

ORDINANCE NO. 91- 3

FRANKLIN COUNTY, FLORIDA

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, REPEALING ORDINANCE 90-4 AND ADOPTING THE COMPREHENSIVE PLAN FOR FRANKLIN COUNTY, FLORIDA, DATED APRIL 16, 1991 (PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, THE "GROWTH MANAGEMENT ACT", AS AMENDED), GOALS, OBJECTIVES AND POLICIES FOR A FUTURE LAND USE ELEMENT; THE TRAFFIC CIRCULATION ELEMENT; THE HOUSING ELEMENT; THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT; THE CONSERVATION/COASTAL MANAGEMENT ELEMENT; THE RECREATION AND OPEN SPACE ELEMENT; THE INTERGOVERNMENTAL COORDINATION ELEMENT; AND THE CAPITAL IMPROVEMENTS ELEMENT; A FUTURE LAND USE MAP SERIES; A FUTURE TRAFFIC CIRCULATION MAP; AND A CONCURRENCY MANAGEMENT SYSTEM; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, titled "Local Government Comprehensive Planning and Land Development Regulation Act", empowers and requires the Franklin County Board of County Commissioners:

- a. To plan for the County's future development and growth.
- b. To adopt and amend comprehensive plans, or elements or portions thereof, to guide the County's future development and growth.
- c. To implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof.
- d. To establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

WHEREAS, the Board of County Commissioners of Franklin County, empowered by the above cited laws, has amended the comprehensive plan for Franklin County to more adequately address and prepare for Franklin County's future development and growth; and

WHEREAS, pursuant to the above described laws, the Board of County Commissioners for Franklin County held several public work sessions and public meetings and several public hearings on the amended version of the comprehensive plan, with due public notice having been provided, to obtain public comment, and having considered all comments received during said work sessions and

public hearings, and provided for necessary revisions, approve the Comprehensive Plan for Franklin County, Florida; and

WHEREAS, the Board of County Commissioners for Franklin County has reviewed and approved the text of the Comprehensive Plan for Franklin County, Florida; and

WHEREAS, in exercise of its authority, the Board of County Commissioners for Franklin County has determined it necessary and desirable to adopt said Goals, Objectives and Policies and a Future Land Use Map Series, Future Traffic Circulation Map, and a Concurrency Management System for Franklin County.

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

Section 1: Franklin County Ordinance 90-4 is hereby repealed.

Section 2: Purpose and Intent: This ordinance is enacted to carry out the purpose and intent of and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, as amended.

Section 3: Title of Comprehensive Plan. The amended version of the Comprehensive Plan for Franklin County, Florida shall be entitled the Comprehensive Plan for Franklin County, Florida.

Section 4: Adoption of Comprehensive Plan. The Goals, Objectives, and Policies of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element; the Conservation/Coastal Management Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Future Land Use Map Series, the Future Traffic Circulation Map, and the Concurrency Management System of the Comprehensive Plan for Franklin County, Florida, consisting of one volume, dated April 16, 1989, as amended, is incorporated herein by reference within this Ordinance.

Section 5: Applicability and Effect. The applicability and effect of the Goals, Objectives, and Policies of the Comprehensive Plan for Franklin County, Florida shall be as

provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, as amended, and this Ordinance.

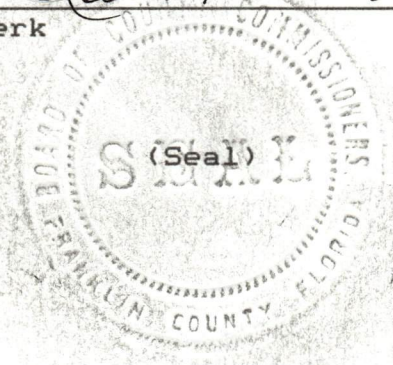
Section 6: Severability. In the event any section, subsection, paragraph, sentence, clause, phrase or word of this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not effect the remaining portions hereof.

