

# NOTICE OF INTENT TO CONSIDER ADOPTION

Notice is given that on the 9th day of September 2026, at 9:00 a.m. (ET), or as soon thereafter as is possible, in the Fort Coombs Armory, located at 66 4th Street, Apalachicola, Florida, the Franklin County Board of County Commissioners shall conduct a public hearing to consider adopting a county ordinance entitled:

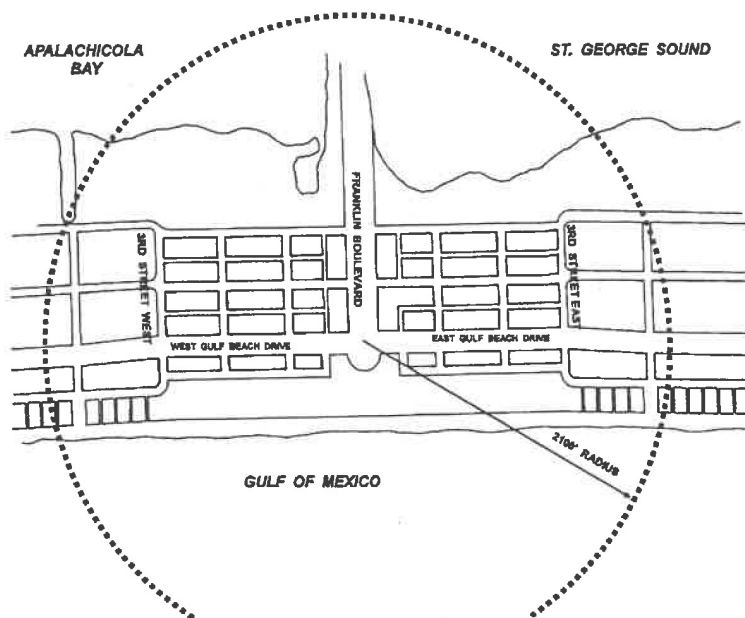
**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING AND RESTATING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The public is invited to attend the public hearing. Those persons who desire to speak regarding the adoption of the ordinance may appear at the hearing and shall be heard.

The proposed ordinance is on file with, and may be viewed at, the office of the Clerk of Court at the Franklin County Courthouse, which is located at 33 Market Street, Apalachicola, Florida.

The meeting room is handicap accessible; however, those persons who may require special assistance to attend the public meeting must make arrangements in advance by calling deputy clerk Jessica Gay at 850-653-8861, x100 at least two business days in advance of the meeting or for callers using text telephones or via Florida Relay Service at 1-800-955-8771 (TDD) or 1-800-955-8770 (voice).

Any person who may desire to challenge the outcome of the meeting is responsible for recording a verbatim transcript of the meeting.



# **Business Impact Estimate**

*In accordance with Section 125.66(3)(a), Florida Statutes (F.S.), a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Franklin County's website no later than the date the notice of intent to consider the proposed ordinance is advertised (which, per Section 125.66(2)(a), F.S., is at least ten (10) days before the Public Hearing).*

Proposed Ordinance's title in full:

**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING AND RESTATING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Pursuant to Section 125.66(3)(c), F.S., the following types of ordinances are exempt from the BIE requirement. As such, if one or more boxes are checked below, Franklin County, Florida, believes that a BIE is not required by state law for the proposed ordinance referenced above. Franklin County, Florida, reserves the right to revise this BIE following an initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by a county government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Section 163.3164, F.S., and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220 – 163.3243, F.S.;

- Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the County;
- b. Sections 190.005 and 190.046, F.S., regarding community development districts;
  - c. Section 553.73, F.S., relating to the Florida Building Code; or
  - d. Section 633.202, F.S., relating to the *Florida Fire Prevention Code*.

In accordance with Florida law Franklin County, Florida, hereby posts the following BIE information for this proposed Ordinance on its website for public viewing and consideration on this 27th day of August 2026:

**1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):**

The proposed Ordinance amends and restates the St. George Island Corridor Overlay District by removing the prohibition against commercial boat storage within an enclosed structure (commonly referred to as “dry stack storage”). The proposed Ordinance requires that a dry stack storage facility must incorporate and be visually screened by multi-family residential uses along three (3) sides of its exterior. The proposed Ordinance authorizes multi-family residential uses only as a component of a dry stack storage facility. The proposed Ordinance removes the fifteen (15) foot height limitation for lighting associated with multi-family residential uses which visually screen three (3) sides of a dry stack storage facility’s exterior. The proposed Ordinance clarifies the term “massage parlor.” The public purpose of the proposed Ordinance is to protect the public health, safety, morals and welfare by promoting St. George Island as a unique, attractive, vibrant, and economically prosperous community and by protecting the reasonable development expectations of property owners.

