S-06W-0000-0160-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	4856.95	0.11	0.14
C-1	32-08S-06W-0000-0080-0000	Mathis, Roger D & Barbara A	82,127	VE17	9067.95	0.21	0.25
C-1	29-08S-06W-0000-0100-0010	Mathis, Roger D & Barbara A	58,500	VE17	13133.17	0.30	0.27
C-1	32-08S-06W-0000-0090-0000	David Dail et al	48,750	VE17	4769.54	0.11	0.13
C-1	31-08S-06W-0000-2210-0050	Franklin County	24,375	VE15, VE17	5999.82	0.14	0.14
C-1	31-08S-06W-0000-2210-0020	Franklin County	93,956	VE15, VE17	12256.23	0.28	0.28
C-1	31-08S-06W-0000-2210-0060	Franklin County	9,750	VE15, VE17	3404.9	0.08	0.08
C-1	31-08S-06W-0000-2340-0000	Franklin County	55,000	VE15, VE17	15924.69	0.37	0.36
C-1	31-08S-06W-0000-2270-0000	Lynns Quality Oysters, Inc	75,842	VE17	4872.5	0.11	0.11
C-1	00-00S-00W-0000-0000-0BAY	Lynns Quality Oysters, Inc		VE17	2692.19	0.06	0.06
C-1	31-08S-06W-0000-1080-0000	Ard, Carl & Eunice (joins across Hwy 98)		VE17	2808.68	0.06	0.06
C-1	31-08S-06W-0000-2201-0000	Franklin County Boat Ramp	65,450	VE17	4441.52	0.10	0.1
C-1	31-08S-06W-0000-1100-001A	Lynns Quality Oysters, Inc	41,040	VE17	4391.56	0.10	0.1
C-1	31-08S-06W-0000-1100-0010	Dail, Jeanne & David L Dail (Adjoins across 98)		VE17	2941.07	0.07	0.07
C-1	00-00S-00W-0000-0000-0BAY	Tapper Creek Properties, LLC	2,500	VE17	8704.17	0.20	0.2
C-1	00-00S-00W-0000-0000-0BAY	Tapper Creek Properties, LLC	2,500	VE17	5676.08	0.13	0.13
C-1	29-08S-06W-0000-0190-0030	Bonds, Jeanne and David Dail	35,000	VE17	6638.94	0.15	0.14
C-1	29-08S-06W-0000-0190-003B	NO OWNERSHIP IN FCPA		VE17	3422.13	0.08	0.08
C-1	31-08S-06W-0000-2250-0000	Turner, Russell A Sr & Dona W	37,440	VE17	6934.71	0.16	0.16
C-1	31-08S-06W-0000-2230-0000	CC Land Company, LLC	65,000	VE17	14315.88	0.33	0.33
C-1	31-08S-06W-000-2240-0000	Bruce Minette Jamie	27,500	VE17	4107.95	0.09	0.09
C-1	31-08S-06W-0000-2260-0000	Turner, Russel A, Sr & Dona (adjoins across 98)		VE17	3303.99	0.08	0.1
C-1	32-08S-06W-0000-0015-0000	Barber, David E	73,125	VE17	5689.02	0.13	0.13
C-1	32-08S-06W-0000-0120-0000	Barber, David E & Stephanie S	302,025	VE17	14462.21	0.33	0.33
C-1	32-08S-06W-0000-0130-0000	Barber, David E & Stephanie S	81,250	VE17	8706.56	0.20	0.2
C-1	32-08S-06W-0000-0140-0000	Creamer, James Thomas et al	73,125	VE17	5584.14	0.13	0.13
C-1	32-08S-06W-0000-0150-0000	Captain Snook's Seafood Restaurant	65,000	VE17	3627.18	0.08	0.08
C-1	32-08S-06W-0000-0050-0000	Jeunne Noire Enterprises, LLC (contig across 98)		VE17	4821.69	0.11	0.11
C-1	32-08S-06W-0000-0030-0000	C Holdings, LLC (contiguous across 98)		VE17	7340.92	0.17	0.17
C-1	31-08S-06W-0000-0660-0000	C Holdings, LLC (contiguous across 98)		VE17	2081.07	0.05	0.06
C-1	31-08S-06W-0000-0652-0000	Eastpoint Lands, LLC	48,301	VE17	4623.35	0.11	0.11
C-1	32-08S-06W-0000-0150-0010	Captain Snook's Seafood Restaurant	153,760	VE17	3014.55	0.07	0.07
C-1	32-08S-06W-0000-0014-0000	Chambers Johnny Lee	28,000	VE17	2311.09	0.05	0.05
C-1	31-08S-06W-0000-0653-0000	Miller, Colley Everitt	65,000	VE17	8814.33	0.20	0.2
C-1	31-08S-06W-0000-0630-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	6083.83	0.14	0.14
C-1	31-08S-06W-0000-0620-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	3284.13	0.08	0.08
C-1	31-08S-06W-0000-0610-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	2993.73	0.07	0.07
C-1	31-08S-06W-0000-0600-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	4555.89	0.10	0.1
C-1	31-08S-06W-0000-0590-0000	C Holdings, LLC (contiguous across Hwy 98)		VE17	33356.02	0.77	0.78
C-1	32-08S-06W-0000-0100-0000	Griffith, Thomas R & Candace C	15,443	VE17	23351.92	0.54	0.54
C-1	31-08S-06W-0000-2290-0000	Hughes, Roger Allen (adjoins across Hwy 98)		VE15, VE17	25201.2	0.58	0.58
C-1	31-08S-06W-0000-0890-0000	Benchmark West Apartments, LLC	93,500	VE17	875.87	0.02	0.02
C-1	31-08S-06W-0000-0890-0000	Benchmark West Apartments, LLC (adjoins prop)		VE17	3528.03	0.08	0.08
C-1	31-08S-06W-0000-2320-0000	Fields, Sandra	81,250	VE15, VE17	20158.01	0.46	0.47
C-1	31-08S-06W-0000-2310-0020	Goodson, Noah H	24,375	VE15, VE17	5733.93	0.13	0.03
C-1	31-08S-06W-0000-2310-0000	Tindell, John H & Janice F	24,375	VE15, VE17	5258.62	0.12	0.12
C-1	31-08S-06W-0000-2310-0010	Boatwright, Stephen R & W	43,875	VE15, VE17	10080.82	0.23	0.23
C-1	No information available	Franklin County		VE15, VE17	8756.95	0.20	0.2
C-1	No information available	Franklin County		VE15, VE17	4618.89	0.11	0.11
C-1	No information available	Franklin County		VE17	7733.29	0.18	0.18
C-1	31-08S-06W-0000-1081-0000	Roehr, Connie	35,000	VE17	953.54	0.02	0.02 SF Calc
C-1	TOTAL	56 parcels (15 contiguous)	2,566,811		528225.4	12.13	12.13 12.13



Table 5 - Project Area Property Value/Exposure

Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	Stated Area
C-2	31-08S-06W-6290-0001-0050	Quintero J Jesus carranza	7,140	AE13	16404.8	0.38	0.38
C-2	31-08S-06W-6290-0001-0080	Lindley Development, LLC	345,614	0.2%, AE13	18791.01	0.43	0.43
C-2	31-08S-06W-6290-0001-0010	Lindley Development, LLC	107,100	0.20%	14471.3	0.33	0.33
C-2	31-08S-06W-6290-0001-0020	Dambach, Stephen E	93,500	0.2%, AE13	13322.02	0.31	0.31
C-2	31-08S-06W-6290-0001-0030	Dambach, Stephen E	93,500	0.2%, AE13	13963.57	0.32	0.32
C-2	31-08S-06W-6290-0001-0040	Quintero, J Jesus Carranza	287,627	AE13	14605.17	0.34	0.34
C-2	36-08S-07W-0000-0420-0010	Allen, Robert D & Edda	45,035	X	3707.15	0.09	0.09
C-2	36-08S-07W-0000-0420-0000	Sweet Girl Investments, LLC	133,511	X	13282.7	0.30	0.31
C-2	36-08S-07W-0000-0250-0000	Bay and 98, LLC	367,182	X	61545.21	1.41	1.53
C-2	36-08S-07W-0000-0220-0020	Century 21 Collins Realty, Inc	85,000	X	19885.57	0.46	0.46
C-2	36-08S-07W-0000-0220-0010	North FL Medical Centers Inc	243,821	X	14280.65	0.33	0.33
C-2	36-08S-07W-0000-0240-0000	98 Storage	107,193	X	24323.51	0.56	0.47
C-2	31-08S-06W-0000-1980-0000	Taylor Judy L	65,633	0.20%	6789.24	0.16	0.13
C-2	31-08S-06W-0000-1990-0010	Taylor, Judy Lamberson	89,666	0.20%	4572.19	0.10	0.1
C-2	31-08S-06W-0000-1990-0000	Jason White Construction, LLC	79,800	AE13, 0.2%	21211.04	0.49	0.44
C-2	36-08S-07W-0000-0150-0010	Fakhari Hassan	234,090	AE13, 0.2%	77851.73	1.79	1.53
C-2	31-08S-06W-6290-0001-0071	Water Management Services	2,720	AE13	1106.26	0.03	0.03
C-2	36-08S-07W-0000-0220-0030	Bay and 98, LLC	160,200	X	41956.13	0.96	3.31
C-2	31-08S-06W-6290-0001-0060	Dambach, Stephen E	4,760	0.2%, AE13	15352.63	0.35	0.73
C-2	31-08S-06W-0000-1282-0000	Parker, Joshua J	111,681	VE15, VE17	9991.29	0.23	0.46
C-2	36-08S-07W-0000-0151-0000	Franklin Realty of Apalachicola	191,250	AE13, 0.2%	66975.01	1.54	1.87
C-2	36-08S-07W-0000-0151-0010	Sapp, Jimmy & Shirley	42,500	AE13, 0.2%	15254.57	0.35	0.21
C-2	36-08S-07W-0000-0220-0000	Varnes Christopher B	177,412	X	42716.23	0.98	9.59
C-2	31-08S-06W-6290-0001-0060	Dambach, Stephen E	37,791	AE13	16404.81	0.38	0.38
C-2	36-08S-07W-0000-0240-0000	Seminole Self Storage, Inc	30,600	X	10446.05	0.24	0.24
C-2	36-08S-07W-0000-0220-0070	Varnes Christopher B	111,172	X	49924.11	1.15	1.15
C-2	36-08S-07W-0000-0260-0000	Bay and 98, LLC	221,000		73338.46	1.68	1.72 SF Calc
	TOTAL	27 parcels	3,476,498		682472.4	15.67	27.19 15.67
C-2, C-4	36-08S-07W-0000-0220-0000	Sea-Cured Storage LLC	174,328	X, 0.2%	232285.9	5.33	5.33
C-2, C-4	36-08S-07W-0000-0220-0060	Mahan Cottages LLC	231,000	X	86589.61	1.99	1.99
C-2, C-4	31-08S-06W-6290-0002-0010	Taylor's Building Supply, Inc	711,887	AE14, AE13	92661.41	2.13	3.04 SF Calc
	TOTAL	3 parcels	1,117,215		411537	9.45	10.36 9.45
Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-3	31-08S-06W-0000-2360-0000	Reeder, Susan	48,750	VE15, VE17	13458.53	0.31	0.31
C-3	31-08S-06W-0000-2350-0000	MMSW Holdings, LLC	26,000	VE15, VE17	5506.13	0.13	0.13 SF Calc
	TOTAL	2 parcels	74,750		18964.66	0.44	0.44 0.44
Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-4	31-08S-06W-6290-0003-0080	Moore, Elton & Pamela	57,615	AE14	12403.99	0.28	0.29
C-4	31-08S-06W-6290-0003-0070	Dasher, Dee Dee & Michael Dashe	89,587	AE14	12528.01	0.29	0.29
C-4	31-08S-06W-6290-0003-0060	Golden, Charles Buford, Jr et al	5,754	AE14	15235.8	0.35	0.35
C-4	31-08S-06W-6290-0003-0050	Golden, Charles B, Jr & Deedre A	5,744	AE14	15235.82	0.35	0.35
C-4	31-08S-06W-6290-0003-0040	Boatwright Cheryl L &	5,744	AE14	15235.9	0.35	0.35
C-4	31-08S-06W-0000-2020-0000	Boatwright, Cheryl L & Janice F	151,576	AE14	13173.5	0.30	0.29
C-4	31-08S-06W-0000-2030-0000	Vega, Pedro M	150,204	AE14	19280.66	0.44	0.45
C-4	31-08S-06W-0000-2050-0000	Luberto, Michael V	114,851	AE14	9910.19	0.23	0.23
C-4	31-08S-06W-0000-2040-0000	Golden, Charles B, Jr & Deedre A	94,817	AE14	10100.56	0.23	0.22
C-4	31-08S-06W-0000-2060-0000	Golden Net Shop	94,817	AE14	20678.25	0.47	0.49
C-4	36-08S-07W-0000-0200-0000	McLemore K Legrand	31,150	X, 0.2%	96376.25	2.21	2.22
C-4	36-08S-07W-0000-0240-0010	Seminole Self Storage Inc	348,200	X	46653.84	1.07	1.07
C-4	36-08S-07W-0000-0230-0010	Seminole Self Storage Inc	31,500	X	34014.46	0.78	0.78
C-4	36-08S-07W-0000-0210-0010	Seminole Self Storage Inc	34,110	X	55274.33	1.27	1.58
C-4	36-08S-07W-0000-0210-0020	Hufstetler Properties, LLP	568,445	X, 0.2%	156255.2	3.59	3.59
C-4	36-08S-07W-0000-0210-0030	Hufstetler Properties, LLP	184,150	X, 0.2%	141993.5	3.26	3.26
C-4	36-08S-07W-0000-0210-0000	McLemore K Legrand	144,500	X	43301.16	0.99	0.99
C-4	36-08S-07W-0000-0140-0090	Webb's Seafood, Inc	59,616	X	10254.73	0.24	0.24
C-4	36-08S-07W-0000-0120-0000	Dena R Frost	233,786	X	39625.33	0.91	0.91
C-4	36-08S-07W-0000-0130-0020	R E Allen Properties, Inc	241,954	X	29780.53	0.68	0.68
C-4	36-08S-07W-0000-0130-0030	JRBira, LLC	616,572	X	50048.01	1.15	1.15



Table 5 - Project Area Property Value/Exposure

Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	Stated Area
C-4	36-08S-07W-0000-0130-0010	Grove, Marc and Anita	255,000	X	22281.76	0.51	0.51
C-4	36-08S-07W-0000-0140-0120	Grove, Marc Stephen and Anita	293,942	X	21189.05	0.49	0.49
C-4	36-08S-07W-0000-0140-0150	DHC Offices, LLC	180,857	X	19947.7	0.46	0.46
C-4	36-08S-07W-0000-0140-0130	Wholesalers Property Co, LLC	391,621	X	59421.95	1.36	1.36
C-4	36-08S-07W-0000-0140-0110	Eastpoint Development, LLC	171,400	X	40078.83	0.92	0.92
C-4	36-08S-07W-0000-0140-0091	Webb's Seafood, Inc	44,812	X	10499.64	0.24	0.24
C-4	36-08S-07W-0000-0140-0060	Sellers Tile Distributors, Inc	980,050	X	52271.82	1.20	1.2
C-4	36-08S-07W-0000-0140-0070	Sellers Tile Distributors, Inc	337,337	X	17315.94	0.40	0.4
C-4	36-08S-07W-0000-0140-0081	Sellers Tile Distributors, Inc	85,000	X	21631.93	0.50	0.5
C-4	36-08S-07W-0000-0140-0080	Northrup, Michael	164,943	X	19885.03	0.46	0.46
C-4	36-08S-07W-0000-0140-0040	Woolever Enterprises	696,475	X	40118.6	0.92	0.92
C-4	36-08S-07W-0000-0140-0050	Wise Endeavors, Inc	424,865	X	39897.71	0.92	0.92
C-4	31-08S-06W-0000-1810-0000	Flowers, Bruford A & Annie M	85,721	X, 0.2%, AE13	12438.17	0.29	0.33
C-4	36-08S-07W-0000-0140-0170	Kitchens, Danny E & Gibbs, Carla M	301,832	X	19926.32	0.46	0.46
C-4	36-08S-07W-0000-0140-0020	Eyas of Wakulla, LLC	139,491	X	18897.84	0.43	0.43
C-4	36-08S-07W-0000-0140-0030	Gross, Stephen J	160,155	X, 0.2%	22302.82	0.51	0.51
C-4	36-08S-07W-0000-0140-0140	Gross, Stephen J	127,500	X, 0.2%, AE13	29087.34	0.67	0.66
C-4	36-08S-07W-0000-0140-0000	Sheth, MK & Patel, Deviben N	97,750	X, 0.2%, AE13	22793.15	0.52	0.52
C-4	31-08S-06W-0000-1820-0000	Queen, Kevin	127,500	X, 0.2%	29887	0.69	0.69
C-4	31-08S-06W-0000-1910-0000	JLB Hwy 98 Holdings, LLC	85,000	X, 0.2%, AE13	24251.54	0.56	0.56
C-4	31-08S-06W-0000-1910-0010	Lee, Aaron Scott	155,772	X, 0.2%	24014.83	0.55	0.55
C-4	31-08S-06W-0000-1350-0000	Shiver, Kenneth W & Abbie G	115,743	AE14	7169.28	0.16	0.17
C-4	31-08S-06W-0000-1291-0000	Creamer, George W Jr	36,099	AE14, VE15	4737.2	0.11	0.11
C-4	31-08S-06W-0000-1510-0000	Reeder, Kenneth	52,360	AE14	9738.65	0.22	0.22
C-4	31-08S-06W-0000-1510-0010	Haggerty, Daniel	83,751	AE14	9753.87	0.22	0.22
C-4	31-08S-06W-0000-1500-0000	Flowers, Bruford A & W	129,144	AE14	29255.81	0.67	0.67
C-4	31-08S-06W-0000-1360-0010	Gunn, EF & Costin Tanya Trustee	144,182	AE14	16404.27	0.38	0.38
C-4	31-08S-06W-0000-1290-0000	Creamer, Mary V		AE14, VE15	34467.62	0.79	0.79
C-4	31-08S-06W-0000-1112-0000	Scott, William H	41,458	VE15	7572.64	0.17	0.17
C-4	31-08S-06W-0000-1280-0000	Segree, Donnie L & Earlene	157,681	AE14, VE15	41357.65	0.95	0.9
C-4	31-08S-06W-0000-0910-0000	Turner, Russel A, Sr & Dona (contiguous 3 parcels)		VE15	6814.33	0.16	0.16
C-4	31-08S-06W-0000-0900-0000	Turner, Russel A, Sr & Dona (contiguous 3 parcels)		VE15	10542.94	0.24	0.24
C-4	31-08S-06W-0000-0651-0000	Eastpoint Land, LLC	104,924	AE14	19914.21	0.46	0.52
C-4	31-08S-06W-0000-0650-0000	C Holdings, LLC	61,460	AE14	20164.7	0.46	0.51
C-4	31-08S-06W-0000-0640-0000	C Holdings, LLC	45,000	AE14	9835.27	0.23	0.23
C-4	31-08S-06W-0000-0620-0000	C Holdings, LLC	80,000	AE14	9698.87	0.22	0.23
C-4	31-08S-06W-0000-0880-0000	FC Hospitality Group, LLC	167,509	AE14, VE15, VE17	204742.6	4.70	4.72
C-4	31-08S-06W-0000-0610-0000	C Holdings, LLC	80,000	AE14	9698.62	0.22	0.24
C-4	32-08S-06W-0000-0040-0000	C Holdings, LLC	22,500	AE14	10216.94	0.23	0.22
C-4	32-08S-06W-0000-0011-0000	Blountstown Convenience Cheap Butts	255,298	AE14	12472.25	0.29	0.36
C-4	29-08S-06W-0000-0090-0000	Gore, John M	74,411	AE14	19992.55	0.46	0.51
C-4	29-08S-06W-0000-0100-0000	Mitchell, Lamar & Linda	72,962	AE14	16076.23	0.37	0.43
C-4	32-08S-06W-0000-0060-0000	Barber, David & Stephanie Barbe	106,188	AE14	10029.71	0.23	0.28
C-4	31-08S-06W-0000-2120-0000	Hunnings, Frances N	96,348	AE14	15254.44	0.35	0.35
C-4	31-08S-06W-0000-2130-0000	Martina, Lynn C	64,725	AE14, VE15	21869.29	0.50	0.5
C-4	31-08S-06W-0000-2131-0000	Coulter, James Franklin, Sr	54,501	AE14	16803.23	0.39	0.39
C-4	31-08S-06W-0000-2100-0010	Eastpoint Water and Sewer Dist	5,566	AE14	10468.86	0.24	0.24
C-4	31-08S-06W-0000-2180-0000	Millender, Charles Keith	93,481	VE15, AE14	17632.15	0.40	0.4
C-4	31-08S-06W-0000-2070-0000	Crosby, Robert and Amy	212,765	AE14	20940.37	0.48	0.48
C-4	31-08S-06W-0000-2200-0000	Strumlauf, Scott	101,150	VE15, AE14	22550.68	0.52	0.52
C-4	31-08S-06W-0000-2220-0000	Taylor Building Supply, Inc	10,000	VE15	1434.22	0.03	0.32
C-4	31-08S-06W-0000-2080-0000	Hicks, Milan	131,525	AE14	19071.28	0.44	0.44
C-4	31-08S-06W-0000-2090-0000	Hicks, Harvey and Helen E	136,411	AE14	19071.27	0.44	0.44
C-4	31-08S-06W-0000-1110-0000	Colson, Larry Joe, Inc	64,562	VE15	15699.61	0.36	0.41
C-4	31-08S-06W-0000-2100-0000	First United Methodist Church	77,098	AE14	27918.78	0.64	0.64
C-4	31-08S-06W-0000-2110-0000	First United Methodist Church	151,356	AE14	29211.35	0.67	0.67
C-4	31-08S-06W-0000-1650-0000	Pentecostal Holiness Church	224,860	AE14	31297.46	0.72	0.72
C-4	31-08S-06W-0000-1530-0000	Equity Trust Company Custodian	85,000	AE14	19821.32	0.46	0.46
C-4	31-08S-06W-0000-1640-0000	New Life Pentecostal Holiness	42,704	AE14	10066.89	0.23	0.23
C-4	31-08S-06W-0000-1540-0000	The Kingdom Trust Company Dana Starr Gehret Rot	143,769	AE14	20832.62	0.48	0.49
C-4	31-08S-06W-0000-1670-0000	TMSFC, LLC	246,980	AE13	18351.58	0.42	0.42



