

**AN ORDINANCE RE-ZONING A 0.53 +/- ACRE PARCEL LYING IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM C-1 COMMERCIAL FISHING DISTRICT TO C-3 COMMERCIAL RECREATIONAL DISTRICT.**

**ORDINANCE 2023- 05  
FRANKLIN COUNTY, FLORIDA**

**WHEREAS**, the Board of County Commissioners of Franklin County, Florida has received a recommendation from Mark C. Curenton, County Planner 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.

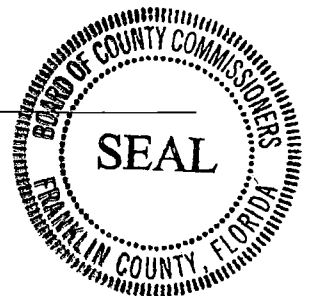
**NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:**

The permitted zoning of an 0.53 +/- acre parcel lying in Section 31, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A, is changed from C-1 Commercial Fishing District to C-3 Commercial Recreational District.

This Ordinance adopted this 18th day of April, 2023, 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.

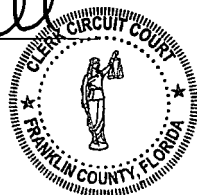
**THE FRANKLIN COUNTY BOARD OF  
COUNTY COMMISSIONERS**

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



ATTEST:

Michele Maxwell  
Michele Maxwell, Clerk of Court



**Thurman Roddenberry and Associates, Inc.**  
**Professional Surveyors and Mappers**

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

Phone: 850-962-2538

February 15, 2023

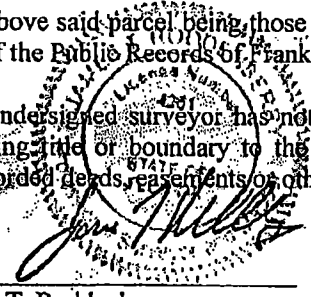
Legal Description of a 0.53 Acre Tract  
Certified To: Emil Syska

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 point marking the Northeast corner of the Southwest Quarter of Section 31, Township 8 South, Range 6 West, Franklin County, Florida, thence run South 110.75 feet; thence run West 283.75 feet to a concrete monument lying on the Southerly right of way boundary of Patton Drive (State Road No. S-65), said point marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 55 degrees 50 minutes 22 seconds East along said Southerly right of way boundary 99.88 feet to an iron rod; thence leaving said Southerly right of way boundary run South 34 degrees 17 minutes 10 seconds East 225.03 feet to the approximate mean high water line of the St. George Sound; thence run Southwesterly along said mean high water line the following four (4) courses: South 22 degrees 50 minutes 21 seconds West 15.88 feet; South 33 degrees 16 minutes 47 seconds West 17.50 feet; South 64 degrees 14 minutes 23 seconds West 32.26 feet; South 75 degrees 10 minutes 41 seconds West 40.81 feet; thence leaving said mean high water line run North 34 degrees 17 minutes 09 seconds West 222.17 feet to the POINT OF BEGINNING containing 0.53 acres, more or less.

The above said parcel being those same lands as described in Official Records Book 1151, Page 141 of the Public Records of Franklin County, Florida.

The undersigned surveyor has not been provided 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

23-078