

Alligator Point Taxpayers Association

St. James Island Overlay to Franklin County Comp Plan
 Development of APTA Vision for Alligator Point Area

Areas to Address	Issues to Consider	Vision / Position
COMMUNITY CHARACTER	Commercial Development	No commercial development beyond what currently exists and currently platted commercial lots.
	- Hotels, Motels	Do not support any development of commercial lodging facilities on existing commercial lots or rezoning lots for hotels/motels.
	- Multi-Family Units	Do not support any development of multi-family units on Alligator and Bald Points
	- Retail, Services	Would support limited environmentally friendly professional and/or retail services on existing commercial lots. Do not support any "24-Hour" Businesses.
	- Campgrounds	Do not support development of any additional campgrounds on Alligator and Bald Points
	Resort vs. Residential	Support R-1 residential development on 1-acre lots. Oppose any resort oriented development
	Condos and Townhouses	Do not support development of condos and townhouses on Alligator and Bald Points

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	Public Access to beach and bay	Critical need for Franklin County and Bald Point State Park to provide designated off-road public parking areas for major public beach access points on Alligator and Bald Points; and must ensure sufficient public parking for full eligibility for state funding for current and future beach renourishment projects
	Resort Rentals	Support development of controls for resort rentals to include 1) maximum occupancy not to exceed septic permit, 2) mandatory weekly garbage service, 3) require minimum of 1 off-road parking space per bedroom,
	Signage (real estate, roadside, etc)	Signs on county road 370 and on Alligator and Bald Points must be non-lighted and are limited to a maximum of 12 square feet for commercial and 4 square feet for all other. One sign per site.
GROWTH AND DEVELOPMENT	Density- Residential and Commercial	All development densities should be calculated based upon "buildable acres" Vs. "gross acres". Limited wetlands credit, not more than 1 unit per five acres of wetlands, should be given to property owners.

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	Land Use	County should create a special development plan for Alligator Point and Bald Point communities with regard to land use and zoning districts. Specifically, future land use changes should be limited to residential, preservation and conservation; and authorized zoning districts should be limited to R-1 and A-1 No commercial development should be permitted on either side of state highway 98 between the Ochlockonee Bay Bridge and Leonard's Landing. No commercial development should be permitted on either side of county road 370 between state highway 98 and the boundary of Bald Point State Park.
	Policies for PUDs	Do not support PUDs for properties on Alligator and Bald Points
	Concurrency (water, services, etc)	No approval of development or land use changes without proof of proven and properly approved potable water supplies sufficient to meet potable water demands of the proposed development
ECONOMIC DEVELOPMENT	Do we want economic development- If so, what type(s)	Do not support economic development initiatives on Alligator and Bald Points

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NATURAL RESOURCES	Protection of Alligator Harbor	All development will be in full compliance with the Aquatic Preserve Management Plan No development of St Joe property located within 500 feet of Alligator Harbor
	Protection of Beaches	Proceed with Beach renourishment plan.
	Protection of Wetlands/Critical Habitat Areas	No approval of variance requests into the critical habitat zone should be approved except for situations where an R-1 property owner wishes to construct a minimum size residence (1,000 square feet maximum) on a platted lot of record.
	Storm Water Management	All residential development must comply with a maximum 20% impervious surface per lot. All driveways and parking areas outside the roof line will be constructed of pervious materials
	Bald Point State Park (Uses, Access Points, etc)	Move main entrance to park to an access point on county road 370 as close as possible to state highway 98.
	Protection of Water Resources	500 ft well field protection zone Encourage incentives for xeri-landscaping.

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INFRASTRUCTURE	Potable Water	The county must establish a regional potable water planning process for St. James Island which includes Alligator and Bald Points
	Sewer vs. Septic	Support migration to sewer provided Alligator and Bald Points maintain a residential density of 1 unit per acre.
	Roads (Move, Improve, Maintenance)	Support the construction of a secondary emergency evacuation route off of Alligator Point. Secondary route must remain drivable and not flood during evacuation period. Support a bike lane from the marina to Bald Point State Park.
	Water Access	
	- Boats	Support the development of a public boat ramp useable at all tides and the improvement of the "S" curve and Alligator Point Marina boat ramps
	Law Enforcement	As a minimum requirement, the Franklin County Sheriff's Department should 1) conduct regular patrols of Alligator and Bald Points on a 7x24 basis and 2) provide a patrol deputy dedicated to Alligator and Bald Points Enforce no parking areas at beach access points on Alligator and Bald Points and enforce speed limits and fine violators.
	Fire/Rescue	County should not issue building permits for construction, which exceeds the height capability of fire equipment.

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	Recreation	Support construction of an ADA compliant Community Meeting Facility
	Trash/Garbage control on beach and at access points	County to provide trash bins at beach access points and schedule regular pick up. Post schedule and enforce litter laws.
	Cell Tower	Co-location of cell towers
	Monitor District Population	Maintain district parity in voting Equity in services versus revenue
	Government	Consider incorporation for Alligator and Bald Points