



## **GOALS, OBJECTIVES AND POLICIES**

**Updated through Ordinance 2022-01**

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## 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 levels 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 US. 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 density 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 wetlands, except as allowed pursuant to Policies 1.6 and 1.7 of this element, Policies 1.1, 1.2, and 1.5 of the Coastal Conservation Element or as provided in paragraphs 1-6, below.
1. Wetlands in Franklin County, defined as all areas determined to be jurisdictional by DEP under Section 373.019(22) F.S. and Chapter 62-340 FAC, are classified as either low or high quality. Low quality wetlands are further defined as a.) jurisdictional wetlands planted in pine or otherwise disturbed by silviculture activities b.) ditches, man made canals and borrow pits and c.) timber roads, utility rights-of-

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way, and existing trails within wetland jurisdictional areas. High quality wetlands are all other jurisdictional areas.

2. High quality wetlands shall be afforded a higher level of protection than low quality wetlands.
3. High quality wetlands shall be buffered by a 50' vegetated perimeter.
4. Development within high quality wetlands and their 50' perimeter shall be prohibited except for road crossings and minor encroachments for utilities and their maintenance, recreational trails and paths, water access, wetland maintenance and restoration as permitted by the regulatory agency with wetland jurisdiction.
5. The prohibition on high quality wetland impacts is waived for boating and other water access facilities for which permits are obtained from the appropriate regulatory agency.
6. Impacts to low quality wetlands and resulting buffers shall be determined through the wetland permitting process by the regulatory agencies with jurisdiction.

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

(f) POTENTIAL WILDFIRE AREAS – The adopted Wildfire Hazard Level of Concern Map within the Future Land Use Map series will be used to identify areas of high risk for wildfires (Level of Concern of 6 or higher). The potential wildfire risk will be considered when making land use decisions in these areas. Large-scale land use and development plans in areas of high risk for wildfires must complete and implement a wildfire mitigation plan, consistent with the Florida Department of Community Affairs' *Wildfire Mitigation in Florida – Land Use Planning Strategies and Best Development Practices*. Land use or development plans for which adequate wildfire mitigation cannot be provided shall not be authorized in severe wild-fire hazard areas.

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.

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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 to 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.

Policy 1.6 Development, alteration of native vegetation, and habitable structures shall be so allowed in a Development of Regional Impact ("DRI") as defined in Section 380.0651(3)(h), F.S., and Rule 28-24.032, FAC, when the overall environmental impact of the development is lessened or mitigated and the average setback is at least 50 feet from wetlands or waters of the State, or when the setback is at least 50 feet from wetlands or waters of the State. In the event that the Florida Legislature dispenses with the category of developments called DRI's, but retains the requirement that equivalent or similar large-scale developments undergo review process, then this Policy shall apply to those equivalent or similar developments.

In determining whether the impact of development is lessened or mitigated, the County will make findings of fact of the extent to which the ecological functions of wetlands, including water conservation and flood control, ground water recharge and discharge, water quality improvement, shoreline and soil stabilization, fish, wildlife and plant habitat, recreation, education, aesthetics and other values will be protected. To meet this standard the development proposal or application shall contain substantial environmental mitigations, which may include but not be limited to:

(a) Florida Yards and Neighborhoods program;

(b) Xeric Landscaping to maintain native plants, wildlife habitat, and minimize stormwater runoff and the need for irrigation and pesticide, fertilizer and herbicide applications;

(c) Stormwater treatment over and above the state minimum and that exceeds County regulations;

(d) Conservation easements, wherein wetland and wetland buffers are deeded to an independent entity, such as the Department of Environmental Protection, Northwest

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Florida Water Management District or a not-for-profit group or land trust for the perpetual monitoring and maintenance of protected areas;

(e) At a minimum the Audubon International Signature Silver Certification level or its equivalent for golf courses to improve wildlife habitat and maintain water quality;

(f) Reduction in the intensity of development from the existing land use;

(g) Restoration of on-site wetlands, including re-establishment or improvement of hydroperiod;

(h) Monitoring to ensure water quality leaving the site is maintained or enhanced;

(i) Centralized advanced domestic wastewater treatment and water supply provided for the development;

(j) Preservation of other upland areas, which are used as habitat of wetland-dependent species.

In no case shall development be allowed within 25 feet of wetlands or waters of the State.

Policy 1.7 The County shall not apply the buffering standard established in Policies 1.2(d) and 3.1 of this element in a manner that would prohibit the construction of one single-family residential structure on an existing lot of record, as defined in Policy 1.8 of this Element. If an existing lot of record is such that the construction of the single-family residential structure is precluded due to the strict application of the buffering standard, i.e. there is no buildable upland area, then the parcel shall be allowed to develop one single-family residential structure and the buffering standard shall be relaxed only to the extent needed to accommodate the residential structure with the least impact to the wetlands or waters of the State.

Policy 1.8 "Lot of record" shall mean an individual parcel of property that has been documented by a subdivision plat, deed, agreement, map survey or other drawing recorded in the official public records of Franklin County before April 3, 2001.

Policy 1.9 No parcel shall be created after April 3, 2001, which consists entirely of wetlands or which would not accommodate the construction of a single-family residential structure and the buffering standard established in Policies 1.2( d) and 3.1 of this Element, unless such parcel is included within a DRI consistent with Policy 1.6 or is encumbered by a deed or plat restriction, which prohibits future development on the parcel.

Policy 1.10 The County's site suitability review process shall apply to all large scale comprehensive plan or map amendments and to development orders and site plans related

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to large scale plan or map amendments. The review shall include an assessment covering the geographical area of the county where the amendment, development order, or site plan is located. The assessment should address the following:

1. Protection of natural resources, including wetlands, floodplains, habitat for listed species, shorelines, sea grass beds and economically valuable fishery resources, groundwater quality, and estuarine water quality;
2. Protection of cultural heritage;
3. Promote economic development;
4. Promotion of emergency management, including the delineation of the coastal high hazard area, maintaining or reducing hurricane evacuation clearance times, creating shelter spaces, directing population concentrations away from known or predicted coastal high hazard areas, and implementing appropriate parts of the Local Mitigation Strategy;
5. Adequate provision of public facilities and services including transportation, water supply, wastewater treatment, and public access to water bodies and public lands;
6. Provision of affordable housing;
7. Inclusion of intensity standards; and
8. A list of allowable uses.

**OBJECTIVE 2**

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

Policy 2.1 The County shall continue to enforce the 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.

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(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 promulgated by the Federal Emergency Management Agency by reference, including all updates hereafter, 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 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 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 as incorporated in an approved management plan. 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 and floor-to-area ratio (FAR) of not more than 0.10. Residential uses are prohibited except for those necessary for the supervision of the resource.



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(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 amendment 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 ten 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.

1) The site, which is the subject of Ordinance No. 98-16, is restricted to a zoning designation of District R-3, which is Single Family Estate Residential (one single family unit per five acres) as per Franklin County Zoning Code, amended on July 7, 1998, by Ordinance 98-13. The following property subject to Ordinance Number 98-16 is rezoned to R-1 Single Family Residential, one unit per acre: Lots 1, 6, 7, 8, 9, 11, and 12 ("Soundings Property"). Development of the Soundings Property is subject to the following restrictions:

(a) Residential Development shall be prohibited within the portions of the Soundings Property within the Coastal High Hazard Area designated by the Apalachee Regional Hurricane Evacuation Study prepared in 2004 and adopted by the Franklin County Board of County commissioners on April 5, 2005. the only development allowed within the portions of the Soundings Property within the above described coastal high hazard Area shall be 9i) recreational trails and paths, (ii) water access in the form of a dock with viewing platform and no permanent mooring vessels allowed, (iii) stormwater management facilities and (iv) wetland maintenance and restoration as permitted or required by the regulatory agency with wetland jurisdiction.

(b) All wetlands on the site will be buffered by a fifty foot (50') vegetated perimeter. Development within wetlands or the fifty foot perimeter shall be prohibited except for (i) road crossings and minor encroachment for utilities and their maintenance; (ii) recreational paths and trails, (iii) water access, (iv) stormwater management facilities, and (v) wetland maintenance and restoration as permitted or required by the regulatory agency with wetland jurisdiction.

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(c) Development of the portions of the Soundings Property not located within the Coastal High Hazard Area described in Policy 2.2(d)1.(a) shall be at a maximum density of one dwelling unit per gross acre and the residential units will be clustered onto uplands portions of the Soundings Property to implement the protections of paragraphs (a) and (b).

2) Should the zoning on the site which is the subject of Ordinance No. 98-16 be changed to a density greater than that which is allowed by the above described R-3 zoning district, Franklin County shall adopt an amendment to the comprehensive plan to revise Policy 2.2(d) 1, to allow the higher density.

3) Franklin County shall apply to the Department's Small Town Environmental Program (STEP) for assistance in developing a study of the feasibility and available options of central sewer and water. Regardless of the status of the study, Franklin County shall require all new development in the study area to provide easements for sewer and water. The study area will encompass the coastal area within two miles of the coast, between Eastpoint and Carrabelle, excluding public land. The study area will run from the Carrabelle River westward, to and including the property subject of Ordinance 9816. Should a study show that connections to central water and sewer are possible and economically feasible within the described study area, then any further development within this area should be connected.

(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 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). This category is designed for and is limited to developments such as developments of regional impact (DRIs) approved pursuant to Chapter 380.06, F.S., 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. The intensity standard for mixed-use residential land use shall be a floor-to-area ratio (of non-residential uses) of not more than 0.50.

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. The residential density shall not exceed 4.3 dwelling units per gross acre on average. The location of these lands

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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. The intensity standard for mixed-use commercial land use shall be a floor-to-area ratio (of non-residential uses) of not more than 0.50.

(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 setbacks, 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 a floor-to-area ratio (FAR) of not more than 0.50. On St. George Island the floor-to-area ratio shall not exceed 1.0, except in Block 6 East where the floor-to-area ratio shall not exceed 2.0, as long as the following four criteria are met: (1) at least 33% of the floor area will be strictly commercial space, (2) this 2.0 floor-to-area ratio shall not be applied to waterfront properties, (3) the advanced wastewater treatment plant to serve the development will be constructed above the Category 4 storm surge elevation, and (4) all stormwater must be contained and treated on site.

(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 a floor-to-area ratio (FAR) of not more than 0.50.

(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,

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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 a floor-to-area ratio of not more than 0.25.

(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.

(k) Resort: This category may be imposed, through an amendment to the Future Land Use Map series, only to that approximately 58 acres known as the "Resort Village" property, which consists of the plantation Commercial Area adjacent to the St. George Island Airport, as shown on Exhibit "A" to the St. George Island Development of Regional Impact Development Order, recorded in O.R. Book 143, Page 635, Public Records of Franklin County, Florida, less the portions known as Nick's Hole Phase I, Nick's Hole Phase II, the Bluffs Phase I and the Bluffs Phase II, which have all been platted single family residential.

Impervious surfaces shall not exceed more than 20% of the land area designated within the category. For the purposes of this land use category, an additional 10% semi-pervious paving surface, which allows a permeability of at least 33% , may be allowed. Total semi-pervious surface and impervious surface shall not exceed more than 30%.

Land use activities within the Resort category may only include 1) resort commercial development, such as high quality hotels or motels, together with such appropriate affiliated uses as tourist shops, restaurants, conference facilities and similar activities; 2) appropriate ancillary uses such as tennis courts, swimming pools and similar activities; 3) appropriate supporting infrastructure, such as wastewater and stormwater treatment facilities, subsurface absorption cells and similar uses.

(o) Carrabelle East Village: This category is generally intended to create a self-sustaining community with a mixture of functionally integrated land uses anchored by a Village Center. This category will complement the existing community of Carrabelle and create places to live, work and shop in the context of promoting moderately priced housing and economic development opportunities. Complementary activities for the enjoyment of village residents, including recreational, leisure, cultural, religious, and educational activities are also components of this district. The residential components of the village will include various density ranges and housing types, but the overall density in this category will be between 1 and 3 dwelling units per gross acre. Village residential, cottage residential, and estate/conservation residential opportunities will be created in a manner to maximize

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vehicular and pedestrian linkages to shopping, employment, recreational and other complementary activities while at the same time promoting compatibility among land uses. Clustering development on portions of a site that do not have high environmental sensitivity in order to minimize disturbance and preserving large open spaces in order to provide shared access are requirements of this category. Flexibility in design techniques is also promoted in order to achieve the goals and objectives of this category.

Allowable Uses within the Carrabelle East Village land use shall be limited to (1) Residential Single-family, (2) Residential Multi-family, (3) Retail Commercial, (4) Service-oriented Commercial, (5) Office, (6) Business and Industrial Park, (7) Passive and active recreational, (8) Schools and other Civic Facilities, (9) Public and Private Utilities, (10) Houses of Worship.

The performance standards for the Carrabelle East Village land use category are: Gross Residential Density: 1- 3 du/gross acre, Maximum Non-Residential intensity of .25 Floor Area Ratio (FAR), Commercial and Business Park Intensity: .25 Floor Area Ratio (FAR), Minimum Common Open Space – 25%, Minimum Civic Space – 10%, and other Applicable Provisions of the Franklin County Zoning Code.

The Carrabelle East Village land use shall be served by central water and wastewater. Developer shall provide central sewer and water unless the capital improvements element of a local government is amended to provide such service.

Clustering is allowed as provided by the Franklin County Zoning Code or by Planned Unit Development Ordinance (PUD). The minimum lot size that applies to the cluster development shall be determined at the time of zoning or PUD review. The total number of dwelling units allowed within a cluster development shall not exceed the number of dwelling units allowed under this land use category. Areas which are not included within lots or used for roads, accessways, bodies of water, common recreation facilities, service facilities or infrastructure shall be designated by the developer as common open space.

A stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW).

Policy 2.3. Properties in the residential mixed use, commercial mixed use, marina village, Carrabelle East land use categories are required to be developed with at least 3 of the following land uses, none of which may be less than 10% of the total land area: residential, single-family; residential-multi-family; commercial; office; active recreational; passive recreational; public facilities; churches; schools. All of the land uses do not have to be developed at the same time, no one land use is a prerequisite to another land use. For the purposes of this requirement, “properties” refers to the overall parent parcel of land that is assigned the Mixed Use (Residential or Commercial, Marina Village, and Carrabelle East Village) land use category and not individual pods, units, tracts, or lots within the parent parcel of land.

Policy 2.4 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 publicly or privately owned.

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Policy 2.5 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 2.6 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.

Policy 2.7 The County shall inventory its surplus properties and provide a list of properties suitable for the development of affordable housing to the Franklin County Community Development Land Trust Corporation. The list shall be generated annually and concurrently with the annual update to the Capital Improvements Schedule.

Policy 2.8 The County shall work with the Franklin County Housing Board and the Franklin County Community Development Land Trust Corporation to explore opportunities and programs to provide affordable housing.

**OBJECTIVE 3**

Based on the adopted land development regulations the County 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, alteration of native vegetation, and habitable structures within 50 feet landward of wetlands or the waters of the State, is prohibited, except as allowed pursuant to Policies 1.2d, 1.6 and 1.7 of this Element and Policies 1.1, 1.2, and 1.5 of the Coastal Conservation Element. The landward extent of a surface water in the State for the purposes of implementing this policy is as defined in Chapter 62-340.600, FAC.

Policy 3.2 Prohibit the filling of salt or fresh water marshes.

Policy 3.3 Prohibit dredge and fill of grass beds.

Policy 3.4 Limit the area of impervious surfaces on developed lots within the Critical Shoreline District to a maximum of 20%.

Policy 3.5 Historic resources shall be protected through designation as historic sites by the State or the County.

Policy 3.6 Coordinate with appropriate agencies to ensure protection of threatened and endangered species.

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Policy 3.7 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 3.8 Prohibit the installation of septic tanks within 150 feet of wetlands and shorelines in Franklin County. Between 150 feet 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 scheduled County Planning and Zoning Commission meeting 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 area identified.

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**OBJECTIVE 6**

The County shall continue to review existing land uses for the purpose of eliminating any which are incompatible or inconsistent with the Future Land Use Plan.

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

Policy 6.3 When assessing the suitability of land developments, the County shall include potential hazards caused by development such as negative impacts on evacuation routes and times.

**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.

**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 DEP 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*.



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Policy 8.3 Require new developments planned for outlying, unserved areas to pay the total costs 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.

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 that meets the requirements of environmental resource permitting, per Chapter 62-346, FAC or policy 4.2 of the Infrastructure Element, whichever is more stringent. Mixed-use is defined in land use element policy 2.2.

For the purpose of this policy open space is defined as those areas open to permanent public use, which are accessible to pedestrians and which exclude areas covered by buildings, parking areas, streets or driveways. Some examples of open space include, but are not limited to: active and passive recreation areas, decorative pools and fountains, public art and seating areas, arbors and trellises; as well as wooded areas and watercourses. Open space may also include areas that are covered by sidewalks, awnings or canopies, terraces, patios, public plazas, and squares. To the extent possible, open space along the waterfront shall be passive and provide opportunities for direct waterfront access.

To encourage the preservation and creation of open space along the waterfront within the Eastpoint USA, the amount of open space is located between the public road right-of-way and the mean high water line created through the granting of a perpetual public access easement shall be multiplied by 4 in calculating the total net reduction in the amount of open space required on a property. In no instance when a bonus reduction is applied shall the total open space on a property be less than 10%.

Policy 8.8 Within the Eastpoint USA densities as high as 10 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. Within those areas of Eastpoint USA allowed to have densities as high as 10 units per acre and urban scale of commercial use, a mixed-use Planned Unit Development (PUD) may be approved. Such PUDs would be subject to the following: (1) the mixed-use development shall not exceed 10 units per acre. (2) The ratio of non-residential space to residential units shall be not less than 100 square feet of non-residential space per one residential unit and not more than

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800 square feet of non-residential space per one residential unit. (3) Non-residential floor-to-area (FAR) shall not exceed 1.0. (4) The provisions of Policy 8.7 shall apply. (5) The amount of PUD space within Eastpoint USA as a whole which may be developed in this manner shall be subject to the provisions for high density areas in Eastpoint USA named in Policy 8.10.

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 subject to the provisions of policy 12.5 of the coastal/conservation element.

Policy 8.10 The County shall limit land designated high density in the Eastpoint USA to no more than 3% of the area outside of the Coastal High Hazard Zone.

Policy 8.11 During the review of map and plan amendments, the County shall consider the urban sprawl factors enunciated in Rule 9J-5.006(5)(g), FAC. As part of the County's review, the County shall also consider the requirements of Paragraph 9J-5.006(5)(l), FAC which recognizes innovative and flexible strategies as a counter to the proliferation of urban sprawl.

Policy 8.12 The following criteria shall be met in property donations accepted by the County for affordable housing:

1. The property's land use shall include residential as an allowable use
2. The property shall not be in the Coastal High Hazard Area
3. The property shall contain uplands sufficient for development outside of any wetlands on the property.

**OBJECTIVE 9**

The County shall, through its Land Development Regulations, continue to limit development type, density and intensity, within the Coastal High Hazard Area, as defined in the Conservation/Coastal Management Element, and directed unsuitable development outside of the Coastal High Hazard Area, to minimize the impact of natural hazards in this area. 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 Category I hurricane shall be permitted and encouraged. Development in Category I Hurricane Evacuation Zone is permissible if established hurricane evacuation clearance times can be maintained.

Policy 9.2 The County shall coordinate with the Regional Planning Council to evaluate and update evacuation issues when the Northwest Florida Hurricane Evacuation Study is updated. As hurricane evacuation issues are raised by the Regional Planning Council, the

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County will consider amending its plan to be consistent with the Apalachee Regional Comprehensive Policy Plan.

Policy 9.3 The County shall not authorize the funding of public facilities in the coastal high hazard area, unless the facility is for public access or resource restoration. For the purpose of this section, boat ramps, active and passive recreation, and associated infrastructure are permissible in coastal high hazard areas.

Policy 9.4 The County will implement the policies of Objectives 12 and 13 of the Conservation/Coastal Management 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. (See Also Intergovernmental Coordination, Objective 5)

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 Ordinance, Flood Hazard Ordinance, Coastal Construction Code Ordinance, and, if applicable, other

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standards adopted by a county PUD ordinance or DRI development order.

Policy 11.6 The location of all mixed-use residential lands shall be 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 Section 380.06, F.S., 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 11.11 The Mixed-Use Residential land use category shall be applied to the SummerCamp development on 784 acres in Sections 25, 33, 34, 35, and 36, Township 6 South, Range 3 West. In addition to the provisions described in Land Use Policy 2.2(e), the following provisions shall apply to the SummerCamp PUD:

1. Residential land uses shall be limited to a maximum of 499 dwelling units.
2. Non-residential land uses shall be limited to 35,000 (heated/cooled) gross square feet of commercial and active recreation development, fifty hotel rooms, a public safety facility, and ancillary non-residential development such as gatehouses, storage facilities, and maintenance facilities.

Non-residential uses will be limited to passive and active recreation, restaurant, lounges, retail sales, personal and professional services, hotels, and community facilities and services (excluding water and sewage treatment plants).

In the event the SummerCamp development contains a commercial supplier of petroleum products (gasoline), the supplier will use above ground storage tanks, which conform to the requirements of the Florida Department of Environmental Protection.

3. The internal circulation system will be designed to promote pedestrian and bicycle opportunities for its residents by providing a functional and integrated system of pedestrian paths, bicycle paths, and nature trails.

4. There shall be a fifty-foot, naturally vegetated buffer around all wetlands and landward of all waterbodies. Development within wetlands and this fifty-foot buffer is prohibited,

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except for minor encroachments for roads, utilities, and recreational crossings, or wetland maintenance and restoration, to the extent such activities may be permitted by the appropriate regulatory agencies. As part of the development review process, perpetual conservation easements shall be executed which memorialize this protection and prohibit development consistent with Policy 1.2(c) and 2.23 of the Conservation/Coastal Management Element.

5. No marina, or associated facilities shall be allowed on the land subject to this amendment.

6. A private community dock shall be permitted in accordance with all applicable regulations. The private community dock shall (i) be located in an area previously significantly modified by human activity, with good circulation, flushing, and adequate water depths; (ii) be used solely by project residents/owners for recreational and non-commercial activities; (iii) provide for temporary docking of not more than 10 boats; (iv) include a buoy system to mark shallow/sensitive areas in the vicinity; (v) minimize impacts to wetlands and seagrasses; (vi) include a DEP-approved water quality monitoring program; and (vii) adhere to construction criteria for docking facilities located in aquatic preserves pursuant to Subsection 18-20.004(5), FAC. The private community dock shall not (i) extend more than 150 feet beyond the mean high water line; (ii) be more than six feet wide; (iii) be built over seagrass beds; (iv) provide fueling or supplies; (v) provide pump out services unless otherwise required by the Florida Department of Environmental Protection; (vi) have finger piers; (vii) permit overnight docking; or (viii) result in the loss of waters classified for the harvest of shellfish.

Private residential single-family docks will be prohibited and riparian rights surrendered upon final regulatory approval of the private community dock. In the event the private community dock does not receive such approval, the number of private residential single-family docks allowed to riparian owners shall not exceed 19.

Not more than ten community piers which will be used by the project residents/owners for fishing and observation shall be allowed in accordance with all applicable regulations. The piers shall be sited to minimize impacts to wetlands and avoid seagrasses. The piers shall not be used to moor any vessels, shall be a minimum height of five feet above mean high water, shall be surrounded by handrails, and shall be posted with signs that state "No Boat Mooring Allowed".

7. The stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW). The stormwater management system will also be designed and constructed to utilize swales for stormwater conveyance, as opposed to stormwater sewers, except where undue disturbance of native vegetation will occur.

Parking lots shall be designed and constructed to utilize recessed bioretention areas to capture stormwater.

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8. SummerCamp will utilize native vegetation for residential lots and common open spaces except for minor plantings in residential lots and small areas used for recreational and open space activities within common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida's Water Management Districts.

The SummerCamp development will utilize soil moisture sensors as opposed to rain sensors for irrigation purposes.

9. SummerCamp will utilize an advanced wastewater treatment plant ("AWT") and central potable water facilities, which will be located off site on other lands owned by the developer or an affiliate and as determined by the jurisdictional permitting agencies.

10. No more than 19 residential units will be located below the 8.6 feet elevation line as surveyed for the project site at the time of the adoption of this amendment. This elevation line represents the landward extent of the surge area from a Category 1 hurricane as indicated in the Florida Hurricane Surge Atlas.

A hurricane preparedness and evacuation plan will be prepared consistent with the provisions of Subsection 9J-2.0256(5), FAC, and will be placed on file with Franklin County prior to the issuance of the certificate of occupancy for the first habitable dwelling. At a minimum, the hurricane preparedness and evacuation plan shall require SummerCamp to: (i) subscribe to an automated hurricane warning system for the purpose of warning all residents of a pending storm, (ii) create an annual homeowners hurricane awareness program and hurricane evacuation plan, (iii) implement a mandatory Category I hurricane evacuation, and (iv) offer NOAA radios for all SummerCamp residents.

11. A black bear education program will be provided to inform SummerCamp residents about black bears on an annual basis. Signs will be posted at primary entrances and at community facilities as appropriate within the project to alert residents and visitors of the potential presence of black bears. All household and non-residential garbage containers must be wildlife-proof.

**OBJECTIVE 12**

The County shall encourage the retention and improvement of existing public and commercial waterfront areas.

Policy 12.1 The County may establish a maintenance reimbursement program whereby cooperating private waterfront property owners may have the County maintain the public access or be reimbursed for maintenance costs associated with the public recreational use of their property. Maintenance reimbursement shall be based upon actual recreational use of private property.

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Policy 12.2 The County may develop and implement a county-wide campaign to educate private property owners and the general public on the comprehensive program of incentives available, including maintenance reimbursement associated with public access and the Liability Waiver Statute (Fla. Stat. §375.251) which protects private property owners from liability for harm resulting from making their property available for recreational access.

Policy 12.3 The County shall improve existing or construct new parking facilities at waterfront recreation areas and designated public waterfront access sites. These projects shall be undertaken and completed as funding allows.

Policy 12.4 The County shall ensure that existing access for the public to the County's rivers, bays, beaches, and estuaries is maintained by new development. The County will require new waterfront development to show on map amendments, development orders and site plans any existing dedicated waterfront access ways. The proposed development shall indicate on amendments, development orders, and site plans how the existing dedicated water access will remain open to the public, how it will be relocated with the County's approval, or that it will be donated to the County.

Policy 12.5 Before the State of Florida acquires private waterfront property in Franklin County, the County should coordinate with the property owner to ensure future public waterfront access before transfer of said property has taken place.

Policy 12.6 The County will actively pursue state or federal grants to improve selected street-ends for use as dedicated public waterfront access point. The County shall clearly mark such points as public waterfront access points.

Policy 12.7 The County shall ensure all public access facilities are accessible to a state or county road and include parking facilities, as feasible.

Policy 12.8 The County shall coordinate with the State of Florida to ensure public access to public lands.

