



APPLICATION FOR RE-ZONING & LAND USE CHANGE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

RECEIVED
MAY 26 2020

PROPERTY OWNER'S NAME: JAMEY & BEVERLY SAPP BY: _____
MAILING ADDRESS: P.O. BOX 626 City/State/Zip: BRISTOL, FL 32321
PHONE #: _____ CELL #: _____ EMAIL: _____

AGENT'S NAME: JUSTIN FORD
MAILING ADDRESS: 20684 CENTRAL AVE E City/State/Zip: BLOUNTSTOWN, FL 32424
PHONE #: (850) 674-3300 CELL #: _____ EMAIL: JFORD@DEWBERRY.COM

PROPERTY DESCRIPTION: 911 Address: 2536 Highway 67
Lot/s: N/A Block: N/A Subdivision: N/A Unit: N/A
Parcel Identification #: 22-06S-04W-0000-0012-0030

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

ACREAGE: 10

CURRENT ZONING: A-2 **CURRENT LAND USE:** AGRICULTURAL

REQUESTED ZONING: C-3 **REQUESTED LAND USE:** COMMERCIAL

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

PLANNING & ZONING DATE: _____

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

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

PUBLIC HEARING DATE: _____
 APPROVED DENIED TABLED
CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$150.00 for Re-Zoning and \$150.00 for Land Use Change. Return to the following address:

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

Hw 767

This Instrument Prepared By
CHARLES A. CURRAN
CHARLES A. CURRAN P.A.
P.O. Box 549
Carrabelle, Florida 32322
Parcel #22-06S-04W-0000-0012-0030

Inst: 202019001325 Date: 03/31/2020 Time: 9:17 AM
Page 1 of 2 B: 1261 P: 665 Marcia Johnson
Clerk of Court Franklin County, By: SM
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed made this 27 March 2020 between **Jamey Ray Sapp**, Grantor, and **Jamey Ray Sapp** and **Beverly Ann Sapp**, husband and wife, whose post office address is PO Box U, Carrabelle, Florida 32322 Grantees.

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Franklin County, Florida to-wit:

See Attached Exhibit "A" attached hereto.

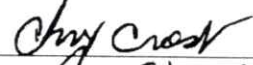
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

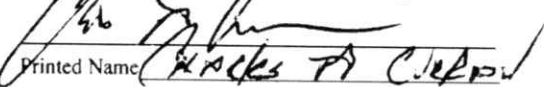
And the grantors hereby covenants with said grantees that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, that the grants hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:


Printed Name Chris Crosby


Printed Name Jamey Ray Sapp, Grantor

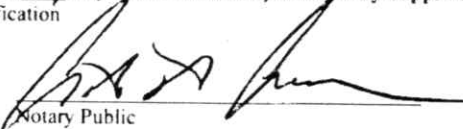

Printed Name Charles A. Curran

State of FLORIDA
County of FRANKLIN

The foregoing instrument was acknowledged before me this 27 day of March 2020, by **Jamey Ray Sapp**, who is personally known to me or who produced a driver's license as identification



CHARLES A. CURRAN
Commission # **GG 247212**
Expires **September 24, 2022**
Issued Here Under Notary Jurisdiction


Notary Public
Printed Name _____
My Commission Expires _____

Inst:000004734 Date:07/15/2002 Time:15:10:23

Doc Stamp-Deed : 245.00

PC, Kendall Wade, FRANKLIN County B:705 P:05

August 27, 1993

Legal Description of a 10.00 Acre Tract For:
James Sapp and Beverly Sapp

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 21-88-6, Florida Administrative Code).

