

ORDINANCE 2022- 07
FRANKLIN COUNTY, FLORIDA

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A 79.67 ACRE PARCEL IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 3 WEST, FRANKLIN COUNTY, FLORIDA FROM PUBLIC FACILITIES TO MIXED USE RESIDENTIAL.

WHEREAS, the Board of County Commissioners of Franklin County has received a recommendation from the Franklin County Planning and Zoning commission for changing the land use of private real property, and

WHEREAS, the Board of County Commissioners of Franklin County has conducted a transmittal public hearing hearing for a large-scale land use change with due public notice, and

WHEREAS, Franklin County has transmitted the proposed large-scale land use change to the Florida Department of Economic Opportunity and the appropriate state agencies for comment, and

WHEREAS, Franklin County has received the comments from the Florida Department of Economic Opportunity and the appropriate state agencies, and

WHEREAS, Franklin County has addressed the comments from the Florida Department of Economic Opportunity, and

WHEREAS, the Board of County Commissioners of Franklin County has held an adoption public hearing for the large scale land use change with due public notice,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that the permitted land use of a 79.67 acre parcel in Section 6, Township 7 South, Range 3 West, in Franklin County, Florida, as shown on the attached legal description labeled “Exhibit A” and the attached map labeled “Exhibit B”, is hereby changed from Public Facilities to Mixed Use Residential.

Any other ordinances in conflict with the provisions of this ordinance are herewith repealed.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this

amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

This ordinance adopted this 15th day of March 2022, in a regular meeting of the Franklin County Board of County Commissioners.

THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

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



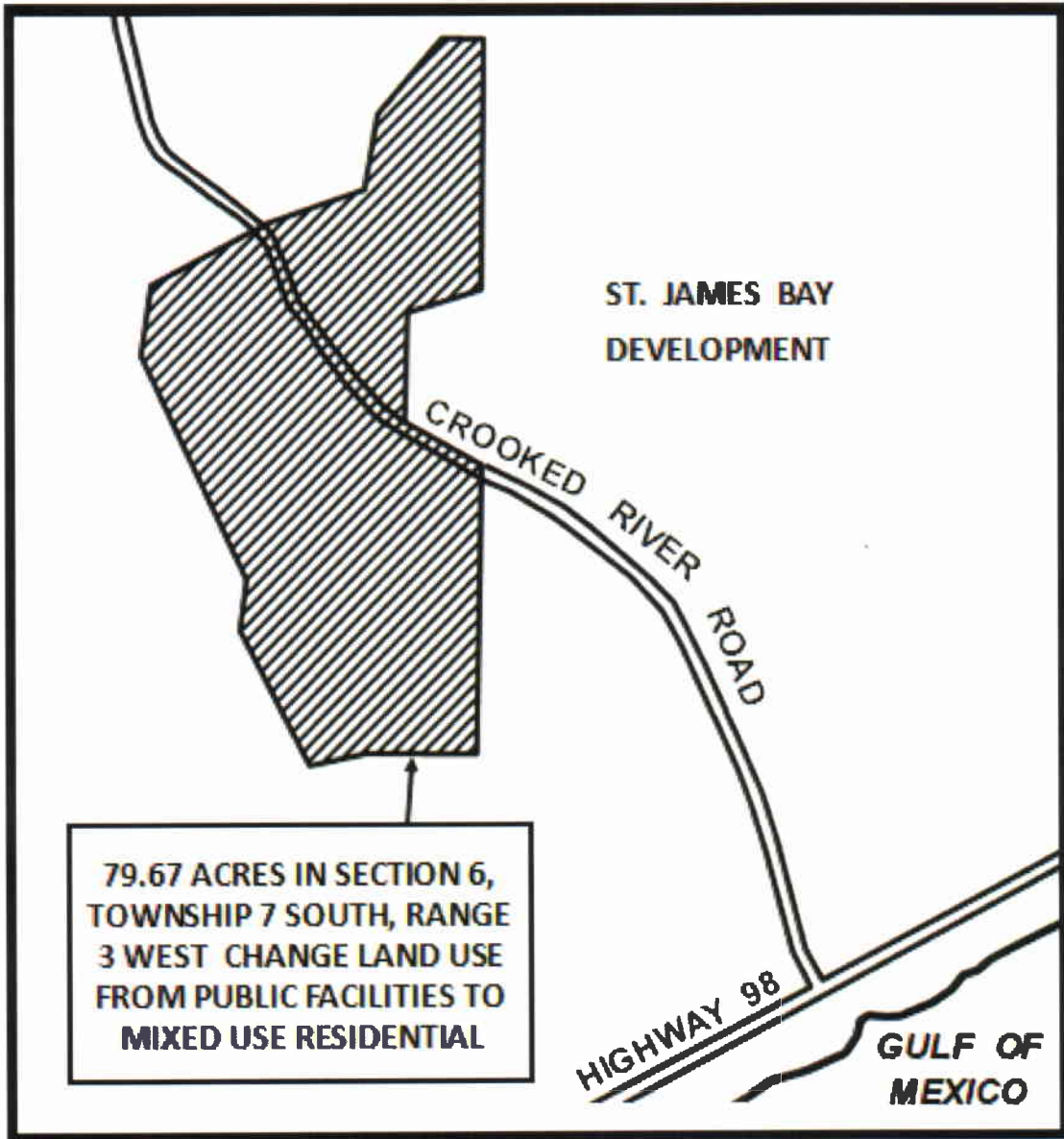
ATTEST: Michele Maxwell
Michele Maxwell, Clerk



