

AN ORDINANCE RE-ZONING A 10 ACRE PARCEL LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 6 WEST, EASTPOINT, FLORIDA, FROM P1 CONSERVATION TO C2 COMMERCIAL

ORDINANCE 2025- 06

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 10 acre parcel of real property lying in Section 22, 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 P1 Preservation to C2 Commercial.

This ordinance adopted on this the 16<sup>th</sup> day of July, 2025, 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: FP24-67  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

<sup>7/11</sup>  
**This Warranty Deed** made this <sup>7/11</sup> day of June, 2024 between Butler's Hauling LLC, a Florida Limited Liability Company whose post office address is 716 CC Land Road, Eastpoint, FL 32328, grantor, and GC65, LLC, a Florida Corporation whose post office address is P. O. Box 1004, Eastpoint, FL 32328, 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)

**Witnesseth**, 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, situate, lying and being in Franklin County, Florida to-wit:

Commence at a concrete monument (marked #BCC) marking the Northwest corner of fractional Section 23, Township 8 South, Range 6 West, Franklin County, Florida, thence run South 89 degrees 28 minutes 32 seconds East 116.68 feet to a re-rod (marked #1999) marking the Northeast corner of that certain parcel as described in Official Records Book 655, Page 314 of the Public Records of Franklin County, Florida, thence run South 15 degrees 57 minutes 59 seconds East along the East boundary of said parcel 361.61 feet to a re-rod (marked #1999) marking the Southeast corner of said parcel, thence run North 89 degrees 23 minutes 31 seconds West along the South boundary of said parcel 806.41 feet to a re-rod (marked #6475), thence run North 89 degrees 27 minutes 39 seconds West along said boundary line 121.34 feet to a re-rod (marked #7160), thence continue North 89 degrees 27 minutes 39 seconds West along said boundary 1702.74 feet to a re-rod (marked #7160); thence run North 89 degrees 27 minutes 39 seconds West 188.80 feet to a re-rod (marked #7160); thence run South 84 degrees 30 minutes 04 seconds West 356.89 feet to a re-rod (marked #7160); thence run South 83 degrees 56 minutes 45 seconds West 512.07 feet to a re-rod (marked #7160) lying on the Easterly right-of-way boundary of State Road No. 65; thence run South 03 degrees 23 minutes 11 seconds West along said right-of-way boundary 601.75 feet to a re-rod (marked #7160); thence run South 03 degrees 59 minutes 45 seconds West along said right-of-way boundary 1801.52 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 03 degrees 59 minutes 45 seconds West along said right-of-way boundary 416.81 feet; thence leaving said right-of-way boundary run South 86 degrees 42 minutes 48 seconds East 859.33 feet; thence run South 38 degrees 28 minutes 47 seconds East 80.23 feet; thence run South 85 degrees 52 minutes 58 seconds East 61.65 feet; thence run North 80 degrees 52 minutes 29 seconds East 39.17 feet; thence run North 49 degrees 5 minutes 5 seconds East 46.58 feet; thence run North 7 degrees 21 minutes 37 seconds East 75.67 feet; thence run North 75 degrees 36 minutes 49 seconds West 83.79 feet; thence run North 10 degrees 35 minutes 56 seconds East 50.94 feet; thence run North 37 degrees 57 minutes 47 seconds East 55.67 feet; thence run North 10 degrees 44 minutes 48 seconds East 57.94 feet; thence run North 22 degrees 59 minutes 19 seconds East 203.14 feet; thence run North 86 degrees 42 minutes 48 seconds West 1078.22 feet to the POINT OF BEGINNING.

Parent Parcel Number: 22-08S-06W-0000-0020-0050

**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.

**A**

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 12/31/2023.

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

Signed, sealed and delivered in our presence:

Brant S. Banker  
Witness  
Printed Name: Brant S. Banker  
P.O. Address: 171 US Hwy 98 W, Suite A  
Eastpoint, FL 32328

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

Butler's Hauling LLC, a Florida Limited Liability Company

By: [Signature]  
Timothy Butler, Manager

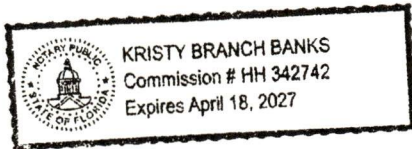
Butler's Hauling LLC, a Florida Limited Liability Company