This Ordinance adopted in open regular meeting this 16th day of April, 1991, after notice was duly given, and pursuant to Chapter 163, Florida Statutes. It shall take effect when filed with the Department of State, subject to approval by the Administration Commission.

THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA

BY: Percy O. Mock
Percy O. Mock, Chairman

ATTEST:
Lee R. P. Rivers
Clerk



LAND USE GOALS, OBJECTIVES, AND POLICIES

GOAL

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES IN FRANKLIN COUNTY MINIMIZE THE THREAT TO THE NATURAL ENVIRONMENT OR PUBLIC HEALTH, SAFETY, AND WELFARE, AND MAXIMIZE THE PROTECTION OF THE APALACHICOLA BAY, WHILE RESPECTING INDIVIDUAL PROPERTY RIGHTS.

OBJECTIVE #1

Future development activities shall be directed to appropriate areas as depicted on the Future Land Use Maps to assure that soil conditions, topography, drainage, and natural conditions are suitable for development and adequate public facilities are available, and the Apalachicola Bay is protected from harmful impacts.

POLICY 1.1 The Future Land Use Maps will be reviewed to be sure that adequate infrastructure is in place before areas are permitted for development. Adequate infrastructure is defined as the infrastructure necessary to maintain the adopted levels of service in this plan. The County shall not issue development orders that will degrade the existing level of service below that level adopted as the minimum in this Comprehensive Plan.

POLICY 1.2 The Future Land Use Maps will be reviewed to insure that the proposed uses, in the various categories, do not conflict with the prevailing natural conditions including:

(a) SOIL CONDITIONS - When the U.S. Soil Conservation Service completes and publishes the maps of their soil survey for Franklin County the County will coordinate the land use maps with the soil survey maps to ensure that areas proposed for development have soils suitable to support the proposed development.

(b) TOPOGRAPHY - Areas of excessive topographical relief shall be classified for low intensity development.

(c) DRAINAGE - Natural drainage features will be protected and preserved to ensure the continuation of their natural function.

(d) WETLANDS - No development will be allowed within 50 feet of environmentally sensitive areas as defined in Policy 3.1 of this Element.

(e) FLOODPLAINS - Any structural development will have to comply with the County's Flood Hazard Ordinance which regulates construction within flood prone areas.

If the proposed development would conflict, then it would not be permitted.

Policy 1.3 The county shall prohibit the conversion of land to a

density above one unit per acre unless the property is served by central sewer and water and meets the access management provisions described in the Traffic Circulation Element. High density residential land shall be allowed only in urban service areas.

Policy 1.4 The county shall prohibit the conversion of land to a density above one unit per acre unless the roads serving the property meet the standards established in the subdivision ordinance, Ordinance 89-7.

Policy 1.5 The county shall require that public facilities shall be extended so that growth occurs in an efficient and rational manner, progressing outward from existing development. The county will only permit the location of facilities in a manner which maximizes the efficiency and minimizes the cost of services provided. Services shall be provided according to the following priority:

(a) provide service to existing residential developments with a density in excess of one dwelling unit per acre, or to existing non-residential developments located in developed areas but not presently having services;

(b) provide service to new developments immediately contiguous to or within 1/4 mile of existing non-residential or residential development with a density in excess of one dwelling unit per acre.

OBJECTIVE #2

Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

POLICY 2.1 Adopt land development regulations which implement the adopted Comprehensive Plan and which as a minimum:

a) regulate the subdivision of land. Minimum lot size shall be one acre, with at least 100 feet of road frontage and 100 feet in depth, unless the lot is part of a recorded subdivision approved under Franklin County Ordinance 89-7, the Subdivision Ordinance, as provided by the Franklin County Zoning Ordinance (86-9).

b) regulate signage. Signs will be allowed in commercial districts. Temporary non-illuminated signs smaller than 9 square feet shall be allowed in any district for a period not to exceed 30 days. Non-illuminated real estate sale and rental signs smaller than 12 square feet shall be allowed in any district as long as the sign is placed on-premises.

