

**9J-5.0006 FUTURE LAND USE ELEMENT**

**WASHINGTON COUNTY, CARYVILLE, EBRO, VERNON, AND WAUSAU  
2020 COMPREHENSIVE PLAN**

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This data and analysis is support data and is not adopted with the Goals, Objectives and Policies.

**Section A**

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**I. PURPOSE**

The purpose of this element is to enhance the quality of life of the citizens of Washington County through adequate housing, services, infrastructure, conservation of natural resources, promotion of economic development and reduction of conditions that lead to incompatible land uses and hazards. The Future Land Use Element is a required element; the minimum criteria for its contents are established in Chapter 9J-5, F.A.C. This Plan element was formulated to be consistent with those criteria, as well as relevant sections of Chapter 163, F.S., and the Strategic Regional Policy Plan. There is a single goal with 19 objectives.

**II. INTRODUCTION**

The Future Land Use Element sets forth the physical plan for the future development of Washington County. The Future Land Use Element describes the appropriate location for future land uses and promulgates the policies regulating the location and development of all land uses. The Future Land Use Element sets forth not only the density and intensity of land uses appropriate for all locations, but also considers other factors affecting land use development, such as timing, cost, current development trends, and the protection of natural resources.

**III. INVENTORY AND DESCRIPTION OF EXISTING LAND USES**

Based on comparison of GIS-Mapping by West Florida Regional Planning Council and the Washington County official land use tables (Table A-5 - Land Use Tables for Unincorporated Washington County, Table A-6 - Land Use Tables for the Municipality of Caryville, Table A-7 - Land Use Tables for Ebro, Table A-8 - Land Use Tables for Vernon, Table A-9 - Land Use Tables for Wausau, and Table A-10 - Total Acreage of Land Use in Washington County and Municipalities Washington County) , the County contains approximately 391,040 square acres -- 16,488 square acres of which are fresh water and 374,592 square acres are land. Although not included in the County's land use tabulations for the Future Land Map series (but is included in Table 10), this calculation includes the City of Chipley, which has 2,384.00 square acres of area (to include annexation occurring during their planning period of 2000 - 2010).

The Existing Land Use Map Series, included as part of this Element (Tables A-5 through A-10), describes the location and distribution of land uses in Washington County and each of the applicable municipalities. Funded by a community planning grant, GIS-mapping of the Future

Land Use maps was accomplished by West Florida Regional Planning Council and approved by Resolution by the Board of County Commissioners in 2008. As the focus of the Comprehensive Plan, the Future Land Use Map Series indicates the proposed location and distribution of future land use intended to guide the development of each local area. All policies contained within this plan and the Land Development Code must be consistent with the Future Land Use Maps as adopted by the County.

This Element addresses land use for all of unincorporated Washington County as well as for the incorporated municipalities of Caryville, Ebro, Vernon, and Wausau. While the element does not describe in detail land uses within the incorporated City of Chipley, reference is made of land uses in the City as described in the City of Chipley 2020 Comprehensive Plan. This is necessary as Chipley is the County seat and population center of Washington County, and exerts strong influence on land use development patterns and trends throughout the entire County, and especially in the immediate area surrounding the City.

Future Land Uses in acres for Washington County in the table below indicates the amount of land in the various land use categories in County and is combined with that of the City of Chipley. These land uses are depicted on the Existing Land Use Maps in (Tables A-5 through A-10) and the City of Chipley Comprehensive Plan. The GIS-based Future Land Use Map series will show the distribution of land use categories for future planning. Tables A-5- through A-9 also shows the amount of land in the various land use categories for Unincorporated Washington County, Caryville, Ebro, Vernon, and Wausau.

While each Element within the Comprehensive Plan is important, the Future Land Use Element is arguably the most important as it must be consistent with all other Comprehensive Plan Elements and articulate the Goals, Objectives and Policies of these other Elements in the form of specific land use policies.

<b>INVENTORY OF LAND USES WITHIN UNINCORPORATED WASHINGTON COUNTY, AND ALL MUNICIPALITIES -- 2009</b>							
Land Use Designations	Chipley	Caryville	Ebro	Vernon	Wausau	Unicorp County	County Total
Residential	946.89	343.14	316.81	500.64	390.92	15,309.12	18,745.41
Mixed Use (Sunny Hills)		0.0				15,840.43	15,840.43
***Mixed Use Planned Unit Development (PUD)		0.0				471.00	471.00
Commercial	175.31	43.66	105.62	100.34	9.32	725.92	1,160.17
Neighborhood Commercial		0.0				10.33	10.33
Industrial	97.73	86.95	19.99			314.04	518.71
Conservation (Includes Surface Water)		366.47	2,438.32	378.71	27.20	**64,220.58	67,431.28
Historic/Archeological Resources		0.0	0.0			144.0	144.0
Recreation (Does not include dual use. Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	32.62	6.25	10.86	6.08	14.98	1,267.5	1,338.29
Public & Semipublic	302.45	38.65	6.89	120.91	11.05	258.95	738.90



