

**ORDINANCE 2023-02**  
**FRANKLIN COUNTY, FLORIDA**

AN ORDINANCE OF FRANKLIN COUNTY, FLOIRDA, AMENDING ORDINANCE 2019-06, THE SERENITY SEASIDE RESORT PLANNED UNIT DEVELOPMENT, TO ADOPT A NEW CONCEPTUAL LAND USE PLAN SHOWING A REARRANGEMENT OF THE INTERNAL LAYOUT OF THE DEVELOPMENT AND A RELOCATION OF ONE ACCESS FOR THE DEVELOPMENT FROM ISLAND DRIVE TO SOUTH BAYSHORE DRIVE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 16, 2019, the Franklin County Board of County Commissioners adopted Ordinance 2019-06 which established the Serenity Seaside Resort Planned Unit Development on a tract in Eastpoint, Florida, containing 55.88 acres, and

WHEREAS, subsequently in discussions with the Apalachicola Bay Chamber of Commerce and various real estate companies, the developers have determined that adjustments to the interior arrangements would provide a more marketable layout for the commercial and residential areas of the development without changing the overall density of the proposed development, and

WHEREAS, the proposed change in the interior layout will provide for more open space on the property, and

WHEREAS, in discussions with the Florida Department of Transportation the developers were informed that the provision of a vehicular access point from Island Drive to the property at the location indicated on the approved Conceptual Land Use Plan contained in Ordinance 2019-06 was problematic because of safety concerns about its proximity to the existing pedestrian cross-walk on Island Drive, and

WHEREAS, the Florida Department of Transportation recommends utilizing Begonia Street and South Bayshore Drive to access the property and avoid access connections to Island Drive, and

WHEREAS, this relocation of one of the vehicular access points to the property from Island Drive to South Bayshore Drive is approved, and

WHEREAS, The Franklin County Board of County Commissioners has conducted a public hearing on these proposed amendments to Ordinance 2019-06, with due public notice,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS THAT ORDINANCE 2019-06, THE SERENITY SEASIDE RESORT PLANNED UNIT DEVELOPMENT IS AMENDED AS FOLLOWS:

A "Beach" is added to the allowed accessory uses under Section 3. Permitted Uses.

The density acreage and percentage list in Section 4 will be amended as follows:

- 1) Common Areas (Green Space (~~19.08 acres~~ 20.29 acres), Wetlands (~~7.68 acres~~ 12.95 acres) Lake (5.61 acres), Upland Buffers (2.49 acres)  
Total ~~38.12 acres~~ 41.34 acres (68.2% total area 73.9 % total area);
- 2) Commercial Density 100 Units (~~40 Unit Hotel with 60 Motor Court Cottages (450 sq ft on 600 ft spaces)~~, Maintenance Building, Common Area Amenities) (swimming pool, restaurant-grill-bar exercise area)  
5.08 Acres 4.18 acres (9.1% total area 7.5% total area);
- 3) Residential Density 44 Units on 18.14 acres (1350 sq ft buildings on 6000 sq ft lots) Buildings clustered on ~~3.68 acres~~ 5.24 Acres (6.7% total area 9.4% total area)  
Note: Of the remaining 15.52 acres, approximately 13.4 acres of wetlands and Critical Habitat zone buffers will be placed in Conservation Easements with the only allowable use being passive elevated boardwalks by state authorization.
- 4) Infrastructure (roads, sidewalks, stormwater management, underground utilities)  
9.0 Acres 5.12 Acres (16 % total area 9.2% total area) \*subject to final NWFWM  
SWM Standards

STREETS: Streets shall be private, having a 22 ft driving surface area with curb and gutter. The arterial road will be a minimum of a 40 ft right of way (ROW) which will contain the referenced utilities as required by the utility installer. A 50 ft ROW is proposed for the main access road through the PUD. The access to South Bay Shore Drive shall be for ingress to the Serenity Seaside Resort property only and shall not be used for egress from the property onto South Bay Shore Drive.

The language of Section 5 will be amended as follows:

The Planned Unit Development as illustrated by the Site Plan will be developed as a phased one phase development. The Site plan contains three (3) phases of the Commercial Development and one (1) phase of the Residential Development. The residential unit development will be driven by market demand. The Site plan contains a Commercial Development with support amenities, two areas of Residential Development and a Maintenance Facility.

The Conceptual Land Use Plan contained in Ordinance 2019-06 is deleted and the new Conceptual Land Use Plan attached to this amendment is adopted as the Conceptual Land Use Plan for the Serenity Seaside Resort Planned Unit Development.

**SEVERABILITY**

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, is held to be invalid by the final order of a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance.

**EFFECTIVE DATE**

This ordinance shall take effect as provided by law.

This Ordinance was adopted in a regular open meeting this 21<sup>st</sup> day of March, 2023 after notice of intent to consider same was made and evidence thereof kept by the County Clerk.

