

COUNTY WATER DISTRICT ORDINANCE

ORDINANCE

FRANKLIN COUNTY 75-1

FLORIDA

AN ORDINANCE PROHIBITING THE DRILLING FOR, PIPING, OR TAKING OF WATER WITHIN THE BOUNDARIES OF ANY WATER OR WATER AND SEWER DISTRICT IN FRANKLIN COUNTY FLORIDA FOR RESALE WITHOUT THE CONSENT OF THE GOVERNING BOARD OF SAID DISTRICT.

WHEREAS it is necessary to protect the supplies of potable water within Franklin County, Florida and

WHEREAS one or more district or districts have been formed within Franklin County, Florida for supply and distribution of water to residents and visitors to this area, and it is necessary that water supplies within Franklin County, Florida be used in an equitable and efficient manner, and

WHEREAS the Board of County Commissioners of Franklin County, Florida finds that unregulated pumping of water for sale or resale in the county would be inefficient and detrimental, and that water supplies occurring within the boundaries of any district formed as a public body in Franklin County should not be used, pumped, piped or distributed for sale or resale within or without the boundaries of said district without the regulation and consent of said district, this ordinance is made and established for the wise, equitable and efficient use and regulation of waters occurring in Franklin County.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, that it shall be unlawful for any person, firm or corporation, or legal entity of any kind to drill for, pump, pipe, transport, or distribute water in or rising from the underground water supplies, strata, or formation, within the boundaries of any water district or water and sewer district, or municipality, without the consent of the governing body of said water district, water and sewer district, or municipality.

No such consent shall be effective unless it shall be made in writing pursuant to motion or resolution made at a regular meeting of said governing board, or at a special meeting after due and proper notice.

Violation of this ordinance shall be a misdemeanor.

This ordinance shall be effective when a copy hereof has been furnished to the Secretary of State of Florida in the manner provided by law.

This ordinance adopted in open session this 4th day of March 1975, after notice of intent to consider such an ordinance has been made and kept in the ordinance book of the Clerk of this Board for at least 15 days exclusive of Sundays and legal holidays, and the title and substance hereof published according to law in the Apalachicola Times, a newspaper of general circulation within the county.

THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, FLORIDA.

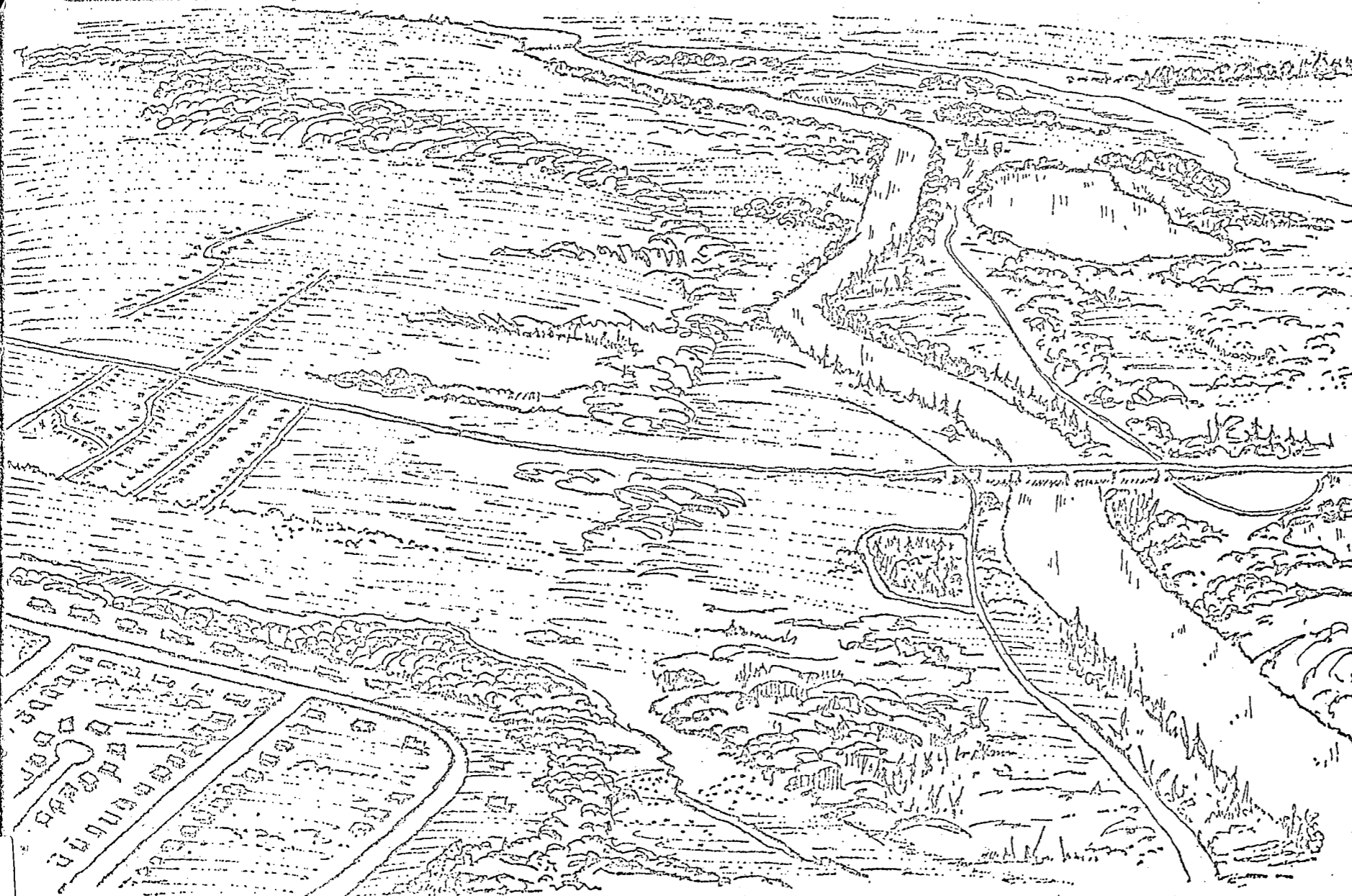
BY: *Carl Varnes*
It's Chairman

ATTEST:

Robert R. Howell
CLERK

(SEAL)

FRANKLIN COUNTY SUBDIVISION REGULATIONS



SUBDIVISION REGULATIONS

- I. SHORT TITLE
- II. PURPOSE
- III. AUTHORITY
- IV. DEFINITIONS
- V. PROCEDURES
- VI. PROVISIONS
- VII. REQUIREMENTS
- VIII. ADMINISTRATION

* THE GRAPHICS CONTAINED
IN THIS DOCUMENT ARE FOR
REFERENCE PURPOSES ONLY,
AND ARE NOT TO BE CONSTRUED
AS A PART OF THE LEGAL TEXT.

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SUBDIVISION REGULATIONS

FRANKLIN COUNTY

ARTICLE I - PURPOSES AND INTENT

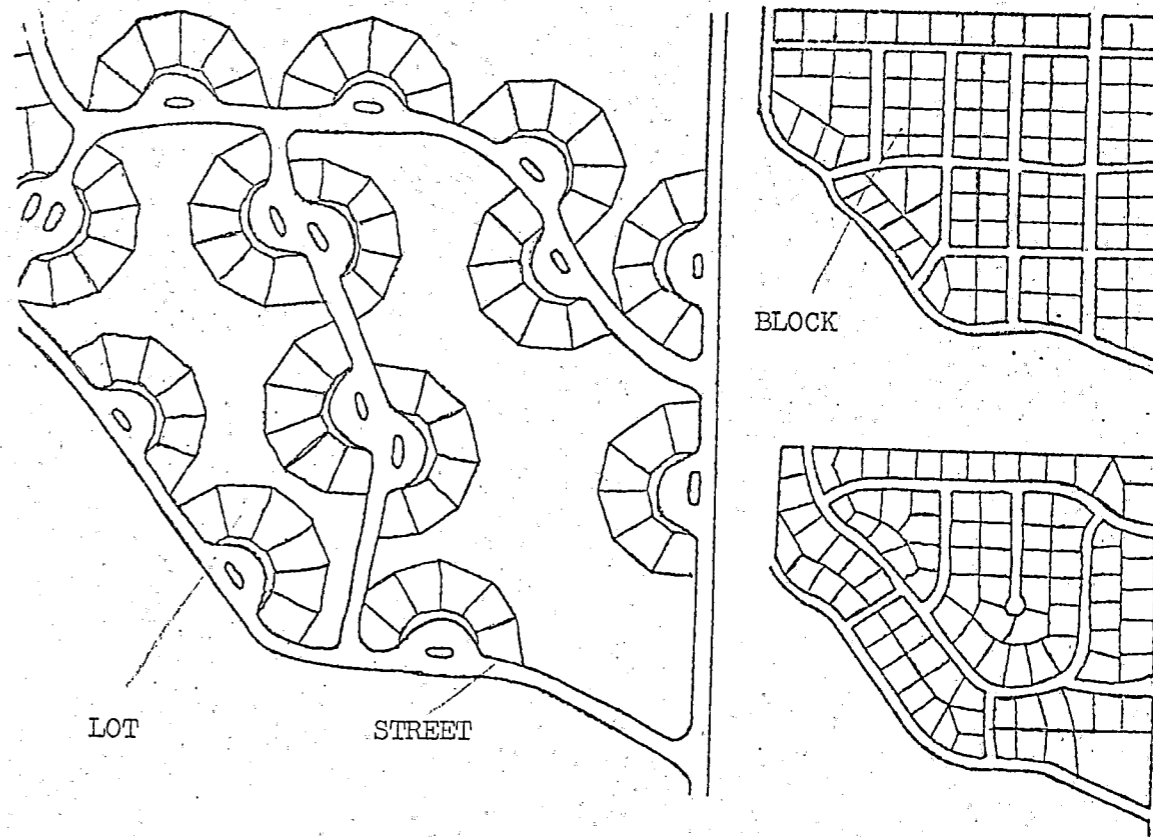
Section 1 - Purpose

To promote and protect the public health, safety, comfort, economy, order, appearance, convenience, morals and general welfare requires the harmonious, orderly and progressive development of land within the unincorporated boundaries of Franklin County, Florida. In furtherance of this general purpose, the County is authorized by Chapter 125, Florida Statutes.

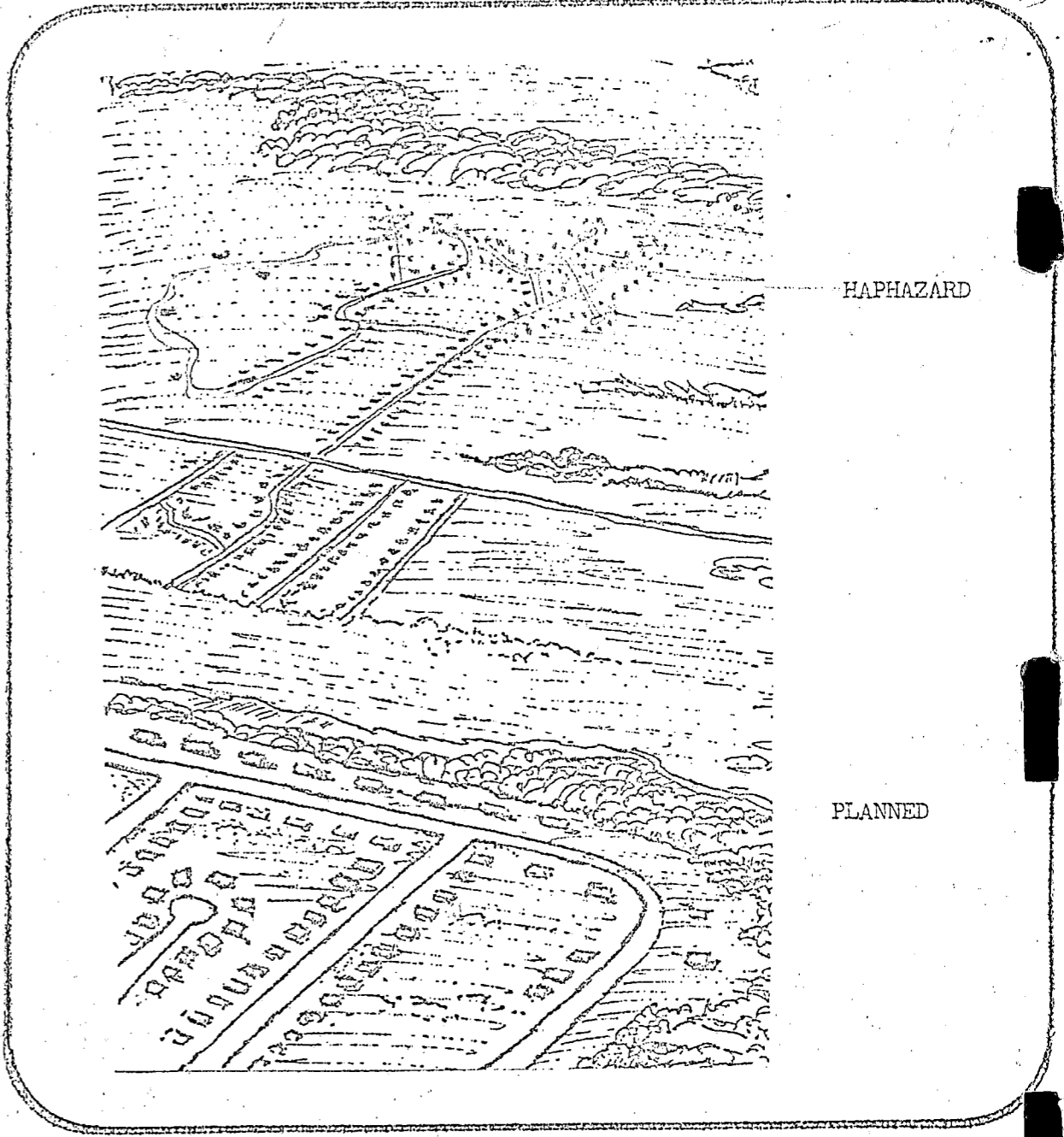
Section 2 - Intent

The regulation of the subdivision of land is intended:

