

ORDINANCE NO. 2005-20

AN ORDINANCE OF FRANKLIN COUNTY, AMENDING THE GOALS, OBJECTIVES AND POLICIES, AND CHANGING THE FUTURE LAND USE MAP SERIES OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN; PURSUANT TO THE PROCEDURES OF THE LOCAL GOVERNMENT AND COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF FRANKLIN COUNTY, FLORIDA

WHEREAS, Chapter 163, Part I, Florida Statutes, empowers Franklin County to prepare, amend, and enforce comprehensive plans for the development of the County; and

WHEREAS, the Local Government and Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3215, Florida Statutes, empowers and requires the County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted and amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, on April 5, 2005, the County held a public hearing to consider the adoption of Comprehensive Plan Amendments, pursuant to Section 163.3184(15)(b)(2), Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, Franklin County finds it necessary and desirable to adopt and does hereby adopt these Comprehensive Plan Amendments, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the Franklin County, as follows:

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners for Franklin County, Florida as follows:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code.

Section 2. Adoption of Comprehensive Plan Amendments

From and after the effective date of this Ordinance, the Franklin County Comprehensive Plan shall be amended as follows:

(Exhibit "A", Adopted Goals, Objectives, and Policies, as amended, and adopted Future Land Use Map Series, as amended.)

Section 3. Applicability and Effect.

The applicability and effect of these amendments to the Franklin County Comprehensive Plan shall be as provided in the Local Government and Comprehensive and Land Development and Regulation Act, Sections 163.3161 – 163.3215, Florida Statutes. This Ordinance shall apply to all properties under the jurisdiction of Franklin County.

Section 4. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Repeal of Conflicting Ordinances.

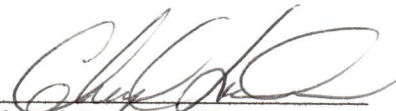
All ordinances or parts of ordinances of the Code of Ordinances of Franklin County in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED at the regular meeting of the Franklin County Board of County Commissioners, in Franklin County, Florida on the 5th day of April, 2005.

BOARD OF COUNTY COMMISSIONERS

By: 
Cheryl Sanders, Chairman

ATTEST:

Marcia Johnson
Marcia Johnson Clerk



EXHIBIT

A

GOALS, OBJECTIVES, AND POLICIES

GOAL

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES IN FRANKLIN COUNTY MINIMIZE THE THREAT TO THE NATURAL ENVIRONMENT OR PUBLIC HEALTH, SAFETY, AND WELFARE, AND MAXIMIZE THE PROTECTION OF THE APALACHICOLA BAY, WHILE RESPECTING INDIVIDUAL PROPERTY RIGHTS.

OBJECTIVE 1

Future development activities shall be directed to appropriate areas as depicted on the Future Land Use Maps to assure that soil conditions, topography, drainage, and natural conditions are suitable for development and adequate public facilities are available, and the Apalachicola Bay is protected from harmful impacts.

Policy 1.1 The Future Land Use Maps will be reviewed to be sure that adequate infrastructure is in place before areas are permitted for development. Adequate infrastructure is defined as the infrastructure necessary to maintain the adopted levels of service in this plan. The County shall not issue development orders that will degrade the existing levels of service below that level adopted as the minimum in this *Comprehensive Plan*.

Policy 1.2 The Future Land Use Maps will be reviewed to insure that the proposed uses, in the various categories, do not conflict with the prevailing natural conditions including:

(a) SOIL CONDITIONS - When the US. Soil Conservation Service completes and publishes the maps of their soil survey for Franklin County the County will coordinate the land use maps with the soil survey maps to ensure that areas proposed for development have soils suitable to support the proposed development.

(b) TOPOGRAPHY - Areas of excessive topographical relief shall be classified for low density development.

(c) DRAINAGE - Natural drainage features will be protected and preserved to ensure the continuation of their natural function.

(d) WETLANDS - ~~Wetlands and the natural function of wetlands shall be protected and conserved or the appropriate and corresponding mitigation plans shall be approved by the applicable federal and state agencies.~~ No development will be allowed within 50 feet of wetlands, except as allowed pursuant to Policies 1.6 and 1.7 of this element, Policies 1.1, 1.2, and 1.5 of the Coastal Conservation Element or as provided in paragraphs 1-6, below. ~~Wetlands are defined in Chapter 373.019(22), Florida Statutes and Chapter 62-340, Florida Administrative Code.~~

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1. Wetlands in Franklin County, defined as all areas determined to be jurisdictional by DEP under section 373.019(22) Florida Statutes and Chapter 62-340 Florida Administrative Code, are classified as either low or high quality. Low quality wetlands are further defined as a.) jurisdictional wetlands planted in pine or otherwise disturbed by silviculture activities b.) ditches, man made canals and borrow pits and c.) timber roads, utility rights-of-way, and existing trails within wetland jurisdictional areas. High quality wetlands are all other jurisdictional areas.
2. High quality wetlands shall be afforded a higher level of protection than low quality wetlands.
3. High quality wetlands shall be buffered by a 50' vegetated perimeter.
4. Development within high quality wetlands and their 50' perimeter shall be prohibited except for road crossings and minor encroachments for utilities and their maintenance, recreational trails and paths, water access, wetland maintenance and restoration as permitted by the regulatory agency with wetland jurisdiction.
5. The prohibition on high quality wetland impacts is waived for boating and other water access facilities for which permits are obtained from the appropriate regulatory agency.
6. Impacts to low quality wetlands and resulting buffers shall be determined through the wetland permitting process by the regulatory agencies with jurisdiction.

(e) FLOODPLAINS - Any structural development will have to comply with the county's Flood Hazard Ordinance which regulates construction within flood prone areas.

Policy 1.3 The County shall prohibit the conversion of land to a density above one unit per acre unless the property is served by central sewer and water and meets the access management provisions described in the Traffic Circulation Element. High density residential land shall be allowed only in urban service areas.

Policy 1.4 The County shall prohibit the conversion of land to a density above one unit per acre unless the roads serving the property meet the standards established in the subdivision ordinance, Ordinance 89.7.

Policy 1.5 The County shall require that public facilities shall be extended so that growth occurs in an efficient and rational manner, progressing outward to existing development. The County will only permit the location of facilities in a manner which maximizes the efficiency and minimizes the cost of services provided. Services shall be provided according to the following priority:

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(a) provide service to existing residential developments with a density in excess of one dwelling unit per acre, or to existing non-residential developments located in developed areas but not presently having services;

(b) provide service to new developments immediately contiguous to or within 1/4 mile of existing non-residential or residential development with a density in excess of one dwelling unit per acre.

Policy 1.6 Development, alteration of native vegetation, and habitable structures shall be so allowed in a Development of Regional Impact ("DRI") as defined in Section 380.0651(3)(i), Florida Statutes, and Rule 28-24-032(2), Florida Administrative Code, when the overall environmental impact of the development is lessened or mitigated and the average setback is at least 50 feet from wetlands or waters of the State, or when the setback is at least 50 feet from wetlands or waters of the State. In the event that the Florida Legislature dispenses with the category of developments called DRI's, but retains the requirement that equivalent or similar large-scale developments undergo review process, then this Policy shall apply to those equivalent or similar developments.

In determining whether the impact of development is lessened or mitigated, the County will make findings of fact of the extent to which the ecological functions of wetlands, including water conservation and flood control, ground water recharge and discharge, water quality improvement, shoreline and soil stabilization, fish, wildlife and plant habitat, recreation, education, aesthetics and other values will be protected. To meet this standard the development proposal or application shall contain substantial environmental mitigations, which may include but not be limited to:

(a) Florida Yards and Neighborhoods program;

(b) Xeric Landscaping to maintain native plants, wildlife habitat, and minimize stormwater runoff and the need for irrigation and pesticide, fertilizer and herbicide applications;

(c) Stormwater treatment over and above the state minimum and that exceeds County regulations;

(d) Conservation easements, wherein wetland and wetland buffers are deeded to an independent entity, such as the Department of Environmental Protection, Northwest Florida Water Management District or a not-for-profit group or land trust for the perpetual monitoring and maintenance of protected areas;

(e) At a minimum the Audubon International Signature Silver Certification level or its equivalent for golf courses to improve wildlife habitat and maintain water quality;

(f) Reduction in the intensity of development from the existing land use;

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- (g) Restoration of on-site wetlands, including re-establishment or improvement of hydroperiod;
- (h) Monitoring to ensure water quality leaving the site is maintained or enhanced;
- (i) Centralized advanced domestic wastewater treatment and water supply provided for the development;
- (j) Preservation of other upland areas, which are used as habitat of wetland-dependent species.

