

AN ORDINANCE EXTENDING THE EXISTING MORATORIUM UPON THE CONSTRUCTION OF MULTI-FAMILY HOUSING, AND ISSUANCE OF BUILDING PERMITS FOR MULTI-FAMILY HOUSING IN FRANKLIN COUNTY.

ORDINANCE # 80-3

FRANKLIN COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of Franklin County, Florida is in the process of revising its comprehensive plan, and intends to adopt a revised comprehensive plan and an amended zoning ordinance and amended subdivision ordinance for the County, and

WHEREAS, the Board has contracted with Apalachee Regional Planning Counsel and the Conservation Foundation for services in aiding the Board in preparing an improved and revised comprehensive plan, together with implementing ordinances, pursuant to Chapter 163, Florida Statutes, and

WHEREAS, adoption of the foregoing, in accordance with and pursuant to the Florida Statutes, and Franklin County's existing comprehensive plan, is planned to occur by July 1, 1981, and

WHEREAS, Multi-family construction contains the potential for overcrowding, loss of open space, pollution, and activities which may endanger the environment and,

WHEREAS, the utmost careful consideration must be exercised to insure that the rights of all are safeguarded, having due regard for storm escape routes, fire safety provisions, preventing overcrowding and preservation of open spaces, and other factors, and

WHEREAS, Multi-family construction must therefore be limited to proper areas, and

WHEREAS, in order to attain the foregoing goals, it is necessary to continue a moratorium upon multi-family construction, and the issuance of multi-family building permits within Franklin County until the preparation, due consideration and adoption of the amended Franklin County land use plan or comprehensive plan and the proposed amended Franklin County Zoning Ordinances, and

WHEREAS, it is anticipated that the proper plans can be prepared and proper zoning amendments be made by July 1, 1981, and

WHEREAS, the Board of County Commissioners expects to receive the work of the Apalachee Regional Planning Council on or before March 1, 1981, and to adopt the implimenting ordinances by July 1, 1981, and the Board of County Commissioners of Franklin County declares that the enactment of this ordinance is necessary to protect the health, safety and welfare of the people of Franklin County, Florida, and in order to impliment its comprehensive plan according to Chapter 163, Florida Statutes.

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

1. A moratorium is hereby declared upon multi-family construction and upon the issuance of multi-family building permits until July 1, 1981. Until such date, it shall be unlawful to issue any building permits for multi-family construction in Franklin County, Florida.

2. Duplex dwelling units with one acre of land for each unit, same being one acre for each single family unit, shall not be considered multi-family construction.

3. Violation of this ordinance shall be a misdemeanor punishable according to law.

4. The Board of County Commissioners of Franklin County, hereby declares its intention to adopt a comprehensive land use plan for Franklin County, and an amended zoning code by July 1, 1981.

This Ordinance has been advertised as a rezoning according to Section 125.66(5) (b) Florida Statutes, as a rezoning of more than 5% of the County, and in conformity to and accordance with Section 163.215(2) and 163.270(1), Florida Statutes. Notice of intent to consider this Ordinance has been made and kept in the office of the Clerk of this Board for at least 15 days exclusive of Sundays and holidays.

THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA

BY: Reed Varner
Chairman

Attest:

Robert h. Howell
Clerk