c) regulate areas subject to flooding. The County shall enact an ordinance which shall regulate construction in areas subject to seasonal and periodic flooding. This ordinance, which shall adopt the Federal Insurance Rate Maps for Franklin County

dated July 18, 1983 promulgated by the Federal Emergency Management Agency, shall provide for the enforcement of building regulations that will make the County eligible to participate in the Federal Flood Insurance Program.

d) provide for on site parking and traffic flow. Industrial and commercial developments must provide on site parking according to standards established in the Franklin County Zoning Ordinance.

e) provide for drainage and stormwater management. All commercial and industrial development shall be required to submit a stormwater management plan. Subdivisions shall include adequate provisions for drainage.

f) provide for adequate open space. In residential districts there shall be a setback from any public or private road of 25 feet, and from any other property line of 10 feet.

g) protect potable water wellfields and aquifer recharge areas. There shall be no underground storage tanks permitted within 200 feet of public or private water system water wells.

POLICY 2.2 Land development regulations adopted to implement this plan shall be established for the following categories.

a) Conservation: This category shall provide for the long term management and protection of publically held land for wildlife management, environmental protection and resource based recreation. Structural development is allowed in accordance with appropriate state and federal agencies' management plans. The location of these lands is mapped on the Future Land Use Map series.

The intensity standard for conservation land shall be 0 dwelling units per acre. Residential uses are prohibited except for those necessary for the supervision of the resource.

b) Recreation: This category of land use shall protect the natural resources of the county while maintaining recreational activities for residents. Lands in this land-use category may permit the following uses- open space, picnic areas and facilities, restroom facilities, camping, boat ramps, and other recreational facilities. The location of these lands is mapped on the Future Land Use Map series.

The intensity standard for recreation land shall be 0 dwelling units per acre. Residential uses are prohibited except for necessary for the supervision of the resource.

c) Agricultural: This category of land use shall protect agricultural and forestry lands from urban development. This category shall permit agricultural and forestry related activities to function economically while protecting the environmental integrity of Apalachicola Bay and other surface waters from the impacts of urban development.

Forestry operations and such accessory uses as are

incidental to forestry operations are permitted uses. Maximum residential density is one unit per forty acres of land. The location of these lands is delineated on the Future Land Use Map series.

d) Residential: This land use category shall ensure the health, safety, and well being of residents by limiting the extent and density of residential development to those areas suitable for development. Single family units shall not exceed one unit per acre except on lots recorded before August 17, 1978, or in lots platted as part of the 1982 admendment to the St. George Island Development Order, or in subdivisions meeting the requirements of Franklin County Ordinance 89-7, the subdivision ordinance. Multi-family densities shall not exceed fifteen dwelling units per acre. The location of these lands is depicted on the Future Land Use Map series.

All residential or accessory structures shall conform to the appropriate standards established in the Franklin County Zoning Ordinance, the Critical Shoreline District Ordinance, the Flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

e) Mixed-Use Residential: Mixed-use residential shall mean that at least 50% of the net land available for development shall be used for residential or recreational purposes. This category of land use shall provide for development that is primarily residential in nature but which also may include supporting categories of land uses otherwise described in this plan such as conservation, recreation, historic and archaeological, commercial (including retail, office, commercial/tourist and hotel/motel uses) and residential uses (including single-family and multi-family residences). This category is designed for and is limited to developments such as developments of regional impact (DRIs) approved pursuant to Chapter 380, Florida Statutes, or planned unit developments (PUDs) created by ordinance of the Franklin County Board of County Commissioners. The density shall not exceed 4.3 dwelling units per acre. The location of these lands is depicted on the Future Land Use Map Series.