In no case shall development be allowed within 25 feet of wetlands or waters of the State.

Policy 1.7 The County shall not apply the buffering standard established in Policies 1.2(d) and 3.1 of this element in a manner that would prohibit the construction of one single-family residential structure on an existing lot of record, as defined in Policy 1.8 of this Element. If an existing lot of record is such that the construction of the single-family residential structure is precluded due to the strict application of the buffering standard, i.e. there is no buildable upland area, then the parcel shall be allowed to develop one single-family residential structure and the buffering standard shall be relaxed only to the extent needed to accommodate the residential structure with the least impact to the wetlands or waters of the State.

Policy 1.8 "Lot of record" shall mean an individual parcel of property that has been documented by a subdivision plat, deed, agreement, map survey or other drawing recorded in the official public records of Franklin County before April 3, 2001.

Policy 1.9 No parcel shall be created after April 3, 2001, which consists entirely of wetlands or which would not accommodate the construction of a single-family residential structure and the buffering standard established in Policies 1.2(d) and 3.1 of this Element, unless such parcel is included within a DRI consistent with Policy 1.6 or is encumbered by a deed or plat restriction, which prohibits future development on the parcel.

OBJECTIVE 2

Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

Policy 2.1 Adopt land development regulations which implement the adopted *Comprehensive Plan* and which as a minimum:

- (a) regulate the subdivision of land. Minimum lot size shall be one acre, with at least 1 00 feet of road frontage and 100 feet in depth, unless the lot is part of a recorded

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subdivision approved under Franklin County Ordinance 89-7, the Subdivision Ordinance, as provided by the Franklin County Zoning Ordinance (86-9).

(b) regulate signage. Signs will be allowed in commercial districts. Temporary non-illuminated signs smaller than 9 square feet shall be allowed in any district for a period not to exceed 30 days. Non-illuminated real estate sale and rental signs smaller than 12 square feet shall be allowed in any district as long as the sign is placed on-premises.

(c) regulate areas subject to flooding. The County shall enact an ordinance which shall regulate construction in areas subject to seasonal and periodic flooding. This ordinance, which shall adopt the Federal Insurance Rate Maps for Franklin County dated July 18, 1983 promulgated by the Federal Emergency Management Agency, shall provide for the enforcement of building regulations that will make the County eligible to participate in the Federal Flood Insurance Program.

(d) provide for on site parking and traffic flow. Industrial and commercial developments must provide on site parking according to standards established in the Franklin County Zoning Ordinance.

(e) Provide for drainage and stormwater management. All commercial and industrial development shall be required to submit a stormwater management plan. Subdivisions shall include adequate provisions for drainage.

(f) provide for adequate open space. In residential districts there shall be a setback from any public or private road of 25 feet, and from any other property line of 10 feet.

(g) Protect potable water wellfields and aquifer recharge areas. There shall be no underground storage tanks permitted within 200 feet of public or private water system water wells.

Policy 2.2 Land development regulations adopted to implement this plan shall be established for the following categories:

(a) Conservation: This category shall provide for the long term management and protection of publicly held land for wildlife management, environmental protection and resource based recreation. Structural development is allowed in accordance with appropriate state and federal agencies' management plans. The location of these lands is mapped on the Future land Use Map series.

The intensity standard for conservation shall be 0 dwelling units per acre. Residential uses are prohibited except for those necessary for the supervision of the resource.

(b) Recreation: This category of land use shall protect the natural resources of the county while maintaining recreational activities for residents. Lands in this land-use

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category may permit the following uses - open space, picnic areas and facilities, restroom facilities, camping, boat ramps, and other recreational facilities. The location of these lands is mapped on the Future Land Use Map series.

The intensity standard for recreation land shall be 0 dwelling units per acre and floor-to-area ratio (FAR) of not more than 0.10. Residential uses are prohibited except for those necessary for the supervision of the resource.

(c) Agricultural: This category of land use shall protect agricultural and forestry lands from urban development. This category shall permit agricultural and forestry related activities to function economically while protecting the environmental integrity of Apalachicola Bay and other surface waters from the impacts of urban development.

Forestry operations and such accessory uses as are incidental to forestry operations are permitted uses. Maximum residential density is one unit per forty acres of land. The location of these lands is delineated on the Future Land Use Map series.

(d) Residential: This land use category shall ensure the health, safety, and well being of residents by limiting the extent and density of residential development to those areas suitable for development. Single family units shall not exceed one unit per acre except on lots recorded before August 17, 1978, or in lots platted as part of the 1982 amendment to the St. George Island Development Order, or in subdivisions meeting the requirements of Franklin County Ordinance 89-7, the subdivision ordinance. Multi-family densities shall not exceed fifteen units per acre. The location of these lands is depicted on the Future Land Use Map series.

All residential or accessory structures shall conform to the appropriate standards established in the Franklin County Zoning Ordinance, the Critical Shoreline District Ordinance, the Flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

1) The site, which is the subject of Ordinance No. 98-16, is restricted to a zoning designation of District R-3, which is Single Family Estate Residential (one single family unit per five acres) as per Franklin County Zoning Code, amended on July 7, 1998, by Ordinance 98-13.

2) Should the zoning on the site which is the subject of Ordinance No. 9816 be changed to a density greater than that which is allowed by the above described R-3 zoning district, Franklin County shall adopt an amendment to the comprehensive plan to revise Policy 2.2 d) 1, to allow the higher density.

3) ~~By September 30, 1999~~, Franklin County shall apply to the Department's Small Town Environmental Program (STEP) for assistance in developing a study of the feasibility and available options of central sewer and water. Regardless of the status of the study, Franklin County shall require all new development in the study area to provide easements for sewer and water. The study area will encompass the coastal area within two miles of the coast, between Eastpoint and Carrabelle, excluding public land. The study area will run from the Carrabelle River westward, to and including the property subject of Ordinance 98-

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16. Should a study show that connections to central water and sewer are possible and economically feasible within the described study area, then any further development within this area should be connected.

4) As the City of Carrabelle has already authorized construction of a water expansion program into part of the study area (as far as Carrabelle Beach), with construction beginning by September 20, 1999, and as the City has tentative plans to provide water as far as Yent's Bayou, Franklin County will cooperate with the City in applying for funds to continue water expansion. As the City is the most likely provider of sewer service, Franklin County and the City will cooperatively seek funding to initiate sewer service in the study area.

(e) Mixed-Use Residential: Mixed-use residential shall mean that at least 50% of the net land available for development shall be used for residential or recreational purposes. This category of land use shall provide for development that is primarily residential in nature but which also may include supporting categories of land uses otherwise described in this plan such as conservation, recreation, historic and archaeological, commercial (including retail, office, commercial/tourist and hotel/motel uses) and residential uses (including single-family and multi-family residences). This category is designed for and is limited to developments such as developments of regional impact (DRIs) approved pursuant to Chapter 380, Florida Statutes, or planned unit developments (PUDs) created by ordinance of the Franklin County Board of County Commissioners. The density shall not exceed 4.3 dwelling units per acre. The location of these lands is depicted on the Future Land Use Map Series. The intensity standard for mixed-use residential land use shall be a floor-to-area ratio (of non-residential uses) of not more than 0.50.

All structures shall conform to the appropriate standards established in the Franklin County Zoning ordinance, the Critical Shoreline District Ordinance, the Flood Hazard Ordinance, or the coastal construction Code Ordinance.

(f) Mixed-Use Commercial: This category of land use shall provide for development that is commercial in nature but which may include categories of land uses otherwise described in this plan such as conservation, recreation, historic and archaeological, and residential. Commercial land uses allowed in this district include, but are not limited to, retail, office, hotel/motel, recreation facilities, clubs, and marinas. ~~This category is designed for and limited to the area covered in the Franklin County Bob Sikes Cut Planned Unit Development District (Ordinance 88-5).~~ The residential density shall not exceed 4.3 dwelling units per gross acre on average. The location of these lands is depicted on the Future Land Use Map Series.