**GOAL****THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS WILL CONSIDER PRIVATE PROPERTY RIGHTS IN ALL LOCAL DECISION MAKING.****OBJECTIVE 13**

Franklin County will respect constitutionally protected private property rights.

Policy 13.1 Franklin County will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, and mineral rights.

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Policy 13.2 Franklin County will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 13.3 Franklin County will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 13.4 Franklin County will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.



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**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 has adopted standards which facilitate the safe flow of motorized and non-motorized traffic as part of the Subdivision Ordinance in 1992.

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

POLICY 1.2 The County shall use the standards adopted in its land development regulations which 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 accommodations 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.

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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 Future Land Use Map.

POLICY 2.1 The County hereby adopts a peak hour Level of Service (LOS) D 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*.

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.

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**OBJECTIVE 4**

Franklin County shall work with landowners to encourage protection of the right-of-way of existing and future transportation corridors through coordination with the Northwest Florida Transportation Corridor Authority.

POLICY 4.1. When the need arises, the County Commission in conjunction with the County Planning Department shall explore alternative measures, including impact fees and user fees, for the acquisition and preservation of existing and future rights-of-way and road systems.

POLICY 4.2. The County shall enact a plan for the acquisition or other methods to protect existing and future rights-of-way by 2015.

POLICY 4.3. The County shall coordinate with the Northwest Florida Transportation Corridor Authority in a parallel U.S. 98 that could link Highway 319 to U.S. 98. Once an assessment has been completed, the County shall, if appropriate, amend its traffic circulation map to depict the proposed route.

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**GOAL****PROVIDE DECENT, SAFE, AND SANITARY HOUSING TO MEET THE NEEDS OF ALL THE PRESENT AND FUTURE RESIDENTS OF THE COUNTY.****OBJECTIVE #1**

Increase the supply of affordable, standard housing to meet the housing needs of all existing and anticipated populations of the county.

POLICY 1.1 Through its land use and zoning maps, the County shall make sure that there is adequate land available to develop the required residential units. Adequate land shall be defined as maintaining at least the current ratio of vacant platted lots to developed platted lots in the unincorporated county.

POLICY 1.2 The County has developed the Franklin County Housing Board to act as an information referral mechanism by so that those in need of housing assistance can be advised by the Farmers Home Administration, the Department of Housing and Urban Development, the Northwest Florida Regional Housing Authority, or other housing service providers.

POLICY 1.3 The County should coordinate with FHA for establishment of Section 515 rental housing project located in either the Eastpoint or Carrabelle Division.

POLICY 1.4 Encourage the provision of affordable housing through local churches, civic clubs and other public and private nonprofit organizations. The County shall coordinate with these organizations to provide them with information and referral services as provided in Policy 11.3.

POLICY 1.5 The Franklin County Housing Board will serve as a county-wide housing authority for the purpose of recommending to the county commission a successful strategy for creating affordable housing in the county.

**OBJECTIVE #2**

There will be sites available for 2,276 units of housing for low and moderate income families by the year 2020.

POLICY 2.1 The land use and zoning maps shall be reviewed to make sure there is enough suitably classified land for very low, low and moderate income residential development. This shall include provisions for higher densities and lot sizes less than one acre where public sewer and water systems are available. It shall also include adequate sites for very low, low and moderate income mobile homes as addressed in Objective 3 and its supporting policies.

POLICY 2.2 The County shall continue to support the adoption of mechanisms, such as but not limited to, streamlining the permitting process, providing technical assistance,

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and incentives to include density bonuses, outside the CHHA, for the provision of affordable housing. This is necessary to encourage the participation of the private sector and non-profit agencies in housing programs designed to provide affordable housing to households with very low, low and moderate incomes and to provide housing for special needs groups.

POLICY 2.3 Affordable housing will be distributed equitably throughout the County using strategies which include, but are not limited to, density bonus programs, establishment of a local community land trust to help develop ways to protect equity and appreciation for affordable housing homeowners but nevertheless insure that affordable homes remain affordable, technical assistance, and reduction or deferrals of building fees and/or infrastructure costs. Additionally, Affordable Housing Density Bonus (AHDB) projects will be located where adequate infrastructure and services are available.

POLICY 2.4 The County will permit flexibility in the application of design and development standards where such flexibility is needed to accommodate AHDB project densities and where such flexibility helps reduce development costs without reducing the overall quality of life for the residents of the County.

POLICY 2.5 The County will review, and if necessary modify, its Density Bonus Program every two (2) years to reflect changing community needs and market conditions.

POLICY 2.6 Surplus Property

The Franklin County Board of County Commissioners (Commission), on its own and in collaboration with municipalities and the school board, shall attempt to reuse public property (surplus buildings or land). If the properties are not used for the development of affordable housing, they may be sold to reduce County expense and to free monies for the Franklin County Housing Board (FCHB) and affordable housing development.

POLICY 2.7 Community Land Trust(s)

In order to effectively promote the provision of affordable housing the Franklin County Housing Board may:

- a. Expedite the establishment of an independent private sector "land trust."
- b. Work with the Franklin County Community Development Land Trust Corporation (Land Trust) to clearly define the relationship and boundaries between the county, municipalities, and eligible applicants.
- c. The Commission shall assure the legal and financial framework of the Land Trust and will develop the processes and procedures to create a viable and legal mechanism to provide and manage affordable housing.

POLICY 2.8 The County shall inventory its surplus properties and provide a list of properties suitable for the development of affordable housing to the Franklin County

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Community Development Land Trust Corporation. The list shall be generated annually and concurrently with the annual update to the Capital Improvements Schedule.

POLICY 2.9 The following criteria shall be met in property donations accepted by the County for affordable housing:

1. The property's land use shall include residential as an allowable use
2. The property shall not be in the Coastal High Hazard Area
3. The property shall contain uplands sufficient for development outside of any wetlands on the property.

**OBJECTIVE #3**

There will be adequate sites for 993 mobile homes in the County by the year 2020.

POLICY 3.1 The land use and zoning maps shall be reviewed to make sure there is enough suitably classified land to contain at least 993 mobile homes.

POLICY 3.2 Amend the standards for the development of mobile home parks or subdivisions to require the developer to set aside a certain percentage of lots for LMI households.

POLICY 3.3 Coordinate with the City of Apalachicola, the City of Carrabelle, the Eastpoint Water and Sewer District, Lanark Village Water and Sewer District, and the Alligator Point Water Resources District to provide water and sewer facilities to those areas designated for mobile home parks and subdivisions.

**OBJECTIVE 4**

Reduce substandard and dilapidated housing units by 40% by the year 2020, with 10% of the substandard and dilapidated units eliminated by 2010.

POLICY 4.1 During each annual funding cycle, the County should develop a housing rehabilitation program and submit application under the Florida Small Cities Community Development Block Grant Program.

POLICY 4.2 The County adopts the following standards for classifying standard, substandard, and dilapidated housing:

Standard:	The structure appears to meet all requirements of the Florida Building Code. The foundation, walls, roof and porches all appear sound. Buildings that require simple cosmetic improvements, such as painting, are considered standard.
Substandard:	The unit requires some structural repair either to the roof system, walls, foundation or porches. Signs of a substandard dwelling

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include sagging roofs, porches, and foundations; missing or damaged shingles or roofing; broken windows or steps; and damaged or missing siding.

Dilapidated: The structure is unfit for habitation, and costs to bring the structure in compliance with the Florida Building Code are in excess of 50% of the value of the structure. Signs of a dilapidated building include collapsed roofs or floors, buildings off of their foundations, and vegetation growing up through the building.

POLICY 4.3 The County shall continue to contact all landlords owning substandard rental housing in the county and notify them of the opportunities to participate in the Section 8 Rental Subsidy Program and who to contact at the Northwest Florida Housing Authority to participate.

POLICY 4.4 Franklin County shall use condemnation and demolition as a last resort for housing that presents a danger to the community. In conjunction with the county housing code to be established in Policy 8.1 the County shall develop procedures to condemn and demolish housing that can not be rehabilitated and poses a danger to the community.

Policy 4.5 The County shall investigate additional state and federal funding sources to increase the number of substandard and dilapidated units refurbished each year when state and federal funds become available.

**OBJECTIVE #5**

Provide relocation funding for those households that are displaced as a result of government-funded programs.

POLICY 5.1 The County shall provide relocation housing for any households that are displaced as a result of government-funded programs administered by the County. The relocation housing shall be comparable or better than the housing the household was forced to vacate.

POLICY 5.2 Develop a Memorandum of Understanding with the Apalachicola Housing Authority that gives preference, when a vacancy occurs, to those residents of Franklin County displaced from their homes as a result of a publicly-sponsored program.

**OBJECTIVE #6**

Sites suitable for group homes, foster care facilities, and households with special needs shall be available throughout the county in residential areas. This objective will be accomplished by fulfilling the following policies.

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POLICY 6.1 The County shall review and amend its zoning ordinance so that group homes, foster care facilities, and households with special needs can be permitted as a special exception in all residential zoning districts.

POLICY 6.2 The County shall provide information on zoning, land use, potential sources of funding, and relevant county and state regulations to private and non-profit groups who wish to develop group home facilities within Franklin County.

Policy 6.3 The County shall encourage the use of HUD, Section 202, low-interest loan funds by offering land grants or density bonuses to private or public non-profit organizations to establish group housing in Franklin County.

**OBJECTIVE #7**

Historically significant housing in Franklin County will be identified, preserved, and protected for residential uses. This objective will be accomplished by fulfilling the following policies.

POLICY 7.1 The County in conjunction with interested private groups and state agencies has completed a survey of historically significant housing in the county.

POLICY 7.2 Through the appropriate residential zoning (single family, multi-family) and continued residential land use the county will insure the residential character of historically significant housing.

**OBJECTIVE #8**

Franklin County will conserve the existing housing stock, rehabilitate substandard housing, and demolish dilapidated housing that can not be rehabilitated through the programs listed in Policies 8.1 through 8.2.

POLICY 8.1 Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY 8.2 Encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, and financial assistance and incentives.

**OBJECTIVE #9**

Provide housing developments with adequate services as established in the Public Facilities, Recreation, and Traffic Circulation Elements yet maintain the rural character of Franklin County to ensure the protection of environmentally sensitive natural resources. This objective will be accomplished by fulfilling the following policies.

POLICY 9.1 Maintain residential densities one unit per acre for developments served by



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septic tanks or alternative wastewater treatment systems. The only exception shall be for lots platted before 1978 when the zoning ordinance requiring one acre lots went into effect.

POLICY 9.2 Allow residential development at densities greater than one unit per acre only in areas serviced by centralized wastewater and potable water system, except for lots platted before 1978.

POLICY 9.3 Continue to implement the provisions of the Critical Shoreline District so that coastal and wetlands habitat can coexist with residential development.

**OBJECTIVE #10**

Eliminate discrimination in housing based on age, race, sex, religion, national origin, or physical handicap. This objective will be accomplished by fulfilling the following policies.

POLICY 10.1 Continue to implement the County Fair Housing Ordinance.

POLICY 10.2 Continue to inform those businesses and governmental agencies involved in the financing or leasing of housing of the need to prohibit discriminatory practices within their housing delivery system.

**OBJECTIVE #11**

The County will continue with the current private system of making housing available to residents of Franklin County. This objective will be accomplished by fulfilling the following policies.

POLICY 11.1 The County shall continue to issue building permits for housing units that meet the minimum standards established in the Franklin County Zoning Ordinance, the Coastal Building Code, the Flood Hazard Ordinance, the Critical Shoreline Ordinance, the Florida Building Code, and other relevant land development regulations.

POLICY 11.2 The County shall continue to inspect the construction of housing units built in Franklin County to insure that housing meets the minimum standards established in the Franklin County Zoning Ordinance, the Coastal Building Code, the Flood Hazard Ordinance, the Critical Shoreline Ordinance, the Florida Building Code, and other relevant land development regulations.

**OBJECTIVE #12**

Accountability and Delivery: A single entity shall be created to coordinate the delivery of affordable housing.

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POLICY 12.1 Franklin County Housing Board

The Commission shall create and define the Franklin County Housing Board (FCHB) to advise the County on affordable housing policies, working closely and cooperatively with all County departments, the municipalities of Carrabelle and Apalachicola, the school district and the Franklin County Community Development Land Trust Corporation (Land Trust).

POLICY 12.2 FCHB Scope

The Commission shall define the FCHB's scope of authority and its accountabilities, roles, and responsibilities to satisfy the requirements of the housing element and to deliver affordable housing.

POLICY 12.3 Affordable Housing Ordinances

- a. The Commission may approve a contributory ordinance to gather resources from developments and real estate transactions to be used to generate a resource pool for the creation and permanent inventory of affordable housing units.
- b. FCHB shall coordinate with the County's Planning and Building Department to ensure all developments have complied with all required surveys and assessments relating to contribution prior to granting permits.

POLICY 12.4 Strategy and Collaboration

The Commission shall direct the FCHB to continue developing the affordable housing strategy herein, coordinate with other agencies, and assure the execution of code and policy to create a complete system for generating affordable housing and its management.

POLICY 12.5 Concurrency

For Future affordable housing, FCHB with county departmental and municipal collaboration and input shall:

- a. Assure plans, implementation schedules, and funding for concurrency of water and sewer infrastructure, public facilities, recreation and traffic circulation elements for future affordable housing developments including reviewing affordable housing element are in place and being executed by the local accountable governmental entities or departments.
- b. Provide on a minimum cycle quarterly reports to the County Board of Commissioners regarding anticipated forecast, progress and problems related to affordable housing.

