

ORDINANCE No. 2025-07

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA AMENDING THE FRANKLIN COUNTY ZONING CODE BY CREATING SECTION S-8 in SECTION 600 SPECIAL DISTRICTS THE “PLANNED UNIT DEVELOPMENT” (PUD) SPECIAL DISTRICT; PROVIDING FOR ALTERNATE DEVELOPMENT STANDARDS WITHIN THE PUD; PROVIDING FOR A PROCESS FOR APPROVAL; PURSUANT TO AUTHORITY UNDER FLORIDA STATE STATUTES SECTION 163.3202; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HEREIN, OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ENACTED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS;

WHEREAS, Section 163.3202, Florida Statutes, requires Franklin County to adopt and enforce land development regulations that are consistent with the local comprehensive plan, and Franklin County has accordingly adopted the Franklin County Zoning Code.

WHEREAS, Franklin County desires to amend the Zoning Code to include standards and requirements for a Planned Unit Development Special District, and finds said requirements are consistent with the Comprehensive Plan.

WHEREAS, The Franklin County Board of County Commissioners, acting as the Local Planning Agency, considered this text change to the Zoning Code and found it consistent with the Comprehensive Plan and recommended approval at a publicly noticed hearing held on July 25, 2025; and

WHEREAS, the Franklin County Board of County Commissioners considered this text change to the Zoning Code at a publicly noticed hearing held on July 25, 2025.

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF FRANKLIN COUNTY, THE ZONING CODE SHALL BE AMENDED AS INCLUDED HEREIN:

SECTION 1. NAME

This Ordinance shall be known as the “Planned Unit Development” enabling ordinance.

SECTION 2. APPROVAL

The language included in Exhibit 1 indicated as underlined text, is hereby approved and incorporated into Part 600 of the Franklin County Zoning Code.

SECTION 3. ENFORCEMENT

The County may enforce this Ordinance as authorized by law.

SECTION 4. REPEALER

All codes, ordinances, and resolutions or parts of codes, ordinances, and resolutions or portions thereof Franklin County in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY

If any provision, section, subsection, sentence, clause, phrase, or word of this Ordinance is held to be unlawful, invalid, or unconstitutional by a court of competent jurisdiction, it shall not be held to invalidate or impair the validity, force, or effect of any other provision, section, subsection, sentence, clause, phrase, or word of this Ordinance.

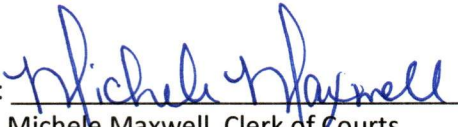
SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED at the regular meeting of the Franklin County Commission on this 25th day of July 2025.

ATTEST:

FRANKLIN COUNTY, a political subdivision of the State of Florida

By: 
Michele Maxwell, Clerk of Courts

By: 
Ricky Jones, Chairman

Franklin County Zoning Code – DRAFT Planned Unit Development

Section 421 – Planned Unit Development

Section 421.1 – Purpose and Intent: To provide an alternative to the development standards otherwise regulated by this Code, Franklin County establishes this Planned Unit Development as an option to the traditional land use or zoning parameters of development. The intent is to allow a property owner to plan a development design offering flexible development standards, phasing options, and that allows a diversity and mixture of uses and/or housing types within one planned development application for review while providing a public benefit to Franklin County.

Section 421.2 - Eligibility for Usage of the Planned Unit Development (PUD):

- A. The minimum acreage required for application of the PUD is five (5) acres.
- B. All properties subject to the application for the PUD shall be under the ownership of a single entity or individual at the time of conceptual approval of the development, and shall be configured so that each parcel of land adjoins the remaining parcels so that sufficient width and depth is available to provide transportation connectivity.
- C. Any property which has centralized or public water and/or sewage treatment facilities available within a one-half mile radius of the project is required to connect all structures with plumbing fixtures to said systems.
- D. The PUD plan must contain at least two differing uses, and must contain at least two differing housing types. Differing housing types may include accessory dwelling units. Differing uses include:
 1. Residential
 2. Retail
 3. Restaurant
 4. Office
 5. Public offices and facilities including publicly owned park and recreational spaces
 6. Institutional including houses of worship, educational, and medical uses
 7. Recreational uses only when available to the general public
 8. Services such as child and adult care facilities
 9. Other uses as approved by the Board of County Commissioners
- E. There must be at least five (5) percent of each use provided in the plan for approval. Park and recreational spaces and residential uses shall be measured by a comparison of acreage to total PUD acreage. Other uses shall be measured by a cumulative comparison of the under-roof square footage of the structures.
- F. No PUD shall restrict current publicly accessible shorelines to private access only.
- G. A PUD must retain at least thirty (30) percent of the existing, native vegetation. Invasive species existing on the subject parcel(s) are not included in the preservation requirement.

