

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE ON 1000 ACRES OF LAND LOCATED ALONG OCHLOCKONEE BAY FROM MARINA VILLAGE CENTER TO AGRICULTURAL AND DELETING LAND USE POLICY 2.2(N).

ORDINANCE 2009-16

FRANKLIN COUNTY, FLORIDA

WHEREAS, on July 7, 2009 the Franklin County Board of County Commissioners held a public hearing to transmit to the Florida Department of Community proposed changes to the Franklin County Comprehensive Plan, and

WHEREAS, the Florida Department of Community Affairs reviewed the transmitted proposed amendments and prepared an Objections, Recommendations and Comments Report dated September 22, 2009, and

WHEREAS, the Franklin County Board of County Commissioners have held a public hearing on December 15, 2009, to adopt the proposed amendments to the Franklin County Comprehensive Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that the Franklin County Comprehensive Plan shall be amended to delete Policy 2.2(n) of the Future Land Use Element:

~~Policy 2.2(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 Ochlocknee 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 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).~~

Furthermore, the Future Land Use Map in the Franklin County Comprehensive Plan shall be amended to change 1000 acres of land in Sections 13, 14, 15, 16, 21, 22 and 23, Township 6 South, Range 2 West, as shown in the attached map, from Marina Village Center to Agricultural.

In the event any part of this ordinance is deemed unenforceable, then such part shall be stricken and the remainder of the ordinance shall remain in full force and effect.

Effective Date. This ordinance shall take effect as provided by law.

This ordinance adopted this 15TH day of DECEMBER, 2009, in a regular meeting of the Franklin County Board of County Commissioners after notice was duly given and pursuant to Chapter 163.3184, Florida Statutes.

THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: Joseph A. Parrish
Joseph A. Parrish, Chairman

ATTEST: Marcia M. Johnson
Marcia M. Johnson, Clerk

Approved as to form and legal sufficiency

Thomas M. Shuler
Thomas M. Shuler
Franklin County Attorney



