

**AN ORDINANCE RE-ZONING A 5 +/- ACRE PARCEL LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 8 WEST, APALACHICOLA, FRANKLIN COUNTY, FLORIDA FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL TO R-2 SINGLE FAMILY MOBILE HOME DISTRICT.**

**ORDINANCE 2022- 12  
FRANKLIN COUNTY, FLORIDA**

**WHEREAS**, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Planning and Zoning Adjustment Board for Franklin County pursuant to Ordinance No. 2020-15 for changing the zoning of private real property, and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:**

The permitted zoning of a 5 +/- acre parcel lying in Section 10, Township 9 South, Range 8 West, Apalachicola, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A, is changed from R-3 Single Family Estate Residential to R-2 Single Family Mobile Home District.

This Ordinance adopted this 7<sup>th</sup> day of June, 2022, in regular meeting of the Franklin County Board of County Commissioners after notice of intent to adopt it as a rezoning of less than 5% of the County. This ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

**THE FRANKLIN COUNTY BOARD OF  
COUNTY COMMISSIONERS**

BY: Ricky D. Jones  
Ricky D. Jones, Chairman



ATTEST:

Michele Maxwell  
Michele Maxwell, Clerk of Court



Tarpon Title, Inc.  
19 Island Drive  
File Number: RE 2006-1119

Inst:0200606304 Date:09/14/2006 Time:09:09  
Doc Stamp Fee: \$25.00  
*[Signature]* Marcia Johnson, FRANKLIN County B:913 P:304

### This Warranty Deed

MADE THIS 13<sup>th</sup> day of September, A.D. 2006, DSW HOLDING, LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose address is 233 Water Street, Apalachicola, Florida 32320, to **DONNIE R. CRUM and DONNA CRUM**, his wife whose mailing address is 1 Wildflower Lane, Apalachicola, FL 32320, hereinafter called the grantee:

(Whenever used herein the term "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and conveys and confirms unto the grantee, all that certain land situate in Franklin County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO covenants, restrictions, reservations and easements of record, if any, And, Franklin County Comprehensive Plan and land use ordinances and all other County, State, Federal and Local laws, rules and regulations regarding the use and development of said property.

The above described subject property is not the homestead of the Grantor.

TOGETHER with all 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 hat 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, 2005.

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

Signed, sealed and delivered  
in our presence:

*Gwinell Wilson*  
Witness Signature  
Print Name: Gwinell Wilson

DSW HOLDINGS, LLC  
A Florida Limited Liability Company  
*[Signature]*  
WALTER M. WARD, SR.  
Managing Member

*William D Wilson*  
Witness Signature  
Print Name: William D Wilson

STATE OF FLORIDA  
COUNTY OF FRANKLIN

SWORN TO AND SUBSCRIBED before me this 13 day of September, 2006, by, Walter M. Ward, Sr., as Managing Member of DSW Holdings, LLC, a Florida Limited Liability Company, who ( ) produced \_\_\_\_\_ as identification, or (  ) is personally known to me, and did (  ), or did not ( ) take an oath.

*Gwinell Wilson*  
Notary Public

  
Gwinell Wilson  
Commission # DD552558  
Expires June 4, 2010  
Notary Public - Insurance Inc. 800-388-7016

COMMITMENT

Schedule A, Continuation Page

A parcel of land lying in Section 33, Township 8 South, Range 8 West, Franklin County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, thence along the east boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida, South 01°06'25" West a distance of 598.10 feet to the Northerly right-of-way line of the Northern Apalachicola Railroad; thence along said Northerly right-of-way line of the Northerly right-of-way of the Northern Apalachicola Railroad South 80°25'22" West a distance of 352.10 feet; thence North 01°06'25" East a distance of 662.16 feet to the North boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida; thence along said North boundary line of said Section 33, Township 8 South, Range 8 West, Franklin County, Florida South 89°05'43" East a distance of 346.00 feet to the Point Of Beginning.

Inst:0200606304 Date:09/14/2006 Time:09:00

Doc Stamp-Due : 525.00

DC, Marcia Johnson, FRANKLIN County B:913 P:305

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider Pages incorporated by reference in the insert pages.

Plant File #: PC06-1210

Agent File #: 2006-1141

**SITE PLAN**

Borrower or Owner: **DONNIE (RUSTY) CRUM/CURRENT OWNER- CRUM**  
 Property Address: **XXX WILDFLOWER LN.**  
 City: **APALACHICOLA** County: **FRANKLIN** State: **FL** Zip Code: **32320**  
 Lender or Client: **COASTAL COMMUNITY BANK**

09/03/2006 01:28 5046534906 **RUSTY CRUM SEAFOOD** PAGE 02



**SKETCH OF DESCRIPTION**

JOB NAME: **TOTILOS**  
 SURVEY DATE: **N/A**



SCALE: 1" = 100'

100' 50' 0' 100'

NORTH LINE OF SECTION 33,  
 TOWNSHIP 8 SOUTH,  
 RANGE 8 WEST

S 89°05'43" E 348.00'  
 (BASIS OF BEARINGS)

P.O.B.  
 NORTHEAST CORNER  
 OF SECTION 33,  
 TOWNSHIP 8 SOUTH,  
 RANGE 8 WEST

**TRACT 9**  
**5.01 AC±**

EAST LINE OF  
 SECTION 33,  
 TOWNSHIP 8 SOUTH,  
 RANGE 8 WEST

NORTHERLY LINE OF  
 APALACHICOLA  
 NORTHERN  
 RAILROAD

S 80°25'22" W 352.10'

LOT 62, SOUTHLAND SUBDIVISION

**GENERAL NOTES:**

1. This legal description and sketch was prepared without the benefit of a title commitment.
2. Maskerville-Jonovan, Inc. certificate of authorization number to provide surveying services is LR 03601.
3. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
4. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished this surveyor except as shown herein.
5. This is not a boundary survey.
6. See sketch for basis of bearings.
7. The legal description and sketch are not full and complete without the other.
8. There may be additional restrictions affecting this property that may be found in the Public Records of this County.
9. The geometry of the parcels of land being described herein is based solely upon the previously mentioned documents and is subject to an updated boundary survey.

**LEGEND**

- AC = ACRES
- POB = POINT OF BEGINNING
- ± = MORE OR LESS

J:\Survey\Survey\2006\090306\090306\090306.dwg

NO.	BY	DESCRIPTION
1	RAY	REVISION SKETCH AND LEGAL

The survey shown herein was prepared in accordance with the minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-4 Florida Administrative Code, pursuant to Chapter 472000 Florida Statutes to the best of my knowledge and belief.

SEE SHEET 2 OF 2 FOR SIGNATURE AND SEAL

**JEREMIAH SLAMANKER**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. 6387

DRAWN BY	CHECKED BY
RAY	
DATE	DATE
09/03/06	09/03/06
SCALE	SCALE
1" = 100'	1" = 100'
DATE	DATE
09/03/06	09/03/06
FILE	FILE
ACAD FILE	ACAD FILE
DRUM LEGAL.dwg	DRUM LEGAL.dwg

**SHEET 1 OF 2**