

FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element and Future Land Use Plan Map and Map Series, designates the future general distribution, location and extent of the use of land within the unincorporated areas of Gadsden County. The purpose of the Future Land Use Element is to provide for the appropriate distribution of land uses in an orderly and efficient manner that enhances the quality of life for the citizens of Gadsden County. The data collected for this Plan Element and analysis of this data, contained in the County's Data and Analysis document, are not part of this Plan Element, but serves to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goals, objectives, policies and future conditions maps provide guidance for the distribution of future land uses as well as guidance for such future land use decisions. The focal points around which the Future Land Use Element is centered are the incorporated municipalities and existing centers of population growth and commercial development as the designated higher density development areas. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriated direction for the future location and concentration of urban uses within the County. It will be the ongoing intent of this Plan to protect the transportation corridors from pressures of commercial development that degrade rather than enhance quality of life for the County's residents.

(Ord # 2001-006, 7-17-01)

The Future Land Use Map shall be used to make initial determinations regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities. All land use categories on the Future Land Use Map coinciding with and delineated by man-made or natural features, such as roads, section lines, property boundaries, railroad tracks, rivers or wetlands shall be interpreted as flexible boundaries as follows:

Boundary Interpretation Provision:

In those land use categories on the Future Land Use Map whose location cannot be directly determined from an inspection of the map, the following guidelines shall be used by the Gadsden County Planning and Zoning Department to determine the limits of land use designations:

- A. Where it appears that the land use boundary line follows a major roadway right-of-way, canal, natural water body, section line, or corporate limit line delineated on the Future Land Use Map, the land use boundary shall be construed to follow that feature.
- B. Where natural or geographic features cannot be used in a boundary line determination:
 1. Where the land use line appears to follow a property line, the line shall be construed to follow property lines existing on the date of Comprehensive Plan adoption; or
 2. If a property appears to be split by the land use boundary and the portion of the split lot would be precluded from development because of the split, the boundary line shall be

construed to include the entire lot so long as the extension does not exceed five hundred feet (500') or add more than ten (10) acres to the land use designation of the parcel.

(Ord # 2001-006, 7-17-01)

Mapping Errors:

Where designation on the Future Land Use Map has been erroneously labeled or located, and the record of public hearings held by the Board of County Commissioners to adopt the plan indicate that the land use category shown on the Future Land Use Map for the subject parcel was not the category approved by the Board and the land use category to which the parcel is being changed to is the land use category approved by the Board, the Board shall instruct the Gadsden County Planning and Zoning Department to make the necessary correction, provided however that such Future Land Use Map corrections shall be submitted to the Florida Department of Community Affairs for review.

(Ord # 2001-006, 7-17-01)

GOAL, OBJECTIVES AND POLICIES

GOAL 1: ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES PROVIDE A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT THAT ACHIEVES A BALANCED NATURAL, PHYSICAL, AND ECONOMIC ENVIRONMENT AND ENHANCES THE QUALITY OF LIFE OF ALL RESIDENTS.

OBJECTIVE 1.1: The County shall use the 5-year schedule of capital improvements and adopted levels of service for the existing public facilities to accommodate future growth and development as development occurs in order to provide for urban, rural and agriculture densities and intensities as guided by the Future Land Use Map.

(Ord # 2001-006, 7-17-01)

Policy 1.1.1: The Future Land Use Map shall allocate the generalized land uses for residential development to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. The land development regulations will allocate the amounts and types of uses for each of the future land use districts of the Future Land Use Map in accordance with the Comprehensive Plan.

(Ord # 2001-006, 7-17-01)

Policy 1.1.2: The Future Land Use Map shall provide the designation of residential, commercial, and industrial lands in areas which can be reasonably expected to experience development pressures within the planning period.

(Ord # 2001-006, 7-17-01)

Policy 1.1.3: The Future Land Use Map shall provide definitions to include limited neighborhood commercial land uses in rural residential and agricultural use areas to provide small scale retail and service establishments which will serve the convenience needs of a limited population or geographic area.

(Ord # 2001-006, 7-17-01)

Policy 1.1.4: The Future Land Use Map shall limit the location of Urban Service Areas to areas with sufficient public facilities and levels of service for commercial uses such as intersections of collectors and/or arterial roads or along roadways with all electric, water and sewer infrastructure in place. New industrial use (large scale manufacturing, processing, storage and warehousing, wholesaling, distribution, etc.) areas shall be limited to areas within a half mile of arterial or collector roads and adjacent rail lines. This will allow for buffering of heavy industrial uses from public use areas.

(Ord # 2001-006, 7-17-01)

Policy 1.1.5: The Future Land Use Map shall be based upon and be consistent with the following standards for land use densities. Density is measured in units per acre, as in one unit per acre (1:1) in Floor Area Ratio, the ratio of total square footage of a projects floor space to its overall area, or in Maximum Impervious area, which is the ratio, in percent, of all pavement, sidewalk, and floor areas to the total lot area. Gravel areas and porous pavements may be considered at a 50% rate depending on the design submitted for permitting.

(Ord # 2001-006, 7-17-01)

A. Urban Service Area (5:1) is intended to provide the widest range of mixed uses and the highest density and intensity of development. Urban infrastructure exists or is planned for expansion, extension, or installation to provide for clustering, residential, commercial, industrial, agricultural, recreation and public and historic land uses. Seventy-five percent (75%) of a development must be within the USA boundary to be allowed to build at the 5:1 density.

Residential densities shall not exceed the following:

No central water and sewer	1 unit/acre
No central sewer, paved roads and central water	2 units/acre
Central water and sewer	5 units/acre

The intensity of non-residential use, as measured by land coverage, shall not exceed sixty-five (65%) per USA district.

The relative proportion of land uses is intended to be 50% residential, 25% commercial, 20% light industrial, and 5% for the remainder of the land use categories.

(Ord # 2001-006, 7-17-01)

B. Rural Residential density is based on a minimum lot size of one (1) acre. Clustering is permitted for site built homes based on the net developable acreage not in conservation lands or flood plains to a minimum lot size of one half (1/2) acre.