- 2.1 To aid in the coordination of land development in the unincorporated areas of the county in accordance with orderly physical patterns,
- 2.2 To maintain and protect the local economy and natural resources, including the seafood industry and the Apalachicola Bay and River Basin and adjoining wetlands and uplands on which the seafood industry is dependant,



- 1 2.3 To discourage haphazard, premature, uneconomic or scattered 1
- 2 land development, 2
- 3 2.4 To insure safe and convenient traffic control, 3
- 4 2.5 To encourage development and maintenance economically stable 4
- 5 and healthful communities, 5
- 6 2.6 To insure adequate utilities, 6
- 7 2.7 To prevent periodic and seasonal flooding by providing pro- 7
- 8 tective flood control and drainage facilities, 8
- 9 2.8 To provide public open spaces for recreation, 9
- 10 2.9 To assure land subdivision with installation of adequate and 10
- 11 necessary physical improvements, 11
- 12 2.10 To assure that the citizens and taxpayers of the county will 12
- 13 not have to bear the costs resulting from haphazard subdivision 13
- 14 of land and the lack of authority to require installation by 14
- 15 the developer of adequate and necessary physical improvements, 15
- 16 2.11 To assure to the purchaser of land in a subdivision that 16
- 17 necessary improvements of lasting quality have been installed. 17
- 18
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- 21



HAPHAZARD

PLANNED

1
2 ARTICLE II - AUTHORITY AND JURISDICTION

3 Section 1 - Citation

4 This Ordinance shall be known, referred to and cited as "Land
5 Subdivision Regulations."

6 Section 2 - Adoption

7 Under the authority of Chapters 125 and 177 of the Florida Sta-
8 tutes, the Franklin County Commission at its regular meeting on
9 _____ adopted by resolution the
10 following regulations.

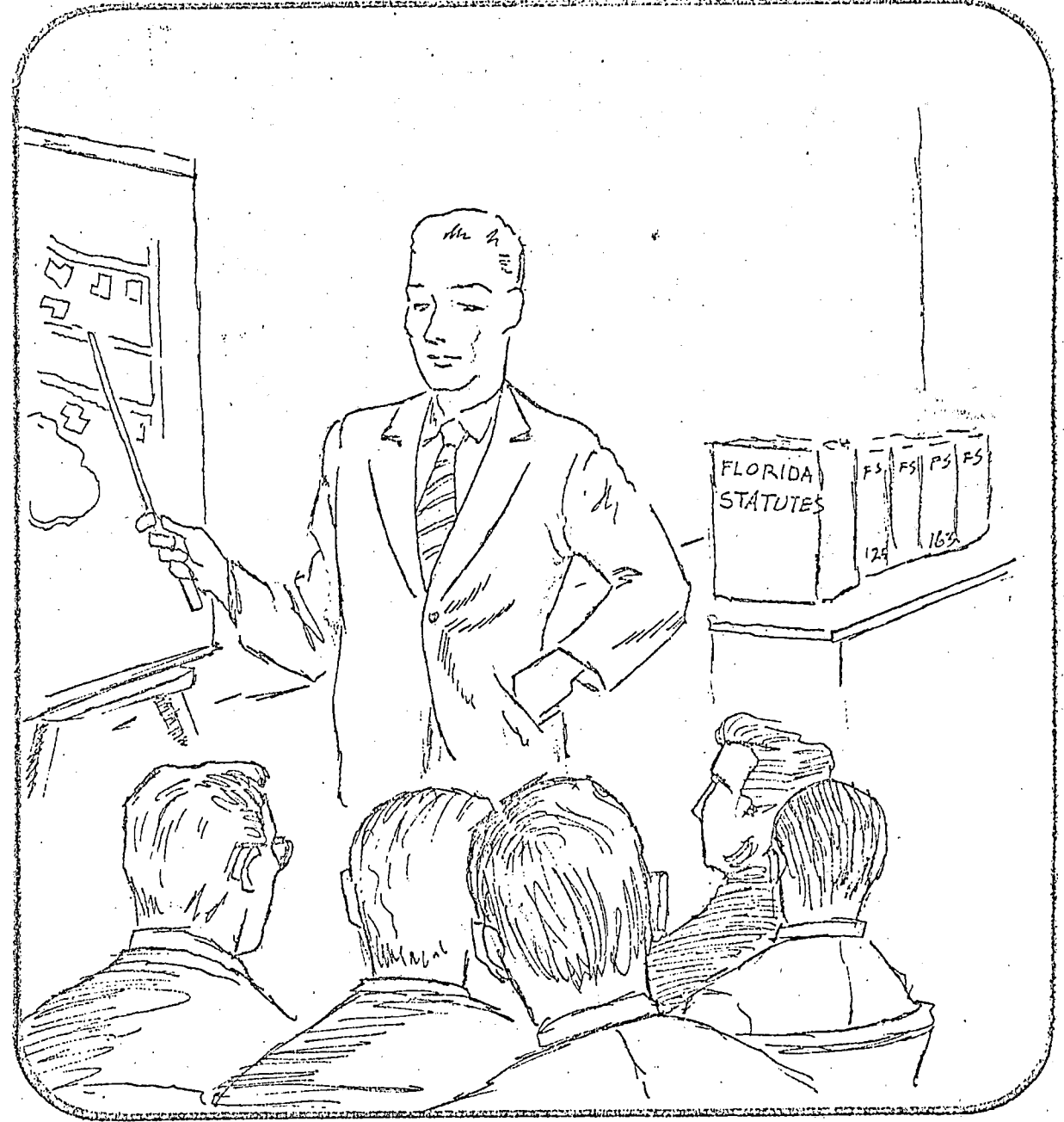
11 Section 3 - Jurisdiction

12 The area subject to these regulations shall be all of Franklin
13 County outside incorporated municipalities.

14
15 ARTICLE III - DEFINITIONS

16 Section 1 - General Definitions

17 Except as otherwise provided herein, all words shall have the
18 customary dictionary meaning, the present tense includes the future
19 tense, the singular number includes the plural and the plural
20 includes the singular. The word "person" includes a firm, corpor-
21 ation, association, organization, trust, partnership. The word



1 "building" includes "structure". The word "shall" is mandatory. 1

2 The word "may" is permissive. 2

3 Section 2 - Specific Definitions 3

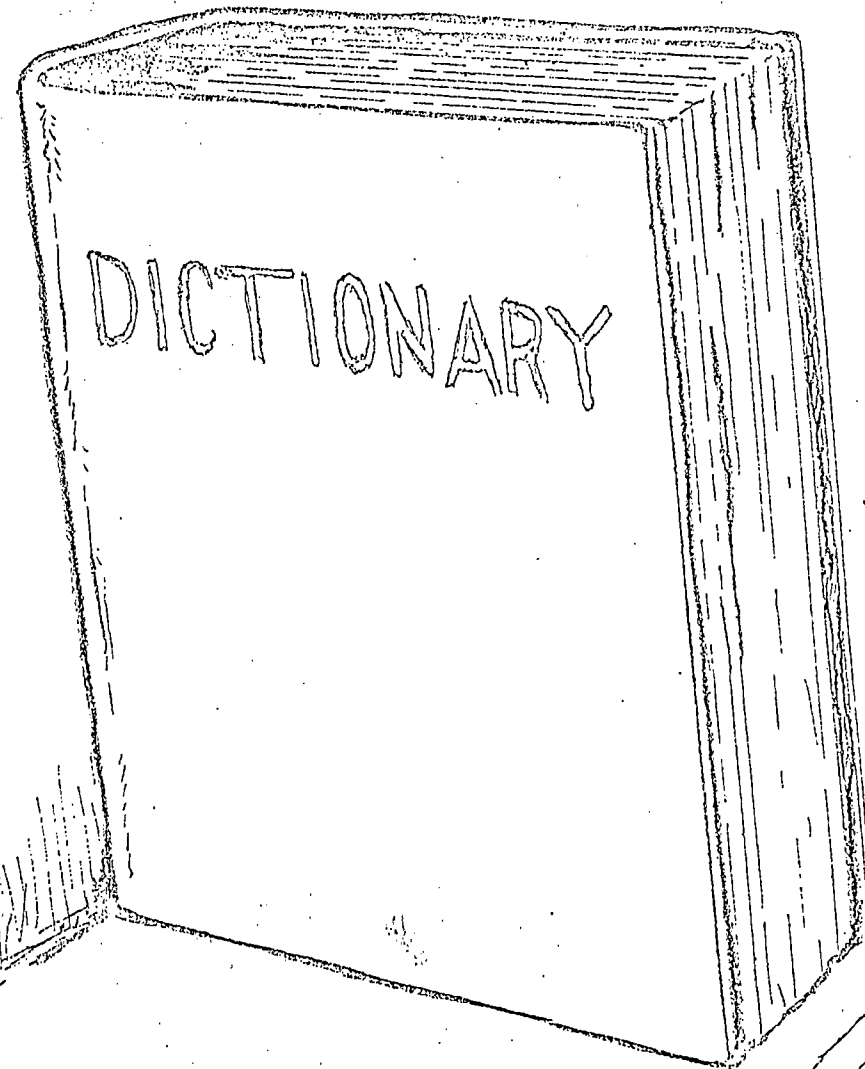
4 When used in these regulations, the following words and phrases 4
5 shall have the meaning given in this section: 5

6 2.1 Subdivision shall mean the division of a lot, tract, or parcel 6
7 of land into two or more lots, plats, sites, or other div- 7
8 isions of land, any one of which is less than five acres ex- 8
9 cept when the division results from inheritance or deed of 9
10 gift. The term includes resubdivision and when appropriate 10
11 to the context, relates to the process of subdividing or to 11
12 the land or territory subdivided. 12

13 2.2 Board of County Commissioners shall mean the Board of County 13
14 Commissioners of Franklin County, Florida. 14