**OBJECTIVE #13**

Affordable Housing Processes and Information: By March 2008 the FCHB shall recommend to the county what information needs and processes to be created to ease

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citizen access, inter-governmental coordination and action, and linkage to the private sector via the Land Trust.

POLICY 13.1 Process Improvement

The County's Building Official shall expedite permitting, inspection and enforcement processes specific to affordable housing [for example: Zoning, Building Code, Flood Hazard, and Critical Shoreline Ordinance] by such things as recommending pre-approved building plans and foundation plans.

POLICY 13.2 Approved Plans and Designs

FCHB may coordinate with the Land Trust and the Commission to:

- a. Assure all pre-approved housing plans take into account special needs, energy conservation, construction standards and architectural consistency with the community and that said plans shall be agreed and accepted by county, municipalities and Land Trust.
- b. Participate in identifying companies that can produce suitable manufactured housing systems that provide approved plans and specifications for construction on permanent foundations.

POLICY 13.3 Candidate Processes

FCHB shall create a system for candidate eligibility, training, education, and information provision regarding home ownership requirements and sources for financial help.

POLICY 13.4 Rental Units

FCHB shall coordinate with the Federal Housing Authority for establishment of Section 515 rental housing project located the unincorporated areas of the County.

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**GOAL**

**ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY, EFFICIENT, AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.**

**OBJECTIVE 1**

Based on prior planning activities, the County has corrected deficiencies in public facilities including paving roads, building a new bridge over the Crooked River, correcting drainage deficiencies on St. George Island, building a new jail, and building a new landfill. Through 2020, the County will continue to monitor construction of public facilities and identify and correct deficiencies as required.

Policy 1.1 The County shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facility needs.

Policy 1.2 The County shall adopt a policy that mandates aerobic septic systems on a county-wide basis.

Policy 1.3 The County shall apply for federal and state grants that provide further opportunities to protect the waters of Apalachicola Bay.

Policy 1.4 When updates to the Apalachee Regional Hurricane Evacuation Study incorporating the new definition of the Coastal High Hazard Area are complete, the County shall adopt a Concurrency Management System that will include evacuation times.

**OBJECTIVE 2**

The County shall meet future needs for facilities by scheduling the completion of public facility improvements concurrent with projected demand. The County shall coordinate with entities, either other units of government, independent utility districts, or private companies, that operate facilities to ensure that increases in demand for services are met by increased facility capacity.

**POLICIES FOR SANITARY SEWER**

Policy 2.1 The County hereby establishes the following level service standards for sanitary sewer facilities.

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FACILITY TYPE	LEVEL OF SERVICE STANDARD
Sanitary Sewer	90 gallons per capita per day

Policy 2.2 The County's land development regulations shall contain restrictions on the installation of onsite wastewater treatment systems. The County shall prohibit the installation of septic tanks within 150 feet of wetlands and shorelines of Franklin County. Between 150 feet and 75 feet of wetlands and shorelines, the only onsite sewage disposal systems allowed will be Class I aerobic systems, with approved maintenance provisions in accordance with Rule 64E-6.018, FAC. No type of onsite sewage disposal systems shall be located closer than 75 feet from wetlands or shorelines of Franklin County. The County shall prohibit the installation of onsite sewage disposal systems on lots less than one acre except lots recorded prior to August 17, 1978, or lots platted as part of the 1982 amendment to the St. George Island Development Order, or lots which are part of existing, partially developed subdivisions on St. George Island which has been approved as a cluster development in accordance with the S-I Cluster Development provisions of the Franklin County Zoning Code.

Policy 2.3 The County's land development regulations shall allow existing onsite wastewater treatment systems to remain in service until such time as centralized sanitary sewer service is available (as understood in Chapter 381.00655, F.S.). Whenever a centralized sanitary sewer system is available, within 60 days of availability, the sewer system operators shall notify all owners and users of onsite sewerage disposal systems that connection is required within 180 days.

Policy 2.4 Use of existing sewer facilities will be maximized and urban sprawl discouraged in accordance with Policy 1.5 of the Future Land Use Element. The County shall coordinate with entities, either other units of government, independent utility districts, or private companies, to support the creation of a regional wastewater system to service the St. James Island area.

Policy 2.5 Any wastewater treatment facility using wetlands shall be consistent with the County's policy to protect wetlands.

POLICIES FOR SOLID WASTE DISPOSAL

Policy 2.6 The County hereby establishes the following level service standards for solid waste disposal facilities.

FACILITY TYPE	LEVEL OF SERVICE
Solid Waste Landfill	5 pounds per capita per day

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Policy 2.7 No permit shall be issued for new development which would result in an increase in demand on a deficient facility prior to completion of improvements to bring the facility up to standard.

Policy 2.8 The County shall schedule, design, operate, and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy 2.9 An annual summary of facility capacity and demand shall be used to evaluate the need for increasing the capacity of existing facilities.

Policy 2.10 The County will ensure that the capacity of the solid waste landfill is sufficient to accommodate implementation of Policy 5.2(2) of the Capital Element, and Policy 1.2A. of the Intergovernmental Element.

Policy 2.11 Based on prior actions by the Board of County Commissioners, the County has reduced the amount of solid waste being placed in the landfill by 30% by implementing the following activities:

a. The County has implemented Policy 1.3D of the Intergovernmental Coordination Element by establishing a coordinated recycling program with both cities.

b. The County has facilitated the use of the newly constructed recycling center by directing the Solid Waste Director to negotiate with the solid waste contractor to separate recyclable goods.

c. The County will decrease use of the solid waste landfill by utilizing an incinerator for appropriately classified waste. The County will coordinate the incineration of its solid waste with an adjacent county's incinerator.

POLICIES FOR DRAINAGE

Policy 2.12 The Level of Service for stormwater management facilities shall be: the facilities shall accommodate the 25 year 24 hour storm, with the runoff from the first 1.5 inches of rainfall retained, and the facilities shall be designed in accordance with the specifications described in Chapter 62-4, FAC, so that the receiving water does not violate water quality standards established in Chapter 62-302, FAC. If the ongoing stormwater studies determine additional treatment is required to meet the adopted level of service, those additional treatment standards shall be incorporated into the plan. There shall be no exception to the application of Chapter 62-4, FAC.

Policy 2.13 To limit the amount of runoff the amount of impervious surfaces used in all new developments shall be limited by the land development regulations.

Policy 2.14 Forestry operations in the County shall adhere to the Silviculture Best

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Management Practices Manual published by the Florida Division of Forestry and the Manual for Forested Wetlands.

Policy 2.15 Every new subdivision platted in the County shall be required to submit proof from DEP that the subdivision does meet stormwater requirements.

POLICY 2.16 The County shall study the stormwater management needs of the county using funds appropriated through the Legislature and establish a plan to address those needs starting in 1990.

Policy 2.17 The County shall complete its Eastpoint stormwater study by December 31, 2009 and shall consider its recommendations to implement.

Policy 2.18 The capacity of existing drainage facilities, both public and private, will be maximized by a program of regular maintenance which will include removal of debris and sediment, mowing of swales, and maintaining appropriate grades of ditches and swales. Land development regulations will be developed to require that, as a condition of development approval, the developer shall make adequate provisions for the perpetual maintenance of the stormwater management facilities that will be included in the development and that will remain in private ownership.

Policy 2.19 Development in excess of one unit per acre shall not be permitted in areas where no drainage facilities exist or the existing facilities are functioning at or in excess of their capacity unless improvements to the drainage system will be made and available at adopted LOS standards concurrent with the impacts of the development.

POLICIES FOR POTABLE WATER

Policy 2.20 The County hereby establishes the following level of service standards for potable water facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Potable Water	150 gallons per capita per day

Policy 2.21 The County shall coordinate with the Northwest Florida Water management District in implementing the District’s regional water supply plan. The County will transmit its Water Supply Facilities Work Plan policies and supporting data and analysis by July 1, 2009 and will adopt the policies and incorporate the Water Supply Facilities Work Plan into the Comprehensive Plan by November 30, 2009.

Policy 2.22 The County shall work with the NFWFMD to evaluate potable water sources for Franklin County. The County shall support the NFWFMD’s effort in establishing a regional potable water source and system. The water supply plan shall consider the water management district’s regional water supply plan approved pursuant

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to Section 373.0361, Florida Statutes. The element must include a work plan, covering at least a 10-year planning period, for building water supply facilities that are identified in the element as necessary to serve existing and new development and for which the local government is responsible.

Policy 2.23 The County shall coordinate with the private potable water providers, the City of Carrabelle, the City of Apalachicola and NFWFMD to develop strategies and a program to better measure and reduce existing and future consumption rates in relationship to service populations and seasonal fluctuations.

**OBJECTIVE 3**

The County shall require that medium and high density development shall be directed to areas which are serviced by public or centralized facilities.

Policy 3.1 The County’s land development regulations shall permit densities for single family dwellings in excess of 1 dwelling unit per acre only in areas served by DEP 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 or lots platted as part of an approved S-1 cluster development. Multi-family density shall not exceed 4.3 units per acre except in areas served by DEP approved sewer and water systems.

Policy 3.2 The county shall require all owners and users of onsite sewage disposal systems in Franklin County to connect to a central sewerage system within 180 days of notice of the availability of such a system pursuant to Section 380.0555(11)(b), Florida Statutes.

**OBJECTIVE 4**

The County has adopted comprehensive plan commitments that provide protection to the aquifer recharge area. By 2010, the County shall memorialize those comprehensive plan commitments in the land development code.

Policy 4.1 Land development regulations shall limit the amount of impervious surface allowed on lots in prime aquifer recharge areas, as identified by the Northwest Florida Water Management District.

Policy 4.2 The land development regulations shall require retention of stormwater runoff so that the amount of runoff from a site after development does not exceed the amount of runoff occurring before development. The purpose of this is to maximize groundwater recharge.

Policy 4.3 The County will coordinate with local, regional, state, and federal agencies to achieve regional aquifer recharge protection objectives. The County's land



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development regulations, will include provisions to protect aquifer recharge areas. These provisions will include limits to impervious lot coverage in recharge areas, and restrictions on land uses that have the potential to contaminate the aquifer.

**OBJECTIVE 5**

The County shall restrict the alteration of natural drainage features.

Policy 5.1 Franklin County will continue to enforce the existing Critical Shoreline Ordinance to protect the function of existing natural drainage features.

**OBJECTIVE 6**

By 2010, Franklin County shall enact a plan for conserving potable water resources. At a minimum this plan shall encourage xeriscaping, water re-use, and water conserving fixtures in public areas.

Policy 6.1 Potable water conservation strategies will emphasize the reduction in non-essential potable water use including lawn watering and car washing.

Policy 6.2 The building code will be revised to require the use of water conserving plumbing fixtures.

Policy 6.3 In addition to Polices 6.1 and 6.2 of the Public Facilities Element, the County shall maximize the use of existing potable water facilities, discourage urban sprawl, and conserve potable water facilities by implementing Polices 1.3 and 1.5 of the Future Land Use Element.

**OBJECTIVE 7.**

The County shall protect the potable water supply of its citizens.

Policy 7.1 Unless otherwise provided in this plan, all development in Franklin County shall comply with the Franklin County Well Field Protection Ordinance and must be reviewed by the County Planning and Zoning Commission to insure compliance. Activities within the Well Field Protection Ordinance shall be regulated by said Ordinance, or as otherwise provided in this plan. (See Ordinance 92-9, 1992)

Policy 7.2 The well field protection area adopted by Franklin County consists of two zones requiring different levels of protections. The protection zones, including the size of each zone and applicable restrictions, as specified in the development regulations, will include, at a minimum, the following general requirements:

1. Primary Zone – the innermost zone surrounding the wellhead(s) requiring the

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strictest restrictions. Within the primary zone, that area located in the unincorporated portion of the County and within a two hundred (200) foot radius of a wellhead, no person shall discharge a hazardous substance, no landfills are permitted, no feed lots are permitted, and no wastewater treatment facilities are permitted. No land within the primary protection zone that is currently not commercial or industrial will be allowed to be reclassified as commercial or industrial.

2. Secondary Zone – the zone surrounding the primary zone (1000' radius of a wellhead) shall provide restrictions on activities associated with hazardous materials.

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**GOAL I**

**BALANCING GROWTH AND COASTAL RESOURCES – THE NATURAL AND HISTORIC RESOURCES OF THE COASTAL AREA SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.**

**OBJECTIVE 1**

The wetlands of Franklin County shall be conserved and protected such that no net loss (after mitigation) shall occur.

POLICY 1.1 The County will prohibit dredge and fill of the Wetlands without prior approval of State and Federal officials and then only after a mitigation agreement is finalized pursuant to Policy 1.2C.

POLICY 1.2 Franklin County shall complete its review and, if necessary, revision of County Land Development Regulations to ensure that:

a) Site plans for new development identify the location and extent of wetlands located on and adjacent to the property;

b) Subdivision and commercial site plans provide measures to guarantee that normal flows and quality of water will be assured to maintain wetlands;

c) Alterations of wetlands shall be discouraged. Altered wetlands shall be restored or additional wetlands shall be created at a 2:1 ratio to mitigate any wetland destruction. All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for the wetland area created/augmented during mitigation, for a period of at least two years for herbaceous wetland communities, and for at least five years for forested wetland communities.

POLICY 1.3 Franklin County shall oppose through formal resolution further depositing of dredge material in the floodplain of the Apalachicola River, other than those already approved spoil sites.