Table 5 - Project Area Property Value/Exposure

Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	Stated Area
C-4	31-08S-06W-0000-1630-0070	Centennial Bank	376,335	AE13, AE14	22229.4	0.51	0.51
C-4	31-08S-06W-0000-1660-0000	St Joseph Tel & Tel Co	224,073	AE13, AE14	41029.37	0.94	0.94
C-4	31-08S-06W-0000-2170-0000	JV Gander, Jr	65,444	AE14, VE15	6641.01	0.15	0.15
C-4	31-08S-06W-0000-2160-0000	Flynn, LLC	243,487	AE14, VE15	20698.02	0.48	0.33
C-4	31-08S-06W-0000-1370-0000	Flowers, Bruford A et al	259,998	AE14	82880.01	1.90	1.9
C-4	31-08S-06W-0000-1520-0010	Stephens, Jeffery T	90,623	AE14	5040.82	0.12	0.12
C-4	31-08S-06W-0000-2211-0000	Franklin County	97,750	AE14, VE15	19715.71	0.45	0.47
C-4	31-08S-06W-0000-2210-0010	Folsom, Geraldine	227,563	AE14, VE15	15814.94	0.36	0.36
C-4	31-08S-06W-0000-1100-0010	Dail, Jeanne & David L Dail (adjoins across 98)	34,500	VE15	14780.85	0.34	0.36
C-4	31-08S-06W-0000-1100-0000	Martina, Lynn C	33,750	VE15	11364.34	0.26	0.3
C-4	29-08S-06W-0000-0190-0000	Arellano-Hampe Margarita de	156,086	AE14	9991.76	0.23	0.27
C-4	29-08S-06W-0000-0190-003A	NO OWNERSHIP IN FCPA		AE14	10438.9	0.24	0.28
C-4	31-08S-06W-0000-2000-0000	Flowers, Bruford A & Sandra J	171,348	AE14, AE13	38289.41	0.88	1.02
C-4	31-08S-06W-6290-0002-0040	Taylor's Building Supply, Inc	228,461	AE14, AE13	39334.4	0.90	3.04
C-4	31-08S-06W-6290-0003-0030	Flowers, Bruford A	3,981	AE14	21066.8	0.48	0.78
C-4	31-08S-06W-0000-2010-0000	Millender, Fred Randall	159,067	AE14	12915.71	0.30	0.78
C-4	31-08S-06W-0000-1800-0000	Queen Family Properties, LLC	397,052	0.2%, AE13	72497.37	1.66	1.67
C-4	31-08S-06W-0000-1340-0000	Thomas, Richard Wayne & Mary DU	57,110	AE14	16895.12	0.39	0.39
C-4	31-08S-06W-0000-0920-0000	Turner, Russel A, Sr & Dona (3 parcels)	156,905	AE15	24703.68	0.57	0.57
C-4	31-08S-06W-0000-1930-0000	Forgotten Shore Property	278,633	X, 0.2%	52288.13	1.20	1.2
C-4	31-08S-06W-0000-1920-0000	McWhinney, Cherry P & James L	94,065	X, 0.2%	42216.49	0.97	0.99
C-4	31-08S-06W-0000-2290-0000	Hughes, Roger Allen	373,050	AE14, VE15	87722.48	2.01	2.07
C-4	31-08S-06W-0000-1310-0000	Benson, Marilyn	53,231	AE14, VE15	19647.75	0.45	0.45
C-4	31-08S-06W-0000-0630-0000	C Holdings, LLC	103,021	AE14	19902.1	0.46	0.46
C-4	31-08S-06W-0000-0660-0000	C Holdings, LLC	120,242	AE14, VE15	7572.82	0.17	0.17
C-4	32-08S-06W-0000-0030-0000	C Holdings, LLC	105,500	AE14	24292.22	0.56	0.56
C-4	32-08S-06W-0000-0050-0000	Jeunne Noire Enterprises, LLC	104,080	AE14	9804.7	0.23	0.23
C-4	32-08S-06W-0000-0013-0000	Wu Koa-Shun & Chia Yuan	45,000	AE14	12475.04	0.29	0.29
C-4	29-08S-06W-0000-0080-0000	Shiver, Coy & Shannon H Shiver	46,113	AE14	30018.78	0.69	0.69
C-4	32-08S-06W-0000-0040-0010	C Holdings, LLC	99,700	AE14	10230.04	0.23	0.31
C-4	31-08S-06W-0000-1970-0000	Sapp, Shirley and Jimmy Sapp	331,387	AE13, 0.2%	31349.26	0.72	0.72
C-4	36-08S-07W-0000-0152-0000	Aluchi Investments, LLC	647,544	X, 0.2%	72193.81	1.66	1.66
C-4	36-08S-07W-0000-0152-0020	2312 Tally Ho, LLC	200,640	X, 0.2%	144063	3.31	4.97
C-4	31-08S-06W-0000-2140-0000	Penneycuff, Charles R and Lina M	194,015	AE14	19071.13	0.44	0.44
C-4	31-08S-06W-0000-1080-0000	Ard, Carl & Eunice (joins across Hwy 98)	111,964	VE15	28689.29	0.66	0.65
C-4		Nichols, Charles	112,058	X, 0.2%	19513.28	0.45	0.45
C-4		Resort Vacation	42,500	X, 0.2%	19004.57	0.44	0.44 SF Calc
	TOTAL	119 parcels	18,391,462		3410833	78.30	84.26 78.30
Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-4, R-7	36-08S-07W-0000-0110-0000	Allen, Robert D	50,575	X	9077.79	0.21	0.21 SF Calc
	TOTAL	1 parcel	50,575		9077.79	0.21	0.21 0.21
Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-4, R-4, R-8	31-08S-06W-0000-0591-0000	Eastpoint Water and Sewer District	10,000	AE14, AE13, 0.2%	19999.21	0.46	0.61
C-4, R-4, R-8	31-08S-06W-0000-0600-0000	C Holdings, LLC	87,750	AE14, AE13, 0.2%	83086.76	1.91	1.91
C-4, R-4, R-8	31-08S-06W-0000-0590-0000	C Holdings, LLC	284,321	AE14, AE13, 0.2%	78014.68	1.79	1.79
C-4, R-4, R-8	32-08S-06W-0000-0020-0000	C Holdings, LLC	193,439	AE14, AE13, 0.2%	116943.9	2.68	2.65 SF Calc
	TOTAL	4 parcels	575,510		298044.6	6.84	6.96 6.84
Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
R-7	36-08S-07W-0000-0100-0000	Tapper Properties, LLC	245,113	VE 14, VE 15, X	107917.2	2.48	1.81
R-7	36-08S-07W-0000-0100-0010	Bonds Investments LLC	150,857	X	7831.18	0.18	0.18
R-7	29-08S-06W-0000-0190-0010	Tapper Creek Properties	37,500	AE14	19093.5	0.44	0.5
R-7	29-08S-06W-0000-0190-0020	Tapper Creek Properties, LLC	66,500	AE14, AE13, 0.2%	55525.24	1.27	1.33
					9240.83	0.21	0.21 SF Calc
	TOTAL	5 parcels	499,970		199607.9	4.58	4.03 4.58
TOTAL PARCELS: 217 (15 contiguous across Hwy98)						TOTAL ACRES	127.61

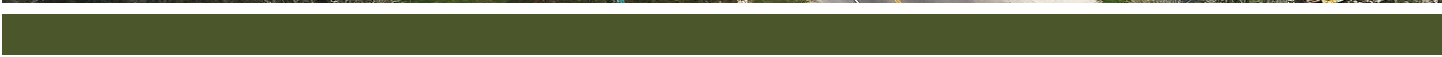


Photo Courtesy, Franklin County TDC



EASTPOINT ECONOMIC WORK TO DATE

2013 Franklin County Longterm Economic Diversification Strategy Study (Standec Consulting Services, Swan Development Advisors) Overview: In 2013, Eastpoint was included as part of countywide study to define the nature of the economic challenges the County faces; identify industries and industry clusters that have the highest potential for expansion as part of an economic diversification effort; and suggest options that will enable the County and its private sector stakeholders to work more effectively to build a unified, vibrant and diversified Franklin County. The study identified state and regional-level economic development programs available at that time, along with local opportunities. Overall the study reported that Franklin County's rural designation provides increased incentive and lower wage qualification thresholds that aren't open to urban communities.

The 2013 study identified several economic opportunities in progress at that time including those listed below.

- A National Emergency Grant was issued in November 2012 in response to the impacts of Tropical Storm Debby. The grant provided temporary employment for Franklin County residents who were adversely impacted. The County also worked with DEO and the Gulf Coast Workforce Development Board to utilize a federal grant to develop a temporary jobs project to re-shell the Bay.

The Comprehensive Economic Development Strategy for 2013-2017 identified the following Eastpoint-specific projects as part of their update.

- "Maintenance Dredging of Eastpoint Commercial Marina: The unincorporated community of Eastpoint in Franklin County is a historical landing site for thousands of pounds of Apalachicola Bay Oysters. West Bay oystermen have benefited from the development of a landing site at Two Mile west of Apalachicola. East Bay oystermen are finding it more and more difficult to launch from either bayside or island side and are often cut off by low tide from launching or landing. Siltation, especially from storm activity after the 2004-5 season and ongoing has limited the traditional protected launch and landing area in Eastpoint. Support for the restoration of this site will ensure the survival of this family traditional occupation and the continued enjoyment of bay oysters for the region and the southeast."

- "Develop Broadband Network in Underserved Areas: Opportunity Florida, the operational arm of the North West Florida Rural Area of Critical Economic Concern is deploying a middle-mile broadband network to serve underserved rural areas." (See Attachment 4.)

The 2013 market analysis completed by Swan Development Advisors provided broad recommendations regarding economic development options that could diversify the economy. A summary of the key facts uncovered from that analysis include:

- The average age in the County is slightly higher than the State and the youth population is well below the State and National average.
- The highest percentage of housing units constructed took place in the period between 1980 and 1989, well before the housing boom of the early 2000s.
- Franklin County has a higher percentage of homes lacking complete plumbing facilities, complete kitchen facilities, and telephone service than the State.
- The highest contributing industries to personal income are consumption or service industries rather than production industries. The non-government backbone of the Franklin County economy is clearly Retail, Accommodations and Food Service, and Real Estate and Construction; all closely linked to resident consumption and tourism. Other details presented later tend to confirm the importance of tourism in Franklin County.
- Government was the single largest contributor to the Franklin County economy from 2007-2011.
- The population in the labor force is far lower than one would expect.



- Service occupations and natural resource, construction and maintenance occupations are a significantly higher proportion of the employment base in Franklin than in Florida.
- It is estimated that there are 369% more 'Married families with related children under 5 years old only' living in poverty than in the State of Florida.
- The Gap analysis reveals a number of retail opportunities; however, many of them are not of sufficient size to warrant a new store.
- Residents are spending their money outside of the County.
- Franklin County's tourism season differs slightly from that of the State – the County's primary months are June, July, and August.

Based upon the 2013 market analysis, a series of recommendations were created for Franklin County to consider. The recommendations include the following:

- Get Organized – Establish a paid position for an economic development professional.
- Be Positive – Change the tone and discussion about Franklin County.
- Promote, Promote, Promote – Support existing tourist / hospitality industry and activities with effective marketing and promotional campaigns.
- Coordinate, Support, and Grow Your Business – Develop systems with tourism businesses and the hospitality industry to better integrate and promote them.
- Build on Your Heritage – Look to new opportunities in aquaculture, including on land, not just in the Bay.
- Pay Attention – Be aware of macro-economic and demographic concerns.
- Fill the Gaps – Identify opportunities where a retail sundries or mercantile store might be appropriate to fill gaps in the retail sector or work with existing retailers to expand their product selection.
- Address Critical Human Concerns – Work with the local housing authority and local or regional community development corporation, Habitat for Humanity and social service agencies to identify methodologies and programs that will address the low poverty rate, and other human concerns.
- Work with the senior population to develop in-school or after-school reading and/or service programs to create mentor relationships across the age groups.
- Identify any retired executives that may live in the area and engage them to donate their time to nurture small businesses.

2020-2021 – Eastpoint Economic Development Strategy – Apalachee Regional Planning Council.

In 2020 the Apalachee Regional Planning Council (ARPC) received Department of Economic Opportunity (DEO) funding to create an economic development strategy plan. The plan identified assets and conducted workshops with stakeholders to determine long-term goals discussed which could build upon those assets. Of the opportunities, waterfront revitalization and funding based on opportunity zone designations were identified. Assets were divided into three categories: commercial, natural/recreational and civic. Assets identified included the Highway 98 commercial corridor, ANERR Visitor and Research Center, industrial sites, restaurants, lodging, schools, retail businesses, sports park, visitor center, boat ramp, park, fishing pier, library, fire department and a commercial waterfront suitable for a boardwalk.

The 2020 study produced goals and projects for the Eastpoint community that included the following: an historic marker program, creation of a oral history video project, ecotourism promotion, channel dredging, community center creation, pedestrian infrastructure, corridor beautification, affordable housing initiative, improve workforce readiness and the creation of an economic development council creation.



ECONOMIC OPPORTUNITIES

Economic Designations and Memberships

Eastpoint, as an unincorporated part of Franklin County, is eligible to participate in many economic development opportunities, either through the county's rural designation or through the county's membership in nonprofit economic development organizations. Here is a rundown of those opportunities.

Rural Economic Development Initiative (REDI) Eastpoint, as part of Franklin County, is considered an "Economically Distressed" rural area as defined under s. 288.0656, F.S., Rural Economic Development Initiative (REDI). As a REDI community, Franklin County qualifies for waivers or reduction of match and "assistance" from REDI agencies and organizations as defined in s. 288.0656(6)(b)

Rural Area of Opportunity (RAO) Franklin County is also designated a Rural Areas of Opportunity (RAO). RAOs are defined as rural communities, or a region composed of rural communities, that have been adversely affected by extraordinary economic events or natural disasters. Franklin County was originally designated as a RAO in 1999 for a term of five years due to being adversely affected by extraordinary economic events including the net ban constitutional amendment and closure of the paper mill in Port St. Joe. In 2004, Franklin County was redesignated as a RAO in 2004, 2009 and 2014. RAO communities benefit from economic incentives including allowing the Governor to waive criteria of any economic development incentive including, but not limited to: the Qualified Target Industry Tax Refund Program under section 288.106, Florida Statutes (F.S.), the Quick Response Training Program and the Quick Response Training Program for participants in the welfare transition program under section 288.047, F.S., transportation projects under section 339.2821, F.S., the brownfield redevelopment bonus refund under section 288.107, F.S., and the rural job tax credit program under section 212.098, F.S. and section 220.1895, F.S.

Opportunity Florida Franklin County is a member of Opportunity Florida, an economic development organization made up of ten rural counties in the heart of Northwest Florida. The group works with the counties, cities therein and the various local economic development organizations to market the many resources offered by this region. Opportunity Florida provides technical assistance to economic development organizations and businesses and by working together with local, regional and state organizations to market the region to businesses and government officials.

Competitive Florida The Competitive Florida Partnership helps a community utilize its unique assets and challenges its leaders to set realistic goals to advance their economic development visions. A community that participates in this grant opportunity is committed to innovative strategies that promote partnerships, community design and a viable economy. The partnership establishes a network of vibrant communities and passionate leaders who gain ideas on how to reach their goals through the success and lessons learned from their peers.

Enterprise Florida, Inc. (EFI) Created in 1996, Enterprise Florida is a public-private partnership of business and government leaders whose goal is to promote Florida as a premier business destination and expand the state's economy through private-sector job creation. In pursuit of this mission, EFI works closely with a statewide network of economic development partners. EFI serves as the state's primary entity for trade and export development supporting more than 60,000 Florida exporting businesses. The organization also assists small and minority businesses through its capital programs, supports Florida's defense industry through the Florida Defense Alliance and Florida Defense Support Task Force, and champions sport industry growth through the Florida Sport Foundation. EFI's Rural Expansion Toolkit includes grant opportunities for marketing and training, consulting services and site preparedness in Florida's rural communities. Applications are accepted from local or regional economic development or community partners located within a rural community – as identified in Florida Statute 288.0656(e) – who can demonstrate a pathway to site readiness.



Florida's Great Northwest Florida's Great Northwest (FGNW) is an investor-supported nonprofit economic development organization that offers "one-stop shop" for company representatives, site location consultants, and real estate brokers researching the region as a potential business location. They assist with all aspects of new business and expansion, including: Real estate (site or building) research, General research, including demographics, workforce and training, utilities, taxes, infrastructure, and more, Information on state and local incentives and the incentive application process, Liaison between you and state and local economic development offices and Access to an extensive network of state, regional and local resources.

Economic Opportunity Zone - The Opportunity Zone Program aims to foster economic development and job creation in economically distressed communities. It was created by the Federal Tax Cuts and Jobs Act of 2017 to encourage businesses, developers and financial institutions to invest long-term capital in low-income census tract areas. These areas were designated as Qualified Opportunity Zones by the U.S. Department of Treasury in June 2018. Investments are made in Opportunity Zones through U.S. Treasury Qualified Opportunity Zone Funds, which must invest over 90 percent of their assets in Qualified Opportunity Zone properties and businesses. Qualified Opportunity Zone Funds attract investors through possible tax benefits. Tax benefits can accrue once unrealized capital gains from other investments are rolled into Qualified Opportunity Zone Funds. Benefits include the following: Taxes are deferred on capital gains rolled into Qualified Opportunity Zone Funds and the original tax bill through December 31, 2026 or the sale of the Opportunity Zone investment, whichever is earlier; Taxes are reduced on capital gains held in Qualified Opportunity Zone Funds for certain lengths of time; for investments held for 5-years, the cost basis for tax purposes is increased by 10% and for investments held for 7 years, the cost basis increases an additional 5%; The rolled over capital gain appreciates tax-free if the investment in the Qualified Opportunity Zone Fund is held for 10 years or longer. The unincorporated area of Eastpoint, Florida has 1 designated Opportunity Zone. The median household income for this Opportunity Zone is approximately \$41,000.

Explore Northwest Florida Explore Northwest Florida is a team of Northwest Florida counties, including Franklin, that have joined together to create a regional destination marketing organization with a mission to encourage sustainable tourism through public/private partnerships to preserve and promote the unique resources of the region. The target region stretches from the shores of the Gulf of Mexico to the northern Florida state line flanked by the Apalachicola River and Bay estuary system in the east to the coastal sand dunes and Choctawhatchee River in the west. Since 2010 Explore Northwest Florida (previously known as RiverWay South) has leveraged local contributions with grant funding and in kind services totaling over \$400,000 annually to carry out the mission of the organization. The organization matches every dollar of local funding received with more than ten dollars from other sources to deliver a comprehensive and robust package of marketing programs, educational enhancement opportunities and promotional materials.

Funding Opportunities Available as a Rural Community

Beyond the traditional economic development funding opportunities, there are a number of economic development funding opportunities available specifically to rural communities like Franklin County that would be beneficial to Eastpoint. Several of these grants are managed through the Florida Department of Economic Opportunity.

Small and Minority Business Resources:

- Rebuild Florida Business Loan Fund
- Florida Small Business Emergency Bridge Loan Program
- Rural Community Development Revolving Loan Program
- State Small Business Credit Initiative
- Microfinance Guarantee Program
- Black Business Loan Program
- Prospera USA



Economic Development Incentives

- **Qualified Target Industry Tax Refund (QTI):** Available for companies that create high wage jobs in targeted high value-added industries.
- **Capital Investment Tax Credit (CITC):** The CITC is used to attract and grow capital-intensive industries. Eligible projects are those in designated high-impact portions of the following sectors: clean energy, biomedical technology, financial services, information technology, silicon technology, transportation equipment manufacturing, or be a corporate headquarters facility.
- **Jobs for the Unemployed Tax Credit Program (JUTC):** The JUTC program provides incentives to businesses to hire qualified employees who were previously unemployed.
- **High Impact Performance Tax Credit (HIPI):** The HIPI is a negotiated grant to attract high impact facilities. The high impact sectors are identified by the Department of Economic Opportunity (DEO).

Workforce Services

- **Quick Response Training Program (QRT):** An employer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion.
- **Incumbent Worker Training Program (IWT):** An employer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion.
- **Employed Worker Training (EWT):** Local training program that supports skills upgrade training for employed workers.
- **Work Opportunity Tax Credit (WOTC):** Local training program that supports skills upgrade training for employed workers.

Rural Community Programs

Rural Infrastructure Fund - The purpose of the Rural Infrastructure Fund (RIF) Grant is to facilitate the planning, preparing and financing of infrastructure projects in rural communities which will encourage job creation, capital investment and the strengthening and diversification of rural economies. The RIF program is intended to facilitate access of rural communities to infrastructure funding programs, such as those offered by the Small Cities Community Development Block Grant, United States Department of Agriculture - Rural Development, and the United States Department of Commerce - Economic Development Administration.

Competitive Florida

The Competitive Florida Partnership helps a community utilize its unique assets and challenges its leaders to set realistic goals to advance their economic development visions. A community that participates in this grant opportunity is committed to innovative strategies that promote partnerships, community design and a viable economy.

Infrastructure Funding Programs

Florida Fish & Wildlife Conservation Commission, Boating Improvement Program (FBIP)

Competitive grant provides funding for boating-related activities benefiting motorized vessels in Florida. Uses of the program include boat ramps, piers, docks and other mooring facilities.



Florida Department of Environmental Protection, Recreation Development Assistance Program (FRDAP)

Grant program provides financial assistance for acquisition or development of land for public outdoor recreation.

Florida Department of Economic Development, Community Planning Technical Assistance (CPTA)

Provides local communities an opportunity to address various planning initiatives such as economic development, resiliency strategies, and local planning needs. Additionally, the program promotes innovative planning solutions to protect Florida's natural resources.

Florida Department of Economic Development, Community Development Block Grant (CDBG)

Provides funds for public services, public infrastructure improvements in low-income neighborhoods, including planning and development of neighborhood revitalization, capacity building, economic development and provides funding for strategic planning.

US Department of Agriculture (USDA), Rural Development - Grant program forges partnerships with rural communities to fund projects that bring housing, community facilities, business guarantees, utilities and other services to rural America, providing technical assistance and financial backing for rural businesses and cooperatives to create quality jobs.

Photo Credit, Jim Freeman



VULNERABILITY ASSESSMENT

Sea Level Rise Vulnerability Assessment

The vulnerability analysis portion of this report uses hazard-specific data to determine the short and long-term vulnerabilities of sea level rise facing critical infrastructure, coastal properties and businesses within the Eastpoint project area.

Using Geographic Information System (GIS) data provided by the Franklin County Property Appraiser’s Office, the SLR Model data from the National Oceanic and Atmospheric Administration (NOAA), and the Federal Emergency Management Agency (FEMA), the contractor was able to determine vulnerabilities four perspectives.

- 1. Project area-wide Impact. This series of GIS-based SLR modeling maps show the anticipated impacts of SLR on the City as evidenced by the intermediate low and high inundation areas.
- 2. Critical Facility Exposure. This map details the critical facilities within the project area that will impacted by low and high inundation levels. Critical Facilities include roads.
- 3. County-owned and publicly-owned property exposure. This map and data details those publically-owned properties that will be impacted by low and high inundation levels.

Understanding the Model - No Surge and Surge

Shapefiles were obtained from NOAA that show estimated Sea Level Rise (SLR) combined with a storm induced flood event to portray impacts associated with scenarios for non-surge events and for events which show projected surge from storm-driven events. NOAA presented scenarios of sea level rise labelled as Low, Intermediate-Low and Intermediate-High to describe possible scenarios for future planning purposes. In the Low scenario, sea level rises 0.7-feet, in the Intermediate-Low, sea level rises 1.6-feet and in the Intermediate-High scenario, sea level rises 3.9-feet. The water surface elevation relative to NAVD88 of all three scenarios was mapped and the impacts calculated for lots, roads, and critical facilities. In addition, NOAA portrayed impacts of a 1% annual storm, that is, the 100-year floodplain that would add a storm-drive surge element to the the low, medium and high sea level rise scenarios discussed above.