All structures shall conform to the appropriate standards established in the Franklin County Zoning Ordinance, the Critical Shoreline District Ordinance, the Flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

f) Mixed-Use Commercial: This category of land use shall provide for development that is commercial in nature but which may include categories of land uses otherwise described in this plan such as conservation, recreation, historic and archaeological, and residential. Commercial land uses allowed in this district include, but are not limited to, retail, office, hotel/motel, recreation facilities, clubs, and marinas. This category is designed for and limited to the area covered in the Franklin County Bob Sikes Cut Planned Unit Development District (Ordinance 88-5). The residential density shall not exceed 4.3 dwelling units per gross acre on average. The location of these lands is depicted on the Future Land Use Map Series.

All structures shall conform to the appropriate standards established in the Franklin County Zoning Ordinance, the Critical Shoreline District Ordinance, the flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

g) Commercial: This category of land use shall provide suitable location for commercial activities. There is no minimum lot size, width, or depth; however, existing lots may not be subdivided. Commercial land adjacent to waters of Apalachicola Bay shall be developed as a last resort and shall be reserved for water dependent activities. Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact caused by the surrounding commercial land. Protective measures may include additional setback, buffers, or open space requirements. The location of these lands is mapped on the Future Land Use Map series.

All commercial structures or accessory structures shall conform to the applicable standards established in the Franklin County Zoning Code, Critical Shoreline District Ordinance, Flood Hazard Ordinance, or the Coastal Construction Code Ordinance.

The intensity standard for commercial land shall be that 80% of the lot can be covered by impervious surfaces.

h) Industrial: This category of land use shall provide land areas suitable for industrial development. Industrial sites shall be designed to minimize nuisance effects on neighboring land use. The category shall accommodate industrial activities which do not detrimentally affect the environment. There are no density requirements. Site plans shall be appropriate to the industry with review of the Planning and Zoning Commission and approval of the Board of County Commissioners. Residential uses are prohibited except for security purposes.

The location of all industrial lands is mapped on the Future Land Use Map series. All industrial or accessory structures shall conform to the appropriate standards established in the Franklin County Zoning Code or other controlling regulation.

The intensity standard for industrial land shall be that 80% of the lot can be covered by impervious surfaces.

i) Public facilities: This category of land use shall provide for the health, safety, and well being of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include- government offices, schools, water or sewer facilities, medical facilities, landfills, and jails. Residential uses are prohibited except for security purposes. Public facilities located adjacent to residential uses should be adequately buffered so as to lessen the impact and friction between these uses. There is no minimum lot size, but existing lots may not be subdivided. The location of these lands is depicted on the Future Land Use Map series.

All public facilities or accessory structures shall conform to the Franklin County Zoning Code or other controlling regulation.

The intensity standard for public facilities shall be that

50% of the lot can be covered by impervious surfaces.

j) Rural Residential: This category of land use shall allow limited development in land suitable for single family residential use with the provision of limited facilities. The density shall be one unit per ten acres, with the minimum lot size of one acre. The location of these lands is delineated on the Future Land Use Map series.

Policy 2.3 Public utilities needed to provide essential service to existing and future land uses in Franklin County shall be permitted in all of the land use classifications established by this plan. Public Utilities include all utilities (gas, water, sewer, electrical, telephone, etc.) whether publically or privately owned.

Policy 2.4: Nonconforming residential lots of record recorded prior to the adoption of this plan in agricultural areas may continue in residential use until their separate identity is lost.

Policy 2.5: A lot or parcel of land conveyed between family members of lineal descent, for the purpose of providing the grantee in the transaction a personal residential building lot, shall be eligible for the issuance of a residential building permit even though the lot or parcel conveyed is nonconforming as to size. The minimum lot size to which this policy shall apply is one acre. The issuance of a building permit on a nonconforming lot so established shall require compliance with every other permit requirement.

OBJECTIVE #3

The County shall adopt land development regulations by 1991 that shall ensure the protection of natural and historic resources and to protect the Apalachicola Bay from the deleterious effect of stormwater runoff.