All structures shall conform to the appropriate standards established in the Franklin County Zoning Ordinance, the Critical Shoreline District Ordinance, the Flood Hazard Ordinance, or the Coastal Construction Code Ordinance. The intensity standard for mixed-use commercial land use shall be a floor-to-area ratio (of non-residential uses) of not more

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than 0.50.

(g) Commercial: This category of land use shall provide suitable location for commercial activities. There is no minimum lot size, width, or depth; however, existing lots may not be subdivided. Commercial land adjacent to waters of Apalachicola Bay shall be developed as a last resort and shall be reserved for water dependent activities. Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact caused by the surrounding commercial land. Protective measures may include additional setbacks, buffers, or open space requirements. The location of these lands is mapped on the Future Land Use Map series.

All commercial structures or accessory structures shall conform to the applicable standards established in the Franklin County Zoning Code, Critical Shoreline District Ordinance, Flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

The intensity standard for commercial land shall be a floor-to-area ratio (FAR) of not more than 0.50. On St. George Island the floor-to-area ratio shall not exceed 1.0. that 80% of the lot can be covered by impervious surfaces.

(h) Industrial: This category of land use shall provide land areas suitable for industrial development. Industrial sites shall be designed to minimize nuisance effects on neighboring land use. The category shall accommodate industrial activities which do not detrimentally affect the environment. There are no density requirements. Site plans shall be appropriate to the industry with review of the Planning and Zoning Commission and approval of the Board of County Commissioners. Residential uses are prohibited except for security purposes.

The location of all industrial lands is mapped on the Future Land Use Map series. All industrial or accessory structures shall conform to the appropriate standards established in the Franklin County Zoning Code or other controlling regulation.

The intensity standard for industrial land shall be a floor-to-area ratio (FAR) of not more than 0.50. that 80% of the lot can be covered by impervious surfaces.

(i) Public Facilities: This category of land use shall provide for the health, safety, and well being of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include government offices, schools, water or sewer facilities, medical facilities, landfills, and jails. Residential uses are prohibited except for security purposes. Public facilities located adjacent to residential uses should be adequately buffered so as to lessen the impact and friction between these uses. There is no minimum lot size, but existing lots may not be subdivided. The location of these lands is depicted on the Future Land Use map series.

All public facilities or accessory structures shall conform to the Franklin County Zoning Code or other controlling regulation.

The intensity standard for public facilities shall be a floor-to-area ratio of not more than 0.25. that 50% of the lot can be covered by impervious surfaces.

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(j) Rural Residential: This category of land use shall allow limited development in land suitable for single family residential use with the provision of limited facilities. The density shall be one unit per ten acres, with the minimum lot size of one acre. The location of these lands is delineated on the Future Land Use Map series.

(k) Resort: This category may be imposed, through an amendment to the Future Land Use Map series, only to that approximately 58 acres known as the "Resort Village" property, which consists of the plantation Commercial Area adjacent to the St. George Island Airport, as shown on Exhibit "A" to the St. George Island Development of Regional Impact Development Order, recorded in O.R. Book 143, Page 635, Public Records of Franklin County, Florida, less the portions known as Nick's Hole Phase I, Nick's Hole Phase II, the Bluffs Phase I and the Bluffs Phase II, which have all been platted single family residential.

Impervious surfaces shall not exceed more than 20% of the land area designated within the category. For the purposes of this land use category, an additional 10% semi-pervious paving surface, which allows a permeability of at least 33% , may be allowed. Total semi-pervious surface and impervious surface shall not exceed more than 30%.

Land use activities within the Resort category may only include 1) resort commercial development, such as high quality hotels or motels, together with such appropriate affiliated uses as tourist shops, restaurants, conference facilities and similar activities; 2) appropriate ancillary uses such as tennis courts, swimming pools and similar activities; 3) appropriate supporting infrastructure, such as wastewater and stormwater treatment facilities, subsurface absorption cells and similar uses.

(l) Rural Village: This category is designed as a rural village that focuses on the historical heritage and natural surroundings of the Crooked River. Objective is to create a rural village center in proximity to the Crooked River and a supporting rural community of river cottages and single family lots.

Land use activities within the Rural Village may include (1) River House (restaurant and lodging), (2) Outfitters Center (sale of clothing and equipment and supplies), (3) Facilities to accommodate recreational uses associated with Canoeing, Kayaking, Boating, Fishing, Guided tours, Horseback riding, Hunting and sporting clays, and other similar and compatible recreational uses, (4) Nature Center and Library including: Nature Lab - Encourage development of good land stewardship to understand Island Ecosystem through establishment of a nature lab in conjunction with FSU, the Nature Conservancy and local naturalists, Nature walks and GFA Trail System, Facilities for Artists, Facilities and trails for bird watching, (5) Boat Ramp and Boat Dock with related services, (6) River Cottages (attached and detached), and (7) Single Family Residences.

In conjunction with state and federal dredge and fill permit applications, the applicant shall survey the entire site for the presence of state and federally listed species. Such surveys shall be incorporated into the biological assessment portion of the dredge and fill permit application and be taken into consideration in clustering of development.

The performance standards for Rural Village are: non-residential maximum Intensity: .20 FAR, maximum density: Overall Gross @ 1 Du/ 5 gross Acres. Clustering is allowed

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as provided by the Franklin County Zoning Code or by Planned Unit Development Ordinance (PUD). The minimum lot size that applies to the cluster development shall be determined at the time of zoning or PUD review. The total number of dwelling units allowed within a cluster development shall not exceed the number of dwelling units allowed under this land use category. Areas which are not included within lots or used for roads, accessways, bodies of water, common recreation facilities, service facilities or infrastructure shall be designated by the developer as common open space.

Impervious Surface Area – 10%; 70% for cluster development, Minimum common open space 25%; 50% for cluster developments, and all applicable provisions of the Franklin County Zoning Code. Rural Village shall be served by central water and wastewater systems. Developer shall provide central sewer and water unless the capital improvements element of a local government is amended to provide such service.

A stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW). The stormwater management system will also be designed and constructed to utilize swales for stormwater conveyance, as opposed to stormwater sewers, except where undue disturbance of native vegetation will occur.

(m). Conservation Residential: This category is generally intended for large, private tracts of land that are appropriate for low density residential development and the protection of natural and cultural resources. An important objective of this category is to allow for low density residential development that accentuates and celebrates the natural environment and is designed to fit into the natural setting instead of altering the natural setting to fit the design of the development. In order to minimize disturbance and preserve open spaces, a requirement of this category is clustering residential development (i.e. home sites) on portions of a site that do not have high environmental sensitivity (i.e. uplands). In conjunction with state and federal dredge and fill permit applications, the applicant shall survey the entire site for the presence of state and federally listed species. Such surveys shall be incorporated into the biological assessment portion of the dredge and fill permit application and be taken into consideration in clustering of development.

Other important objectives are to promote the use of native vegetation, to minimize impervious surfaces, to protect wildlife corridors, to protect archeological and other cultural resources, and to manage, enhance, and restore natural ecosystems through controlled burning, thinning, and other ecologically acceptable methods. This category may be located in rural or semi-rural areas that are readily distinguishable by the presence of significant natural water features like rivers, creeks, marches and lakes. Due to the specific and strict conservation requirements set forth herein, this category is not intended to promote inefficient traditional suburban development patterns that may promulgate urban sprawl.

Allowable Uses within the conservation residential land use shall be limited to (1) Residential single-family detached, (2) Passive recreational uses, (3) Active recreational uses, (4) Related infrastructure, silviculture, and accessory uses such as community gathering facilities and other amenities for residents and guests, (5) Free standing non-residential or commercial uses intended to serve non-residents are not permitted, and (6) other similar or compatible uses.

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The performance standards for the Conservation Residential land use category are Maximum gross density of 1 Du / 5 gross acres, and maximum overall impervious surface coverage (including residential uses, accessory uses, and infrastructure) shall not exceed 15% of the land area designated within the category, and no individual or group septic systems may be located within 500 feet of Ochlockonee River, Ochlockonee Bay, and Bear Creek.