15 2.3 Clerk shall mean the Clerk of the Circuit Court. 15

16 2.4 Planning Commission shall mean the Franklin County Planning 16
17 Commission. 17
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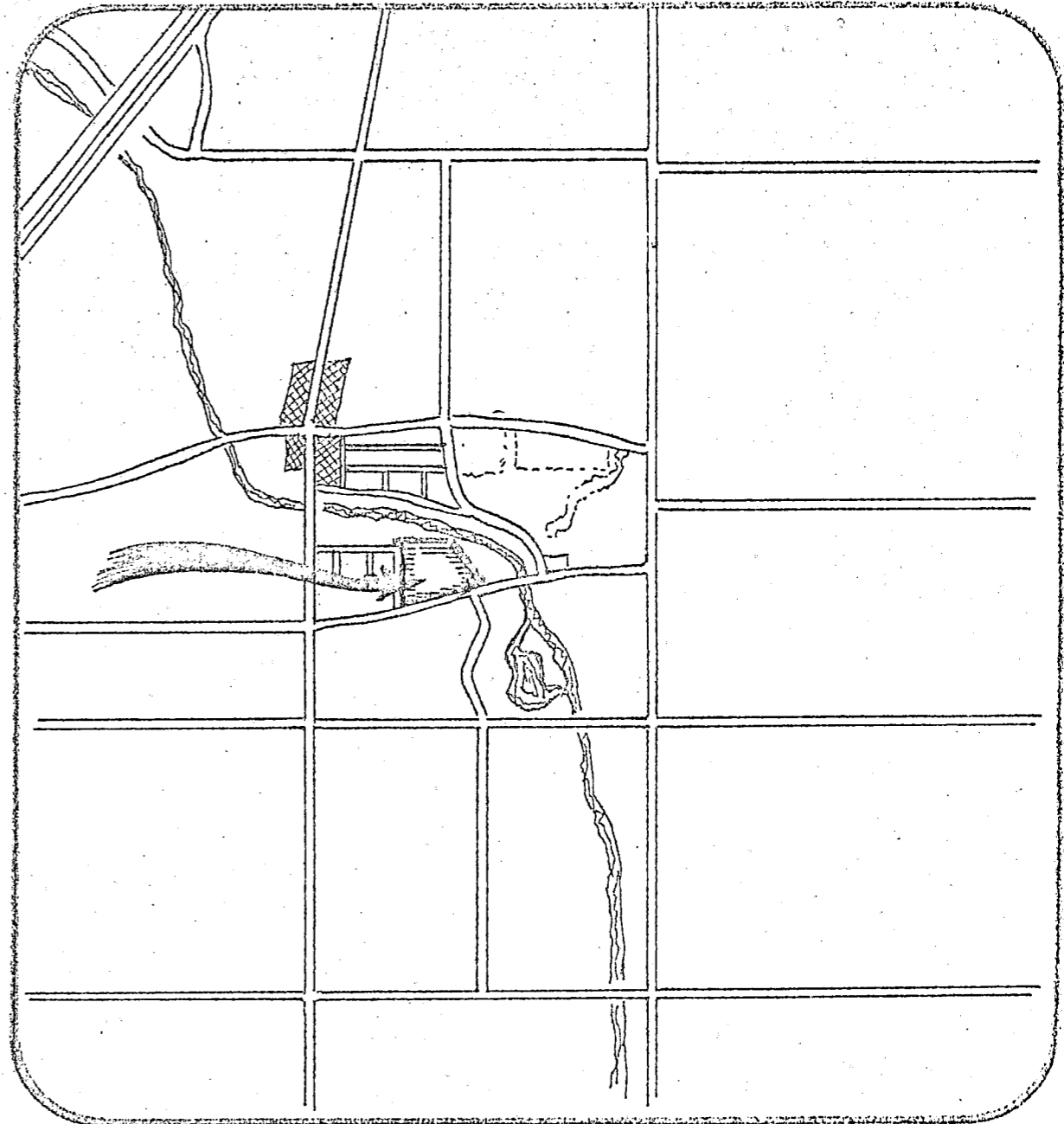


ARTICLE IV - PROCEDURE FOR PLAT APPROVAL

Section 1 - Preliminary Plat Approval

1.1 To prevent undue hardship on the subdivider through possible required plat revisions, a preliminary plat of the proposed subdivision at a scale not smaller than one hundred (100) feet to the inch shall first be submitted giving the following information:

- (a) The subdivision name, the names and addresses of the owners, the designer of the plat, and total acreage to be subdivided.
- (b) Date, north point, and a graphic scale.
- (c) The location of existing and platted property lines, roads and streets, buildings, water courses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any other public utility easements, both on the land subdivided and on the adjoining land; the names of adjacent subdivisions and the names and addresses of record owners of contiguous parcels of land as they appear on the current tax records.
- (d) The names, locations, widths, and other dimensions of



LOCATION MAP

1 proposed streets, alleys, easements, lot lines, build- 1
2 ing and set back lines, and bridges. 2

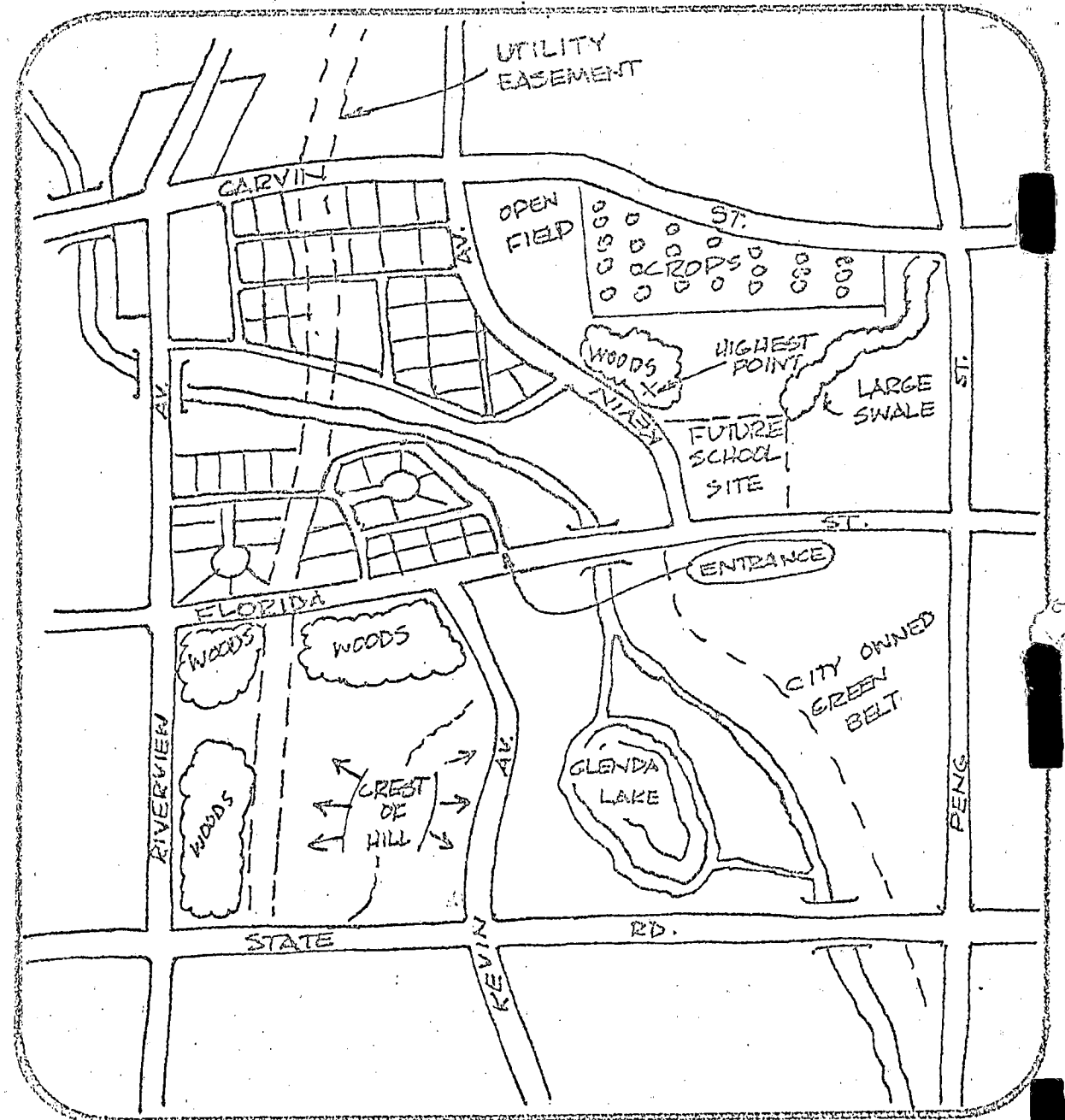
3 (e) Topography of the entire plat showing contour lines of 3
4 not more than two-foot intervals to show the relief of 4
5 the land to be subdivided, except for areas whose slope 5
6 is so minimal that the Planning Commission may require 6
7 one-foot contour lines. 7

8 (f) Profiles of all streets showing natural and finished 8
9 grades drawn to a scale of not less than one (1) inch 9
10 equals one hundred (100) feet horizontal, and one (1) 10
11 inch equals twenty (20) feet verticle. 11

12 (g) Preliminary sketch plans of proposed utility layouts 12
13 (sewer, water, electricity, and gas) showing feasible 13
14 connections to existing and proposed utility systems, 14
15 together with evidence of how proposed demands are to 15
16 be satisfied. 16

17 (h) If the proposed subdivision does not lie within the 17
18 force and effect of an existing zoning ordinance, the 18
19 preliminary plat shall be accompanied by a plan in- 19
20 dicating the proposed use of the lots. 20

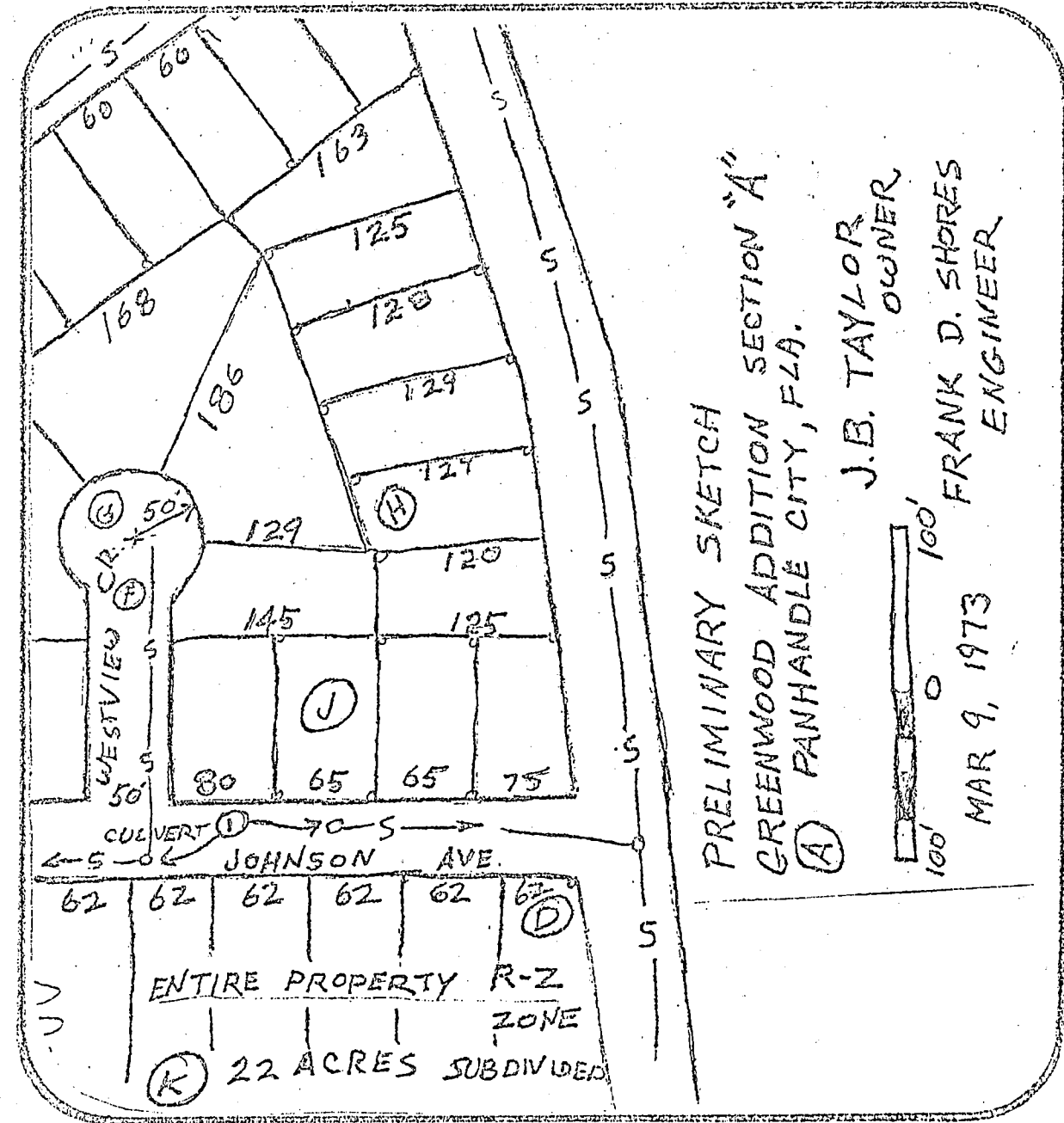
21 (i) General soils maps with tables of interpretations. 21



SITE PLANNER'S FIELD MAP

- (j) Proposed drainage plan, including ultimate destinations of flow and storm drainage systems and retention areas.
- (k) Map showing any lands within the 100 year flood-prone area as defined by U.S. Geological Service.
- (l) Map showing lands to be reserved or dedicated for public uses, including schools, parks, open spaces, roads, and utilities.
- (m) Such other information deemed necessary by the Planning Commission for proper implementation of this Ordinance.

