

AN ORDINANCE OF THE COUNTY COMMISSION
OF CALHOUN COUNTY, FLORIDA, AMENDING
ORDINANCE 84-3 BY ADDING THE DEFINITION
OF "PARENT TRACT"; PROVIDING FOR
EXEMPT SUBDIVISIONS; PROVIDING FOR
CONFLICTS; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Calhoun County, Florida, has determined that Ordinance 84-3 as amended does not meet the growth needs of Calhoun County and should be amended,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF CALHOUN COUNTY, FLORIDA, that:

SECTION I. ARTICLE II, SECTION 2.365 is hereby amended to read as follows:

2.365 Parcel of Lot of Record: As used herein in this code, a parcel or lot of record shall mean: 1) Any contiguous quantity of land that is part of an approved subdivision recorded in the Office of the Clerk of Circuit Court; or 2) Any contiguous quantity of land that is the remainder of a parcel or lot of record after the creation of a parcel or lot of record as defined in Section 2.44(1) above; 3) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, and which has been so recorded in the public records of the Office of the Clerk of Circuit Court prior to May 5, 1992; or 4) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, which has been so recorded in the public records in the Office of the Clerk of Circuit court prior to May 5, 1992, and which is partitioned by a public road which road existed on or before May 5, 1992. Each parcel on each side of said public road (said public road having been listed on the County's list of public roads as adopted this 19th day of December, 2006) shall be deemed to be a Parcel or Lot of Record; or, 5) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, and which has been so recorded in the public records in the Office of the clerk of Circuit Court prior to May 5, 1992, and such parcel is divided by the Chipola River. Each parcel of each side of the Chipola River shall be deemed to be a Parcel or Lot of Record; or, 6) Any contiguous quantity of land which is the subject of an agreement for deed or other instrument of conveyance properly executed prior to May 5, 1992, and which described the parcel with such definiteness that its location and boundaries are established and recognized by Florida Law.

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SECTION II. ARTICLE IV: EXEMPT SUBDIVISIONS shall be added as follows:

An applicant may petition the Planning Commission for an exemption from the Platting Process by filing an application with the building official seeking exemption. In order to be considered for exemption the tract of land shall meet all of the following criteria:

- a. The parcel of record may not be divided into more than eight (8) parcels.
- b. All parcels shall abut a public right of way
- c. No parcel shall be land than ten (10) acres in size
- d. To the extent that the parcel of record abuts a public road right of way or rights of way, and said public road right of way or right of ways does not meet the requirements of Calhoun County's Comprehensive Plan and/or the Calhoun County Land Development Regulations, the applicant shall deed or convey to the County one-half of the right of way necessary to bring said public road right of way(s) into compliance with the Calhoun County Comprehensive Plan. To the extent said public right of way(s) is entirely contained in parcel of record, the applicant shall deed or dedicate all of the right of way(s) necessary to bring said road into compliance with the Calhoun County Comprehensive Plan and the Calhoun County Land Development Regulations.
- e. The applicant shall provide necessary access and/or right of way for utilities.
- f. The applicant shall present a map, which is drawn to scale, identifies any public road right of way and indicates the bearing or north and details the exemption including that portion of the public road frontage, which abuts the public road. A survey of the road right of way(s) dedication and proof of road right of way(s) dedication to the county shall be presented prior to the sale of any portion of the exempt property. Upon the sale of a portion of the exempt property, a survey shall be presented which depicts that portion of the exempt property constituting the property sold.
- g. The proposed division of land does not create or incorporate any road, which is not a public road.
- h. No portion of the subject exempt property may be located in a flood plain or contain wetlands unless subject exempt property meets all the requirements of the Calhoun County Comprehensive Plan and the Calhoun County Land Development Regulations.
- i. Once the exemption is utilized with respect to the tract of land, no portion of such tract of land may seek the exemption in the future.
- j. Each tract of land sold under this exemption process must meet the requirements of the Calhoun County Comprehensive Plan and Land Development Regulations prior to development. No rights in conflict with the Calhoun County Comprehensive Plan and the Calhoun County Land Development Regulations are granted by virtue of the adoption of the ordinance other than exemption from the platting process for parcels meeting all of the requirements of this ordinance.

