

ORDINANCE

BUILDING CONSTRUCTION CONTROL

DOG ISLAND CONSERVATION DISTRICT

STATE OF FLORIDA

BE IT RESOLVED by the Board of Directors (“Board”) of Dog Island Conservation District, at its duly called meeting of July 5, 2025, as follows:

I. Background

It is the intent and purpose of this Ordinance to provide for the protection of the environmentally sensitive lands within the Dog Island Conservation District, to carry out the provisions of Chapter 75-374, Laws of Florida.

II. Definitions

1. "District" shall mean the Dog Island Conservation District.
2. "Property Owner" shall mean an individual, corporation, estate, trust, partnership, association, or any other legal entity owning land within the District.
3. "Board" shall mean the Board of Directors of the District.
4. "Committee" shall mean the Building Construction Control Committee.
5. "Construction" shall mean carrying out any building operation, making of any material change in the appearance of any structure within the District or otherwise altering or affecting the physical character of any portion of the structure or lot.

III. Construction Control Committee

1. The Construction Control Committee shall consist of three or more Dog Island property owners appointed by the Board. Members shall be appointed annually and shall be responsible for selecting the committee chairman.
2. The mailing address of the Committee shall be: Dog Island Construction Control Committee, Post Office Box 471, Carrabelle, Florida 32322.
3. Upon receipt of a complete application for construction from a property owner, the chairman shall assemble the Committee for a review of the application. The property owner may be requested to attend such meeting for the purpose of clarifying details or inspection of the proposed building site.
4. In the event the Committee fails to approve or disapprove an application within 45 days of receipt of the completed application, the application shall be deemed to be approved unless the Committee can provide good and sufficient reason for the delay of the Board.

5. In the event an application is denied, the reason(s) for the denial shall be specified in writing. The Committee may prescribe actions or attach conditions to its approval of an application. In the event a waiver of any condition set out in this ordinance is desired by a property owner, the property owner shall provide a Request for Variance, including sufficient detail, to the Committee. A variance may be granted by the Board upon review and recommendation by the Committee.

IV. Building Construction Application

All applications to construct new buildings, or to substantially modify existing structures, shall include the following information:

1. The name, address, and phone number of the owner.
2. The Unit, Block, and Lot number of the proposed construction.
3. A proposed site plan showing in detail the location and extent of the proposed construction, including the principal structure, driveway, well, sewage disposal system, and other impervious structures and surfaces, and indicating the location of trees and other vegetation to be removed during construction.
4. A foundation plan showing all details (e.g. the placement and size of pilings and the sub-floor joist system).
5. A floor plan showing rooms, porches, decks, and stairs. The floor plan shall accurately identify the enclosed square footage of the structure.
6. The amount of fill or excavation proposed and the location of such fill or excavation.

V. Structures

1. No structure shall be used except for residential or commercial purposes.
2. No structure shall be constructed other than a detached single family dwelling not to exceed two stories in height. A private garage for not more than two cars may accompany a dwelling, and a servant's quarters may be constructed if such is permitted by deed restriction.
3. No temporary structure, trailer, tent, garage, or other outbuilding shall be used for a residence either temporarily or permanently, except as noted in Section 5, Number 2.
4. No structure shall be nearer than 15 feet to any exterior property line. In addition, all structures must comply with road and beachfront setback limits as defined for individual Dog Island Units on the original plat maps for those Units.
5. All structures shall be elevated on substantial piling foundations for storm surge protection and to allow for the natural fluctuation of sand and dune ridges.
6. All structural elements shall be designed to withstand the wind and water force exerted by hurricane conditions.

7. No ponds, lagoons, or swimming pools may be constructed which require disinfection treatment of water by chlorination, bromination, ozonation, or other processes.

VI. Criteria for Approval

It is the intent of this Ordinance that the Committee work cooperatively with prospective builders and grant approval freely, subject to the following criteria:

1. All restrictions set out in Section 5 and Section 7 are complied with in the process of locating and constructing the structure and in its final appearance.
2. After such study as the Committee deems appropriate, there is a showing that the construction will have no adverse environmental impact.
3. The proposed construction is consistent with any applicable Franklin County ordinances, any applicable restrictions contained within the Franklin County Master Plan, or any restrictions as defined for individual Dog Island Units on the original plat maps for those Units.
4. The proper Franklin County building permit(s) shall be approved and in hand before any construction or site alteration is commenced.

VI. Impact of Construction

1. Alteration of natural vegetation and topography shall be kept to an absolute minimum. Removal of vegetative cover will be permitted only for the proposed structure, driveway, and sewage disposal system.
2. There shall be no filling of saltwater wetlands, interior freshwater wetlands, salt marshes, fresh- or salt-water ponds, or sloughs. No property owner shall use fill within the District for any purpose without prior approval of the Committee.
3. Beaches, dunes, and natural cuts or passes shall be allowed to fluctuate with the natural accretion and erosion forces. Artificial structures for beach stabilization including but not limited to groins, jetties, and revetments are prohibited.
4. The Chairman of the Committee shall be responsible for inspection of the construction site before, during, and upon completion of the structure. If at any time the Chairman determines that the conditions of the construction approval are being violated, he may remove that approval. Such re-instatement of approval is contemplated under such conditions or restrictions as the Committee deems appropriate.
5. Notification of a violation of approval conditions by the Committee shall require a cessation of construction forthwith.
6. All waste material generated during construction must be transported off the Island. Combustible materials may be burned on-site so long as appropriate fire control methods are employed.
7. All debris resulting from damage to any structure as a result of storms or any other event must be removed within 30 days at the expense of the property owner. Failure to remove

such debris will result in the District seeking an Injunction against the property owner, to ensure the safety of other island residents. Combustible materials may be burned on-site so long as appropriate fire control methods are employed and improper materials are removed prior to burning.

8. Proper sanitary practices shall be followed during construction. A portable toilet or other sanitary facility shall be provided at the site or within reasonable walking distance.

Ordinance Amended January 1, 2005