

ORDINANCE NO. : 2018-06 Amended¹

AN ORDINANCE AMENDING THE CALHOUN COUNTY COMPREHENSIVE PLAN, BY AND THROUGH PROCEDURES REQUIRED FOR LARGE SCALE AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3184, SPECIFICALLY APPROVING CHANGES TO THE FUTURE LAND USE ELEMENT, INFRASTRUCTURE ELEMENT AND THE CONSERVATION ELEMENT, AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE:

BE IT ORDAINED by the Board of County Commissioners of Calhoun County, Florida:

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of Calhoun County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development regulation Act, empowers and requires the Board of County Commissioners to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Board of County Commissioners of Calhoun County have designate themselves as the Local Planning Agency for the unincorporated area of Calhoun County; and

WHEREAS, supporting data and analysis documentation was prepared as background and justification for the revised Comprehensive Plan and;

WHEREAS, the Calhoun County Local Planning Agency has prepared the proposed amendment to the Calhoun County Comprehensive Plan, and held a public hearing on the proposed amendment on November 27 at 5:00 p.m. and recommended approval of the amendments to the Board of County Commissioners; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on November 27, 2018 5:00 p.m., the Board of County Commissioners of Calhoun County, Florida, acting as the Local Planning Agency, held a public hearing, with due public notice having been provided, on the adoption of Comprehensive Plan amendments; and

¹ This amendment is created to correct errors in the dates only.

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners of Calhoun County, Florida, held a public hearing on November 27, 2018, at 6:00 p.m. on the adoption of an ordinance for the amendments to the Comprehensive Plan, with due public notice having been provided, to obtain public comment, and having considered all written and oral comments received, including the data collection and analysis packages and recommendations of the Local Planning Agency, and having adopted and approved the proposed amendments for transmittal to the appropriate State of Florida agencies; and

WHEREAS, in exercise of its authority the Board of County Commissioners of Calhoun County, Florida, has determined it necessary and desirable to adopt the revised Comprehensive Plan to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future issues that may result from the use and development of land within Calhoun County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calhoun County, Florida, as follows:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended;

Section 2. Calhoun County 2012-2025 Comprehensive Plan amendments.

THE CALHOUN COUNTY 2012-2025 COMPREHENSIVE PLAN IS HEREBY AMENDED SPECIFICALLY APPROVING CHANGES SECTIONS AS SET FORTH IN EXHIBIT "A" ANNEXED HERETO.

Section 3. Copy on File.

A certified copy of the enacting ordinance, as well as certified copies of Calhoun County Comprehensive Plan and Future Land Use Map as revised shall be filed with the Clerk of the Circuit Court of Calhoun County, Florida, and copies shall be made available to the public for a reasonable publication charge.

Section 4. Transmittal to Department of Economic Opportunity.

The Board of County Commissioners for Calhoun County has, pursuant to Section 163.3184, Florida Statutes, the Calhoun County Commission transmitted this Ordinance and the amended version of the Calhoun County 2012-2025 Comprehensive

Section 5. Conflicts.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. Severability.

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

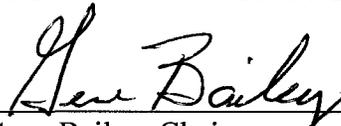
Section 7. Effective Date.

Pursuant to Section 163.3184, Florida Statutes, this Ordinance and the amended version of the Calhoun County 2012-2025 Comprehensive Plan shall not become effective until; the 21 day period for affected parties to file a petition has expired, and the Ordinance has been officially filed with the Secretary of State.

Following the recommendation of the planning commissions on November 27, 2018, the foregoing ordinance was adopted by a vote of 5 to 0 by the Board of County Commissioners, Calhoun County, Florida, after due notice and publication and on motion, second and discussion at the regular meeting of December 11, 2018.