Clustering is allowed as provided by the Franklin County Zoning Code or by Planned Unit Development Ordinance (PUD). The minimum lot size that applies to the cluster development shall be determined at the time of zoning or PUD review. The total number of dwelling units allowed within a cluster development shall not exceed the number of dwelling units allowed under this land use category. Areas which are not included within lots or used for roads, accessways, bodies of water, common recreation facilities, service facilities or infrastructure shall be designated by the developer as common open space.

A stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW).

(n) Marina Village Center: The intent of the Marina Village Center Land Use category is to create a southern coastal fishing village focused on a marina that provides access to Ochlockonee Bay. In addition to the marina, the village may contain a mixture of related activities including retail, office, hotel, restaurant, entertainment and residential uses.

Allowable Uses within the Marina Village Center land use shall be limited to (1) Retail Commercial, (2) Hotel/motel, (3) Entertainment, (4) Restaurants, (5) Marina including: dry storage, marine fueling, and other uses necessary to support marina operations (6) Water dependent tourist commercial facilities, (7) Multifamily Residential; condominium; and private residence clubs; time share and other forms of fractional ownership, (8) Single Family Residential, (9) Office, (10) Recreation, (11) Public and Private Utilities, and (12) other similar or compatible uses.

The performance standards for the Marina Village Center are: non Residential floor Area Ratio: .30, Residential Density: 2.0 Du/gross acres, Maximum ISR .80, Minimum common open space 25%, and all applicable provisions of Franklin County Zoning Code. The Marina Village Center shall be served by central water and wastewater. Developer shall provide central sewer and water unless the capital improvements element of a local government is amended to provide such service.

Clustering is allowed as provided by the Franklin County Zoning Code or by Planned Unit Development Ordinance (PUD). The minimum lot size that applies to the cluster development shall be determined at the time of zoning or PUD review. The total number of dwelling units allowed within a cluster development shall not exceed the number of dwelling units allowed under this land use category. Areas which are not included within lots or used for roads, accessways, bodies of water, common recreation facilities, service facilities or infrastructure shall be designated by the developer as common open space.

In conjunction with state and federal dredge and fill permit applications, the applicant shall survey the entire site for the presence of state and federally listed species. Such

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surveys shall be incorporated into the biological assessment portion of the dredge and fill permit application and be taken into consideration in clustering of development.

A stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW).

(o) Carrabelle East Village: This category is generally intended to create a self-sustaining community with a mixture of functionally integrated land uses anchored by a Village Center. This category will complement the existing community of Carrabelle and create places to live, work and shop in the context of promoting moderately priced housing and economic development opportunities. Complementary activities for the enjoyment of village residents, including recreational, leisure, cultural, religious, and educational activities are also components of this district. The residential components of the village will include various density ranges and housing types, but the overall density in this category will be between 1 and 3 dwelling units per gross acre. Village residential, cottage residential, and estate/conservation residential opportunities will be created in a manner to maximize vehicular and pedestrian linkages to shopping, employment, recreational and other complementary activities while at the same time promoting compatibility among land uses. Clustering development on portions of a site that do not have high environmental sensitivity in order to minimize disturbance and preserving large open spaces in order to provide shared access are requirements of this category. Flexibility in design techniques is also promoted in order to achieve the goals and objectives of this category.

Allowable Uses within the Carrabelle East Village land use shall be limited to (1) Residential Single-family, (2) Residential Multi-family, (3) Retail Commercial, (4) Service-oriented Commercial, (5) Office, (6) Business and Industrial Park, (7) Passive and active recreational, (8) Schools and other Civic Facilities, (9) Public and Private Utilities, (10) Houses of Worship.

The performance standards for the Carrabelle East Village land use category are: Gross Residential Density: 1- 3 du/gross acre, Maximum Non-Residential intensity of .25 Floor Area Ratio (FAR), Commercial and Business Park Intensity: .25 Floor Area Ratio (FAR), Minimum Common Open Space – 25%, Minimum Civic Space – 10%, and other Applicable Provisions of the Franklin County Zoning Code.

The Carrabelle East Village land use shall be served by central water and wastewater. Developer shall provide central sewer and water unless the capital improvements element of a local government is amended to provide such service.

Clustering is allowed as provided by the Franklin County Zoning Code or by Planned Unit Development Ordinance (PUD). The minimum lot size that applies to the cluster development shall be determined at the time of zoning or PUD review. The total number of dwelling units allowed within a cluster development shall not exceed the number of dwelling units allowed under this land use category. Areas which are not included within lots or used for roads, accessways, bodies of water, common recreation facilities, service facilities or infrastructure shall be designated by the developer as common open space.

A stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW).

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Policy 2.25. Properties in the residential mixed use, commercial mixed use, marina village, Carrabelle East land use categories are required to be developed with at least 3 of the following land uses, none of which may be less than 10% of the total land area: residential, single-family; residential-multi-family; commercial; office; active recreational; passive recreational; public facilities; churches; schools. All of the land uses do not have to be developed at the same time, no one land use is a prerequisite to another land use. For the purposes of this requirement, "properties" refers to the overall parent parcel of land that is assigned the Mixed Use (Residential or Commercial, Marina Village, and Carrabelle East Village) land use category and not individual pods, units, tracts, or lots within the parent parcel of land.

Policy 2.3 Public utilities needed to provide essential service to existing and future land uses in Franklin County shall be permitted in all of the land use classifications established by this plan. Public utilities include all utilities (gas, water, sewer, electrical, telephone, etc.) whether publicly or privately owned.

Policy 2.4 Nonconforming residential lots of record recorded prior to the adoption of this plan in agricultural areas may continue in residential use until their separate identity is lost.

Policy 2.5 A lot or parcel of land conveyed between family members of lineal descent, for the purpose of providing the grantee in the transaction a personal residential building lot, shall be eligible for the issuance of a residential building permit even though the lot or parcel conveyed is nonconforming as to size. The minimum lot size to which this policy shall apply is one acre. The issuance of a building permit on a nonconforming lot so established shall require compliance with every other permit requirement.

OBJECTIVE 3

Based on the adopted ~~The County shall adopt~~ land development regulations ~~by 1991 that~~ the County shall ensure the protection of natural and historic resources and to protect the Apalachicola Bay from the deleterious effect of stormwater runoff.

Policy 3.1 Development, alteration of native vegetation, and habitable structures within 50 feet landward of wetlands or the waters of the State, is prohibited, except as allowed pursuant to Policies 1.2d, 1.6 and 1.7 of this Element and Policies 1.1, 1.2, and 1.5 of the Coastal Conservation Element. The landward extent of a surface water in the State for the purposes of implementing this policy is as defined in Chapter 62-340.600, F.A.C.

Policy 3.2 Deleted by Ordinance 2001-20

Policy 3.3 Deleted by Ordinance 2001-20

Policy 3.4 Prohibit the filling of salt or fresh water marshes.

Policy 3.5 Prohibit dredge and fill of grass beds.

GOALS, OBJECTIVES, AND POLICIES

Policy 3.6 Limit the area of impervious surfaces on developed lots within the Critical Shoreline District to a maximum of 20%.

Policy 3.7 Historic resources shall be protected through designation as historic sites by the State or the County.

Policy 3.8 Coordinate with appropriate agencies to ensure protection of threatened and endangered species.

Policy 3.9 Unless otherwise provided in this plan, all development within 150 feet of wetlands and shorelines in Franklin County shall comply with the Critical Shoreline District Ordinance and must be reviewed by the County Planning and Zoning Commission to insure compliance. Development within the Critical Shoreline District shall be prohibited except as provided by said Ordinance, or as otherwise provided in this plan.

Policy 3.10 Prohibit the installation of septic tanks within 150 feet of wetlands and shorelines in Franklin County. Between 150 feet and 75 feet of wetlands and shorelines the only onsite wastewater treatment system that will be allowed are aerobic systems. No onsite wastewater treatment systems can be located closer than 75 feet from wetlands or shorelines in Franklin County.

OBJECTIVE #4

The County shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities by requesting in writing that agencies participate in the scheduled monthly County Planning and Zoning Commission meeting when development along the shoreline is reviewed. This objective shall be accomplished by fulfilling the following policies.