Neighborhood commercial (up to two percent (2%) of the acreage in each established community area with a seventy-five percent (75%) Maximum Impervious area ratio), agricultural, recreation and public and historic land uses are permitted.

Single family residential homes are located on one (1) acre or larger home sites. Clustering of lots may be permitted for site built home sites down to a minimum lot size

of one-half of an acre (0.5 acres) based on the net developable land area not in wetlands lands or flood plains. Density considerations may be made up to a minimum lot size of one-quarter of an acre (0.25 acres) for regulated low income or very low income housing initiatives that are approved by the Department of Community Development.

Land use amendments to Rural Residential from Agricultural Land Uses must be adjacent to existing Rural Residential Areas.

(Ord # 2001-006, 7-17-01)

C. Agricultural:

Agricultural 1 – one (1) dwelling unit per five (5) acres (1:5);

Agricultural 2 – one (1) dwelling unit per ten (10) acres (1:10);

Agricultural 3 – one (1) dwelling unit per twenty (20) acres (1:20).

Agricultural (including accessory structures) and residences associated with forest management (not exceeding three (3) temporary residences per forest management work center and not exceeding one (1) work center per private corporation or agency engaged in forest management), churches, cemeteries, recreation, and historic uses are permitted as uses by right in these land use categories. Public uses are permitted in accordance with development review criteria. Clustering and Neighborhood Commercial (up to one percent (1%) of the acreage in each established community area with a seventy-five percent (75%) floor area ratio) land uses may be permitted with close scrutiny of these activities in one (1) dwelling unit per twenty (20) acre (1:20) areas.

Residential development in the Agriculture Land Use Categories shall be allowed as follows:

1. Residential development in the Agricultural 1 land use category shall require a minimum lot size of five (5) acres or a minimum clustered lot size of two (2) acres with a minimum of fifty percent (50%) of the parent parcel to be dedicated as conservation easement. (Ord. # 2001-006, 7-17-01)
2. Residential development in the Agricultural 2 land use category shall require a minimum lot size of ten (10) acres or a minimum clustered lot size of four (4) acres with a minimum of fifty percent (50%) of the parent parcel to be dedicated as conservation easement. (Ord. # 2001-006, 7-17-01)
3. Residential development in the Agricultural 3 land use category shall require a minimum parcel size of twenty (20) acres or a minimum clustered lot size of five (5-~~0~~) acres with a minimum of sixty-five percent (65%) of the parent parcel to be dedicated as conservation easement. (Ord. # 2001-006, 7-17-01)
4. Conservation Areas - Conservation areas shall be retained as natural areas or used for agricultural or silvicultural uses; however, up to ten percent (10%) of the conservation area can be used for recreational purposes. Open space is defined as undeveloped lands suitable for passive recreation, conservation, silviculture, or agriculture uses. (Ord. # 2001-006, 7-17-01)

Open space shall include, at a minimum, environmentally sensitive lands and locally significant resources required to be conserved and/or protected. Conservation easements created as above for clustering shall remain in effect for 30 years.

(Ord. # 2001-006, 7-17-01)

5. Buffers - For development allowed in Agricultural areas, the County shall insure the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (e.g., agriculture from residential, residential from commercial). The buffer shall:
 - a. Protect each land use, one from the other, and from the intrusive effects of adjacent land use activities.
 - b. Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with nonagricultural land uses.
 - c. Protect non-agricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust, and smoke.
 - d. Provide that the negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that long-term continuance of either use is not threatened by such impacts.
 - e. Be of at least one of the following types: landscaped natural barrier supplemented with fencing or other man-made barriers.

(Ord # 2001-006, 7-17-01)

D. Neighborhood Commercial: Rural residents and travelers may receive many of their services in the historically established rural communities in Gadsden County. A typical rural residential community includes small grocery/convenience stores, minor auto/truck repair shops, florist shops, vegetable/fruit stands, home occupations, churches, cemeteries and low density residential dwellings (manufactured and conventional homes). These communities once had a central employment base in the defunct shade tobacco industry that sustained the area home sites in the vicinity of the farms. Neighborhood commercial developments in Rural Residential and Agricultural 1, 2, and 3 areas shall:

1. Be located within five-hundred (500) feet of the intersection of an arterial or paved collector roadway with another arterial, or paved collector roadways;
2. Have a site area of two (2) acres or less; and
3. Have a gross floor area of less than 20, 000 square feet.

For purposes of this Plan, neighborhood commercial uses shall mean uses of a convenient commercial nature intended to serve the daily needs of the surrounding neighborhood, including retail commercial, professional, office, personal and financial services. Sales of alcohol for on or off-premise consumption shall not be a permitted as a Neighborhood Commercial use.

(Ord # 2001-006, 7-17-01)

E. Commercial: Designated commercial nodes are depicted on the Future Land Use Map, and are situated at the intersections of collectors and arterial roads. Commercial nodes may extend for one quarter (1/4) of a mile along two-lane arterial and collectors. Nodes

may extend further if a predominance of commercial land use already exists. If Interstate 10 (I-10) is one of the roads, then commercial may extend for one quarter of a mile for both roads. Environmental and physical limitations, along with adjacent lands may alter the size of a particular node. Commercial development density will be limited to a Maximum Impervious Surface area of seventy-five percent (75%) of the lot area.

(Ord # 2001-006, 7-17-01)

Land Use Amendments from a residential or agricultural to commercial use along arterial roadways will be limited to locations adjacent to existing commercial properties unless the requested change is part of a master planned community.

