

ORDINANCE 2026- 02

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A PARCEL OF LAND IN FRANKLIN COUNTY, FLORIDA FROM AGRICULTURAL TO COMMERCIAL, MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND AT 216 AIRPORT ROAD, CARRABELLE, FLORIDA, LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 5 WEST, PARCEL 25-07S-05W-0000-0011-0010, AS SHOWN ON THE ATTACHED MAP, BE CHANGED FROM AGRICULTURAL TO COMMERCIAL.

WHEREAS, the Board of County Commissioners of Franklin County, Florida, has received a recommendation from the Franklin County Planning and Zoning Commission for changing the land use of a parcel of private real property from Agricultural to Commercial; and,

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

NOW THEREFORE, BE IT ORDAINED THAT:

The permitted land use of a 9.218 acre, more or less, parcel of real property lying in Section 25, Township 7 South, Range 5 West, Carrabelle, Florida, as shown on the attached legal description labeled Exhibit A and location map labeled Exhibit B is changed from Agricultural to Commercial.

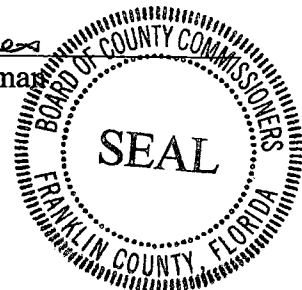
This ordinance adopted on this the 7th day of January, 2026, in a regular meeting of the Franklin County Board of County Commissioners after giving due public notice of intent to adopt it as an amendment to the Franklin County Comprehensive Plan to change the permitted land use from Agricultural to Commercial. This ordinance shall take effect when notice of a copy of same is returned from the Florida Secretary of State.

Franklin County, a political subdivision
of the State of Florida

By: Ricky D. Jones
Ricky D. Jones, Its Chairman

ATTEST:

By: Michele Maxwell
Michele Maxwell, Clerk of Court



Prepared By and Return To:
Manausa, Shaw & Minacci, P.A.
140 West First Street, Suite D
St. George Island, FL 32328

Order No.: 23-0409MJ

Property Appraiser's Parcel I.D. (folio) Number:
25-07S-05W-0000-0011-0010

WARRANTY DEED

THIS WARRANTY DEED dated November 16, 2023, by DIXIE PETROLEUM COMPANY, INC., a Georgia corporation, existing under the laws of Florida, and having its principal place of business at P.O. Box 13119, Tallahassee, Florida 32317 (the "Grantor"), to Figure 8 Farms, LLC, a Georgia limited liability company, whose post office address is 2520 New Hope Road, Ambrose, Georgia, 31512 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Franklin, State of Florida, viz:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: December 31, 2023.

EXHIBIT A

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Eleanor Loveall
Witness Signature
Eleanor Loveall
Printed Name of First Witness

DIXIE PETROLEUM COMPANY, INC., a Georgia corporation

Robert B. Lindsey
By: Robert B. Lindsey
Its: President

Grantor Address:
P.O. Box 13119
Tallahassee, FL 32317

1609 S. Alexander St, #103, Plant City, FL 33563

Address of First Witness
Garrett McCallister
Witness Signature
Garrett McCallister

Printed Name of Second Witness
200 104th Ave # 177
Treasure Island, FL 33706

Address of Second Witness

STATE OF FLORIDA

COUNTY OF Pinellas County

The foregoing instrument was executed and acknowledged before me by means of _____ Physical Presence or ☒ Online Notarization this 16th day of November, 2023 by Robert B. Lindsey as President of DIXIE PETROLEUM COMPANY, INC., a Georgia corporation, who is personally known to me or who has produced _____ Driver License (type of identification) as identification, on behalf of said corporation.