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida with the Easterly right-of-way boundary of State Road No. 8-67 and proceed North 10 degrees 24 minutes 28 seconds West along said Easterly right-of-way boundary a distance of 895.51 feet to a 5/8 inch re-rod (marked #4261) also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 10 degrees 24 minutes 28 seconds West along said Easterly right-of-way boundary a distance of 111.56 feet to a 5/8 inch re-rod (marked #4261) lying on the intersection with the Southeastly right-of-way boundary of Old County Road, thence run Northeastly along the Southeastly right-of-way boundary of said Old County Road the following four (4) courses and distances: North 54 degrees 19 minutes 06 seconds East 81.00 feet to a 5/8 inch re-rod (marked #4261) along the arc of a curve to the left with a radius of 687.50 feet through a central angle of 21 degrees 43 minutes 20 seconds for an arc distance of 260.65 feet, North 33 degrees 30 minutes 32 seconds East 679.81 feet along the arc of a curve to the right with a radius of 450.00 feet through a central angle of 36 degrees 33 minutes 14 seconds for an arc distance of 287.09 feet, thence leaving said Southeastly right-of-way boundary run South 07 degrees 51 minutes 28 seconds West 1093.28 feet to a 5/8 inch re-rod (marked #4261), thence run North 89 degrees 43 minutes 03 seconds West 577.10 feet to the POINT OF BEGINNING containing 10.00 acres, more or less.

SAID LANDS above described lying and being situate in Section 22, Township 6 South, Range 4 West, Franklin County, Florida.

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

JAMES T. RODDENBERRY

Registered Land Surveyor
Florida Certificate No: 4261
91-040bs PSC: 3159
revised: 9/8/93

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

- **Eastpoint Urban Service Area-** Is the property located in the Eastpoint Urban Service Area?
 - The property is not located in the Eastpoint Urban Service Area.

- **Coastal High Hazard Area-** Is the property located in the coastal High Hazard Area?
 - The property is not located in the coastal High Hazard Area.

- **Critical Shoreline Zone-** Is the property located in the Critical Shoreline Zone?
 - (Is the property within a distance of 150 feet landward of the mean high-water line in tidal areas, the ordinary high-water line in nontidal areas, or the inland wetland areas existing along the streams, lakes, rivers, bays, and sounds within the Apalachicola Bay Area.)
 - Yes, the property is within 150 feet of inland wetland areas.

- **Soil Conditions-** Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
 - Albany fine sand: 0.5 ac
 - Rutlege fine sand, 0 to 2 percent slopes: 3.2 ac
 - Scranton fine sand, 0 to 2 percent slopes: 1.1 ac
 - Meadowbrook sand: 7.3 ac
 - Excess acreage is from enlarged boundary to ensure the entire property is included.
 - See attached map

- **Topography-** What is the topography of the property?
 - See attached map

- **Drainage-** Are there any natural drainage features located on the property?
 - A small creek runs along the east side of the property.

- **Wetlands-** The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at: <https://fws.gov/wetlands/data/mapper.html>
 - Possible wetland classifications are: PFO4C, PFO4/6C
 - These classifications are labeled as Freshwater Forested/Shrub Wetlands
 - See attached map

- **Floodplains-** What flood zone is this property located in? the flood maps for Franklin County can be found at <http://portal.nwfwmdfloodmaps.com/>.
 - This property is in flood zone AE 9. (See attached map)

- **Potential Wildfire Areas-** Is the property susceptible to wildfires?
 - This property is not susceptible to wildfires.

- **Historic or Cultural Sites-** Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or sitefile@dos.myflorida.com.
 - There are no historic or cultural sites located on this property
 - See attachment

- **Endangered Species-** Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at: <https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebflcc8e9>
 - The endangered species located in the area are:
 - Birds: Piping Plover, Red Knot, Wood Stork
 - Reptiles: Eastern Indigo Snake, Gopher Tortoise
 - Flowering Plants: Florida Skullcap, Godfrey's Butterwort, Harper's Beauty, White Birds-is-a-nest
 - Critical Habitats: There are no critical habitats at this location

- **Traffic Circulation-** How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/>
 - See attachment
 - The development should not affect traffic on CR-67 (AADT 1500)

- **Affordable Housing-** Will this change increase the supply of affordable housing in Franklin County?
 - This change will not increase the supply of affordable housing in Franklin County.