(Ord # 2001-006, 7-17-01)

Exceptions:

1. Infill Commercial - approval of a commercial use may be considered where the County finds that the proposed use, though located outside a commercial node, is an "Appropriate Infill Commercial Project." (Ord. # 1991-006, 11-26-91)
2. 75% Rule – Seventy-five percent (75%) of a commercial project must be located within the allocated roadway segment allotted for a particular node, thereby allowing twenty-five percent (25%) of the site to be outside of the node. (Ord. # 1991-006, 11-26-91)
3. DRIs - commercial (mixed use) can be inserted into a residential development with the proper planning controls to relieve traffic on nearby collectors and arterials, while making available accessible commercial services within walking distance of the project. (Ord. # 1991-006, 11-26-91)

Uses: The Commercial land use category provides for a predominance of general and high intensity commercial activity, as well as professional services and office uses, institutional and public service/utility uses. Mobile home parks and Recreational Vehicle Parks are permitted in the Commercial land use category as a conditional use. These uses therefore must be approved pursuant to the Type II review procedure. (Ord. # 1999-002, 8-17-99)

- F. Light Industrial:** The Light Industrial zone is intended to provide opportunities for primarily high-tech, research and development, light manufacturing, in-plant assembly of finished products or parts, and major commercial services. These uses shall be limited to clean industries having few objectionable by-products of the activity, (such as odors, smoke, dust, refuse, electromagnetic interference, or noises in excess of that customary to loading, unloading and handling of goods and materials in daylight hours). These by-products shall not be significant nuisances beyond the lot on which the facility is located. There will be no onsite or off-site environmental impacts from any toxic chemicals, wastes, petroleum products, waste water emissions or other discharges. Light Industrial areas should be near but not necessarily adjacent to arterials and major collectors. No Light Industrial will be located on local roads or dirt roads. Proposed sites within one-half of a mile from a central water supply will be required to connect to the central system. Allowable uses may include; mobile home and RV sales lots, light manufacturing, assembly, warehousing, operations centers, parking of fleet vehicles for equipment that requires ten wheels or less and minor outdoor storage of palletted stock or bulk materials under covered accessory buildings or in fenced enclosures. Light Industrial

uses are uses that generally do not require the emission of any substances in the environment, have minimal sight and noise impacts and are considered uses by right in a Light Industrial area. Light Industrial areas may also locate facilities described in Class II Commercial. Light Industrial and Major Commercial uses may co-locate in Business Park developments as a Class II review. Light Industrial development density will be limited to a Maximum Impervious Surface area of seventy-five percent (75%) of the lot area.

Exceptions:

Uses not allowed in Light Industrial areas include the following:

1. Storage of bulk quantities of toxic chemicals or liquid petroleum products;
2. Natural gas pumping stations;
3. Municipal waste landfills and/or waste transfer stations; and
4. Parking of fleet vehicles that require more than ten wheels and uses with significant off-site impacts. For purposes of these definitions a vehicle's tire count includes tractor and trailer in combination.

Other uses not listed herein may be considered as a Type II review and require the approval of both the Planning and Zoning Commission and the Board of County Commissioners.

(Ord 1999-002, 8-17-99)

G. Industrial: Contains industrial uses which generally have more significant off-site impacts than Light Industrial and are provided for by separation from incompatible adjacent land uses or require additional buffers. These uses generally require larger areas to attenuate impacts associated with the development and operation of the uses. This type of use often requires open storage for vehicles associated with the transportation of products, goods and services such as interstate tractor haulers, tankers, trailers, etc., with twelve (12) to eighteen (18) wheels. The outside storage of large inventories, equipment trailers, work or operations houses and mineral resources, including Attapulgitite or fuller's earth or limestone products, shall be included in this category. Pressurized gas storage and transfer stations are allowed¹, but storage and bulk transfer of liquid petroleum products, other than LPG, is prohibited. Land uses which provide the daily convenience goods and services of persons who work in industrial areas such as drive-through banks, convenience stores, and fuel sales are allowed with proper planning controls. Industrial development density will be limited to a Maximum Impervious Surface area of seventy-five percent (75%) of the lot area.

(Ord # 2001-006, 7-17-01)

Exceptions: Uses not allowed in Industrial areas include; storage of bulk quantities of toxic chemicals or liquid petroleum products, natural gas pumping stations², municipal waste landfills and/or waste transfer stations.

¹ Any conflict in the Comprehensive Plan must be interpreted by the Board of County Commissioners.

² Conflicts with previous statement.

All applications for development in Industrial Areas shall be considered as Class II applications and will require both Planning Commission and Board of County Commissioners approval.

(Ord # 2001-006, 7-17-01)

H. Conservation: Lands which are being managed as a conservation resource, either state or federal lands, slope forests, steepheads and upland glades (Gadsden Glades). Restricted residential land use activities are permitted in these areas. Only minimum disturbance of a site may be permitted for the construction of a dwelling. Residential densities shall be one (1) dwelling unit per forty (40) acres (1:40) and provide ninety-seven percent (97%) open space. Bona fide silvicultural activities shall be allowed in accordance with the Best Management Practices outlined in the publication titled: Silviculture Best Management Practices Manual, Florida Department of Agriculture and Consumer Services, Division of Forestry. Any land use change to the Future Land Use Map that increases the density or intensity of the use must ensure the protection of any slope forests, steepheads and uplands glades located on the site by designating them as Conservation areas where no development shall be located, except for mining activities in accordance with the provisions of Policy 5.2.6. Density or intensity transfers will be allowed from these areas at a rate of one (1) unit per forty (40) acres (1:40).

(Ord. # 2001-006, 7-17-01)

I. Recreation: Lands which are resource oriented (hiking trails, boat landings, neighborhood parks) or facility oriented (swimming pools, ballfields, clubs, and tennis courts). The intent is to recognize recreation sites and permanent open space lands. No residential, commercial, industrial, agricultural, silvicultural or mining activities are permitted in these areas. Permanent residential construction shall be limited to facility management staff.

(Ord # 2001-006, 7-17-01)

J. Silviculture: Lands which are dedicated to the ongoing production of timber with little or no development potential. The County recognizes the need to maintain a solid basis for timber production in large contiguous tracts that will provide long term habitat stability for mobile fauna that have adapted to the cyclic nature of timber production. These tracts are contiguous with similar timber production areas in neighboring Liberty County or the existing conservation lands around the Gadsden Glades. Silviculture operations conducted per the Best Management Practices shall be permitted. In addition, production facilities, temporary work camps, etc. required for timber production are permitted as uses by right. Residential development shall be limited to one owner occupied unit per eighty acres. Lands designated Silviculture land use shall have a residential density of one (1) unit per eighty (80) acres (1:80). No non-timber related commercial activities shall be permitted.