1.2 The Planning Commission, in its review, shall transmit a copy of the proposed application for preliminary plat approval to all appropriate county or municipal departments for review and recommendations. The Planning Commission shall approve, approve with conditions, or disapprove the application for preliminary plat approval. If the application for preliminary approval is disapproved, the Commission shall state in writing its reasons for disapproval. The approval of the preliminary plat shall not be deemed final acceptance but rather an expression of approval of the layout as submitted on the preliminary plat; such approval shall not be noted on the preliminary plat. One copy of the preliminary plat shall



PRELIMINARY MAP

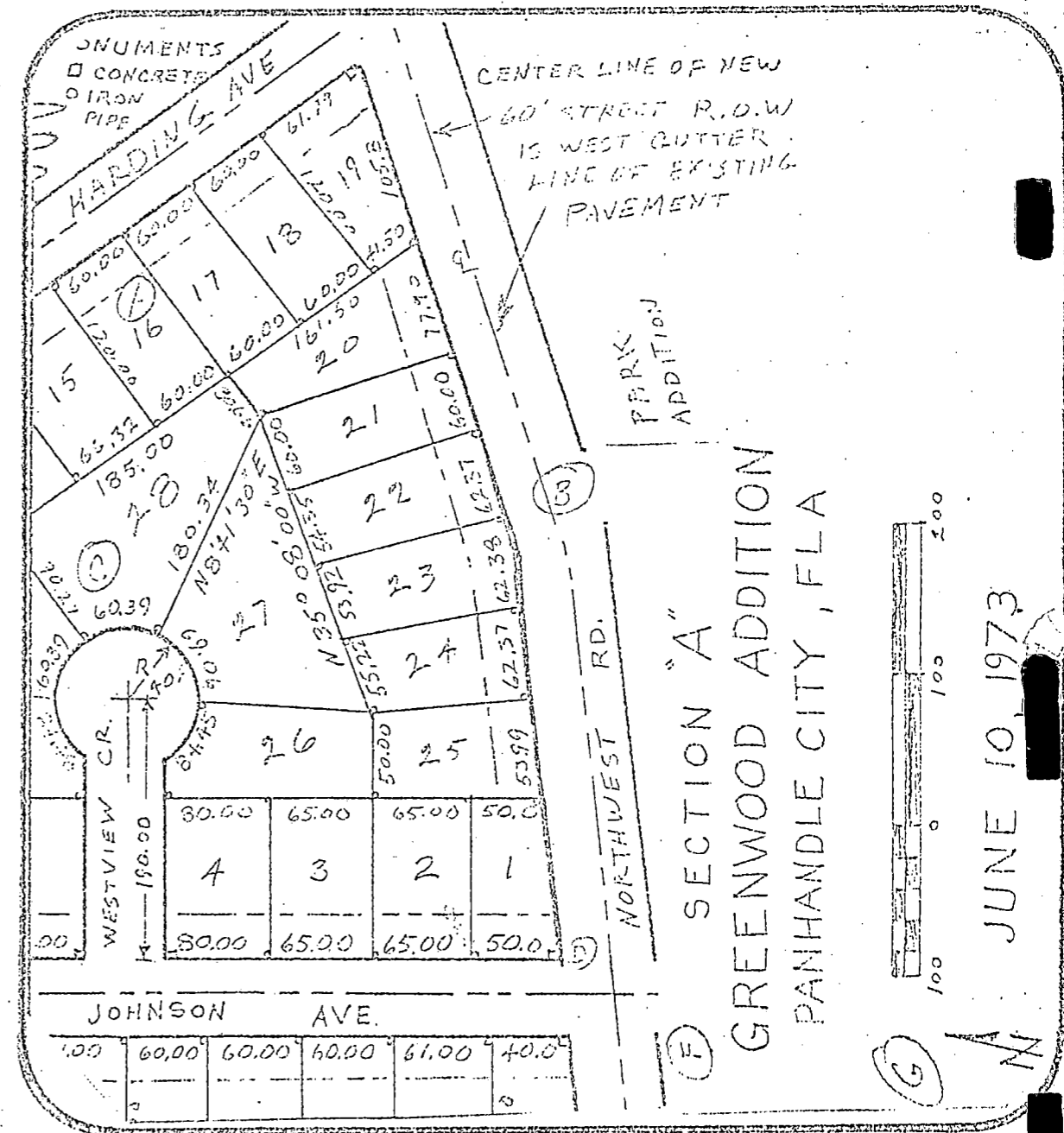
1 be retained in the Planning Commission files. 1

2 1.3 To partially defray the cost of filing said application, 2
3 notifying interested parties, investigations, and holding a 3
4 hearing upon the preliminary plat, a fee of \$100.00 shall be 4
5 paid to the Clerk of Circuit Court at the time of filing the 5
6 application. 6

7 1.4 The subdivider shall prepare and submit to the Clerk of Circuit 7
8 Court, at least ten (10) days prior to the regular monthly 8
9 meeting of the Planning Commission, two (2) copies of the 9
10 preliminary plats of the total land ultimately to be subdi- 10
11 vided. At the first regular meeting of the Planning Commission 11
12 following the submission of the preliminary plats for approval 12
13 the Commission shall schedule a meeting within sixty (60) days 13
14 for consideration of the preliminary plat. The Planning 14
15 Commission shall notify the subdivider of the scheduled place, 15
16 date, time, and agenda for the meeting. 16

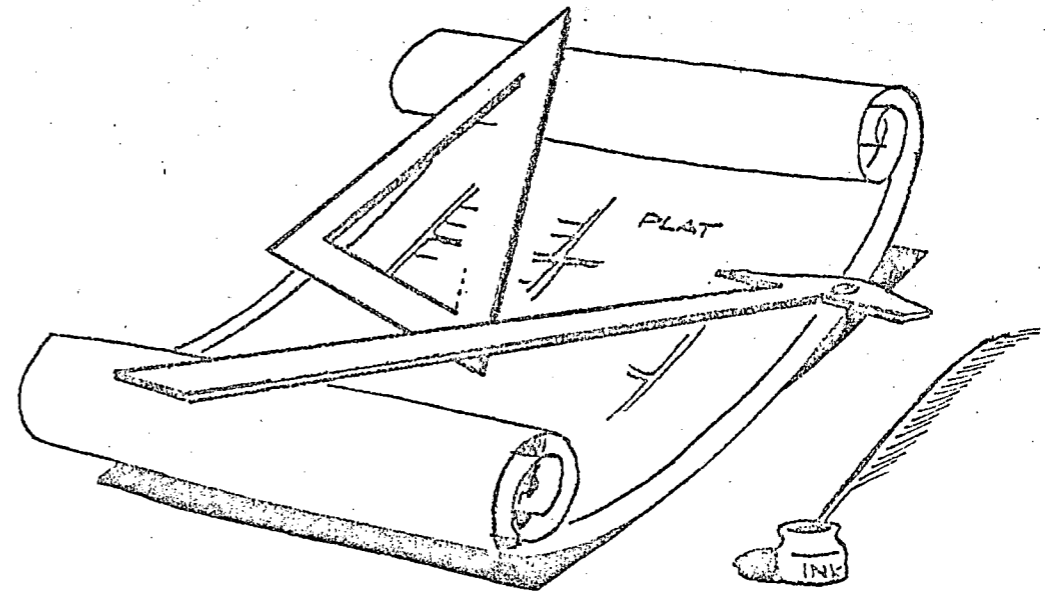
17 Section 2 - Final Plat Approval 17

18 2.1 The final plat shall be submitted to the Planning Commission 18
19 in triplicate, of which one set shall be the original repro- 19
20 ducible drawings, and unless this is done within eighteen 20
21 months of the Planning Commission's approval of the preliminary 21



FINAL PLAT

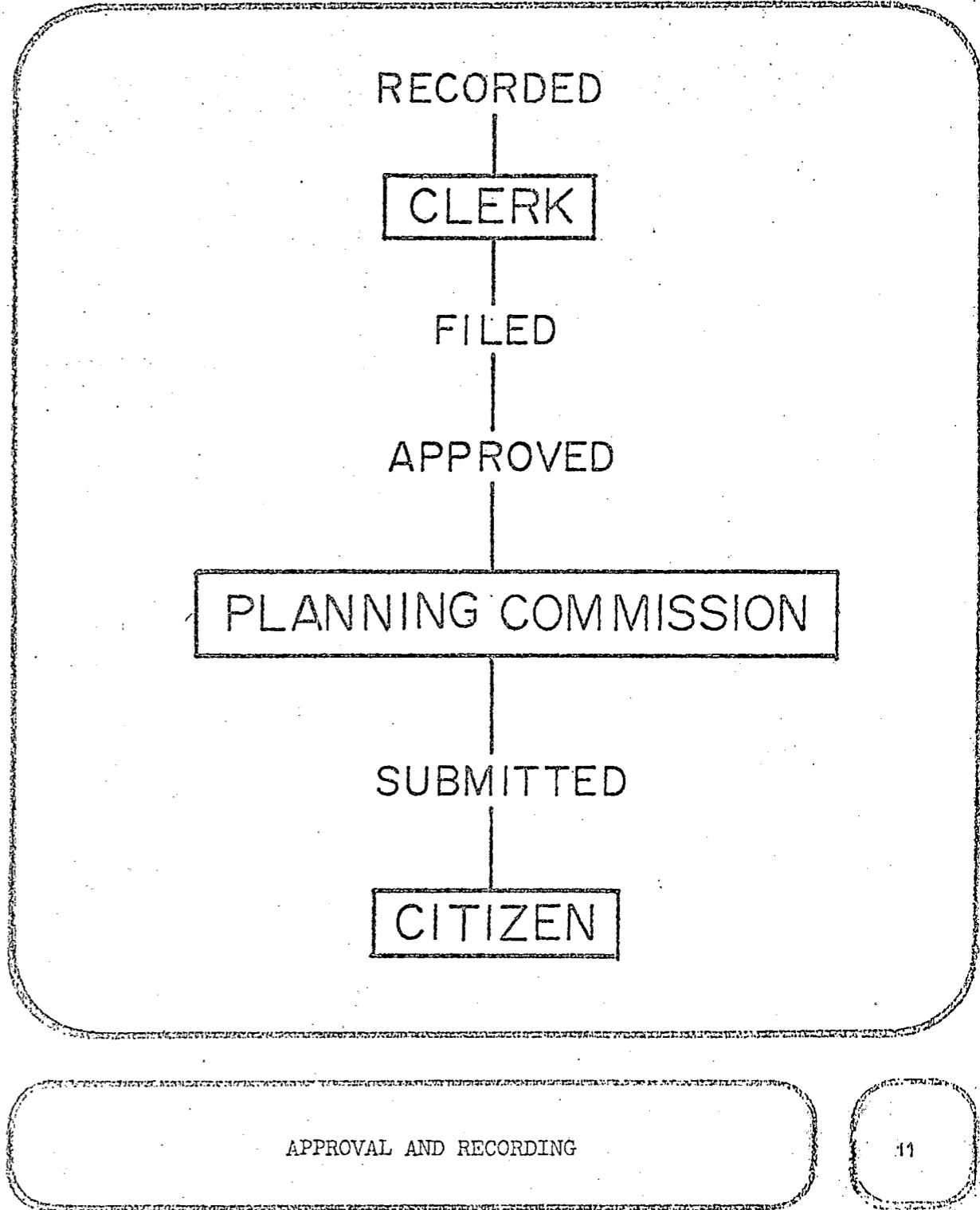
1 plat, such approval shall lapse. The final plat shall be 1
2 submitted to the Clerk of Circuit Court at least ten (10) days 2
3 prior to the regular monthly meeting of the Planning Commission 3
4 At the first regular meeting of the Planning Commission 4
5 following the submission of the final plat for approval, the 5
6 Commission shall schedule a public hearing within thirty (30) 6
7 days for consideration of the final plat. The Planning Com- 7
8 mission shall notify the subdivider and the public of the sched 8
9 uled place, date, and time, and agenda of the hearing. Failure 9
10 of the Planning Commission to approve or disapprove the final 10
11 plat within thirty (30) days after the hearing shall be deemed 11
12 approval of the plat. If the plat is disapproved, the grounds 12
13 for disapproval shall be stated upon the records of the 13
14 Commission, and a letter transmitted to the subdivider stating 14
15 the reasons for such disapproval. 15
16 2.2 The final plat shall be drawn on mylar or vellum and shall 16
17 be at a scale of one hundred (100) feet to one (1) inch or 17
18 larger, where necessary the plat may be on several sheets 18
19 accompanied by an index sheet showing the entire subdivision. 19
20 Plats shall be 24 inches by 36 inches. The final plat shall 20
21 show the following: 21