POLICY 1.4 No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

POLICY 1.5 No habitable development shall occur within 50 feet of the waters or wetlands of the State unless it is for principal water dependent structures in the commercial fishing district and then only after a stormwater management plan has been submitted and approved by the State Department of Environmental Protection (if

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applicable) and the local planning board. Docks and elevated pervious walkways may be permitted to allow access to the water. Habitable development may be permitted within 50 feet of the waters or wetlands of the State pursuant to Policies 1.2, 1.6 and 1.7 of the Future Land Use Element

**OBJECTIVE 2**

The County will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the County will prohibit development which can be proved to damage the County's natural resources.

POLICY 2.1 The County will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in it's effort to maintain a comprehensive inventory of ecological communities which shall include species, population, habitat conditions, occurrences and alterations.

Policy 2.2 The County shall cooperate with the Department of Environmental Protection, the U.S. Army Corps of Engineers, and the Northwest Florida Water Management District, as appropriate, to implement seagrass bed mitigation and restoration programs in association with projects located within the County.

POLICY 2.3 The County's land use regulations shall prohibit high density development adjacent to sensitive wetlands areas, and shall prohibit destruction of wetlands vegetation without mitigation.

POLICY 2.4 The County, through the land use planning and development review processes, shall conserve and protect seagrass beds from detrimental physical and hydrological alteration.

POLICY 2.5 The County shall continue to enforce erosion control regulations to reduce sedimentation and turbidity in coastal habitats (particularly seagrass beds) resulting from upland development activities.

POLICY 2.6 The County's land development regulations shall prohibit the development and disturbance of nesting areas of endangered species, threatened species, and species of special concern, including the nesting areas of sea turtles.

POLICY 2.7 The County shall, through the reduction of setback requirements, encourage the use of natural vegetation erosion control structures along the coastal area.

POLICY 2.8 The County shall prohibit the use of habitat destroying vertical seawalls, without rip rap reinforcement along natural waterbody shorelines. The County will encourage the removal of existing seawalls when the opportunity presents itself.

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Restoration will be accomplished by replacing existing, deteriorating seawalls with sloped shorelines or rip rap which will be vegetated where technically feasible. When properly done, such vegetated areas will recreate habitat and also provide greater storm protection to upland areas.

POLICY 2.9 The County shall prohibit the alteration, other than approved maintenance, of mosquito ditches.

POLICY 2.10 The County shall encourage, through its land use regulations the use of native vegetation over exotic vegetation.

POLICY 2.11 The County shall protect sea turtles through land development regulations which prohibit disturbance of nesting areas, prohibit inappropriate beachfront lighting, and require low intensity lights, seasonal and timed lights, reflective tint on beachfront windows, and shading.

Policy 2.12 The County shall only allow minimal permitted amounts of backfill to be placed behind erosion control devices.

Policy 2.13 The County shall, through its land development regulations, protect existing natural reservations, identified in the Recreation Open Space Element.

Policy 2.14 The County shall protect manatees by imposing speed limits on boats in areas frequented by manatees and by posting signs indicating the presence of manatees.

**OBJECTIVE 3**

The County shall maintain the estuarine water quality surrounding Franklin County's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications.

POLICY 3.1 The County shall require all owners and users of onsite sewage disposal systems in Franklin County to connect to a central sewerage system when it is available for use pursuant to Florida law.

Policy 3.2 Soil suitability guidelines set forth in State Administrative Code shall be met when locating on-site sewage treatment facilities.

Policy 3.3 Septic Tank monitoring standards should meet or exceed those set forth in State Administrative Code.

Policy 3.4 The County shall, through its land development regulations, require developers of new subdivisions with lots of less than one acre to connect to a public

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wastewater system (or package plant) and provide sewers to each lot in the subdivision. The County shall also require all new subdivisions to submit and implement a stormwater management plan which will meet the adopted level of service standards.

Policy 3.5 The County shall, through its land development regulations, require all new construction within 150 feet of the waters or wetlands of Franklin County to install a stormwater management system that will provide for the treatment of runoff to applicable State standards.

**OBJECTIVE 4**

The County shall protect the quality of water on the Apalachicola River and Bay to the extent that all waters maintain ambient water quality as established by the Florida Department of Environmental Regulation.

POLICY 4.1 No new untreated point sources shall be permitted to discharge into the waters of Franklin County. In addition, no existing point source discharges may be expanded or increased if such increase has the potential to degrade the waters of Franklin County below ambient water quality standards established by the Florida Department of Environmental Protection.

POLICY 4.2 At such time that either the existing county landfill is approved to receive septic waste or a new one is built to accommodate it, county personnel at the landfill will monitor all disposal of septic tank waste and sewage treatment sludge and report violations to appropriate County officials for corrective enforcement action.

Policy 4.3 The County shall prohibit the installation of septic tanks within 150 feet of wetlands and shorelines of 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 systems can be located closer than 75 feet from wetlands or shorelines in Franklin County.

Policy 4.4 The County shall require Type III sewage pump-out facilities for all new marina facilities along the waterfront and adopt and enforce regulations to require existing marinas to install such facilities.

Policy 4.4 In order to reduce non-point source pollutant loadings, and improve the functioning of the County's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches and stormwater control structures is prohibited. The County shall initiate a public information program to help discourage future illegal dumping in drainage facilities.

Policy 4.5 The County has adopted and implemented a comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola

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Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater runoff. (See Ordinance 89-8, Critical Shoreline Ordinance).

Policy 4.6 The County shall through its land development regulations establish periodic inspections for stormwater control structures to ensure their proper functioning and maintenance.

Policy 4.7 The County shall coordinate with DEP and the NFWMD to initiate a water quality monitoring program in the Apalachicola Bay. The County shall assist in selecting the monitoring sites and shall coordinate with the Apalachicola National Estuarine Research Reserve in keeping record of the monitoring results. The purpose of the study will be to monitor contaminants entering the Apalachicola Bay. The study will commence as part of the NFWMD's SWIM program for the Bay. As the study is completed, the appropriate recommendations shall be incorporated into the adopted portion of the comprehensive plan, including the capital improvements schedule.

Policy 4.8 The County shall develop a mosquito control plan which identifies chemicals, methods of application, frequency of application and disposal of residue. The plan shall be submitted to DEP for approval prior to implementation.

Policy 4.9 The County shall, in cooperation with DEP, develop an aquatic weed control program which identifies chemicals, methods of application, frequency of application and disposal of residue.

Policy 4.10 Stormwater impacts shall be minimized by using site suitable best management practices which maximize infiltration of stormwater and minimize off-site discharge. Best management practices shall include, but not limited to, such techniques as concrete grid and modular pavement, detention ponds, exfiltration basins, grassed waterways and swales, porous asphalt pavement, retention basins, rooftop runoff disposal, storage/treatment facilities, and underdrains and stormwater filter systems. These shall be implemented through land development regulations.

Policy 4.11 Through the land development regulations the County shall restrict lot coverage so that excessive stormwater runoff is not generated.

Policy 4.12 All development within 150 feet of wetlands and shorelines in Franklin County will be reviewed by the County Planning and Zoning Commission to insure that development conforms to the Critical Shoreline Ordinance and is done in a manner that minimizes stormwater runoff.

Policy 4.13 Within 150 feet of wetlands and shorelines no more than 20% of a lot shall be covered by impervious surface.

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Policy 4.14 The County shall continue to enforce its existing measures to preserve high water quality in Apalachicola Bay, as established by existing Outstanding Florida Waters and Class II Shellfish Harvesting Waters designations. In addition to coordinating with the Florida Department of Environmental Protection and the Northwest Florida Water Management District to maintain water quality in Apalachicola Bay, the County shall coordinate with the staffs of the Aquatic Preserve and National Estuarine Research Reserve on development that may impact water quality in the Bay, such as large scale development projects and industrial development. The County shall rely on existing water quality monitoring programs within these entities to monitor water quality within the Bay.

Policy 4.15 The County shall continue to coordinate with the Florida Department of Environmental Protection and the Northwest Florida Water Management District to treat stormwater runoff before it enters the Bay, the Gulf, or estuaries.

**OBJECTIVE 5**

Coastal Barrier Protection/Conservation - The coastal barriers islands of Franklin County shall be protected/conserved such that there will be no loss of the dune systems.

Policy 5.1 The County shall prohibit development seaward of the Department of Environmental Protection's coastal construction control line without prior written approval from the Department of Environmental Protection. The County shall limit any such development to single family dwellings at a density not to exceed one unit per acre, or lot of record.

Policy 5.2 Vehicular traffic on the Gulf Beach and in the primary dunes shall be prohibited through County land development regulations.

Policy 5.3 The County shall support beach re-nourishment projects when recommended by the U.S. Army Corps of Engineers or Florida Department of Environmental Protection and may act as the local sponsor if necessary.

Policy 5.4 The County shall amend as necessary its coastal building code to be consistent with the most recent revisions of the Florida Building Code.

Policy 5.5 The County shall require all applications for building permits for all new construction or substantial improvement of existing major structures within the County's coastal building zone to be certified by an architect or professional engineer registered in the State of Florida.

Policy 5.6 There shall be no alterations of any active sand dunes by excavating, leveling, filling, surfacing or any other construction which would impair the natural ability



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of such a sand dune to provide storm protection. Structures shall be elevated above the dunelands on deep-anchored piles, and filling and general clearing, grading, and paving of the site is prohibited. Alteration of dune vegetation shall be discouraged and may only be allowed when altered vegetation is replanted.

Policy 5.7 Fill shall not be used for structural support.

Policy 5.8 Access to the beach shall be by means of elevated walkways which do not interfere with the action of the dunes and which do not destroy dune vegetation.

Policy 5.9 The County shall limit impervious coverage of lots in the Critical Shoreline District to 20%.

**OBJECTIVE 6**

**WATER-DEPENDENT USES:** The County hereby establishes land use criteria which give priority to the siting and development of water-dependent uses within the Coastal Area, as defined in the following policies.

Policy 6.1 It shall be the policy of the County to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses when allowed within applicable zoning districts. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority.

- 1 ) Water-dependent uses such as fish, and shellfish production;
- 2) Water-dependent recreation and commercial uses such as ports and marina-type uses
- 3) Water-related uses
- 4) Water-enhanced uses

Policy 6.2 New marinas and multislip docking facilities shall conform to the following criteria:

a) public use marinas shall be allowed only in commercial land use or as otherwise permitted in land use categories in the plan.

b) non-public use marinas or multislip docking facilities shall be allowed only in residential zoning districts and then only if use of docking facilities are limited to use by residents;

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- c) marinas and multislip docking facilities must provide vehicular parking.
- d) all parking, dry storage, and non-water dependent facilities must be built on existing uplands;
- e) marinas and multislip docking facilities shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment; this hurricane plan shall be reviewed and approved by the Emergency Management Director;
- f) marina or multislip docking facilities shall comply with the other policies of this plan;
- g) marinas or multislip docking facilities which propose to disturb wetlands shall create new wetlands in compliance with Policy 1.2(c) of the Coastal Conservation Element. Destruction of grassbeds shall be prohibited.
- h) dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the areas extent of disturbance of the estuary; and
- i) fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.
- j) No marina expansion or construction will be permitted if the expansion or construction results in any loss of waters classified for the harvest of shellfish. Docking facilities shall only be located in areas with good circulation, flushing, and adequate water depths.
- k) The siting of docking facilities shall take into account the access of the boat traffic to avoid marine grassbeds or other aquatic resources in the surrounding area.
- l) The siting of new facilities within the aquatic preserve shall be secondary to the expansions of existing facilities when such expansion is consistent with other standards.
- m) New facilities shall be required to prepare and implement a DEP approved monitoring program to assure that there are no water quality problems associated with the marina.

Policy 6.3 The County shall review new marina applications for consistency with the Apalachicola Bay and Alligator Harbor Aquatic Preserve Plans.

**OBJECTIVE 7**

Franklin County shall maintain ambient air quality standards which are equal to or more stringent than the State and Federal National ambient air quality standards (NAAQs).

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Policy 7.1 The County shall evaluate all industrial land development activities which will require a permit under Chapter 62-4, FAC with regard to appropriateness of location and shall adopt development order conditions consistent with this policy.

Policy 7.2 The County shall condition all commercial new construction development approval to implement best management practices for reduction of erosion, fugitive dust, and air emissions related to the construction of the development.

**OBJECTIVE 8**

The County shall continue to enforce mechanisms to conserve current and projected water sources within Franklin County, as defined in the 1992 Wellfield Protection Ordinance.

Policy 8.1 Proposed development which requires large water withdrawals from the aquifers will be submitted to the NFWFMD for review prior to development approval.

Policy 8.2 The County shall continue to coordinate with the NFWFMD to cap abandoned, free-flowing wells.

**OBJECTIVE 9**

The County shall by 2010, adopt and enforce aquifer protection measures to ensure the protection of the County's potable water source and to safeguard public health.

Policy 9.1 The County shall adopt a water conservation plan which shall be consistent with the emergency water shortage contingency plans developed by the NFWFMD and which shall apply to all water system users. The plan shall include such measures as:

- a) implementation of the Water Conservation Act
- b) compliance with the Florida Energy Conservation Standards
- c) alternating days of ground watering
- d) through land development planning, ensure that development activities do not impair the function of high or regionally significant recharge areas, and limit roads and other impervious surfaces and watershed alterations that reduce the availability and flow of good water to recharge areas.
- e) Ensure that new development maintains natural groundwater levels, including seasonal fluctuations, consistent with sound ecological and public safety considerations.
- f) Encourage incentives such as reduced connection fee and service charges through water and wastewater saving devices such as graywater systems.

Policy 9.2 The County shall coordinate with the NFWFMD to initiate a study of the cost/benefits associated with the installation of a water reuse system.

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Policy 9.3 The County shall encourage the use of native vegetation over the use of exotic vegetation.