POLICY 3.1 Development of environmentally sensitive lands is prohibited. Environmentally sensitive land is defined as wetlands and all land within 50 feet landward of wetlands. Wetlands are defined as the landward extent of wetlands dominated by vegetation listed in Rule 17-4.022, Florida Administrative Code (F.A.C.), which is contiguous to any manmade or natural waterbody containing an area, including wetlands vegetation, greater than ten (10) acres. Waterbodies include, but are not limited to sounds, bays, lagoons, lakes, streams, wet borrow pits, and their tributaries. In the absence of wetlands, the landward extent shall be determined by approximate ordinary high water or approximate mean high water.

POLICY 3.2 Prohibit the alteration of native vegetation within 50 feet of wetlands and the shoreline, except as allowed in any provision specifically addressing the maximum amount of alteration of native vegetation contained in a development order

approving a DRI which has been approved by Franklin County prior to January 31, 1991.

POLICY 3.3 Habitable structures within 50 feet of wetlands or the shoreline shall be prohibited.

POLICY 3.4 Prohibit the filling of salt or fresh water marshes.

POLICY 3.5 Prohibit dredge and fill of grass beds.

POLICY 3.6 Limit the area of impervious surfaces on developed lots within the Critical Shoreline District to a maximum of 20%.

POLICY 3.7 Historic resources shall be protected through designation as historic sites by the state or the County.

POLICY 3.8 Coordinate with appropriate agencies to ensure protection of threatened and endangered species.

POLICY 3.9 Unless otherwise provided in this plan, all development within 150 feet of wetlands and shorelines in Franklin County shall comply with the Critical Shoreline District Ordinance and must be reviewed by the County Planning and Zoning Commission to insure compliance. Development within the Critical Shoreline District shall be prohibited except as provided by said Ordinance, or as otherwise provided in this plan.

POLICY 3.10 Prohibit the installation of septic tanks within 150 feet of wetlands and shorelines in Franklin County. Between 150 and 75 feet of wetlands and shorelines the only onsite wastewater treatment system that will be allowed are aerobic systems. No onsite wastewater treatment systems can be located closer than 75 feet from wetlands or shorelines in Franklin County.

OBJECTIVE #4

The county shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities by requesting in writing that agencies participate in the monthly county Planning and Zoning Commission meetings when development along the shoreline is reviewed. This objective shall be accomplished by fulfilling the following policies.

POLICY 4.1 Requests for development orders or permits shall be coordinated, as appropriate, with Apalachicola, Carrabelle, adjacent counties, special districts, the Regional Planning Council, the Water Management District, and state and federal agencies.

POLICY 4.2 Encourage the coordination of all federal, state, and local permitting agencies in the establishment of a "streamlined" permitting system for new development.

OBJECTIVE #5

Broaden and increase the economic base for the area while minimizing adverse impacts on other land uses and the environment. This objective shall be accomplished by fulfilling the following policies.

POLICY 5.1 Environmentally compatible industries will be encouraged and directed to the county's designated industrial parks.

POLICY 5.2 The county will continue to develop infrastructure and services to establish the industrial parks as grants and other economic development programs from the state and federal government become available. The share of the costs to be paid for by the county will be negotiated when potential industries are identified.

OBJECTIVE #6

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall be eliminated by the year 2000.

POLICY 6.1 Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

POLICY 6.2 Regulations for buffering of incompatible land uses shall be set forth in the county's land development regulations, and which as a minimum:

- a) identify incompatible land uses
- b) establish set back buffers
- c) establish guidelines for planted vegetative buffers

OBJECTIVE #7

The county shall continue to abide by the requirements of Chapter 380.0555, Florida Statutes, so long as it is in effect.

POLICY 7.1 The county will continue implementing the growth management program that has been put in place through the Area of Critical State Concern program, including the goals, objectives and policies of the comprehensive plan and land development regulations.

Policy 7.2 All development orders shall be rendered to the DCA Field Office pursuant to s. 380.07, F.S., and Rule 9J-1, F.A.C., within 5 working days of their issuance.