SECTION III. CONFLICTS.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Calhoun County Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION IV. SEVERABILITY.

If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

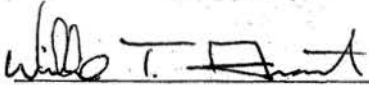
SECTION VI. EFFECTIVE DATE.

This Ordinance shall take effect upon its passage as provided by law.

PASSED by the Board of County Commissioners of Calhoun County, Florida, on the 19th
day of December, 2006, after due public notice, by a vote of 5 to 0.

CALHOUN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY:


WILLIE TRUMAN GRANT, Chairman



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COUNTY MAINTAINED ROADS

| | | |
|------------------------|-------------------------|-----------------------|
| NE ALBERT TINDEL RD | NE IRIS CHANCEY RD | NE WILEY HUTTO RD |
| NE ALLIANCE RD | NE J W ALEXANDER RD | NE WOODMONT RD |
| NE AMAZIAH PEACOCK RD | NE JACK STRICKLAND RD | NW 11TH ST |
| NE ASH AVE | NE JESSIE STONE RD | NW 12TH ST |
| NE AUTUMN LN | NE JIM DURHAM RD | NW 13TH ST |
| NE B E BARFIELD RD | NE JIM GREEN RD | NW 14TH ST |
| NE BARTON CEM RD | NE JIMMY BRANTON RD | NW 15TH ST |
| NE BAY ST | NE JODY FIELD RD | NW 16TH ST |
| NE BILL BAGGETT RD | NE JOHN G BRYANT RD | NW 18TH ST |
| NE BOSS NEALY RD | NE JOHN REDD RD | NW 20TH ST |
| NE BRANTON VICKERY RD | NE LAKE JOYCE ST | NW 21ST ST |
| NE BROAD ST | NE LANDS STORE RD | NW 22ND ST |
| NE BUDDY CLEMMONS RD | NE LEE FARM RD | NW 23RD ST |
| NE BUSH DAWSON RD | NE LENZY REED RD | NW ADAIR RD |
| NE CALVIN MARTIN RD | NE LEONARD MCCROAN RD | NW AGRI PARK RD |
| NE CEDAR ST | NE LEONARD VARNUM RD | NW ALDAY LN |
| NE CHARLES PIPPIN RD | NE LESLEY WALDORFF RD | NW ALFRED SHELTON RD |
| NE CHIPOLA ST | NE LIVE OAK LN | NW AMMONS RD |
| NE CLEMMIE BH STONE RD | NE LOIS FOWLER RD | NW ANNIE GRANTHAM RD |
| NE CLEMONS RD | NE LOOK & TRIMBLE ST | NW APACHE RD |
| NE COE RD | NE LUKE HOLLAND RD | NW ASHLEY SHIVER RD |
| NE CR 274 | NE M G HOLLY RD | NW AULTMAN DR |
| NE CR 275 | NE MACEDONIA RD | NW AYERS CEM RD |
| NE CR 286 | NE MADISON YON LN | NW BACKWOODS RD |
| NE CR 69A | NE MAGNOLIA ST | NW BAGGETT LOOP |
| NE DAN PARRISH RD | NE MASON RD | NW BAILEY CEM RD |
| NE DENNIS PARRISH RD | NE MCDONALD LN | NW BAKER RD |
| NE DON OBRYAN RD | NE MIKE STEVENS RD | NW BATES RD |
| NE DOT PIT RD | NE MORGAN TUCKER RD | NW BEARS HEAD RD |
| NE DR FARUQUI DR | NE MT OLIVE CEM RD | NW BLACK BOTTOM RD |
| NE DR M W ELDRIGE RD | NE NORTH ST | NW BOB GUILFORD RD |
| NE DUDLEY RD | NE OAK HILL DR | NW BODIFORD RD |
| NE EADS RD | NE OAK ST | NW BOGGS GRADE |
| NE ELIJAH MORRIS RD | NE OCHEESSEE LANDING RD | NW BONNEL RD |
| NE ELM ST | NE OVERHOLT RD | NW BOWDEN RD |
| NE ETHEL REED RD | NE PARRISH LAKE RD | NW BOY BLUE RD |
| NE EVANS ST | NE PECAN AVE | NW BROAD ST |
| NE FLATWOODS RD | NE PENNINGTON ST | NW BUDDY ADKINS RD |
| NE FRANK WILLIAMS LN | NE PINE ST | NW BUDDY JOHNSON RD |
| NE FRED TYRE RD | NE QUAIL RUN RD | NW BUZZARD BAY RD |
| NE FUQUA CIR | NE ROY GOLDEN RD | NW CAIN RD |
| NE GEORGE OBRYAN RD | NE SHORTY SEGERS RD | NW CALHOUN AVE |
| NE GLISSON ST | NE SMITH ST | NW CAMP HEAD RD |
| NE GRADY BURKETT RD | NE SPOONER LN | NW CENTER LAKE RD |
| NE GRADY TEW RD | NE ST ROSE COMMUNITY RD | NW CHAMBERS RD |
| NE GUM ST | NE TERRY VARNUM RD | NW CHEROKEE RD |
| NE HANNA TOWER RD | NE TROY MCCROAN RD | NW CHIPOLA HEIGHTS LN |
| NE HAYES S/D RD | NE VAN LIEROP RD | NW CHIPOLA HEIGHTS RD |
| NE HICKORY ST | NE VICTORY LN | NW CHIPOLA ST |
| NE HITRON RD | NE W L GODWIN RD | NW CHURCH RD |
| NE IRA FOWLER RD | NE WALDORFF LN | NW CIRCLE LN |