**2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following (if any):**

**a.) Estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted:** None.

**b.) Any new charge or fee imposed by the proposed ordinance for which businesses will be financially responsible:** None.

**c.) Estimate of Franklin County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:** None.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance:** None.

**4. Additional information Franklin County deems necessary (if any):** None.

ORDINANCE NO. 2026 - \_\_\_\_\_

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING AND RESTATING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, FLORIDA:

**SECTION 1: AUTHORITY.**

The authority for the enactment of this Ordinance is Chapter 125, *Florida Statutes*, and Franklin County's Home Rule powers.

**SECTION 2: FINDINGS OF FACTS.**

WHEREAS, the County Commission of Franklin County, Florida ("County Commission"), is required to protect the public health, safety, and welfare; and

WHEREAS, on February 20, 2018, the County Commission adopted Ordinance No. 2018-02, which created the St. George Island Corridor Overlay District; and

WHEREAS, the St. George Island Corridor Overlay District was established for the business district on St. George Island which is, in general terms, bounded on the East by Third Street East, and on the West by Third Street West, with the North boundary being Apalachicola Bay and the South Boundary being the Beach, all as shown on a plat recorded in Plat Book 2, Page 7, Franklin County, Florida, excluding the area east of the east boundary of Third Street East and west of the west boundary of Third Street West, and also excluding all property therein which is publicly owned; and

WHEREAS, the County Commission established the St. George Island Corridor Overlay District to welcome existing and future residents and visitors to St. George Island, Florida, and to promote the Island as a unique, attractive, vibrant, and economically prosperous community; and

WHEREAS, the County Commission also established the St. George Island Corridor Overlay District to protect the unique character of the Island and the reasonable development expectations of property owners; and

WHEREAS, the County Commission desired to exempt from the St. George Island Corridor Overlay District all publicly owned lands, meaning all lands the title to which is vested in, or dedicated to, Franklin County, a political subdivision of the state, the State of Florida, or the United States of America; and

WHEREAS, the County Commission intended to prohibit development and/or uses that are inconsistent with the purpose of the St. George Island Corridor Overlay District, and, thereby, undermine the County's ability to promote St. George Island, Florida, as a unique, attractive, vibrant, and economically prosperous community; and

WHEREAS, on March 3, 2020, the County Commission adopted Ordinance No. 2020-04, amending the St. George Island Corridor Overlay District to allow single-family residential development of property located within the St. George Island Corridor Overlay District as such use is governed and regulated by the Franklin County Zoning Code's C-4 zoning classification, but not otherwise; and

WHEREAS, the County Commission intends by this Ordinance to further amend the St. George Island Corridor Overlay District to allow multi-family residential development of property within the St. George Island Corridor Overlay District regardless of zoning classification, subject to certain conditions and restrictions; and

WHEREAS, the County Commission also intends by this Ordinance to further amend the St. George Island Corridor Overlay District to remove the prohibition against commercial boat storage within an enclosed structure, subject to certain conditions and restrictions; and

WHEREAS, the County Commission intends by this Ordinance to restate the remaining St. George Island Corridor Overlay District regulations in their entirety such that this Ordinance becomes the operative St. George Island Corridor Overlay District; and

WHEREAS, the County Commission finds that this Ordinance is appropriate to protect the health, safety, and general welfare of the existing and future residents and visitors to St. George Island, Florida; and

WHEREAS, the County Commission finds that this Ordinance is consistent with the County's Comprehensive Plan; and

WHEREAS, the County Commission finds that in the event of conflict between this Ordinance and the Franklin County Zoning Code, the terms of this Ordinance shall prevail.

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Franklin County, Florida, that the County hereby:

1. Incorporates all of the preamble and findings into this Ordinance.
2. Amends and restates the St. George Island Corridor Overlay District for properties located within the area described as follows:

ALL PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; AND ALSO EXCLUDING PUBLICLY OWNED LANDS.

SEE THE ATTACHED MAP ILLUSTRATING THIS AREA. IN THE EVENT OF A CONFLICT, THE LEGAL DESCRIPTION SHALL PREVAIL OVER THE ILLUSTRATION.

3. Incorporates and codifies the “Supplemental Regulations for Special District S-9 – The St. George Island Corridor Overlay District” from Section 3 of this Ordinance into the Franklin County Zoning Code in section 600 Special Districts and shall be known as the “St. George Island Corridor Overlay District” special district.