Policy 4.1 Requests for development orders or permits shall be coordinated, as appropriate, with Apalachicola, Carrabelle, adjacent counties, special districts, the Regional Planning Council, the Water Management District, and state and federal agencies.

Policy 4.2 Encourage the coordination of all federal, state, and local permitting agencies in the establishment of a "streamlined" permitting system for new development.

OBJECTIVE 5

Broaden and increase the economic base for the area while minimizing adverse impacts on other land uses and the environment. This objective shall be accomplished by fulfilling the following policies.

Policy 5.1 Environmentally compatible industries will be encouraged and directed to the county's designated industrial parks.

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Policy 5.2 The County will continue to develop infrastructure and services to establish the industrial parks as grants and other economic development programs from the state and federal government become available. The share of the costs to be paid for by the County will be negotiated when potential industries area identified.

OBJECTIVE 6

The County shall continue to review existing land uses for the purpose of eliminating any which are incompatible or inconsistent with the Future Land Use Plan. shall be eliminated by the year 2000.

Policy 6.1 Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

Policy 6.2 Regulations for buffering of incompatible land uses shall be set forth in the county's land development regulations, and which as a minimum:

- (a) identify incompatible land uses.
- (b) establish set back buffers.
- (c) Establish guidelines for planted vegetative buffers

OBJECTIVE 7

The County shall continue to abide by the requirements of Chapter 380.0555, Florida Statutes, so long as it is in effect.

Policy 7.1 The County will continue implementing the growth management program that has been put in place through the Area of Critical State Concern program, including the goals, objectives and policies of the comprehensive plan and land development regulations.

~~Policy 7.2 All development orders shall be rendered to the DCA Field Office pursuant to s. 380.07, F.S., and Rule 9J-1, F.A.C., within 5 working days of their issuance.~~

~~Policy 7.3 The enactment, rescission, or amendment of any land development regulation or comprehensive plan shall not become effective until approved by the Administration Commission pursuant to 380.0555(10), F.S. The County shall submit all amendments, rescissions, or enactments to the Administration Commission within 10 days of adoption.~~

~~Policy 7.4 After approval of the comprehensive plan, land development regulations will be revised no later than December 1, 1991, to be consistent with and implement the comprehensive plan and the Principles for Guiding Development.~~

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OBJECTIVE 8

To prevent urban sprawl the County shall encourage infill in already developed areas and the redevelopment and renewal of blighted areas. This objective shall be accomplished by fulfilling the following policies, and by fulfilling Objective 8 of the Housing Element.

Policy 8.1 The County shall not allow any new residential development at densities greater than one unit per acre except in areas served by DEP DER approved sewer and water systems or lots recorded prior to August 17, 1978 or lots platted as part of the 1982 amendment to the St. George Island Development Order.

Policy 8.2 Encourage infill in already developed areas through the provision of already existing infrastructure. Existing infrastructure will be maintained to provide at least the minimum Levels of Service adopted in this *Comprehensive Plan*.

Policy 8.3 Require new developments planned for outlying, unserved areas to pay the total costs of supplying necessary services to the proposed developments.

Policy 8.4 Encourage the redevelopment and renewal of blighted areas.

Policy 8.5 Within the Eastpoint USA on-site sewage disposal shall be prohibited if the Eastpoint Sewer and Water District states that sewer is available or planned. When sewer is available connection shall be within 180 days. ~~There will be an exception for five temporary aerobic systems on the Green Point site. Temporary is defined to be no more than one year.~~

Policy 8.6 Within the Eastpoint USA public water shall be utilized where it is available.

Policy 8.7 Within the Eastpoint USA mixed-use site plans will be allowed if the development is controlled by an approved Planned Unit Development Ordinance that requires at least 33 % open space and a stormwater plan approved by DEP DER. Mixed-use is defined in land use element policy 2.2.

Policy 8.8 Within the Eastpoint USA densities as high as 15 units per acre and urban scale of commercial use shall be allowed so long as the property has adequate access to hurricane evacuation routes, and is sited on property with the appropriate soil types, topography, and drainage such that the development does not impact the Apalachicola Bay. Development shall also have to be served by paved roads.

Policy 8.9 Within the Eastpoint USA development in the coastal high hazard area shall be restricted to one unit per gross acre or lot of record subject to the provisions of policy 12.5 of the coastal/conservation element.

Policy 8.10 The County shall limit land designated high density in the Eastpoint USA to no

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more than 10% of the area outside of the Coastal High Hazard Zone.

Policy 8.11. During the review of map and plan amendments, the County shall consider the urban sprawl factors enunciated in Rule 9J-5.006(5)(g), Florida Administrative Code. As part of the County's review, the County shall also consider the requirements of 9J-5.006(5)(l) which recognizes innovative and flexible strategies as a counter to the proliferation of urban sprawl.

OBJECTIVE 9

By ~~1994~~, the County ~~has shall~~, through its Land Development Regulations, limited development type, density and intensity, within the Coastal High Hazard Area, as defined in the Conservation/Coastal Management Element, and directed ~~unsuitable~~ development outside of the Coastal High Hazard Area, to minimize the impact of natural hazards in this area. By December 31, 2006 ~~1994~~ the county shall develop policies to restrict public funding for facilities within coastal high hazard areas. The manner of development shall be guided by way of increased setback requirements, impervious surface limitations, vegetative preservation requirements, and other necessary performance criteria.

Policy 9.1 Development in areas that do not need to be evacuated in the event of a Category I hurricane shall be permitted and encouraged. Development in Category I Hurricane Evacuation Zone is permissible if established hurricane evacuation clearance times can be maintained. it is determined that there are adequate clearance times.

Policy 9.2 The County shall coordinate with the Regional Planning Council to evaluate and update evacuation issues. As hurricane evacuation issues are raised by the Regional Planning Council, the County will consider amending ~~amend~~ its plan to be consistent with the Apalachee Regional Comprehensive Policy Plan.

Policy 9.3 The County shall not authorize the funding of public facilities in the coastal high hazard area ~~County-funded public facilities shall not be built in the coastal high hazard area,~~ unless the facility is for public access or resource restoration. For the purpose of this section, boat ramps, active and passive recreation, and associated infrastructure are permissible in coastal high hazard areas.

Policy 9.4 The County will implement the policies of Objectives 12 and 13 of the Conservation/Coastal Management Element to control development in the Coastal High Hazard Area.

OBJECTIVE 10

Adequate and suitable land for public facilities will be provided to serve future development. This objective shall be accomplished by fulfilling the following policy. (See Also Intergovernmental Coordination, Objective 5)

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Policy 10.1 Residential developments should be planned as neighborhoods which may include non-residential uses such as elementary schools, recreation and other public facilities and neighborhood commercial.

OBJECTIVE 11

Innovative land use development patterns, including PUDs, mixed-use, and cluster zoning shall be permitted and encouraged.

Policy 11.1 Mixed-use residential developments should be planned to include recreation, associated commercial, and, as appropriate, conservation or historic uses.

Policy 11.2 Mixed-use residential developments should be designed to provide their own infrastructure and services, such as roads, water, and sewer services, if not located along existing public utility lines.

Policy 11.3 Gross residential density within a mixed-use residential development shall not exceed 4.3 residential dwelling units per gross acre.

Policy 11.4 Associated commercial uses are permitted within mixed-use residential developments so long as these activities are compatible with adjacent land uses and adequately buffered. Such uses may include office, tourist commercial, and hotel/motel uses.

Policy 11.5 All residential and other structures shall conform to applicable standards established in the Franklin County Zoning Ordinance, Critical Shoreline Ordinance, Flood Hazard Ordinance, Coastal Construction Code Ordinance, and, if applicable, other standards adopted by a county PUD ordinance or DRI development order.

Policy 11.6 The location of all mixed-use residential lands shall be is mapped on the Future Land Use Maps.

Policy 11.7 Any commercial, conservation, recreation, or historic lands located within a mixed-use residential development shall meet other applicable standards contained in this plan to the extent they are not inconsistent with the intent and policies for mixed-use residential development.

Policy 11.8 Mixed-Use residential developments shall be limited to those developments that have received approval as a DRI pursuant to Chapter 380, Florida Statutes, or as a PUD pursuant to County ordinance.