For the purpose of this analysis, the model projection scenarios are labeled low, medium and high no surge and low, medium and high for projected surge events.

TABLE 6

Project Area Lot Exposure to Sea Level Rise Projections

	SLR Inundation No Surge	SLR Inundation Surge
Low	1.1 acres / 136 parcels	57.9 acres / 148 parcels
Medium	1.3 acres / 140 parcels	61.3 acres / 157 parcels
High	6.7 acres /159 parcels	69.6 acres / 168 parcels

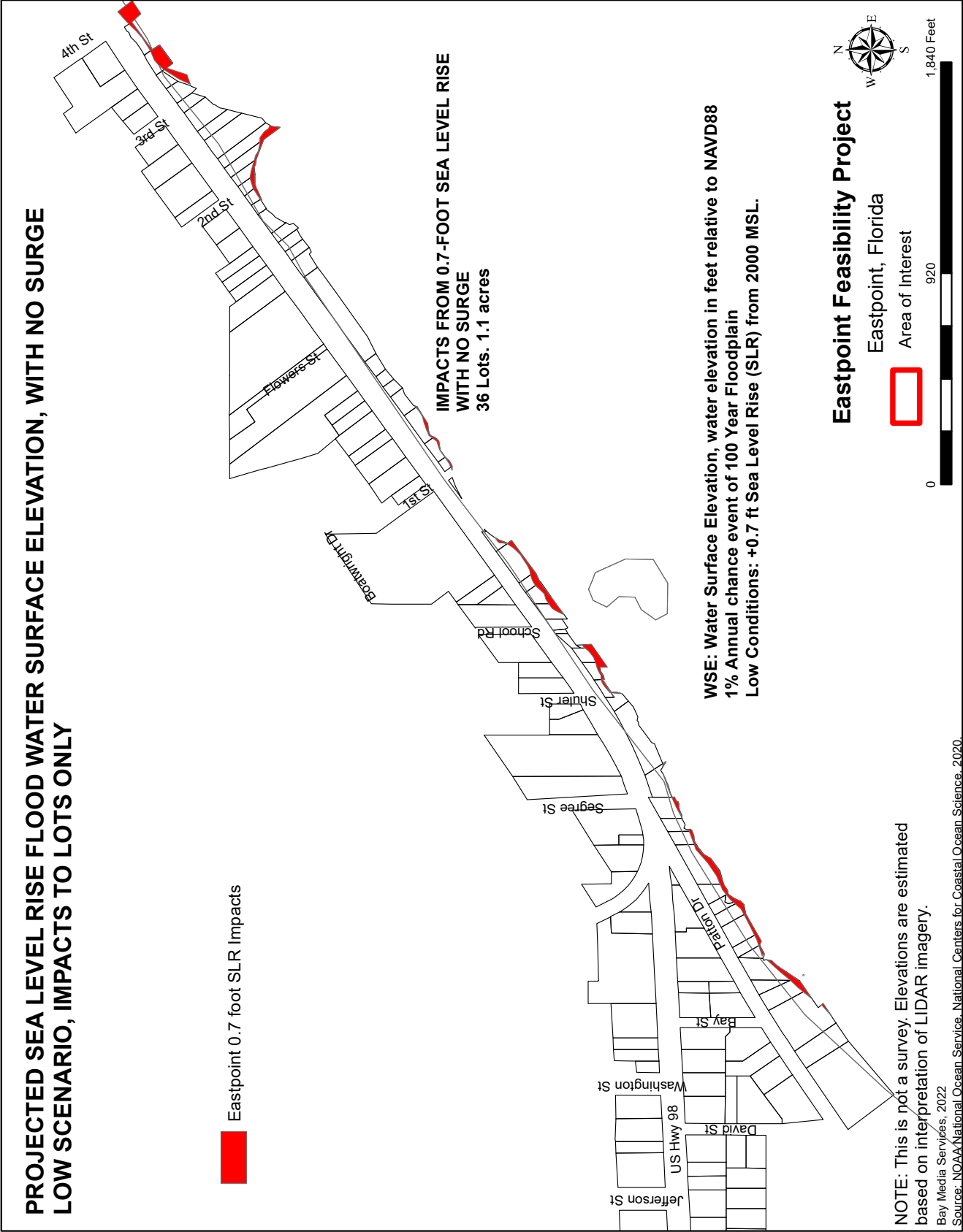


TABLE 7
Project Area Roadway Exposure to Sea Level Rise Projections

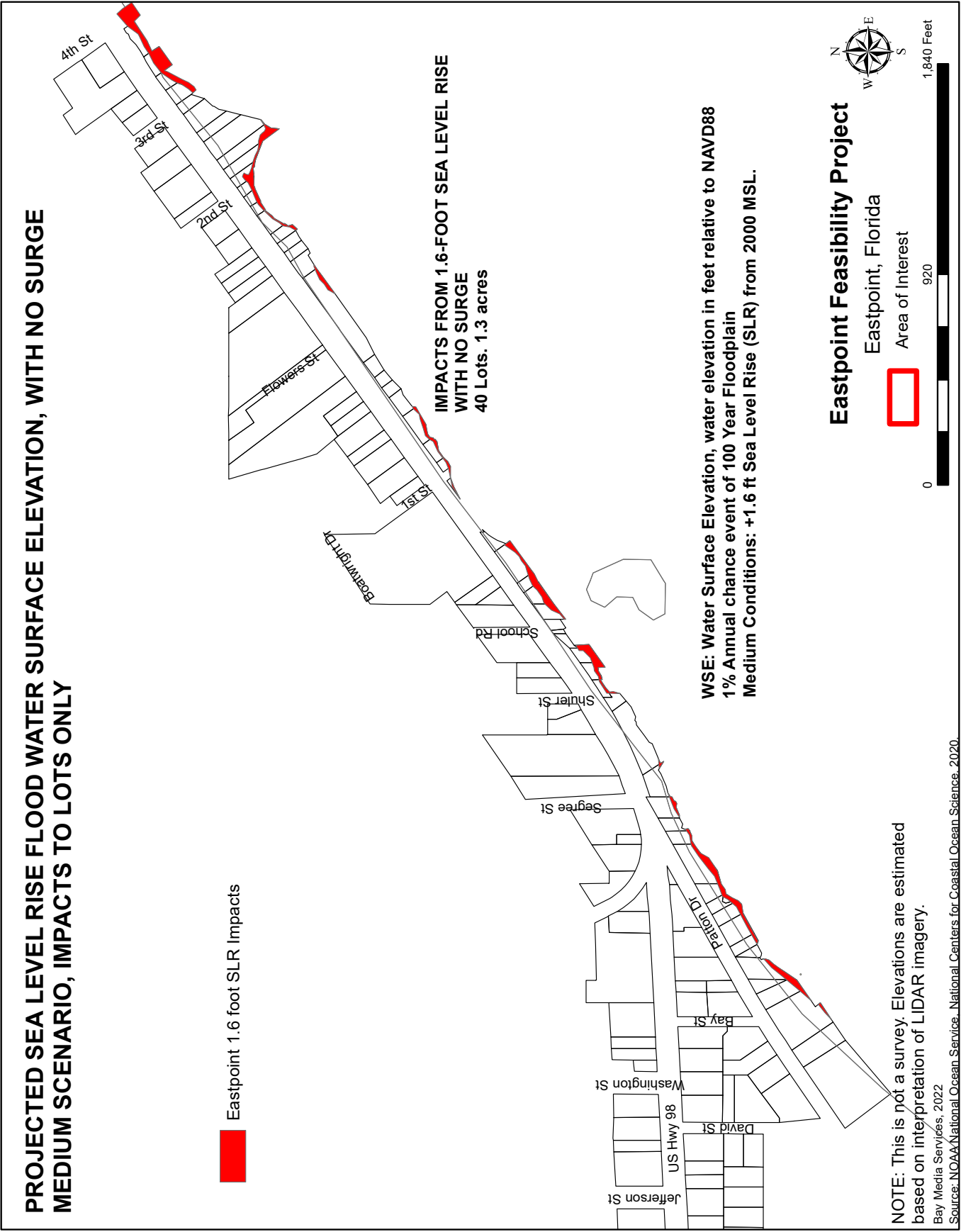
	SLR Inundation No Surge	SLR Inundation Surge
Low	0.01 miles	2.1 miles
Medium	0.02 miles	2.6 miles
High	0.03 miles	2.9 miles

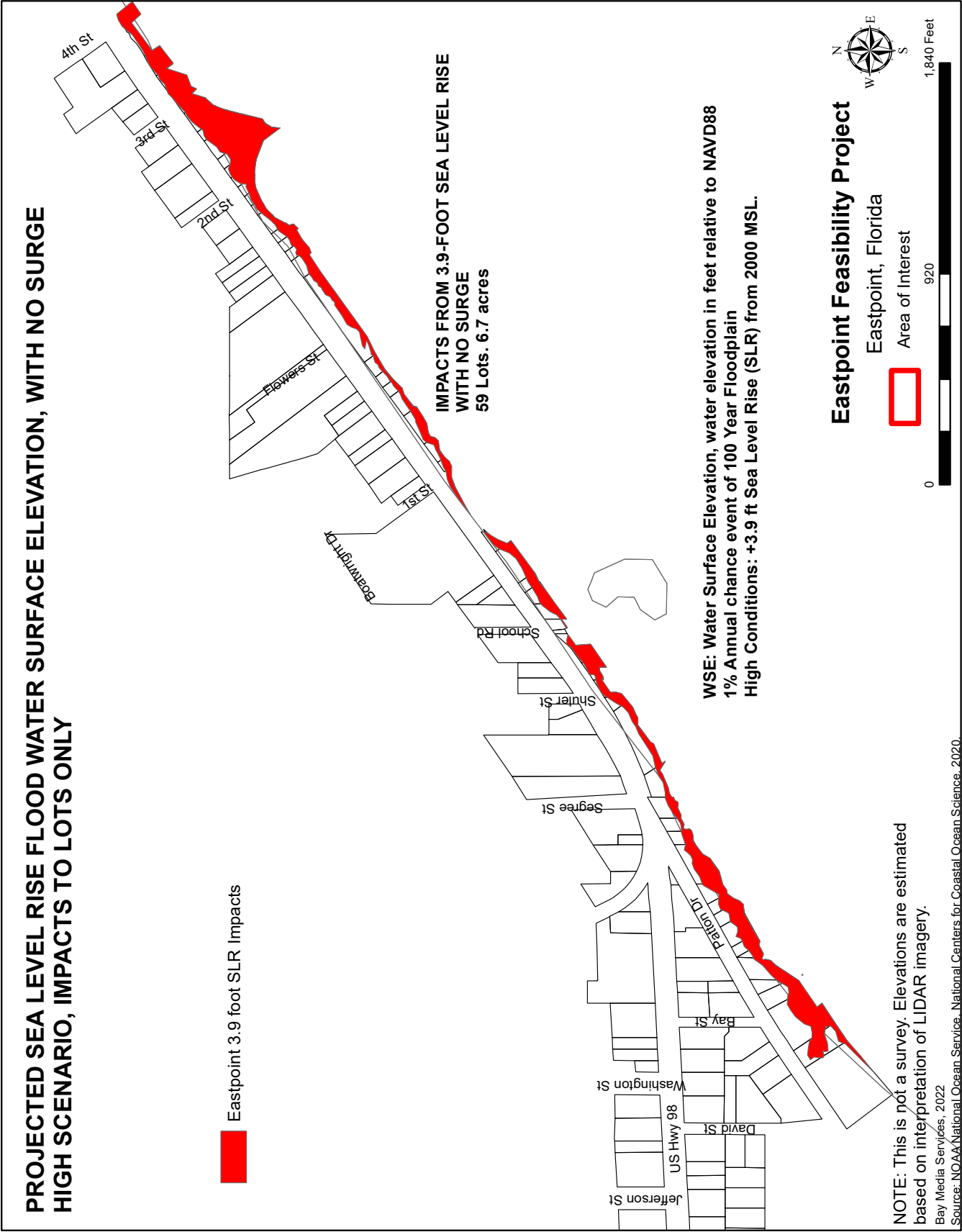
TABLE 8
Project Area Critical Asset Exposure to Sea Level Rise Projections

	SLR Inundation Surge
Low	9
Medium	10
High	10

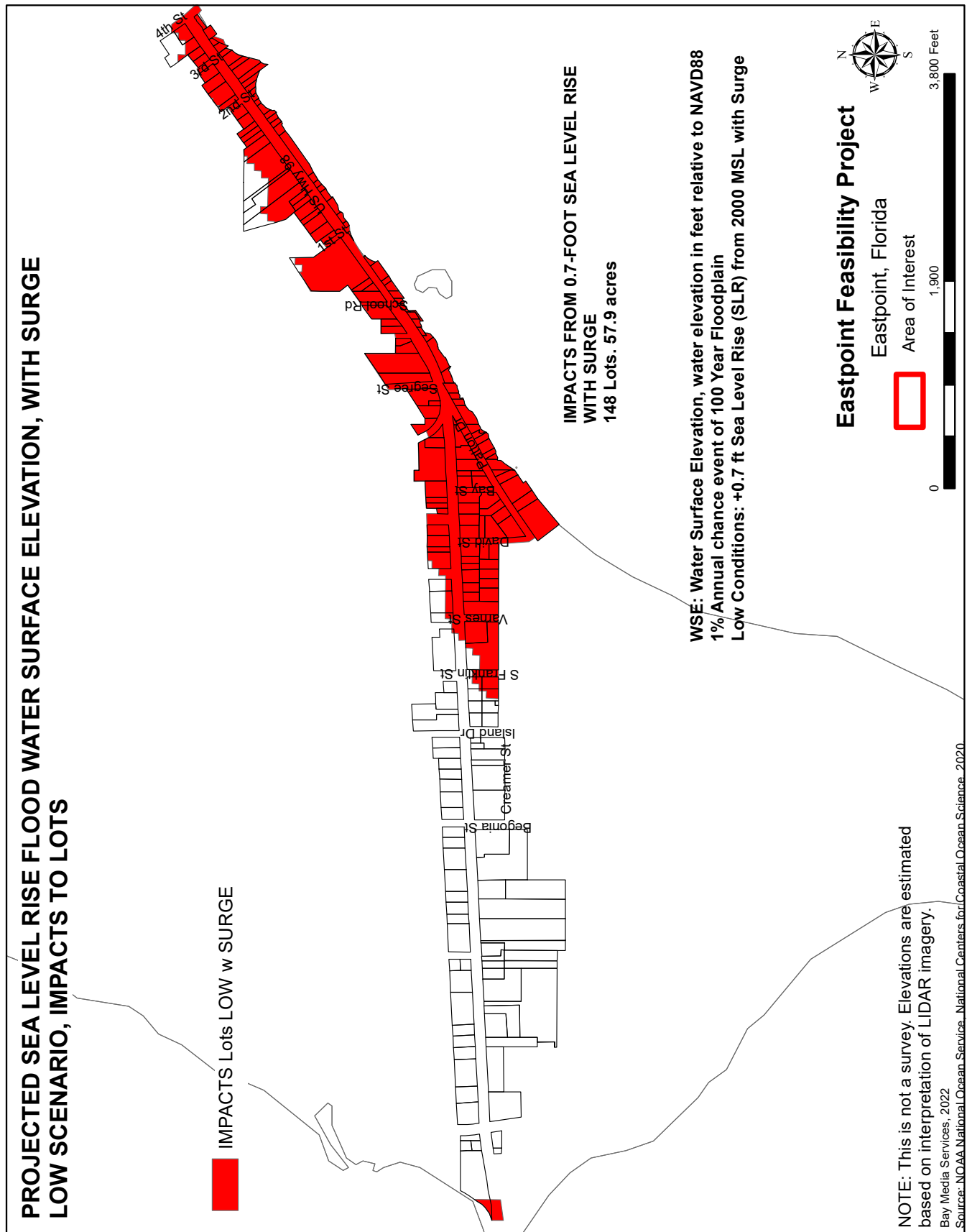


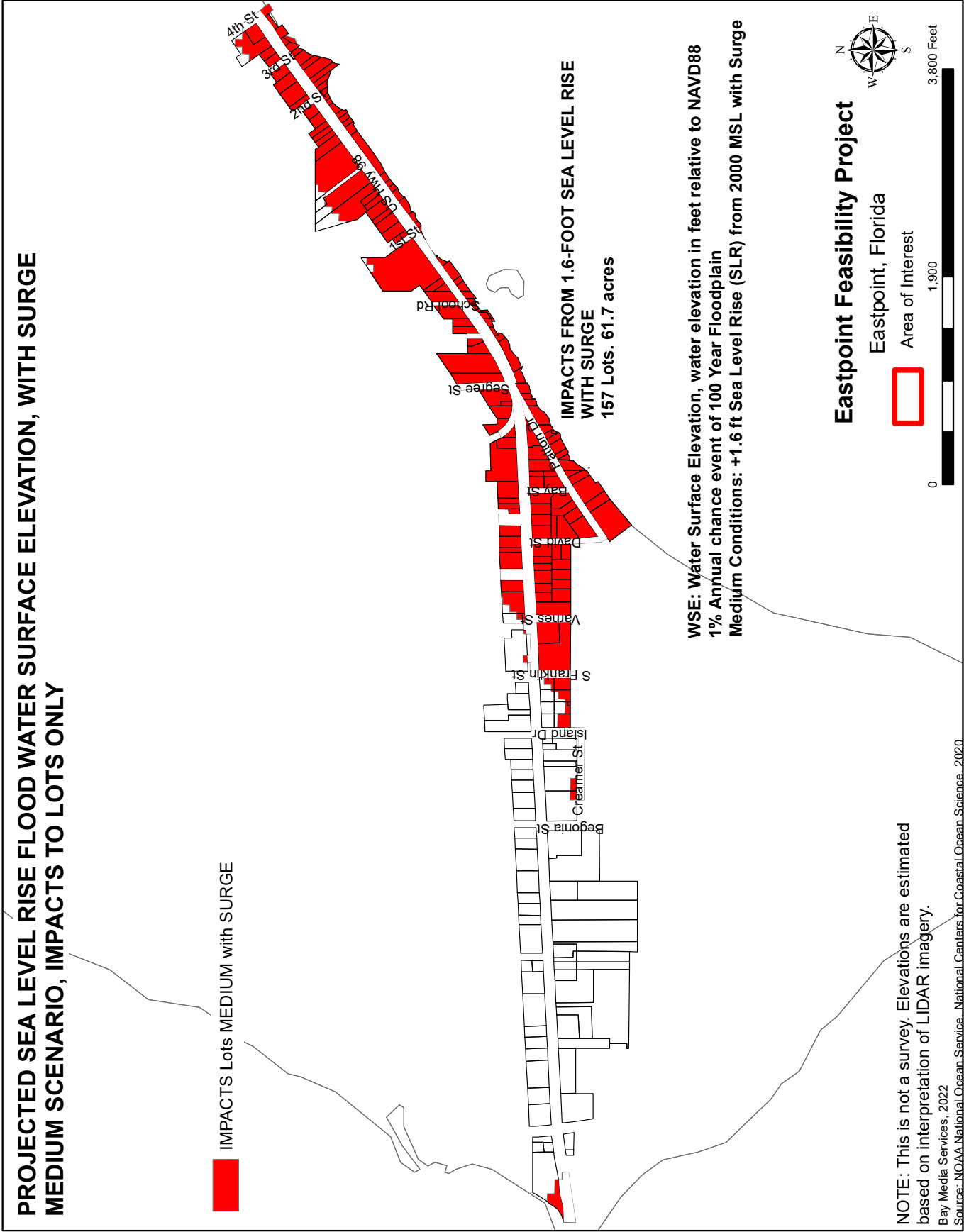
Map 22 Projected SLR Lots/Acres Medium - No Surge



