

AN ORDINANCE IMPOSING A MORATORIUM UPON THE CONSTRUCTION OF MULTI-FAMILY HOUSING, AND ISSUANCE OF BUILDING PERMITS FOR MULTI-FAMILY HOUSING IN FRANKLIN COUNTY.

ORDINANCE NO. 79-4

FRANKLIN COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of Franklin County, Florida is in the process of revising its comprehensive plan, and intends to adopt a revised comprehensive plan and an amended zoning ordinance and amended subdivision ordinance for the county, and

WHEREAS, the Board has contracted with Apalachee Regional Planning Counsel for services in aiding the Board in preparing an improved and revised comprehensive plan, together with implementing ordinances, pursuant to Chapter 163, Florida Statutes, and

WHEREAS, adoption of the foregoing, and in accordance with and pursuant to the Florida Statutes, and Franklin County's existing comprehensive plan, is planned to occur by July 1, 1980, and

WHEREAS, Multi-family construction contains the potential for overcrowding, loss of open space, pollution, and activities which may endanger the environment and,

WHEREAS, the utmost careful consideration must be exercised to insure that the rights of all are safeguarded, having due regard for storm escape routes, fire safety provisions, prevention of overcrowding and preservation of open spaces, and other factors, and

WHEREAS, population density is inextricably linked with paving of permeable natural surfaces, causing runoff which pollutes waters with heavy metals, petroleum products, increased coliform bacteria, and other disease producing agents, affects salinity and ph of adjoining waters, calls for schools, road, police and fire prevention and control facilities not presently available in Franklin County, and

WHEREAS, during hurricanes which impact the area, high water

closes escape routes at early stages along coastal State Road 30 (U.S. 98), which is the only escape route east and west, and hurricane associated rains close part of County Road 65 (former S-65), and County Road 67, these being the only hard surfaced roads leading to high ground out of Franklin County; and

WHEREAS, storm tides routinely close causeways on John Gorrie Bridge and Bryant Patton bridge, and a stalled vehicle or traffic accident on either bridge could prevent escape from the County from those depending on said bridges for escape from the path of a hurricane, and storm surges which inundate the barrier island and lower coastal areas, and urban areas in the county, and

WHEREAS, pollution and environmental stress consequent upon population increase will interrupt marine life cycles of crab, shrimp and many fishes, and cause present high class shellfish waters to be closed to harvesting and said species are hereby declared to be essential to the economy of Franklin County, and should not be needlessly endangered, and whereas, proper planning can provide protection against these hazards, and

WHEREAS, Multi-family construction must therefore be limited to proper areas, and

WHEREAS, in order to attain the foregoing goals, it is necessary to continue a moratorium upon multi-family construction, and the issuance of multi-family building permits within Franklin County until the preparation, due consideration and adoption of the amended Franklin County land use plan or comprehensive plan, and the proposed amended Franklin County Zoning Ordinance, and

WHEREAS, it is anticipated that the proper plans can be prepared and proper zoning amendments be made by July 1, 1980, and

WHEREAS, the Board of County Commissioners expects to receive the work of the Apalachee Regional Planning Council on or before March 1, 1980, and to adopt the implementing ordinances by July 1, 1980, and the Board of County Commissioners of Franklin County declares that the enactment of this ordinance

is necessary to protect the health, safety and welfare of the people of Franklin County, Florida, and in order to impliment its comprehensive plan according to Chapter 163, Florida Statutes.

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

1. A moratorium is hereby declared upon multi-family construction and upon the issuance of multi-family building permits until July 1, 1980. Until such date, it shall be unlawful to issue any building permits for multi-family construction in Franklin County, Florida.

2. Violation of this ordinance shall be a misdemeanor punishable according to law.

3. The Board of County Commissioners of Franklin County hereby declares its intention to adopt a comprehensive land use plan for Franklin County, and an amended zoning code by July 1, 1980.

This Ordinance adopted in open regular meeting this 28<sup>th</sup> day of May, 1979, after receipt of favorable written recommendation of the Franklin County Planning Board.

This Ordinance has been advertised as a rezoning according to Section 125.66 (5)(b), Florida Statutes, as a rezoning of more than 5% of the County, and in conformity to and accordance with Section 163.215(2) and 163.270(1), Florida Statutes. Notice of intent to consider this Ordinance has been made and kept in the office of the Clerk of the Board for at least 15 days exclusive of Sundays and holidays.

THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA

BY: Cecil Varne  
Chairman

Attest:

Robert L. Howell  
Clerk