Policy 7.3: The enactment, rescission, or amendment of any land development regulation or comprehensive plan shall not become effective until approved by the Administration Commission pursuant to 380.0555(10), F.S. The county shall submit all amendments, rescissions, or enactments to the Administration Commission within 10 days of adoption.

policy 7.4 After approval of the comprehensive plan, land development regulations will be revised no later than December 1, 1991, to be consistent with and implement the comprehensive plan and the Principles of Guiding Development.

OBJECTIVE #8

To prevent urban sprawl the County shall encourage infill in already developed areas and the redevelopment and renewal of blighted areas. This objective shall be accomplished by fulfilling the following policies, and by fulfilling Objective 8 of the Housing Element.

POLICY 8.1 The County shall not allow any new residential development at densities greater than one unit per acre except in areas served by DER approved sewer and water systems or lots recorded prior to August 17, 1978 or lots platted as part of the 1982 amendment to the St. George Island Development Order.

POLICY 8.2 Encourage infill in already developed areas through the provision of already existing infrastructure. Existing infrastructure will be maintained to provide at least the minimum Levels of Service adopted in this Comprehensive Plan.

POLICY 8.3 Require new developments planned for outlying, unserved areas to pay the total cost of supplying necessary services to the proposed developments.

POLICY 8.4 Encourage the redevelopment and renewal of blighted areas.

Policy 8.5 Within the Eastpoint USA on-site sewage disposal shall be prohibited if the Eastpoint Sewer and Water District states that sewer is available or planned. When sewer is available connection shall be within 180 days. There will be an exception for five temporary aerobic systems on the Green Point site. Temporary is defined to be no more than one year.

Policy 8.6 Within the Eastpoint USA public water shall be utilized where it is available.

Policy 8.7 Within the Eastpoint USA mixed-use site plans will be allowed if the development is controlled by an approved Planned Unit Development Ordinance that requires at least 33% open space and a stormwater plan approved by DER. Mixed-use is defined in land use element policy 2.2.

Policy 8.8 Within the Eastpoint USA densities as high as 15 units per acre and urban scale of commercial use shall be allowed so long as the property has adequate access to hurricane evacuation routes, and is sited on property with the appropriate soil types, topography, and drainage such that the development

does not impact the Apalachicola Bay. Development shall also have to be served by paved roads.

Policy 8.9 Within the Eastpoint USA development in the coastal high hazard area shall be restricted to one unit per gross acre or lot of record.

Policy 8.10 The county shall limit land designated high density in the Eastpoint USA to no more than 10% of the area outside of the Coastal High Hazard Zone.

OBJECTIVE #9

By 1991, the County shall, through its Land Development Regulations, limit development type, density and intensity, within the Coastal High Hazard Area, as defined in the Conservation/Coastal Management Element, and direct unsuitable development outside of the Coastal High Hazard Area, to minimize the impact of natural hazards in this area. By 1991 the county shall develop policies to restrict public funding for facilities within coastal high-hazard areas. the manner of development shall be guided by way of increased setback requirements, impervious surface limitations, vegetative preservation requirements, and other necessary performance criteria.

POLICY 9.1 Development in areas that do not need to be evacuated in the event of a hurricane shall be permitted and encouraged.

Policy 9.2 As hurricane evacuation issues are raised by the Regional Planning Council, the county will amend its plan to be consistent with the Apalachee Regional Comprehensive Policy Plan.

Policy 9.3 County-funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration.

Policy 9.4 The county will implement the policies of Objectives 12 and 13 of the Coastal/Conservation Element to control development in the Coastal High Hazard Area.

OBJECTIVE #10

Adequate and suitable land for public facilities will be provided to serve future development. This objective shall be accomplished by fulfilling the following policy.

POLICY 10.1 Residential developments should be planned as neighborhoods which may include non-residential uses such as elementary schools, recreation and other public facilities and neighborhood commercial.