Policy 9.4 The County shall seek funding to identify cones of influence and will amend its land use and zoning maps to provide protection to such cones.

Policy 9.5 The County shall identify and protect the functions water recharge areas and provide incentives for their conservation.

Policy 9.6 The County shall promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.

Policy 9.7 The County shall protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.

**OBJECTIVE 10**

The County shall continue to protect and conserve its soils and mineral resources.

Policy 10.1 The County's site plan review process shall continue to take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Policy 10.2 The county shall provide training to the community, home owners, and to construction companies requesting variances for seawalls. Such training shall include the use of upland and wetland vegetative measures, dune renourishment, use of berms, swales and other stormwater management practices to protect and conserve the soil.

Policy 10.3 The county shall continue to implement the Critical Shoreline District Ordinance which designates environmentally sensitive lands.

**OBJECTIVE 11**

The County shall maintain its hazardous waste management program.

Policy 11.1 The County, in conjunction with the cities, shall continue to have regular Amnesty Days to collect hazardous waste.

Policy 11.2 The County shall continue to identify all unauthorized dumps and, in cooperation with DEP, develop closure plans for such dumps.

Policy 11.3 The County shall enforce those local ordinances which prohibit the

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discharge of petroleum and lead-based fuels and solvents from boat maintenance with the Apalachicola River adjacent to the County limits.

Policy 11.4 The County will ensure that the U.S. Department of Interior oil, gas and mineral lease sales do not allow for the exploration and development of these resources when it would threaten the productivity of marine, aquatic and estuarine resources.

**GOAL 2**

**THE VULNERABILITY OF PEOPLE AND PROPERTY IN FRANKLIN COUNTY TO HARM FROM HURRICANES WILL BE REDUCED AND PUBLIC EXPENDITURES IN AREAS SUBJECT TO NATURAL DISASTER WILL BE LIMITED.**

**OBJECTIVE 12**

Hazard Mitigation and Coastal High-Hazard Areas. The County shall adopt Land Development Regulations to restrict development within coastal high-hazard areas and shall develop budget policies to restrict public funding for facilities within coastal high-hazard areas.

Policy 12.1 The County shall not authorize the funding of public facilities in the coastal high hazard area unless a crucial need is demonstrated. Crucial need is defined at Policy 12.2. For the purposes of this policy, infrastructure, boat ramps, recreation facilities, roads are permissible in the CHHA.

Policy 12.2 A crucial need finding must be arrived at by the County to authorize public expenditures within the CHHA and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of surface and potable water quality standards, or to construct recreational facilities unique to coastal sites such as boat-ramps and associated facilities. Furthermore, a crucial need may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation.

Policy 12.3 The County, through its land development regulations, shall restrict development in the CHHA to one unit per acre or one unit per lot of record.

Policy 12.4 The County's Floodplain Management Ordinance shall reference the building elevations of the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance program, provide for detention of rain from a 25 year - 24 hour rainfall event, and restrict discharge of rainwater into ditches which may flood evacuation routes.

Policy 12.5 The Coastal High-Hazard Area is defined as the area below the elevation of

## GOALS, OBJECTIVES, AND POLICES

the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Exact location of such surge line can be field verified with a survey. The area known as the Eastpoint Urban Service Area (USA), where it is in the Coastal High Hazard Area (CHHA), shall be exempt from the provisions of the CHHA, as the USA is an existing urbanized area where various state and county programs have encouraged the infill and development of the area to take advantage of the existing infrastructure.

**OBJECTIVE 13**

**DEVELOPMENT DENSITY AND INTENSITY:** The County shall through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area.

Policy 13.1 It shall be the policy of Franklin County to require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics. Applications will be reviewed for compliance with all applicable flood control regulation requirements.

Policy 13.2 Franklin County shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of one dwelling units per acre (ie., the maximum density associated with the low intensity residential category described in the Land Use Element). Maximum density/intensity of new commercial development within any area of the Coastal High-Hazard Area shall be limited to the lowest density/intensity for those areas as provided for in the Future Land Use Element.

Policy 13.3 Promote, through Land Development Regulations in instances where a proposed project is located entirely within the CHHA, the clustering of uses. Such clustering will serve to limit the amount of infrastructure provided within the CHHA. Net density limits that are otherwise applicable to future land use categories may be waived for purposes of implementing the clustering concept identified in this policy, provided that the overall density caps are not exceeded

Policy 13.4 The County shall prohibit the approval of new development orders for mobile home projects within the V-zones of the FEMA maps and on the barrier islands in Franklin County.

Policy 13.5 The County shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. Furthermore, existing medical facilities within the Coastal Area shall be discouraged from locating new facilities or expanding existing facilities. Medical facilities, as defined in this proposed policy, shall be limited to those regulated by applicable State law.

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Policy 13.6 The County shall coordinate with the Regional Planning Council to formulate a methodology for assessing the impact of new development on evacuation time. Subsequent to formulating the methodology, the County shall assess the impact of all new development within the CHHA and not permit new development which increases LOS standards as established for evacuation times.

Policy 13.7 Franklin County may consider amendments to the Future Land Use Element for properties within the coastal high hazard area. Any Future Land Use Map amendments and corresponding density and intensity assignments shall be consistent with the requirements of Chapter 163, Part II, Florida Statutes, and the Franklin County Comprehensive Plan. Any amendment to the Future Land Use Map within the coastal high hazard area shall not exceed a residential density of one unit per acre and must be supported by best available data and analysis with particular attention to the impact the amendment will have on the established LOS hurricane evacuation clearance times.

Policy 13.8 Should a comprehensive plan amendment in the coastal high hazard area cause the hurricane evacuation clearance times for a Category One storm to exceed the established county standard, the amendment shall mitigate such impacts to insure compliance with applicable established hurricane evacuation level of service. Mitigation may include subscribing to “reverse 911” system, providing NOAA weather radios, developing hurricane evacuation plans, creating annual hurricane evacuation information, and providing other development specific requirements.

**OBJECTIVE 14**

Hurricane Evacuation - The County shall conduct its hurricane evacuation procedures to ensure that Countywide evacuation clearance times do not exceed 16 hours for Category 1 storms and 24 hours for Category 2, 3, 4, and 5 storms.

Policy 14.1 In order to prevent unnecessary evacuees crowding roads and shelters, the County Emergency Management Director shall, prior to the 2006 hurricane season, develop a plan to maximize use of existing transportation routes and to provide early notification. These strategies may include requiring or encouraging use of alternative routes to US 98 and SR 319 including SR 65 and SR 67, where appropriate, planning staged evacuations, and providing early notification and evacuation orders pursuant to National Weather Service advisory issuances.

Policy 14.2 New or replacement bridges spanning the Intracoastal Waterway shall not be draw bridges.

Policy 14.3 The County shall coordinate with the cities of Apalachicola and Carrabelle in implementing this hurricane evacuation plan.

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Policy 14.4 All future improvements to roads along the evacuation routes shall include remedies for flooding problems.

Policy 14.5 New or improved roads in the coastal area shall when feasible include paved areas which can be used to increase the number of traffic lanes for hurricane evacuation.

Policy 14.6 The County shall prioritize its roadway maintenance and construction projects such that projects located on critical links and on major evacuation routes are given first priority.

Policy 14.7 The County shall evaluate any proposed zoning changes in the areas vulnerable to Category 1 and 2 storms on how the change would affect the evacuation capabilities of the zone.

Policy 14.8 The County shall continue to coordinate with Gadsden, Liberty, Wakulla, and Leon counties to assess the availability of out-of-county sheltering facilities and to pursue agreements to provide out-of-county evacuation shelters during storm events. Additionally, the County shall identify as part of the evacuation plan funding mechanisms including impact fees or other revenue sources to be used for providing out-of-county sheltering facilities. The County shall reassess its out-of-county shelter needs at least every five years, beginning in 2009.

Policy 14.9 The County shall include, as part of its Emergency Management Plan, an evacuation plan for persons with special needs.

Policy 14.10 Annually, the County shall prepare for public dissemination, a public information brochure outlining the County's emergency preparation procedures.

**OBJECTIVE 15**

Post-Disaster Redevelopment. By 2009, the County shall adopt a post-disaster response and cleanup assistance, procedures for redevelopment permitting and hazard mitigation measures. ~~9J5-012 (3)(b)(8)~~

Policy 15.1 The County shall amend where necessary the natural disaster preparedness technical data, as well as the Goals, Objectives and Policies of the Coastal Management Element to be consistent with an updated version of the Regional Planning Council's Hurricane Preparedness Plan when it becomes available.

Policy 15.2 Upon completion of DCA's Post Disaster Redevelopment Plan Pilot Program, the County shall work with the cities to modify the current Comprehensive Emergency Management Plan to comply with the policies under this objective, and shall contain step-by-step details for post disaster recovery operations.



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Policy 15.3 The Recovery Task Force shall propose comprehensive plan amendments to County officials which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL 106-390),

Policy 15.4 In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 15.5 The County shall coordinate with the cities to develop and adopt prior to the 2009 hurricane season a formal decision making process to evaluate options for damaged public facilities in the CHHA including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

Policy 15.6 The County shall, through its local mitigation strategies, identify structures in the coastal high-hazard area, inventory their assessed value, judge the utility of the land for public access, and make recommendations for acquisition when post-disaster opportunities arise.

Policy 15.7 As modified pursuant to policy 15.2, the County shall incorporate into this plan recommendations listed in the hazard mitigation appendix of the Comprehensive Emergency Management Plan, as well as applicable hazard mitigation recommendations from future revisions to the Regional Hurricane Preparedness Plan. These recommendations shall be incorporated no later than 18 months after the recommendations have been adopted.

Policy 15.8 The County shall prioritize its post-disaster cleanup operations in such a way that those activities necessary to assure public health and safety are given priority over other cleanup activities. The provision of access to private property following a disaster shall be given secondary priority unless that access is determined to be necessary for the health and safety of the owner.

Policy 15.9 Upon completion of DCA's Post Disaster Redevelopment Plan (PDRP) pilot program, Franklin County shall initiate the PDRP process to adopt a PDRP, as per Objective 15 within the Coastal/Conservation Element, and include strategies for rebuilding historical structures (if any), purchasing repetitively damaged structures, and exploring additional funding sources for rehabilitating more substandard and dilapidated housing units per year. Initiation of the development of the PDRP shall be contingent upon available funding.

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**OBJECTIVE 16**

The County shall promote community awareness of the hazards, such as hurricanes, wildfires, flooding, etc., that exist in the county, and techniques to minimize vulnerability in those areas.

Policy 16.1 The County shall continue its current efforts to provide emergency and hurricane preparedness information.

Policy 16.2 The County shall encourage the Emergency Management Office to continue its hurricane education and information programs and activities.

Policy 16.3 The County shall continue its current efforts to provide flood protection information, including information about Flood Insurance Rate Maps and the National Flood Insurance Program.

Policy 16.4 The County shall provide information about wildfire hazards and other hazards as needed.

**OBJECTIVE 17**

Public Access – The amount of public access to coastal resources shall be maintained and not decreased.

Policy 17.1 The County shall ensure that existing access for the public to the County's rivers, bays, beaches, and estuaries is maintained by new development. The County will require new waterfront development to show on map amendments, development orders and site plans any existing dedicated waterfront access ways. The proposed development shall indicate on map amendments, development orders, and site plans how the existing dedicated water access will remain open to the public, how it will be relocated with the County's approval, or that it will be donated to the County.

Policy 17.2 All public access facilities shall include parking facilities and access to a State or County road.

Policy 17.3 The County shall accept donations of shoreline lands suitable for use as public access facilities.

Policy 17.4 Except for donations to the County for public access as stated in Policy 17.1 or to preserve historic and archaeological sites as stated in Policy 18.2, the County shall not support the acquisition of additional land by the local, state, or federal government unless it is determined that such a purchase is necessary to protect the seafood industry or unless the County is compensated for the resulting loss in tax revenue.

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Policy 17.5 In 2011, the County shall update the public access study performed in 1987 to determine whether any dedicated public access points or property with deed restrictions or easements have been illegally closed. Upon completion of the update, the county will initiate appropriate action to reopen illegally closed access points. The update will include a determination of the number of parking spaces available, and the capacity of the access points to serve future needs.

Policy 17.6 The County has inventoried the existing commercial water access facilities in Franklin County. This data shall be used to evaluate what improvements, if any, should be made to commercial water access facilities.

Policy 17.7 The County may provide expedited processes for land development approvals for development that increases recreational and commercial public water access in Franklin County.

Policy 17.8 The County may waive County fees for developments that increase public access to recreational and commercial water resources in Franklin County.

**OBJECTIVE 18**

Historic Resources - The County will identify all historic resources within the Coastal Area and establish development standards for the protection, preservation and sensitive reuse of historic resources throughout the County.

Policy 18.1 Historic Resources - County land development regulations shall prohibit the destruction of historic resources as referenced in the data & analysis section of this element on County owned property.

Policy 18.2 Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The County shall establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 18.3 As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site.

Policy 18.4 The County shall accept donations of historic or archaeological sites.

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**OBJECTIVE 19**

Maintaining Scenic routes. The County will continue to support scenic roads designated in Franklin County in order to help preserve the area's natural beauty.

POLICY 19.1 U.S. Highway 98 within the County, shall be designated a scenic road along the coast.

Policy 19.2 Properties between designated scenic roads and wetlands or open water shall be zoned the lowest density allowed for their respective future land use categories.

Policy 19.3 Site plan requirements for areas between designated scenic roads and wetlands or open water shall require the use of native vegetation in landscaping, separation of buildings by at least 20 feet along the axis of the road, and the avoidance of fencing or landscaping that would obstruct views of wetlands or open water.