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COUNTY MAINTAINED ROADS

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|-------------------------|--------------------------|--------------------------|
| NW CLARK RD | NW J M DILLARD RD | NW PARRISH AVE |
| NW CONNIE BAGGETT RD | NW J M HOLLIS RD | NW PAWNEE RD |
| NW COOK RD | NW J P PEACOCK RD | NW PEACOCK AVE |
| NW COOPER RD | NW J W RACKLEY ST | NW PENDARVIS RD |
| NW COUNTY LINE RD | NW JANNEY RD | NW PENDARVIS RD |
| NW COUNTY PIT RD | NW JAP AUSTIN RD | NW PETUNIA RD |
| NW COX AVE | NW JEFF FOWLER RD | NW PHILLIPS LN |
| NW COY LINDSEY RD | NW JOHN F BAILEY RD | NW PHILLIPS RD |
| NW CR 167 | NW JOHNNY BOY LANDING RD | NW PINE LANE RD |
| NW CR 274 | NW K B JONES RD | NW PINE RIDGE RD |
| NW CR 275 | NW KELLY RD | NW PIONEER SETTLEMENT RD |
| NW CR 287 | NW L K LONA RD | NW PIPPEN CEM ST |
| NW CR 287A | NW LAKE LILLIAN RD | NW PIPPIN CEMETERY RD |
| NW CR 73A | NW LAKE MCKINZIE BLVD | NW PIPPIN RD |
| NW CR 73B | NW LAKE SHORE BLVD | NW POLLY BOGGS RD |
| NW CREEK RD | NW LAKE SIDE DR | NW POND VIEW DR |
| NW CREEL LN | NW LAKE VIEW RD | NW PORTER GRADE RD |
| NW DAVE BEN RD | NW LAMB EDDY RD | NW PURDEE RD |
| NW DOGWOOD RD | NW LAMONT RD | NW R n S RD |
| NW DREW HALL RD | NW LARAMORE RD | NW RED LEVEL RD |
| NW DUCK POND RD | NW LAURA DALE LN | NW RUDOLF RACKLEY RD |
| NW FANT LN | NW LAWSON RIDGE RD | NW SAM ADKINS PARK RD |
| NW FELIX FLANDERS RD | NW LENSE RD | NW SAM DUNCAN RD |
| NW FIFTH ST | NW LESNE DR | NW SAW GRASS RD |
| NW FIRST ST | NW LONGLEAF RD | NW SAW MILL RD |
| NW FLANDERS CUT OFF | NW LOOK AND TRIMBLE RD | NW SEABORN HAND RD |
| NW FLANDERS GRADE | NW LOYED RD | NW SECOND ST |
| NW FLOY B RACKLEY RD | NW MAGNOLIA CHURCH RD | NW SHELTON BLVD |
| NW FOURTH ST | NW MARCHANT AVE | NW SHELTON RD |
| NW FREEMAN RD | NW MARK BURKE RD | NW SHUMAN FERRY RD |
| NW FURNIER RD | NW MARTIN SEWELL RD | NW SILAS GREEN ST |
| NW GASTON SPIVEY RD | NW MARY FLORENE DR | NW SILAS WHITFIELD RD |
| NW GLORY HILL RD | NW MAZERAC RD | NW SKY LINE DR |
| NW GO CART RD | NW MCLENDON RD | NW SMITH LN |
| NW GOODWIN RD | NW MELVIN NEW GRADE RD | NW SMITH ST |
| NW GRAY RD | NW MELVIN RD | NW SMOKE HOUSE RD |
| NW GUILFORD CIR | NW MILLER RD | NW STANLEY RD |
| NW HAMILTON SPRINGS RD | NW MOSSY POND BLVD | NW STEEP HEAD RD |
| NW HANNA LN | NW MURDOCK DR | NW STEVENS RD |
| NW HANNA TOWER RD | NW MUSGROVE RD | NW STONE AVE |
| NW HARRELL RD | NW N E PHILLIPS RD | NW SUGGS ATTAWAY RD |
| NW HARRY G MCCLELLAN RD | NW NEW LANDING RD | NW SURF SIDE |
| NW HILL SIDE TERRACE | NW NEWSOME RD | NW SUTTON CK DR |
| NW HORSE ARENA RD | NW NICHOLS RD | NW TATUM RD |
| NW HUB CHASON DR | NW NORTH AVE | NW TERRY RD |
| NW HUGH COMERFORD RD | NW OAK ST | NW THIRD ST |
| NW INDIAN PASS RD | NW OGLESBY RD | NW TINDAL DR |
| NW INNOVATION WAY | NW OLD SHILO CEM RD | NW TOMMY TUCKER RD |
| NW ISOLETTA RD | NW OSCAR HALL RD | NW TOOLE RD |
| NW J C PARRISH LN | NW PALM BEACH RD | NW TURKEY PEN POND RD |
| NW J J YOUNG RD | NW PARK WOOD | NW TWIN PONDS RD |