(Ord # 2001-006, 7-17-01)

K. Public: Educational lands, (schools, colleges), public buildings, facilities, grounds, etc., (local, state, and federal) are included in this category. Public land uses may also be allowed in other land use categories as a special exception use upon proper application for site plan review and approval for consistency with the comprehensive plan. Future uses under this category may be recognized by amendments to the Future Land Use Map,

if appropriate. Maximum impervious surface areas for new public facilities shall be fifty percent (50%).

(Ord # 2001-006, 7-17-01)

- L. Historical:** Historical sites, such as the Old Philadelphia Presbyterian Church and Joshua Davis House, are depicted on the Future Land Use Map. Future sites may be considered for this category and may be recognized by amendments to the Future Land Use Map, upon registration of the site with the Florida Site File of Historic Structures and Sites. Historic residential sites may continue to be occupied with no increase of density. Historic sites may also function as commercial sites, (restaurant, bed and breakfast site, tourist/recreational site, and other appropriate commercial activities with a conditional use. Prior to the use or redevelopment of any historic structure for commercial use, such commercial uses or activities must first comply with the “Secretary of the Interior’s Standards for rehabilitation and Guidelines for Rehabilitating Historic Buildings.”

(Ord. # 2001-006, 7-17-01)

To further ensure that the historical integrity of such sites is preserved, the County will include a historic preservation ordinance in its land development code. This Historic preservation ordinance shall include at the least:

(Ord. # 2001-006, 7-17-01)

1. Planning controls which protect and conserve historic sites used for commercial activities. (Ord. # 1996-002, 2-6-96)
2. Procedures for review by the Board of County Commissioners and staff of all plans that may alter the appearance or use of a designated historic site or property. (Ord. # 1996-002, 2-6-96)
3. Procedures for the County to issue certificates of appropriateness for proposed physical alterations deemed necessary by the Board of County Commissioners to comply with the “Secretary of Interior’s Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” (Ord. # 2001-006, 7-17-01)

- M. Mining:** Existing and future mining operations and lands to be mined are depicted on the adopted Future Land Use Map. Mining uses include surface mining, rock quarries, and any extraction activities. Mining uses are not subject to County development plan approval process provided the mining operation is approved by applicable federal and state agencies, complies with Policy 5.2.6, is properly classified, and is depicted on the adopted Future Land Use Map. Upon reclamation of mining lands, one residential unit may be located per tract prior to Land Use Amendment.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.6: The Future Land Use Map shall provide that density for residential and Agricultural 1 through 3 land use categories shall not exceed the established dwelling units/acreage ratios except that transfer of property to immediate family members (parents, grandparents, children, siblings, etc.) is allowable provided that adequate public facilities with sufficient levels of service are available along with other applicable requirements of the Comprehensive Plan for land development.

(Ord. # 1991-006, 11-26-96)

Policy 1.1.7: The Future Land Use Map shall permit residential densities in excess of two dwelling units per acre only where central sewer and water systems are accessible to serve the site concurrent with the impact of development. All developments that propose densities greater than two units per acre will require Type II review procedures.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.8: The County shall coordinate through correspondence, conferences and joint reviews with the municipal jurisdictions and other service providers in an effort to ensure that existing unused or underused public facilities are utilized to the maximum extent possible. Development projects within one-quarter of a mile of municipal boundaries or projects that will utilize municipal services will be jointly reviewed with the municipal government.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.9: Development orders shall require developments to connect onto a central water system within twenty-four (24) months of its becoming available. Efforts to connect onto central sewage systems must be undertaken if higher densities and intensities (urban service areas with commercial land uses) are desired, unless the development provides its own wastewater treatment plant. If the utility provider is unable to provide central sewerage, at the time of development but anticipates capacity increases that would allow future connections, and the development is within one half mile of existing collection infrastructure, dry line sewers shall be provided for the new development.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.10: E.A.R. based amendments to the Future Land Use Map shall ensure that a minimum of one hundred twenty-five percent (125%) of the new planning period's projected population be provided for in proposed Residential Use lands.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.11: The County shall maintain, through its Land Development Code, regulations for types, sizes, densities and intensities of non-residential land uses based upon sound planning principles, soils, topography and other natural limitations, which are consistent with the cumulative goals, objectives, policies and future conditions maps contained within this Comprehensive Plan.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.12: By the end of 2001, the County shall revise the Land Development Code to make distinct regulations for Mobile Home Subdivisions.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.13: By the end of 2002, the County shall develop a Policy on development overlay zones to direct the scale and type of development along the US 27 Corridor.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.14: Home Occupation or Neighborhood Commercial projects participating in the Florida Art Trail program shall be afforded expedited procedures and possible design waivers by the Department of Growth Management on a case by case basis.

(Ord. # 2001-006, 7-17-01)

Policy 1.1.15: By end of year 2002, the County shall develop and adopt a high density residential category with five (5) units per acre densities as permitted by Urban Service Areas but which does not permit mixed uses.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.2: The County shall require that the location of development be consistent with the topography and soil conditions and the availability of facilities with sufficient levels of service to support such development as provided in the Comprehensive Plan.

(Ord. # 2001-006, 7-17-01)