OBJECTIVE #11

Innovative land use development patterns, including PUDs, mixed-use, and cluster zoning shall be permitted and encouraged.

POLICY 11.1 Mixed-use residential developments should be planned

to include recreation, associated commercial, and, as appropriate, conservation or historic uses.

POLICY 11.2 Mixed-use residential developments should be designed to provide their own infrastructure and services, such as roads, water, and sewer services, if not located along existing public utility lines.

POLICY 11.3 Gross residential density within a mixed-use residential development shall not exceed 4.3 residential dwelling units per gross acre.

POLICY 11.4 Associated commercial uses are permitted within mixed-use residential developments so long as these activities are compatible with adjacent land uses and adequately buffered. Such uses may include office, tourist commercial, and hotel/motel uses.

POLICY 11.5 All residential and other structures shall conform to applicable standards established in the Franklin County Zoning Ordinance, Critical Shoreline District Ordinance, Flood Hazard Ordinance, Coastal Construction Code Ordinance, and, if applicable, other standards adopted by a county PUD ordinance or DRI development order.

POLICY 11.6 The location of all mixed-use residential lands is mapped on the Future Land Use Maps.

POLICY 11.7 Any commercial, conservation, recreation, or historic lands located within a mixed-use residential development shall meet other applicable standards contained in this plan to the extent they are not inconsistent with the intent and policies for mixed-use residential development.

POLICY 11.8 Mixed-use residential developments shall be limited to those developments that have received approval as a DRI pursuant to Chapter 380, Florida Statutes, or as a PUD pursuant to County ordinance.

POLICY 11.9 The total number of dwelling units developed within a cluster development shall not exceed the number of dwelling units normally allowed on that parcel of land under the Franklin County Zoning Ordinance.

Policy 11.10 The mixed-use residential land use category shall be applied to the property controlled by the Green Point DRI Development Order. In addition to the restrictions described in the Land Use Policy 2.2(e), the following restrictions shall also apply to the Green Point site:

--Residential development in the southern watershed shall be limited to a maximum of 90 dwelling units. Lakes in the southern watershed shall be bermed along the southern edge to the extent necessary to maintain the integrity of the open space buffer between them and St. George Sound. The 18-hole golf course shall also be located out of the south watershed.

--A minimum of 100.66 acres of wetlands shall be preserved as conservation areas and an additional 4.5 acres shall be created.

--The cost of connecting Green Point to the Eastpoint Water and Sewer District, including capital costs for laying collection and graywater return lines and improvements to the treatment plan and incremental operating costs incurred by the District, will be the responsibility of the developer and shall equal all such costs reasonably attributable to and needed to accommodate the impacts of the Green Point project.

--The stormwater management system for the site shall be a state of the art system which exceeds the design and performance requirements of Chapter 17-25, F.A.C. (or an acceptable updated regulation). for discharges to Outstanding Florida Waters, Class II Waters and Aquatic Preserve, if any such waters will be impacted by the project's stormwater management system. The system shall include source controls to reduce the generation of pollutants, especially nutrients and pesticides from the golf course. Stormwater discharges shall not cause a violation of applicable water quality standards or loss of beneficial uses of the receiving waters. The stormwater management plan shall contain a comprehensive ground and surface water management program, and an integrated pest management and nutrient management plan. The comprehensive ground and surface water monitoring program will require the developer to institute a water monitoring program which will test for the presence in ground or surface waters of any fertilizers, pesticides and herbicides applied to the project. Fertilizers, pesticides and herbicides which cannot be analyzed in the laboratory will not be applied on site.

--The area south of US98 shall be left undisturbed with the use of those areas limited to boardwalks, trails, and walkovers permitted by any applicable regulations. Other similar passive recreation uses may be allowed with the concurrence of the DCA, Apalachee Regional Planning Council, Franklin County and any other permitting agency with jurisdiction over such use.