Policy 11.9 The total number of dwelling units developed within a cluster development shall not exceed the number of dwelling units normally allowed on that parcel of land under the Franklin County Zoning Ordinance.

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~~Policy 11.10~~ The mixed-use residential land use category shall be applied to the property controlled by the Green Point DRI Development Order. In addition to the restrictions described in the Land Use Policy 2.2(e), the following restrictions shall also apply to the Green Point site:

~~—Residential development in the southern watershed shall be limited to a maximum of 90 dwelling units. Lakes in the southern watershed shall be bermed along the southern edge to the extent necessary to maintain the integrity of the open space buffer between them and St. George Sound. The 18-hole golf course shall also be located out of the southern watershed.~~

~~—A minimum of 100.66 acres of wetlands shall be preserved as conservation areas and an additional 4.5 acres shall be created.~~

~~—The cost of connecting Green Point to the Eastpoint Water and Sewer District, including capital costs for laying collection and graywater return lines and improvements to the treatment plant and incremental operating costs incurred by the District, will be the responsibility of the developer and shall equal all such costs reasonably attributable to and needed to accommodate the impacts of the green Point project.~~

~~—The stormwater management system for the site shall be a state of the art system which exceeds the design and performance requirements of Chapter 17-25, F.A.C. (or and acceptable updated regulation) for discharges to Outstanding Florida Waters, Class II Waters and Aquatic Preserve, if any such waters will be impacted by the project's stormwater management system. The pollutants, especially nutrients and pesticides from the golf course. Stormwater discharges shall not cause a violation of applicable water quality standards or loss of beneficial uses of the receiving waters. The stormwater management plan shall contain a comprehensive ground and surface water management program, and an integrated pest management and nutrient management plan. The comprehensive ground and surface water monitoring program will require the developer to institute a water monitoring program which will test for the presence in ground or surface waters of any fertilizers, pesticides and herbicides applied to the project. Fertilizers, pesticides and herbicides which cannot be analyzed in the laboratory will not be applied on site.~~

~~—The area south of US 98 shall be left undisturbed with the use of those areas limited to boardwalks, trails, and walkovers permitted by any applicable regulations. Other similar passive recreational uses may be allowed with the concurrence of the DCA, Apalachee Regional Planning Council, Franklin County and any other permitting agency.~~

Policy 11.11: The Mixed-Use Residential land use category shall be applied to the SummerCamp development on 784 acres in Sections 25, 33, 34, 35, and 36, Township 6 South, Range 3 West. In addition to the provisions described in Land Use Policy 2.2(e), the following provisions shall apply to the SummerCamp PUD:

1. Residential land uses shall be limited to a maximum of 499 dwelling units.
2. Non-residential land uses shall be limited to 35,000 (heated/cooled) gross square feet of commercial and active recreation development, fifty hotel rooms, a public safety facility,

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and ancillary non-residential development such as gatehouses, storage facilities, and maintenance facilities.

Non-residential uses will be limited to passive and active recreation, restaurant, lounges, retail sales, personal and professional services, hotels, and community facilities and services (excluding water and sewage treatment plants).

In the event the SummerCamp development contains a commercial supplier of petroleum products (gasoline), the supplier will use above ground storage tanks, which conform to the requirements of the Florida Department of Environmental Protection.

3. The internal circulation system will be designed to promote pedestrian and bicycle opportunities for its residents by providing a functional and integrated system of pedestrian paths, bicycle paths, and nature trails.

4. There shall be a fifty-foot, naturally vegetated buffer around all wetlands and landward of all waterbodies. Development within wetlands and this fifty-foot buffer is prohibited, except for minor encroachments for roads, utilities, and recreational crossings, or wetland maintenance and restoration, to the extent such activities may be permitted by the appropriate regulatory agencies. As part of the development review process, perpetual conservation easements shall be executed which memorialize this protection and prohibit development consistent with Policy 1.2(c) and 2.2 of the Conservation/Coastal Management Element.

5. No marina, boat ramp, or associated facilities shall be allowed on the land subject to this amendment.

6. A private community dock shall be permitted in accordance with all applicable regulations. The private community dock shall (i) be located in an area previously significantly modified by human activity, with good circulation, flushing, and adequate water depths; (ii) be used solely by project residents/owners for recreational and non-commercial activities; (iii) provide for temporary docking of not more than 10 boats; (iv) include a buoy system to mark shallow/sensitive areas in the vicinity; (v) minimize impacts to wetlands and seagrasses; (vi) include a DEP-approved water quality monitoring program; and (vii) adhere to construction criteria for docking facilities located in aquatic preserves pursuant to Rule 18-20.004(5), F.A.C. The private community dock shall not (i) extend more than 150 feet beyond the mean high water line; (ii) be more than six feet wide; (iii) be built over seagrass beds; (iv) provide fueling or supplies; (v) provide pump out services unless otherwise required by the Florida Department of Environmental Protection; (vi) have finger piers; (vii) permit overnight docking; or (viii) result in the loss of waters classified for the harvest of shellfish.

Private residential single-family docks will be prohibited and riparian rights surrendered upon final regulatory approval of the private community dock. In the event the private

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community dock does not receive such approval, the number of private residential single-family docks allowed to riparian owners shall not exceed 19.

Not more than ten community piers which will be used by the project residents/owners for fishing and observation shall be allowed in accordance with all applicable regulations. The piers shall be sited to minimize impacts to wetlands and avoid seagrasses. The piers shall not be used to moor any vessels, shall be a minimum height of five feet above mean high water, shall be surrounded by handrails, and shall be posted with signs that state "No Boat Mooring Allowed".

7. The stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW). The stormwater management system will also be designed and constructed to utilize swales for stormwater conveyance, as opposed to stormwater sewers, except where undue disturbance of native vegetation will occur.

Parking lots shall be designed and constructed to utilize recessed bioretention areas to capture stormwater.

8. SummerCamp will utilize native vegetation for residential lots and common open spaces except for minor plantings in residential lots and small areas used for recreational and open space activities within common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida's Water Management Districts.

The SummerCamp development will utilize soil moisture sensors as opposed to rain sensors for irrigation purposes.

9. SummerCamp will utilize an advanced wastewater treatment plant ("A WT") and central potable water facilities, which will be located off site on other lands owned by the developer or an affiliate and as determined by the jurisdictional permitting agencies.

10. No more than 19 residential units will be located below the 8.6 feet elevation line as surveyed for the project site at the time of the adoption of this amendment. This elevation line represents the landward extent of the surge area from a Category 1 hurricane as indicated in the Florida Hurricane Surge Atlas.

A hurricane preparedness and evacuation plan will be prepared consistent with the provisions of Rule 9J-2.0256(5)(b), F.A.C., and will be placed on file with Franklin County prior to the issuance of the certificate of occupancy for the first habitable dwelling. At a minimum, the hurricane preparedness and evacuation plan shall require SummerCamp to: (i) subscribe to an automated hurricane warning system for the purpose of warning all residents of a pending storm, (ii) create an annual homeowners hurricane awareness program and hurricane evacuation plan, (iii) implement a mandatory Category I hurricane evacuation, and (iv) offer NOAA radios for all SummerCamp residents.

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11. A black bear education program will be provided to inform SummerCamp residents about black bears on an annual basis. Signs will be posted at primary entrances and at community facilities as appropriate within the project to alert residents and visitors of the potential presence of black bears. All household and non-residential garbage containers must be wildlife-proof.

