

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF 5.8 ACRE PARCEL IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 6 WEST, BETWEEN EASTPOINT AND CARRABELLE ON U.S. HIGHWAY 98 FROM RURAL RESIDENTIAL TO RESIDENTIAL.

**ORDINANCE 2004-08
FRANKLIN COUNTY, FLORIDA**

WHEREAS, THE Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the land use of a certain 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 BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The permitted land use of the 5.8 acre parcel lying in Section 24, Township 8 South, Range 6 West, between Eastpoint and Carrabelle on US Highway 98, as shown on the attached map is changed from Rural Residential to Residential.

Legal Description attached as Exhibit A

This Ordinance adopted this 6th day of April, 2004, in a regular meeting of the Franklin County Board of County Commissioners after notice was duly given, and pursuant to Chapter 163, Florida Statutes.

THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: 
Cheryl Sanders, Chairman


ATTEST: 
Kendall Wade, Clerk

EXHIBIT A

Lot 12 of Emerald Point Beach (unrecorded):
Commence at a concrete monument marking the Northwest corner of Section 24, also being the Northeast corner of Section 23, Township 8 South, Range 6 West, Franklin County, Florida and thence run North 89 degrees, 22 minutes 40 seconds West along the North boundary of said Section 23 a distance of 3234.43 feet to a concrete monument, thence run South 00 degrees 26 minutes 10 seconds West 1708.34 feet to a concrete monument lying on the Northerly right-of-way boundary of a 100.00 foot Florida Power Corporation powerline easement, thence run North 69 degrees 11 minutes 43 seconds East along said right-of-way boundary 3741.49 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 69 degrees 11 minutes 43 seconds East along said right-of-way boundary 417.21 feet, thence run South 28 degrees 28 minutes 15 seconds East 606.48 feet to the Northerly right-of-way boundary of U. S. Highway No. 98 said point lying on a curve concave to the Southeasterly, thence run Southwesterly along said right-of-way boundary and curve with a radius of 2681.87 feet through a central angle of 09 degrees 18 minutes 17 seconds for an arc distance of 435.53 feet (chord being South 82 degrees 54 minutes 37 seconds West 435.06 feet to the Easterly right-of way boundary of a proposed 60.00 foot roadway, thence leaving said Northerly right-of-way boundary run North 29 degrees 25 minutes 24 seconds West along said Easterly right-of-way boundary 503.59 feet to the POINT OF BEGINNING.

SUBJECT TO a 50.00 foot equestrian and walking easement and a 100.00 foot Florida Power Corporation powerline easement over and across the Northerly 50.00 feet and 100.00 feet thereof.