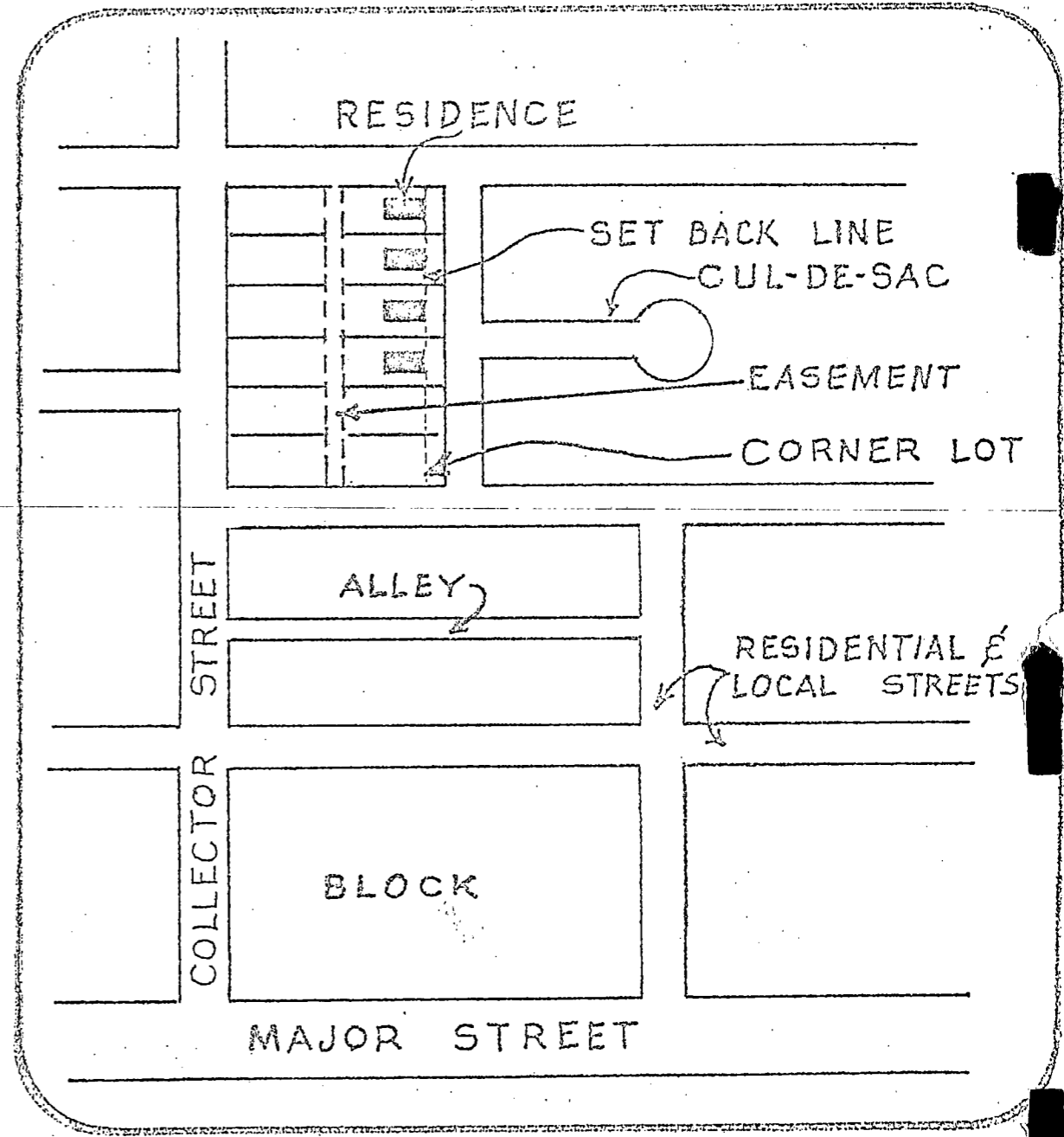
1	(a) Primary control points, or descriptions and "ties" to	1
2	such control points to which all dimensions, angles,	2
3	bearings, and similar data on the plat shall be referred.	3
4	(b) Tract boundary line, right-of-way lines of streets;	4
5	easements and other rights-of-way and property lines of	5
6	residential lots and other sites; with accurate	6
7	dimensions, bearings or deflection angles, and radii,	7
8	arcs, and central angles of all curves.	8
9	(c) Names and right-of-way width of each street or other	9
10	right-of-way.	10
11	(d) Location, dimensions and purpose of any easements.	11
12	(e) Number to identify lot or site.	12
13	(f) Purpose for which sites, other than residential lots,	13
14	are dedicated or reserved.	14
15	(g) Minimum building setback line on all lots and other sites.	15
16	(h) Location and description of monuments.	16
17	(i) Names of record owners of adjoining unplatted land.	17
18	(j) Reference to recorded subdivision plats or adjoining	18
19	platted land by record name, date and number.	19
20	(k) Certification by surveyor or engineer certifying to	20
21	accuracy of survey and plat.	21

	Certificate of Dedication (Corporation)
	Joinder and Consent to Dedication (Corporation)
	Certificate of Dedication (Individual)
	Joinder and Consent to Dedication (Individual)
⊙	Certificate of Surveyor
⊙	Certificate of Approval by County Engineer
	Certificate of Approval by County Attorney
⊙	Certificate of Approval by Planning Commission
	Certificate of Approval by Board
⊙	Certificate of Clerk
	Certificate of Cost Estimate
	Developer's Surety Company Completion Bond
	Developer's Cash Completion Bond
	Escrow Agreement
⊙	Certificate of Ownership and Encumbrance
	Maintenance Bond

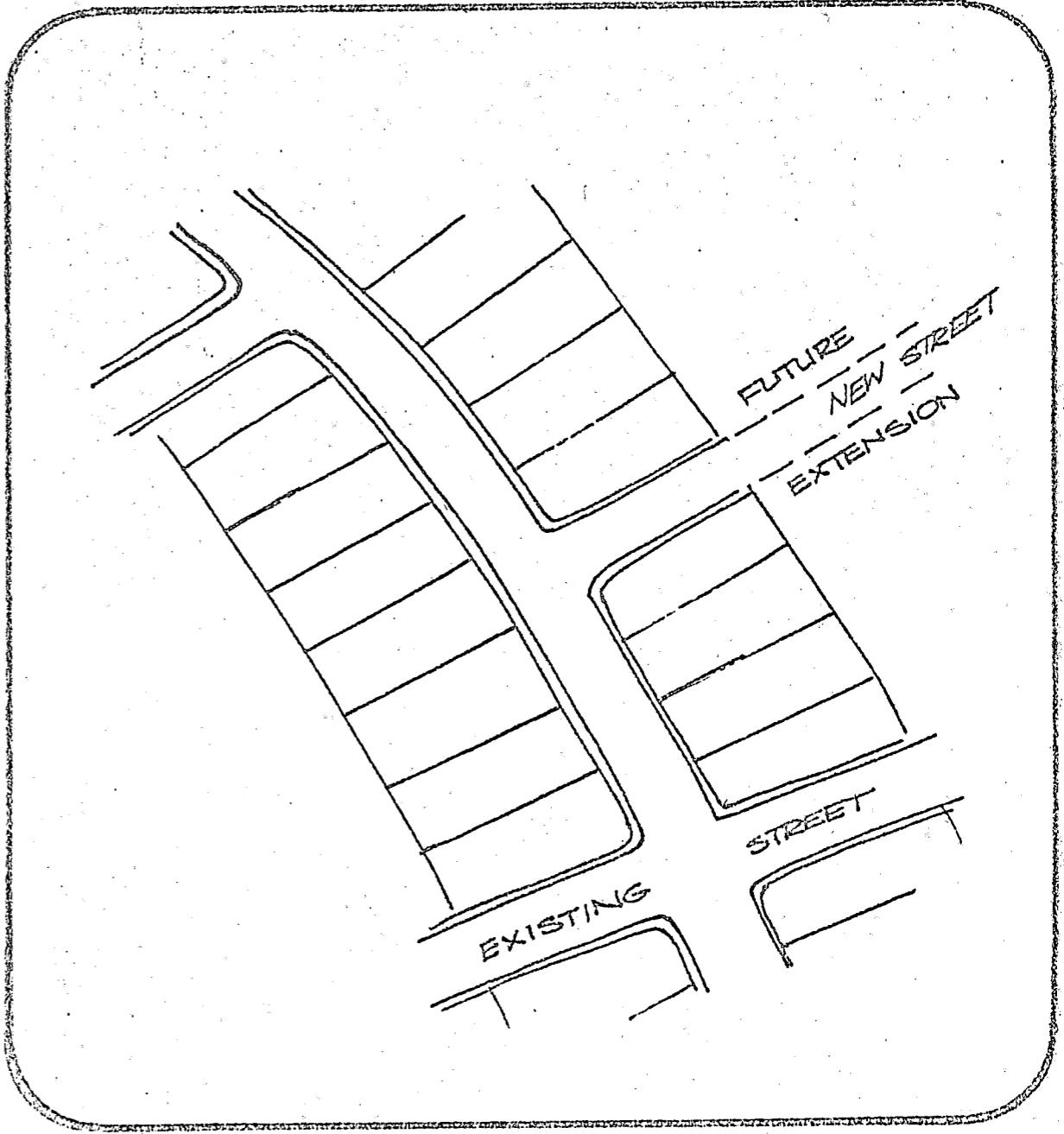
- 1 (l) Certification of title showing that applicant is the
- 2 land owner.
- 3 (m) Statement by owner dedicating streets, rights-of-way,
- 4 and any sites for public uses.
- 5 (n) Title, scale, north point, and date.
- 6 (o) Certificate of approval by the Planning Commission.
- 7 (p) Certificate for recording by the Clerk of Circuit Court.
- 8 (q) If required by the County Commission, a statement of
- 9 review by the Northwest Florida Planning and Advisory
- 10 Council (NWFPAC).
- 11 (r) In addition to the above requirements, any further
- 12 requirements found in Chapter 177.091, Florida Statutes,
- 13 shall be included in the application for final approval.
- 14 2.3 The Planning Commission shall not approve the final plat
- 15 unless they receive the following:
- 16 (a) A certificate from the County Engineer or a licensed
- 17 Civil Engineer selected by the County Commission, that
- 18 all improvements have been installed in accord with
- 19 these regulations and with the action of the Planning
- 20 Commission giving conditional approval of the preliminary
- 21 plat, or



1 (b) A certificate from the Clerk of Circuit Court that a 1
 2 bond has been posted, available to the County and in 2
 3 sufficient amount, certified by the County Engineer or 3
 4 a licensed Civil Engineer selected by the County 4
 5 Commission, to assure the completion of the required 5
 6 improvements. 6
 7 (c) The County Commission and the Planning Commission shall 7
 8 have the right to accept or reject the abovecertifica- 8
 9 tions. 9
 10 (d) When application is made for final plat approval, the 10
 11 subdivider shall pay: 11
 12 \$100 for subdivision containing less than twenty-five 12
 13 (25) lots; 13
 14 for subdivisions containing more than twenty-five (25) 14
 15 lots, the fee shall be \$100 for the first twenty-five (25) 15
 16 lots, plus \$2.00 per lot for each additional lot. 16
 17 2.4 Upon approval of the final plat by the Planning Commission 17
 18 the plat will be transmitted to the County Commission for 18
 19 their formal approval. In the event the subdivision is a 19
 20 development of regional impact, as defined in Chapter 22F, 20
 21 Florida Administrative Code, formal plat approval shall be 21



1 given in accordance with Chapter 380, Florida Statutes. 1
2 The County Commission may concur in or reject acceptance of 2
3 a plat. 3
4 2.5 Upon approval of the plat, one copy and the original repro- 4
5 ducible drawings, shall be retained in the files of the 5
6 Clerk of Circuit Court; one copy retained in the files of the 6
7 Planning Commission; and one copy transmitted to the NWFPAC. 7
8 2.6 Approval of subdivision plats by the Planning Commission shall 8
9 not constitute an acceptance of the dedication of any street 9
10 or any other land or improvement shown upon the plat. The 10
11 authority to accept such dedications for whatsoever purpose 11
12 shall be exercised exclusively by the County Commission. 12
13 The developer shall be responsible for the maintenance of the 13
14 roads during all phases of construction and for a period of 14
15 one (1) year after acceptance of the dedication by the County. 15
16 16
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STREETS

ARTICLE V - REQUIREMENTS

Section 1 - Conformity to County Plan

All proposed subdivisions shall conform to adopted County Plans.