CALHOUN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY:


Gene Bailey, Chairman

ATTEST:

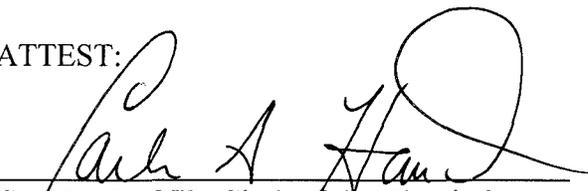

CARLA HAND, Clerk of the Circuit Court

Exhibit A
Summary of
Comprehensive
Plan Amendments

Amendment Goals and Reasoning behind amendment

Calhoun County recognizes the need to protect environmentally sensitive lands and their natural functions, while balancing the property rights of individuals to buy, sell and safely develop that property in accordance with Federal, State and Local law.

The county also recognizes that there are distinct differences between wetlands and floodplains, their natural functions and their compatibility with development. The current Comprehensive Plan makes little distinction between the two with regards to development.

Goals of the amendment

Through this amendment Calhoun County desires to achieve the following goals:

1) To make an appropriate distinction between wetlands and floodplains regarding development. Whereas floodplains are inundated with water periodically and can be safely developed in a controlled fashion, wetlands are water saturated at nearly all times and therefore are incompatible with most development.

2) Clarify that development is allowed on building sites that are located outside wetlands and floodplains.

The county has been requiring lower densities for all parcels that contain wetlands or floodplains and the result has been that landowners have been required to meet these lower densities even if only a small portion of the property lies under the conservation overlay and their intent was to build on the upland portion of the property. Most properties in Calhoun County are in the Agriculture 1:10 land use designation many contain lands that include wetlands, floodplains and lands that are classified as uplands, many people wanting to build a house on properties between 10 and 20 acres have been unable to do so as currently interpreted. This amendment intended to make clear that development map occur on the upland portion of properties as long as other requirements are met.

3) Allow new parcels to be created in wetlands and floodplains, if desired. Development, however will still be controlled by the Comprehensive Plan and Land Development Regulations.

Calhoun County's plan currently does not allow new parcels to be created within the conservation overlay. There are many large properties within the conservation overlay that contain prime hunting and fishing areas that are desirable even without being developed. The county proposes to allow new parcels to be created in these areas.

4) Allow development that complies with the Calhoun County, Florida Floodplain Management Ordinance on sites located within the Special Flood Hazard Areas (1 percent annual chance) at the density specified by the Future Land Use Map and the provisions of the comprehensive plan.

Through Ordinance 2013-02 Calhoun County adopted the State Floodplain Management model ordinance for Floodplain Management. This ordinance outlines proper procedures for residential development within the Special Flood Hazard Area and in turn, creates a controlled and safe approach to floodplain development.

5) Continue to control development of land Wetlands and areas in within the wetland buffer.

Amendments have been made to the following objectives and policies:

Future Land Use Element Objective 4 and policies 4.1 and 4.2 (page 5)

The amendments in this objective address Goals 1, 4 and 5 and are necessary to allow for compliant development within the floodplain. (Buffers for wetland development remain in the plan). The Calhoun County, Florida Floodplain Management Ordinance prohibits the storage of hazardous waste or materials in the floodplain and has been included in the amendment.

OBJECTIVE 4: Calhoun County shall implement land development regulations (LDRs) to conserve unique and environmentally sensitive lands and resources from adverse impacts of development. These Conservation Areas include, at a minimum, all wetlands, floodplains and other environmentally sensitive resources identified in other sections of this Plan. Only low density single family residential development is allowed in these areas, ~~at a maximum development density of 1 unit per 20 acres.~~

Policy 4.1: Proposals for limited low density, single family residential development within riverine flood plains may be approved by the County only if no alteration of the functions of the flood plain is proposed and if the proposed development is consistent with the rules of the Northwest Florida Water Management District and [the Calhoun County, Florida Floodplain Management Ordinance.](#)

Policy 4.2: Developers shall be: 1) required to: ~~1)~~ comply with best management practices from the Florida Department of Environmental Protection (FDEP), the Northwest Florida Water Management District (NFWMD) and any other applicable agency and to minimize dredge and fill activities in order to maintain the natural topography and hydrological functions of the flood plains, 2) encouraged to locate and cluster housing on the non-flood prone portion of the site, 3) encouraged to reduce densities in flood prone areas and 4) ~~prohibit the storage of hazardous waste or materials within the flood plain.~~ shall be required to comply with the Calhoun County, Florida Floodplain Management Ordinance.

