

ORDINANCE No. 2021-04

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA,
AMENDING ORDINANCE 2000-28, THE ST. JAMES BAY
PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING
AN EFFECTIVE DATE.

WHEREAS, Franklin County adopted ordinance 2000-28, which created a 378-acre multi-use golf course community called St. James Bay; and,

WHEREAS, the St. James Bay Planned Unit Development is a mixed-use residential project with a proposed density of just 1.6 units per acre and a maximum of 575 residential units; and,

WHEREAS, the developer has proposed an amendment to ordinance 2000-28 which provides for up to 16 one-bedroom villas and a lodge with up to 72 rooms, all of which are shown on Exhibit "A" attached to this ordinance; and,

WHEREAS, the proposed amendment allowing up to 16 one-bedroom villas and a lodge with up to 72 rooms is consistent with the policies and goals of the Franklin County Comprehensive Plan; and,

WHEREAS, it is the intent of Franklin County that Ordinance 2000-28 shall remain in full force and effect, except to the extent that it is modified to create an additional 16 one-bedroom villas and a lodge with up to 72 rooms; and,

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

The Master Development Plan, incorporated as "Exhibit B" in Ordinance 2000-28, is amended to show the incorporation of an additional 16 one-bedroom villas and a lodge with up to 72 rooms, as shown in the attached Exhibit A

Section 4 of Ordinance 2000-28 is amended to state:

Permitted uses, structures, and densities shall be as established in the DRI Order, Ordinance 2000-28 and the approved site plan. The approved uses will include an additional 16 one-bedroom villas and a lodge with up to 72 rooms. Densities in any use category may not be increased above the density approved when this ordinance becomes effective.

This ordinance shall become effective as provided by law.

This ordinance was adopted in open regular meeting this 16th day of March 2021, after due public notice has been given.

Franklin County, a political subdivision
of the State of Florida

Attest:

By: Ricky D. Jones
Ricky Jones, Its Chairman



By: Michele Maxwell
Michele Maxwell, Clerk of Courts

Approved as to form and sufficiency:

By: Thomas M. Shuler
Thomas M. Shuler, County Attorney

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A001
CONCEPTUAL SITE PLAN
SCALE: N.T.S.

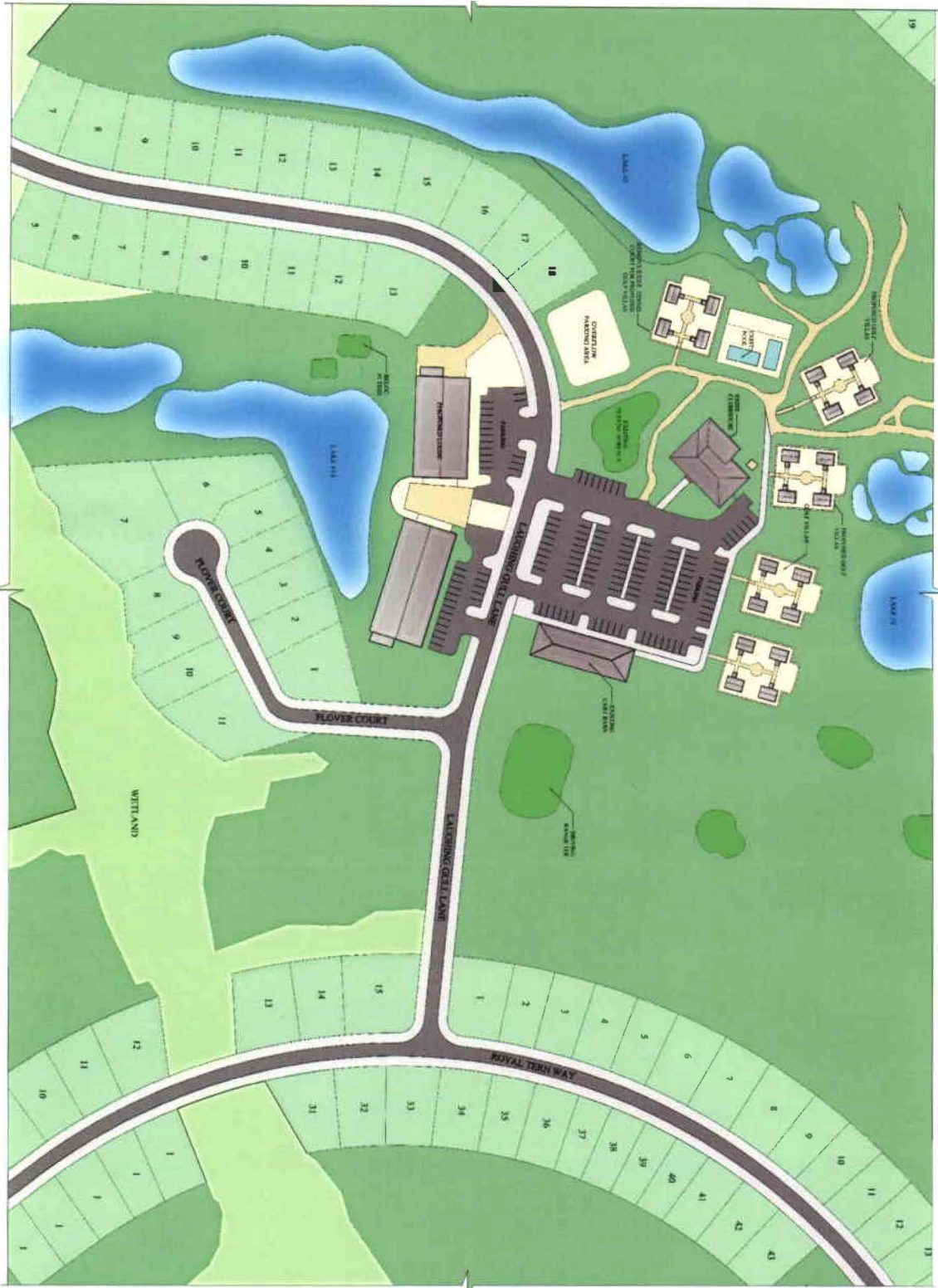


EXHIBIT "A"