By: [Signature]  
Natalie Butler, Manager

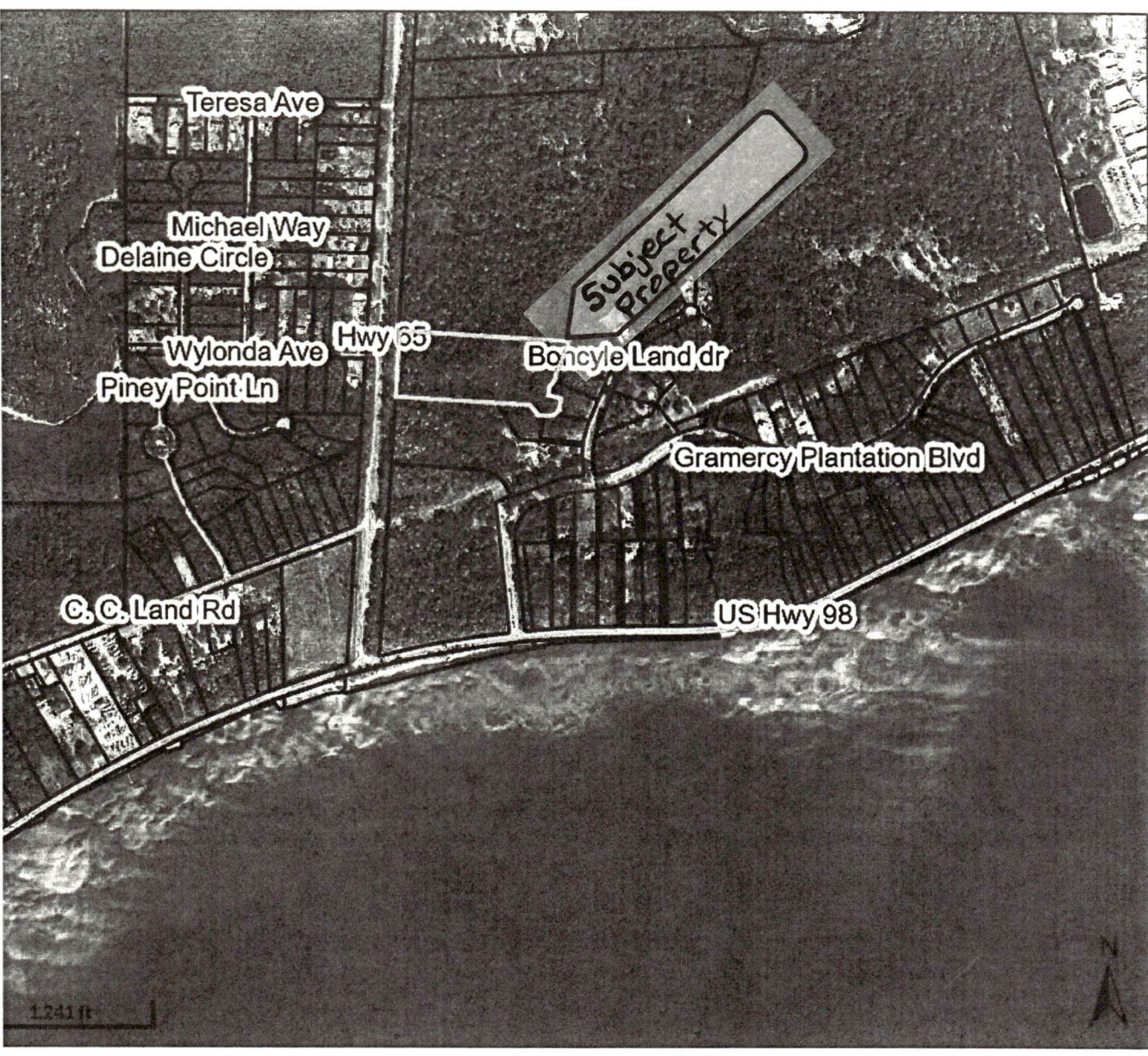
State of Florida  
County of Franklin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of June, 2024 by Timothy Butler, Manager and Natalie Butler, Manager of Butler's Hauling LLC who  are personally known or  have produced drivers' licenses as identification. Zkh

[Seal]



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



**Legend**  
 □ Parcels  
 City Labels

<b>Parcel ID</b>	22-085-06W-0000-0020-0060	<b>Alternate ID</b>	06W08S22000000200060	<b>Owner Address</b>	GC65, LLC
<b>Map/Rng</b>	22-85-6W	<b>Class</b>	VACANT		P.O. BOX 1004
<b>County Address</b>	HWY 65	<b>Acreage</b>	10.0		EASTPOINT, FL 32328
	EASTPOINT				
<b>Parcel Count</b>	1				
<b>Tax Description</b>	A PARCEL BEING 10 AC M/L IN				
	(Note: Not to be used on legal documents)				

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