**GOAL 3**

**INFRASTRUCTURE - PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS AND VISITORS TO THE COUNTY'S COASTAL AREA.**

**OBJECTIVE 20**

Levels of Service - The level of service standards adopted in the Public Facilities Element shall be applied to all development within the coastal areas. The evacuation times established by Objective 14 shall also be considered levels of service standards for roads.

Policy 20.1 Through the Public Services Commission, the County shall allow service areas to be established for water and sewer service providers. Development within these service areas shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this comprehensive plan.

**OBJECTIVE 21**

Required Improvements, Timing, and Funding. All public facilities shall be available by the time the impact of the new development occurs.

POLICY 21.1 Developments which would impact existing facilities by reducing the level of service below adopted levels shall not be allowed.

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**GOAL 4**

**INTERGOVERNMENTAL COORDINATION TO PROTECT COASTAL RESOURCES. COASTAL RESOURCE MANAGEMENT WILL ADDRESS NATURAL SYSTEMS ON A SYSTEMWIDE BASIS REGARDLESS OF POLITICAL BOUNDARIES.**

**OBJECTIVE 22**

Coordinating with Other Local Governments - Franklin County shall continue to coordinate with other local governments in order to manage coastal resources affecting or affected by governments other than the County.

Policy 22.1 The County shall review the comprehensive plans of the cities to determine consistency.

Policy 22.2 The County shall develop joint planning and management programs with the Cities for hurricane evacuation, provision of public access, provision of infrastructure, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges, protection of living marine resources, reduction of exposure to natural hazards.

Policy 22.3 The County shall continue to coordinate with the Cities to combat non-point source pollution in the Apalachicola Bay basin.

Policy 22.4 Prior to the adoption of any land development regulations developed pursuant to Section 163.3202, F.S. the County shall review and incorporate, where appropriate, policies recommended in the Apalachicola Bay Aquatic Preserve Management Plan, the National Estuarine Research Reserve Management Plan, the Northwest Florida Water Management District's Surface Water & Improvement Management Plan and the Lower Apalachicola River: Environmentally Endangered Lands Management Plan.

Policy 22.5 The County shall assist, however necessary, in the completion, periodic updating and implementation of the Apalachicola Bay Aquatic Preserve management plan.

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**GOAL**

**THE GOAL OF RECREATION AND OPEN SPACE PLANNING IS TO PROVIDE ADEQUATE QUALITY AND QUANTITY IN RECREATION FACILITIES SO THAT THE CITIZENS AND VISITORS TO FRANKLIN COUNTY CAN BE ASSURED AMPLE OPEN SPACE, AND RESOURCE AND USER-BASED RECREATIONAL OPPORTUNITIES.**

A. Park and Recreation Facility Provision

**OBJECTIVE 1**

The county shall assure adequate provision of parks and recreation facilities by implementing the following policies.

POLICY 1.1 The County shall adopt the Recreation and Open Space Plan.

POLICY 1.2: The County shall adopt recognized level of service (LOS) standards for facility and site provision consistent the State of Florida as provided in Policy 5.4 of the Capital Improvements Element.

POLICY 1.3 The County shall monitor regional needs through DEP and conduct a recreation needs assessment for ascertaining the most needed user-based recreation facilities and incorporate these needs into future capital improvement planning.

POLICY 1.4: The County shall preserve and maintain existing parks and recreation facilities through the use on operating budgets and proper management techniques.

POLICY 1.5: The County shall correct deficiencies in parks and recreational facilities to bring them into compliance with the adopted LOS standards as deficiencies arise.

POLICY 1.6: The County shall examine the benefits of using the Local Option Tourist Development Tax (Section 125.0104, F.S.), which allows visitors who rent lodging to help pay for needed public recreation or meeting facilities.

POLICY 1.7 When the County has a need for additional boat ramps, the County may consider using tourist development funds to pay for their acquisition or construction.

B. Open Space Provision

**OBJECTIVE 2:**

The county shall ensure the adequate provision of open space.

POLICY 2.1: The County shall adopt the definitions of open space established on page 11 of this element's support documentation and such standards shall be incorporated in

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the county's land development regulations.

POLICY 2.2: The County shall manage and protect open spaces through land development regulations requiring buffer zones, green belts, and other open space provisions to insure incompatible land uses are avoided.

POLICY 2.3: The County shall enforce ordinances which provide for corridor space.

POLICY 2.4: The County shall not allow development in utilitarian open spaces until an analysis is completed by the County planning office to determine the suitability of the site for development.

POLICY 2.5: The County shall coordinate and advise with Department of Environmental Protection On the acquisition designation of land for open space and natural resources.

C. Access Provision

**OBJECTIVE 3:**

The County shall provide public access to recreation sites including beaches and shores and Freshwater beaches and shores identified in this element by implementing the Following polices.

POLICY 3.1: The County shall maintain or improve existing levels of beach and shore access including those beach access routes and beach access facilities required to be identified in the Coastal Management Element and access to waterways required to be shown on the Future land use map series by not abandoning any existing access routes or points.

POLICY 3.2: The County shall provide parking spaces at county recreational sites to meet the level of service of the Facility.

POLICY 3.3: The County shall coordinate with federal, state, and municipal governments to assure that the responsible government provide adequate parking spaces at recreational sites.

POLICY 3.4: The County shall coordinate with the appropriate level of government to assure recreational facilities are accessible to the handicapped.

POLICY 3.5 The County shall improve existing access point and routes by seeking funding on an annual basis with the Department of Environmental Protection to improve access to facilities required to be identified in the Coastal Management the future land use map series.

POLICY 3.6 The County shall constantly monitor recreational facilities and access

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points for hazardous conditions and take appropriate steps to remedy the situation.

POLICY 3.7: The County shall insure that young age group recreation facilities are adequately beyond vehicular traffic patterns by developing land development regulations that require barricades or fences to be erected between recreation facilities and roads.

D. Public-Private Coordination Provision

**OBJECTIVE 4:**

The County shall coordinate public and private resources to adequately meet recreation demands through the implementation of the following policies.

POLICY 4.1: The County shall adopt through land development regulations incentives for private developers to provide as part of their development package recreation facilities and open space that meet adopted levels of service.

POLICY 4.2 The County shall continue to coordinate with the State of Florida on improvements to the state park system within the county.

POLICY 4.3 The County shall continue to cooperate with the National Forest management and the National Estuarine Wildlife Refuge in planning for resource-oriented recreation.

POLICY 4.4 The County shall coordinate with the State of Florida on assuring additional public access to public lands in Franklin County. Such access shall include, but not be limited to, water access (boat ramps), recreational access, hunting, and fishing if such activities are compatible with the purposes for which the lands were acquired and consistent with adopted management plans.

POLICY 4.5 Before the State of Florida acquires further private property in Franklin County, the County shall coordinate with the property owner to insure that future public access is being considered before transfer of title to the State.

POLICY 4.6 The County shall actively pursue acquiring additional water access points through grant funding and private initiatives that could include development incentives in exchange for public access over private property. Development incentives would only be available for water access related to the loading or unloading of commercial seafood products.

POLICY 4.7 The County recognizes the historic seafood centers in Franklin County are Eastpoint and the Two Mile area are private property. The County will consider proposals, including development incentives, from private property owners that encourage the maintenance of the seafood industry in those areas.



## RECREATION AND OPEN SPACE

### GOALS, OBJECTIVES, AND POLICES

POLICY 4.8 As the County obtains ownership of land for water access, the County will maintain the property for that purpose.

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**GOAL:**

**THE COUNTY SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS WITHIN ITS JURISDICTION IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY URBAN GROWTH.**

**OBJECTIVE 1**

The county will provide capital improvements, as listed in the five year implementation schedule, for which it has fiscal responsibility, to accommodate desired future growth and to replace worn-out or obsolete facilities.

POLICY 1.1 A Capital Improvements Coordinating Committee is hereby created, composed of the Board of County Commissioners, and the Clerk of the Court acting as county administrator, for the purpose of establishing improvement priorities.

POLICY 1.2 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- 1) Whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- 2) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development.
- 3) Whether the project is financially feasible for the local government in that it can be budgeted without exceeding the county's debt limit.
- 4) Whether the project is part of a state agency or water management district.
- 5) Whether it the project is needed to eliminate a public hazard or eliminate an existing capacity deficit, or accommodate new development and redevelopment facility demands.

POLICY 1.3 Capital Improvements projects to be included on the five year implementation schedule shall include those improvements related to concurrency as defined in Paragraph 9J-5.003(25), FAC and those improvements identified in other parts of this plan. The five year implementation schedule shall include projects whose total cost exceeds \$25,000.

## CAPITAL IMPROVEMENTS

### GOALS, OBJECTIVES, AND POLICIES

Policy 1.4 Each year when the County updates its Capital Improvements Schedule, it will perform a public facilities analysis to ensure that future demand for potable water and sanitary sewer will be met. If a shortage is predicted, the County will coordinate with regional and local providers to address the future demand.

#### **OBJECTIVE 2**

Public expenditures that subsidize development will be limited to those improvements contained in the five year implementation schedule which support the goals, objectives, and policies of all elements and which maintain adopted level of service standards and meets the existing and future facility needs.

POLICY 2.1 The County shall limit expenditure of county controlled funds in high hazard coastal areas to the replacement or renew existing public facilities.

POLICY 2.2 The County shall continue to provide or require provision of recreational facilities within high hazard coastal areas, as identified in the goals, objectives, and policies of the Recreation Element and the Coastal/Conservation Element.

POLICY 2.3 The County shall continue to expend funds to maintain existing facilities and services at their existing capacity.

POLICY 2.4 Franklin County may consider projects listed in the Local Mitigation Strategy for incorporation into the schedule of Capital Improvements when it is updated and adopted annually.

#### **OBJECTIVE 3**

During the initial planning period, 2009-2014, the county will manage its fiscal resources through the implementation of the following policies to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment, concurrent with the impacts of development.

POLICY 3.1 In providing capital improvements, the County shall limit the maximum ratio of outstanding indebtedness to no greater than ten percent of the property tax base.

POLICY 3.2 The County planning department shall make an effort on an annual basis to secure grants or private funds, whenever available, to finance the provision of capital improvements.

POLICY 3.3 The County shall adopt an annual capital budget for capital improvement expenditures needed to maintain adopted levels of service.

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POLICY 3.4 The County shall provide the necessary public facilities to serve development for which development orders have been issued prior to the adoption of the comprehensive plan, unless the developer and the county have agreed that the developer will provide some or all of the facilities necessary to mitigate the impacts of the development.

**OBJECTIVE 4**

During the initial planning period, 2009-2014, new development shall bear a proportionate cost of any new capital improvements necessary to service the development. These capital improvements shall maintain adopted level of service standards.

POLICY 4.1 The County's land development regulations shall contain provisions which require that public facilities have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

POLICY 4.2 Franklin County shall address the provision of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the plan adoption by prohibiting the issuance of building permits in areas where public facilities and services will not be available concurrently with the impacts of such development.

POLICY 4.3 Upon implementation of the concurrency management system, the County shall require the necessary share of public facilities to be constructed by the developer or at the developer's expense.

POLICY 4.4 Franklin County shall develop a recreational park in the City of Carrabelle to include at least three little league baseball fields.

**OBJECTIVE 5**

Issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations of Franklin County, the availability of necessary public facilities needed to support such development at the time needed, and the suitability of soils and environmental factors to support the development.

POLICY 5.1 The County shall use the levels of service standards established in this plan in reviewing the impacts of new development and redevelopment upon public facility provision.

POLICY 5.2 Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

## CAPITAL IMPROVEMENTS

### GOALS, OBJECTIVES, AND POLICIES

- 1) Contribute to a condition of public hazard as it relates to sanitary sewer, solid waste, drainage, potable water, natural groundwater recharge, and to the requirements in the Coastal Management Element;
- 2) Generate public facility demands that may need to be accommodated by capacity increases;
- 3) Contribute to an unsuitable use of the land because of soil conditions or other environmental limitations listed in the Future Land Use Element;
- 4) Conform with the future land uses as shown on the future land use map of the Future Land Use Element;

POLICY 5.3 The County shall coordinate the expenditure of funds for capital improvements with state agencies and the Northwest Florida Water Management District when those entities have development plans in the county that require improvement of public facilities.

POLICY 5.4 The County shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

Solid Waste - 5.0 pounds per capita per day

Sanitary Sewer - 90 gallons per capita per day (gpcd)

Drainage - 25-year, 24-hour storm duration, first 1.5 inches retained, water quality established by Chapter 62-25, FAC.

Potable Water - 150 gallons per capita per day (gpcd)

Principal Arterial Roads - LOS D at peak hour

Minor Arterial and Collector Roads – LOS D at peak hour

Park and Recreation Standard: 10 acres/1000 people

## INTERGOVERNMENTAL COORDINATION

### GOALS, OBJECTIVES, AND POLICIES

#### **GOAL**

**TO ESTABLISH AND MAINTAIN AN EFFICIENT, EFFECTIVE, AND CONVENIENT PROGRAM TO ADDRESS MULTI-JURISDICTIONAL, COMPREHENSIVE PLANNING ISSUES FOR THE PURPOSE OF:**

- **ACHIEVING THE GOALS AND OBJECTIVES OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN**
- **RESOLVING INCOMPATIBLE GOALS, OBJECTIVES, POLICIES, AND DEVELOPMENT IN THE FRANKLIN COUNTY COMPREHENSIVE PLAN WITH UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER THE USE OF THE LAND; WITH THE COMPREHENSIVE PLANS OF THE INCORPORATED MUNICIPALITIES OF APALACHICOLA AND CARRABELLE; THE ADJACENT COUNTIES OF LIBERTY, WAKULLA, AND GULF; AND WITH THE PLANS AND PROGRAMS OF REGIONAL, STATE, AND FEDERAL AGENCIES.**
- **SUPPORTING THE ACHIEVEMENT OF THE APALACHEE REGIONAL COMPREHENSIVE POLICY PLAN AND THE STATE COMPREHENSIVE PLAN.**

#### **OBJECTIVE 1**

For coordination with the municipalities of Apalachicola and Carrabelle, maintain existing mechanisms which are effective and enhance or revise existing mechanisms which are ineffective or establish new mechanisms for issues not addressed by existing mechanisms.