Policy 1.2.1: Developments shall be restricted from areas that have severe site limitations due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the potential problems created by the unsuitable land conditions. Mapping documents provided by the Federal Emergency Management Agency, the Northwest Florida Water Management District, the United States Geological Survey and other agencies shall be the determinant of these restrictive areas. On-site wetlands or other geotechnical investigations shall take precedence over regional mapping by these agencies.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.3: Proposed developments shall only be approved where public facilities meet or exceed level of service standards that are adopted as part of the Comprehensive Plan. Development orders are specifically conditioned on the availability of facilities and services concurrent with the impacts of development.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.1: The County shall require that development orders and permits not be issued unless public facilities and services that meet or exceed the adopted level of service standards will be available concurrent with the impacts of development. Development orders and permits will not be issued unless the facilities required to mitigate the impacts of the development are permitted prior to or concurrent with the development approval.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.2: The County's development review procedures shall evaluate each proposed development to determine its impact on the adopted level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place to meet concurrency requirements. At a minimum these standards shall include water, sewer, transportation, solid waste, storm water, and recreation facilities.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.3: Building permits for residential, commercial and industrial activities shall be issued only upon certification that a storm water permit has been obtained from the Florida Department of Environmental Protection. Storm water permits for agricultural operations shall be obtained from the Northwest Florida Management District. Building permits shall be withheld if the development fails to meet the Florida Department of Environmental Protection criteria for addressing stormwater.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.4: The County shall provide for open space in accordance with density requirements for future developments established in Policy 1.1.5.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.5: Conservation lands in the County, including ponds, wetlands, drainage conduits and their associated vegetative communities shall be conserved and protected from the effects of urbanization and development activities through site plan review procedures and mitigation measures. Lands designated as donor sites for clustered developments shall be deed restricted and compiled for down-zoning to conservation land use on at least an annual basis to ensure that personnel or administrative changes in County staff can track the restriction. Wetlands and other conservation areas used for donor areas for Clustering or Transfer of Development Rights shall transfer density credits at a rate equal to the background zoning. A parcel containing environmentally sensitive features (jurisdictional wetlands, slope forests, steep heads, upland glades or areas within the 100-year floodplain), will only be allowed full density if it can be achieved by clustering outside of the environmentally sensitive areas utilizing minimum clustered lot sizes for the zone.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.6: The developer of any site shall retain ultimate responsibility for construction, maintenance, and management of on-site storm water systems, which shall be provided in such a manner that post-development run-off rates do not exceed pre-development conditions.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.7: By 2002, the County shall develop Level of Service standards for Police and Fire Protection to guide the expansion of these facilities in the County.

(Ord. # 2001-006, 7-17-01)

Policy 1.3.8: The Future Land Use Map series shall be amended and maintained as necessary to depict public wells and their wellhead protection areas, and any known dredge spoil sites and any existing or past land fill sites.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.4: The County shall implement the Housing Element directives for redevelopment, renewal and revitalization of substandard and blighted housing target areas within time frames and scope of assistance as identified within the Element.

(Ord. # 2001-006, 7-17-01)

Policy 1.4.1: The County shall request federal, state, private and other funds to redevelop and renew any identified blighted areas, where the County finds there is reasonable likelihood to be favorably rated for award of such funds by the funding agency.

(Ord. # 1991-006, 11-26-91)

OBJECTIVE 1.5: The County's development review procedures shall reduce or eliminate land uses inconsistent with the character of the County and provisions of the Comprehensive Plan through the establishment of land development regulations.

(Ord. # 2001-006, 7-17-01)

Policy 1.5.1: The County's development review procedures shall include definitions for nonconforming lots, uses of land, structures, characteristics of uses of structures and premises. Redevelopment on non-conforming lots shall be required to incorporate buffers or other measures to mitigate the impacts of the non-conforming use. Non-conforming uses shall not be grandfathered beyond the term of the existing ownership.

(Ord. # 2001-006, 7-17-01)

Policy 1.5.2: The County shall recognize the vested rights of any person to develop property notwithstanding the designation on the Future Land Use Map so long as the development satisfies the provisions of Section 163.3167 (8), Florida Statutes. Also, any person may construct a single family residence on any lot of record as of November 26, 1991, which is not adjacent to another parcel which is under the same ownership and was not under the same ownership on November 26, 1991, notwithstanding the designation on the Future Land Use Map and so long as other provisions of the plan are satisfied. No provision of this plan shall be construed to supercede regulations of the Florida Department of Health.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.6: The County shall protect and preserve historic resources in all development reviews and permitting.

(Ord. # 1991-006, 11-26-91)

Policy 1.6.1: The County shall require land owners, prior to and/or during the development review process, to protect and preserve known historical and pre-historical sites through proper site plan review procedures for implementation of the Comprehensive Plan.

(Ord. # 1991-006, 11-26-91)

Policy 1.6.2: The County shall establish criteria to identify, designate and protect historic structures and sites and further establish guidelines for the maintenance and sensitive adaptive reuse of historical structures and sites through proper site plan review to implement the Comprehensive Plan.

(Ord. # 2001-006, 7-17-01)

Policy 1.6.3: The Department of Planning and Zoning shall develop and maintain annual updates on a Geographic Information Database of all historical locations known to the Florida Department of State, Division of Historical Resources to the extent that that agency is able to provide location data.

(Ord. # 2001-006, 7-17-01)

Policy 1.6.4: The County shall apply for historic preservation grants from the Florida Department of State and the County shall request other federal, state, private and other funds to identify and protect historic resources where the County finds there is reasonable likelihood to be favorably rated for award of such funds by the funding agency.

(Ord. # 2001-006, 7-17-01)

Policy 1.6.5: The County shall coordinate with the Florida Department of State, Division of Historical Resources to protect the historical and archeological resources listed in that agency's Site File.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.7: Protect natural resources and environmentally sensitive lands in accordance with professionally acceptable practices and standards of federal, state, regional and other related agencies having jurisdiction over such resources and the requirements of the Comprehensive Plan to the extent there is no significant degradation or loss of such resources as a viable entity of the ecological system.

(Ord. # 1991-006, 11-26-91)

Policy 1.7.1: The County shall ensure protection for all public water supply wells by coordinating with the Northwest Florida Water Management District through conferences, workshops, correspondence, etc., and establishing a cone of influence and wellhead protection zone for such well fields in accordance with the following criteria:

- A. A five hundred foot (500') radius from the wellhead of a public supply potable water well shall be established as a cone of influence and wellhead protection zone.
- B. The first two hundred foot (200') radius shall be a zone of exclusion, for all uses except existing residential uses, uses functionally related to the water supply system, open space, parks and playgrounds. No parking areas, structures or other impervious surfaces, other than those surfaces that are accessory to residential uses, will be allowed in this zone except for playing courts, open-air shelters and other similar recreation facilities. An exemption shall be allowed for one single family dwelling per parcel or lot that may be within this zone exclusion, provided that the parcel or lot was created on or before November 26, 1991.
- C. Within the remaining three hundred foot (300') radius of the wellhead protection zone the following will be prohibited; landfills, facilities for bulk storage, handling or processing of materials on the Florida substance list, activities that require the storage, use, handling, production or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste or similar substances, feed lots or other commercial animal facilities, wastewater facilities, mines, and excavation of waterways or drainage facilities which intersect the water table.
- D. No public supply potable water wells shall be permitted within two hundred feet (200') of any property boundary line.
- E. A landowner has the option of preparing the necessary site specific hydrologic data and analysis to rebut the presumption that a particular development activity anywhere within the secondary three hundred foot (300') wellhead protection zone would adversely affect aquifer water quality and quantity within the zone. This rebuttal will be verified by the Northwest Florida Water Management District.

