



**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS WORKSHOP
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

JULY 07, 2020

1:30 PM

AGENDA

The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode.

Call to Order

- A. To comply with CDC and Government social distancing requirements, the general public will not be allowed in the commission meeting room for this meeting; therefore, this Board of County Commission regular meeting will be conducted via livestream and conference call. Those wanting to view the meeting can use the livestream link (<https://www.youtube.com/user/SGIBeachLife>) or go to Forgotten Coast TV's YouTube Page. The livestream feed will promptly start 5 minutes before the meeting commences. Those wanting to participate during "Public Comments" on the agenda should use the conference call system by dialing 1-844-844-0014 and when prompted enter 540166#. Once the "Public Comments" agenda item is completed, the conference call will be disconnected.

Any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.

Prayer and Pledge

Public Comments

This is an opportunity for the public to comment on agenda or non-agenda items. When you are recognized to be heard by the Chairman, please sign the speaker's log and adhere to the time limit. An individual will be allowed to speak for three minutes whereas a designated representative of a group or faction will be allowed to speak for five minutes.

Workshop Items

- B. Alligator Point - Beach Access Points & Parking
C. St. George Island Beach - Parking

Commissioners' Comments

Adjournment

c.
FRANKLIN COUNTY

REPLY TO

BOARD OF COUNTY COMMISSIONERS
33 MARKET STREET, SUITE 203
APALACHICOLA, FL 32320
(850) 653-8861, EXT. 100
FAX (850) 653-2261



REPLY TO

PLANNING & BUILDING DEPT.
33 COMMERCE STREET
APALACHICOLA, FL 32320
(850) 653-9783
FAX (850) 653-9799

October 31, 2001

At the request of County Commissioner Cheryl Sanders the Franklin County Planning Department researched the County owned beach access points in the eastern end of Franklin County. This report identifies the existing access points, the access points that have been abandoned and two possible public access points where the ownership is undetermined (Putnal Street and Leonard's Landing). A complete title search was not performed on each of these access points, so it is possible that there might be information recorded in the Official Records of Franklin County that affects the ownership of some of these access points.

EDDIE CREAMER
District One
Chairman

CHERYL SANDERS
District Two
Vice-Chairman

CLARENCE WILLIAMS
District Three

JIMMY G. MOSCONIS
District Four

BEVIN PUTNAM
District Five

COUNTY OWNED BEACH ACCESS POINTS AT LANARK

Arkansas Street

60' wide right-of-way from Highway 98 to the Gulf of Mexico dedicated on the plat of Lanark Beach Unit 1, Plat Book 2, Page 13, recorded on May 13, 1954. See Map 1.

Arizona Street

60' wide right-of-way from Highway 98 to the Gulf of Mexico dedicated on the plat of Lanark Beach Unit 1, Plat Book 2, Page 13, recorded on May 13, 1954. See Map 1.

Carolina Street

100' wide right-of-way from Highway 98 to the Gulf of Mexico dedicated on the plat of Lanark Beach Unit 1, Plat Book 2, Page 13, recorded on May 13, 1954. See Map 1.

Connecticut Street

60' wide right-of-way from Highway 98 to the Gulf of Mexico dedicated on the plat of Lanark Beach Unit 1, Plat Book 2, Page 13, recorded on May 13, 1954. See Map 1.

Florida Street

60' wide right-of-way from Highway 98 to the Gulf of Mexico dedicated on the plat of Lanark Beach Unit 1, Plat Book 2, Page 13, recorded on May 13, 1954. See Map 1.

Spring Street

50' wide right-of-way from Highway 98 to the Gulf of Mexico shown on the plat of Lanark Village Unit 4, Plat Book 3, Page 6, recorded on March 21, 1959. See Map 2.

Putnal Street (?)

It is unclear to me if there is a County-owned right-of-way from Highway 98 to the Gulf at this location. The area is not part of a recorded plat so there is no plat on file in the Clerk's office. The deeds of the two adjoining property owners are unclear if there is a right-of-way between them or if they adjoin. The deed of the property owner to the west (See O.R. Book 282, Page 34) mentions running "along a projection of the westerly right of way baoundary of "G" Street". The description of the property to the east (See O.R. Book 300, Page 325), however, does not mention the street at all. The legal descriptions for these two parcels start from different points so I can not tell if these parcels are adjacent to each other or if there is a space between them. See Map 3.



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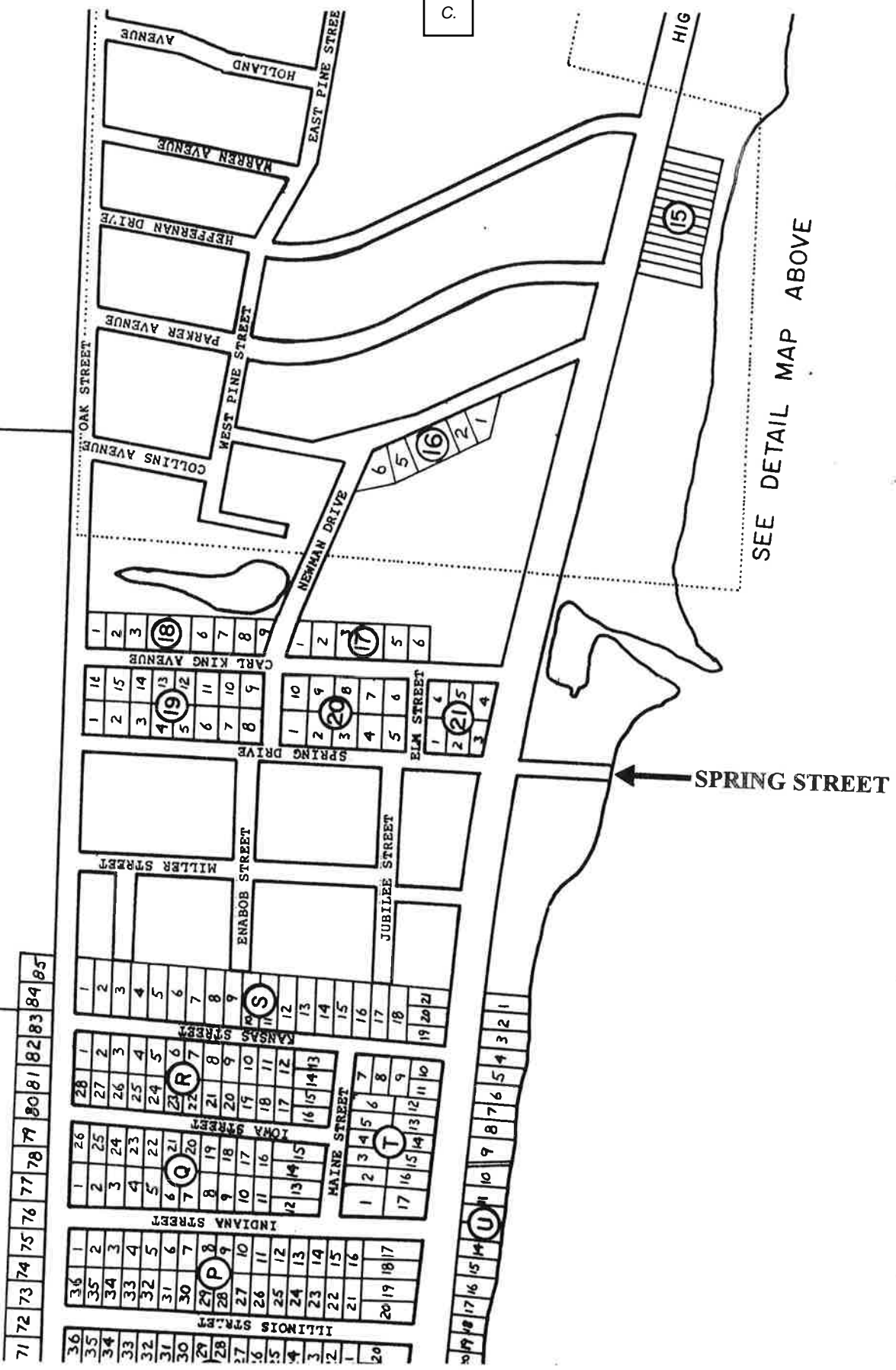
MAP 1
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

C.