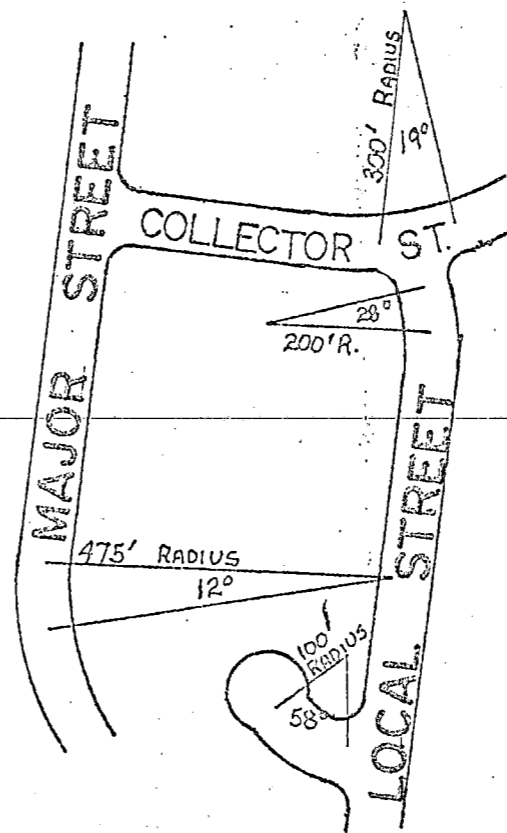
Section 2 - General Design Standards

2.1 Land shall be suited for the purpose to which it is to be subdivided.

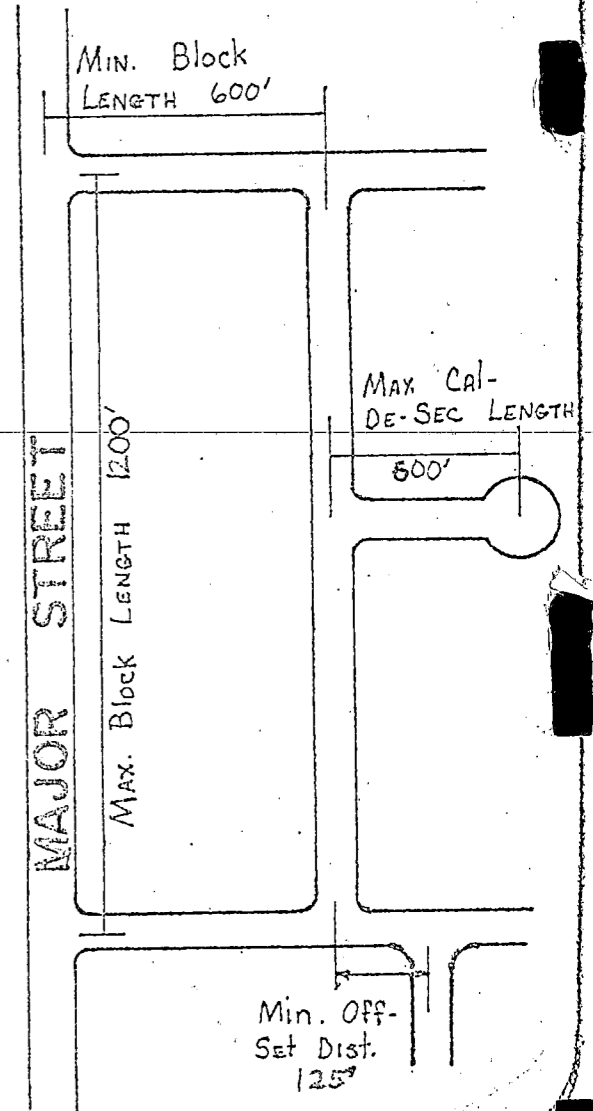
2.2 The result of subdividing land shall be consistent with the purposes and intent of these regulations.

2.3 Land subject to periodic flooding or other hazards to human life, health and safety shall not be subdivided. Natural storm water retention areas and areas subject to poor drainage or erosion shall not be altered through the use of land fill operations. Other lands within a subdivision may be brought to minimum elevations. The type of fill shall meet standards as set forth by the County Engineer. Soil tests of the fill and underlying material may be required in areas in which streets or other public facilities are to be located. The fill for the balance of the subdivision may be certified by an engineer as to type and method of placement.

STREET ALIGNMENT



TYPICAL BLOCK DESIGN

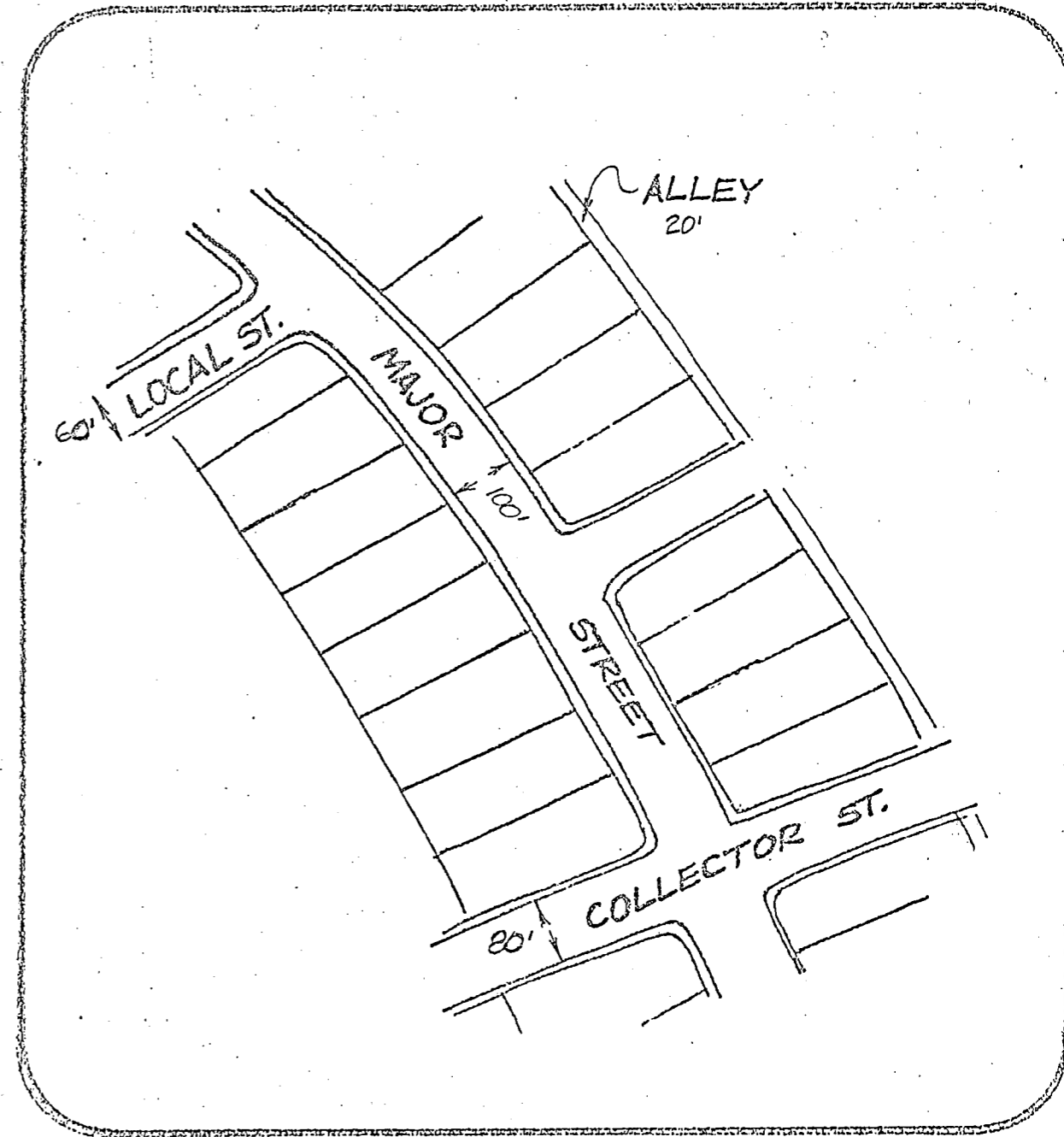


1 Section 3 - Streets 1

2 3.1 Relation to Adjoining Street System. Proposed new streets 2
3 shall extend existing streets or their projections at the 3
4 same or greater width, but in no case less than the minimum 4
5 required width, unless variations are deemed necessary by the 5
6 Planning Commission for reasons of topography, or design 6
7 where, in the opinion of the Planning Commission, it is de- 7
8 sirable to provide street access to adjoining property, pro- 8
9 posed streets shall extend to the boundary of such property. 9
10 Half streets or half alleys along the boundary of land pro- 10
11 posed for subdivision will not be permitted. 11

12 3.2 Street widths. The minimum width of proposed streets measured 12
13 from lot line to lot line, shall be shown on the Major Street 13
14 Plan. At the discretion of the Planning Commission, a major 14
15 street plan should be provided by the developer. If not shown 15
16 on such plan, the widths shall be not less than one hundred 16
17 (100) feet for Major Streets, eighty (80) feet for Collector 17
18 Streets, and sixty (60) feet for other streets. Alleys 18
19 serving business lots shall not be less than twenty (20) feet. 19
20 Minimum paved width shall be twenty-four (24) feet. 20