(Ord. # 2001-006, 7-17-01)

Policy 1.7.2: The County will require that new developments mitigate the adverse affects of land uses on environmentally sensitive areas. In addition, the development review process shall restrict the location of any structure other than permitted docks, piers, walkways, and bridges within a wetland. Structures that are clearly in the public interest such as bridges and culverts shall also be allowed.

(Ord. # 2001-006, 7-17-01)

Policy 1.7.3: The County shall coordinate with the City of Quincy and the Northwest Florida Water Management District (SWIM-Program Surface Water Improvement and Management) to

protect surface water quality in the Telogia Creek and Apalachicola River drainage basins through minimum setbacks, buffering, 208 Water Quality requirements, etc.

(Ord. # 2001-006, 7-17-01)

Policy 1.7.4: The County shall coordinate through conferences, workshops, correspondence, etc., with the City of Quincy and the Northwest Florida Water Management District, SWIM (Program, Surface Water Improvement and Management), in monitoring any proposed development for protection of the Quincy Creek drainage area to effectively protect the City's surface and ground water resources for potable water purposes through minimum setbacks, buffering, 208 water quality requirements, establishing agriculture densities of one (1) dwelling unit per five (5) acre (1:5), one (1) dwelling unit per ten (10) acres (1:10), and one (1) dwelling unit per twenty (20) acres (1:20) for un-platted lands, etc.

(Ord. # 2001-006, 7-17-01)

Policy 1.7.5: The County shall coordinate through conferences, workshops, correspondence, etc., with Havana, Midway, Quincy, Leon County, Liberty County and Grady County, Georgia and the Northwest Florida Water Management District SWIM (Program Surface Water Improvement and Management) to protect surface water quality in the Little River and Ochlockonee River drainage basins through minimum setbacks, buffering, 208 water quality requirements, etc.

(Ord. # 2001-006, 7-17-01)

Policy 1.7.6: The County shall authorize mineral extraction on lands classified as Mining on the Future Land Use Map so long as all mining operations and land reclamation comply with the requirements of local, regional, state and federal law, including Rule Chapter 16-C38 and 16-C39, Florida Statutes.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.8: The County shall coordinate with agencies responsible for the implementation of any state or regional resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes.

(Ord. # 2001-006, 7-17-01)

Policy 1.8.1: Require that all proposed developments which are subject to the provisions of any adopted resource planning and management plan shall be consistent with such plan, and that proposed developments be reviewed for such consistency during the development review process.

(Ord. # 1991-006, 11-26-91)

Policy 1.8.2: Ongoing coordination through conferences, workshops, correspondences, etc., shall be maintained with the Gadsden County School Board to ensure optimum school facilities are provided within Gadsden County.

(Ord. # 1991-006, 11-26-91)

- A. The Gadsden County School Board shall keep the Gadsden County Board of County Commissioners and the Growth Management Department informed of all projected school facilities needs based on the School Board's five-year plan as required by the Florida Department of Education. (Ord. # 2000-003, 3-18-00)
- B. The Board of County Commissioners and the Gadsden County Department of Growth Management shall endeavor to obtain adjacent parcels to collocate public facilities such

- as recreational facilities, parks, libraries and community centers which will benefit both the School Board and all of the citizens of Gadsden County. (Ord. # 2000-003, 3-18-00)
- C. Schools are allowable in Urban Service Areas, Rural Residential, Agriculture 1, Agriculture 2, and Public Areas as defined in the Future Land Use Element. (Ord. # 2000-003, 3-18-00)
 - D. Public schools are to be located in agricultural land use categories only when no feasible site exists in non-agricultural categories due to prohibitive land costs or lack of other available sites, and when necessary to serve student populations in rural areas. (Ord. # 2000-003, 3-18-00)
 - E. By 2004, the County shall work with the Gadsden County School Board with the goal of creating concurrency standards for public schools. (Ord. # 2000-003, 3-18-00)

Policy 1.8.3: The County will coordinate on a reciprocating basis with the municipalities and other affected local governments on developments within Urban Service Areas or within one-half mile of its mutual borders, and with adjacent counties on developments within one-half mile of its mutual borders.
(Ord. # 2001-006, 7-17-01)

Policy 1.8.4: The County shall use the minimum standards of the Southern Building Congress and the Traffic Circulation Element to protect existing and future right-of-ways from building encroachment by maintaining right-of-way setback requirements for all structures along arterial, collector and local roadways.
(Ord. # 2001-006, 7-17-01)

Policy 1.8.5: To assist in the preservation of right-of-way for capacity expansion, the County shall enforce the Land Development Code to provide the necessary setbacks along property frontage that abuts arterial highways.
(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.9: The County shall coordinate the review of all proposed development plans, with the Northwest Florida Water Management District for developments proposed within the drainage basin of any designated priority water body, to provide the Northwest Florida Water Management District an opportunity to review such development to determine if the development is consistent with any approval management plans within that basin.
(Ord. # 2001-006, 7-17-01)

Policy 1.9.1: The County shall require developers to submit development plans for all proposed developments or land use activities within the drainage basin of any designated priority water body and to provide the Northwest Florida Water Management District an opportunity to review and determine if the development is consistent with any approved management plans within that basin. The County will consider the Northwest Florida Water Management District's recommendations in its land use decisions.
(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.10: Future development and redevelopment activities shall be located in appropriate and environmentally acceptable areas that are consistent with sound planning principles that provide for the control of urban sprawl, protection of

established rural residential communities and discourage inefficient use of land (leap frog, strip or ribbon and extensive low density-single development) areas in conformance with directives of the adopted Future Land Use Element.

(Ord. # 1991-006, 11-26-91)

Policy 1.10.1: In order to discourage urban sprawl, higher densities and intensities of land use shall be concentrated in the Urban Service Areas, existing established Rural Residential areas and commercial nodes designated on the Future Land Use Map that are more accessible to adequate public facilities.