SEE DETAIL MAP ABOVE

SPRING STREET



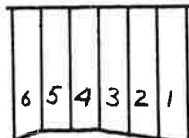
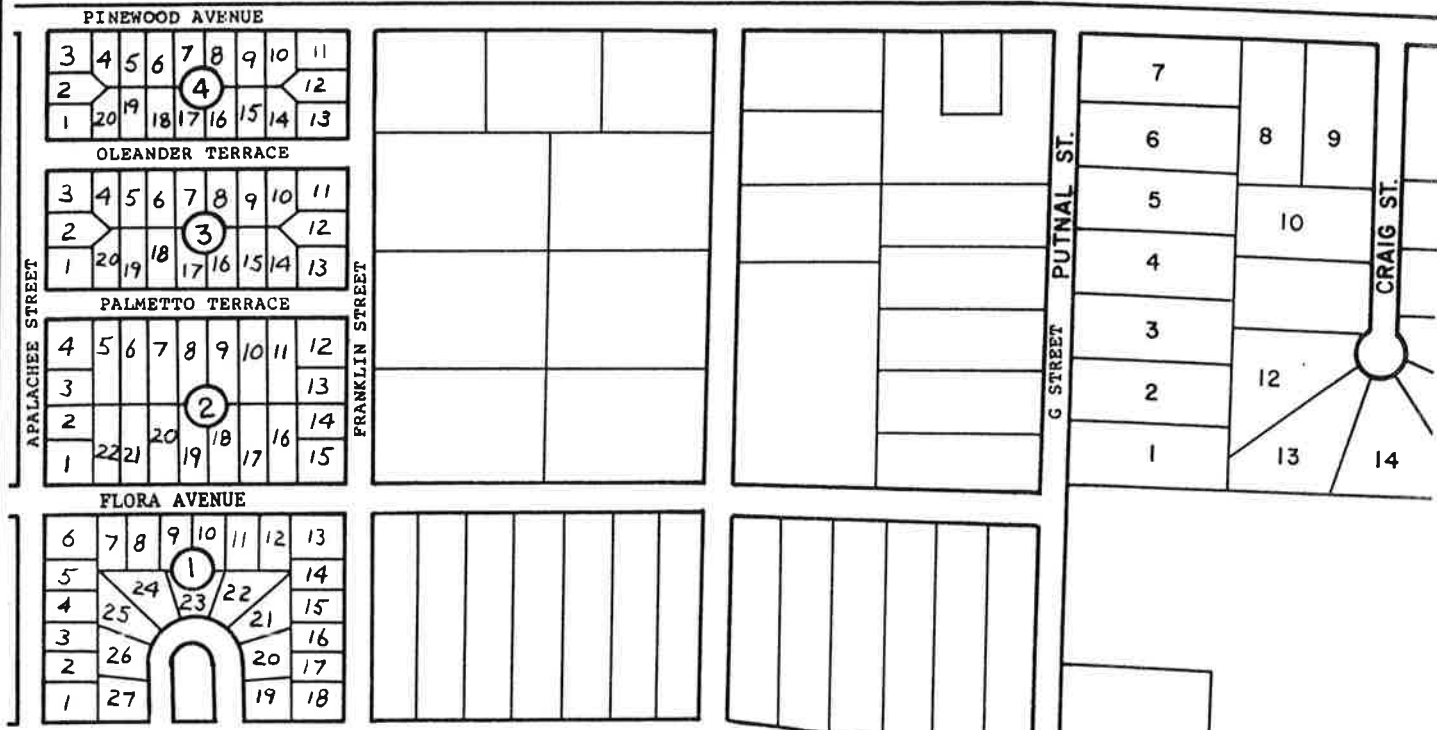
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MAP 2
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET

OF



Putnal Street (Possible Access)

SCALE
DATE

MAP 3
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

COUNTY OWNED BEACH ACCESS POINTS AT ST. TERESA

Street between Block K, Lot 1 and Block J, Lot 4, Cochran-Phillips Beach Unit 3

40' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Cochran-Phillips Beach Unit 3, Plat Book 2, Page 4, recorded on July 27, 1950. See Map 4.

Street between Block J, Lot 1 and Block I, Lot 4, Cochran-Phillips Beach Unit 3

40' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Cochran-Phillips Beach Unit 3, Plat Book 2, Page 4, recorded on July 27, 1950. See Map 4.

Street between Lots 52 and 45, Gulf Coast Homes, Inc.

35' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Gulf Coast Homes, Inc., Plat Book 1, Page 17, recorded on May 5, 1943. See Map 5.

Street between Lot 48, Gulf Coast Homes and Block F, Lot 4, Perkins Beach Unit 3

35' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Perkins Beach Unit 3, Plat Book 1, Page 12, recorded on October 16, 1929. See Maps 5 and 6.

Street between Block F, Lot 1 and Block E, Lot 4, Perkins Beach, Units 2 and 3

35' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Perkins Beach Unit 2, Plat Book 1, Page 6, recorded on August 8, 1928.

Also shown on plat of Perkins Beach Unit 3, Plat Book 1, Page 12, recorded on October 16, 1929.

Also shown on corrected replat of Perkins Beach Unit 2, Plat Book 4, Page 14, recorded on July 3, 1973. See Maps 5 and 6.

Street between Block E, Lot 1 and Block D, Lot 4, Perkins Beach, Unit 2

35' wide right-of-way from St. Teresa Avenue one block toward the beach dedicated on the plat of Perkins Beach Unit 2, Plat Book 1, Page 6, recorded on August 8, 1928.

Also shown on corrected replat of Perkins Beach Unit 2, Plat Book 4, Page 14, recorded on July 3, 1973. See Maps 5 and 6.

BEACH ACCESS POINTS AT ST. TERESA ABANDONED OR CLOSED

Street between Block H, Lot 1 and Block G, Lot 8, Cochran's Beach, Unit 2

Abandoned by Resolution on October 8, 1963, by the Board of County Commissioners. See O.R. Book 65, Page 286.

Street between Block G, Lot 1 and Block F, Lot 8, Cochran's Beach, Unit 2

Abandoned by Resolution on October 6, 1970, by the Board of County Commissioners. See Minute Book 8, Page 194.

Also abandoned by Resolution on October 16, 1979, by the Board of County Commissioners. See O.R. Book 163, Page 120, and Minute Book 11, Page 36.

Street between Block F, Lot 1 and Block E, Lot 8, Cochran's Beach, Unit 2

Abandoned by Resolution on October 6, 1970, by the Board of County Commissioners. See Minute Book 8, Page 194.

Also abandoned by Resolution on November 15, 1974, by the Board of County Commissioners. See Minute Book 9, Page 150.

Also closed by replat of the subdivision May 18, 1976, recorded in Plat Book 4, Page 20.

Street between Block D, Lot 1 and Block C, Lot 8, Cochran's Beach

Although I have not located when this lot was abandoned, evidently it was abandoned by the County because the deeds for the lots on each side of it mention also containing a portion of the abandoned roadway.