~~Policy 11.12: Not later than April 1, 2004, Franklin County shall revise its comprehensive plan to update the goals, objectives, policies and future conditions map (future land use map series) and transmit such revisions to the Department of Community Affairs. The updated plan shall reflect changes to Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, since the plan went into effect in 1991. This revision shall be based on a planning period through Year 2020, with current and forecasted conditions, and satisfy data and analysis requirements.~~

~~Key issues to be emphasized will include:~~

~~1. Protection of natural resources, including wetlands, floodplains, habitat for listed species, shorelines, sea grass beds and economically valuable fishery resources, groundwater quality, and estuarine water quality;~~

~~2. Protection of cultural heritage;~~

~~3. Promote economic development;~~

~~4. Promotion of emergency management, including the delineation of the coastal high hazard area, maintaining or reducing hurricane evacuation clearance times, creating shelter space, directing population concentrations away from known or predicted coastal high hazard areas, and implementing appropriate parts of the Local Mitigation Strategy.~~

~~5. Adequate provision of public facilities and services including transportation, water supply, wastewater treatment, and facilities for public access to water bodies;~~

~~6. provision of affordable housing, where appropriate;~~

~~7. inclusion of intensity standards; and a~~

~~8. list of allowable uses.~~

~~In addition, Franklin County shall prepare an overlay plan for St. James Island. This plan shall consider the same issues as referenced for the comprehensive plan revision and shall result in an overlay map and policies. The Franklin County Comprehensive Plan shall be amended to include the overlay map and policies and such amendments shall be~~

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~~transmitted to the Department of Community Affairs no later than April 1, 2004. All future land use changes must be consistent with the overlay map and policies.~~

~~The planning process will be collaborative and include extensive public and government agency participation.~~

~~Policy 11.13: Any local government comprehensive plan amendment, subject to review as a large scale plan amendment under Section 163.3184, Florida Statutes, and transmitted by Franklin County to the Department of Community Affairs prior to the effective date of the updated plan to be adopted pursuant to Policy 12, must include an area-wide assessment covering the geographic area of the county where the amendment is located that addresses the following:~~

- ~~1. Protection of natural resources, including wetlands, floodplains, habitat for listed species, shorelines, sea grass beds and economically valuable fishery resources, groundwater quality, and estuarine water quality;~~
- ~~2. Protection of cultural heritage;~~
- ~~3. Promote economic development;~~
- ~~4. Promotion of emergency management, including the delineation of the coastal high hazard area, maintaining or reducing hurricane evacuation clearance times, creating shelter space, directing population concentrations away from known or predicted coastal high hazard areas, and implementing appropriate parts of the Local Mitigation Strategy;~~
- ~~5. Adequate provision of public facilities and services including transportation, water supply, wastewater treatment, and facilities for public access to water bodies;~~
- ~~6. provision of affordable housing, where appropriate;~~
- ~~7. inclusion of intensity standards; and a~~
- ~~8. list of allowable uses.~~

GOALS, OBJECTIVES, AND POLICIES

GOAL

PROVIDE A SAFE AND EFFICIENT MULTI-MODEL TRANSPORTATION SYSTEM FOR ALL RESIDENTS AND VISITORS TO FRANKLIN COUNTY WITH MINIMUM DELAYS TO THRU TRAFFIC MOVEMENT.

OBJECTIVE 1

The County ~~has~~ shall ~~adopted~~ standards ~~by 1994~~ which shall facilitate the safe flow of motorized and non-motorized traffic. 9J-5.007(3)(b)1

POLICY 1.1 The County shall use the standards adopted in ~~adopt standards in~~ its land development regulations which ~~will~~ provide for safe and convenient on site traffic flow for all new development.

POLICY 1.2 The County shall use the standards adopted in ~~standards in~~ its land development regulations which ~~will~~ provide adequate on site vehicle parking for all new developments.

POLICY 1.3 When planning future road construction the County will analyze the potential pedestrian and bicycle traffic. If the need is there accommodations for pedestrian and bicycle traffic will be made.

POLICY 1.4 The County shall not allow adjacent intersections of collector or local roads with arterial roads to be closer than 1000 feet.

POLICY 1.5 The County shall allow access directly onto arterial roads from property bordering the roads only if there is no other practical means of access to the property.

POLICY 1.6 The County shall not allow land to be subdivided unless direct access to US98 is by way of a curb cut that is spaced at least 400 feet from any other curb cut that meets the access standards of the Florida Department of Transportation. Existing lots shall be allowed to develop so long as DOT approves access.

POLICY 1.7 The County shall require that lots that can not meet the access standard described in Policy 1.6 shall take access from platted side streets, parallel streets or frontage roads, through combined parking lots, or by lots sharing drives, or the provision on easements of access.

POLICY 1.8 No applicant shall be denied development approval for the sole reason that the lot cannot meet the requirements of the preceding policies. To provide access, a temporary access permit shall be issued provided that the landowner's site plan provides for the eventual connection to an access on an adjoining property, and that the owners agree, with suitable legal documents, to close the temporary access when connection to adjoining properties is feasible. Temporary will only be done as a last

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resort and shall be construed to mean no more than one year.

POLICY 1.9. The County shall not approve a land use change, or substantial expansion or reconstruction of existing structures, unless the site access is brought into conformance with these policies.

POLICY 1.10. The county shall require the provision of frontage roads or access roads for the subdivision of more than ten lots.

OBJECTIVE 2

The County shall maintain adopted Levels of Service for all roadways as new growth and development occur consistent with Future Land Use Map. 9J-5.007(3)(b)2

POLICY 2.1 The County hereby adopts a peak hour Level of Service (LOS) D G as the minimum LOS for all State Roads and Principal Arterials in the County, and peak hour LOS D for all Minor Arterial and collector roadways in the County.

POLICY 2.2 County traffic volumes, system demands, and accident data shall be evaluated on an annual basis in order to monitor and identify impacts of new growth.

OBJECTIVE 3

The County shall coordinate transportation system improvements with the intent of Chapter 380.0555, Florida Statutes (Apalachicola Bay Area Protection Act), the future land uses shown on the future land use map of this plan, and with the plans of the Apalachee Regional Planning Council and the *Florida Department of Transportation's Five-Year Transportation Plan*.

9J-5.007(3)(b)2, 3

POLICY 3.1 The County shall continue active membership in the Apalachee Regional Planning Council, and shall avail itself of the data, analysis, programs and policies the ARPC generates regarding traffic circulation.

POLICY 3.2 Land use changes will not be made that will cause the peak hour level of service on the roads that service that area to fall below the level of service set in policy 2.1 of this element.

POLICY 3.3 The County shall review subsequent versions of the *FDOT Five-Year Transportation Plan* to ensure consistency with the transportation element.

POLICY 3.4 The County shall review for compatibility with this element the traffic circulation plans of Apalachicola, Carrabelle, and neighboring counties as they are amended in the future.

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OBJECTIVE 4

Franklin County shall work with landowners to encourage protection of ~~protect~~ the right-of-way of existing and future transportation corridors through the adoption of a right-of-way protection ordinance or other methods. ~~by the year 1993. 9J-5, 007 (3)(b)4~~

POLICY 4.1. The County Commission ~~County Planning and Zoning Commission~~ in conjunction with the County Planning Department shall explore alternative measures, including impact fees and user fees, for the acquisition and preservation of existing and future rights-of-way and road systems. ~~and present their findings to the Franklin County Commission by the year 1994.~~

POLICY 4.2. The County shall enact a plan for the acquisition or other methods to ~~protect and protection of~~ existing and future rights-of-way. ~~by the year 1995.~~

POLICY 4.3. The County may consider identifying a parallel U.S. 98 that would link Highway 319 to U.S. 98. Once a corridor study has been completed, the County shall amend its traffic circulation map to depict the proposed route.

GOALS, OBJECTIVES, AND POLICIES

GOAL

PROVIDE DECENT, SAFE, AND SANITARY HOUSING TO MEET THE NEEDS OF ALL THE PRESENT AND FUTURE RESIDENTS OF THE COUNTY.

OBJECTIVE #1

Increase the supply of affordable, standard housing by ~~624 units by the year 1995 and by an additional 352 units by the year 2000~~ to meet the housing needs of all existing and anticipated populations of the county. 9J-5.010(3)(b)1

POLICY 1.1 Through its land use and zoning maps, the County shall make sure that there is adequate land available to develop the required residential units. Adequate land shall be defined as maintaining at least the current ratio of vacant platted lots to developed platted lots in the unincorporated county ~~as shown in Table 35 on page 39 of the text of the Housing Element of the Franklin County Comprehensive Plan.~~

POLICY 1.2 The County shall develop an information referral mechanism by December 31, 2006 ~~4993~~ so that those in need of housing assistance can be advised by the Farmers Home Administration, the Department of Housing and Urban Development, the Northwest Florida Regional Housing Authority, or other housing service providers.

POLICY 1.3 The County should coordinate with FHA for establishment of Section 515 rental housing project located in either the Eastpoint or Carrabelle Division.