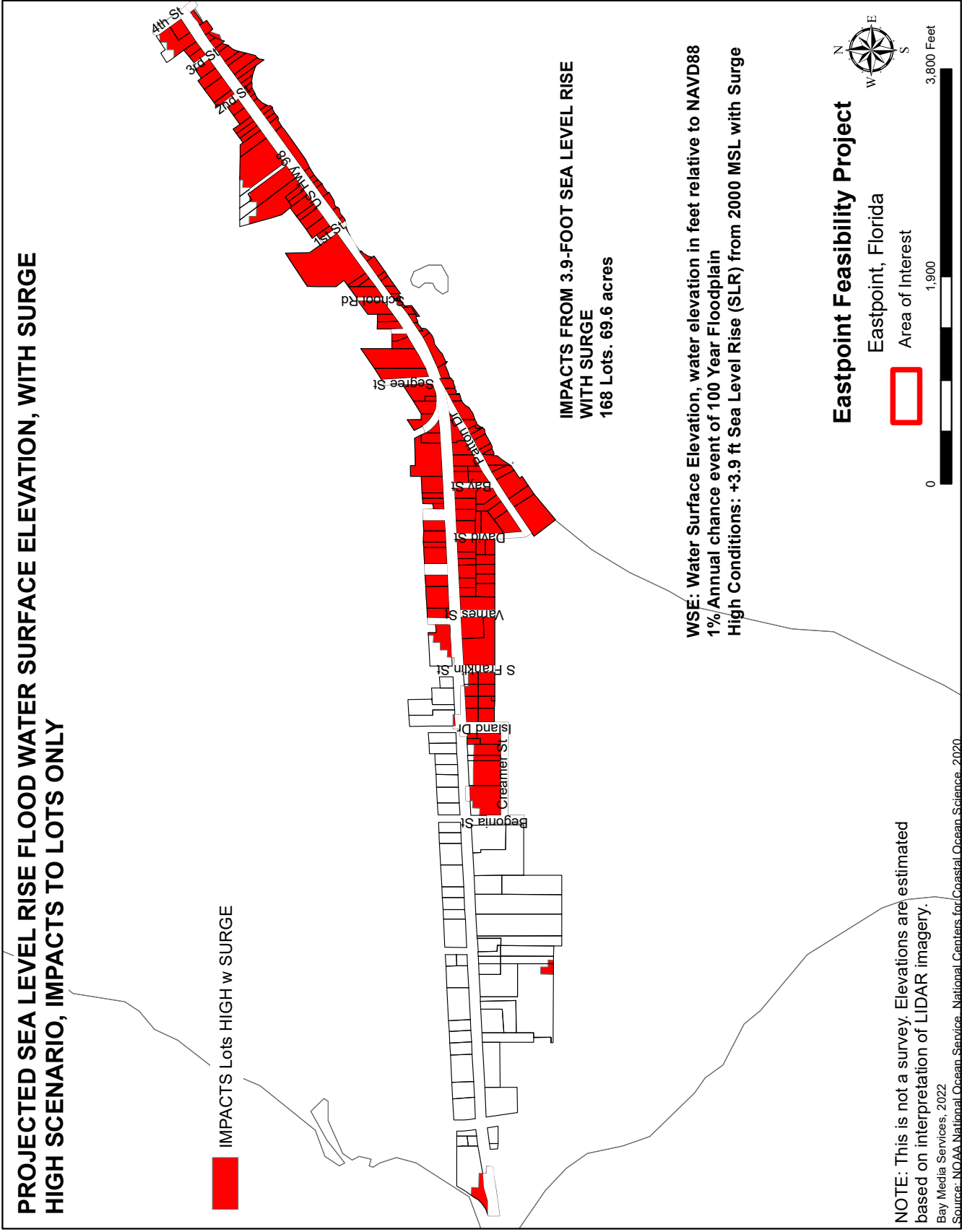


Map 24 Projected SLR Lots/Acres Low with Surge





Map 25 Projected SLR Lots/Acres High with Surge





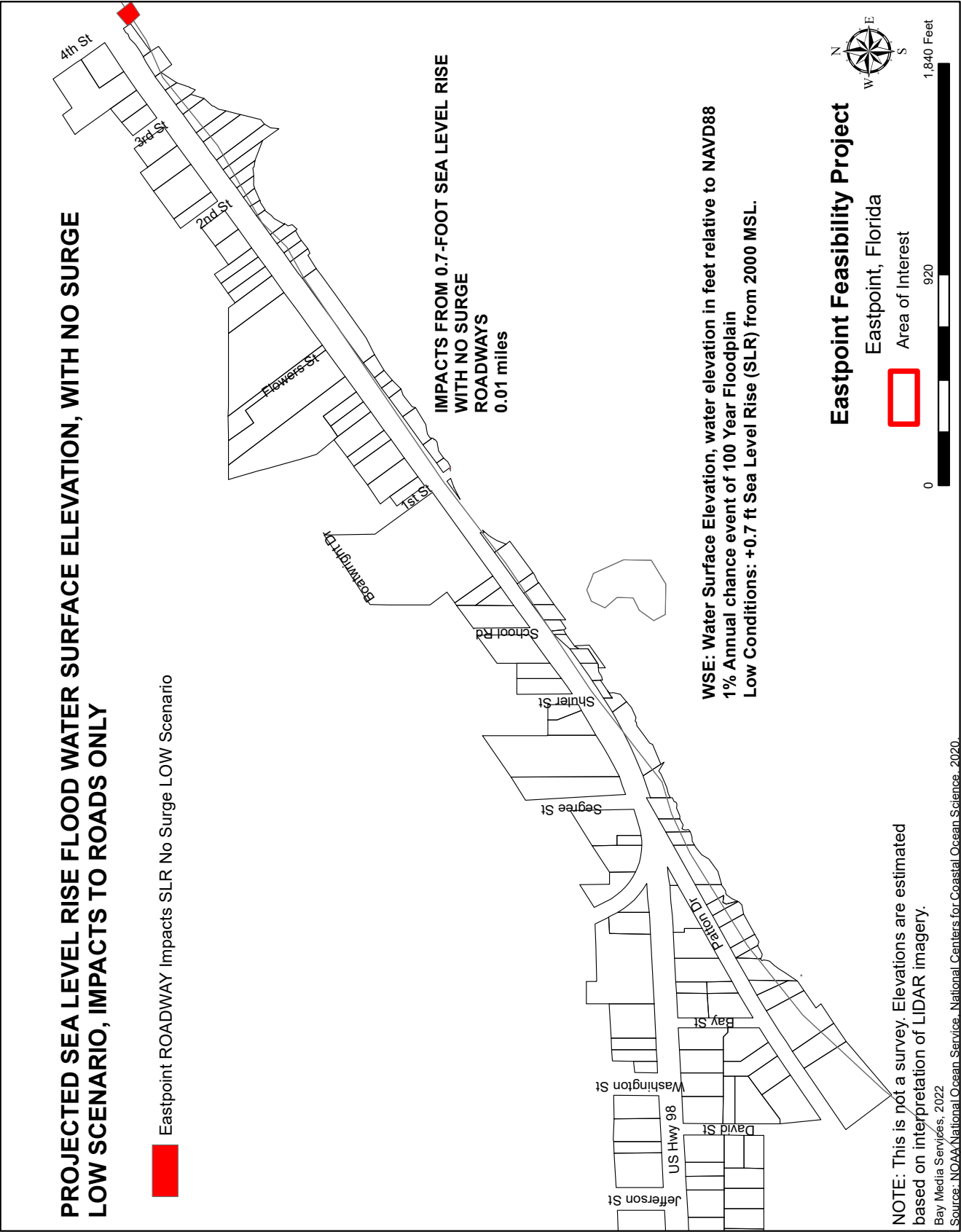
Critical Asset Exposure to SLR Inundation

As defined by Chapter 380.093, F.S. Critical Assets: “Critical asset” includes:

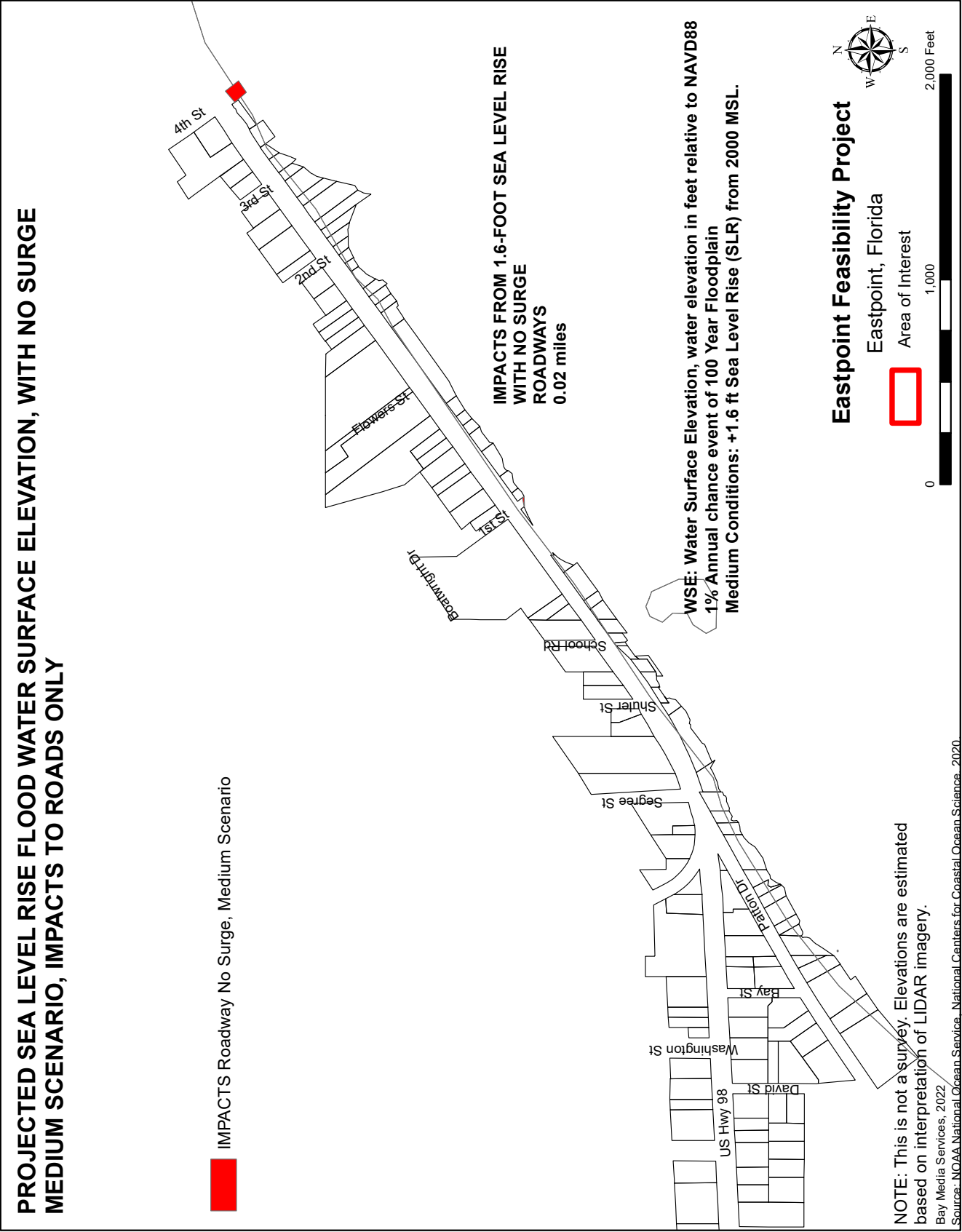
1. Transportation assets and evacuation routes, including airports, bridges, bus terminals, ports, major roadways, marinas, rail facilities, and railroad bridges.
2. Critical infrastructure, including wastewater treatment facilities and lift stations, stormwater treatment facilities and pump stations, drinking water facilities, water utility conveyance systems, electric production and supply facilities, solid and hazardous waste facilities, military installations, communications facilities, and disaster debris management sites.
3. Critical community and emergency facilities, including schools, colleges, universities, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, health care facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, risk shelter inventory, and state government facilities.
4. Natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets. The critical facility and public property exposure map series documents the projected sea level rise (with surge) on these variables.

Table 9 details those publically-owned properties potentially impacted by low, medium and high inundation levels with surge as evidenced by the NOAA SLR modeling. Note: no surge models were not documented as no critical assets were identified within those modeling efforts.

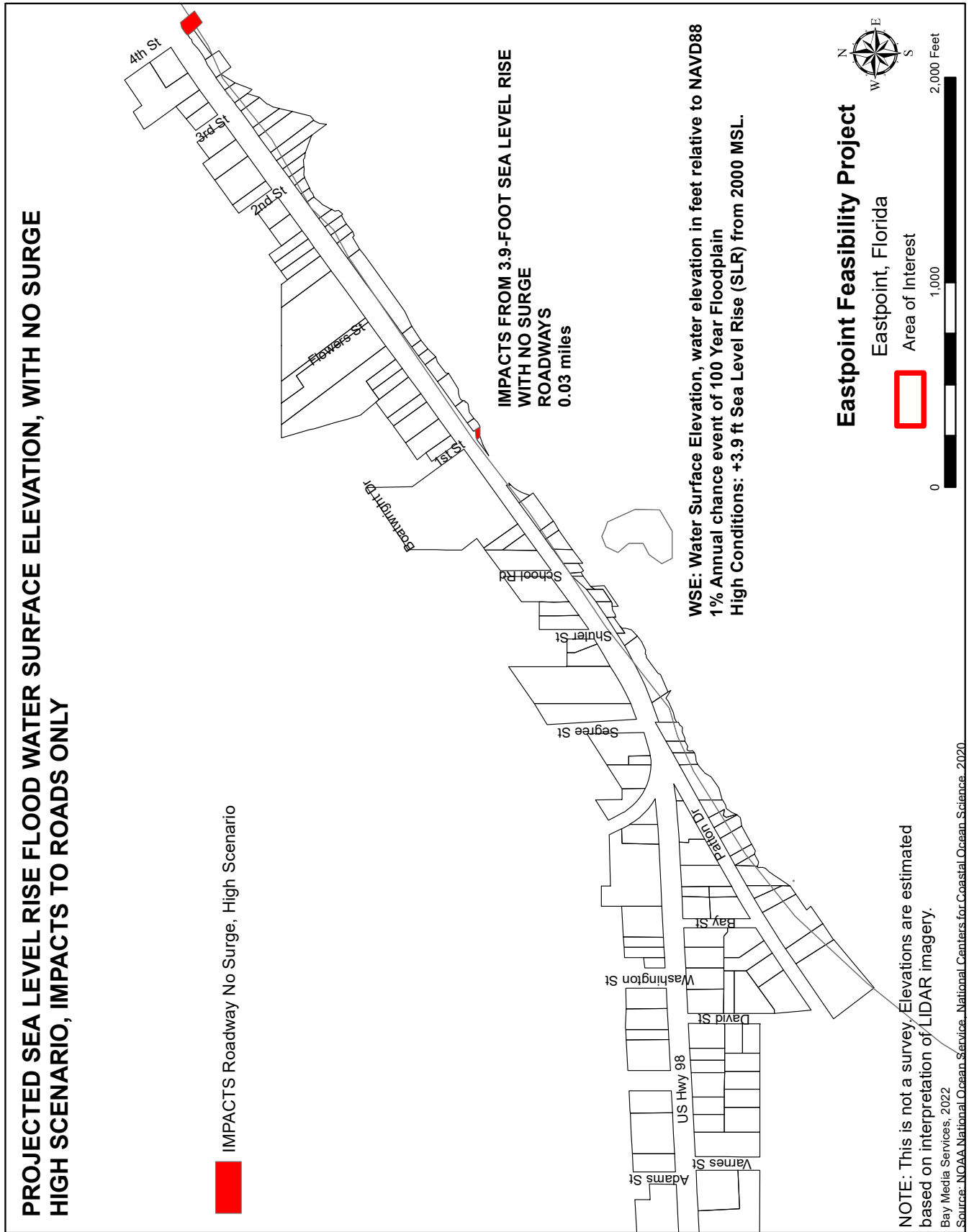
Map 27 Projected Area of Low Projected Inundation on Roadways - No Surge



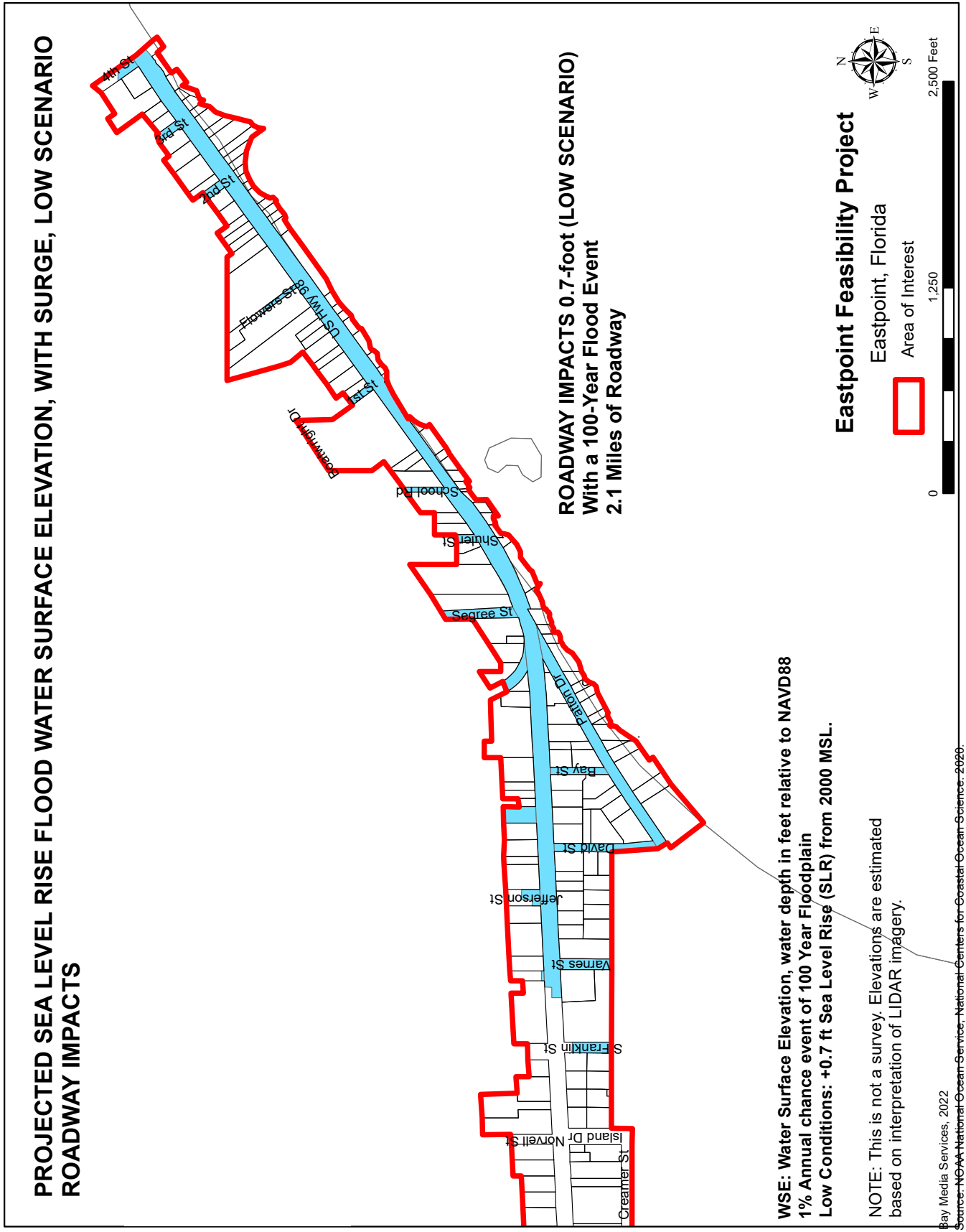
Map 28 Projected Area of Medium Projected Inundation on Roadways - No Surge



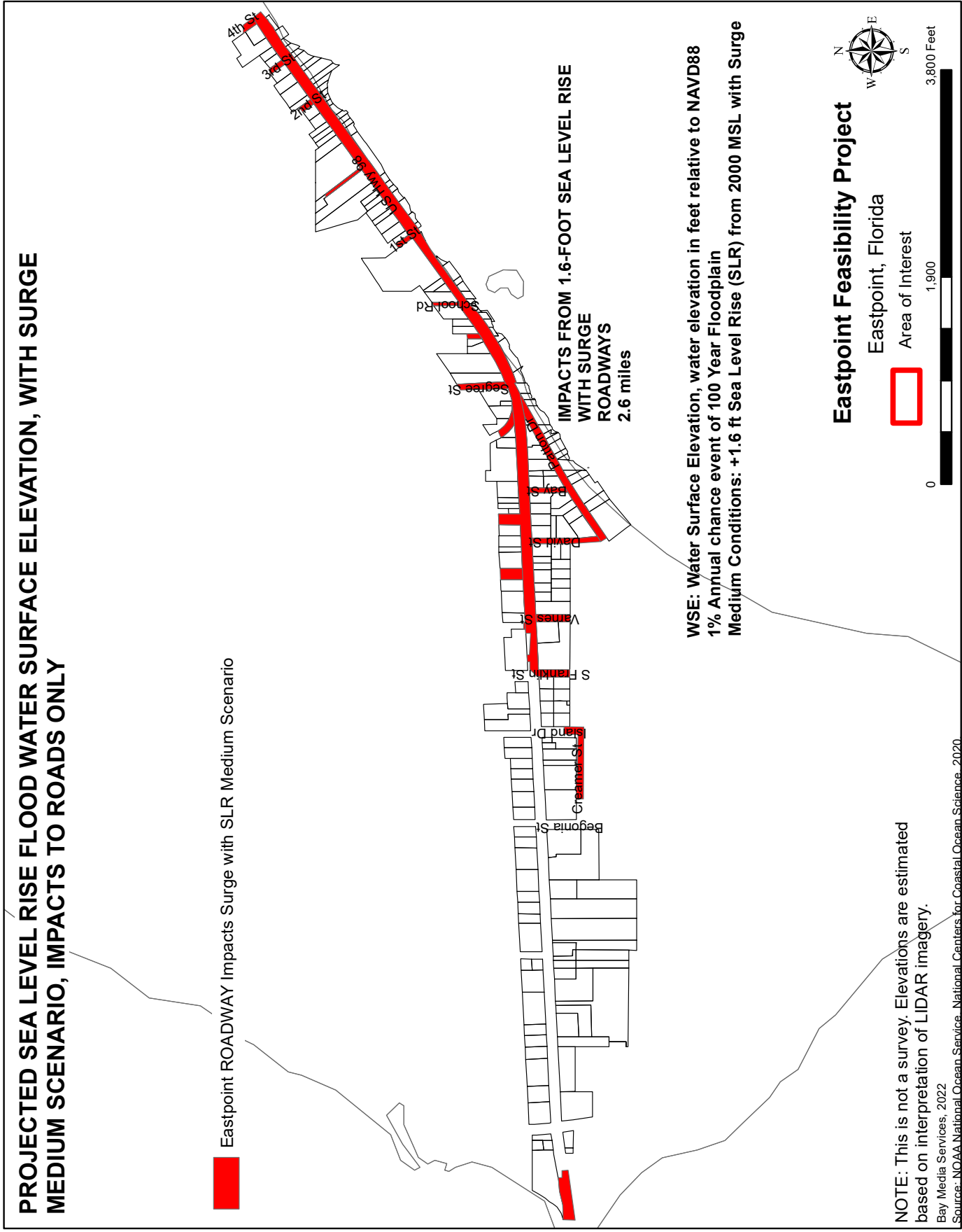
Map 29 Projected Area of High Projected Inundation on Roadways - No Surge



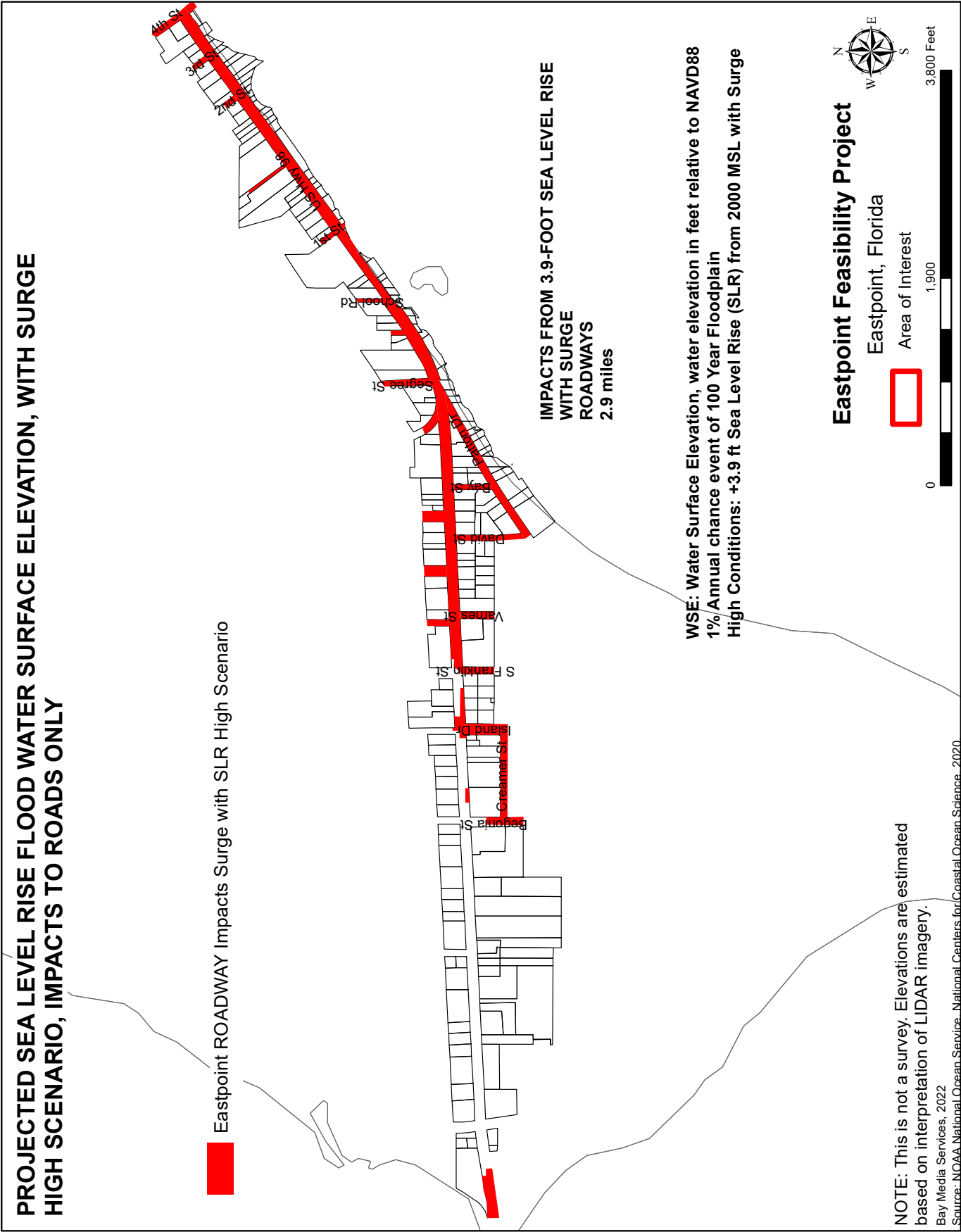
Map 30 Projected Area of Low Projected Inundation on Roadways - With Surge