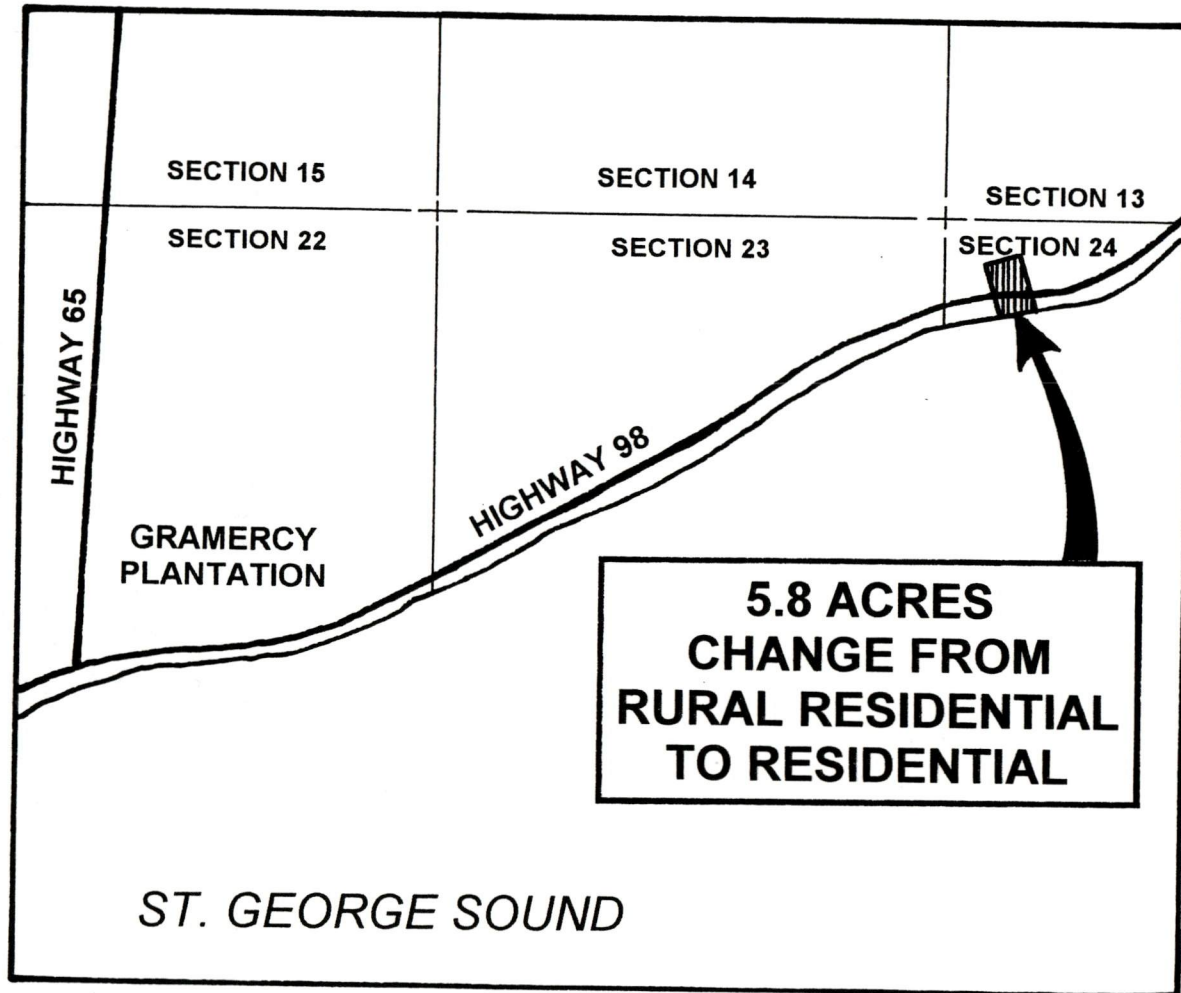
ALSO:

Commence at the above mentioned POINT OF BEGINNING and run South 29 degrees 25 minutes 24 seconds East 503.59 feet to the Northerly right-of-way boundary of U.S. Highway No. 98, thence run South 44 degrees 09 minutes 58 seconds East 78.59 feet to a point lying on the Southerly right-of-way boundary of said U.S. Highway No. 98 said point lying on a curve concave to the Southerly and being the POINT OF BEGINNING. From said POINT OF BEGINNING run Northeasterly along said right-of-way boundary and curve with a radius of 2615.87

feet through a central angle of 08 degrees 22 minutes 54 seconds for an arc distance of 382.68 feet to a point of tangency, thence leaving said right-of-way boundary run South 28 degrees 28 minutes 15 seconds East 49.07 feet to the approximate mean highwater line of St. George Sound, thence run South 76 degrees 41 minutes 51 seconds West along said mean high water line 124.40 feet, thence run South 78 degrees 33 minutes 03 seconds West along said mean high water line 274.26 feet, thence leaving said mean high water line run North 29 degrees 25 minutes 24 seconds West 92.65 feet, to the POINT OF BEGINNING.

SUBJECT TO a 10.00 foot community land walking easement over the Southerly portion thereof.

SUBJECT TO Declaration of Covenants, Conditions, Restrictions, and Easements of Emerald Point Beach, recorded in Official Records Vol. 519, Pages 7-14, Public Records of Franklin County, Florida.



SECTION 15

SECTION 14

SECTION 13

SECTION 22

SECTION 23

SECTION 24

HIGHWAY 65

HIGHWAY 98

GRAMERCY
PLANTATION

**5.8 ACRES
CHANGE FROM
RURAL RESIDENTIAL
TO RESIDENTIAL**

ST. GEORGE SOUND