- **Economic Development-** How will this change promote economic development in Franklin County?
 - The RV industry has experienced tremendous growth over the past 10 years in the state of Florida, causing a surge of RV parks to be constructed. This growth has allowed the state to see a rise in tourism, which has had a positive impact on economic development. The proposed development will provide a recreation area for people who are looking to take advantage of Franklin County's natural resources, such as hunting, fishing and exploring nature. As people are drawn to the area, local business such as restaurants will realize an increase in local sales. As people are drawn to the County through places to recreate, they will invest time and money into local business thus stimulating the economy and promoting economic development.

- **Water and Sewer-** Will the development be served by central water and sewer or will it be on individual water wells and septic tanks?
 - This development will be served by a water well and septic tank.

ATTACHMENTS

NRCS Soil Conditions

Soil Map—Franklin County, Florida
(Sapp 10)



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84





Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/13/2020
Page 1 of 3

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida
Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

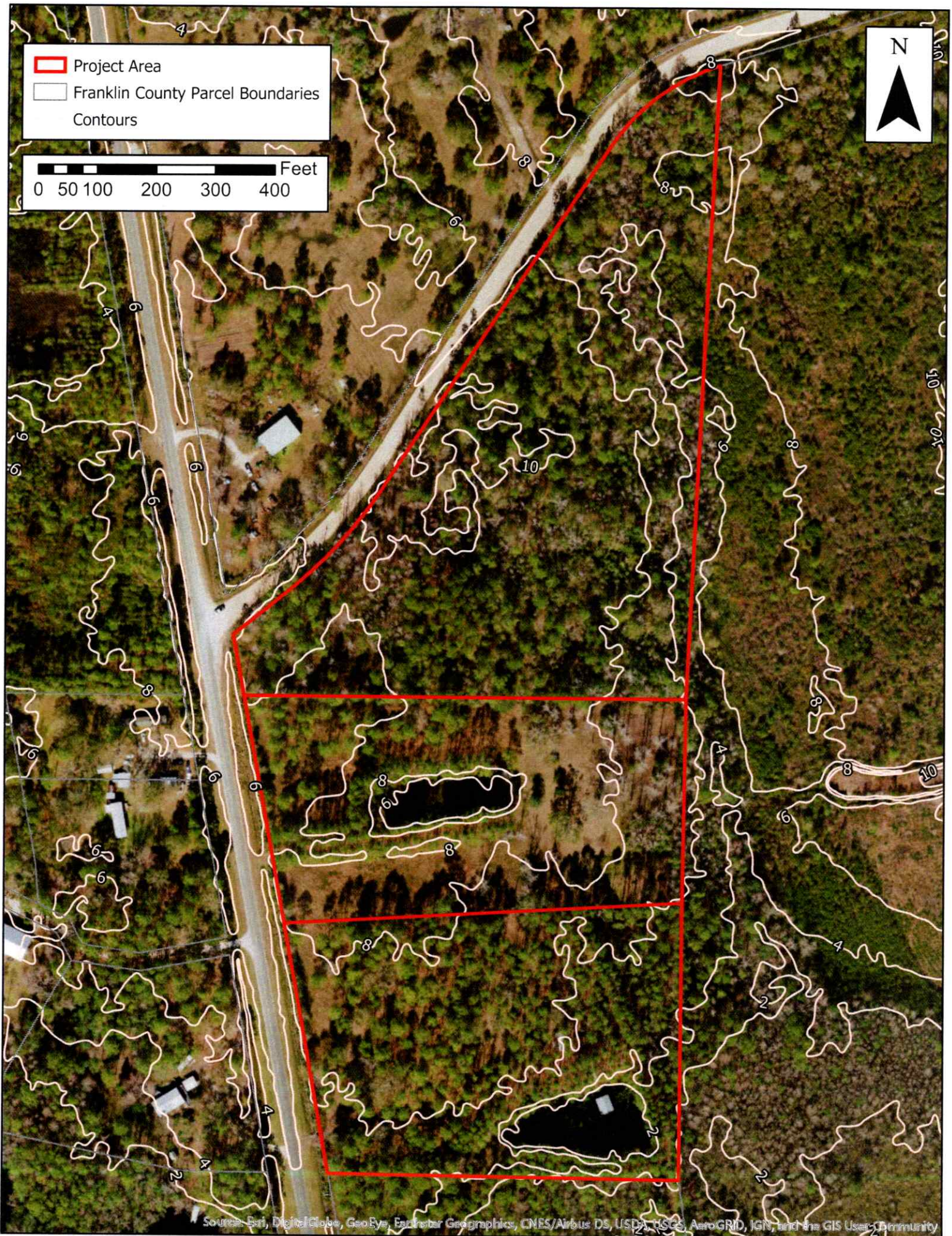
Date(s) aerial images were photographed: Dec 31, 2009—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany fine sand	0.5	3.9%
31	Rutlege fine sand, 0 to 2 percent slopes	3.2	26.5%
33	Scranton fine sand, 0 to 2 percent slopes	1.1	9.5%
38	Meadowbrook sand	7.3	60.2%
Totals for Area of Interest		12.1	100.0%