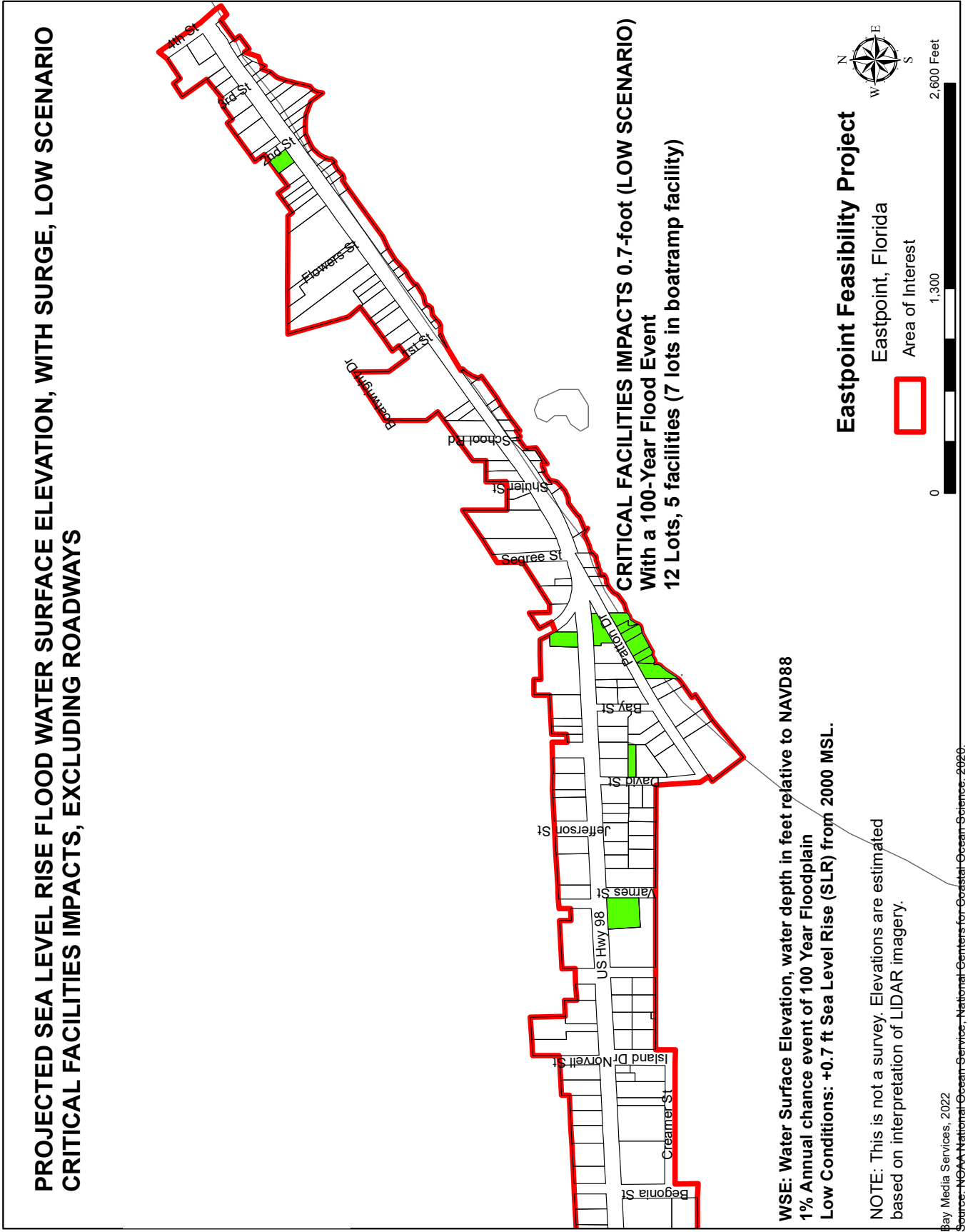
Map 31 Projected Area of Medium Projected Inundation on Roadways - With Surge



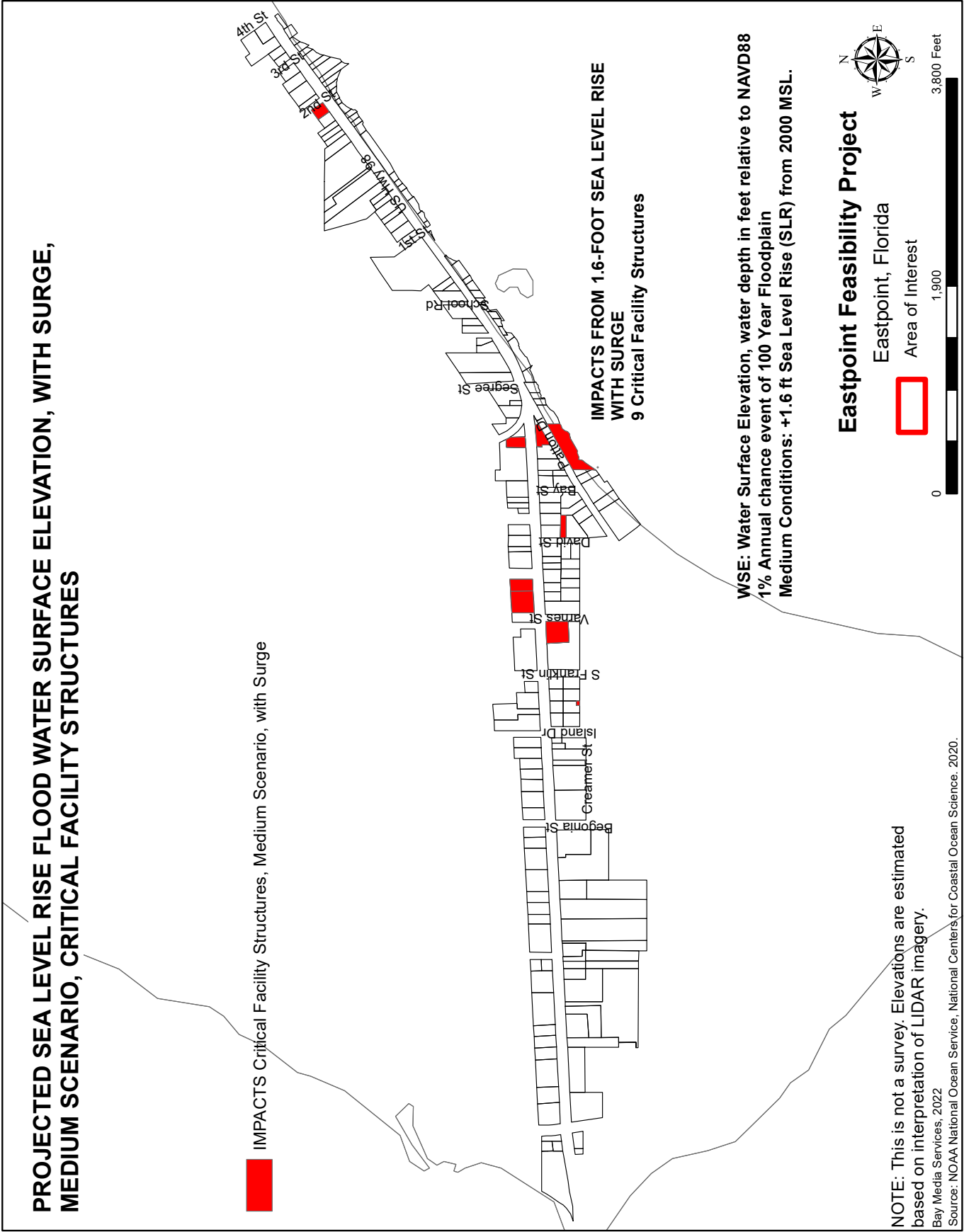
Map 32 Projected Area of High Projected Inundation on Roadways - With Surge



Map 35 Projected Area of Low Projected Inundation on Critical Facilities - Surge



Map 35 Projected Area of Medium Projected Inundation on Critical Facilities - Surge



Map 35 Projected Area of High Projected Inundation on Critical Facilities - Surge

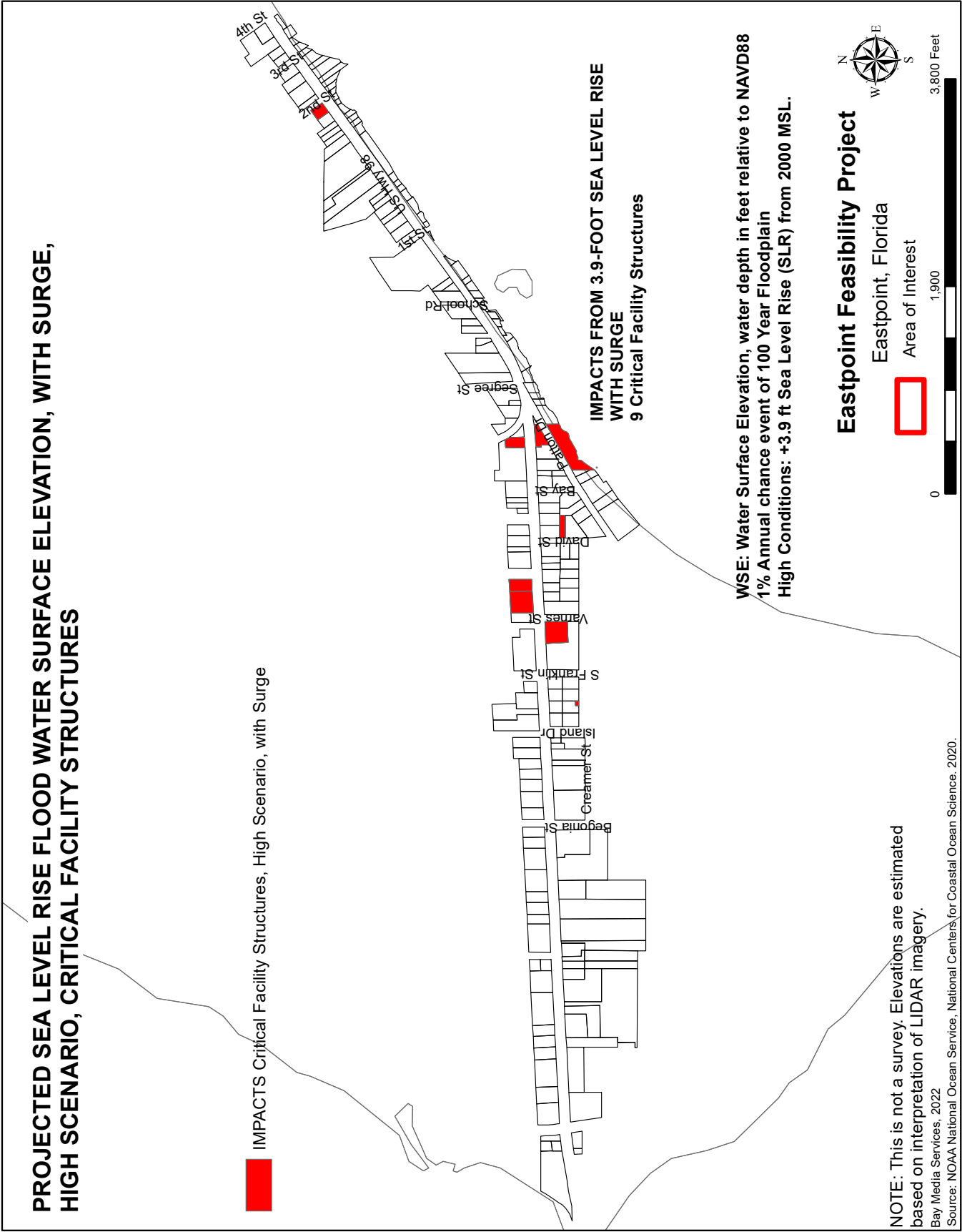




Table 9. Critical Facility & Public Property Exposure to SLR Inundation - Surge

Facility Name	Type	Low SLR Inundation	Med SLR Inundation	High SLR Inundation
Roadways				
US Highway 98 plus connecting roads		2.1 miles	2.6 miles	2.9 miles
Gas Stations				
Exxon @ Island Drive				
Mr Cheap Butts		x	x	x
Gas Station at the Triangle		x	x	x
Medical Facilities				
N Florida Medical Center				
Medical at Seller's Tile Plaza				
Weem's Memorial EMS				
Michael Northrup, Vet				
Public Water Services				
Eastpoint Water and Sewer		x	x	x
Water Management Services, SGI			x	x
Post Office Facility		x	x	x
Consolidated Cell Tower		x	x	x
Banks				
Centennial Bank		x	x	x
Emerald Coast Federal Credit Union		x	x	x
Boat Ramps				
Franklin County (7 parcels)		x	x	x
Boat ramp across 98 from School Road		x	x	x

Economic Impacts of Vulnerability

Property owners within the business corridor commercial district's Area of Special Flood Hazard are already impacted economically based on the property's location within area subject to flooding. Strict building code requirements within flood-prone areas and high flood insurance premiums increase the cost of development within these areas and make development an economic challenge. Complete inundation based on projected models may result in some parcels being totally submerged.

Cultural Impacts of Vulnerability

The cultural impacts of coastal vulnerability are connected to the economic impacts. Owners of many of the traditional waterfront uses such as seafood processing and water-dependent businesses are increasingly ill-equipped to afford the economic burden of insurance and increased development costs. Many traditional seafood processing plants have been shuttered and replaced with more profitable tourism-based development with new owners that are able to afford the higher costs associated with coastal development. The impacts of projected models could result in a further loss of the traditional water-dependent maritime and seafood related businesses.



ADAPTATION ACTION AREAS

“Adaptation Action Area” or “Adaptation Area” means a designation in the coastal management element of a local government’s comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea ...”

The implementation of an Adaptation Action Area within Eastpoint’s commercial district would allow the County to gradually plan for adaptation to current and future sea level rise and other potential impacts. The four optional strategies (protection, accommodation, retreat and avoidance) of adaptation provide an avenue for the County to address the four major impacts of concern.

Adaptation Strategy Concepts

Adaptation is fundamentally a risk management strategy; risk is a combination of the likelihood of sea level rise impacts and the magnitude of the potential consequences. Response options are evaluated for their feasibility and potential effectiveness at reducing the identified risk(s). Franklin County has not yet adopted policies relating to Adaptation Action Area planning. It is feasible that a future update to the County’s plan could include provisions for mitigating risk to the Eastpoint Commercial corridor and waterfront through consideration as a focus area for adaptation planning.

Protection strategies may be appropriate for the commercial waterfront area where businesses that are location-dependent and cannot be significantly altered or relocated such as historical resources, or water- dependent uses. Protection could include shoreline armoring that is either natural or man-made. Examples include: seawalls and bulkheads, living shorelines, tide gates and saltwater intrusion barriers.

Accommodation strategies aim to reduce potential risks rather than seeking to prevent flooding or inundation entirely. Examples include: the flood proofing of nonresidential structures, vertical elevation of structures; using structural fill to raise grade elevations in A zones; limit development in projected hazard zones; planting salt water tolerant plant species. If a critical facility in a high risk area requires substantial upgrades, it might be cost-effective in terms of hazard avoidance to relocate the facility.

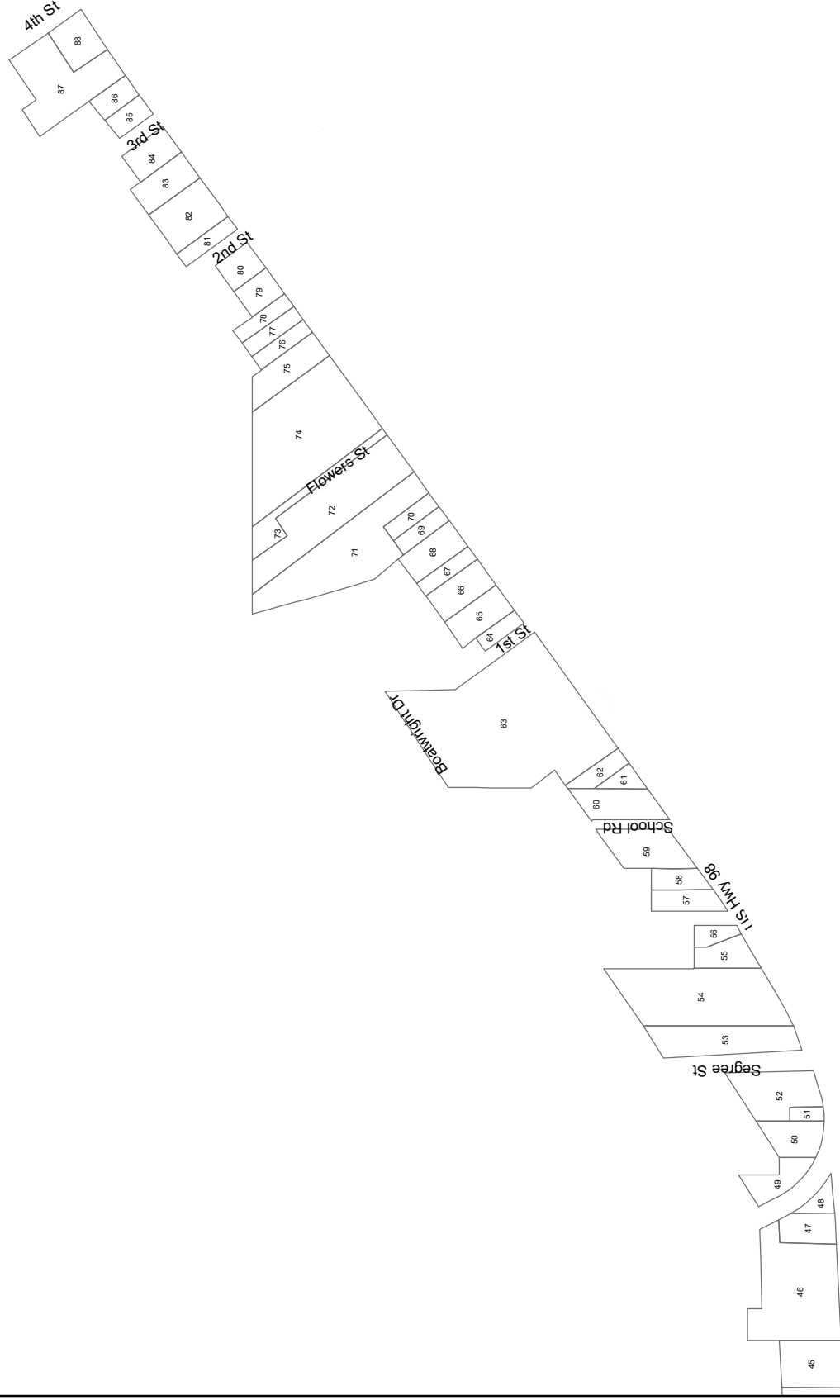
Managed Retreat or Relocation strategies may involve the transition of vulnerable lands from private to public ownership, but may also include a combination other strategies such as transfer of development rights (TDRs), purchase of development rights and conservation easements. Examples include infrastructure relocation/removal; and, transfer of development rights to upland sending areas that are characterized by lower vulnerabilities to coastal hazards.

Avoidance strategies may involve identifying opportunities for future conservation or low density development areas within local government planning documents. A wide range of planning tools may be identified, facilitating a local decision to limit development in areas subject to moderate to high risk. Regulatory tools may include the designation of lands for low density or passive uses. An avoidance strategy may include land acquisition or tools such as a land trusts, zoning codes, and overlay zones.

