

**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, RELATING
TO THE ZONING CODE; APPROVING THE HIDDEN HARBOR
MASTER DEVELOPMENT PLAN; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

**ORDINANCE 2002-03
FRANKLIN COUNTY, FLORIDA**

WHEREAS, A 29 UNIT RESIDENTIAL COMMUNITY CALLED Hidden Harbor has been proposed on 47.57 acres of land on Alligator Point in Franklin County; and

WHEREAS, the project has been designed to minimize potential adverse impacts to the wetlands, marshes, and aquatic preserve; and

WHEREAS, the proposed project will prohibit single family docks and bulkheads, and restrict community docks to a single structure incorporated into the design of an internal connection between the peninsula currently being platted and the property south of peninsula, and;

WHEREAS, the proposed land use is consistant with the policies and goals of the Franklin County Comprehensive Plan;

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

SECTION 1. The attached Master Development Plan is approved and incorporated as part of this ordinance subject to the following limitations:

1. Single-family docks, seawalls and bulkheads are prohibited.
2. Community docks are prohibited with the exception of a single observation deck and canoe launch associated with the boardwalk intended to ultimately connected the peninsula platted as part of this ordinance with the property owned by the south of peninsula.
3. Pervious materials shall be used for driveways, walkways, and other surfaces to the Maximum extent possible. The impervious surface on the individual residential lots shall be limited to a maximum of six (6) percent of the lot.

SECTION 2. Enforcement by County:

The County may enforce this ordinance by any and all of its lawful powers.

SECTION 3. All ordinances or part of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. If any provisions of this ordinance the application thereof to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and the provisions of this ordinance are declared severable.

SECTION 5. This ordinance shall become effective upon passage.

This ordinance was adopted in open regular meeting this 19th day of February, 2002



Attest:

THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

BY: Eddie Creamer
Eddie Creamer, Chairman

By: Kendall Wade
Kendall Wade
Clerk

HIDDEN HARBOUR PROPOSED

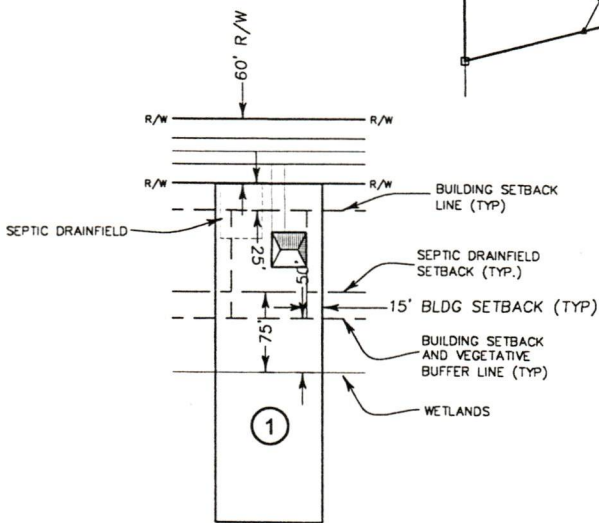
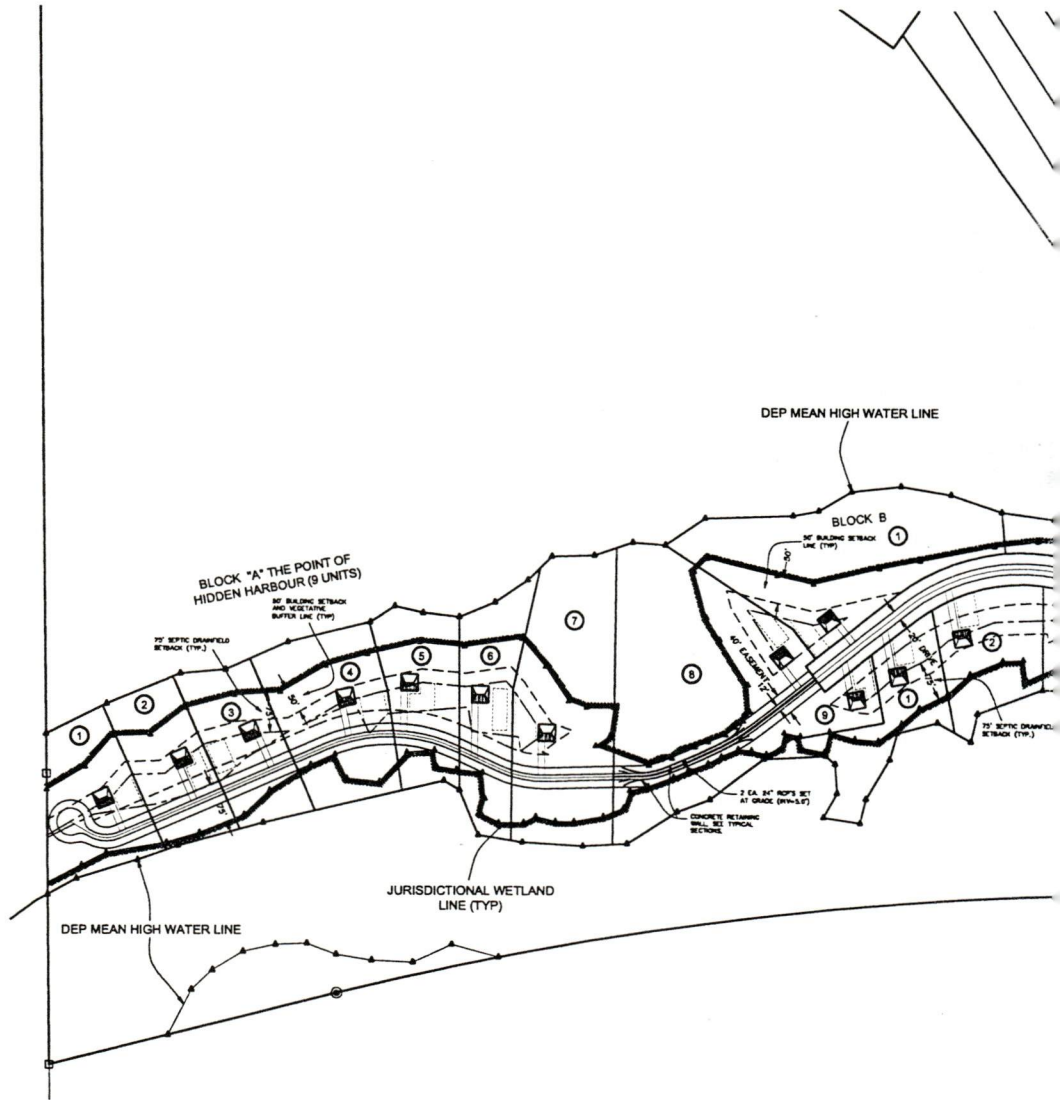


NORTH



LOT SUMMARY:

| | |
|---------------------|-----------|
| BLOCK A : | 9 |
| BLOCK B : | 14 |
| BLOCK C : | 6 |
| TOTAL UNITS: | 29 |



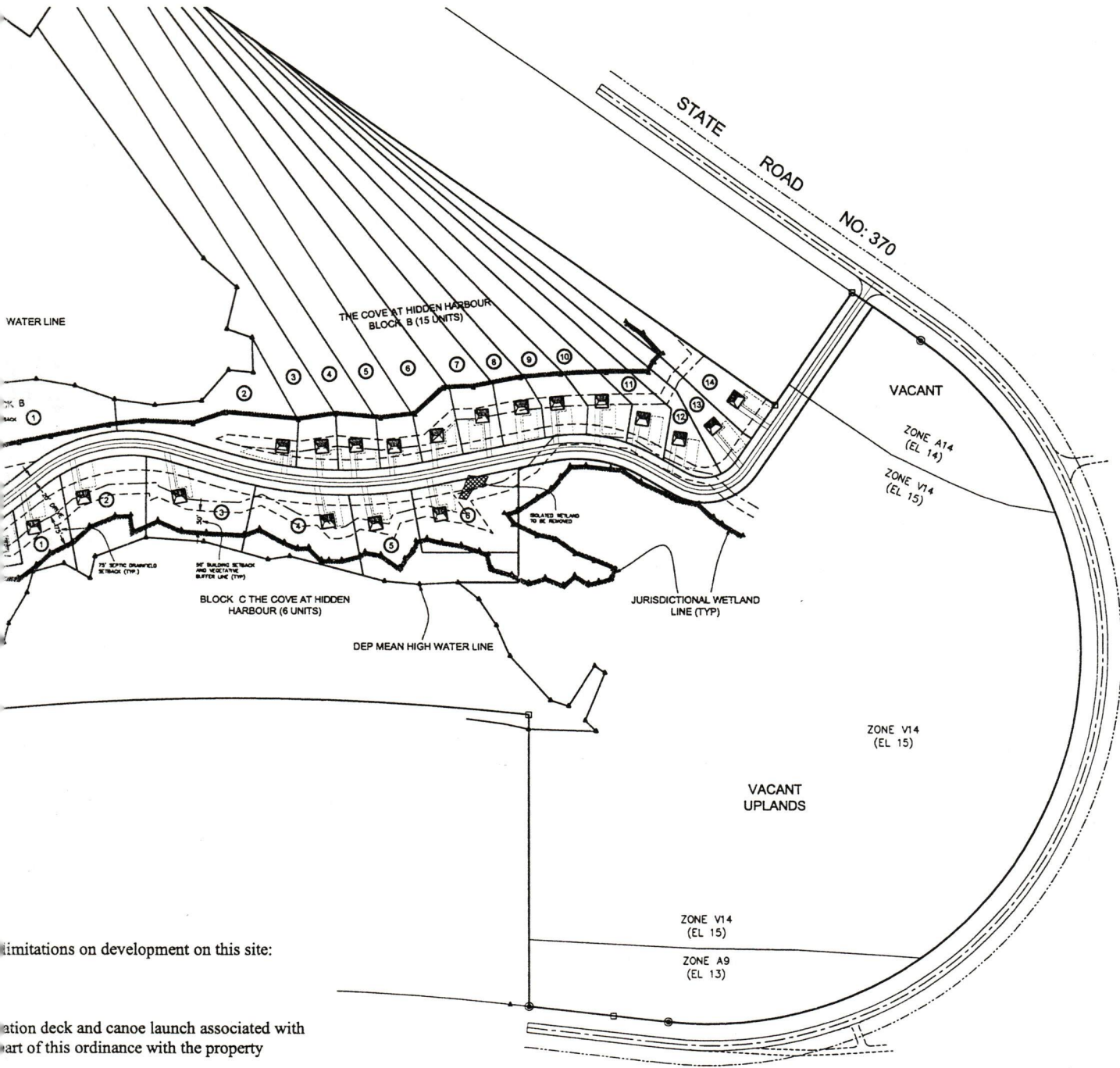
TYPICAL LOT LAYOUT
SCALE: 1"=60'

The developer has voluntarily agreed to the following three additional limitations on develop

1. Single-family docks, seawalls, and bulkheads are prohibited.
2. Community docks are prohibit with the exception of a single observation deck and canoe launch boardwalk intended to ultimately connect the peninsula platted as a part of this ordinance with the area owned by the developer to the south of the peninsula.
3. Pervious materials shall be used for driveways, walkways, and other surfaces to the maximum extent possible. The impervious surface area on individual residential lots shall be limited to a maximum of 5% of the area of the lot.

These conditions are also relected in an ordinance adopted by the Franklin County Commiss

OUR RESIDENTIAL COMMUNITY PROPOSED LOT LAYOUT



limitations on development on this site:

ation deck and canoe launch associated with
part of this ordinance with the property

surfaces to the maximum extent possible.
ted to a maximum of six (6) percent of the

clin County Commission on 2-19-2002.

PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

470 HARRISON AVENUE PANAMA CITY, FL 32401 (904) 522-0864
401 REED AVENUE PORT ST. JOE, FL 32408 (904) 227-7200
1008 FIDDLER COURT TALLAHASSEE, FL 32308 (904) 219-8000
5206 BISCAYNE HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32489 (904) 267-6410

| | | | | |
|-------------------|---------------------|---------------|--------------------|----------------|
| SCALE: 1"=100' | DESIGNED: DHVGWK | DRAWN: GWK | CHECKED: DHVGWK | DATE: 02/02 |
|-------------------|---------------------|---------------|--------------------|----------------|

PROJECT #: 237.002