Garrett McCallister
Notary Public
My Commission Expires: 11/13/2026
Notarized online using audio-video communication

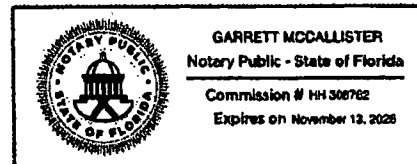


EXHIBIT "A"
Legal Description

The Land is described as follows:

PARCEL 1

A portion of that parcel of land described in the instrument recorded in Official Records Book 469, Page 260 of the Public Records of Franklin County, Florida, less and except that 40-foot right of way described in Deed Book "GG", Page 494 of said public records, lying in the northeast quarter of Section 25, Township 7 South, Range 5 West, a private subdivision of the John Forbes and Company Land Grant, Franklin County, Florida.

PARCEL 1-A

Commence at a concrete monument marking the northeast corner of Section 25, Township 7 South, Range 5 West, a private subdivision of the John Forbes and Company Land Grant, Franklin County, Florida and run thence South 00 degrees 43 minutes 35 seconds West along the monumented east boundary of said Section 25, a distance of 792.43 feet to the southerly right of way boundary of Airport Road; thence leaving said east line run North 80 degrees 26 minutes 04 seconds West along said southerly right of way a distance of 386.83 feet to the northeast corner of said parcel of land described in the instrument recorded in Official Records Book 469, Page 260 of said public records; thence continue North 80 degrees 26 minutes 04 seconds West along said right of way a distance of 102.71 feet to the westerly boundary of a 40-foot ditch right of way described in the instrument recorded in Deed Book "GG", Page 494 of said public records and the POINT OF BEGINNING. From said POINT OF BEGINNING, and leaving said southerly right of way, run South 28 degrees 26 minutes 04 seconds East along said westerly boundary a distance of 179.02 feet to the easterly boundary of the aforesaid parcel described in the instrument Official Records Book 469, Page 260; thence run South 06 degrees 31 minutes 14 seconds West along said easterly boundary a distance of 102.55 feet to the aforesaid westerly boundary of a 40-foot ditch; thence run South 31 degrees 12 minutes 56 seconds West along said boundary distance of 460.28 feet to the southerly boundary of said parcel described in Official Records Book 469, Page 260 of said public records; thence run North 81 degrees 00 minutes 31 seconds West along said southerly boundary a distance of 279.52 feet; thence leaving said southerly boundary, run North 17 degrees 54 minutes 41 seconds West 759.79 feet to the eforesaid southerly right of way of Airport Road; thence run South 80 degrees 26 minutes 04 seconds East along said right of way a distance of 684.21 feet to the POINT OF BEGINNING.

PARCEL 1-B

Commence at a concrete monument marking the northeast corner of Section 25, Township 7 South, Range 5 West, a private subdivision of the John Forbes and Company Land Grant, Franklin County, Florida and run thence South 00 degrees 43 minutes 35 seconds West along the monumented east boundary of said Section 25, a distance of 792.43 feet to the southerly right of way boundary of Airport Road; thence leaving said east line run North 80 degrees 26 minutes 04 seconds West along said southerly right of way a distance of 386.83 feet to the northeast corner of said parcel of land described in the instrument recorded in Official Records Book 469, Page 260 of said public records and the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 80 degrees 26 minutes 04 seconds West along said right of way a distance of 51.95 feet to the easterly boundary of a 40-foot ditch right of way described in the instrument recorded in Deed Book "GG", Page 494 of said public records; thence run South 28 degrees 26 minutes 04 seconds East along said boundary a distance of 90.55 feet to the easterly boundary of said parcel described in Official Records Book 469, Page 260; thence run North 06 degrees 31 minutes 14 seconds East along said easterly boundary a distance of 71.45 feet to the POINT OF BEGINNING.