Future Land Use Element Objective 6, policy 6.2 d) and the insertion of new Objective 6-A (Page 7)

The amendments in this objective address Goals 1, 3, 4 and 5 and are necessary to allow for the creation of new parcels in wetlands and floodplains. References to floodplains have been deleted from Objective 6 and Objective 6-A has been added to allow for compliant development in floodplains.

OBJECTIVE 6: The County's wetlands shall be conserved and protected from functional alterations.

Policy 6.1: The County shall prohibit dredge and fill of wetlands for the purpose of constructing roads to the river berm.

Policy 6.2: Upon adoption of this Comprehensive Plan, the County shall require:

- a) site plans for new development to identify the location and extent of wetlands located on the property;
- b) site plans shall indicate which best management techniques will be used to assure that normal quality of water will be provided to maintain wetlands after development; and
- c) where alteration of wetlands is necessary in order to allow use of property as defined by Objective 9 and related polices of this Future Land Use Element, mitigation measures will be consistent with best management techniques identified on the site plan and with state, regional and federal laws pertaining to wetland alternations.
- d) Development shall be clustered on the portion of the site not located in wetlands and shall maintain a 50 foot buffer from the wetland. ~~No new parcels, lots, tracts or divisions of land may be created entirely in the wetlands or floodplains.~~ All parcels, lots, tracts or divisions of land that include wetlands ~~or floodplains~~ must be consistent with the minimum acreage size based upon the density for Conservation land uses and must include enough uplands (areas not in wetlands ~~or floodplains~~) to accommodate the footprint for development (minimum 1 acre) in addition to the required 50 foot upland undeveloped native vegetated buffer.
- e) For sites (parcels recorded on or before the date of plan adoption as defined in FLUE Policy 8.2) which do not contain sufficient uplands to permit development, fill and clearing of natural vegetation shall be allowed only in conjunction with a minimal accessway and a minimum amount beneath one residential structure, provided the direction and rate of historical surface water flows are not altered. Structures shall be elevated on pilings, and septic systems shall conform to Florida Department of Health standards. Also, septic tanks and wells shall not be located in wetlands.

f) Subsequent to the 1991 plan adoption, the County shall not allow lots or parcels to be created without sufficient uplands. The definition of wetlands to be protected shall be comprehensive definition encompassing the definitions used by the North West Florida Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

g) Permit development only if natural ground water storage areas will be protected from contamination by percolation or direct drainage of effluent. All development shall be required to dispose of sewage in a manner consistent with the provisions of Florida Administrative Code 64E-6.

OBJECTIVE 6-A: Development in floodplains shall be allowed in accordance with the Calhoun County, Florida Floodplain Management Ordinance.

Future Land Use Element Objective 9 (Land Use Categories, Policies 9.1– 9.7) (Pages 9-17)

The amendments in this objective address Goals 1, 2, 4 and 5. These amendments eliminate reduced densities associated with wetlands and floodplains and are primarily associated with allowing compliant development in floodplains at the density underlying Land Use District while emphasizing a wetland buffer. Language has been inserted into the Conservation Land Use District to ensure best management practices in conservation areas.

Policy 9.1: Residential Land Use

Purpose: To provide single family and multi-family residential settings within the county.