**SECTION 3: SUPPLEMENTAL REGULATIONS FOR SPECIAL DISTRICT S-9  
THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT.**

- I. DISTRICT INTENT: To promote St. George Island, Florida, as a unique, attractive, vibrant, and economically prosperous community, and to further regulate commercial development for property located within the St. George Island Corridor Overlay District.

II. PERMITTED USES AND STRUCTURES

A. PRINCIPAL:

1. All uses permitted or permitted as special uses in any underlying zoning district over which the St. George Island Corridor Overlay District is applied, except such uses prohibited by this Ordinance.
2. Commercial Boat Storage within an enclosed structure subject to the conditions and restrictions in the Overlay Development Standards set forth in this Ordinance.
3. Multi-family residential subject to the conditions and restrictions in the Overlay Development Standards set forth in this Ordinance.

B. ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise prohibited.
2. Fire stations.

C. PROHIBITED USES AND STRUCTURES:

1. All uses not expressly or provisionally permitted herein.
2. Automotive and engine repair within one thousand (1,000) feet of any body of water one (1) acre or larger.
3. Adult entertainment.
4. Tattoo parlors.
5. Hookah bar or lounge.
6. Adult sex toy shop.
7. Recreational vehicle parking and camping (limited stay facilities).
8. Fish camps.
9. Billboards and signs which are larger than ten (10) feet long by five (5) feet high.
10. Telecommunication towers.
11. Commercial boat storage underneath an open structure with a roof, and storage without a roof. This prohibition shall include, but not necessarily be limited to, the storage of a boat by any person, partnership, corporation, or other legal entity which, for another and for compensation or other valuable consideration, rents or sales, or advertises for rent or sale, space used for the storage of a boat. This prohibition does not apply to commercial storage of a boat within an enclosed structure (commonly referred to as “dry stack storage”), which is regulated in Section IV.8. of this Ordinance.
12. Commercial and non-commercial storage of boats and boat trailers on unimproved land.
13. Commercial and non-commercial storage of boats on the ground and not on a road ready boat trailer.
14. Businesses which operate inflatable bounce houses, inflatable combos, inflatable water slides, inflatable dry slides, inflatable obstacle course, inflatable ball pits, inflatable basketball games, climbing walls, bowling games, ring toss games, fish bowl games, target shooting games, dart throwing games, and all similar games and inflatables.
15. Mechanical carnival rides.
16. Massage parlors. This use does not include a full-service wellness facility offering a broad range of relaxation and beauty treatments, which is commonly referred to as a spa.
17. Single-family residential development on the first floor of a structure, except on property which is zoned C-4.

D. SPECIAL EXCEPTIONS: After public notice and hearing, and imposition of appropriate conditions and safeguards, the Board of Adjustment may permit the following uses as special exceptions:

1. Hotels, motels, and time-sharing vacation units (high impact over 50 units) subject to review as provided by Section 301.06 of the Franklin County Zoning Code.

2. Churches and community houses.
3. Public utility uses that fit on a single lot, specifically limited to electrical substations, sewer lift stations, and potable water chlorination stations and pump stations.

III. GENERAL DEVELOPMENT STANDARDS:

1. All development standards established by any underlying zoning district shall also apply if that district is subject to the St. George Island Corridor Overlay District, unless alternative standards are provided herein.
2. Properties within the St. George Island Corridor Overlay District shall also be subject to any additional development standards provided herein.
3. In the event of a conflict between the development standards of any underlying zoning district and the St. George Island Corridor Overlay District, the terms of the St. George Island Corridor Overlay District shall control and apply.
4. The requirements of the St. George Island Corridor Overlay District shall apply only to: (a) new development; and (b) an expansion or modification of an existing structure.

IV. OVERLAY DEVELOPMENT STANDARDS:

1. Building Orientation: All primary structures shall face the front of the lot on which they are located. No loading docks, overhead service doors, or trash collection bins may be placed on or adjacent to any façade which faces a public street. The front of a lot which is a corner lot shall be the narrower lot line abutting a public street.
2. Outdoor Storage, Truck Dock, Mechanical Equipment, and Waste Containers: Outdoor storage of unfinished products or supplies shall be prohibited. All outdoor storage of finished products and materials for sale, all trash and recycling containers and materials, all truck docks, and all mechanical equipment shall be completely enclosed on all sides at ground level by a fence or a wall constructed of similar materials as the primary structure on the lot, as follows:
  - a. Stored materials, seasonal and other outdoor sales areas, mechanical equipment, and waste containers located on the ground shall be enclosed on all sides at ground level by a fence or wall constructed of similar materials as the primary structure on the lot.
    - i. The enclosure shall not exceed eight (8) feet in height.
    - ii. No stored products or waste containers or material may exceed the height of the enclosure.
    - iii. An opaque wooden gate, painted consistent with the main color of the primary structure on the lot, shall be provided at all access points to the enclosed area.
  - b. Mechanical equipment located on the roof shall be screened by a parapet or other building feature, provided that the top of the parapet shall not exceed the height limitation.
  - c. No area for the storage of waste materials shall be located within twenty (20) feet of any public street, right-of-way, or public sidewalk.