PARCEL 1-C

Commence at a concrete monument marking the northeast corner of Section 25, Township 7 South, Range 5 West, a private subdivision of the John Forbes and Company Land Grant, Franklin County, Florida and run thence South 00 degrees 43 minutes 35 seconds West along the monumented east boundary of said Section 25, a distance of 792.43 feet to the southerly right of way boundary of Airport Road; thence leaving said east line run North 80 degrees 26 minutes 04 seconds West along said southerly right of way a distance of 386.83 feet to the northeast corner of said parcel of land described in the instrument recorded in Official Records Book 468, Page 260 of said public records; thence run South 06 degrees 31 minutes 14 seconds West along the easterly boundary of said parcel a distance of 339.56 feet to the southeasterly boundary of a 40-foot ditch right of way described in the instrument recorded in Deed Book "GG", Page 494 of said Public records and the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 06 degrees 31 minutes 14 seconds West along said easterly boundary a distance of 330.74 feet to the southeast corner of said parcel described in Official Records Book 468, Page 260; thence run North 81 degrees 00 minutes 31 seconds West along the southerly boundary of said parcel a distance of 149.27 feet to the aforesaid southeasterly boundary of a 40-foot ditch; thence leaving said southerly boundary, run North 31 degrees 12 minutes 56 seconds East along said southeasterly boundary a distance of 356.95 feet to the POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED BY SURVEY PREPARED BY RODDENBERRY & ASSOCIATES, INC. DATED OCTOBER 20, 2023, JOB # 23-521 AS FOLLOWS:

Parcel 1-A:

Commence at a point marking the Northeast corner of Section 25, Township 7 South, Range 5 West, Franklin County, Florida, thence run South 00 degrees 43 minutes 35 seconds West along the East boundary of said section (as monumented) 792.43 feet to a point lying on the Southerly right of way boundary of Airport Road; thence leaving said East boundary run North 80 degrees 26 minutes 04 seconds West along said Southerly right of way boundary 386.83 feet to an iron rod and cap (marked 7160); thence run North 80 degrees 24 minutes 58 seconds West along said Southerly right of way boundary 51.95 feet to an iron rod and cap (marked 3293); thence run North 80 degrees 15 minutes 44 seconds West along said Southerly right of way boundary 50.64 feet to an iron rod and cap (marked 3293) lying on the Westerly boundary of a 40 foot wide ditch right of way, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southerly right of way boundary run South 28 degrees 18 minutes 01 second East along said Westerly ditch right of way 179.44 feet to an iron pipe and cap (marked 5106); thence leaving said Westerly right of way boundary run South 06 degrees 27 minutes 09 seconds West 102.15 feet to an iron pipe and cap (marked 5106) lying on said Westerly ditch right of way; thence run South 31 degrees 14 minutes 10 seconds West along said Westerly right of way boundary 460.23 feet to an iron pipe and cap (marked 5106); thence leaving said Westerly right of way boundary run North 81 degrees 00 minutes 10 seconds West 280.24 feet to a concrete monument (marked 3293); thence run North 17 degrees 51 minutes 25 seconds West 759.56 feet to a concrete monument (marked 3293) lying on said Southerly right of way boundary of Airport Road; thence run South 80 degrees 25 minutes 39 seconds East along said Southerly right of way boundary 684.30 feet to the POINT OF BEGINNING.

The above said parcel being those same lands known as "Parcel 1-A" as described in Official Records Book 1343, Page 586 of the Public Records of Franklin County, Florida.

AND

Parcel 1-B:

Commence at a point marking the Northeast corner of Section 25, Township 7 South, Range 5 West, Franklin County, Florida, thence run South 00 degrees 43 minutes 35 seconds West along the East boundary of said section (as monumented) 792.43 feet to a point lying on the Southerly right of way boundary of Airport Road; thence leaving said East boundary run North 80 degrees 26 minutes 04 seconds West along said Southerly right of way boundary 386.83 feet to an iron rod and cap (marked 7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 80 degrees 24

minutes 56 seconds West along said Southerly right of way boundary 51.95 feet to an iron rod and cap (marked 3293) lying on the Easterly boundary of a "40 foot wide ditch right of way", as recorded in Deed Book "GG", Page 494 of the Public Records of Franklin County, Florida; thence leaving said Southerly right of way boundary run South 28 degrees 17 minutes 50 seconds East along said Easterly ditch right of way 91.10 feet to an iron pipe; thence leaving said Easterly right of way boundary run North 06 degrees 24 minutes 37 seconds East 72.01 feet to the POINT OF BEGINNING.