Franklin County, a political subdivision of the State of Florida

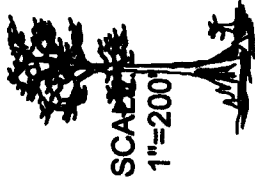
By: Ricky D. Jones  
Ricky D. Jones, Chairman

Attest: Michele Maxwell  
Michele Maxwell, Clerk



(Seal)





Island Drive SR300

↑↓  
Begonia



106 ISLAND DR. EASTPOINT, FL 32328



S. Baysshore Drive

CULVERT  
50.00'

INGRESS ONLY

**SERENITY**

PROPERTY OF SERENITY OF TAMPA, FL

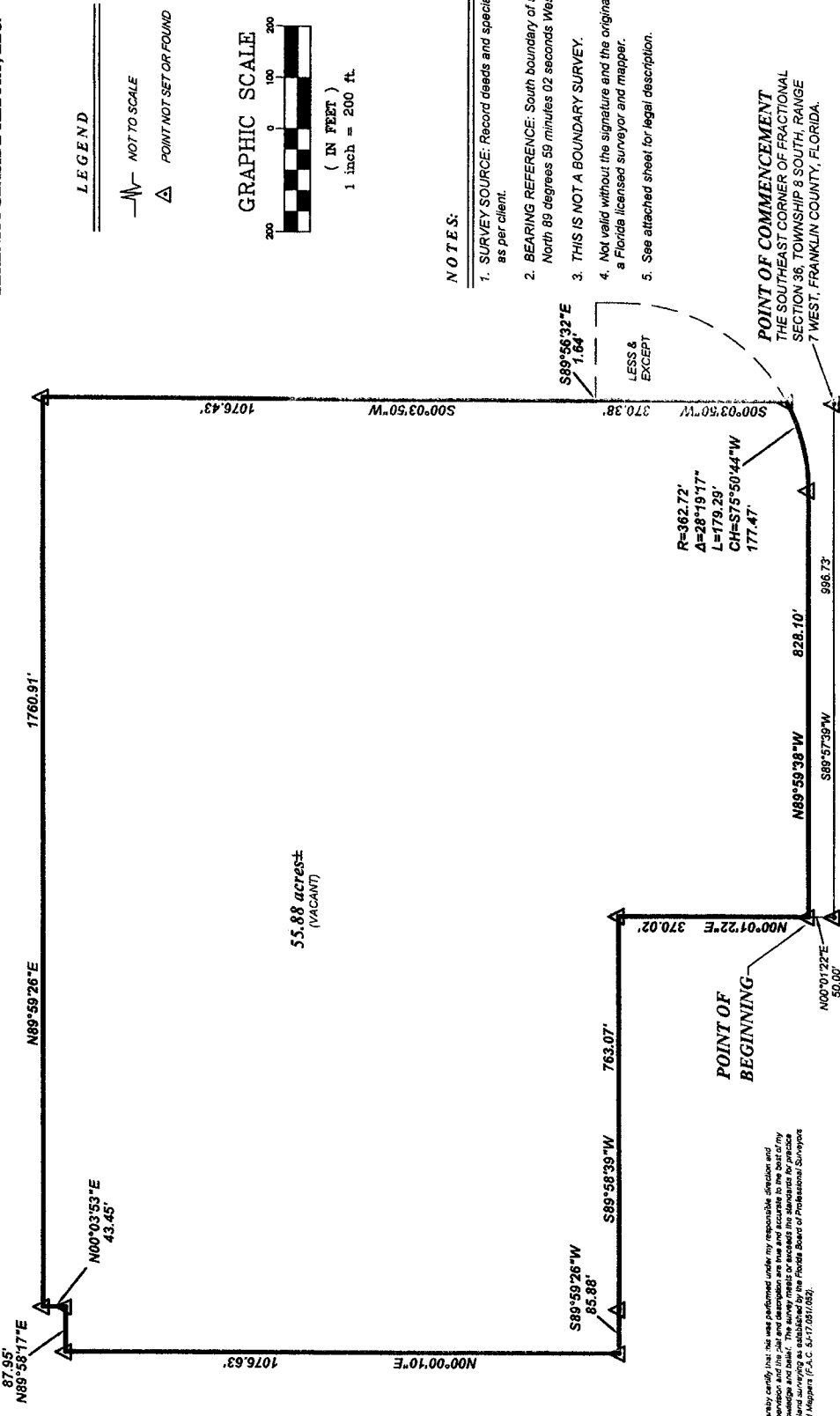
106 ISLAND DR. EASTPOINT, FL 32328

DATE: 10/15/08

SCALE: 1"=200'

PROJECT: 106 ISLAND DR. EASTPOINT, FL 32328

**SKETCH OF PROPERTY FOR:  
SERENITY SEASIDE RESORT, LLC.**



**T & A**  
**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 108 • 111 SHELBY STREET • DUNTHORPE, FLORIDA 32128  
PHONE NUMBER: 904-241-1241 FAX NUMBER: 904-241-1241  
L.S. 1716

DATE: 07/17/19 DRAWN BY: MD U.S. XXX PG. 24 COUNTY: FRANKLIN  
FILE: 890500000000 DATE OF FIELD WORK: 07/02/19 JOB NUMBER: 96-105

The undersigned surveyor has not been provided a current title insurance policy and does not warrant the accuracy of the subject property, if it is possible there are deeds of records, unrecorded deeds, assignments or other instruments which could affect the boundaries.

*James T. Roddenberry*  
**JAMES T. RODDENBERRY**  
Surveyor and Mapper  
Florida Certificate No. 4281