



**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](http://www.franklincountyflorida.com/planning_building.aspx)

RECEIVED  
MAY 26 2020

PROPERTY OWNER'S NAME: JAMEY & BEVERLY SAPP  
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: 2514 Highway 67  
Lot/s: N/A Block: N/A Subdivision: N/A Unit: N/A  
Parcel Identification #: 22-06S-04W-0000-0020-0010

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

ACREAGE: 6.08

CURRENT ZONING: R-2 CURRENT LAND USE: RESIDENTIAL

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

After Recording Return to:  
Kim Johnson  
Dodd Title Company, Inc.  
34 4th Street  
Apalachicola, FL 32320

Inst: 202019000413 Date: 01/30/2020 Time: 11:14 AM  
Page 1 of 3 B: 1258 P: 74, Marcia Johnson,  
Clerk of Court Franklin County, Fl: BMI  
Deputy Clerk Doc Stamp Deed: 154.00

This Instrument Prepared by:  
Kim Johnson  
Dodd Title Company, Inc.  
34 4th Street  
Apalachicola, FL 32320  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
22-06S-04W-0000-0020-0010 and 27-06S-04W-0000-0010-0010  
File No.: 23172

### WARRANTY DEED

This Warranty Deed, Made the 29th day of January, 2020, by **BRITNEY HERNDON, a single person**, whose post office address is: **PO BOX 12534, TALLAHASSEE, FL 32317**, hereinafter called the "Grantor", to **JAMEY SAPP and BEVERLY SAPP, as husband and wife**, whose post office address is: **PO BOX 626, BRISTOL, FL 32321**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Franklin** County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: 

Printed Name: KIM JOHNSON

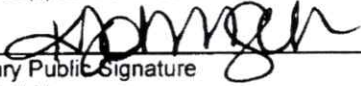
  
BRITNEY HERNDON

Witness Signature: 

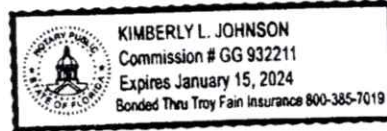
Printed Name: Linda Meloy

State of Florida  
County of Franklin

The foregoing instrument was acknowledged before me this 29th day of January, 2020 by BRITTNEY HERNDON, who is/are personally known to me or has/have produced driver license(s) as identification.

  
\_\_\_\_\_  
Notary Public Signature  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(SEAL)





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

COMMENCE AT A CONCRETE MONUMENT (MARKED #4261) 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. S-67 AND RUN NORTH 10 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 94.91 FEET TO A RE-ROD (MARKED #4261) MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 10 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 400.12 FEET TO A RE-ROD (MARKED #4261), THENCE LEAVING SAID RIGHT OF WAY BOUNDARY NORTH 86 DEGREES 24 MINUTES 24 SECONDS EAST 670.95 FEET TO A RE-ROD (MARKED "4261"), THENCE RUN SOUTH 00 DEGREES 40 MINUTES 21 SECOND WEST 443.80 FEET TO A CONCRETE MONUMENT (MARKED #2216), THENCE RUN NORTH 89 DEGREES 12 MINUTES 32 SECONDS WEST 592.19 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES, MORE OR LESS.

**PARCEL 2**

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY LINE OF SECTION 27, T6S, R4W AND THE EASTERLY R/W LINE OF COUNTY ROAD NO. 67 AS THE POINT OF BEGINNING AND RUN EAST, ALONG SAID SECTION LINE (BEARING BASE), 591.99 FEET; THENCE RUN S 10° 52' 50" E, 1116.31 FEET; THENCE RUN S 20° 38' 10" W, 176.85 FEET TO THE WATERS EDGE OF CROOKED RIVER; THENCE RUN WESTERLY ALONG THE WATERS EDGE OF SAID RIVER AND THE WATERS EDGE OF PINE LOG CREEK THRU A CHORD BEARING AND DISTANCE OF N 61° 45' 23" W, 159.77 FEET; THENCE RUN ALONG THE WATERS EDGE OF PINE LOG CREEK THRU THE FOLLOWING CHORD BEARINGS AND DISTANCES; N 79° 16' 56" W, 119.61 FEET; N 73° 33' 05" W, 46.84 FEET; N 71° 54' 01" E, 47.43 FEET; N 89° 21' 44" E 110.77 FEET; N 21° 34' 40" E, 98.06 FEET; N 20° 21' 19" W, 85.98 FEET; N 38° 15' 22" W, 146.14 FEET; N 31° 29' 38" W, 246.16 FEET; N 39° 22' 08" W, 164.81 FEET; N 57° 18' 49" W, 138.42 FEET; N 69° 03' 28" W, 82.83 FEET TO THE EASTERLY R/W LINE OF SAID COUNTY ROAD NO. 67; THENCE RUN N 11° 22' 02" W, ALONG SAID R/W LINE, 414.58 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.92 ACRES AND IS LOCATED IN SECTION 27, T6S, R4W, FRANKLIN COUNTY, FLORIDA. SUBJECT TO SOVEREIGN AND JURISDICTIONAL LANDS OF THE STATE OF FLORIDA.