(Ord. # 1991-006, 11-26-91)

Policy 1.10.2: The County shall encourage the use of innovative land use development techniques such as clustering, transfer of development rights, and mixed use. The type and character of such innovative land development techniques shall be consistent with and further the intent of the Future Land Use Element.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.3: The County shall locate future land uses at appropriate densities and intensities to control strip, leapfrog, and scattered development patterns that contribute to inefficient land that unduly depletes the physical, social, and fiscal resources of the County.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.4: The County shall require that residential subdivisions be designed to include adequate public facilities with sufficient levels of service such as an efficient system of internal traffic circulation, including the provision of external local or collector streets where applicable, to feed traffic onto external collector or arterial roads and highways.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.10.5: The County shall restrict development in recreational, conservation, historical, mining, and public areas for the purposes of protecting the integrity of resources found within these land use designations so as to ensure consistency uses within these areas.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.10.6: The County shall protect established residential areas from conflicting commercial, industrial and other conflicting land uses with implementation of planning controls which shall include, but not necessarily limited to, setback requirements, landscaping buffering, site plan review to support and further the intent of the comprehensive plan and other planning controls.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.10.7: With the exception of resource-based recreation, silviculture (in accordance with Policy 5.2.4.A.) and mining (in accordance with Policy 5.2.5), residential and non-residential land uses shall be prohibited in wetland areas and non-residential uses, except resource-based recreation, silviculture (in accordance with Policy 5.2.4.A. and mining (in accordance with Policy 5.2.5) shall be prohibited in 100 year floodplains, cones of influence of potable water wells (except in accordance with Policy 1.7.1), conservation areas and environmentally sensitive areas.

In addition, for parcels of record that existed on November 26, 1991 which are too small to meet these requirements shall allow for the placement of one residential dwelling unit upon the parcel. Setback and buffer requirements may be reduced proportionately with the parcel dimensions. This Policy shall prevail over land uses shown on the Future Land Use Map to the extent that the land use designations are inconsistent with the restrictions in this Policy. Notwithstanding the above, for non-residential development to be allowable in areas where developable land exists within the areas shown as flood-prone, wetlands, and/or high aquifer recharge designation on the Future Land Use Map Series, all development proposals for such areas shall be accompanied by a professionally conducted study that certifies that such flood-prone, wetlands and/or high aquifer recharge areas do not exist on such sites.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.8: The County shall require central water and sewer systems for apartment complexes and townhouse-condominium high density developments in excess of 4 dwelling units per acre.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.10.9: The County shall require off-street parking and loading facilities in residential, commercial, industrial, and public areas to accommodate the projected vehicular traffic using such sites.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.10.10: The County shall designate that the Industrial Land Use Category be expanded only into those areas already having amenities with sufficient capacity and levels of service. These required amenities are central water, sanitary sewer, paved roads, rail lines, storm water drainage, and electrical utilities. Designated Industrial areas shall be protected from potential conflicts that may be presented by lesser intense land uses by buffers, setbacks, etc.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.11: The County shall prohibit the location of new bio-medical, hazardous facilities and expansion of existing hazardous waste facilities within the County. The handling and disposal of such waste must be consistent with the provision of the Infrastructure Element. Any facility permitted for the transfer or disposal of hazardous or municipal wastes from outside of Gadsden County shall be located adjacent and accessible to a four-lane arterial, more than one half mile from wetlands, and more than one mile from residential areas.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.12: Community neighborhood character shall be preserved and promoted through promoting consistency of the surrounding land use densities and intensities in the review of proposed future development for consistency with the Comprehensive Plan.

(Ord. # 2001-006, 7-17-01)

Policy 1.10.13: The character of agricultural lands will be preserved at agricultural (1:5, 1:10 and 1:20) densities. Un-platted agricultural acreage as identified on the existing land use map shall be encouraged to accommodate agricultural based activities until such time that urban development is demanded.

(Ord. # 1991-006, 11-26-91)

Policy 1.10.14: The County shall acquire and or retain a sufficient amount of acreage within each municipality and established Rural Residential areas or close proximity to such areas for planning and development purposes in the provision of future public services.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.11: In conformance with the Concurrency objectives of the adopted Comprehensive Plan, the County shall ensure that suitable land is available for utility facilities to support proposed development.

(Ord. # 1991-006, 1-26-91)

Policy 1.11.1: The County shall monitor, evaluate, and provide level of service standards to ensure that suitable land is available for utility facilities to support proposed development.

(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

Policy 1.11.2: The County may permit essential services by special exception permit and with planning controls in any land use category. These essential services are hereby defined to include, and not be limited to, water, sewer, gas, telephone, television, radio, and electrical systems (including transmission lines and substations) provided that all other requirements of the Comprehensive Plan are met.

(Ord. # 2001-006, 7-17-01)

Policy 1.11.3: Telecommunication towers shall be a use by right in the agricultural land use areas subject to setback limitations described in the Land Development Code.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 1.12: The County shall maintain its adopted Land Development Code as revised to implement the Comprehensive Plan as required by Section 163.3202, Florida Statutes.

Policy 1.12.1: The adopted Land Development Regulations shall maintain specific and detailed provisions to manage future growth and development to implement the comprehensive plan which shall specifically contain at a minimum the following provisions as required Section 163.3202, Florida Statutes:

(Ord. # 2001-006, 7-17-01)

- A. Regulate the subdivision of land; (Ord. # 1991-006, 11-26-91)
- B. Regulate the use of land and water consistent with this element to maintain consistency with adjacent land uses and provide for open space; (Ord. # 1991-006, 11-26-91)
- C. Protect environmentally sensitive lands identified within the Conservation Element; (Ord. # 1991-006, 11-26-91)
- D. Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management; (Ord. # 1991-006, 11-26-91)
- E. Protect potable water well fields and aquifer recharge areas; (Ord. # 1991-006, 11-26-91)
- F. Regulate signage; (Ord. # 1991-006, 11-26-91)
- G. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan; (Ord. # 1991-006, 11-26-91)
- H. Require adequate on-site parking and traffic flow; (Ord. # 1991-006, 11-26-91)

