

**ORDINANCE NO. 2002- 22**  
**FRANKLIN COUNTY, FLORIDA**

**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA,  
RELATING TO THE ZONING CODE; REVISING THE HIDDEN  
HARBOR MASTER DEVELOPMENT PLAN; PROVIDING FOR  
REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR  
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a 33 unit residential community called Hidden Harbor has been proposed in two subdivisions, The Point at Hidden Harbor, and The Cove at Hidden Harbor, on 51.63 acres of land on Alligator Point in Franklin County; and

WHEREAS, the project has been designed to minimize potential adverse impacts to the wetlands, marsh, and aquatic preserve; and

WHEREAS, the proposed project will implement measures designed to reduce the potential for stormwater runoff into the bay by reducing the impervious surface area on residential properties; and

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

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

SECTION 1. The attached Master Development plan for The Point at Hidden Harbor and The Cove at Hidden harbor is approved and incorporated as part of this ordinance subject to the following limitations voluntarily accepted by the developer:

1. Single-family docks, seawalls, and bulkheads are prohibited.
2. Community docks are prohibited with the exception of a single pier, observation deck and canoe launch located within the community park as shown on the Master Development Plan.
3. Pervious materials shall be used for driveways, walkways, and other surfaces to the maximum extent possible. The impervious surface area on individual residential lots shall be limited to a maximum of six (6) percent of the surface area of the lot.

SECTION 2. Enforcement by County

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

SECTION 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. 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 application of the ordinance which can be given effect without the invalid provision or application, and the provisions of this ordinance are declared severable.

SECTION 5. This ordinance shall become effective upon passage.

This ordinance was adopted in open regular meeting this 3<sup>rd</sup> day of September, 2002.

FRANKLIN COUNTY BOARD OF  
COUNTY COMMISSIONERS

Eddie Creamer  
Eddie Creamer, Chairman



Kendall Wade  
Kendall Wade, Clerk

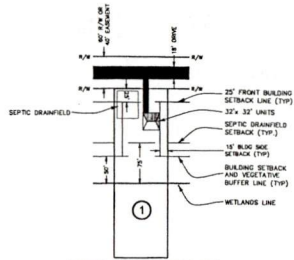
# HIDDEN HARBOR RESIDENTIAL COMMUNITY



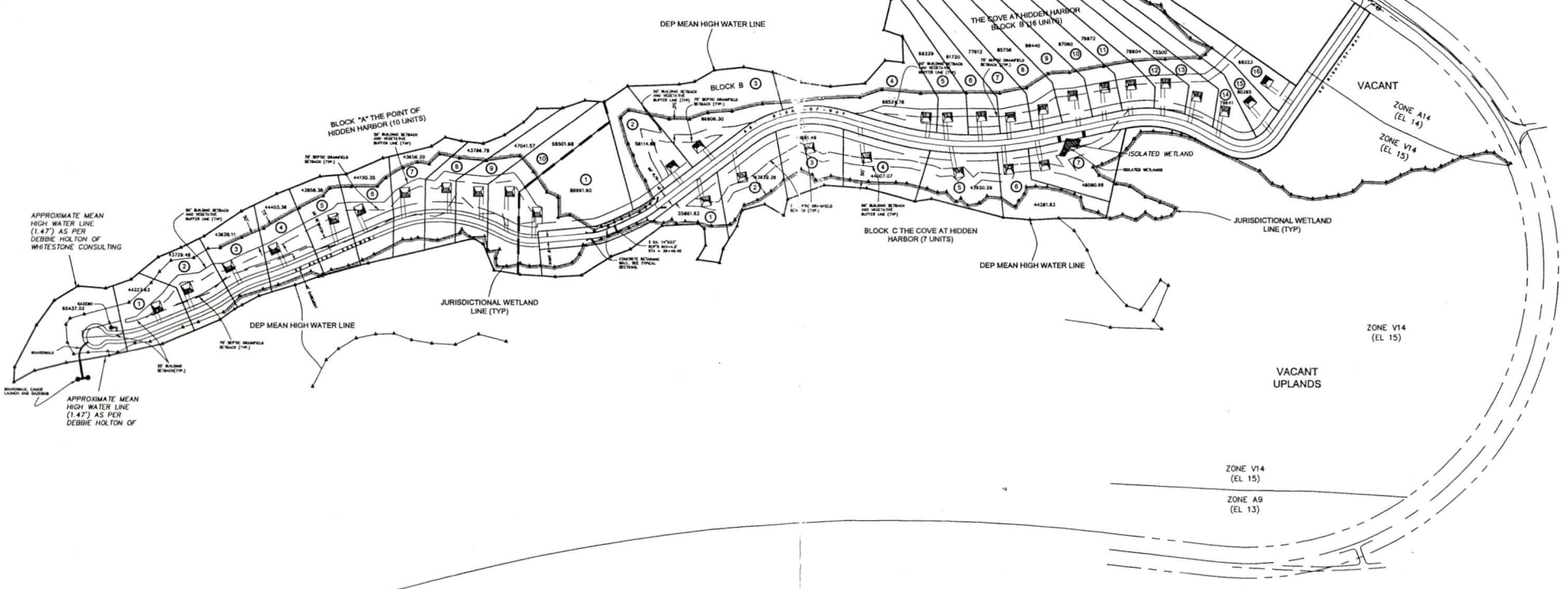
**NORTH**  
SCALE: 1"=150'



LOT SUMMARY:	
BLOCK A :	10
BLOCK B :	16
BLOCK C :	7
<b>TOTAL UNITS:</b>	<b>33</b>



TYPICAL LOT LAYOUT  
(By Others)  
SCALE: 1"=60'



PREPARED FOR:

J. "DONNIE" NICHOLS, VEP, PAN FLA DEV, LLC  
 FRANKLIN COUNTY, FLORIDA  
 JOB NO. 237.002

	<b>PREBLE-RISH, INC.</b>			
	CONSULTING ENGINEERS			
	CIVIL • SURVEYING • SITE PLANNING			
475 HARRISON AVENUE PANAMA CITY, FL 32401 (904) 822-0844	401 WINDYBUSH PORT ST. JOE, FL 32086 (904) 237-7200	1600 ROCKLER COURT TALLAHASSEE, FL 32308 (904) 219-8000	8000 BIRCHWOOD WAY, SUITE 104 SANTA ROSA BEACH, FL 32449 (904) 261-8410	
SCALE: AS SHOWN	DESIGNED: GWN	DRAWN: GWN	CHECKED: DHI	DATE: 8/7/02

August 29, 2002 11:50:27 EST  
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