21 3.3 Conformance to Topographic Conditions and Street Grades. In 21

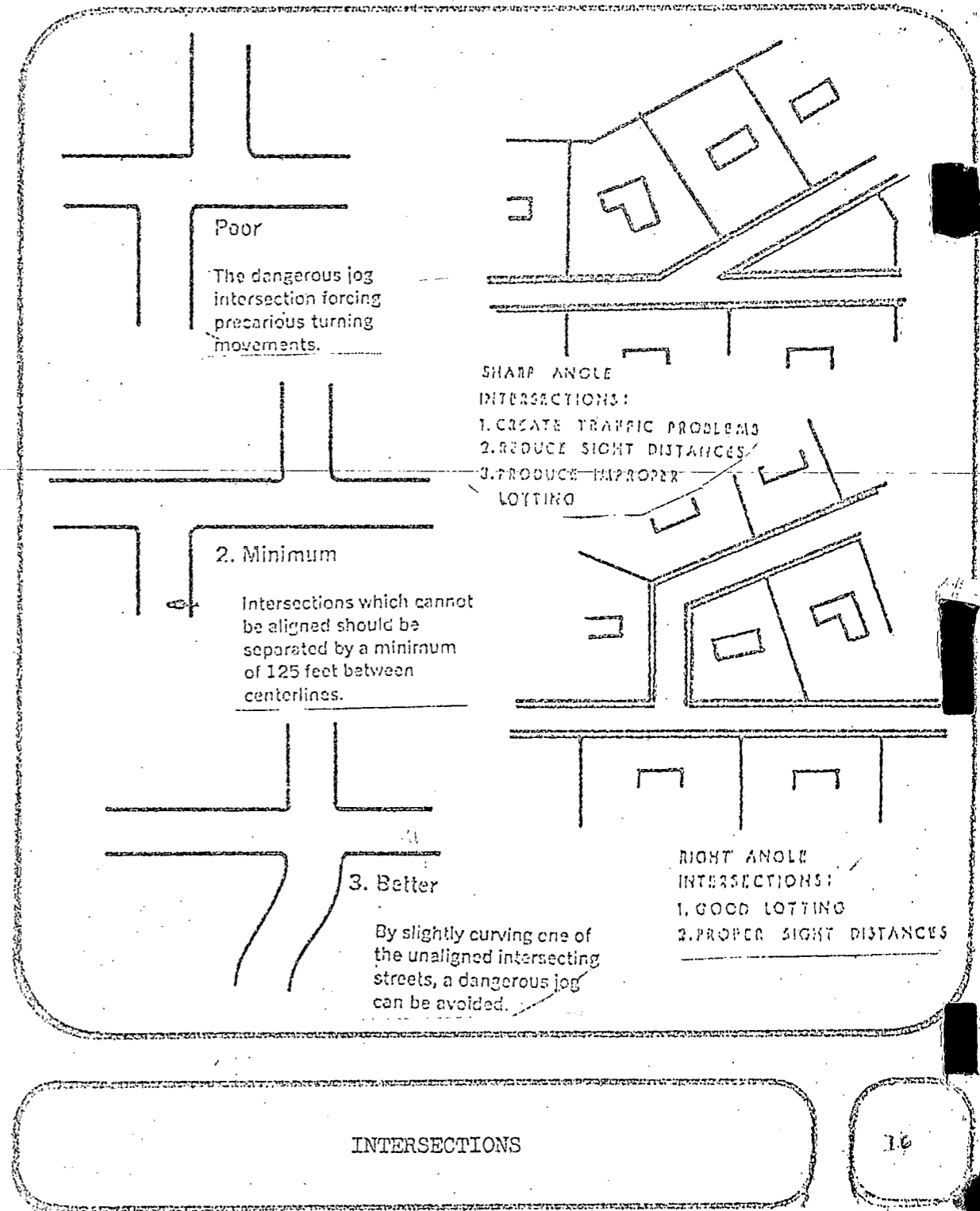


MINIMUM STREET WIDTHS

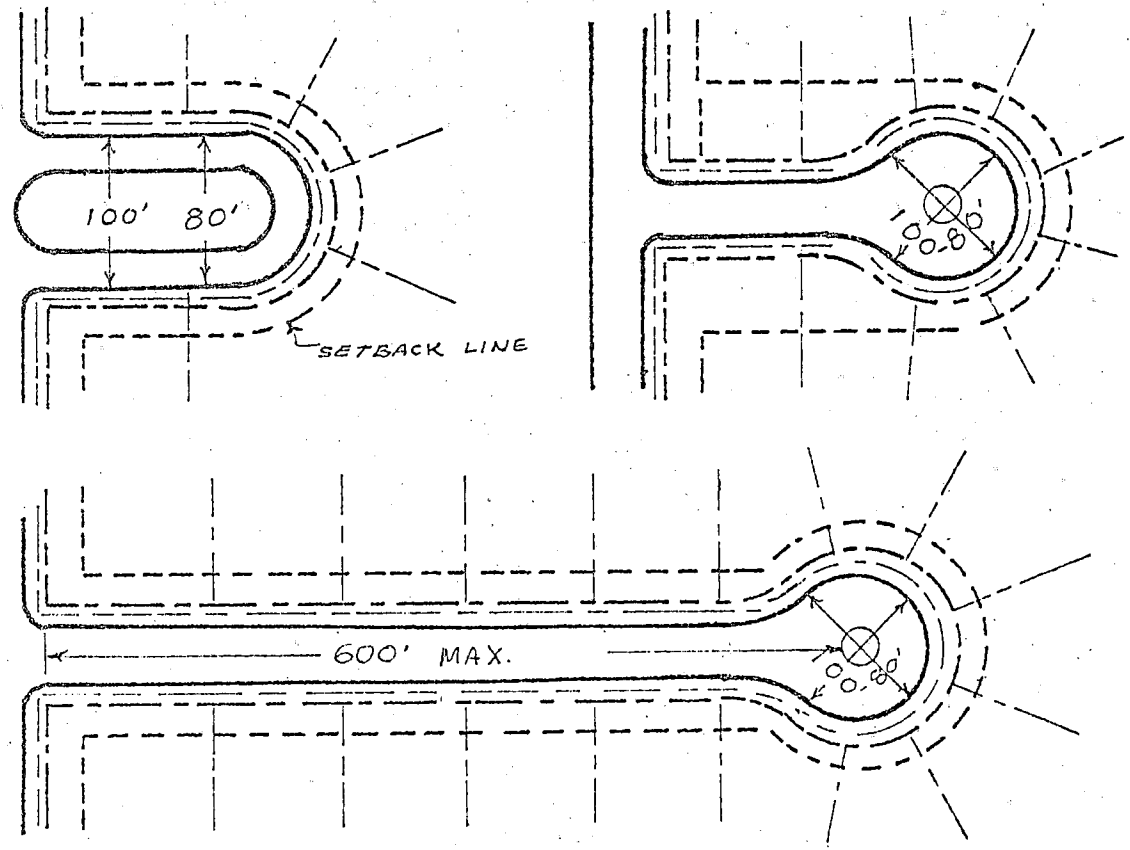
1 general, streets shall be planned to conform to existing 1
2 topographic conditions. The maximum grade on Major Streets 2
3 shall be five (5) percent. The maximum grade on all other 3
4 streets may not exceed eight (8) percent except where, in the 4
5 opinion of the Planning Commission, the best subdivision is 5
6 thereby secured. Street grades along the gutter shall not 6
7 be less than one half of one percent. 7

8 3.4 Street Intersections. Insofar as practical, acute angles at 8
9 intersections shall be avoided. Where an acute angle of less 9
10 than seventy-five (75) degrees occurs between streets at their 10
11 intersection, the Planning Commission may require the property 11
12 lines to be rounded or otherwise set back to permit curb 12
13 construction of desirable radius without curtailing the side- 13
14 walk at the street corner to less than normal width. Sub- 14
15 mission of a grading plan showing existing and proposed con- 15
16 tours at one (1) foot intervals and a detailed design for the 16
17 intersection may be required by the Planning Commission. Un- 17
18 aligned intersections shall be separated by a minimum of one 18
19 hundred and twenty-five (125) feet between center lines. 19

20 3.5 Curves in Streets. Where a deflection angle of more than ten 20
21 (10) degrees in the alignment of a street occurs, a curve of 21



1 reasonable long radius shall be introduced. On all streets, 1
2 except local service streets, the center line radius of 2
3 curvature shall not be less than one hundred (100) feet. 3
4 3.6 Dead End Streets. Streets designed to have one end permanently 4
5 closed (cul de sac) shall be provided at the closed end with 5
6 a turnaround with a minimum right-of-way diameter of one hundred 6
7 (100) feet, and a minimum driving surface radius of eighty (80) 7
8 feet. A "cul de sac" shall not be more than six hundred (600) 8
9 feet in length unless approved by the Planning Commission for 9
10 specific reasons of topography or design. 10
11 3.7 Street Names. Proposed streets obviously in alignment with 11
12 existing and named streets shall bear the names of existing 12
13 streets. In no case shall the names for the proposed streets 13
14 duplicate existing street names irrespective of the suffix 14
15 used. 15
16 3.8 Alleys. Alleys shall be provided along the rear of all lots 16
17 to be used for business. 17
18 3.9 Street Improvements. 18
19 (a) Streets. Streets and alleys shall be graded, surfaced, 19
20 and improved to the dimensions required by the cross- 20
21 sections and the work shall be performed in the manner 21



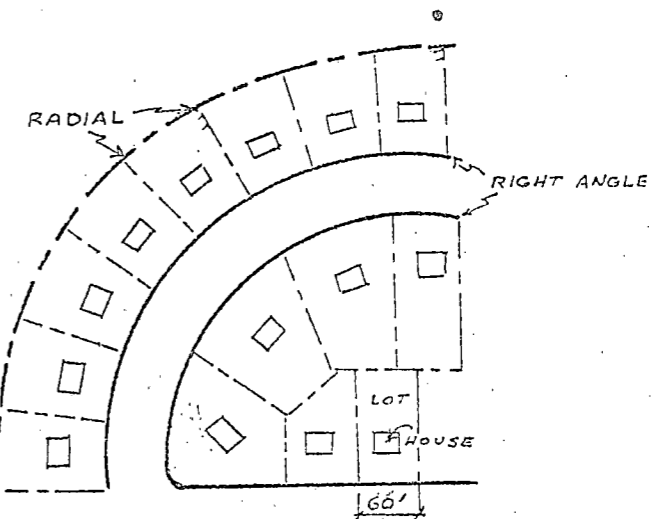
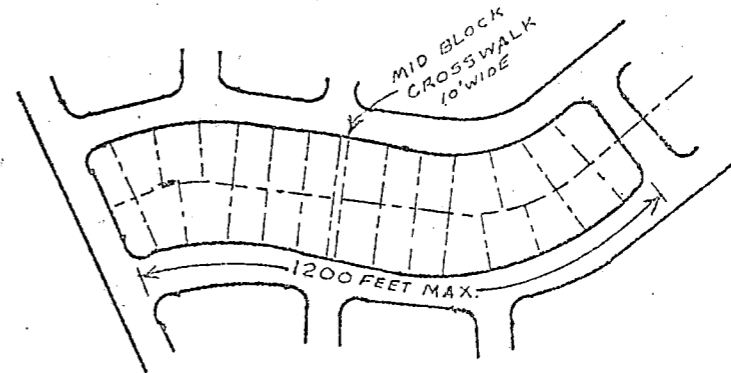
1 prescribed in the standard specifications for road cons- 1
2 truction by the County Engineer, or Board of County 2
3 Commissioners. 3

4 (b) Curbs. Curbs shall be installed along both sides of all 4
5 streets. Curb size and material shall be required in 5
6 accordance with the specification of the County Engineer, 6
7 or Board of County Commissioners. 7

8 (c) Sidewalks. Sidewalks with a minimum width of five (5) 8
9 feet shall be installed on both sides of all streets 9
10 except that where previously agreed upon, sidewalks shall 10
11 be installed on only one (1) side of the marginal access 11
12 streets, and no sidewalks shall be required along service 12
13 streets. Wherever sidewalks are required, curbs shall 13
14 also be required. 14

15 (d) Street Signs. Street name signs shall be installed at 15
16 all street intersections. Street names as well as the 16
17 design and placement of such signs shall be subject to 17
18 approval by the County Engineer, or Board of County 18
19 Commissioners. 19

20 (e) Street Lighting. Street lights shall be constructed 20
21 subject to approval by the County Engineer, or Board of 21
County Commissioners.



BLOCKS/LOTS

1 (f) Provided, however, the County Commission may waive any 1
2 requirements herein for paved streets, curbs, or side- 2
3 walks if the Commission determines that alternate specifi- 3
4 cations as set forth in the proposed subdivision plats 4
5 are more appropriate for the particular subdivision 5
6 under consideration. 6

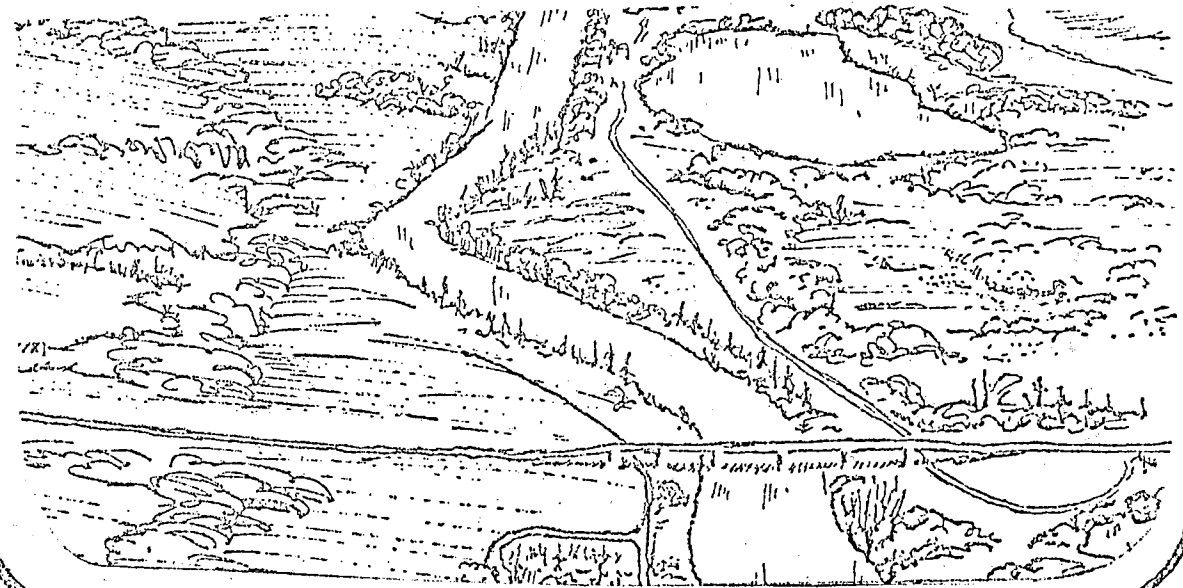
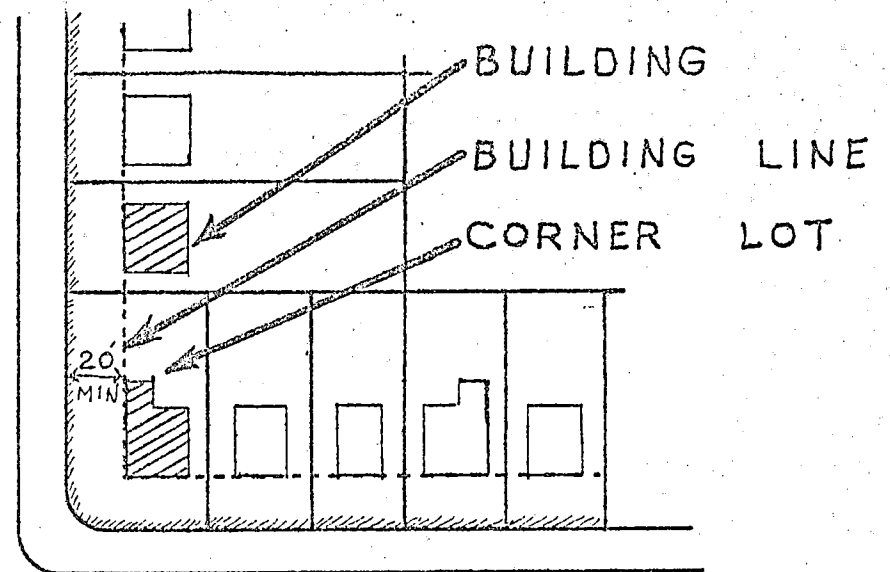
7 (g) The Planning Commission, or the Board of County Commis- 7
8 sioners may waive the requirement for alleys in Section 8
9 3.8, if other suitable access to such lots is provided. 9

10 Section 4 - Blocks and Lots 10

11 Blocks shall not be more than twelve hundred (1200) feet in length. 11
12 In blocks over eight hundred (800) feet in length, the Planning 12
13 Commission may require one or more public crosswalks with not less 13
14 than a ten (10) foot right-of-way. 14

15 4.1 Lot arrangements. Insofar as practical, side lot lines shall 15
16 be at right angles to straight street lines or radial to curved 16
17 street lines. Each lot must front upon a street which is not 17
18 less than sixty (60) feet in width and which is connected with 18
19 the public street system. 19

20 4.2 Minimum lot size. Within the subdivision jurisdiction limits 20
21 of the County, the size and shape of residential lots shall 21



1 be such as the Planning Commission deems appropriate for the
 2 type of building development contemplated. In no case, however
 3 shall lot sizes and widths at the building line be less than
 4 the minimum standards established by a Zoning Ordinance.
 5 Corner lots shall have extra width sufficient to permit
 6 establishment of a building line at least twenty (20) feet
 7 from the side street property line. The distance from the
 8 side street property line shall be measured from the street
 9 right-of-way paralleling the long dimension of the lot.