**Topographic Data
(LIDAR)**



Wetlands



Dewberry Engineers Inc.
 11111 Northway, Suite 110
 Tampa, FL 33613
 (813) 251-1800

PREPARED FOR: JAMEY SAPP

SAPP RV PARK

SCALE

PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION

ANY OTHER AGENCE ADOPTION
 SHALL BE # 8304

SCALE



REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: JAL
 APPROVED BY: JHE
 CHECKED BY: AJA
 DATE: 08.13.20

TITLE
**CONCEPTUAL
 WETLAND
 SITE PLAN
 "TRACT C"**

PROJECT NO: 30128028

C4

SHEET NO: 05

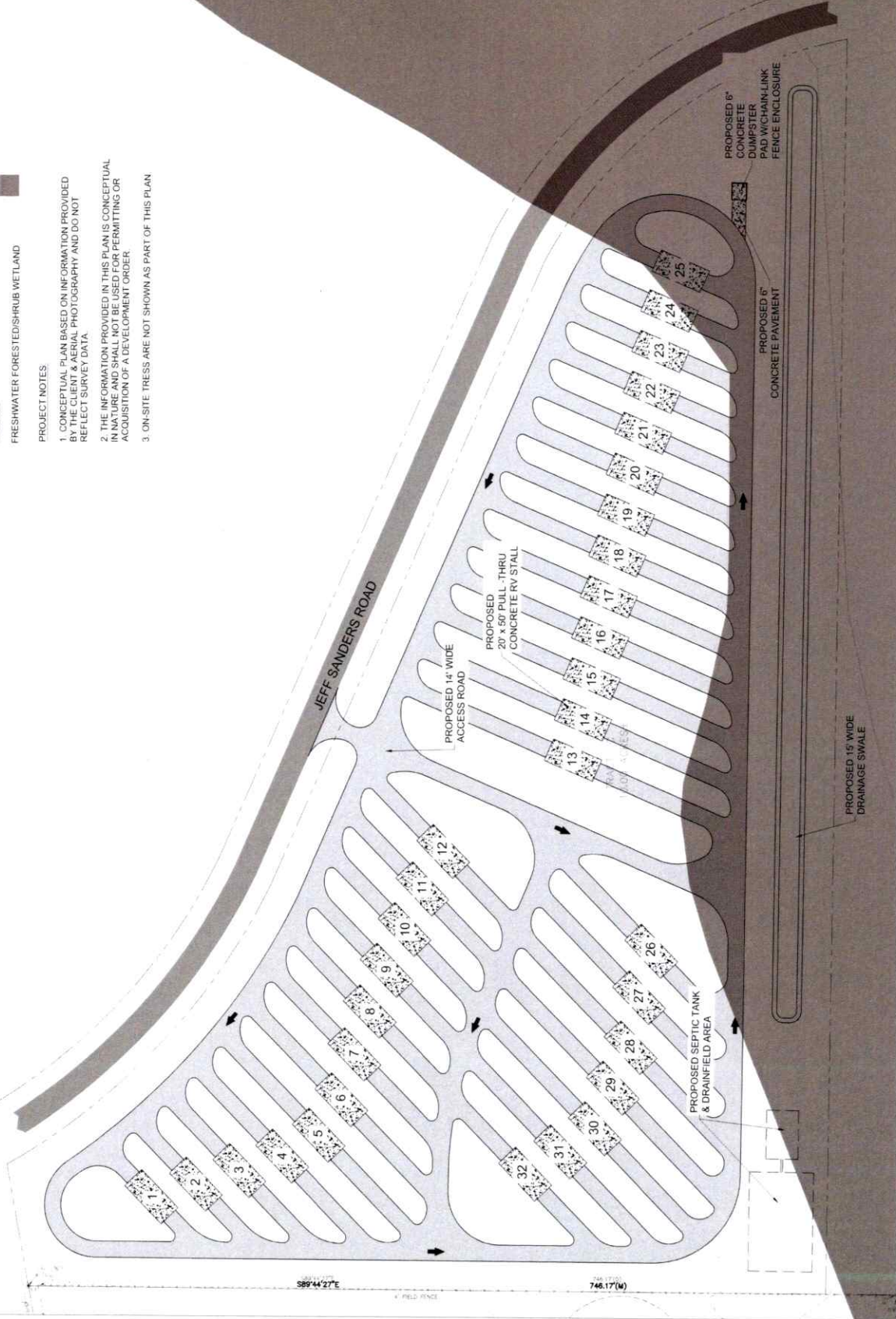


LEGEND

FRESHWATER FORESTED/SHRUB WETLAND

PROJECT NOTES

1. CONCEPTUAL PLAN BASED ON INFORMATION PROVIDED BY THE CLIENT & AERIAL PHOTOGRAPHY AND DO NOT REFLECT SURVEY DATA.
2. THE INFORMATION PROVIDED IN THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE USED FOR PERMITTING OR ACQUISITION OF A DEVELOPMENT ORDER.
3. ON-SITE TREES ARE NOT SHOWN AS PART OF THIS PLAN.



Floodplains

NWFWMD Report

Preliminary SFHA Flood Map (Prelim Issue Date: 6/13/2019)



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding (AO) or shallow flooding where base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone X:** An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRMs and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

Geographical Information

Latitude/Longitude: 29.93270,-84.62549
 Address: 200-208 Jeff Sanders Rd, Carrabelle, FL, 32322, USA
 Parcel ID: 22-06S-04W-0000-0012-0030
 Firm Panel (Preliminary): 12037C0265G
 Firm Panel (Effective): 12037C0265F