Density: Residential land use encompasses all subdivisions and lots of record platted prior to the 1991 adoption of this comprehensive plan. If the property is not part of an existing platted and/or recorded subdivision, then the maximum density shall be 1 unit per acre with private well and on-site septic system, or 2 units per acre with a central water system, or 2 units per acre with central water and sewer. ~~Lots, parcels or tracts of land that contain wetlands and/or floodplains, shall have a maximum density of 1 unit per five acres, with at least one buildable acre of upland (not having wetlands or floodplains.)~~

~~As platted, if in~~ Development shall be in conformance with Florida Department of Health regulations 64E-6, F.A.C., regarding minimum lot sizes for use of onsite water and septic systems.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance

Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Intensity: The-maximum F.A.R. shall be 0.8 and such uses shall be buffered from all surrounding non-commercial uses by a minimum 10-foot natural buffer. Floor Area Ratio for each developable lot of record shall not exceed 0.8. Septic tank placement shall conform to Chapter 64E-6, F.A.C.

Uses: Single family and multi-family residential units, public utilities, places of worship, recreational uses, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.2: Mixed Use - Rural Residential.

Purpose: To establish a land use category to assist with discouraging urban sprawl, to establish a mechanism for the provision of affordable housing, and to encourage the development of self-contained residential communities (i.e., residential, recreation, commercial and associated public facilities are provided within the development). A mixed use category is created where rural residential is the predominant type of use.

The Mixed Use Rural Residential and traditional unincorporated community land use category is a mixed use category which designates use patterns in or near settlements, such as Clarksville, Carr, and Kinard and other historic development areas within the County. Mixed Use Rural residential land use occurs in agricultural and timbered areas usually with good access to paved roadways.

Density: Density ranges from a low density of 1 unit per 5 acres up to the maximum density of 1 unit per acre with private well and on-site septic system, or 2 units per acre with a central water system, or 2 units per acre with central water and sewer ~~Lots, parcels or tracts of land that contain wetlands and/or floodplains, shall have a maximum density of 1 unit per five acres, with at least one buildable acre of upland (not having wetlands or floodplains.)~~

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Where new plated subdivisions, small-scale multi-family, or mobile home developments are created, if a portion of the area is located in a wetland, the density for lots that contain wetlands ~~and/or floodplains~~, shall be 1 unit per 5 acres.

Intensity: The maximum F.A.R. shall be 0.5 and such uses shall be buffered from all surrounding residential uses by a minimum 10-foot natural buffer.

Percentage Distribution of Uses: The ratios of land use contained within these land use category areas must not exceed the following on an area wide basis:

Residential - - up to 90% of land area.

Commercial - 25% of land area

Recreation - (includes parks, community civic facilities, natural preserves, greenbelts, buffers, etc.) - 40% of land area.

Public facilities and grounds, houses of worship, and public utilities are permitted as needed in any of the above categories.

Uses: While single family will be the predominant use, other uses such as multi-family residential uses, community or neighborhood business and public uses such as schools or churches, public utilities, public facilities and grounds are allowed, so long as the non-residential uses are at a scale both in harmony with and compatible with the rural residential scale and character of the area. Parks and recreational uses are also appropriate.

Policy 9.3: Mixed Use - Urban Fringe

The Mixed Use Urban Fringe land use designation encourages the further development of land adjacent to the urbanizing areas of Altha and Blountstown. The Mixed Use Urban Fringe area can be served with municipal services in a cost effective and efficient manner.

Density/: This category provides for highest density development of all land use categories in the Plan. Residential development shall be permitted at one unit per acre where no central sewer or water is available, 2 units per acre when only central water is provided and 4 units per acre where both central water and sewer is available. Lots, parcels or tracts of land that contain wetlands ~~and/or floodplains~~, shall have a maximum density of 1 unit per five acres, with at least one buildable acre of upland (not having wetlands ~~or floodplains~~.)

