

ORDINANCE 2002- 12
FRANKLIN COUNTY, FLORIDA

**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA,
RELATING TO THE ZONING CODE; APPROVING THE BEACH
CLUB AT ALLIGATOR POINT MASTER DEVELOPMENT
PLAN; PROVIDING FOR REPEAL OF CONFLICTING
ORDINANCES; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Beach Club at Alligator Point has been proposed on 3.71 acres of land on Alligator Point in Franklin County; and

WHEREAS, the project has been designed to minimize potential adverse impacts to the environmentally sensitive natural resources at Alligator Point; and

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

WHEREAS, the Developer has worked closely with the community in creating the Master Plan for this site, and has agreed to limit development of the site as provided in the Master 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. The only structure not shown on the Master Plan which will be permissible on this site is a walkway and dune walkover to direct traffic from the upland to the beach and protect revegetation of the dune and nesting sea turtles. No future commercial development of any type shall be permitted on this site.

SECTION 2. All setbacks shall meet or exceed the setback requirements set forth in county ordinances, with building setbacks being a minimum of 20 feet from adjacent property lines. Building height shall not exceed restrictions imposed by county ordinance.

SECTION 3. To the maximum extent feasible within the principles and practices of the Florida Yards and Neighborhoods, vegetative buffering and screening shall be used adjacent to property boundaries.

SECTION 4. The Developer will work cooperatively with local community organizations with regard to opportunities for educational activities and projects.

SECTION 5. The County may enforce this ordinance by any and all of its lawful powers.

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. If any provision of this ordinance or 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 8. This ordinance shall become effective upon passage.


This ordinance was adopted in open regular meeting this 4th day of June, 2002.

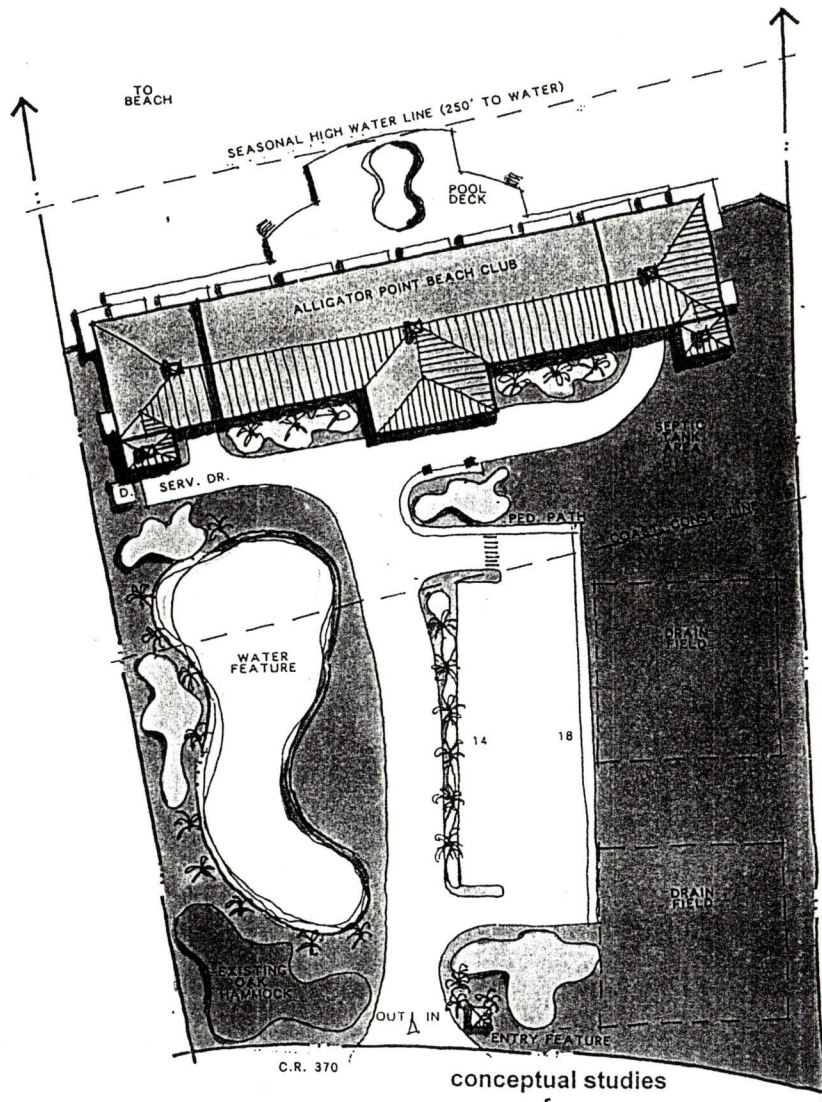
FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

Eddie Creamer
EDDIE CREAMER, Chairman

ATTEST:

Kendall Wade
KENDALL WADE, Clerk





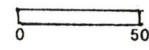
ALLIGATOR POINT BEACH CLUB

3 STORIES
 40,000 S.F.
 TOTAL NUMBER OF UNITS - 26
 INTERIOR AMENITY AREA - 5000 S.F.
 RESTAURANT - 18 INTERIOR SEATS

PARKING

13,000 S.F.
 INTERIOR PARKING - 27
 SITE PARKING - 32

SITE PLAN



conceptual studies
 for
Alligator Point Beach Club
 Franklin County, Florida
APFLA DEVELOPMENT COMPANY, LLC