Attachment #1

Photo Log and Corresponding Parcel Identification Maps

PARCEL PHOTO LOG NUMBERS PARCELS NORTH OF HWY 98, EASTERN END

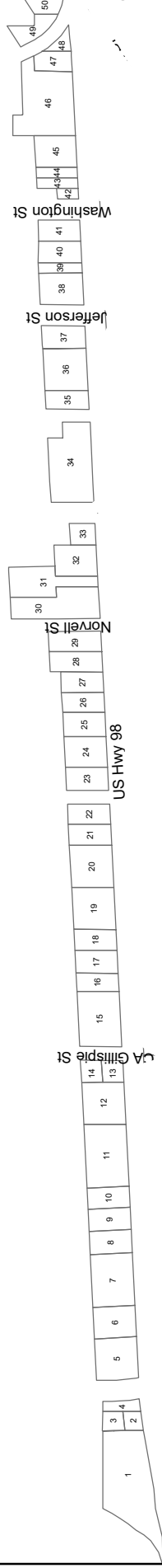


Eastpoint Resiliency Project
Eastpoint, Florida

Area of Interest

0 850 1,700 Feet

PARCEL PHOTO LOG NUMBERS PARCELS NORTH OF HWY 98, WESTERN END





Eastpoint Resiliency Project

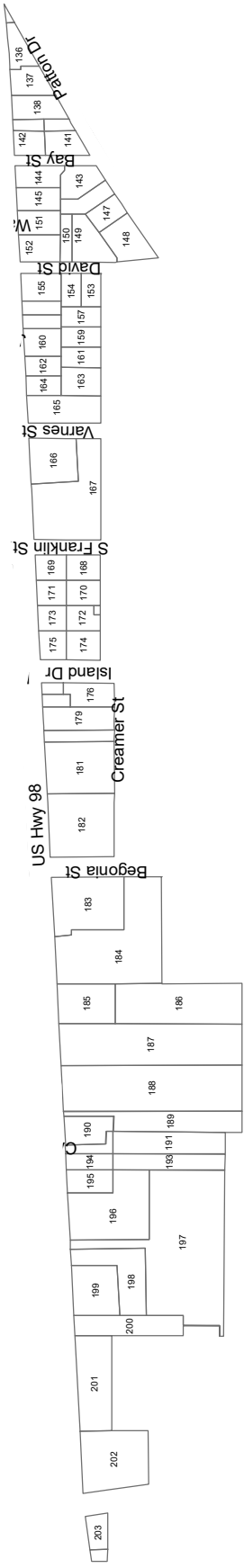
Eastpoint, Florida



Area of Interest



PARCEL PHOTO LOG NUMBERS
PARCELS SOUTH OF HWY 98

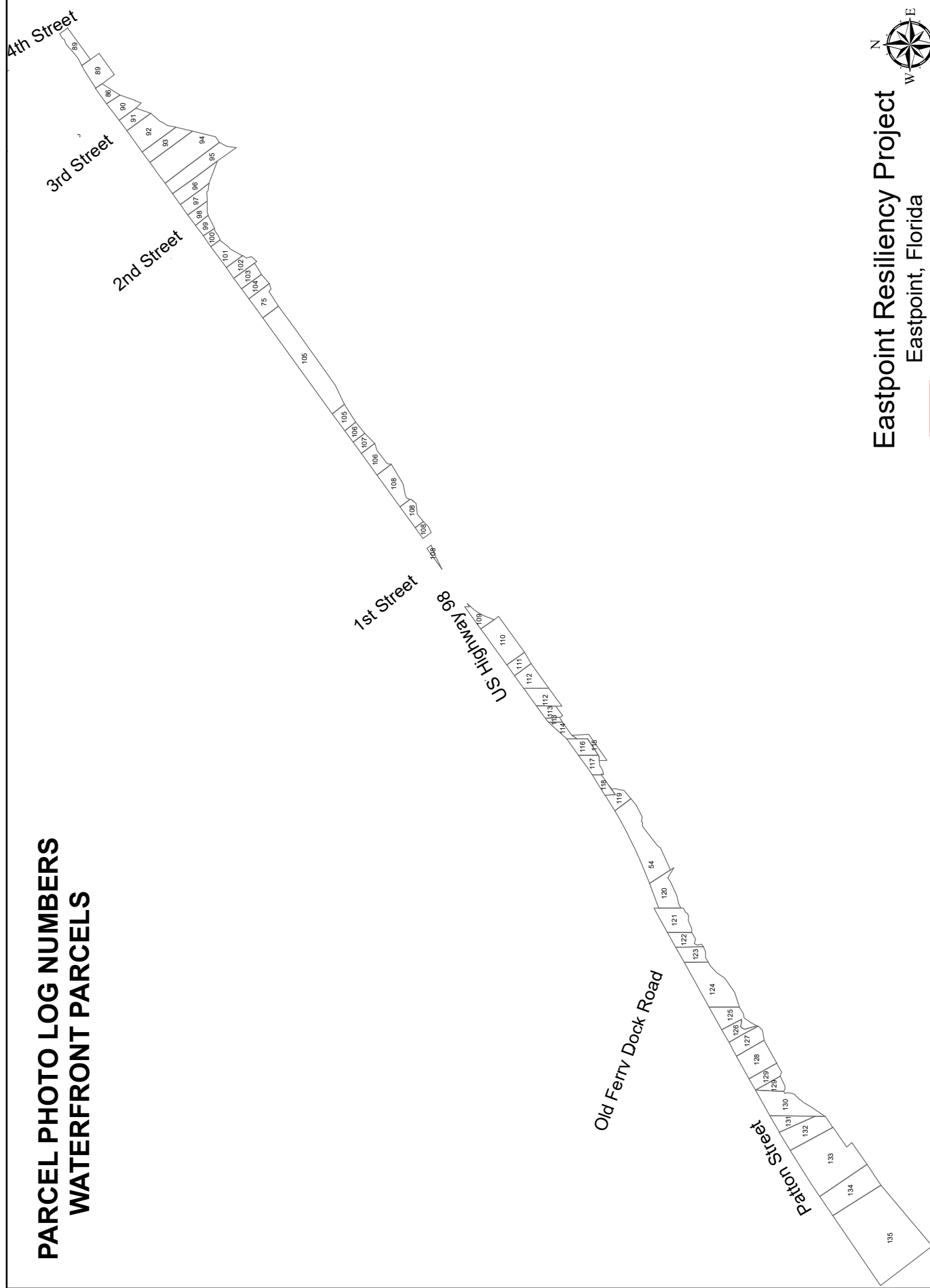


Eastpoint Resiliency Project
Eastpoint, Florida

Area of Interest

0 1,250 2,500 Feet

PARCEL PHOTO LOG NUMBERS WATERFRONT PARCELS



Eastpoint Resiliency Project
Eastpoint, Florida

Area of Interest



Northside Highway 98 Business Corridor – Traveling East from Causeway to 4th Street
Photos 1-88



PhotoID 1

Vacant



PhotoID 2

Mariner's Real Estate



PhotoID 4

Vacant



PhotoID 5

Frost Pottery Garden



PhotoID 6

Unoccupied Structure
(Former Restaurant)



PhotoID 7

Tiffin's Furniture



PhotoID 8

Wefing's Marine Repair



PhotoID 9

Wefing's Marine



PhotoID 10

Duncan Const/Gunn HVAC



PhotoID 11A

Certified Parking



PhotoID 11B

Certified Electric &
Plumbing



PhotoID 12

Vacant



PhotoID 13,14

Webb's Seafood



PhotoID 15,16,17

Seller's Tile Plaza



PhotoID 18

Apalachicola Bay
Animal Clinic



PhotoID 19

98 Plaza



PhotoID 20

Badcock & More



PhotoID 21

Small Spaces / Vendors



PhotoID 22

Forgotten Coast
Community Church



PhotoID 23

Coastal Chiropractic



PhotoID 24,25

Vacant Parcels



PhotoID 26

Vacant



PhotoID 27

Forgotten Coast
Automotive



PhotoID 28

Vacant



PhotoID 29

Express Lane



PhotoID 30

Residential



PhotoID 31

Residential



PhotoID 32

Vacant



PhotoID 33

Residential



PhotoID 34

Vacant



PhotoID 35

Residential



PhotoID 36

Consolidated Substation



PhotoID 37

Centennial Bank



PhotoID 38

Pentecostal Church Parking



PhotoID 39

Pentecostal
Holiness Church



PhotoID 40

Unoccupied Structure
(Former Restaurant)



PhotoID 41

Vacant



PhotoID 42

Bayside Coffee Company



PhotoID 43

Residential



PhotoID 44

Smugglers Cove



PhotoID 45

Residential



PhotoID 46A

Residential



PhotoID 46B

Residential



PhotoID 46C

Unique Nails & Salon



PhotoID 47

US Post Office



PhotoID 48

Big Top Grocery



PhotoID 50

Residential



PhotoID 51

Residential



PhotoID 52A

Creamers



PhotoID 52B

Residential



PhotoID 53

Mangia 850 Restaurant



PhotoID 54A

Vacant



PhotoID 54B

Vacant



PhotoID 54 Waterside

Vacant (Pirates Cove
Pontoon Rentals)



PhotoID 55

Quality Docks & Boatlifts



PhotoID 56

Vacant



PhotoID 57

Vacant



PhotoID 58

Vacant
Lynn's Parking



PhotoID 59

Unoccupied Structure
(Formerly Ards Service)



PhotoID 60

Unoccupied Structure



PhotoID 61

Residential



PhotoID 62

Unoccupied Structure



PhotoID 63

Vacant



PhotoID 64,65

Vacay Equipment Rental



PhotoID 66,67

Unoccupied Structure



PhotoID 68

Vacant Parcels



PhotoID 69

Vacant



PhotoID 70

Vacant



PhotoID 71

Vacant



PhotoID 72

Vacant



PhotoID 73

Vacant - Drive to Old
EPWSD Station



PhotoID 74

Vacant



PhotoID 75A

Unoccupied Structure



PhotoID 75 Waterside

Vacant



PhotoID 76

Vacant



PhotoID 77

Vacant



PhotoID 78

Vacant



PhotoID 79

Vacant



PhotoID 80

Texaco Station
(Cheapbutts)



PhotoID 81

Residential



PhotoID 82

Residential



PhotoID 83

Unoccupied Structure



PhotoID 84

Residential



PhotoID 85

Residential



PhotoID 86

Residential



PhotoID 86 Waterside

Vacant



PhotoID 87

Vacant



PhotoID 87 Waterside

Vacant



PhotoID 88

Vacant



PhotoID 88 (1)

Luberto's Sand & Stone

Waterfront Corridor – Traveling West from 4th Street to County Boatramp (Patton Drive)
Photos 89-133



PhotoID 89

Vacant



PhotoID 90

Vacant

Between 89 and 90 – See PhotoID 86 Waterside and PhotoID 87 Waterside



PhotoID 91

Vacant



PhotoID 92

Vacant (RD's)



PhotoID 93

RD's Seafood



PhotoID 94

Vacant



PhotoID 95

Barber's Seafood



PhotoID 96

Barber's Trucking



PhotoID 97

Vacant



PhotoID 98,99

Family Coastal Restaurant



PhotoID 100

Vacant



PhotoID 101

Vacant
Coastal Parking



PhotoID 102

Vacant



PhotoID 103,104

Vacant

Between 104 and 105 – See PhotoID 75 Waterside



PhotoID 105

Vacant



PhotoID 106

Vacant



PhotoID 107

Vacant



PhotoID 108

Vacant (Adventure Coast
Boat Rentals)



Between Photos 108 & 109

Highway 98 View A



Between Photos 108 & 109

Highway 98 View 2



PhotoID 109

Paved Vacant



PhotoID 110

Paved Vacant



PhotoID 111

Vacant



PhotoID 112

Vacant



PhotoID 113,114

Vacant



PhotoID 115,116

Lynn's Quality Oysters



PhotoID 117

Vacant
Lynn's Parking



PhotoID 118

Vacant



PhotoID 119

Vacant (Boat Ramp)



PhotoID 120A

Eastpoint Beer Company

Between 119 and 120 - See PhotoID 54 Waterside



PhotoID 120B

Therapeutic Massage



PhotoID 121

Vacant/Transient Sales



PhotoID 122

Crab House



PhotoID 123

Vacant



PhotoID 124

Vacant



PhotoID 125,126

Vacant



PhotoID 127,128

Franklin County
Boat Parking



PhotoID 129,130,131

Franklin County
Boat Ramp



PhotoID 132

Forgotten Coast Cottages



PhotoID 133

Millender's Seafood

Southside Highway 98 Business Corridor—Traveling West from Patton Drive to Causeway
Photos 136-204



PhotoID 136A

Vacant



PhotoID 136B

Marathon Service Station



PhotoID 137

Franklin County Parking



PhotoID 138

Vacant



PhotoID 140

Unoccupied Structure



PhotoID 142

Carquest Auto Parts



PhotoID 144A

Get The Scoop



PhotoID 144B

Fisherman's Choice



PhotoID 145

Residential



PhotoID 151

Residential



PhotoID 152

Coastal Auto
Parts & Repair



PhotoID 155

Unoccupied Structure



PhotoID 156

Golden's Cottages



PhotoID 158

Residential



PhotoID 160

Residential



PhotoID 162

Residential



PhotoID 164

Residential



PhotoID 165

Residential



PhotoID 166

Emerald Coast
Credit Union



PhotoID 167

Taylor's Building Supply



PhotoID 169

El Jalisco Mexican
Restaurant



PhotoID 171

Vacant



PhotoID173

Vacant



PhotoID175

Real Estate Group



PhotoID 177

Two Gulls Gifts



PhotoID 178

Unoccupied Structure



PhotoID 179,180

Red Pirate Restaurant



PhotoID 181

Vacant



PhotoID 182

Vacant



PhotoID 183

Dollar Tree/Family Dollar



PhotoID 184

Vacant



PhotoID 185,186

Vacant



PhotoID 187

Vacant



PhotoID 188

Dollar General



PhotoID 190,192

Seminole Storage



PhotoID 194

North Florida
Medical Center



PhotoID 195

Vacant
NF Medical Parking



PhotoID 196,197

Vacant



PhotoID 198,199 A

RV & Boat Open Storage



PhotoID 198,199 B

Commercial Storage



PhotoID 200

Vacant



PhotoID 201A

Access to Cates Electric
and Other Businesses



PhotoID 201B

Vacant



PhotoID 202

Vacant



PhotoID 203

The Gathering



PhotoID 204

The Gathering Church

Additional Business – Not located directly on corridor:



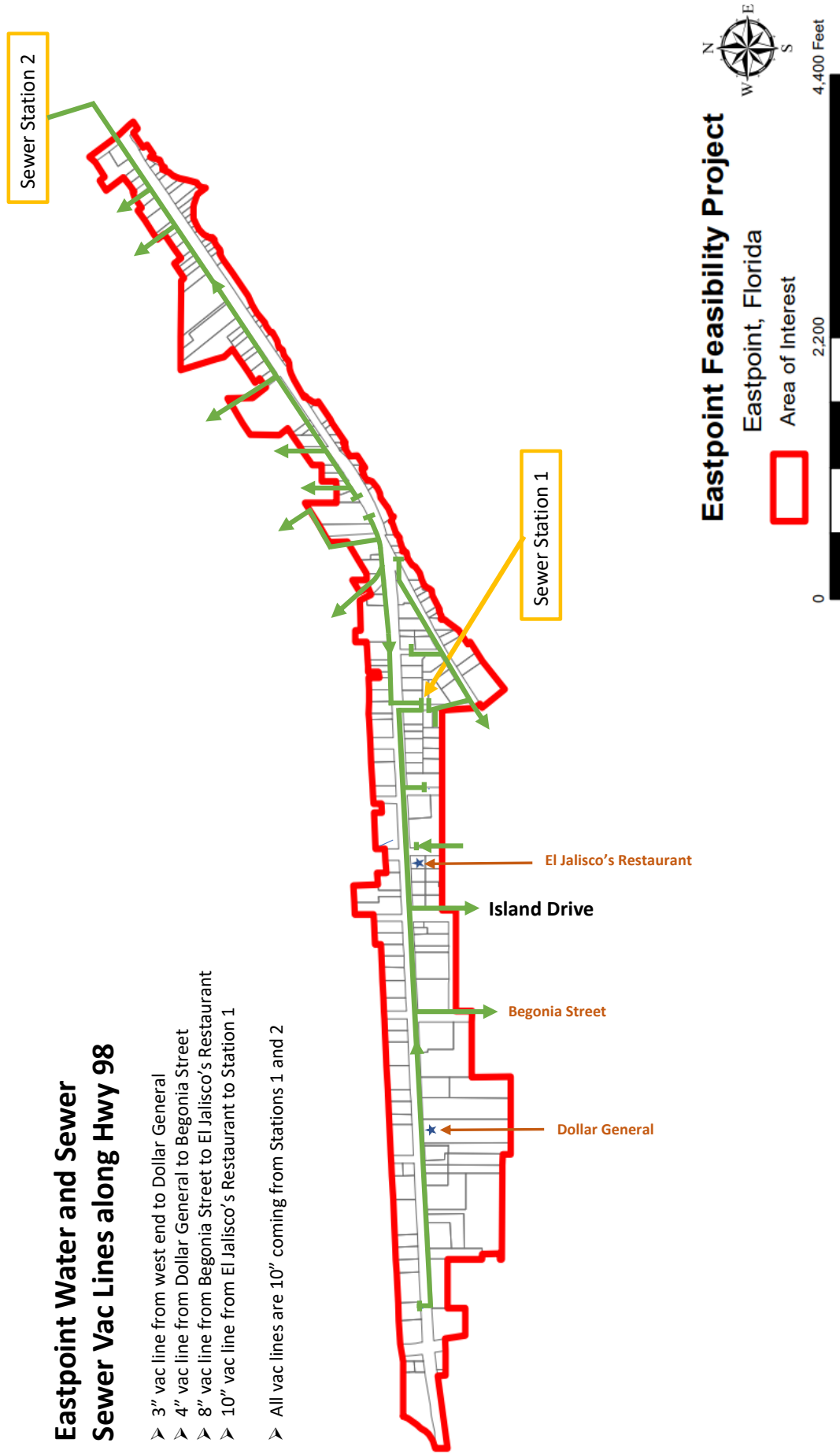
Jefferson Street

Sign deSign

Attachment #2

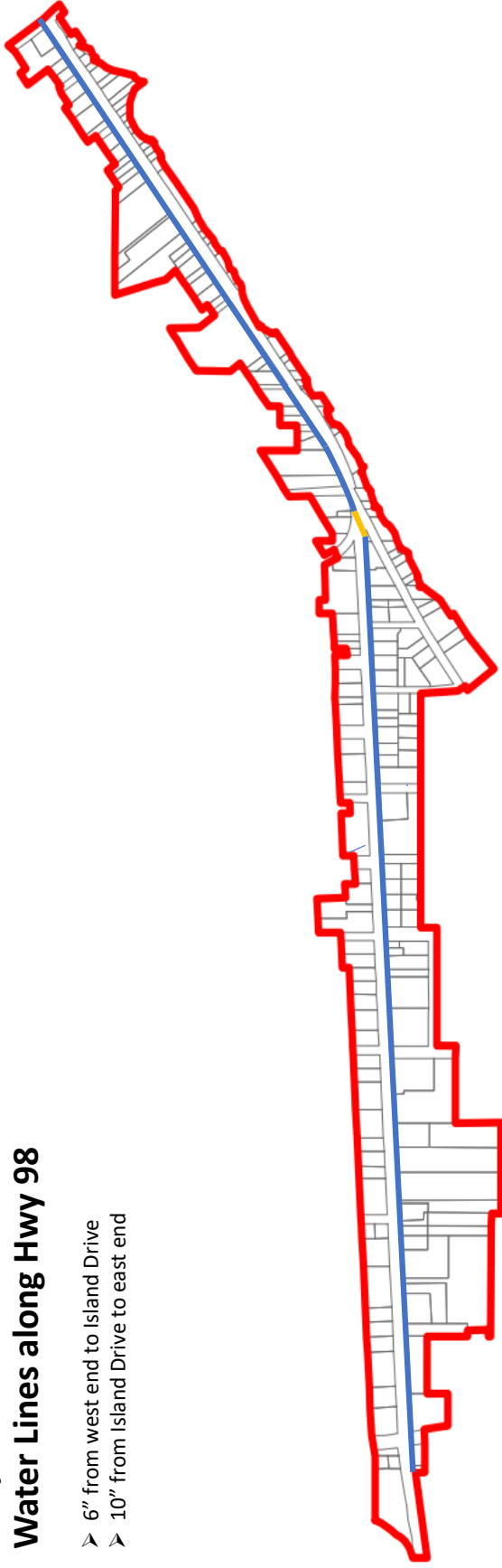
Eastpoint Water and Sewer Infrastructure Maps

- # Eastpoint Water and Sewer Sewer Vac Lines along Hwy 98
- 3" vac line from west end to Dollar General
 - 4" vac line from Dollar General to Begonia Street
 - 8" vac line from Begonia Street to El Jalisco's Restaurant
 - 10" vac line from El Jalisco's Restaurant to Station 1
 - All vac lines are 10" coming from Stations 1 and 2