COUNTY MAINTAINED ROADS

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|---------------------------|-------------------------|---------------------------|
| NW VALENCIA RD | SE PARK AVE | SW CR 5 |
| NW WALTER POTTS RD | SE PINE ST | SW CR 8 |
| NW WATSON RD | SE R L LEATH RD | SW CR 9 |
| NW WEODALL REGISTER RD | SE REDHORSE SUCKER DR | SW DEMONT RD |
| NW WHITE LAKE AVE | SE RICHARD ST | SW DESSIE STONE RD |
| NW WHITE POND CIR | SE RIVER ST | SW DEWEY HALL RD |
| NW WHITEWATER GRADE | SE ROY BAILEY RD | SW DOY & MINNIE SHIVER RD |
| NW WILLARD SMITH RD | SE SHEARD RD | SW EDDIE FAIRCLOTH RD |
| NW WILLIAMS RD | SE SHELLCRACKER AVE | SW FAIRCLOTH RD |
| NW WILLIS POND WAY | SE SLIM TUCKER RD | SW FANTASY ISLAND RD |
| NW WILLOW BEND RD | SE STUMPKNOCKER DR | SW FORT LA PLACE RD |
| NW WOMBLE RD | SE T PATTERSON RD | SW FRINK BAPTIST CHURCH R |
| NW WOODMAN DR | SE TUPELO DR | SW G F DANIELS RD |
| NW WOODY RD | SE TURTLE DR | SW GRACE PEACOCK RD |
| SE ADAMS RIDGE RD | SE UPPER CLUB RD | SW H A VARNUM RD |
| SE ADAMS ST | SE WOOD CEM RD | SW HINTON JOHNSON RD |
| SE ANDERSON RD | SE WRENNIE MOODY RD | SW J A DANIELS RD |
| SE B H STONE RD | SW 11TH ST | SW J D SHIVER RD |
| SE BASS DR | SW 16TH ST | SW JACK LAYFIELD RD |
| SE BAY ST | SW 17TH ST | SW JEFF OBRYAN RD |
| SE BEULAH RUSS RD | SW 18TH ST | SW JEHUE LANDING RD |
| SE BLON CARTER RD | SW 19TH ST | SW JESSIE YON RD |
| SE BLUE BREAM DR | SW 20TH ST | SW JIMMY YON RD |
| SE C D CLARK RD | SW 21ST ST | SW JOHN DANIELS RD |
| SE C L CAPPS RD | SW 22ND ST | SW KELLY CAPPS RD |
| SE CHIPOLA PARK RD | SW ABBOTT RD | SW KELLY HILL RD |
| SE COASTAL DR | SW ABE SPRINGS BULLHEAD | SW LAND RD |
| SE COLEY OBRYAN RD | SW ALDERMAN/BURCH RD | SW LEE BAILEY LANDING RD |
| SE COOPER RD | SW AMOS LEE RD | SW LEWIS RD |
| SE COW PATCH RD | SW BARFIELD RD | SW LIL CIRCLE |
| SE COX FISH CAMP RD | SW BIG MAC RD | SW LULA KEMP RD |
| SE CR 69 | SW BOB DAVIS RD | SW MACK SHIVER RD |
| SE CYPRESS POINT RD | SW C D DAWSEY RD | SW MAC'S NURSERY RD |