**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.
  - Rutlege fine sand, 0 to 2 percent slopes: 1.1 ac
  - Meadowbrook sand: 6.2 ac
  - 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?
  - There is a small pond on the southeast corner 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: PFO6F, PSS6/EM1F
  - 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.nfwmdfloodmaps.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](mailto: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 6.08)





















































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

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



## MAP LEGEND

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

## 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.

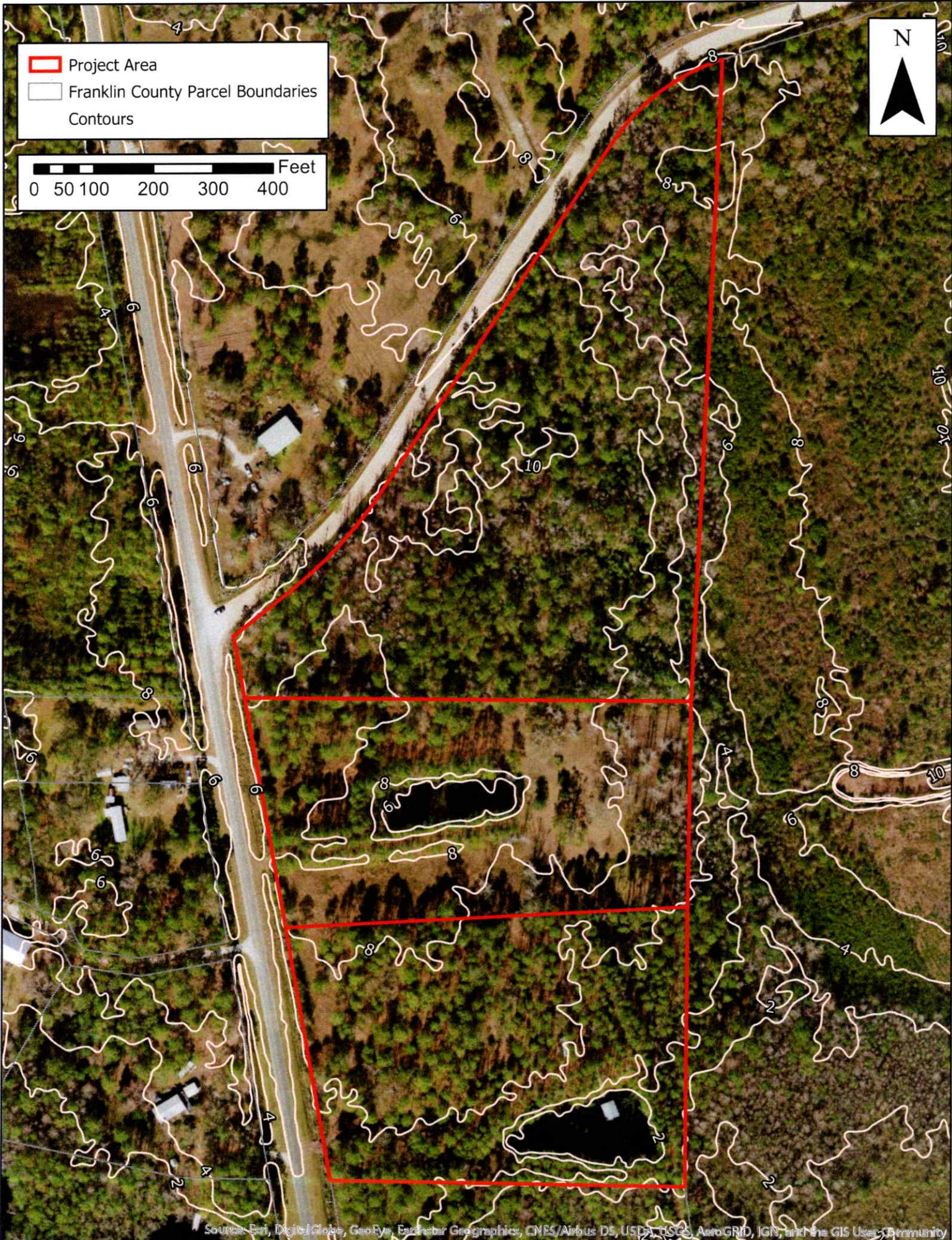
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Maurepas muck, frequently flooded	0.0	0.0%
31	Rutlege fine sand, 0 to 2 percent slopes	1.1	15.4%
38	Meadowbrook sand	6.2	84.5%
<b>Totals for Area of Interest</b>		<b>7.3</b>	<b>100.0%</b>



**Topographic Data  
(LIDAR)**





Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## **Wetlands**





## **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, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** 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 or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM 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: 29.93079,-84.62528  
 Address: 2500-2598 CR-67, Carrabelle, FL, 32322, USA  
 Parcel ID: 22-06S-04W-0000-0020-0000  
 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**

## Cultural Resource Roster

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





Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- Buffer\_of\_Default\_Annotation\_Target\_9
- FloridaSites
- HistoricalBridges
- FloridaStructures
- HistoricalCemeteries
- ResourceGroups

1:5,798



## Manuscript Roster

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 A (15 Lots)

\*21 is lowest Allowable Variable (21 was used for trip calculations)

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