

**NOTICE OF INTENT TO CONSIDER ADOPTION OF A
COUNTY ORDINANCE
THIS IS THE FIRST OF TWO PUBLIC HEARINGS
PURSUANT TO §125.66(4), F.S.**

The proposed Ordinance will be considered at the following public meetings: (1) the Local Planning Agency meeting on Tuesday, December 17, 2019, at 11:00 a.m. (ET); and (2) the Franklin County Board of County Commissioners meeting on Tuesday, December 17, 2019, at 11:05 a.m. (ET), or as soon thereafter as is possible. The meetings will be held at the County Commission Meeting Room at the Courthouse Annex, 34 Forbes Street, Apalachicola, Florida.

No vote shall occur at the public hearings held on December 17, 2019. A vote will occur at the second advertised public meeting. The proposed Ordinance is entitled:

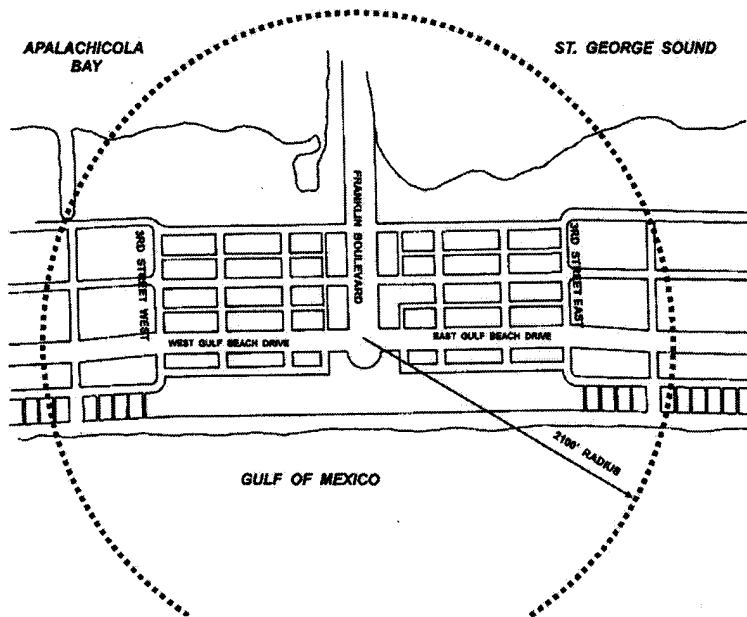
**AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA,
AMENDING THE ST. GEORGE ISLAND CORRIDOR OVERLAY
DISTRICT BY REMOVING THE PROHIBITION AGAINST
SINGLE FAMILY RESIDENTIAL USES ON THE GROUND
FLOOR FOR PROPERTY LOCATED WITHIN A 2,100-FOOT
RADIUS OF THE CENTER POINT OF THE INTERSECTION OF
FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST.
GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK
2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE
AREA EAST OF THE EAST BOUNDARY OF THIRD STREET
EAST AND WEST OF THE WEST BOUNDARY OF THIRD
STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.**

The public is invited to attend the public hearings. Those persons who desire to speak regarding the adoption of the proposed Ordinance may appear at the hearing and shall be heard.

The proposed Ordinance is on file with, and may be viewed at, the office of the Clerk of Court at the Franklin County Courthouse, which is located at 33 Market Street, Apalachicola, Florida.

The meeting room is handicap accessible; however, those persons who may require special assistance to attend the public meeting must make arrangements in advance by calling deputy clerk Lori Hines at 850-653-8861, x100 at least two business days in advance of the meeting.

Any person who may desire to challenge the outcome of the meeting is responsible for recording a verbatim transcript of the meeting.



INSTRUCTIONS TO PUBLISHER:

Publish as a display ad on December 5, 2019. The ad must be no less than two columns wide by 10 inches long in a standard size and the headline shall be no smaller than 18 point.

Send the invoice to:

Franklin County
c/o Linda Phillips
33 Market Street, suite 203
Apalachicola, Florida 32320

ORDINANCE NO. 2019-_____

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT BY REMOVING THE PROHIBITION AGAINST SINGLE FAMILY RESIDENTIAL USES ON THE GROUND FLOOR FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1: AUTHORITY.