Eastpoint Water and Sewer Water Lines along Hwy 98

- 6" from west end to Island Drive
- 10" from Island Drive to east end



Eastpoint Feasibility Project

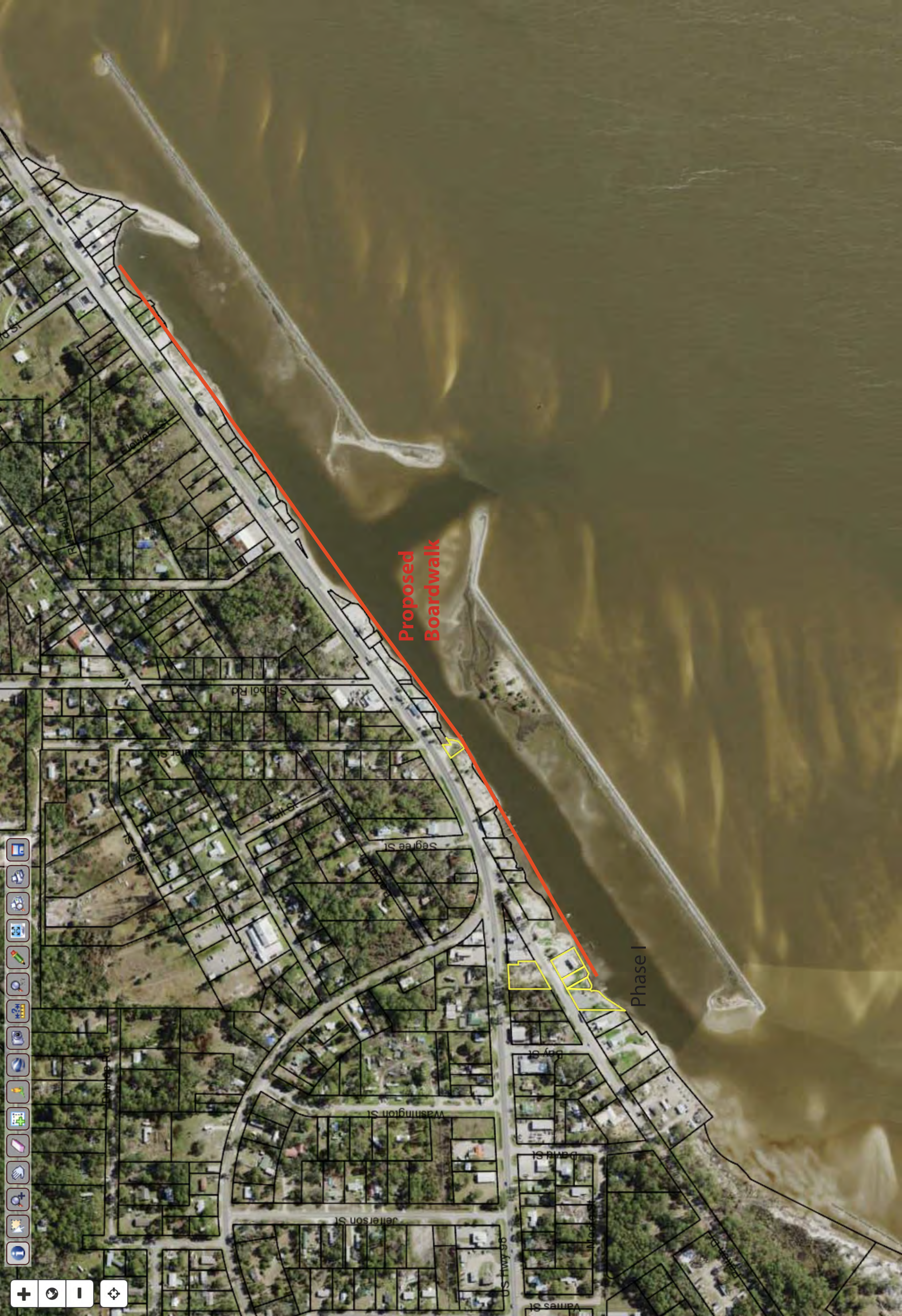
Eastpoint, Florida

Area of Interest



0 2,200 4,400 Feet

Attachment #3
Boardwalk Location
Representation

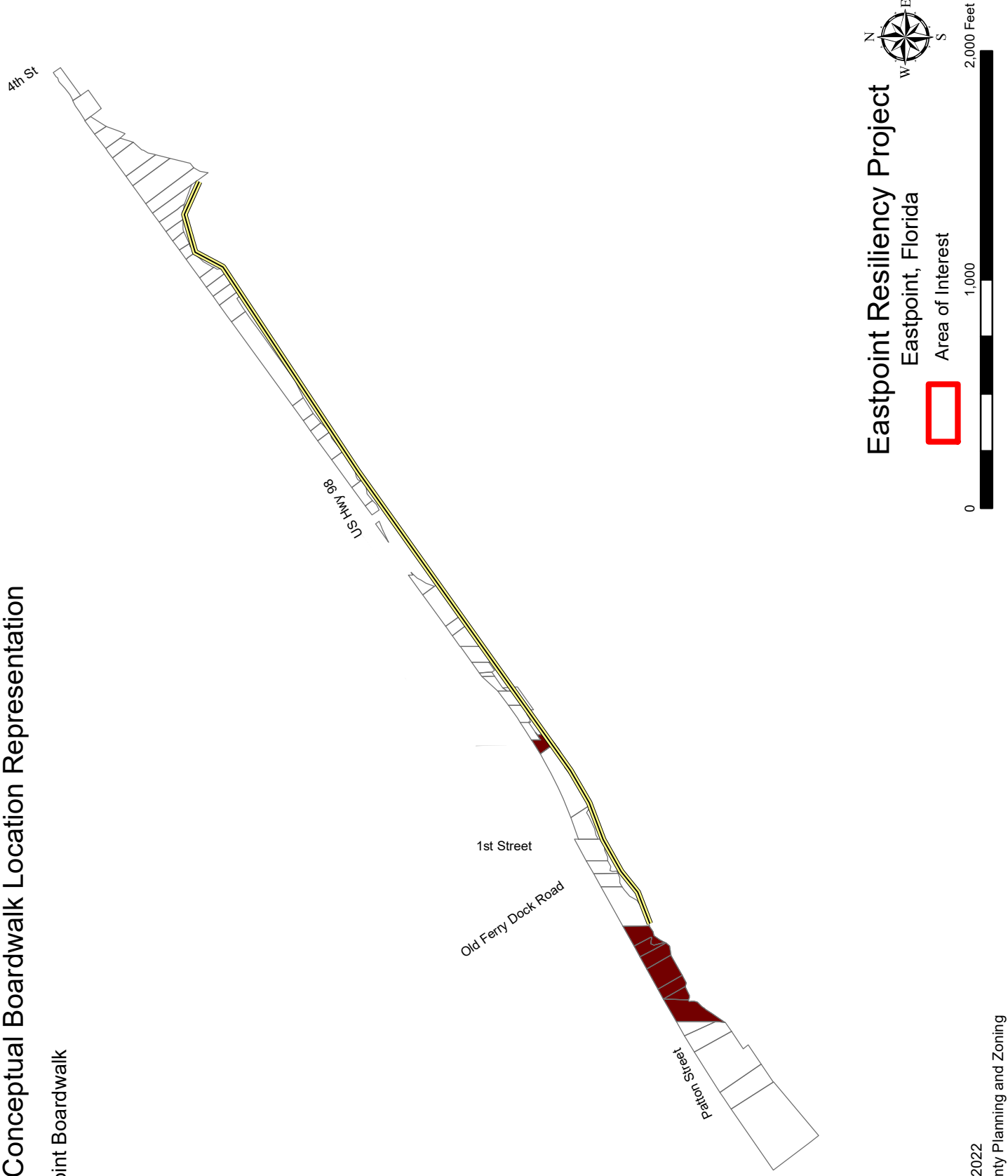


Proposed Boardwalk

Phase I

Eastpoint Conceptual Boardwalk Location Representation

Eastpoint Boardwalk



Eastpoint Resiliency Project
Eastpoint, Florida
Area of Interest



Attachment #4
Broadband Service Maps

Broadband Availability and Service Maps

The Department of Economic Opportunity (DEO) has developed Florida's Broadband Availability Map to identify broadband internet service availability throughout the state. The Broadband Availability Map identifies a location's speed, connectivity, and access to broadband services. These insights allow the state of Florida to better identify and reach unserved and underserved areas of the state. The map will be an asset to local communities and internet service providers to assist with broadband planning efforts. For additional broadband information visit <https://www.floridajobs.org/community-planning-and-development/broadband/office-of-broadband>.

As part of DEO's efforts to encourage public participation collaboration and ensure a high level of transparency, the Florida Broadband Availability Map is continuously updated on the DEO webpage. Below is a screenshot of broadband service in Eastpoint as of 9-12-2022.

expressoptimizer.net/public/publicreport.php?state=Florida&type=township&name=Eastpoint%20CCD

[Print this page](#)

Eastpoint CCD

Households 1,681
Population 3,383
Test locations 50
Total Tests 68
Percent participation 2.97%
Participation goal (10%) 168

Download

• No Service 2 4.0%
• 0-10 Mbps 14 28.0%
• 10-25 Mbps 14 28.0%
• 25-150 Mbps 14 28.0%
• 150+ Mbps 6 12.0%

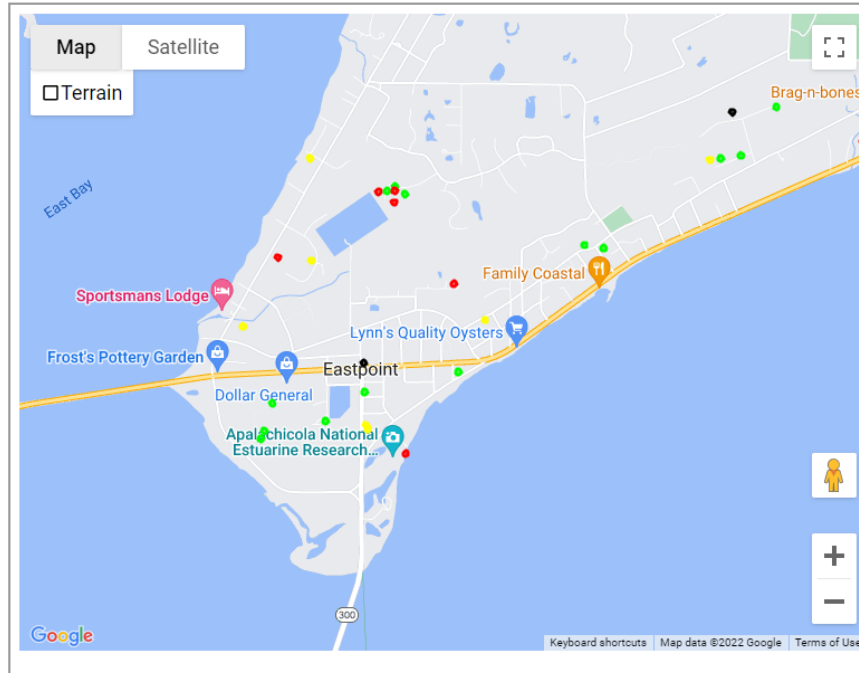
Upload

No Service 2 4.0%
<3 Mbps 26 52.0%
3-10 Mbps 5 10.0%
10-25 Mbps 9 18.0%
25-150 Mbps 7 14.0%
> 150 Mbps 0 0.0%

	Min	Max	Med Mbps
Download	0.76	409.53	17.25
Upload	0.45	86.41	2.02

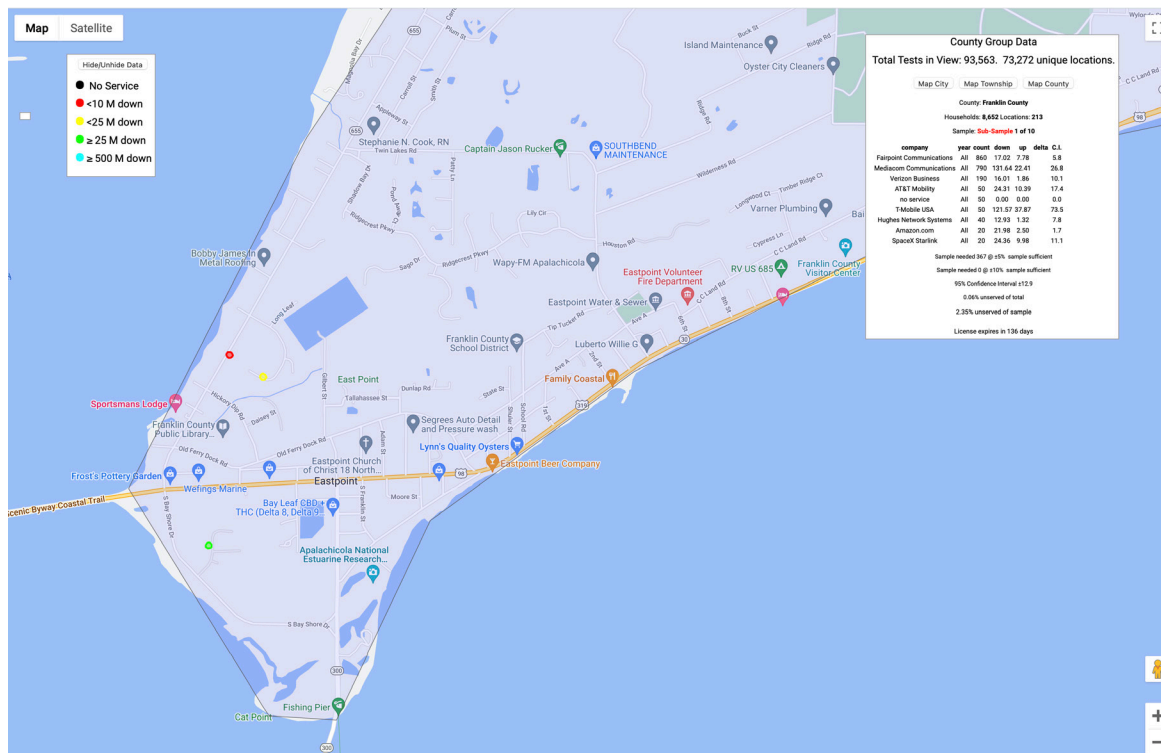
No service reasons: may total >100%
Not Available 100.00%

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Fixed 40 locations

Cellular 10 locations



Attachment #5
Island Drive Analysis

ISLAND DRIVE LAND USE AND ZONING

LAND USE

There are two land use Land Use Categories within the Project Area: Commercial and Residential. See Map 1. The Land Use Categories are defined in the Franklin County Comprehensive Plan as follows:

Commercial - This category of land use provides suitable location for commercial activities. There is no minimum lot size, width, or depth; however, existing lots may not be subdivided. Commercial land adjacent to waters of Apalachicola Bay can be developed but are reserved for water dependent activities. Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact caused by the surrounding commercial land. Protective measures may include additional setbacks, buffers, or open space requirements.

Residential - This land use category is designed to ensure the health, safety, and well being of residents by limiting the extent and density of residential development to those areas suitable for development. Single family units may not exceed one unit per acre except on lots recorded before August 17, 1978, or in lots platted as part of the 1982 amendment to the St. George Island Development Order, or in subdivisions meeting the requirements of Franklin County Ordinance 89-7, the subdivision ordinance. Multi-family densities may not exceed ten units per acre.

Public Facilities: This category of land use shall provide for the health, safety, and well being of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include government offices, schools, water or sewer facilities, medical facilities, landfills, and jails. Residential uses are prohibited except for security purposes. Public facilities located adjacent to residential uses should be adequately buffered so as to lessen the impact and friction between these uses. There is no minimum lot size, but existing lots may not be subdivided. The location of these lands is depicted on the Future Land Use map series. All public facilities or accessory structures shall conform to the Franklin County Zoning Code or other controlling regulation. The intensity standard for public facilities shall be a floor-to-area ratio of not more than 0.25.

Conservation: This category shall provide for the long term management and protection of land for wildlife management, environmental protection and resource based recreation. Structural development is allowed in accordance with appropriate state and federal agencies' management plans. The location of these lands is mapped on the Future land Use Map series. The intensity standard for conservation shall be 0 dwelling units per acre. Residential uses are prohibited except for those necessary for the supervision of the resource.

TABLE 1

Land Use Category	Number of Parcels	Acreage
Commercial	28	16.89
Residential	9	11.58
Public Facilities	1*	4.36
Conservation	1*	8.35

* Conservation and Public Facilities parcels are partially split

ZONING

Within the project area's Commercial and Residential land use classification, there are several categories of zoning: C-2, C-4, R-1, P-1 and Z-1. See Map 1.

These zoning categories are defined in the Franklin County zoning ordinance as follows:

C-2 Commercial Business District: To provide for commercial development in the unincorporated county near present concentrations of population. Permitted uses include the following: Financial, real estate, insurance and other professional services, Retail sales including such retail services as barber and beauty shops, laundry and dry-cleaning facilities, Restaurants, lounges, food services, public assembly halls and entertainment centers, Automotive and engine repair shops and other repair services, Warehouse and storage facilities, Hotels and motels (low impact 50 or fewer units). Prohibited uses include major automotive and engine repair within 1000 feet of any large water body, residential use. Special exception allowances may be made to accommodate Hotels, motels, and time sharing vacation units (high impact over 50 units), churches and community houses and public utility uses that fit on a single lot.

Development Standards: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. BUILDING SETBACK: For all commercial or accessory structures there will be provided:

A) A setback of twenty-five (25) feet from the boundary of the property line bordering any private, local, arterial or collector road.

B) Setback a minimum of ten (10) feet from any other property line, except for attached or commonwall construction.

Height restrictions, lot coverage requirements and off street parking requirements apply as do provisions of the Critical Shoreline District and flood hazard ordinance. See Appendix 3 - Map 2

C-4 Mixed Use Residential District: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available. Permitted uses include Single family detached dwellings, All uses permitted in the C-2 Commercial District, a combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land. Special exception allowances may be made to accommodate public utility uses that fit on a single lot. Development Standards: One acre with a minimum depth and width of 100 feet or existing lot of record residential; dwelling units. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided Residential dwelling units to conform with standards for residential housing R-1 and R-2. Business structures to conform to Standards for Commercial Business C-2. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided. Height restrictions, lot coverage requirements and off street parking requirements (commercial) apply as do provisions of the Critical Shoreline District and flood hazard ordinance. Critical Shoreline and Franklin County Flood Hazard provisions are applicable within this district. See Appendix 3 - Map 3

R-1 Single Family Residential District: To insure the health, safety, and fiscal well being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development. Permitted uses include One Single family detached dwelling per lot, parks and playgrounds, fire stations. Special exceptions may include Community houses and churches, construction-related buildings, clustered housing in accordance with district provisions and public utility uses. Development standards include one acre requirements or development proposed for existing lot of record. Setbacks, height restrictions, lot coverage restrictions, parking and supplemental regulations including the Critical Shoreline District, Flood Hazard regulations as well as required minimum heated and cooled space.

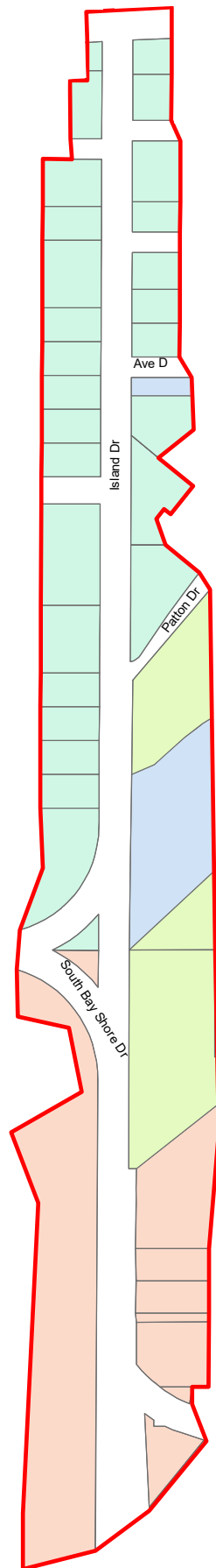
P-1 Preservation District: To set aside and preserve certain estuarine- related lands for long term scientific and educational activities. Permitted uses include: wildlife preserves, public and private reservation areas, hunting preserves and other uses as determined by planning and zoning. Special exceptions may include limited public facilities.

Z-1 Public Facilities District: To provide for the health, safety, and welfare of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities. Permitted uses include government offices, schools, utility substations and storage facilities, sewage treatment facilities, wells, water supply and transmission facilities, medical facilities, county jails, landfills, wastewater treatment spray irrigation fields, nursing homes and extended care facilities. Public facilities located adjacent residential uses should be adequately buffered so as to lessen the impact and friction between these uses. The type of buffer may include physical barriers such as hedges, green belts, walls, fences, and open space separation left in its natural state. The Critical Shoreline District ordinance and flood hazard regulations are applicable to development in this district.





The following table illustrates the number of parcels and total acreage per zoning classification.

TABLE 2

Zoning Classification	Number of Parcels	Acreage
C-2	24*	15.59
C-4	4	1.3
R-1	9	13.82
Z-1	1*	3.54
P-1	1	7.06



ISLAND DRIVE Future Land Use

-  Commercial
-  Conservation
-  Public Facilities
-  Residential

FUTURE LAND USE

COMMERCIAL:

28 Parcels

16.89 acres

CONSERVATION:

1 parcel, 1 partial parcel (C/PF)

7.06 acres

PUBLIC FACILITIES:

1 parcel, 1 partial parcel (PF/C)

3.54 acres

RESIDENTIAL:

9 parcels

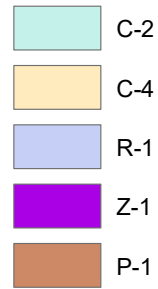
13.82 acres

EASTPOINT FEASIBILITY PROJECT Island Drive Assessment Eastpoint, Florida

0 .125 .25 Miles

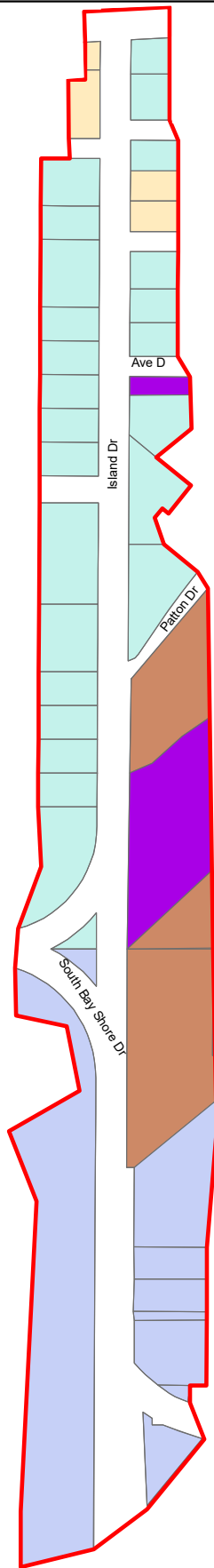


ISLAND DRIVE ZONING

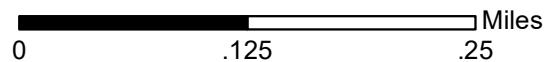


ZONING

C2:	24 Parcels (1 partial (C-2/Z-1))	15.59 acres
C4:	4 parcels	1.30 acres
P1:	1 parcel	7.06 acres
R1:	9 parcels	13.82 acres
Z-1	1 parcel, 1 partial (C-2, Z-1)	3.54 acres



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Flood Vulnerabilities

Within the 41.31-acre Island Drive project area, approximately 2/3 of the land is located in FEMA's Area of Special Flood Hazard (Rated AE & V zones), see map 11. The topography along Island Drive ranges from 2-12 feet. See map 3. The required elevations range from 13' to 15' depending on the FIRM zone in which an individual parcel is located.

The FEMA flood requirements are important considerations in any development and redevelopment endeavors in this district because elevation and floodproofing requirements are considerable and potentially cost-prohibitive. The amount of elevation and/or floodproofing is considerable in this district and is additionally complicated because structural fill is not permissible in a VE zone other than for landscaping purposes.

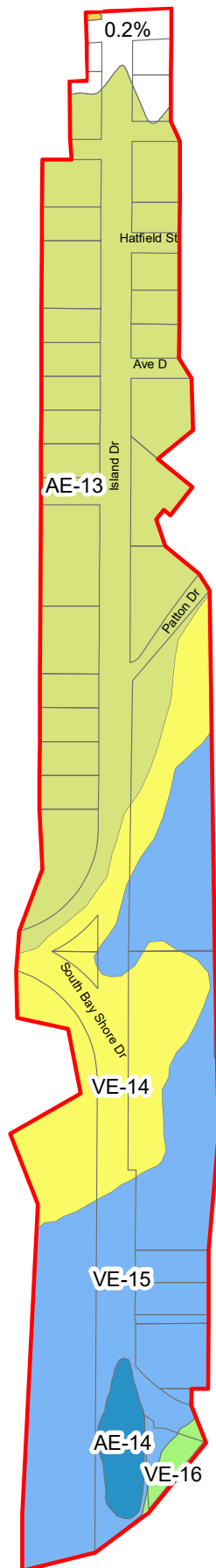
Table 3 shows the required elevation necessary in each of the FEMA Flood Zones for the Commercially-zoned and Residentially-zoned districts within the project area.

TABLE 3

FEMA FIRM Zones	Parcels	Acreage
.2 PCT	2	1.78
AE13	23	25.17
AE14	road	1.34
VE-14	1	11.11
VE-15	5	18.08
VE-16	1 partial road	.48
AH	road	.03

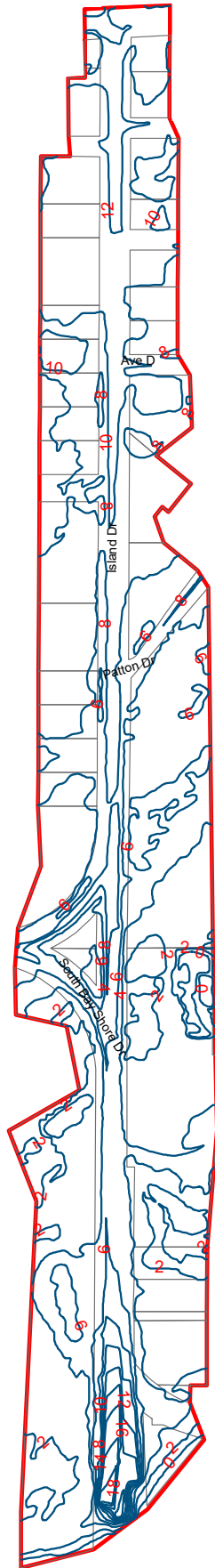


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FEMA FIRM MAP FLOOD ZONES

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Island Drive Assessment
Eastpoint, Florida



ISLAND DRIVE TOPOGRAPHY In Feet

EASTPOINT FEASIBILITY PROJECT Island Drive Assessment Eastpoint, Florida

0 .125 .25 Miles



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INVENTORY ASSESSMENT

Field Survey of Vacant/Occupied

As part of this project, a field analysis was completed that documented each parcel within the project area with a photo and a designation of whether the parcel featured an occupied structure (business or residential) or whether it was vacant. Table 4 identifies each parcel and documents this information. A complete photo log is included.