POLICY 1.4 Encourage the provision of affordable housing through local churches, civic clubs and other public and private nonprofit organizations. The County shall coordinate with these organizations to provide them with information and referral services as provided in Policy 11.3.

POLICY 1.5 Establish a county-wide housing authority by May 2005 for the purpose of recommending to the county commission a successful strategy for creating affordable housing in the county. ~~in conjunction with the Area of Critical State Concern Program for the purpose of financing low income housing projects.~~

OBJECTIVE #2

There will be sites available for 473 ~~4803~~ units of housing for low and moderate income families by the year 2020 ~~2000~~. 9J-5.010(3)(b)3

POLICY 2.1 The land use and zoning maps shall be reviewed to make sure there is enough suitably classified land for very low, low and moderate income residential development. This shall include provisions for higher densities and lot sizes less than one acre where public sewer and water systems are available. It shall also include adequate sites for very low, low and moderate income mobile homes as addressed in Objective 3 and its supporting policies.

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POLICY 2.2 The County, by 2006, shall adopt mechanisms, such as but not limited to, streamlining the permitting process, providing technical assistance, and incentives to include density bonuses, outside the CHHA, for the provision of affordable housing. This is necessary to encourage the participation of the private sector and non-profit agencies in housing programs designed to provide affordable housing to households with very low, low and moderate incomes and to provide housing for special needs groups.

POLICY 2.3 Affordable housing will be distributed equitably throughout the County using strategies which include, but are not limited to, density bonus programs, establishment of a local community land trust to help develop ways to protect equity and appreciation for affordable housing homeowners but nevertheless insure that affordable homes remain affordable, technical assistance, and reduction or deferrals of building fees and/or infrastructure costs. Additionally, Affordable Housing Density Bonus (AHDB) projects will be located where adequate infrastructure and services are available.

POLICY 2.4 The County will permit flexibility in the application of design and development standards where such flexibility is needed to accommodate AHDB project densities and where such flexibility helps reduce development costs without reducing the overall quality of life for the residents of the County.

POLICY 2.5 The County will review, and if necessary modify, its Density Bonus Program every two (2) years to reflect changing community needs and market conditions.

OBJECTIVE #3

There will be adequate sites for 244 749 mobile homes in the County by the year 2020
2000. 9]-5.010(3) (b)3

POLICY 3.1 The land use and zoning maps shall be reviewed to make sure there is enough suitably classified land to contain at least 244 749 mobile homes.

POLICY 3.2 Amend the standards for the development of mobile home parks or subdivisions to require the developer to set aside a certain percentage of lots for LMI households.

POLICY 3.3 Coordinate with the City of Apalachicola, the City of Carrabelle, the Eastpoint Water and Sewer District, Lanark Village Water and Sewer District, and the Alligator Point Water Resources District to provide water and sewer facilities to those areas designated for mobile home parks and subdivisions.

OBJECTIVE 4

Reduce substandard and dilapidated housing units by 40% by the year 2010, with half

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of the substandard and dilapidated units eliminated by 2020. 9J-5.010(3)(b)2.

~~Eliminate substandard and dilapidated housing units by the year 2000, with half of the substandard and dilapidated units eliminated by 1995. 9J-5.010(3)(b)2~~

POLICY 4.1 During each annual funding cycle, the County should develop a housing rehabilitation program and submit application under the Florida Small Cities Community Development Block Grant Program.

POLICY 4.2 The County adopts the following standards for classifying standard, substandard, and dilapidated housing:

- Standard: The structure appears to meet all requirements of the Standard Florida Building Code. The foundation, walls, roof and porches all appear sound. Buildings that require simple cosmetic improvements, such as painting, are considered standard.
- Substandard: The unit requires some structural repair either to the roof system, walls, foundation or porches. Signs of a substandard dwelling include sagging roofs, porches, and foundations; missing or damaged shingles or roofing; broken windows or steps; and damaged or missing siding.
- Dilapidated: The structure is unfit for habitation, and costs to bring the structure in compliance with the Standard Florida Building Code are in excess of 50% of the value of the structure. Signs of a dilapidated building include collapsed roofs or floors, buildings off of their foundations, and vegetation growing up through the building.

POLICY 4.3 ~~By 1992~~ the County shall continue to contact all landlords owning substandard rental housing in the county and notify them of the opportunities to participate in the Section 8 Rental Subsidy Program and who to contact at the Northwest Florida Housing Authority to participate.

POLICY 4.4 Franklin County shall use condemnation and demolition as a last resort for housing that presents a danger to the community. In conjunction with the county housing code to be established in Policy 8.1 the County shall develop procedures to condemn and demolish housing that can not be rehabilitated and poses a danger to the community.

OBJECTIVE #5

Provide relocation funding for those households that are displaced as a result of government-funded programs.

9J-5.010(3)(b)6

POLICY 5.1 The County shall provide relocation housing for any households that are

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displaced as a result of government-funded programs administered by the County. The relocation housing shall be comparable or better than the housing the household was forced to vacate.

POLICY 5.2 Develop a Memorandum of Understanding with the Apalachicola Housing Authority that gives preference, when a vacancy occurs, to those residents of Franklin County displaced from their homes as a result of a publicly-sponsored program.

OBJECTIVE #6

Sites suitable for group homes, ~~and~~ foster care facilities, and households with special needs shall be available throughout the county in residential areas. This objective will be accomplished by fulfilling the following policies. 9J-5.010(3)(b)4

POLICY 6.1 The County shall review and amend its zoning ordinance so that group homes, foster care facilities, and households with special needs can be permitted as a special exception in all residential zoning districts.

POLICY 6.2 The County shall provide information on zoning, land use, potential sources of funding, and relevant county and state regulations to private and non-profit groups who wish to develop group home facilities within Franklin County.

Policy 6.3 The County shall encourage the use of HUD, Section 202, low-interest loan funds by offering land grants or density bonuses to private or public non-profit organizations to establish group housing in Franklin County.

OBJECTIVE #7

Historically significant housing in Franklin County will be identified, preserved, and protected for residential uses. This objective will be accomplished by fulfilling the following policies. 9J-5.010(3)(b)5

POLICY 7.1 ~~By 1992~~ the County in conjunction with interested private groups and state agencies has shall completed a survey of historically significant housing in the county.

POLICY 7.2 Through the appropriate residential zoning (single family, multi-family) and continued residential land use the county will insure the residential character of historically significant housing.

OBJECTIVE #8

Franklin County will conserve the existing housing stock, rehabilitate substandard housing, and demolish dilapidated housing that can not be rehabilitated through the programs listed in Policies 8.1 through 8.3. 9J-5.010(3)(b)5

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~~POLICY 8.1 Prepare and enforce by 1992 a county housing code that will set minimum levels for care and maintenance of residential structures.~~

POLICY 8.1 8-2 Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY 8.2 8-3 Encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, and financial assistance and incentives.

OBJECTIVE #9

Provide housing developments with adequate services as established in the Public Facilities, Recreation, and Traffic Circulation Elements yet maintain the rural character of Franklin County to ensure the protection of environmentally sensitive natural resources. This objective will be accomplished by fulfilling the following policies.

POLICY 9.1 Maintain residential densities one unit per acre for developments served by septic tanks or alternative wastewater treatment systems. The only exception shall be for lots platted before 1978 when the zoning ordinance requiring one acre lots went into effect.

POLICY 9.2 Allow residential development at densities greater than one unit per acre only in areas serviced by centralized wastewater and potable water system, except for lots platted before 1978.

POLICY 9.3 Continue to implement the provisions of the Critical Shoreline District so that coastal and wetlands habitat can coexist with residential development.

OBJECTIVE #10

Eliminate discrimination in housing based on age, race, sex, religion, national origin, or physical handicap. This objective will be accomplished by fulfilling the following policies.

POLICY 10.1 Continue to implement the County Fair Housing Ordinance.

POLICY 10.2 Continue to inform those businesses and governmental agencies involved in the financing or leasing of housing of the need to prohibit discriminatory practices within their housing delivery system.

OBJECTIVE #11

The County will continue with the current private system of making housing available to residents of Franklin County. This objective will be accomplished by fulfilling the following policies. 9J-5.010(3)(b)7