- H. The PUD must provide or offer community benefits such as publicly accessible amenities, affordable housing to low-income residents, greater preservation of the natural environment from what is otherwise required by this code, and/or include redevelopment of blighted areas.

Section 421.3 – Development Standards: The Board of County Commissioners may approve a PUD with varying development, street and roadway design, signage, and buffer standards from that which is required by this Zoning Code. The varying development standards may include setbacks, heights of structures, lot coverages, and accessory use standards. However, any approved standards must not cause an incompatibility condition with adjoining uses.

- A. Minimum and Maximum Densities for Residential Uses: Densities shall be measured in comparison to the acreage of the entire PUD.

1. The minimum density shall be limited to that which is required when residential units must use individual well and on-site sewage treatment (septic tank) facilities for each residential unit, and as allowed by the underlying Future Land Use (FLU) category. If the subject development will connect to public water and/or sewage treatment facilities as required by Section 425.2.C, then the minimum density shall be at least half of the maximum allowable density of the assigned FLU category.
2. The maximum density shall be that which is allowed by the underlying FLU category assigned to the property, and dependent upon the availability of centralized or public water and sewage treatment facilities.
3. Densities are limited to that which is restricted by Section 485 within the Coastal High Hazard Area.

- B. Maximum Intensity for Non-residential Uses: Intensities shall be measured at the individual parcel level.

1. A maximum 1.0 floor area ratio where centralized water and sewer are available.
2. A maximum 1.25 floor area ratio where centralized water and sewer are available, and at least fifteen (15) percent of the total PUD acreage outside of any area calculated as part of the required mixture of uses is designated for public open space.

- C. Maximum heights:

1. General Height Limits: No structure shall exceed a height of forty-seven (47) feet as measured from the pre-development grade.
2. Height of Structures within the PUD: Taller structures shall be centrally located, and not at the periphery.
3. Compatibility with Adjacent Parcels: If an adjoining parcel is developed with a structure of three (3) stories or greater, then structures of similar or greater height may be located within the vicinity of that parcel, not to exceed a height of forty-seven (47) feet from predevelopment grade.

4. Height to Setback Ratio: No structure within the PUD shall exceed the height of a structure outside of the PUD boundary by more than twenty (20) feet in height, unless the setback distance between the structures exceeds the height of the structure within the PUD. Nothing in this provision shall allow a structure within the PUD to exceed a height of forty-seven (47) feet from predevelopment grade.

D. Other:

1. Any PUD is required to provide connectivity to adjacent uses if roadway, trail, pedestrian, or any other mode of transportation is available to the development. A grided roadway system with alternative vehicular routes is the preferred development plan, as environmental conditions allow.

Section 421.4 – Process for Approval:

- A. A pre-application meeting is required with the County prior to submission of any PUD documents or applications.

B. Conceptual Approval Process:

1. The applicant must provide a general plan and narrative to the County indicating:
 - a) The property owner's and authorized agent's (if applicable) name and contact information. If there is an authorized agent, such authorization is required from the property owner in writing on a form provided by the County.
 - b) An ALTA survey with topographic notations which has been completed within the previous twelve (12) months. This survey shall include the legal description of the boundary and shall be signed and sealed by a registered Florida land surveyor.
 - c) A narrative and generalized site plan layout of the proposed uses.
 - d) A description of the housing types (if applicable).
 - e) Locations of roadways and pedestrian modes of transportation.
 - f) Location of wetlands and wetland buffers.
 - g) General location and sizes of all existing stormwater and drainage facilities.
 - h) The location of any other applicable regulatory district such as the Coastal High Hazard Area or other area.
 - i) A summary of the planned development and how it is compatible and relates to adjacent existing development to include a summary of adjacent uses both existing and as shown on the Future Land Use Map.
 - j) A comparison narrative to applicable development standards in this Zoning Code and to applicable goals, objectives, and policies of the Comprehensive Plan to include but not limited to the required parking, buffering, and landscaping requirements.
 - k) An environmental assessment that includes any mitigation plans.
 - l) The phasing schedule, if applicable.

- m) A description of the public benefits offered as part of the PUD.
- 2. The general plan and narrative shall be presented to the Local Planning Agency for consideration, and a recommendation for approval, approval with changes, or disapproval by the Board of County Commissioners. The conceptual PUD approval shall be considered a legislative decision.
- 3. The Board of County Commissioners shall consider the conceptual PUD at a publicly noticed hearing. The PUD shall be approved, approved with changes or conditions, or denied.
- 4. Once a conceptual approval decision is made, the applicant shall have six (6) months to submit the PUD for Final Detailed PUD approval as measured from the date of the Board of County Commissioners' decision to the County staff. If the applicant exceeds that time, the conceptual plan approval shall become null and void.