Street between Block C, Lot 1 and Block B, Lot 8, Cochran's Beach

Closed by replat of the subdivision May 7, 1968, recorded in Plat Book 4, Page 5.

Street between Block B, Lot 1 and Block A, Lot 8, Cochran's Beach

Closed by Resolution on December 8, 1959.

Also closed by replat of the subdivision December 8, 1959, recorded in Plat Book 3, Page 11.

Also closed by replat of the subdivision May 7, 1968, recorded in Plat Book 4, Page 5.

Street between Block K, Lot 1 and Block J, Lot 4, Perkins Beach Unit 4

Closed by replat of the subdivision April 6, 1971, recorded in Plat Book 4, Page 15.

Street between Block J, Lot 1 and Block I, Lot 4, Perkins Beach Unit 4

Closed by replat of the subdivision April 6, 1971, recorded in Plat Book 4, Page 15.

Street between Block I, Lot 1 and Block H, Lot 4, Perkins Beach Unit 4

Although I have not located when this lot was abandoned, evidently it was abandoned by the County because the deeds for the lots on each side of it mention also containing a portion of the abandoned roadway. See O.R. Book 175, Page 635 and O.R. Book 176, Page 343.

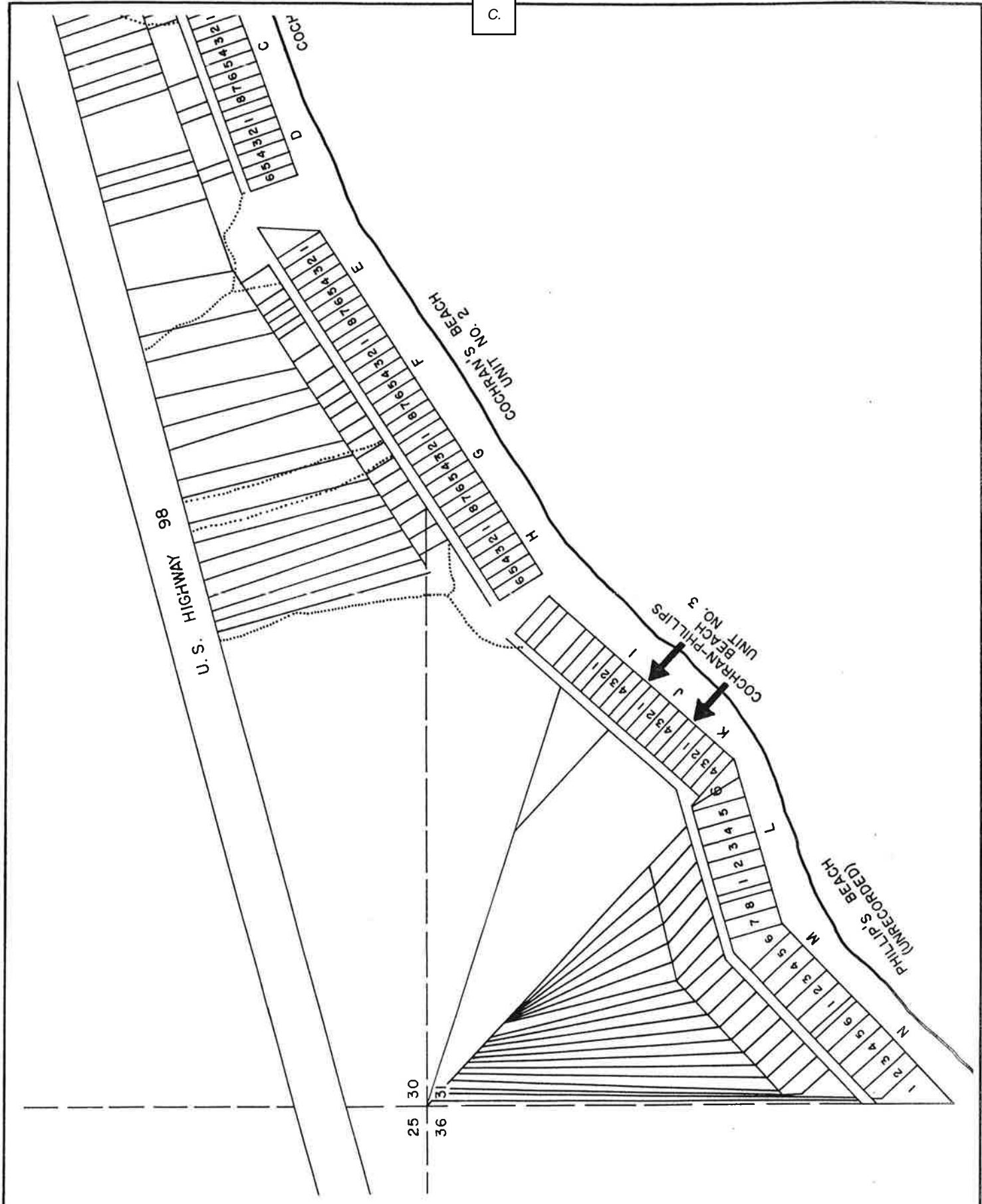
Street between Lots 5 and 6, St. Teresa

Abandoned by Resolution December 16, 1975, Minute Book 9, Page 419.

Street between Lots 9 and 10, St. Teresa

Shown on map of St. Teresa recorded in Deed Record Book I, Page 53, recorded July 3, 1897. Now incorporated into Lot 9 according to the deed for Lot 9.

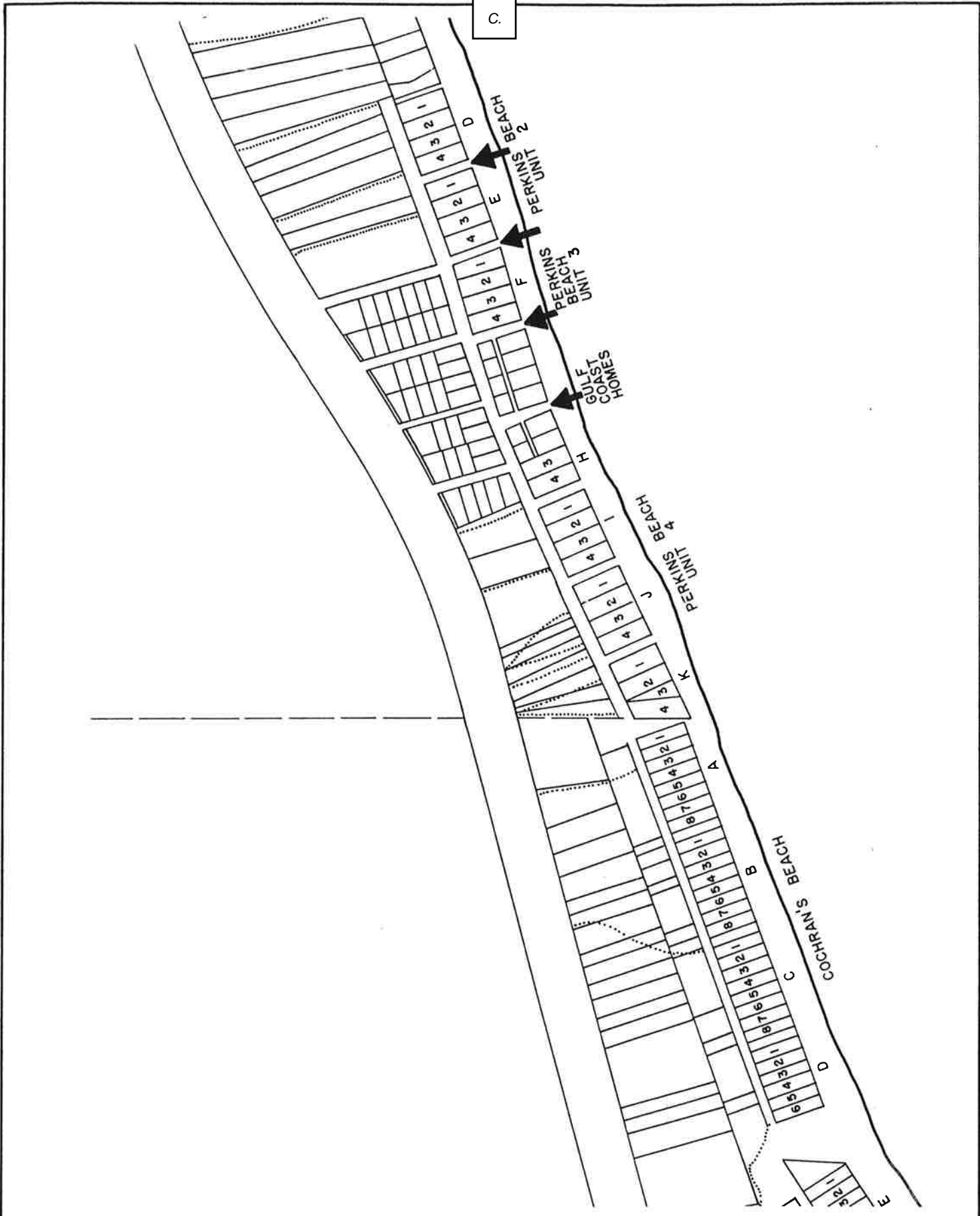
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MAP 4
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