The above said parcel being those same lands known as "Parcel 1-B" as described in Official Records Book 1343, Page 586 of the Public Records of Franklin County, Florida.

AND

Parcel 1-C:

Commence at a point marking the Northeast corner of Section 25, Township 7 South, Range 5 West, Franklin County, Florida, thence run South 00 degrees 43 minutes 35 seconds West along the East boundary of said section (as monumented) 792.43 feet to a point lying on the Southerly right of way boundary of Airport Road; thence leaving said East boundary run North 80 degrees 26 minutes 04 seconds West along said Southerly right of way boundary 386.83 feet to an iron rod and cap (marked 7160); thence leaving said Southerly right of way boundary run South 06 degrees 31 minutes 14 seconds West 339.56 feet to an iron pipe and cap (marked 5106) lying on the Southeasterly boundary of a "40 foot wide ditch right of way", as recorded in Deed Book "GG", Page 494 of the Public Records of Franklin County, Florida, said point marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southeasterly right of way boundary run South 06 degrees 32 minutes 02 seconds West 330.56 feet to an iron rod and cap (marked 7160); thence run North 81 degrees 00 minutes 38 seconds West 149.27 feet to an iron pipe and cap (marked 5106) lying on said Southeasterly right of way boundary; thence run North 31 degrees 14 minutes 18 seconds East along said Southeasterly right of way boundary 356.82 feet to the POINT OF BEGINNING.

The above said parcel being those same lands known as "Parcel 1-C" as described in Official Records Book 1343, Page 586 of the Public Records of Franklin County, Florida.

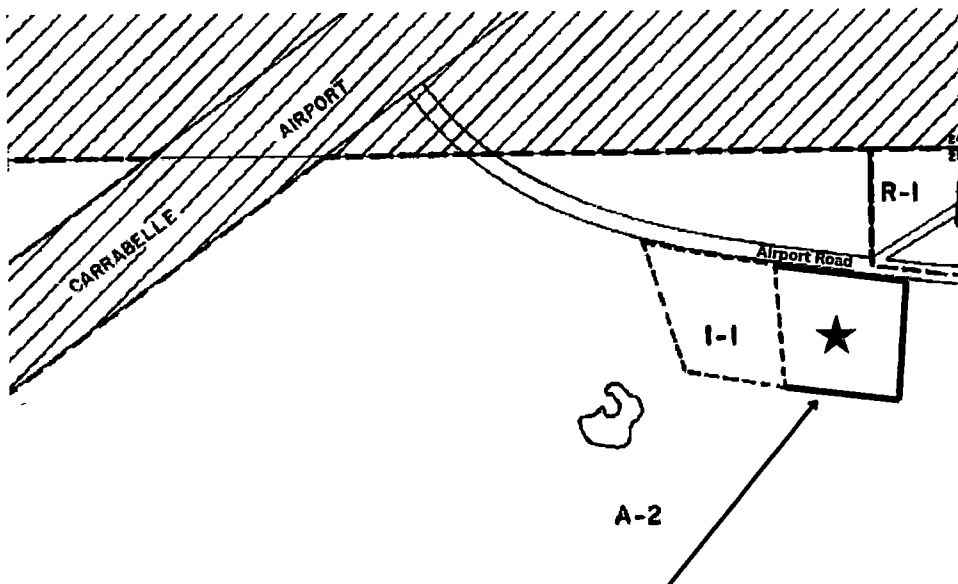


EXHIBIT B