EXHIBIT A

Commence at a railroad iron marking the Southeast Corner of Section 6, Township 7 South, Range 3 West, Franklin County, Florida; thence run along the Easterly boundary line of said Section 6, North 00 degrees 22 minutes 01 seconds East 1710.36 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly boundary line run South 88 degrees 30 minutes 38 seconds West 461.39 feet; thence South 84 degrees 27 minutes 38 seconds West 209.01 feet; thence South 76 degrees 39 minutes 40 seconds West 145.31 feet; thence North 28 degrees 14 minutes 56 seconds West 611.27 feet; thence North 19 degrees 46 minutes 41 seconds West 141.84 feet; thence North 08 degrees 31 minutes 29 seconds East 213.99 feet; thence North 25 degrees 19 minutes 45 seconds West 1183.38 feet; thence North 09 degrees 11 minutes 51 seconds East 342.06 feet; thence North 57 degrees 27 minutes 49 seconds East 369.33 feet; thence North 69 degrees 28 minutes 55 seconds East 770.59 feet; ~~thence North 11 degrees 17 minutes 14 seconds East 381.25 feet;~~ thence North 40 degrees 49 minutes 32 seconds East 472.54 feet; thence North 89 degrees 23 minutes 20 seconds East 173.18 feet to a point lying on the Easterly boundary line of said Section 6; thence run along said Easterly boundary line and the Westerly boundary line of St. James Bay Phase II, a Subdivision as per map or plat thereof Recorded in Plat Book 8, Pages 23-29, in the public Records of Franklin County, Florida, as follows: South 00 degrees 24 minutes 49 seconds West 1209.82 feet to a rod and cap; thence run South 00 degrees 33 minutes 22 seconds West 25.50 feet to a rod and cap marking the intersection of said Easterly and said Westerly boundary lines with the Northerly boundary line of Property described in Official Records Book 946, Page 429, in the Public Records of Franklin County, Florida; thence leaving said Easterly and said Westerly boundary line run along the Northerly, Westerly and Southerly boundary lines of said property as described in Official Records Book 946, Page 429, as follows: South 74 degrees 56 minutes 39 seconds West 405.30 feet to a rod and cap; thence run South 00 degrees 23 minutes 40 seconds West 427.01 feet to a rod and cap; thence run South 34 degrees 40 minutes 39 seconds West 33.46 feet to a rod and cap lying on the Northerly right of way line of Crooked River Road said point lying on a curve to the left having a radius of 937.49 feet; thence run along said Northerly right of way line and said curve as follows: Southeasterly along the arc thru a central angle of 04 degrees 10 minutes 15 seconds for a distance of 68.24 feet, chord of said arc being South 55 degrees 31 minutes 04 seconds East 68.23 feet to a nail and cap; thence run South 57 degrees 32 minutes 48 seconds East 263.92 feet to a re-bar marking a point of curve to the left having a radius of 750.00 feet; thence run Southeasterly along the arc thru a central angle of 10 degrees 46 minutes 39 seconds for a distance of 141.08 feet, chord of said arc being South 62 degrees 58 minutes 02 seconds East 140.87 feet to a point of curve to the right having a radius of 2164.17 feet; thence run Southeasterly along the arc thru a central angle of 00 degrees 06 minutes 27 seconds for a distance of 4.06 feet, chord of said arc being South 67 degrees 59 minutes 48 seconds East 4.06 feet; thence leaving said Northerly right of way line and said Property described in Official Records Book 946, Page 429, run along the Easterly boundary line of said Section 6, as follows: South 00 degrees 22 minutes 28 seconds West 86.16 feet to a rod and cap; thence run South 00 degrees 12 minutes 41 seconds West 636.98 feet to a 6x6 St. Joe Paper Company concrete monument; thence run South 00 degrees 25 minutes 15 seconds West 663.19 feet to the POINT OF BEGINNING, containing 79.67 acres more or less.

EXHIBIT B



SECTION 12. SEVERABILITY If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 13. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

This ordinance adopted this 15th day of March 2022, in a regular meeting of the Franklin County Board of County Commissioners.

ATTEST:

FRANKLIN COUNTY, a political
subdivision of the State of Florida

By: Michele Maxwell
Michele Maxwell, Clerk of Courts

By: Ricky D. Jones
Ricky Jones, Chairman