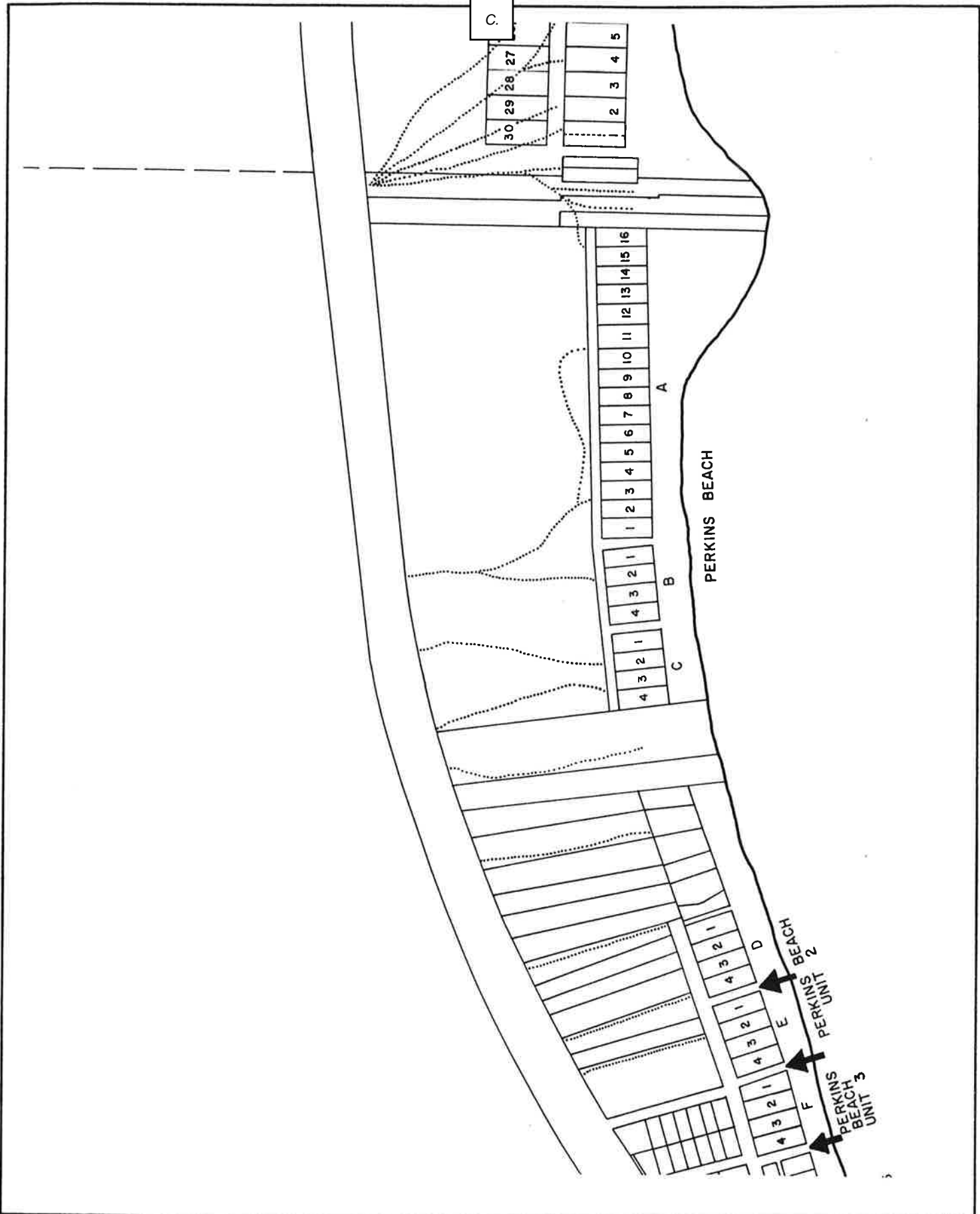
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MAP 5
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