- I. Subdivisions shall be designed so that individual lots have adequate access to the internal street system to facilitate the efficient flow of traffic. (Ord. # 1991-006, 11-26-91)

Policy 1.12.2: Specific requirements for developments in Urban Service Areas and Rural Residential areas shall remain in the land development regulations which are contingent upon the following guidelines: (Ord. # 2001-006, 7-17-01)

- A. They promote a high level of internal capture; (Ord. # 1991-006, 11-26-91)
B. Central sewage and water is available; (Ord. # 1991-006, 11-26-91)
C. Rural arterials and collectors are not used for local traffic movements; (Ord. # 1991-006, 11-26-91)
D. Neighborhood commercial, office, and possibly school areas are included, along with adequate recreation-open space areas. (Ord. # 1991-006, 11-26-91)

Policy 1.12.3: The Land Development Code shall provide for mixed residential areas to encourage growth and provide a wide choice of housing types, densities and prices. The type and character of innovative land development techniques will be consistent with and further the intent of the Future Land Use Element.
(Ord. # 2001-006, 7-17-01)

Policy 1.12.4: The Land Development Code shall protect environmentally sensitive lands and natural resources from undue adverse impacts of conflicting land uses through use of innovative planning controls such as tree protection, landscaping, transfer of development rights and clustering techniques.
(Ord. # 2001-006, 7-17-01) (Ord. # 1991-006, 11-26-91)

OBJECTIVE 1.13: Protect and manage mineral resources for the purpose of ensuring the continued availability of these resources through the establishment and mapping of Mining land use districts; and the establishment of criteria for protecting known deposits from encroachment by land uses inconsistent with excavation and associated mining operations.
(Ord. # 2001-006, 7-17-01)

Policy 1.13.1: The Mining land use designation is established for the purpose of protecting for future mining those proven deposits of minerals and soils that are in appropriate locations so as not to have adverse impacts on existing developments and to preserve a valuable economic resource for the county's long-term benefit beyond the 10-year planning horizon of the Comprehensive Plan.
(Ord. # 2001-006, 7-17-01)

Policy 1.13.2: The Future Land Use Map shall designate and map as Mining, the general location of known, commercially-viable mineral deposits, including fuller's earth, attapulgitic clay, sands, dolomite, and limey sands.
(Ord. # 2001-006, 7-17-01)

Policy 1.13.3: Land use within the Mining land use district shall conform to the following criteria:

- A. Mining, Agricultural and Silvicultural uses and accessory structures incidental to the type activities shall be permitted within the Mining land use district.
- B. Land uses which may not be consistent, or which may cause future conflicts, with mineral excavation activities may be permitted within the Mining land use district only through the issuance of a special limited-use permit, such as temporary-use permit.
- C. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses.
- D. Reclamation of mineral lands is required in accordance with state and federal laws. Reclamation shall be conducted to make the land suitable for future uses. Where possible, innovative and creative reclamation techniques will be encouraged to enhance the land for future uses.

(Ord. # 2001-006, 7-17-01)

Policy 1.13.4: Addition and removal of lands from the Mining land use category may be allowed by approved plan amendment pursuant to Section 163.3184 and 163.3187, Florida Statutes.

(Ord.# 2001-006, 7-17-01)

OBJECTIVE 1.14.: In unique cases to ensure compatible and consistent land uses and development adjacent to existing development and to ensure the protection of unique environmental and cultural resources, the County may establish site specific policies that further limit the development intensity and density of specific properties. This may include requiring site specific development agreements, density restrictions and specific design standards. These may be implemented through the Development of Regional Impact (DRI) review and approval, the Planned Unit Development process, through a Developer’s Agreement or through specific conditions placed on individual parcels of land through the Comp Plan amendment process or through the attachment of conditions to a development order.

(Ord. #2006-004, 4-25-06)

Policy 1.14.1: Development of the Tax parcel ID #s 2-27-3N-4W-0000-00400-0000, 2-34-3N-4W-0000-00100-0000 and 2-34-3N-4W-0000-00130-0000 (a.k.a. Wildflower property), if developed as a major subdivision or more than one minor subdivision, shall be developed with a central potable water system due to the location of the properties between two central water systems, the importance of protecting environmental resources on and in close proximity to the property, and to provide for reliable potable water to the property.

(Ord. #2006-004, 4-25-06)

Policy 1.14.2: Development of the property on tax parcels ID #s 4-25-1N-4W-0000-00232-0000, 4-26-1N-4W-0000-00340-0000 and less the southwesterly 47.7 acres and the southeasterly 46± acres (a.k.a. Highlands at Lake Talquin property) for a major subdivision or more than one minor subdivision, shall provide connection to a county approved central sanitary sewer treatment system to be constructed on the property due to the unique characteristics of the property including the location in proximity to Lake Talquin, wetlands and based on the projected size, density and intensity of the development site and the importance of protecting environmental resources in close proximity to the property.

(Ord. #2006-005, 4-25-06)

Policy 1.14.3: Development of the Tax parcel ID #s 2-25-3N-4W-0000-00320-0000 and 2-25-3N-4W-0000-00331-0100 (a.k.a. Schnepf property), if developed as a major subdivision or more than one minor subdivision, shall be developed with central potable water system due to the location of the properties between two central water systems, the importance of protecting environmental resources on and in close proximity to the property, and to provide for reliable potable water to the property, upon development of the property as a minor or major subdivision central potable water shall be extended to the property.

(Ord. #2006-012, 4-25-06)

Policy 1.14.4: Due to the unique existing development patterns on properties adjacent to and in close proximity to tax parcels ID #s 2-27-3N-4W-0000-00400-0000, 2-34-3N-4W-0000-00100-0000 and 2-34-3N-4W-0000-00130-0000 (a.k.a. Mortham-Shaw property) and the importance of protecting environmental resources in close proximity to the property, land use intensity and development intensity on these parcels shall be limited to no more than 160 single family lots on the 325.57+- acres and the average lot size shall consist of lots of approximately 2 acres to ensure compatibility with adjacent properties and to protect environmentally sensitive resources.

(Ord. #2006-013, 4-25-06)