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Intensity: Non-residential, Commercial development shall not exceed a floor area ratio (FAR) of 2.0 and/or a lot coverage ratio of 80% and such uses shall be buffered from all surrounding noncommercial uses by a minimum 10-foot natural buffer. Industrial development shall not exceed a floor area ratio (FAR) of 0.8 and/or a lot coverage ratio of 80% and such uses shall be

buffered from all surrounding noncommercial uses by a minimum 50-foot natural buffer. In no case shall intensities exceed infrastructure capacity or densities exceed those permitted under 64E-6 FAC.

Policy 9.4: AGRICULTURE Land Use Designation

The 2010 EAR amendments to this Comprehensive Plan reduce the allowable density in the Mixed Use Urban Fringe, Residential and the Mixed Use Rural Residential categories by 50%. The intent is to protect the natural environment, especially ground and surface water quality, by requiring at least 1 acre lots which are served by on-site septic systems and private wells. These three land use categories comprise approximately 12,400 acres of land. This results in a reduction of allowable development units by 12,400. Census data indicates that there are less than 6,000 housing units currently in the County. Most of the existing units are located in these mixed use land use areas. Therefore, by subtracting the 6000 existing units from the 12,400 units, the County has removed from future development approximately 6,400 units.

Calhoun County intends to re-allocate these 6,400 units into the newly established Agriculture 1 per 5, 1 per 3 and 1 per 1 land use categories. The County shall implement this re-allocation through comprehensive plan amendments in response to future development pressures throughout the future planning period.

Policy 9.4.1: Agriculture Land Use 1 per 10

- Purpose: To provide land for timber, row crop farming and related agriculture activities and compatible. The Agriculture land use category accounts for about 86% of the land area in Calhoun County and includes mainly timberlands. Other land uses include cropland, pasture land, and other agricultural uses in large scale land holdings. The lands are primarily timber production holdings.
- Density: Density associated with this category should be limited to ~~one unit per twenty acres in wetland and floodplain areas and~~ one unit per ten acres ~~in upland areas~~, except that division of family farms/homesteads into one acre ~~upland (not having wetlands or floodplains)~~ lots and subsequent establishment of a dwelling for primary residence shall be allowable as long as all other applicable requirements are met and recipients of the property are members of the principal owner's family.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Clustering is allowed if the overall density for the parcel being developed remains at 1 unit per acre. All clustered development must maintain an open space ratio of 50% of the land parcel.

Intensity: The maximum FAR for non-residential uses is .50

Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, , oil and gas exploration, development, and production, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.4.2: Agriculture Land Use 1 per 5

Purpose: To provide land for limited residential uses in areas that are still used for timber, row crop farming and related agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing County or State Roadway.

Density: Density associated with this category should be limited to one unit per ~~twenty acres in wetland and floodplain areas and one unit per~~ five acres ~~in upland areas~~, except that division of family farms/homesteads and subsequent establishment of a dwelling for primary residence shall be allowable as long as all other applicable requirements are met and recipients of the property are members of the principal owner's family.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Clustering is allowed if the overall density for the parcel being developed remains at 1 unit per acre. All clustered development must maintain an open space ratio of 50% of the land parcel.

Intensity: The maximum FAR for non-residential uses is .50

Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.4.3: Agriculture Land Use 1 per 3

Purpose: To provide land for limited residential uses in agricultural areas that are no longer used for large scale timber, row crop farming and related agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing paved County or State Roadway that has the required roadway right of way in public ownership.

Within this area are a few clusters of existing residential dwellings. Typically, the cluster consists of 5-20 homes on acre lots in an area otherwise devoted to large farms or timber tracts. These residential areas shall be treated in the same manner (as pertaining to development restrictions) as the rural residential land use category. Nonresidential development shall not exceed a lot coverage ratio of 80%.