The authority for the enactment of this Ordinance is Chapter 125, *Florida Statutes*, and Franklin County's Home Rule powers.

SECTION 2: FINDINGS OF FACTS.

WHEREAS, the County Commission of Franklin County, Florida ("County Commission"), is required to protect the public health, safety, and welfare; and

WHEREAS, on February 20, 2018, the County Commission adopted Ordinance 2018-02, which created the St. George Island Corridor Overlay District; and,

WHEREAS, Ordinance 2018-02, prohibited single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission intends by this ordinance to remove the prohibition of 2018-02 against single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission by this ordinance intends to allow single-family residential development of property located within the St. George Island Overlay District as such use is governed and regulated by the Franklin Zoning Code's C-4 zoning classification, but not

otherwise; and,

WHEREAS, the County Commission intends to prohibit all residential use of property located within the St. George Island Overlay District, except as authorized and regulated by the Franklin County Zoning Code's C-4 zoning classification; and

WHEREAS, the County Commission intends that Ordinance 2018-02, shall remain in full force and effect, except as modified by this ordinance; and,

WHEREAS, the County Commission finds that this ordinance is consistent with the Franklin County Comprehensive Plan; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and the Franklin County Zoning Code, then this ordinance shall prevail; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and Ordinance 2018-02, then this ordinance shall prevail;

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Franklin County, Florida, that the County hereby:

1. Incorporates all of the preamble and findings into this Ordinance.
2. Removes the prohibition of Ordinance 2018-02, against single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District.
3. Authorizes and allows single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District, as that use is authorized and limited by the C-4 zoning classification of the Franklin County Zoning Code, but not otherwise.
4. Single-Family residential use of property located within the St. George Island Corridor Overlay District not authorized by the C-4 zoning classification of the Franklin County Zoning Code is prohibited.
5. The St George Island Corridor Overlay District is described below:

ALL PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; AND ALSO EXCLUDING PUBLICLY OWNED LANDS.

SEE THE ATTACHED MAP ILLUSTRATING THIS AREA. IN THE EVENT OF A CONFLICT, THE LEGAL DESCRIPTION SHALL PREVAIL OVER THE

ILLUSTRATION.

SECTION 4: SEVERABILITY.

If any section, phrase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall take effect as provided by law.

Passed on Second Reading the ___ day of January 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the County Commission, upon second and final reading this ___ day of January 2020.

FRANKLIN COUNTY, a political
subdivision of the State of Florida

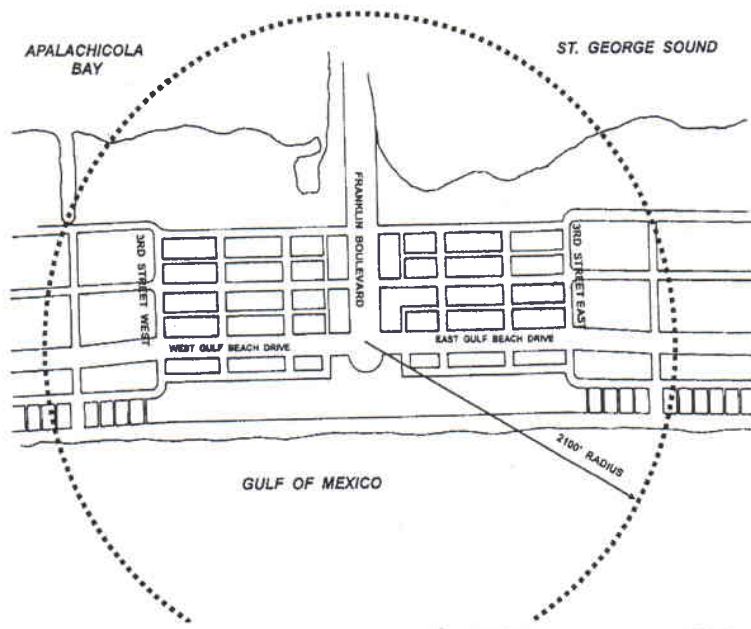
Noah Lockley, Jr., Chairman

ATTEST:

APPROVED AS TO FORM

Marcia M. Johnson, Clerk

Thomas M. Shuler, County Attorney



DRAFT