Subdivision Lot Dimensions and Areas

(Size: lot dimensions and areas shall be no less than shown in the following table)

Type of Development	Sewer and Water Available	Public Water or Sewer Available	Neither Sewer nor Water Available
Single-family	60' frontage 7,500 sq. ft.	70' frontage 10,000 sq. ft.	100' frontage 20,000 sq. ft.
Two-family	65' frontage 8,000 sq. ft.	70' frontage 10,000 sq. ft.	100' frontage 20,000 sq. ft.
Multifamily (4 families)	75' frontage 10,000 sq. ft.	100' frontage 20,000 sq. ft.	150' frontage 30,000 sq. ft.
Multifamily (in excess of 4 families)	TO BE ESTABLISHED BY PLANNING COMMISSION ON BASIS OF POPULATION DENSITY		

ARTICLE VI - ADMINISTRATION

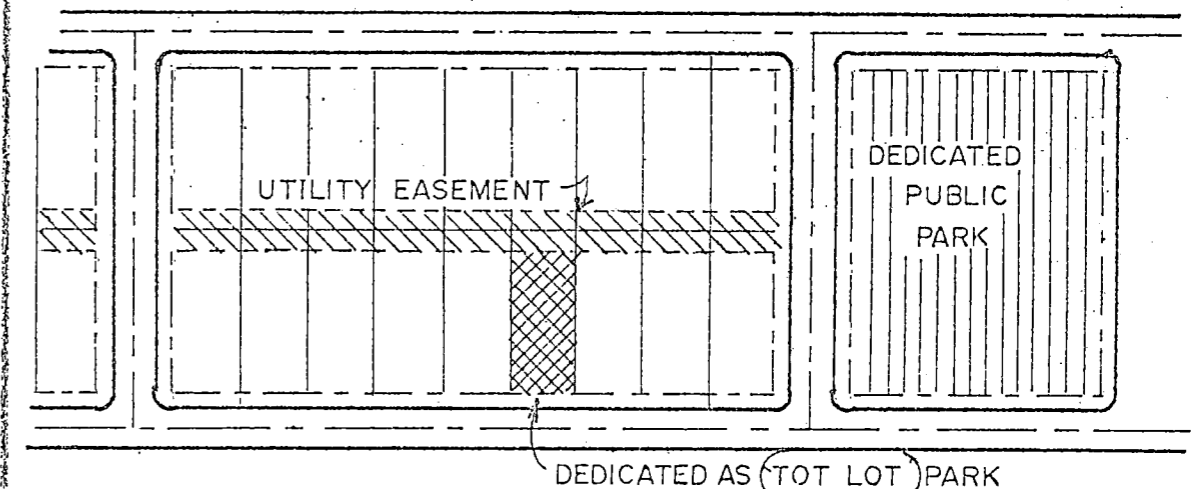
Section 1 - Public Use and Service Areas

1.1 Public Uses. Where a park neighborhood recreational open space, a school site, buffer zone, or other areas for public use shown on an official map or on a plan or plat adopted by the Planning Commission is located in whole or part in the proposed subdivision, the Planning Commission shall seek to secure the reservation of the necessary land for such use. A minimum of five (5) percent of land for subdivision shall be dedicated to the County Commission for public use.

1.2 Easements for Utilities. Except where alleys are provided for the purpose, the Planning Commission may require easements for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines on each side of the common rear lot lines and along side lot lines if necessary or advisable in the opinion of the Planning Commission.

Section 2 - Enforcement and Penalties

2.1 Approval and Recording of Plats. No person or his agent shall subdivide any land before securing the Planning Commission's approval of a plat designating the areas to be sold or

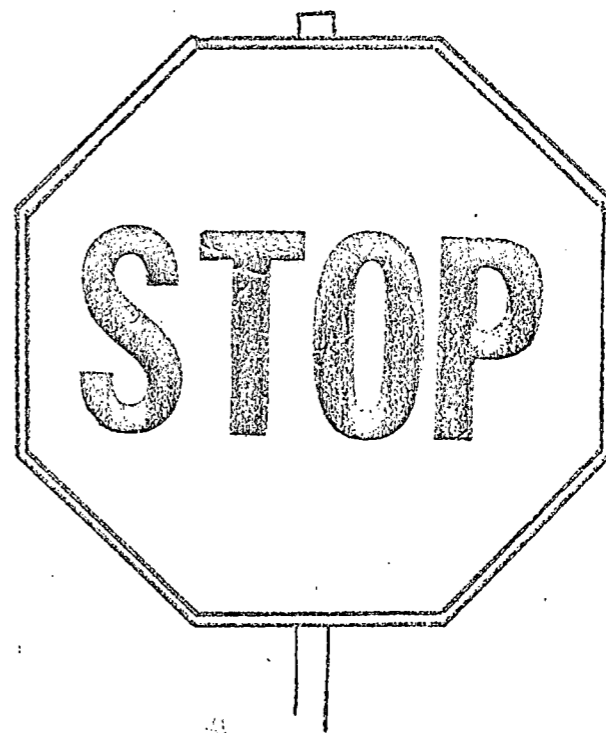


PLAT

1 transferred. No plat of a subdivision shall be filed or re- 1
2 corded by the Clerk of Circuit Court until the plat is sub- 2
3 mitted to and approved by the Planning Commission and the Board 3
4 of County Commissioners and such approval has been entered in 4
5 writing on the plat by the Secretary and Chairman of the 5
6 Planning Commission and the Board. 6

7 2.2 Sale or Transfer of Platted Land. No selling or transferring 7
8 of land before approval and recording. It is unlawful for anyone 8
9 being the owner or agent of the owner of any land to trans- 9
10 fer, sell, agree to sell, or negotiate to sell such land by 10
11 reference to, or exhibition of, or by any other use of a plat 11
12 of subdivision of such land without having submitted a plat 12
13 of such subdivision to the Planning Commission, obtained the 13
14 Commission's approval as required by these regulations, and 14
15 recorded such approved subdivision plat as required. If such 15
16 unlawful use be made of a plat before it is properly approved 16
17 and recorded, the owner or agent of the owner of such land 17
18 shall be deemed guilty of a misdemeanor and shall be punish- 18
19 able as provided by law. 19

20 (*) Metes and Bounds Description No Exception. The descrip- 20
21 tion by metes and bounds in the instrument of transfer 21



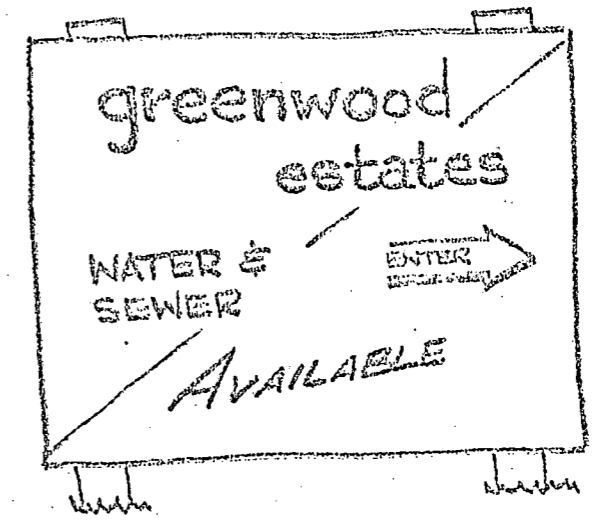
VIOLATION

1 or other document used in the process of selling or 1
2 transferring shall not exempt the transaction from 2
3 such penalties. 3

4 Misrepresentation a Misdemeanor. Any owner or agent of the 4
5 owner who falsely represents to a prospective purchaser of 5
6 real estate that roads and streets, sewers, water systems, or 6
7 drainage facilities will be built, constructed or maintained 7
8 by Franklin County shall be deemed guilty of a misdemeanor 8
9 and shall be punishable as provided by law. 9

10 2.3 Selling of Land in Violation. Any contract to sell land in 10
11 violation of this Article shall be voidable at the option of 11
12 the purchaser and the purchaser may recover from such owner 12
13 or agent of the owner any damages he may have suffered by 13
14 reason of the violation of any of these regulations. Suit 14
15 for such damages may be tried in any court of competent 15
16 jurisdiction. 16

17 2.4 General Enforcement. Violation of the provisions of these 17
18 regulations, or of any rules and regulations of this resol- 18
19 ution, shall be deemed a misdemeanor, punishable as provided 19
20 by law and with each day such violation continues constituting 20
21 a separate offense. Any person violating any provision of 21



1 these regulations shall be fined upon conviction, not less 1
2 than two dollars (\$2.00) nor more than one hundred dollars 2
3 (\$100.00) and costs of court for each offense. 3

4 Section 3 - Variance 4

5 If strict compliance to these regulations may cause undue hard- 5
6 ship, the Planning Commission may recommend and the governing 6
7 body approve the modifications requested by the applicant. Such 7
8 a variance shall apply only to specific hardships, and shall not 8
9 be detrimental to the intent of these regulations. 9

10 The governing body may grant a variance if the Planning Commission 10
11 denies or fails to act on a variance application. 11

12 Section 4 - Appeals 12

13 Any person having a plan disapproved by the Planning Commission 13
14 may appeal in writing to the County Commission within fourteen 14
15 (14) days of such disapproval date. The County Commission will 15
16 review the appeal and vote as to the final approval or disapproval. 16
17 Any person, firm or corporation claiming to be injured or aggrieved 17
18 by any final action of the County Commission may present to the 18
19 Circuit Court of Franklin County, Florida, a petition for a Writ 19
20 of Certiorari to review such final action as provided by the 20
21 Florida Appellate Rules. Such petition shall be presented to said 21
Court within thirty (30) days after the date of such final action
of the County Commission.

CIRCUIT COURT

APPEAL

DISAPPROVAL

NOTICE
PUBLIC
HEARING
AUG.

PUBLIC HEARING

COUNTY COMMISSION

APPEAL

DISAPPROVAL

PUBLIC HEARING

PLANNING COMMISSION

CITIZEN

APPEALS

1 Section 5 - Amendments 1

2 This resolution may be amended by the Commission provided, however, 2
3 no amendment shall become effective until a public hearing has been 3
4 held. Public notice regarding the time, place, and date of the 4
5 hearing shall be published once in a newspaper of general circu- 5
6 lation in the area at least seven (7) days prior to such hearing. 6

7 Section 6 - Legal Status 7

8 6.1 Legal Status Provisions. If any section, subsection, sentence, 8
9 clause, or phrase of these regulations is for any reason held 9
10 to be unconstitutional, void, invalid, the validity of the 10
11 remaining portions shall not be affected thereby. 11

12 6.2 Conflict With Other Laws. Wherever the requirements of these 12
13 regulations are at variance with the requirements of any 13
14 other lawfully adopted statutes, rules, regulations, ordinances, 14
15 the most restrictive, or that imposing higher standards, shall 15
16 govern. 16

17 6.3 Effective Date. These regulations shall take effect immediately 17
18 upon adoption. These regulations shall be printed in pamphlet 18
19 form and made available to the general public. Not less than 19
20 three (3) copies shall remain on file with the Clerk to the 20
21 Board for examination by the public, and these regulations 21

PUBLIC NOTICE

THESE SUBDIVISION
REGULATIONS

Will

BECOME LAW

effective

-----, 1974

EFFECTIVE DATE

shall be published as required by law by title only.

ADOPTED 15 Nov 1974

BY THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

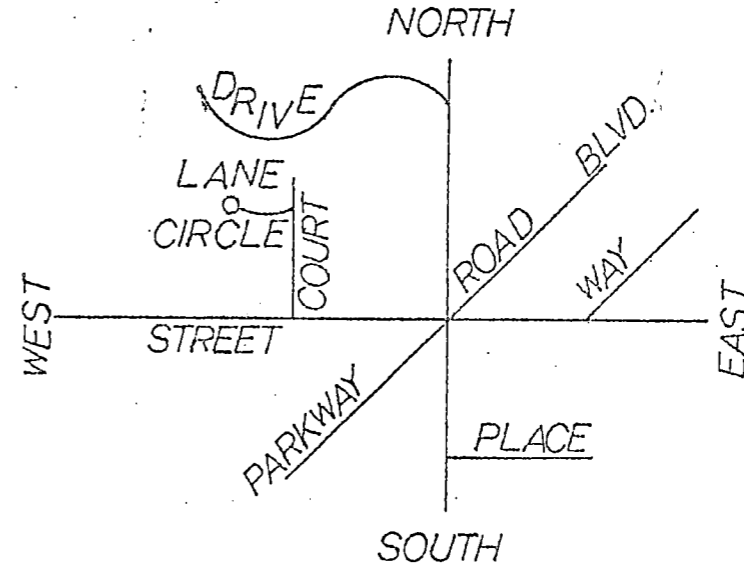
SIGNED *Carl Varnes*
Chairman, Franklin County
Board of County Commissioners

CLERK OF THE CIRCUIT COURT

Attest:

Robert L. Howell

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TYPICAL STREET NAMING PATTERN