Density: Density associated with this category should be limited to one unit per ~~ten acres for lots that contain wetlands and/or floodplain areas and one unit per three acres. in upland areas,~~ except that division of family farms/homesteads into one acre upland lots and subsequent establishment of a dwelling for primary residence shall be allowable as long as all other applicable requirements are met and recipients of the property are members of the principal owner=s family.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Clustering is allowed if the overall density for the parcel being developed remains at 1 unit per acre. All clustered development must maintain an open space ratio of 50% of the land parcel.

Intensity: The maximum FAR for non-residential uses is .50

Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.4.4: Agriculture Land Use 1 per 1

Purpose: To provide land for residential uses in areas that are immediately adjacent to mixed use land use areas, but which still have limited agricultural tracts used for timber, row crop farming and related agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing paved County or State Roadway that has the required roadway right of way in public ownership and must be immediately adjacent to a designated mixed use area.

These residential areas shall be treated in the same manner (as pertaining to development restrictions) as the rural residential land use category. Nonresidential development shall not exceed a lot coverage ratio of 80%.

Density: Density associated with this category should be limited to one unit ~~per ten acres on lots with wetlands and/or floodplain areas and one unit~~ per acre in upland areas.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

Clustering is allowed if the overall density for the parcel being developed remains at 1 unit per acre. All clustered development must maintain an open space ratio of 50% of the land parcel.

Intensity: The maximum FAR for non-residential uses is .50

Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.5: Industrial Land Use

Purpose: To provide areas for the location of industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the county and municipalities.

Intensity: The maximum lot coverage is 90%. The maximum FAR allowed in this category is .80. A natural buffer of 50 feet shall be maintained for all industrial use areas of the County.

Uses: All industrial trade and service activities including industrial parks, airport and industrial support services, such as administration and public utilities. Industrial development in wetlands is prohibited.

Policy 9.5.1: Light Industrial Land Use

Purpose: To provide areas for the location of large acreage (> 10 acres), light industrial operations, which are defined as industrial type land uses which do not require central water or central sewer facilities, which do not require large impervious building or parking areas and which do not create major employment centers with high traffic volumes.

Intensity: The maximum parcel coverage (usage) is 90 % with 10% of the usage area allowed for impervious surface. A natural buffer of 50 feet shall be maintained for all light industrial use areas of the County, in addition to

adequate visual buffering from any adjacent residential uses using opaque fence, landscape or vegetation to shield the area from view.

Uses: Permitted uses for light industrial activities include: storage and/or recycling of non-hazardous waste or building debris, and salvage yards. Light Industrial development in wetlands and floodplains is prohibited. These light industrial uses shall be limited to areas which ensure land use compatibility and shall not include the storage of hazardous wastes and used oil (Rules 62-730, 62-710 F.A.C) or coolants.

Policy 9.6: Conservation

The Conservation land use designation can be a mapped area shown on the Future Land Use Map, or can be implemented as an overlay district of the Future Land Use Map. Conservation land use encompasses all land classified as wetlands, floodplains and all other environmentally sensitive areas identified in this Plan.

Purpose: Conservation areas are defined in FLUE Objective 4 of this Plan to be Wetlands, Floodplains and other identified environmentally sensitive resources. By designating an area of land as Conservation, it is not the intent of the Board of County Commissioners to mean Preservation. Agricultural and limited development may occur in a Conservation area and it is not the intent of the Board of County Commissioners to absolutely prohibit development in these areas. In addition, since the majority of Conservation areas shown on the Future Land Use Map have historically been used for timbering, it is the intent of the Board of County Commissioners to allow such practices to continue. ~~No new parcels, lots, tracts or divisions of land may be created entirely in the wetlands or floodplains. All parcels, lots, tracts or divisions of land that include wetlands or floodplains must be consistent with the minimum acreage size based upon the density for Conservation land uses and must include enough uplands (areas not in wetlands or floodplains) to accommodate the footprint for development (minimum 1 acre) in addition to the required 50-foot upland undeveloped native vegetated buffer.~~

Density: Development within the Conservation overlay shall be governed by the underlying Land Use Designation. However, no residential development shall be allowed in or within 50 feet of wetlands and all development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

~~is restricted to one residential unit per 20 acres in Conservation areas. See Objective Four (4) and related policies of the Conservation Element for further development restrictions and criteria.~~

Uses: Underlying land use activities which may take place in Conservation areas include farming, Silviculture, open space and residential uses ~~restricted to one residential unit per 20 acres.~~ consistent with best management practices best management practices from the Florida

Department of Environmental Protection (FDEP), the Northwest Florida Water Management District (NFWMD) and any other applicable agency.