- d. All truck docks shall be screened from view of all public areas, including parking lots and public streets. The screening enclosure shall consist of a fence or wall constructed of similar materials as the exterior of the primary structure on the lot.
3. Landscaping: Landscaping shall be provided: (a) along the perimeter of all parking areas, which include five (5) or more parking spaces; (b) along the perimeter of the property; and (c) within three (3) feet of the primary structure located on the lot. The landscaping shall be five (5) feet in width and shall provide coverage for at least 70% of the perimeter of the parking lot, the perimeter of the property, and the primary structure on the lot, respectively. Shrubs and hedges shall be a minimum of two (2) feet in height when measured immediately after planting. Such landscaping shall utilize plants and trees approved by the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design only. The planting of any plants and trees not approved by such Guide shall be prohibited.
4. Lighting: Lighting shall be designed to reduce light pollution while providing the minimum light necessary for safety and security of pedestrian traffic, vehicular traffic, and customers. Lighting may not exceed fifteen (15) feet in height and shall be shielded downward. Lighting associated with multi-family residential uses which visually screen three (3) sides of a dry stack storage facility's exterior, in accordance with Section IV.8. of this Ordinance, may exceed fifteen (15) feet in height provided such lighting is shielded downward.
5. Signage: Except as permitted by a special use permit issued by the Franklin County Board of County Commissioners, no directory signs may be placed into the right-of-way of any County road. Animated signs are prohibited. No more than one (1) illuminated sign is allowed on a commercially developed lot which has at least one walled and roofed structure in use and an ongoing lawful business concern. Signs are not allowed on undeveloped commercial lots.
6. Grade: Alteration of the natural grade of the lot shall be governed by the Franklin County Flood Control Ordinance No. 2021-12.
7. Non-Commercial Boat Storage: A maximum of two boats on road ready boat trailers may be allowed on an improved parcel of land which is a deed of record as of February 20, 2018. Regardless of the number of lots described in the deed of record or the number of owners, no more than two boats on road ready boat trailers may be stored, parked or placed on a parcel of improved land which is described in a deed of record. Future subdivision of a deed of record shall not increase the number of boats which may be stored on an unimproved parcel of land which is a deed of record. A deed of record shall be defined as land described in a deed recorded in the official records of Franklin County, Florida, as of February 20, 2018.
8. Commercial Boat Storage Within An Enclosed Structure: Where permitted as a principal use in the underlying zoning district, storage of a boat by any person, partnership, corporation, or other legal entity which, for another and for compensation or other valuable consideration, rents or sells, or advertises for rent or sale, space used for the storage of a boat, must be within an enclosed structure (commonly referred to as "dry stack storage"). The dry stack storage facility must

incorporate and be visually screened by multi-family residential uses along three (3) sides of its exterior.

9. Single-Family Residential Use: Single-family residential use is allowed, provided that it shall not be allowed on the first floor of any structure and any structure including single-family residential use shall be required to have a first floor that shall be exclusively used for commercial operations. This limitation shall not apply to property zoned C-4.
10. Multi-Family Residential Use: Multi-family residential is only permitted within the St. George Island Corridor Overlay District as a component of a dry stack storage facility pursuant to Section IV.8. of this Ordinance or when otherwise permitted by the underlying zoning district.

#### **SECTION 4: SEVERABILITY.**

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

#### **SECTION 5: EFFECTIVE DATE.**

This Ordinance shall take effect as provided by law.

#### **SECTION 6: CODIFICATION AND APPROVAL.**

This ordinance is hereby approved and incorporated into Part 600 of the Franklin County Zoning Code and shall be codified into the Franklin County Zoning Code by creating Section S-9 in section 600 Special Districts and shall be known as the “St. George Island Corridor Overlay District” special district.

Passed on Second Reading this \_\_\_\_ day of September 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the County Commission, upon second and final reading this \_\_\_\_ day of September 2026.

FRANKLIN COUNTY, a political  
subdivision of the State of Florida

\_\_\_\_\_  
Ricky D. Jones, Chairman

ATTEST:

APPROVED AS TO FORM:

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Michele Maxwell, Clerk

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Thomas M. Shuler, County Attorney