POLICY 1.1: Maintain the following existing mechanisms which are effective through continuance of existing understandings:

A. Franklin County - City of Apalachicola and City of Carrabelle Public Library Understanding.

B. Franklin County - City of Apalachicola and City of Carrabelle Recreation Participation Understanding.

C. Franklin County - City of Apalachicola and City of Carrabelle Mosquito Control Understanding.

POLICY 1.2 Enhance or revise the following existing mechanisms which are ineffective. All negotiations with the municipalities shall be coordinated by the Clerk of the Court, acting as the County Administrator, but specific offices may be designated as primary

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for the purposes of negotiation, developing specific proposals and implementing the mechanism. The Board of County Commissioners shall maintain final authority over the decision to enhance or revise existing mechanisms.

A. Franklin County Landfill Agreement - A mechanism shall be created to provide a long term understanding between the County, as provider of the landfill, and the Cities, as users of the landfill. The agreement shall address proportional capacity, appropriate fee schedule, and hazardous waste handling.

The desired mechanism is a formal written agreement.

B. Franklin County Municipal Services Agreement - A mechanism shall be created to allocate to the appropriate volunteer fire departments the funds collected through the Municipal Services Tax. The agreement shall cover disbursement of funds, designation of service areas, as well as those issues deemed necessary by the Board of County Commissioners.

The desired mechanism is a formal written agreement.

C. Franklin County Permit Agreement - A mechanism shall be created to formalize the responsibilities of the county and the HRS with to the development and permitting of lots using onsite sewage disposal systems. The agreement shall require that final electrical connection shall not be approved by the county until HRS has given final installation approval to the onsite sewage disposal system. The desired mechanism is a Formal written agreement.

POLICY 1.3 Establish the following new mechanisms for issues not addressed by existing mechanisms. All negotiation with the municipalities shall be coordinated by the Clerk of the Court, acting as the County Administrator, but specific offices may be designated as primary for the purposes of negotiation, developing specific proposals, and implementing the mechanism. The Board of County Commissioners shall maintain final authority over the decision to establish new mechanisms.

A. Land-Use Amendments and Zoning Changes - The County shall seek to establish an intergovernmental committee with incorporated cities to coordinate zoning and land-use changes property along city boundaries. The purpose will be maintenance of compatible land development.

B. Joint City-County Housing Strategy - The County shall seek to establish a joint city-county committee to acquire more grant funds from state and federal agencies to provide more standard, affordable housing units to the residents of Franklin County. This committee also shall seek assistance from the Department of Health and Rehabilitative Services in determining the need for group homes and foster care facilities.

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C. Land Annexation Procedure - The County shall seek to establish an annexation policy with both cities and consistent with procedures described in Chapter 171, F.S. by establishing an intergovernmental committee with members appointed by all three local governments when land annexation becomes an issue.

D. Recycling Agreement - The County shall seek to establish a recycling program with both cities that shall be consistent with the state mandates on solid waste disposal and reduction.

E. Service Provider Agreement - The County shall seek to establish coordination with the appropriate utilities and other service providers on the feasibility of providing services to infill areas where those services are not currently provided.

F. Hurricane Evacuation Times - The County shall seek to establish an intergovernmental coordination agreement with the cities of Apalachicola and Carrabelle that addresses coordination of developments that impact and maintenance of hurricane evacuation times. This agreement shall be adopted by June 1, 2012.

G. Transportation Concurrency Management - The County shall seek to coordinate methodologies with the cities of Apalachicola and Carrabelle when they develop transportation concurrency management systems.

POLICY 1.4: Franklin County shall support the maintenance and effectiveness of all mechanisms through deliberate and purposeful use and the County shall contribute an equal share of necessary resources, including clerical supplies, support staff, and meeting rooms.

POLICY 1.5: If any mechanism fails to effectively address issues significant to Franklin County, revision of the mechanism shall be pursued. If the general approach of dealing directly with a municipality on a specific issue fails to result in acceptable resolution of that issue, Franklin County shall pursue resolution through the Apalachee Regional Planning Council Mediation Process.

POLICY 1.6: If the Mediation Process is not agreed to by the municipality or if the mediation solution is not accepted by both parties, then Franklin County shall either seek formal arbitration or initiate the process to formally challenge the comprehensive plan of the municipality. If the issue originated with a municipality and if taking no further action does not negatively impact on Franklin County, then the County may choose to take no further action.

POLICY 1.7: Franklin County will take appropriate action based upon the results of the arbitration or plan challenge. If necessary, the Franklin County Comprehensive Plan will be amended.



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#### **OBJECTIVE 2**

Establish a Level of Service Committee to ensure coordination in establishing, implementing and modifying level of service standards for shared facilities with state, regional and local entities. Membership is open to all affected governmental entities. Participation is on an issue by issue ad-hoc basis. Participation is allowed and required only when the entity shares the facility or is in some fashion impacted by the existing or future of the facility.

POLICY 2.1: The Franklin County Planning Director or designee, shall represent Franklin County Level of Service (LOS) Committee.

POLICY 2.2: When a level of service standard conflict exists for shared facilities, Franklin County will utilize the LOS Committee mechanism to seek an acceptable resolution. The resolution will either be a revision of LOS standards by one or more of the involved entities to create an equal LOS standard, or will be a formal agreement to accommodate different LOS standards through some form of compensation.

POLICY 2.3: Franklin County shall seek level of service standards or other entities to be consistent with the adopted level of service standards in the Franklin County Comprehensive Plan.

POLICY 2.4: The LOS Committee shall analyze issues as necessary and present recommendations to the Franklin County Board of County Commissioners, sitting as the Local Planning Agency, and other governing bodies.

POLICY 2.5: The Franklin County Board of County Commissioners shall formally accept or reject the recommendation in a reasonable length of time.

POLICY 2.6: If accepted, the recommendation shall be used to adopt a county resolution or execute a formal written agreement between the parties. Further, the Franklin County Comprehensive Plan shall be amended if necessary.

POLICY 2.7: If a resolution cannot be achieved, Franklin County will seek to use alternative mechanisms including mediation, formal arbitration and challenging the comprehensive plans of the involved entity.

POLICY 2.8: The Franklin County Board of County Commissioners shall seek to establish an Ad-Hoc LOS Committee on Transportation with the incorporated municipalities and FDOT when the level of service on the transportation network drops below the standard adopted in this plan.

POLICY 2.9: The Franklin County Board of County Commissioners shall seek to establish an Ad-Hoc LOS Committee on Recreation with the incorporated municipalities.

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The purpose will be to monitor the LOS of recreational facilities and to make recommendations when appropriate.

POLICY 2.10: Franklin County shall use the School Board to seek consistency and to coordinate construction and operation of School Board facilities, as required by Section 163.3177, F.S.

#### **OBJECTIVE 3**

As required, establish flexible mechanisms for use by all local governments in the area of concern, other units of government providing services but not having regularity authority over the use of land, and state and federal agencies which have been identified as interested parties.

POLICY 3.1: The chair of the Board of County Commissioners, or the chair's designate, will coordinate the establishment of temporary task forces to further analyze issues and provide recommendations to the affected governing bodies.

POLICY 3.2: The task forces will focus on specific issues and will be composed of all affected parties requesting participation.

POLICY 3.3: The task forces will seek to resolve issues by first analyzing the issue in an objective fashion and then developing solutions.

POLICY 3.4: If appropriate, each task force shall make a recommendation regarding the establishment of a permanent Citizen's Advisory Board or Ad-Hoc Committee for special issues which require on-going coordination and management.

POLICY 3.5: Recommendation provided by a Task Force, Advisory Board, or Ad-Hoc Committee shall be decided by the respective governing bodies within a reasonable length of time after the recommendation is made.

POLICY 3.6: Upon agreement with the entities on resolution of an issue, the Franklin County Board of County Commissioners shall adopt or approve the agreement. The Franklin County Comprehensive Plan shall be amended if necessary.

POLICY 3.7: If the recommendation is rejected, Franklin County, at the discretion of the Board of County Commissioners, shall seek more formal means of resolution.

POLICY 3.8: The Board of County Commissioners shall seek to establish a task force to analyze the permitting process of lands under multi-governmental jurisdiction by 1992. The focus of the task force shall be lands adjacent to wetlands and waterways with the intent to improve the permitting process. The Planning Director shall sit as chairman of the task force and membership of the task force shall be limited to the

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affected regulatory agencies. The task force shall present its findings to the Board.

#### **OBJECTIVE 4**

Adopt alternative policies to address special issues or issues which have not been resolved through other mechanisms, including unresolved stormwater and wastewater issues raised by the ACBC program.

POLICY 4.1: Franklin County shall seek resolution of conflicts with municipalities and adjacent counties by using the Apalachee Regional Planning Council Mediation Process.

POLICY 4.2: Franklin County Board of County Commissioners shall seek to develop mechanisms to resolve disputes with state agencies and in regard to the ACBC program the Board will participate in the Resource and Planning Committee meetings and will take into consideration the recommendations of the Committee regards to disputes between the county and state agencies.

POLICY 4.3: Franklin County shall allows the Apalachicola National Estuarine Reserve to coordinate with agencies having jurisdictional authority over their prospective land holdings on the location of threatened and endangered species that will be impacted by future development on property contiguous with the portion of the Reserve where the threatened and endangered species naturally exist.

POLICY 4.4: Franklin County shall continue to coordinate with the relevant state agencies on the implementation of the guiding principles of Section 380.0555, F.S. Coordination shall be accomplished in two ways: (1) By requiring that, when applicable, permits from state and federal agencies accompany any application for development approval before the County issues an order authorizing development; and (2) by meeting at least semiannually with an interagency group of state and regional agencies to discuss the status of progress made toward de-designation, to identify work that remains to be done or areas where improved coordination in the permit review and approval process is possible, and to request technical assistance from the appropriate state agencies on work items related to de-designation and implementation of the County's growth management program.

POLICY 4.5: Franklin County shall request the assistance of the Apalachee Regional Council in resolving disputes with state agencies.

POLICY 4.6: The County shall coordinate with the Northwest Florida Water Management District in implementing the District's regional water supply plan.

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#### **OBJECTIVE 5**

Franklin County shall coordinate the comprehensive plan with the plans of the Franklin County School Board, other units of government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent counties by implementing the following policies.

POLICY 5.1: The Board of County Commissioners shall notify the appropriate units of government in writing before any comprehensive plan or plan amendment is adopted that creates an impact not previously reviewed.

POLICY 5.2: At the request of the affected unit of government, the Board shall establish a joint committee with the requesting unit of government to resolve the issue.

POLICY 5.3: The Board shall establish a date by which a recommendation must be made, and the Board shall act on that recommendation within a reasonable time.

POLICY 5.4: If the recommendation is rejected, Franklin County, at the discretion of the Board, shall seek more normal means of resolution.

#### **OBJECTIVE 6:**

Franklin County shall ensure that the impacts of development proposed in the Franklin County plan are coordinated with development in the City of Apalachicola and the City of Carrabelle, adjacent counties, the region, and the state, by implementing the following policies.

POLICY 6.1: The County shall coordinate as needed with the City of Apalachicola and the Apalachicola National Estuarine Reserve on the management of the lower reaches of the Apalachicola River, and segments of the Bay over which they have riparian rights by having a member of the Board of County Commissioners sit on the Reserve Board of Directors.

POLICY 6.2: The County shall coordinate as needed with the City of Carrabelle on the management of the Carrabelle River and segment of St. George Sound over which they have riparian rights by allowing the county-wide planning office to issue permits in the City and to advise the City Commission of development along the Carrabelle River.

POLICY 6.3: The County shall coordinate as needed with the Alligator Harbor Preserve staff on the management of that part of the Harbor which has been designated a Preserve by requesting the DEP and COE notify the Alligator Harbor Estuarine Preserve on permits to be issued in the Preserve and allow them an opportunity to comment.

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POLICY 6.4: The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans on adjacent local governments.

POLICY 6.5: The County, as part of the Comprehensive Plan amendment process, shall coordinate amendments with the regional and state comprehensive plans.

#### **OBJECTIVE 7      School Facility Siting**

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

POLICY 7.1-a: The County shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

POLICY 7.1-b: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards.

POLICY 7.1-c: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

POLICY 7.1-d: The County shall encourage the location of schools proximate to residential areas by:

1. Assisting the School District in identifying funding and/or construction Opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Considering schools as an allowable use within all residential land use categories.
3. Prohibiting schools to be located in designated coastal high hazard areas

POLICY 7.1-e: The County shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

POLICY 7.1-f: The County shall provide the School District with its Comprehensive Plan, along with the five year Land Use and population projections, to facilitate

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development of school enrollment projections and shall annually update this information.

POLICY 7.1-g: The County shall advise the School District of a proposed public school site's consistency with the County's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

POLICY 7.1-h: The County shall provide opportunity for the School District to comment on comprehensive plan amendments, re-zonings, and other land use decisions which may be projected to impact on the public schools facilities plan.

POLICY 7.1-i: The County shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.