Agricultural activities include all necessary farming and forestry operations which are normal and customary for the area, such as site preparation, clearing, fencing, contouring to prevent soil erosion, soil preparation, plowing, planting, harvesting, construction of access roads, and placement of bridges and culverts, provided such operations do not impede or divert the follow of surface waters. The policies of this plan, particularly the Future Land Use Element, describe how development in wetland areas (i.e., Conservation Areas) will take place while protecting the natural functions of the wetland. Non-residential uses, except water dependent uses, are prohibited in these areas.

Infrastructure Element, Stormwater Management, Objective 4 (Page 36)

The amendments in this objective address Goals 1, 2,3, 4 and 5

OBJECTIVE 4: The functions of natural drainage features, including wetlands, streams, rivers and floodplains shall be protected by the provisions of the Conservation Element of this Plan and by the following development ~~policies~~ ~~restrictions~~ consistent with the Future Land Use Element of this Plan.

Policy 4.1: ~~Control~~ ~~Restrict~~ new development in these environmentally sensitive areas with the policies outlined in the Future Land Use Element of the Plan. ~~to a density of 1 unit per 20 acres.~~ ~~Discourage~~ ~~Prohibit~~ non-residential uses, except water dependent uses, in these areas.

Policy 4.2: ~~Discourage~~ ~~Prohibit~~ the creation of any new lots or parcels of land which do not have enough upland (areas not in wetlands or floodplains) area to accommodate the proposed development.

Conservation Element, Objective 3 (pages 40-42)

The amendments to this objective primarily address Goal 4 by replacing language regarding elevation requirements that are more specifically outlined in the Calhoun County, Florida Floodplain Management Ordinance and by eliminating the reduced density requirement for floodplains.

FLOODPLAIN AREAS

OBJECTIVE 3: The County shall protect the natural functions of the 100-year floodplain to the extent that flood-carrying and flood storage capacity are maintained.

This will be accomplished by requiring developers to minimize dredge and fill activities in order to maintain the natural topography and hydrological

functions of the flood plains, ~~require~~ encourage developers to locate and cluster housing on the non-flood prone portion of the site, reduce densities in flood prone areas and prohibit the storage of hazardous waste or materials within the floodplain. The following policies shall be in effect at the time of plan adoption to achieve this objective.

Policy 3.1: Through the site plan review process, developers must demonstrate that contemplated dredge and fill activities are the minimum necessary in order to accomplish the desired development objective and at the same time, maintain the natural functions of the floodplain.

Policy 3.2: ~~Development on existing lots/parcels in floodplain areas shall be required to elevate at least two feet above the Base Flood Elevation. Development of new lots/parcels within the Floodplain is prohibited, unless the lot/parcel has enough natural upland (areas not in wetlands or floodplains) to accommodate the structure and maintain the 50-foot natural setback from the floodplain.~~ Development within the floodplain shall comply with the Calhoun County, Florida Floodplain Management Ordinance.

~~Policy 3.3: Development in flood prone areas shall be required to maintain a density 50% less than the underlying land use area density.~~

~~Policy 3.4~~ 3.3: Use and storage of hazardous material shall be prohibited in the 100 year floodplain.

~~Policy 3.5~~ 3.4: The County shall identify and recommend to the state and the NFWMD floodplains that would warrant acquisition under the conservation and recreation lands (CARL) program or the Save Our Rivers (SOR) program.