Large and Contiguous Parcels

There are two parcels located within the project area larger than two acres. See Map 7. There are several parcels located contiguous to each other within the project site. See Map 8.

Future Development Applicability

It is reasonable to assume that the large parcels and contiguous properties that carry the appropriate land use classification and which are either zoned commercial or residential identified within the project area would represent potential future development sites.

Publically-Owned Property and Public Access

See map 9 for publically-owned parcels are located within the Island Drive project area.

Parcels with Structural Improvements

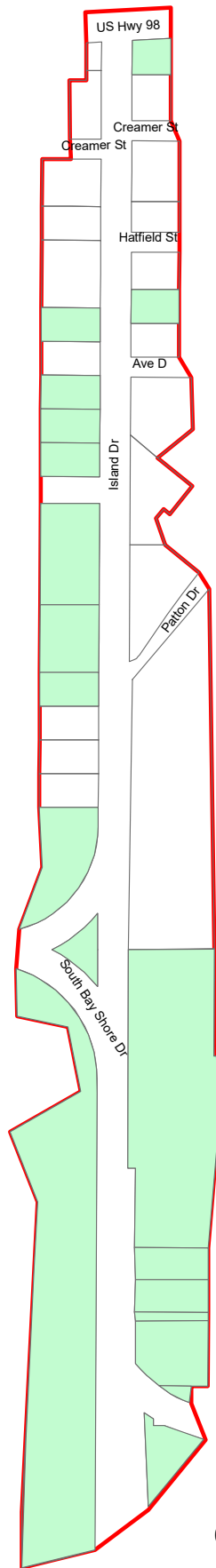
Structural improvements are identified on map 6. See zoning map and photo log for specifics.

Vacant Properties

Vacant parcels within the project area are identified on map 5.

Properties with Active Businesses

Parcels within the project area with active businesses are identified on map 8.



Island Drive Vacant Parcels

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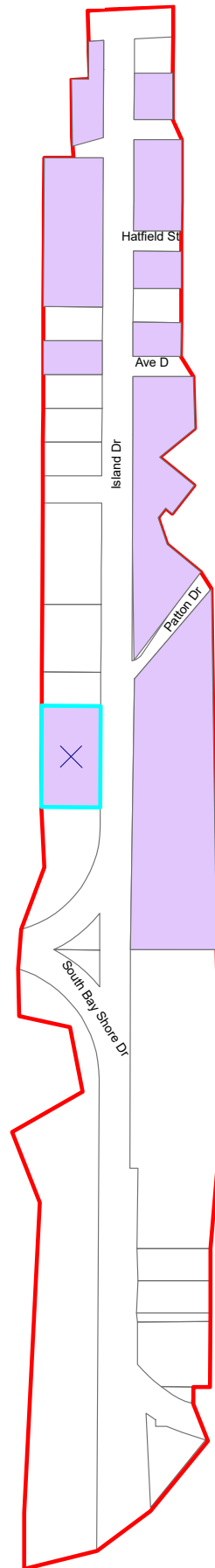
0 750 1,500 Feet



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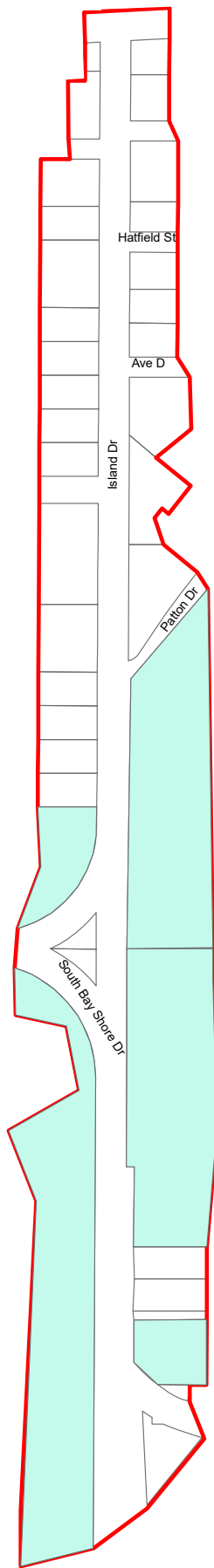
ISLAND DRIVE PARCELS WITH STRUCTURES

 Island Drive Structures

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Island Drive Assessment
Eastpoint, Florida



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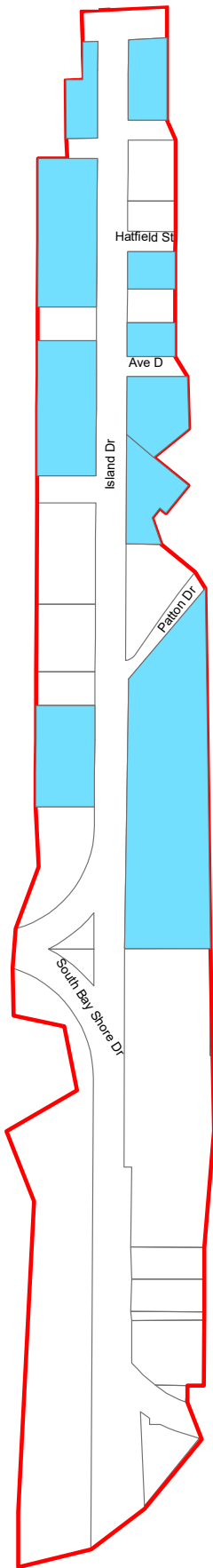
PARCELS GREATER THAN 2 ACRES IN SIZE

 Parcels Larger than 2 acres

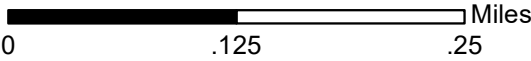
EASTPOINT FEASIBILITY PROJECT
Island Drive Assessment
Eastpoint, Florida

ISLAND DRIVE CONTIGUOUS PARCELS

 Island Drive Active Businesses



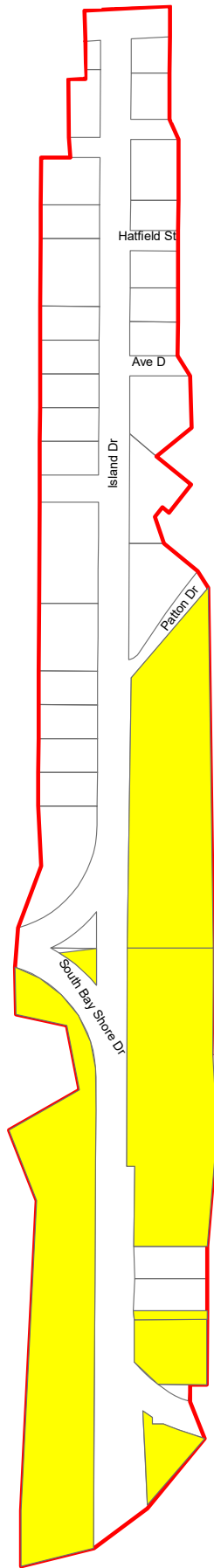
EASTPOINT FEASIBILITY PROJECT Island Drive Assessment Eastpoint, Florida



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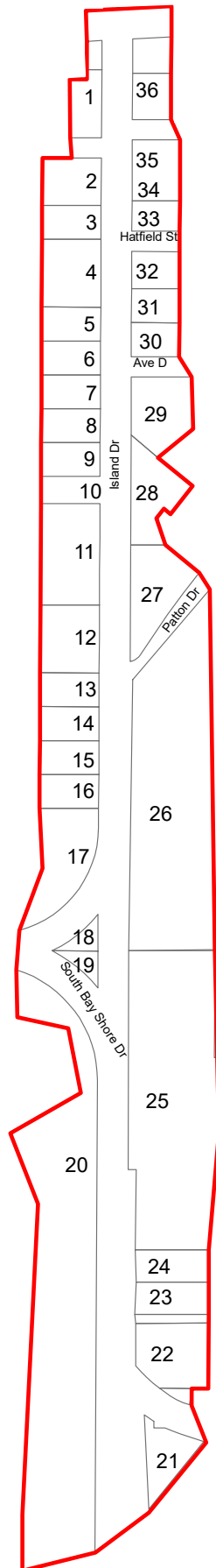
ISLAND DRIVE PUBLIC PROPERTY

 Island Drive Public Property

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Island Drive Assessment
Eastpoint, Florida



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PARCEL PHOTO LOG NUMBERS

EASTPOINT FEASIBILITY PROJECT
Island Drive Assessment
Eastpoint, Florida



PhotoID 1

Jason White Construction
Residential / Shop



PhotoID 2

High Calling Church



PhotoID 3

Capital Area Agency



PhotoID 4

Point Mall



PhotoID 5

Vacant



PhotoID 6

Jason White Construction
Office



PhotoID 7

Vacant
Jason White Construction



PhotoID 8

Vacant
Jason Whie Construction



PhotoID 9

Vacant
Jason White Construction



PhotoID 10

Vacant
No Information Available



PhotoID 11

Vacant



PhotoID 12

Vacant



PhotoID 13

Vacant



PhotoID 14

Twice the Ice



PhotoID 15

Pillywhogs Barbeque



PhotoID 16

Water System
Maintenance



PhotoID 17

Vacant



PhotoID 18

Vacant



PhotoID 19

Coastal/Aquatic Trust Area



PhotoID 20

Coastal/Aquatic Trust Area



PhotoID 21

Coastal/Aquatic Trust Area
Bay Side



PhotoID 22

State of Florida DEP



PhotoID 23

Vacant



PhotoID 24

Vacant



PhotoID 25

Coastal/Aquatic Trust Area
Bay Side



PhotoID 26

State of Florida DEP
Marine Resources/ANERR



PhotoID 27

Residential



PhotoID 28

Franklin's Promise
Coalition/CCFEC



PhotoID 29

Vacation Rental Services



PhotoID 30

Eastpoint Water
and Sewer District



PhotoID 31

Vacant



PhotoID 32

RV/Boat/Commercial
Storage



PhotoID 33

Vacant



PhotoID 34

Vacant



PhotoID 35

Residential



PhotoID 36

Vacant
Realty Group Parking

Island Drive Field Survey and Photo Log TABLE 4

Photo ID #	Parcel ID Number	Owner	Street Address	Business	Photo	Vacant	Occupied Residential	Occupied Commercial	Unoccupied Structure
1	31-08S-06W-0000-1990-0000	Jason White Construction	18 Island Drive				x		
2	31-08S-06W-6290-0008-0090	Karen S Brown	21 Island Drive	High Calling Church				x	
3	31-08S-06W-6290-0008-0080	Michael & Dorothy Thornburg	25 Island Drive	Capital Area Agency				x	
4	31-08S-06W-6290-0008-0060	Scott J Somero	35 Island Drive	Point Mall				x	
5	31-08S-06W-6290-0008-0050	Keith & Lori M Broyles	39 Island Drive			x			
6	31-08S-06W-6290-0008-0040	Jason White Construction	43 Island Drive	Office Jason White Construction				x	
7	31-08S-06W-6290-0008-0030	Jason White Construction	47 Island Drive	Vacant Jason White Construction		x			
8	31-08S-06W-6290-0008-0020	Jason White Construction	51 Island Drive	Vacant Jason White Construction		x			
9	31-08S-06W-6290-0008-0010	Jason White Construction	57 Island Drive	Vacant Jason White Construction		x			
10	No Information Available					x			
11	31-08S-06W-6290-0009-0070	AHA Real Estate	73 Island Drive			x			
12	31-08S-06W-6290-0009-0050	AHA Real Estate	81 Island Drive			x			
13	31-08S-06W-6290-0009-0040	AHA Real Estate	85 Island Drive			x			
14	31-08S-06W-6290-0009-0030	Sharah D Dodd	89 Island Drive	Twice the Ice				x	
15	31-08S-06W-6290-0009-0020	Brian Grenard & Sussette Valdueza	95 Island Drive	Pollywhogs Barbeque				x	
16	31-08S-06W-6290-0009-0010	Water Management Services	99 Island Drive	Water System Maintenance				x	
17	31-08S-06W-0000-0340-0000	LCD Investments, LLC	(57 Acre Parcel)	Future Residential Complex Development Planned		x			
18	31-08S-06W-0000-2480-0010	John W Allen				x			
19	06-09S-06W-0000-0010-0000	Trust - Coastal and Aquatic Area				x			
20	01-09S-07W-0000-0060-0000	Trust - Coastal and Aquatic Area				x			
21	06-09S-06W0000-0010-0000	Trust - Coastal and Aquatic Area - Bay Side				x			
22	06-09S-06W-0000-0070-0010	State of Florida				x			
23	06-09S-06W-0000-0050-0000	SWD Property Holdings, LLC				x			
24	06-09S-06W-0000-0060-0000	Diehl Raymond Co				x			
25	06-09S-06W-0000-0010-0000	Trust - Coastal and Aquatic Area - Bay Side				x			
26	31-08S-06W-0000-2470-0000	Marine Resouces DEP	108 Island Drive	Apalachicola National Estuary Reserch Reserve (ANERR)		x		x	
27	31--08S-06W-0000-2460-0000	Joyce & John F Smith	72 Island Drive				x		
28	31-08S-06W-0000-2450-0020	Franklin's Promise	60 Island Drive	Office/Conservation & ED Corps				x	
29	31-08S-06W-0000-2440-0010	Vacation Rental Services LLC	48 Island Drive	Central Services Buidng				x	
30	31-08S-06W-6290-0007-0030	Eastoint Water & Sewer District	40 Island Drive	District Office				x	
31	31-08S-06W-6290-0007-0020	Gibbs Realty Corportation	36 Island Drive			x			
32	31-08S-06W-6290-0007-0010	Chirstopher B Varnes	32 Island Drive	RV/Boat Storage Units				x	
33	31-08W-06W-6290-0006-0090	Tom & Eileen A Ball	Island Drive (249 Hatfield St)			x			
34	31-08S-06W-6290-0006-0010	Robert L Lane				x			
35	31-08S-06W-6290-0006-0010	Robert L Lane	16 Island Drive				x		
36	31-08S-06W-6290-0001-0080	Forgotten Coast Property Development LLC	Island Drive (248 Hwy 98)	Vacant Realty Group Parking		x			

PROPERTY VALUE AND EXPOSURE ASSESSMENT

Value of Property

The total value of property within the Island Drive project area , according to the Franklin County Property Appraiser's office (July 2022) is \$7, 411,175. See Table 5 for property ownership, value, FEMA flood zone, square footage and total acreage.

Within each zoning classification, property values are broken down as follows:

C-2: There are 23 parcels totalling 14.2 acres that are valued at \$3,168,451

C-2/C-4: There is one split parcel totalling .71 acres valued at \$166,266.

C-4: There is one parcel totalling .35 acres valued at \$88,206

R-1: There are 8 parcels totalling 11.69 acres valued at \$1,434,139

Z-1: There are two parcels totalling 6.65 acres valued at \$1,446,613

P-1/Z-1 split: There is one split parcel totalling 1.34 acres valued at \$532,500

P-1/R-1 split: There is one split parcel totalling 6.30 acres valued at \$575,000

Exposure Analysis

The majority of all property within the Island Drive Project Area is located within varying FEMA flood zones. The majority of the C-2 property falls within the rated AE13 zones with an elevation requirements of 14 feet (including freeboard) respectively. Almost all of the residentially zoned property falls within FEMA's velocity zones with requirements of 15 feet. Topography of the Island Drive project area averages between 2-12 feet in elevation.

County & Publically-Owned Property Exposure

Publically-owned properties are identified as being located in both AE and VE zone FEMA classifications.

TABLE 5

		Island Drive						
	Parcels							
FID	Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-2								
0	C-2	31-08S-06W-6290-0009-0010	Water Management Services, Inc	51,060	AE13	21120	0.48	0.48
1	C-2	31-08S-06W-6290-0009-0020	Grenard Brian et al	72,126	AE13	21120	0.48	0.48
2	C-2	31-08S-06W-6290-0009-0030	Dodd, Sarah D	82,487	AE13	21120	0.48	0.48
3	C-2	31-08S-06W-6290-0009-0040	AHA Real Estate, LLC	46,750	AE13	21120	0.48	0.48
4	C-2	31-08S-06W-6290-0008-0010	Jason White Construction, LLC	46,750	AE13	21120	0.48	0.48
5	C-2	31-08S-06W-6290-0008-0020	Jason White Construction, LLC	46,750	AE13	21120	0.48	0.48
6	C-2	31-08S-06W-6290-0008-0030	Jason White Construction, LLC	46,750	AE13	21120	0.48	0.48
7	C-2	31-08S-06W-6290-0008-0040	Jason White Construction, LLC	368,890	AE13	21120	0.48	0.48
9	C-2	31-08S-06W-6290-0008-0050	Broyles, Keith E & Lori M	46,750	AE13	21120	0.48	0.48
10	C-2	31-08S-06W-6290-0007-0020	Gibbs Realty Corporation	46,750	AE13	17160	0.39	0.39
11	C-2	31-08S-06W-6290-0007-0010	Varnes Christopher B	219,750	AE13	18876	0.43	0.43
12	C-2	31-08S-06W-6290-0008-0080	Thornburg, Michael Lee et al	145,200	AE13	21120	0.48	0.48
14	C-2	31-08S-06W-6290-0001-0080	Forgotten Coast Property Development, LLC	342,486	AE13; 0.2%	18900	0.43	0.43
15	C-2	31-08S-06W-6290-0001-0010	Forgotten Coast Property Development, LLC	107,100	0.2%	14471	0.33	0.33
17	C-2	31-08S-06W-6290-0008-0090	Brown, Karen S	157,742	AE13	29568	0.68	0.68
18	C-2	31-08S-06W-6290-0009-0050	AHA Real Estate, LLC	50,600	AE13	42240	0.97	0.97
19	C-2	31-08S-06W-6290-0009-0070	AHA Real Estate, LLC	75,900	AE13	63360	1.45	1.46
20	C-2	31-08S-06W-0000-2460-0000	Smith Joyce D & John F	63,956	AE13	49409	1.13	1.13
21	C-2	31-08S-06W-0000-2450-0020	Franklin's Promise	337,909	AE13	41120	0.94	0.94
22	C-2	31-08S-06W-0000-2440-0010	Vacation Rental Services, LLC	247,202	AE13	44108	1.01	1.01
23	C-2	31-08S-06W-0000-1990-0010	Taylor, Judy Lamberson	93,138	0.2%	4572	0.10	0.10
24	C-2	31-08S-06W-0000-1990-0000	Jason White Construction, LLC	83,948	AE13, 0.2%	21211	0.49	0.44
27	C-2	31-08S-06W-6290-0008-0060	Somero, Scott J	388,457	AE13	42240	0.97	0.97
		TOTAL	23 parcels	\$3,168,451		618435	14.20	618449.2
FID	Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-2, C-4								
16	C-2, C-4	31-08S-06W-6290-0006-0010	Lane, Robert L	166,266	AE-13	30888	0.71	0.71
		TOTAL	1 parcel	\$166,266		30888	0.71	0.71
FID	Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
C-4								
13	C-4	31-08S-06W-6290-0006-0090	Ball, Tom & Eileen A Ball	88,206	AE13	15444	0.35	0.35
		TOTAL	1 parcel	\$88,206		15444	0.35	0.35
FID	Zoning	Parcel ID	Owner	Value	FEMA	SF	Calc Area	StatedArea
R-1								
25	R-1	31-08S-06W-0000-2480-0010	Allen, John W	4,363	VE-14	7544	0.17	0.17
28	R-1	01-09S-07W-0000-0060-0000	TIITF, Multiple	101,075	VE-14	366189	8.41	35.17
30	R-1	06-09S-06W-0000-0010-0000	TIITF, Multiple	575,000	VE-14	7700	0.18	0.18
31	R-1	06-09S-06W-0000-0050-0000	SWD Property Holdings, LLC	47,351	VE-14	25132	0.58	0.61
32	R-1	06-09S-06W-0000-0060-0000	Diehl Raymond Co	3,500	VE-14	24920	0.57	0.61
33	R-1	06-09S-06W-0000-0010-0000	TIITF, Multiple	575,000	VE-16; VE-14	27179	0.62	0.68
34	R-1	06-09S-06W-0000-0070-0010	State of Florida	125,350	VE-14	47135	1.08	2.26
35	R-1	06-09S-06W-0000-0070-0000	Watkins, Steve M III	2,500	VE-14	3230	0.07	0.08
		TOTAL	8 parcels	\$1,434,139		509029	11.69	39.76
Z-1								
8	Z-1	31-08S-06W-6290-0007-0030	Eastpoint Water & Sewer District	121,613	AE-13	17160	0.39	0.39
36	Z-1	31-08S-06W-0000-2470-0000	TIITF, Multiple	1,325,000	VE-15; VE-14	272523	6.26	27.25
		TOTAL	2 parcels	\$1,446,613		289683	6.65	27.64
P-1, Z-1								
26	R-1	36-08S-07W-0000-0340-0000	LCD Investments, LLC	532,500	AE-13	58231	1.34	56.80
		TOTAL	1 parcel	\$532,500		58231	1.34	56.80
P-1, R-1								
29	R-1	06-09S-06W-0000-0010-0000	TIITF, Multiple	575,000	VE-16; VE-14	274435	6.30	14.97
		TOTAL	1 parcel	\$575,000		274435	6.30	14.97
		GRAND TOTAL	TOTAL PARCELS: 37	\$7,411,175				

FEMA		PARCELS	SF	ACRES
	AE13	23	1,096,444	25.17
	VE14	1	484,040	11.11
	VE15	5	787,566	18.08
	AE14	0, Island Drive	58,533	1.34
	VE16	1 partial, Roads	21,074	0.48
	0.2%	2	77,410	1.78
	AH13	0, Hwy 98	1,170	0.03
	VE16, VE15	1		
	VE15, VE14	3		
	0.2%, AE13	2		
	VE15, VE14, AE13	1		
FLU				
	Commercial	28		
			25,785	0.59
			198,528	4.56
			248,305	5.70
			33,371	0.77
			46,332	1.06
			53,196	1.22
			49,409	1.13
			41,120	0.94
			32,250	0.74
			7,544	0.17
			735,840	16.89
	Conservation	1	94,729	2.17
			212,691	4.88
			307,420	7.06
	Public Facilities	1	142,330	3.27
			11,858	0.27
			154,188	3.54
	Residential	9	7,700	0.18
			199,918	4.59
			27,187	0.62
			367,149	8.43
			601,954	13.82
	Conservation/Public Facilities	1		
ZONING		Parcels	SF	Acres
	C-2	24	33,371	0.77
			15,444	0.35
			53,196	1.22
			122,847	2.82
			198,528	4.56
			248,333	5.70
			7,581	0.17
			679,300	15.59
	C-4	4	25,785	0.59
			30,888	0.71
			56,673	1.30
	P-1	1	94,897	2.18
			209,760	4.82
			304,657	6.99
	R-1	9	7,700	0.18
			200,868	4.61
			366,893	8.42
			27,217	0.62
			602,678	13.84
	Z-1	1	142,163	3.26
			11,858	0.27
			154,021	3.54
	P-1/Z-1	1		



**The 2022 Eastpoint Feasibility Analysis was produced
for the Eastpoint Civic Association and Franklin County Commission
with financial assistance from a USDA Rural Business Development Grant.**

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September 2022