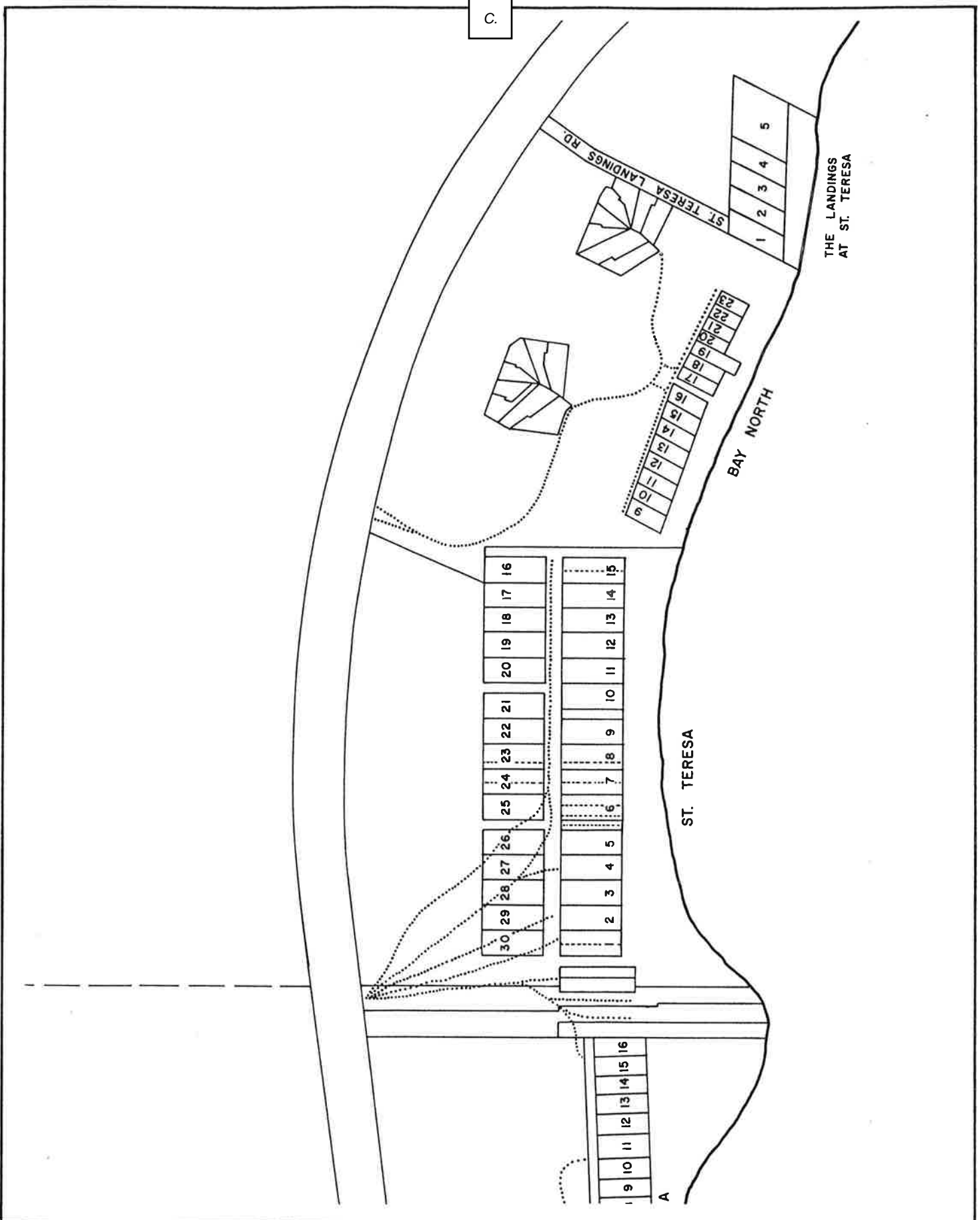


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MAP 6
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

C.



SCALE

DATE

MAP 7

BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET

OF

COUNTY OWNED BEACH ACCESS POINTS AT ALLIGATOR POINT

Leonard's Landing (?)

There is an unimproved boat ramp here that is used by the public. It is unclear who owns the boat ramp though. The right-of-way of Highway 98 is 200' wide at this point. The St. Joe Company owns all of the section except what is in the road right-of-way, but they said they do not own the boat ramp. See Map 8.

Sun 'N Sand Boulevard

100' wide right-of-way from Alligator Drive to Alligator Harbor dedicated on the plat of Sun 'N Sands Beaches, Plat Book 3, Page 20, recorded on September 6, 1960. See Map 9.

Street between Block B, Lot 9 and Block C, Lot 1, Peninsular Point, Unit 1

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 1, Plat Book 1, Page 20, recorded on September 9, 1946. See Map 10.

Street between Block A, Lot 7 and Block B, Lot 1, Peninsular Point Unit 1

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 1, Plat Book 1, Page 20, recorded on September 9, 1946. This right-of-way is blocked by the current rock revetment along Alligator Drive. See Map 10.

Walkway between Lots 5 and 6, Block V, Peninsular Point Unit 6

There is a 6' wide walkway from Chip Morrison Drive to the beach shown on the plat of Peninsular Point Unit 6, Plat Book 2, Page 2, recorded on July 6, 1948. This walkway is not mentioned in the dedication, however, so I am uncertain who it belongs to. See Maps 10 and 11.

Walkway between Lots 4 and 5, Block W, Peninsular Point Unit 6

There is a 6' wide walkway from Chip Morrison Drive to the beach shown on the plat of Peninsular Point Unit 6, Plat Book 2, Page 2, recorded on July 6, 1948. This walkway is not mentioned in the dedication, however, so I am uncertain who it belongs to. See Map 11.

Street between Block Q, Lot 9, Peninsular Point Unit 4 and Block W, Lot 1, Peninsular Point Unit 6

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 4, Plat Book 1, Page 24, recorded on December 3, 1946. See Map 11.

Street between Block P, Lot 8 and Block Q, Lot 1, Peninsular Point Unit 4

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 4, Plat Book 1, Page 24, recorded on December 3, 1946. See Map 11.

Street between Block O, Lot 8 and Block P, Lot 1, Peninsular Point Unit 4

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 4, Plat Book 1, Page 24, recorded on December 3, 1946. See Map 11.

Street between Block G, Lot 8 and Block H, Lot I, Peninsular Point Unit 2

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 2, Plat Book 1, Page 21, recorded on September 9, 1946. See Map 12.

Street between Block M, Lot 9, Peninsular Point Unit 3 and Block G, Lot 1, Peninsular Point Unit 2

50' wide right-of-way from Alligator Drive to the Gulf of Mexico dedicated on the plat of Peninsular Point Unit 3, Plat Book 1, Page 22, recorded on September 9, 1946. See Map 12.

Street between Block N, Lot 9, Peninsular Point Unit 3 and Block K, Lot 1, Peninsular Point Unit 2

50' wide right-of-way from Alligator Drive to Alligator Harbor dedicated on the plat of Peninsular Point Unit 3, Plat Book 1, Page 22, recorded on September 9, 1946. See Map 12.

Street between Block K, Lot 9 and Block L, Lot 1, Peninsular Point Unit 2

50' wide right-of-way from Alligator Drive to Alligator Harbor dedicated on the plat of Peninsular Point Unit 2, Plat Book 1, Page 21, recorded on September 9, 1946. See Map 12.

George Vause Road

50' wide right-of-way running from Angus Morrison Road to Alligator Harbor dedicated on the plat of Alligator Harbor Unit 1, Plat Book 4, Page 6, recorded on July 7, 1970. See Map 10.

Barnes Street between Block C, Lot 1 and Block A, Lot 7, Alligator Harbor Unit 1

50' wide right-of-way running from Angus Morrison Road to Alligator Harbor dedicated on the plat of Alligator Harbor Unit 1, Plat Book 4, Page 6, recorded on July 7, 1970. See Map 10.

BEACH ACCESS POINTS AT ALLIGATOR POINT ABANDONED OR CLOSED

Street between Block V, Lot 1 and Block W, Lot 8, Peninsular Point Unit 6.

Closed by re-recording plat of Peninsular Point Unit 6 on May 7, 1963,
recorded in Plat Book 4, Page 1.