| SE DAVIS PEACOCK RD | SW CAIN FORTNER RD | SW MAINES RD |
| SE EARL WEEKS RD | SW CAPT LYNN RD | SW MARY CHAPPEL RD |
| SE FITTEN RD | SW CARLOS PEAVY RD | SW MATTHEW WOOD RD |
| SE HARRY NEEL LP | SW CHARLIE SKIPPER RD | SW MAULDEN RD |
| SE HAYES AVE | SW CHARLIE WOOD RD | SW MCCLELLAN CEM RD |
| SE HILL BROGDON RD | SW CHESTER PICKRON RD | SW MCCLELLAN FARM RD |
| SE IOLA RD | SW CHIPOLA RD | SW MCCLELLAN/TRAYLOR RD |
| SE JOHN JONES RD | SW CLAYTON SHIVER RD | SW MCCOLLOUGH ERVIN RD |
| SE KENNYS MILL RD | SW CLIFFORD CAIN RD | SW MCCOY RD |
| SE LEWIS BAILEY RD | SW COLEY RD | SW MCGILL RD |
| SE MARYSVILLE SCHOOL RD | SW CR 1 | SW MIKE MAYO RD |
| SE MCCELLAN ST | SW CR 12 | SW MILES RD |
| SE MCDANIEL RD | SW CR 13 | SW MINNIE LEE RD |
| SE MIDWAY AVE | SW CR 19 | SW MONROE JOHNSON RD |
| SE NADINE STONE LANDING R | SW CR 275 | SW MYERS DAIRY RD |
| SE OAK GROVE RD | SW CR 392 | SW ODEEN FLOWERS RD |
| SE OAK ST | SW CR 392B | SW ONEAL RD |
| SE OLD SHILO CEM RD | SW CR 4 | SW PIKE PRICE RD |

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COUNTY MAINTAINED ROADS

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| SW PITTS CIRCLE | | | | | | | |
| SW POLE RD | | | | | | | |
| SW POST OFFICE RD | | | | | | | |
| SW REDDIN BRUNSON RD | | | | | | | |
| SW RIVER RD | | | | | | | |
| SW RUFUS WALDEN RD | | | | | | | |
| SW S A BRYANT RD | | | | | | | |
| SW SCOTTS FERRY CEM RD | | | | | | | |
| SW SCOTTS FERRY RD | | | | | | | |
| SW SEGERS RD | | | | | | | |
| SW SILAS GREEN RD | | | | | | | |
| SW SKYLARK RD | | | | | | | |
| SW SMITH TOWER RD | | | | | | | |
| SW SOUTH ST | | | | | | | |
| SW T D BARKER RD | | | | | | | |
| SW VINSON RD | | | | | | | |
| SW WOMBLE RD | | | | | | | |
| SW WOODROW SMITH RD | | | | | | | |

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| NE SR 69 | |
| NW SR 73 | |
| SR 20 E | |
| SR 20 W | |
| SR 71 N | |
| SR 71 S | |
| SW SR 73 | |

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