Flood Information

Flood Zone Information

Preliminary Flood Zone: AE
 Location of Interest: AE
 Parcel: AE:100%;
 Base Flood Information*: 9.0 ft
 Effective Flood Zone: AE
 Location of Interest: AE
 Parcel: AE:100%;
 Base Flood Information*: 9.0 ft

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. **Datum of measurement is NAVD1988.**

Historic or Cultural Sites



AR=0
 SS=0
 CM=0
 RG=1
 BR=0
 Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
FR00900	RG	CAMP GORDON JOHNSTON		Archaeological District	Eligible	



Legend

- Buffer_of_Default_Annotation_Target_9
- FloridaSites
- HistoricalBridges
- FloridaStructures
- HistoricalCemetaries
- ResourceGroups

1:5,798



Manuscript Roster

Total=2

MS#	Title	Publication Information	Year
20037	Carabelle River Basin Pine Log Recovery Archaeological Assessment	Florida Department of Environmental Protection Application Nos. 19-0229713-001-DF and 19-0229715-001-DF	2003
5304	An Inventory and Assessment of Cultural Resources Within Tate's Hell State Forest, Franklin and Liberty Counties, Florida	C.A.R.L., BUREAU OF ARCHAEOLOGICAL RESEARCH, DIVISION OF HISTORICAL RESOURCES, FLORIDA DEPARTMENT OF STATE, TALLAHASSEE	1998

Traffic Circulation

RV Park Trip Generator Calculations

Tract C (32 Lot)

- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. = 8 Trips
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. = 11 Trips
- Weekday, AM Peak Hour Generator = 10 Trips
- Weekday, PM Peak Hour Generator = 13 Trips