**Street between Block J, Lot 8, Peninsular Point, Unit 2 and Block O, Lot 1,
Peninsular Point, Unit 4**

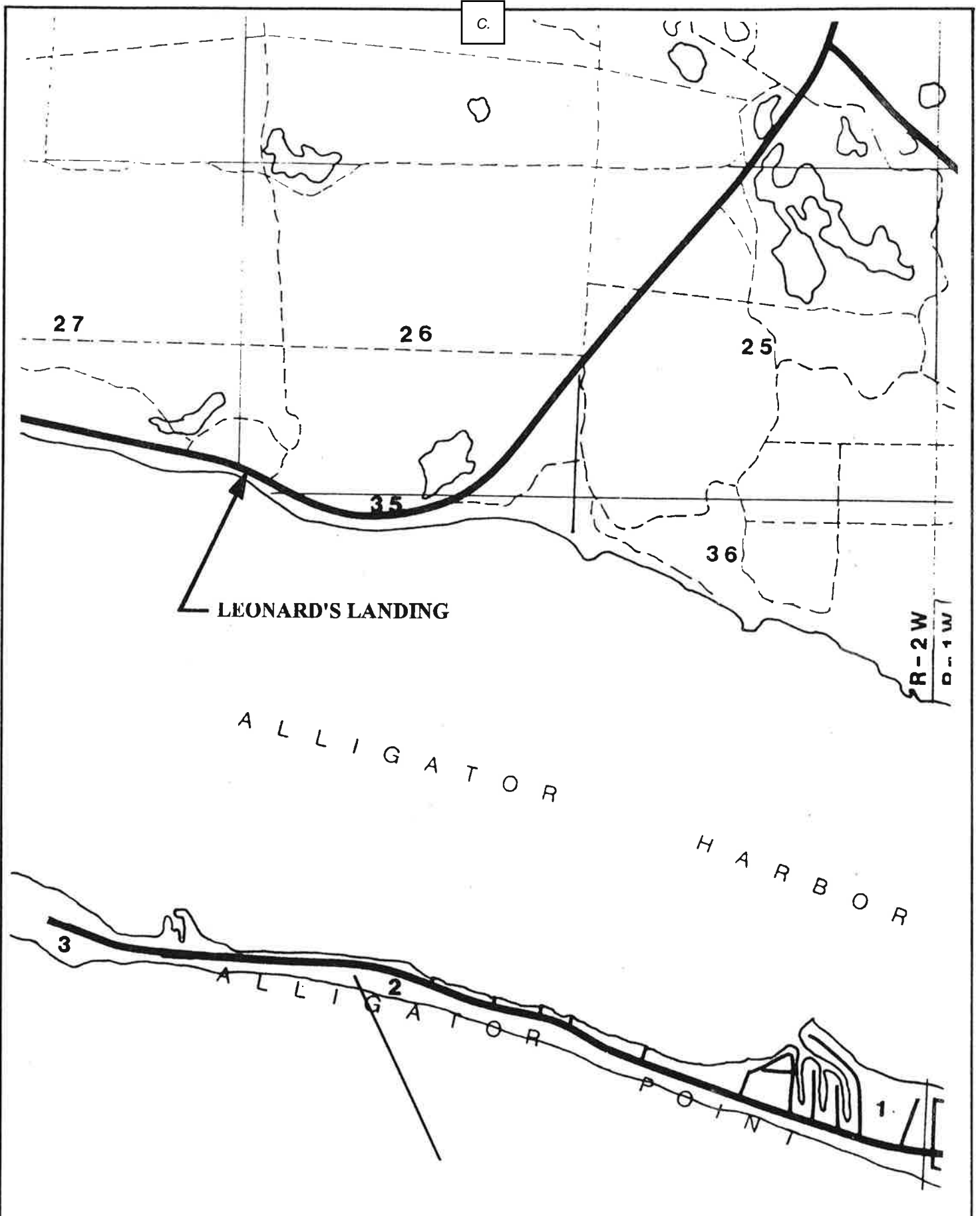
Closed by corrective replat November 3, 1964, recorded in Plat Book 3,
Page 36.

Street between Block I, Lot 8 and Block J, Lot 1, Peninsular Point, Unit 2

Closed by corrective replat February 15, 1965, recorded in Plat Book 4,
Page 4.

Street between Block H, Lot 8 and Block I, Lot 1, Peninsular Point, Unit 2

Closed by replat April 2, 1963, recorded in Plat Book 3, Page 35.



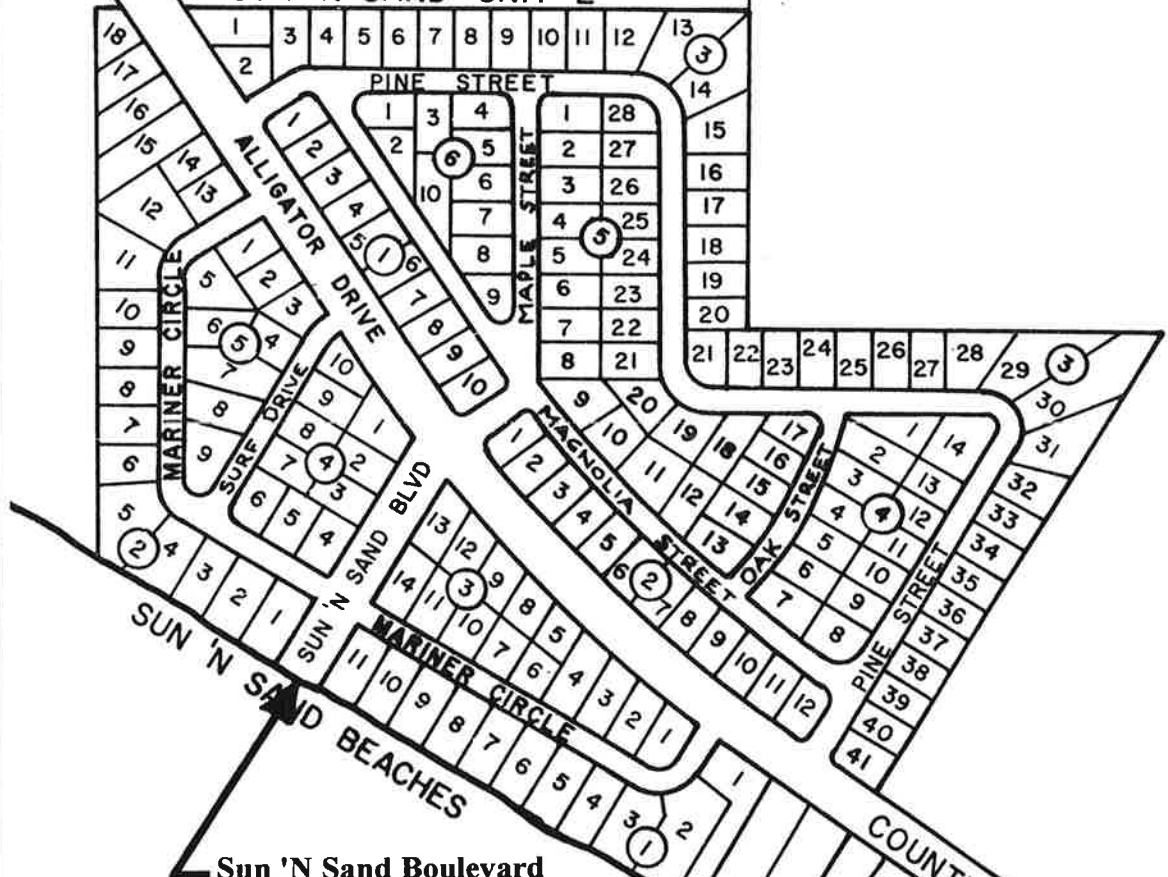
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MAP 8
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

C.