TRAFFIC CIRCULATION GOALS, OBJECTIVES, AND POLICIES

GOAL

PROVIDE A SAFE AND EFFICIENT MULTI-MODEL TRANSPORTATION SYSTEM FOR ALL RESIDENTS AND VISITORS TO FRANKLIN COUNTY WITH MINIMUM DELAYS TO THRU TRAFFIC MOVEMENT.

OBJECTIVE #1

The County shall adopt standards by 1991 which shall facilitate the safe flow of motorized and non-motorized traffic.
9J-5.007(3)(b)1

POLICY 1.1 The County shall adopt standards in its land development regulations which will provide for safe and convenient on site traffic flow for all new development.

POLICY 1.2 The County shall adopt standards in its land development regulations which will provide adequate on site vehicle parking for all new developments.

POLICY 1.3 When planning future road construction the County will analyze the potential pedestrian and bicycle traffic. If the need is there accomodations for pedestrian and bicycle traffic will be made.

POLICY 1.4 The County shall not allow adjacent intersections of collector or local roads with arterial roads to be closer than 1000 feet.

POLICY 1.5 The County shall allow access directly onto arterial roads from property bordering the roads only if there is no other practical means of access to the property.

POLICY 1.6 The county shall not allow land to be subdivided unless direct access to US98 is by way of a curb cut that is spaced at least 400 feet from any other curb cut that meets the access standards of the Florida Department of Transportation. Existing lots shall be allowed to develop so long as DOT approves access.

Policy 1.7 The county shall require that lots that can not meet the access standard described in Policy 1.6 shall take access from platted side streets, parallel streets or frontage roads, through combined parking lots, or by lots sharing drives, or the provision on easements of access.

Policy 1.8 No applicant shall be denied development approval for the sole reason that the lot cannot meet the requirements of the preceding policies. To provide access, a temporary access permit shall be issued provided that the landowner's site plan provides for the eventual connection to an access on an adjoining property, and that the owners agree, with suitable legal documents, to close the temporary access when connection to adjoining properties is feasible. Temporary will only be done

as a last resort and shall be construed to mean no more than one year.

Policy 1.9 The county shall not approve a land use change, or substantial expansion or reconstruction of existing structures, unless the site access is brought into conformance with these policies.

Policy 1.10 The county shall require the provision of frontage roads or access roads for the subdivision of more than ten lots.

OBJECTIVE #2

The County shall maintain adopted Levels of Service for all roadways as new growth and development occur consistent with the Future Land Use Map. 9J-5.007(3)(b)2

POLICY 2.1 The County hereby adopts a peak hour Level of Service (LOS) C as the minimum LOS for all State Roads and Principal Arterials in the County, and peak hour LOS D for all Minor Arterial and collector roadways in the County.

POLICY 2.2 County traffic volumes, system demands, and accident data shall be evaluated on an annual basis in order to monitor and identify impacts of new growth.

OBJECTIVE #3

The County shall coordinate transportation system improvements with the intent of Chapter 380.0555 Florida Statutes (Apalachicola Bay Area Protection Act), the future land uses shown on the future land use map of this plan, and with the plans of the Apalachee Regional Planning Council and the Florida Department of Transportation's Five-Year Transportation Plan. 9J-5.007(3)(b)2, 3

POLICY 3.1 The County shall continue active membership in the Apalachee Regional Planning Council, and shall avail itself of the data, analysis, programs and policies the ARPC generates regarding traffic circulation.

POLICY 3.2 Land use changes will not be made that will cause the peak hour level of service on the roads that service that area to fall below the level of service set in policy 2.1 of this element.

POLICY 3.3 The County shall review subsequent versions of the FDOT Five-Year Transportation Plan to ensure consistency with the transportation element.

POLICY 3.4 The County shall review for compatibility with this element the traffic circulation plans of Apalachicola, Carrabelle, and neighboring counties as they are amended in the future.

OBJECTIVE #4

Franklin County shall protect the right-of-way of existing and