

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO INCLUDE A NEW LAND USE CATEGORY, RESIDENTIAL ESTATE, IN THE FUTURE LAND USE ELEMENT AND TO AMEND POLICY 1.3 OF THE FUTURE LAND USE POLICY.

**ORDINANCE 98- 14
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission to amend the Franklin County Comprehensive Plan to include a new land use category and to amend policy 1.3 of the Future Land Use Element, and

WHEREAS, the Board of County Commissioners of Franklin County has conducted a public hearing with due public notice,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that the following language be added to Future Land Use Policy 2.2 in the Franklin County Comprehensive Plan:

k) Residential Estate: This category of land use shall limit development to areas which due to the nature of the terrain, drainage patterns, soil types, wetlands, surface waters, proximity to Class II waters, or other limiting factors make the property unsuitable for conventional residential land use densities. The density of use shall not exceed one dwelling unit per five acres. No clustering of development shall be allowed. All lots shall contain at least one acre of contiguous uplands in order to be a developable lot.

All residential or accessory structures shall conform to the standards established in the Franklin County Zoning Code. The intensity standards for lot coverage shall be that no more than 10 % of the lot may be covered by impervious surfaces. The location of these lands shall be depicted on the Future Land Use Map series.

All sewage disposal methods shall be approved by the local Health Department and shall be inspected by the local Health Department for compliance with state regulations prior to operation. All private wells shall be permitted by the Northwest Florida Water Management District and shall be installed in accordance with their standards. All development in this category shall comply with the appropriate DEP regulations for stormwater management.

Future Land Use Policy 1.3 will be amended to read as follows:

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~~ Residential densities greater than one unit per acre shall be allowed only in urban service areas designated on the adopted Future Land Use Map Series, Figure 13.

This Ordinance adopted this 7TH day of AUGUST, 1998, in a regular meeting of the Franklin County Board of County Commissioners after notice was duly given, and pursuant to Chapter 163, Florida Statutes.

THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: Raymond Williams
Chairman



Kendal Wade
Kendal Wade, Clerk