SUN 'N SAND UNIT 2



Sun 'N Sand Boulevard

ALLIGATOR

HARBOR

31 32
6 5

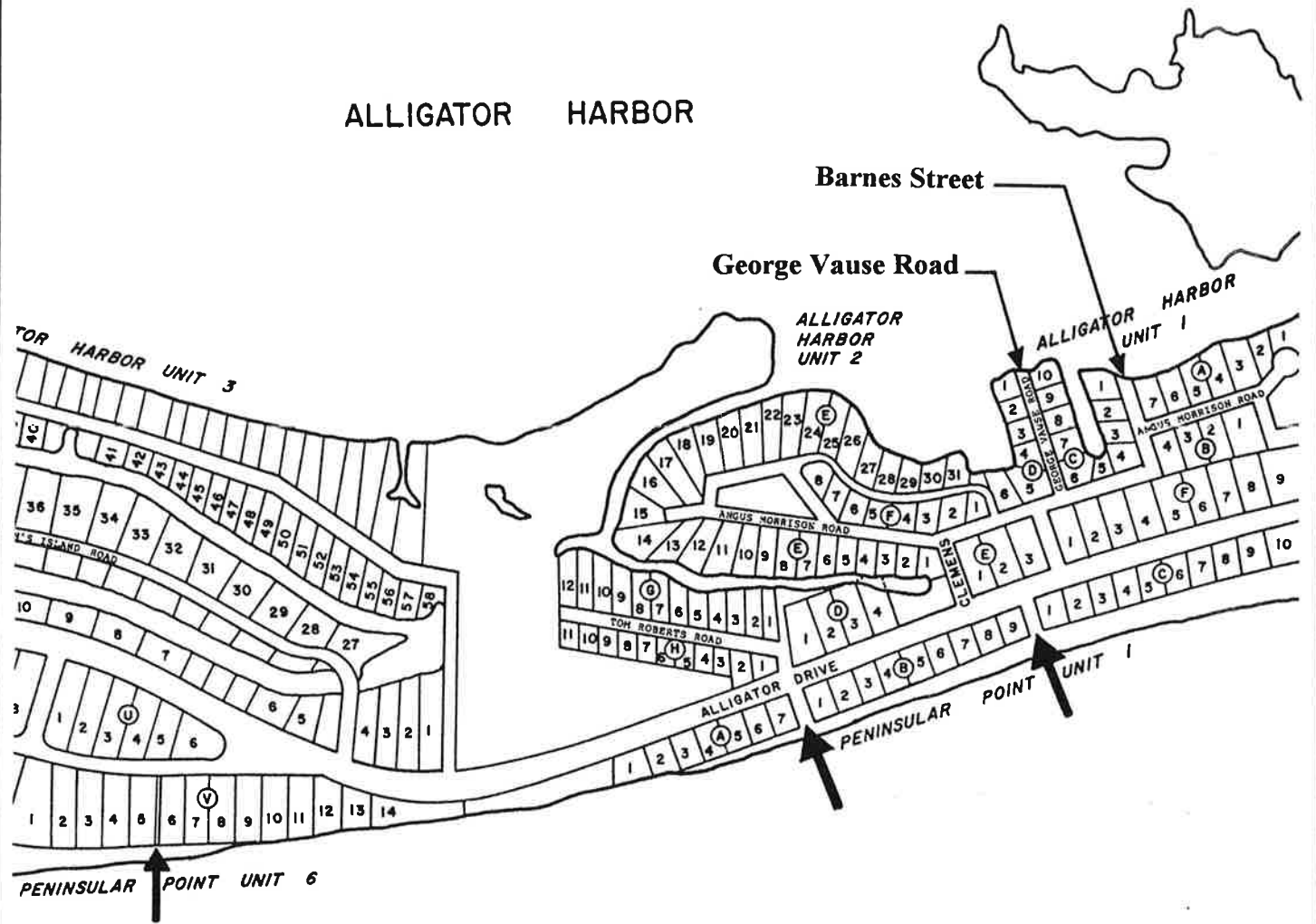
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MAP 9
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF

ALLIGATOR HARBOR



SCALE

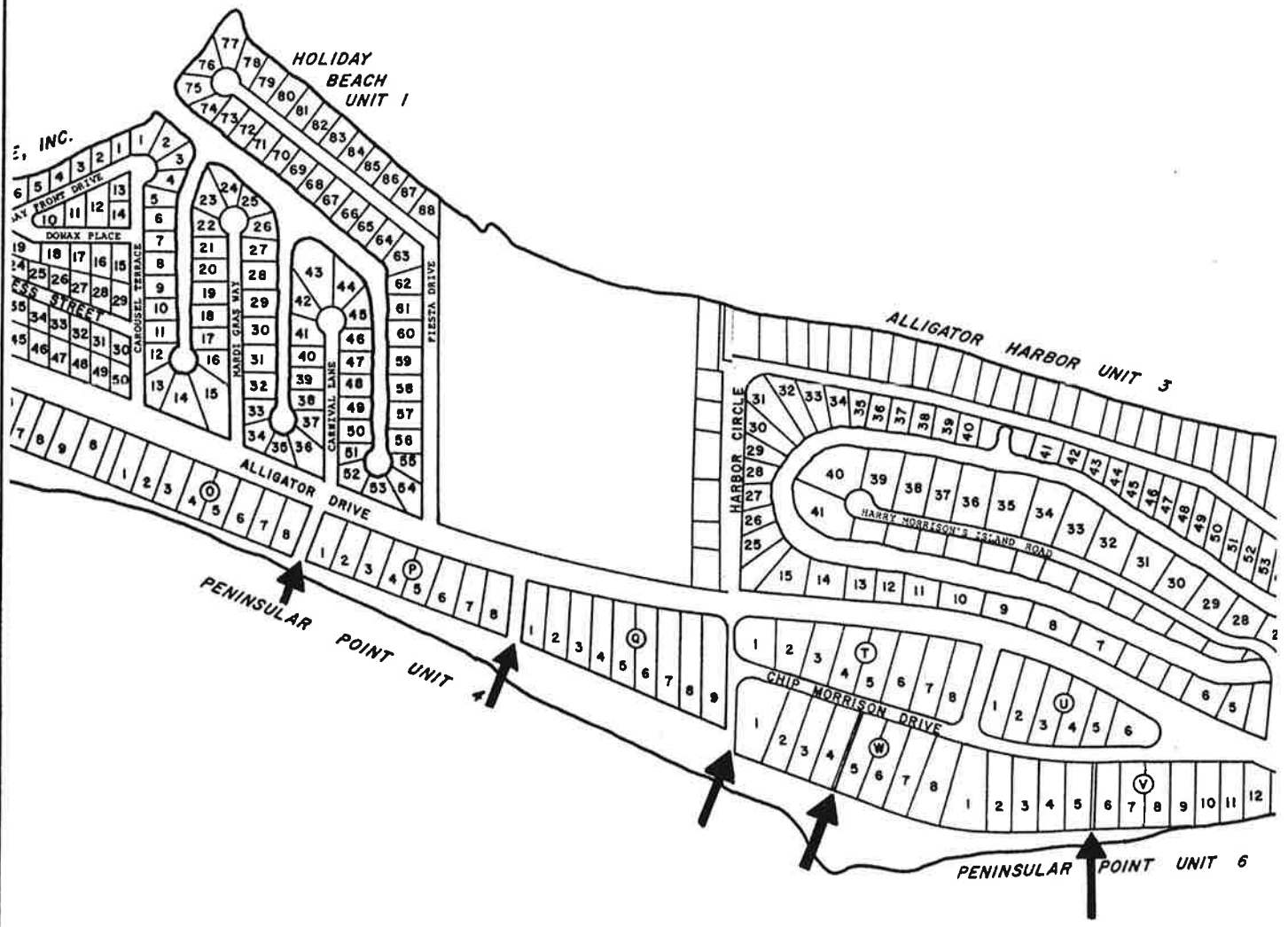
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MAP 10

BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET

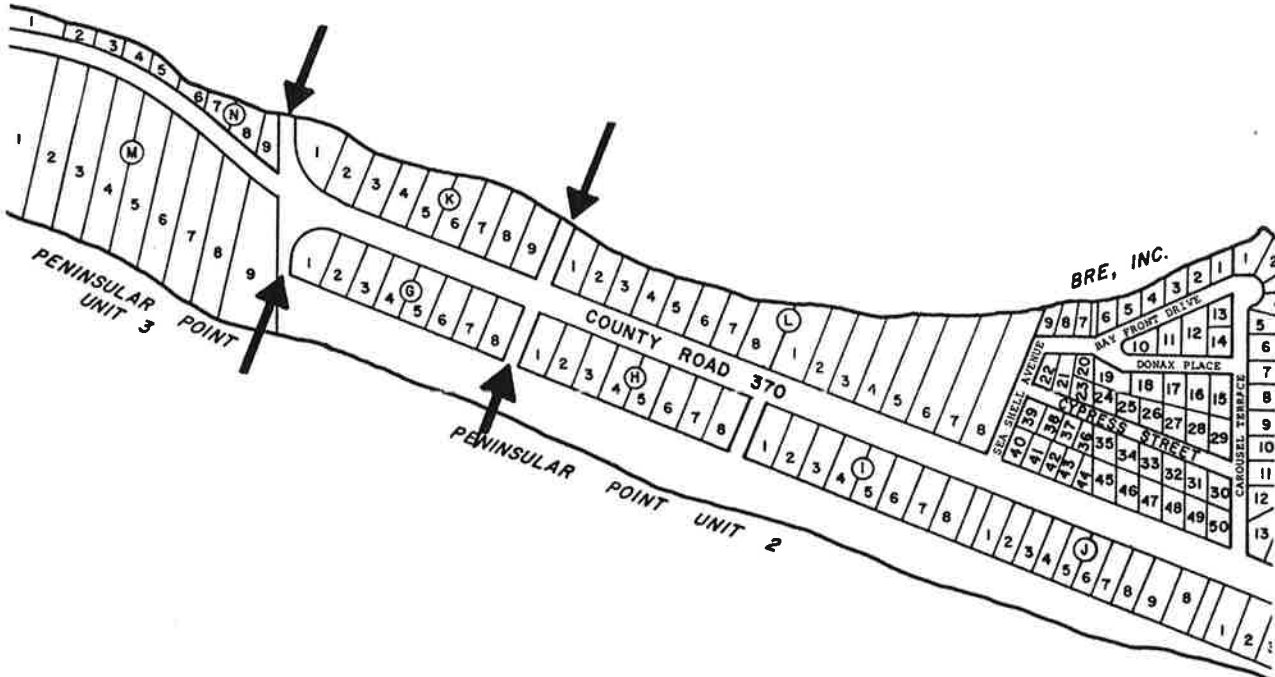
OF



SCALE
DATE

MAP 11
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET
OF



SCALE

DATE

MAP 12
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET

OF

COUNTY OWNED BEACH ACCESS POINTS AT BALD POINT

Tarpon Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Sailfish Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Dunes Park

100' wide park running from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Grouper Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Bass Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Kingfish Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Trout Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Cabio Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

Marlin Street

50' wide right-of-way from Bald Point Road to the Gulf of Mexico dedicated on the plat of Southern Dunes Unit 1, Plat Book 2, Page 22A, recorded on June 3, 1958. See Map 13.

PUBLIC BEACH ACCESS EASEMENTS ON BALD POINT

Pedestrian access easement between Lots 1 and 2, Block A, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. See Map 14.

Pedestrian access easement between Lots 4 and 5, Block A, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. See Map 14.

Pedestrian access easement between Lots 1 and 2, Block B, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. See Map 14.

Pedestrian access easement between Lots 5 and 6, Block B, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. See Map 14.

Pedestrian access easement between Lot 7, Block B and Lot 1, Block C, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. Both of these lots were sold to the state in 1999. See Map 14.

Pedestrian access easement between Lots 2 and 3, Block C, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. Lot 3, Block C was sold to the state in 1999. See Map 14.

Pedestrian access easement between Lot 6, Block C and Lot 1, Block D, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. Both of these lots were sold to the state in 1999. See Map 14.

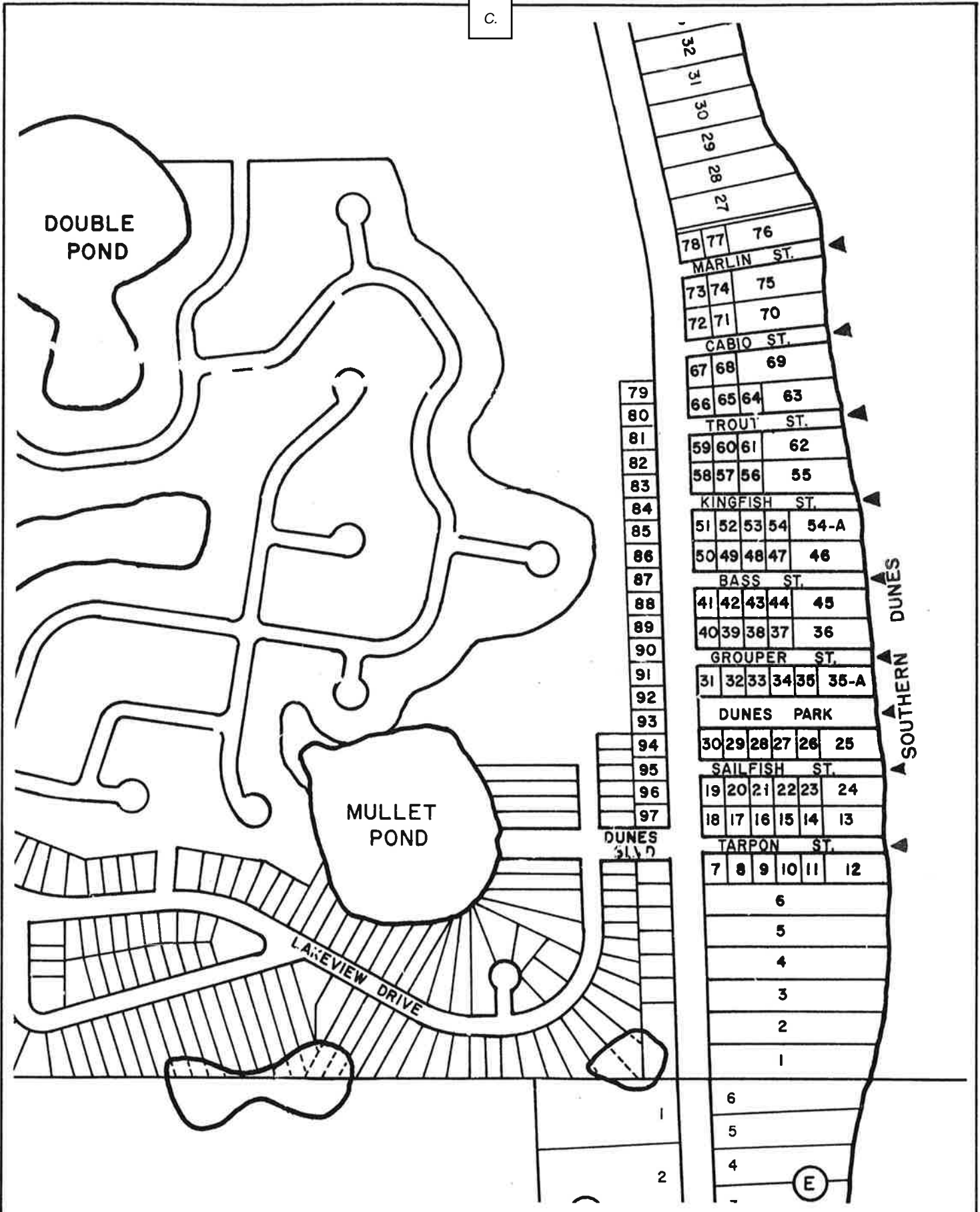
Pedestrian access easement between Lots 4 and 5, Block D, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. Lot 4, Block D was sold to the state in 1999. See Map 14.

Pedestrian access easement between Lots 3 and 4, Block E, Bald Point Estates.

5' wide easement from Bald Point Road to the Gulf of Mexico dedicated on the plat of Bald Point Estates, Plat Book 5, Pages 43-45, recorded on January 5, 1993. See Map 14.

C.



SCALE _____
 DATE _____

MAP 13
BEACH ACCESS POINTS IN EASTERN FRANKLIN COUNTY

SHEET _____
 OF _____