C. Final Detailed PUD Approval

- 1. The Final Detailed PUD shall be scheduled for public hearing before the Local Planning Agency within sixty (60) days of submission of a completed application package including any respective fees to the County. The Final Detailed PUD request shall include the following:
 - a) A final site development plan to include transportation networks, uses, open spaces, wetlands, easements, with landscaping and buffering plans drawn to scale. This plan will be adopted by the Board of County Commissioners and will be used to issue subsequent development orders for any horizontal or vertical improvements within the PUD boundary.
 - b) A table describing the number of acres each use will occupy, in addition to the intensities, densities, number of dwelling units, total non-residential square footage under roof, proposed building setbacks by use, and other information deemed necessary or required as part of the conceptual approval of the development, as applicable. These descriptions shall also include a comparison to the total acreage of the PUD for each proposed use.
 - c) Any development restrictions.
 - d) Parking standards.
 - e) Landscaping and buffering standards.
 - f) Open space acreages and percentages.
 - g) Utility connection agreements or letters of intent, as applicable. If the development does not anticipate connection to a public and/or centralized water and sewage treatment system, then the applicant shall indicate the proposed utility service.
 - h) Any applicable covenants, grants, easements, dedications, or other legal instruments in final form that will be associated with the development of the PUD.
 - i) The phasing schedule, to include development timelines, and final completion date of the PUD.
 - j) Any applicable concurrency analysis.
 - k) The impact of the PUD to hurricane evacuation times at buildout.

- l) The anticipated number of students generated by the development.
 - m) A detailed explanation of any changes made as a result of conditions or requests made by the Board of County Commissioners at the conceptual approval hearing.
 - n) A detailed description of the public benefit of the PUD.
 - o) A binding commitment to develop the property in accordance with the Final Detailed PUD that shall bind the property owner(s) with the County's final decision.
2. The applicant shall submit all of the required documentation to the County for presentation to the Local Planning Agency. The Local Planning Agency shall make a recommendation of approval, approval with changes, or disapproval to the Board of County Commissioners.
3. The Board of County Commissioners shall consider the final PUD at a publicly noticed hearing. The PUD shall be approved, approved with changes or conditions, or denied.
- a) The final approval of a PUD by the Board of County Commissioners shall be valid for a period of twelve (12) months. At that time, the applicant must have received an approved development order for the first phase or for the entire project, whichever is applicable. Otherwise, the approved PUD becomes null and void and the applicant is required to resubmit the PUD request at the conceptual approval stage of the process.
 - b) The entire PUD, including any and all phases, must receive final development order approval within five (5) years from the date the first development order is issued. If the PUD has not received a final development order for any or all phases, then the entire or specific phase must be processed as a new PUD and will be subject to any new regulations adopted since the original PUD was approved at the Final Detailed PUD stage.
 - c) Any development order issued related to a PUD is valid for a period of six (6) months from the date the order was issued.
5. As part of the approval of the Final Detailed PUD, the County shall also approve, approve with changes, or deny the PUD designation as a zoning classification on the official Zoning Map and include the listing of the PUD in Section 150 *Classification of Zones* of the Zoning Code.

Section 421.5 – Other Development Parameters:

- A. This section does not supersede any requirements of the Floodplain Management and/or the Flood Damage Prevention ordinances, Critical Shoreline or Wellfield Protection regulations, or the Franklin County Zoning Code Section 485 *Coastal High Hazard Area* or Section 600 *Special Districts* requirements.

Section 421.6 – Modifications to an Approved PUD:

- A. Minor Modifications:

1. Minor modifications are those that are not defined as substantial deviations except that a reduction to the approved parking standards by no greater than ten (10) percent may additionally be considered a minor modification.
2. Minor modifications may be approved administratively.

B. Substantial Deviations:

1. Substantial deviations shall include any change to an approved Final Detailed PUD that:
 - a) Addition of any land uses not included in the approved PUD.
 - b) Increases the number of residential units by greater than five (5) percent of the approved number.
 - c) Increases the non-residential development by greater than five (5) percent of the approved square footage under roof.
 - d) Decreases open space or recreational space.
 - e) Changes the layout or provisions of the transportation network.
 - f) Requests a reduction in any landscaping or buffering.
 - g) Any other change to the PUD.
2. Substantial deviations are required to follow the conceptual and Final Detailed PUD process for approval.