

AN ORDINANCE RE-ZONING A PARCEL OF LAND AT 614 HIGHWAY 98,
APALACHICOLA, FLORIDA, FROM C1 COMMERCIAL FISHING TO C3 COMMERCIAL
RECREATION

ORDINANCE 2026-07

WHEREAS, the Board of County Commissioners of Franklin County, Florida, has received a recommendation from the Franklin County Planning and Zoning Commission for re-zoning a parcel of private real property; 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 zoning of a parcel of real property located at 614 Highway 98, Apalachicola, Florida, parcel number 11-09S-08W-0000-1520-0010, as shown on the attached legal description labeled Exhibit A and location map labeled Exhibit B is changed from C1 Commercial Fishing to C3 Commercial Recreational.

This ordinance adopted on this the 17th day of June, 2026, in a regular meeting of the Franklin County Board of County Commissioners after giving due public notice of intent to adopt it as a re-zoning of less than 5% of the County. 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:
Kristy Banks
Kristy Branch Banks, P.A.
171 US Hwy 98 W Suite A
Eastpoint, FL 32328
(850) 670-1255
File Number: FP26-25
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of March, 2026 between **Marine Services of Apalachicola, Inc., a Florida Limited Liability Company** whose post office address is **PO Box 698, Apalachicola, FL 32320**, grantor; and **Salty Bay Properties IV, LLC, a Florida Limited Liability Company** whose post office address is **PO Box 865, Apalachicola, FL 32329**, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged; has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Franklin County, Florida to-wit:

Begin at a point on the South line of the right-of-way of State Road 30 (U.S.98) at a point 400 feet East of the East boundary of the right-of-way for a ditch granted to the State Road Department known as Carr's Creek, and run thence Eastward along the South boundary of said Highway right-of-way a distance of 200 feet; thence run South a distance of 200 feet, more or less, to the waters of Apalachicola Bay; thence run West along the waters of Apalachicola Bay a distance of 200 feet, more or less, to a point due South of the Point of Beginning; thence run North to the Point of Beginning, said land situate, lying and being in Section 11, of Township 9 South, Range 8 West, Franklin County, Florida.

Parcel Number: 11-09S-08W-0000-1520-0010

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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Exhibit A

Signed, sealed and delivered in our presence:

Leigh Coble
Witness
Printed Name: Leigh Coble
171 US Hwy 98 W, Suite A
Eastpoint, FL 32328

Kristy Branch Banks
Witness
Printed Name: Kristy Branch Banks
171 US Hwy 98 W, Suite A
Eastpoint, FL 32328

Marine Services of Apalachicola, Inc., a Florida Limited Liability Company

By: *Thomas L. Ward*
Thomas L. Ward, Director / Manager

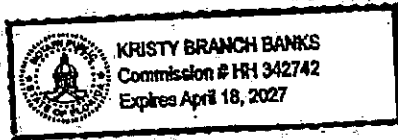
Marine Services of Apalachicola, Inc., a Florida Limited Liability Company

By: *Walter M. Ward, Sr.*
Walter M. Ward, Sr. President / Director / Manager

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of March, 2026 by Thomas L. Ward, Director / Manager and Walter M. Ward, President / Director / Manager of Marine Services of Apalachicola, Inc. who ☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Kristy Branch Banks
Notary Public
Print Name: Kristy Branch Banks
My Commission Expires: 4.18.2027

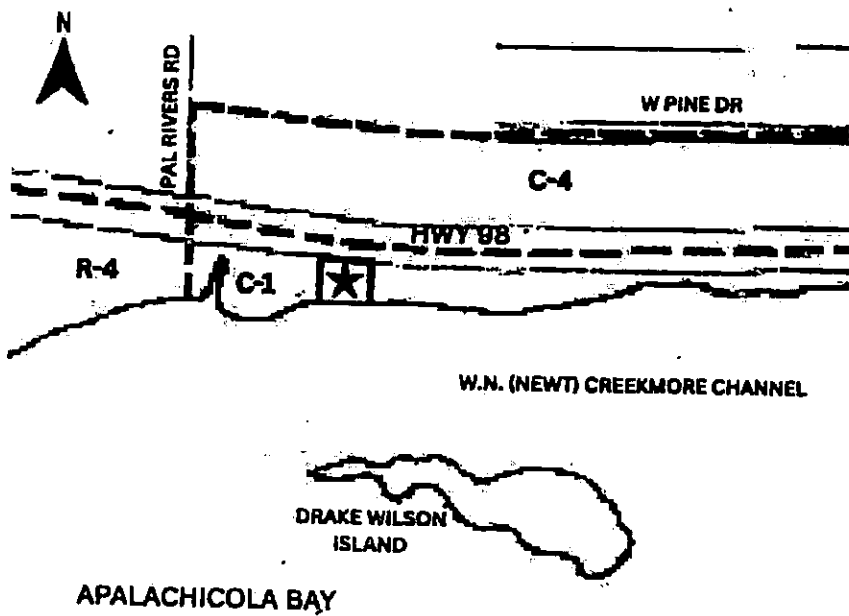


Exhibit B