

ORDINANCE 2026-04

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A PARCEL OF LAND IN FRANKLIN COUNTY, FLORIDA FROM COMMERCIAL TO RESIDENTIAL, MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND AT 595 HIGHWAY 98, EASTPOINT, FLORIDA, LYING IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 6 WEST, PARCEL 29-08S-06W-0000-0410-0010, AS SHOWN ON THE ATTACHED MAP, BE CHANGED FROM COMMERCIAL TO RESIDENTIAL.

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 Commercial to Residential; 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 0.01 acre, more or less, parcel of real property lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Florida, as shown on the attached legal description labeled Exhibit A and location map labeled Exhibit B is changed from Commercial to Residential.

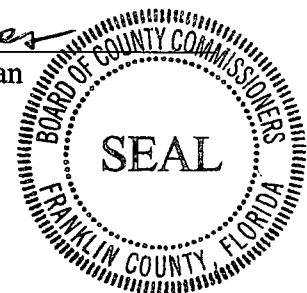
This ordinance adopted on this the 7th day of January, 2026, in a regular meeting of the Franklin County Board of County Commissioners after giving due public notice of intent to adopt it as an amendment to the Franklin County Comprehensive Plan to change the permitted land use from Commercial to Residential. 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



Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
www.trasurveying.com

June 27, 2025

Legal Description of a 0.01 Acre Tract
Certified To: Taylor Hall and Jennifer Hall,
Amerisbank,
Kristy Branch Banks, P.A.,
Old Republic National Title Insurance Company

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 5J-17.051/.052, Florida Administrative Code).

Commence at a an iron rod and cap (marked #4261) lying 422.00 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 29, Township 8 South, Range 6 West, Franklin County, Florida, said point also lying on the Northwesterly right-of-way boundary of U.S. Highway No. 98, thence run South 66 degrees 39 minutes 18 seconds West along said right-of-way boundary 20.57 feet to an iron rod and cap, thence leaving said right-of-way boundary run South 23 degrees 31 minutes 30 seconds East 100.00 feet to a point in Rip Rap, said point also lying on the Southeasterly right-of-way boundary of U.S. Highway No. 98 said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run South 23 degrees 31 minutes 30 seconds East 3.72 feet to the approximate mean high water line of St. George Sound, thence run North 66 degrees 45 minutes 39 seconds East along said mean high water line 73.22 feet, thence leaving said mean high water line run North 00 degrees 13 minutes 05 seconds West 4.43 feet to a point in Rip Rap lying on the Southeasterly right-of-way boundary of U.S. Highway No. 98, thence run South 66 degrees 28 minutes 18 seconds West along said right-of-way boundary 75.02 feet to the POINT OF BEGINNING containing 0.01 acres, more or less.

The undersigned surveyor has not been provided with 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
Surveyor and Mapper
Florida Certificate No: 4261

EXHIBIT A

96-096ac0.01

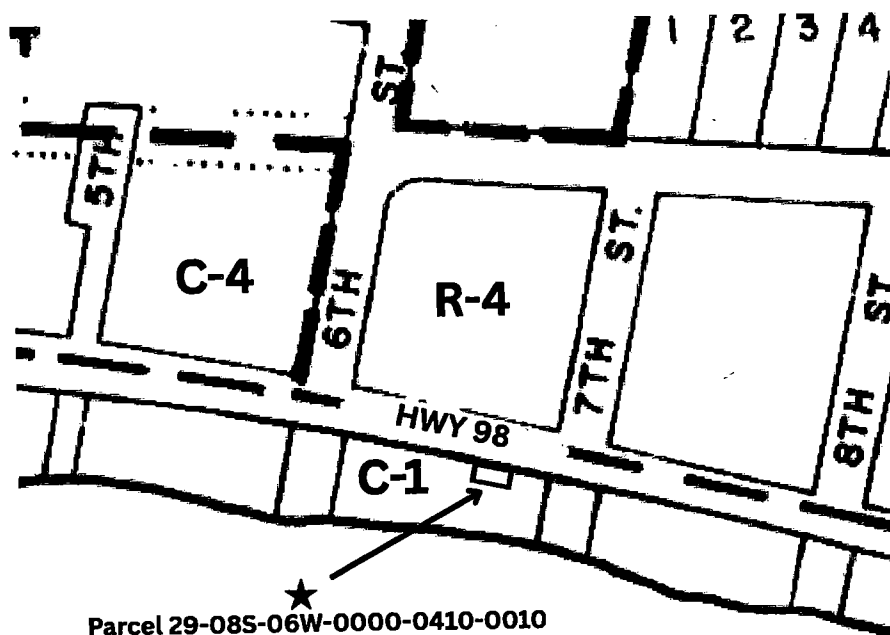


EXHIBIT B