Facilities and Grounds							
Agriculture (Includes Cropland, Pastureland, and Forest Industry)	248.42	105.49	265.66	934.24	215.91	0.0	1,769.72
Agriculture/Silviculture and/or Vacant/Undeveloped	375.17	551.63	809.58	1,000.78	105.54	280,761.54	283,604.24
Miscellaneous Road and Railroad ROW	205.41	0.0	0.0	0.0	0.0	0.0	205.41
Total Acres with Land Use Designation	2,384.00	1,542.24	3,973.73	3,041.70	774.92	379,323.41	391,040.00
Source: Acreage of Land use Maps of Caryville, Ebro, Vernon, Wausau, and Unincorporated Washington County and City of Chipley Comprehensive Plan 2020							

A. Residential Land Use

This category includes land used for residential purposes, including single family, multi-family structures, and group quarters; accessory buildings (garages, sheds, barns, and pole barns); mobile home parks and subdivisions; condominium and cooperative housing where dwelling units are in semi permanent occupancy. This category does not include RV and recreational campgrounds; hotels, motels and other transient housing, such as shelters or time-sharing facilities; seasonal rental units such as hunting or rental summer cabins. Existing residential units sited on active farms and silviculture areas are within the agricultural or silviculture land use categories. Occasionally, a residential structure within Conservations land use areas, but they were in place prior to the enactment of regulations prohibiting such development or classifying the land into a conservation land use.

Overall, the largest concentration of existing residential land use is in and around the City of Chipley. Other areas of residential concentration are in the municipalities of Caryville, Ebro, Vernon, and Wausau; in the unincorporated portion of the County adjacent to several lakes; and in the Sunny Hills Planned Development. A mixture of these types of residential uses may be appropriate in Planned Unit Developments (PUD) and Developments of Regional Impact (DRI). Housing needs for retirees and active adults can be considered in future age-restricted residential developments. This type of development would be of interest to those that desire to live near but not actually in the Gulf Coast areas. Higher density residential developments placed in appropriate places results in a smaller carbon footprint. Mixed uses of residential, commercial and recreational uses results in fewer and short automobile trips and reduces the need for motorized transportation.

As reported by the Washington County Property Appraiser’s office, there are 46,610 parcels of land in Washington County with 24,411 lots located in the Sunny Hills Planned Unit Development.

The residential category is divided into subcategories and is summarized in Table A-1.

1. Low Density Residential. The category for low density residential includes residences developed at not more than 1.0 unit per acre. Most residences in this category are conventional single-family residences covering large areas at low density, large lots or estate housing, and mobile homes. This category of residential land use is the most prevalent in Washington County, especially in the unincorporated portion of the County.

The low density category of residential land use is also more preferred by citizens of the local areas due to the general rural/non-urbanized character of the area, the feeling of the general public that one should not be living right-on-top of their neighbor, and the overall feeling that there is sufficient suitable land available (based on projected growth), to support the market for development at this density level.

2. Low/Medium Density Residential. The low/medium residential category includes residences developed at 1.0 to no more than 3.57 units per acre. Most residences in this category are single-family residences built in smaller lot subdivisions, mobile home parks, and lower density multi-family residences such as duplexes and triplexes. New development and present residential use concentrated within this category is served by either central water or central sewer service, or can easily be served in the future if the developer and the County enter into a formal agreement based on the service provider’s commitment to provide the central water or central sewer service. For this reason, this category of land use is concentrated almost exclusively within the incorporated municipalities or in the immediately surrounding areas. Developed at this density in the future, such areas will be required to have either central water or sewer service.
  
3. High/Medium Density Residential. The high/medium residential category includes residences developed at 3.57 to no more than 10.0 units per acre. This category usually features apartments, condominium residences, other multi-family residences, mobile home parks, and some single-family residences. Residential areas developed at this density are required to have both central water and sewer service provided and as such are only found in areas offering such services (i.e., either within Chipley, Vernon, or in the mixed use Sunny Hills community).
  
4. High Density Residential. The high-density residential category includes residences developed at 10.0 to 20.0 units per acre. Residences included in this category are apartments, condominium residences, other multi-family residences, and mobile home parks. Once again, these areas must be served by both central water and sewer service. Currently, only 1.67 acres high-density residential land uses exist within the unincorporated areas of Washington County or within any of the municipalities addressed in this Plan, although some exists in Chipley.

<b>Table A-1. Washington County Residential Land Use Categories Thresholds</b>				
Residential Type	Maximum Gross Density – Residential Units per acre	Minimum Lot Size Unclustered	Examples of Types of Uses	Development Conditions
Low Density (Clustering allowed in Agriculture)	1 per acre	One acre lots – Limit of 6 lots	Single family, mobile homes,	Individual well and septic tank
Low/Medium Density	1 - 3.57 per acre	12,200 sq ft limit of 20 lots	Single family, mobile home parks, duplexes	Central Water or Sewer
High/Medium Density	3.57 – 10 per acre	None	Apartments, condos, residences, mobile home parks	Central water and sewer
High Density	10-20 per acre	None	Apartments, condos, mobile home parks	Central water and sewer

B. General Commercial and Commercial Land Use

This category includes land used for retail and wholesale trade, offices, motels, restaurants, automobile service stations that offer any type of repair services, and repair facilities for heavy equipment, tractors, trailers, recreational vehicles, recreational vehicle parks, and mobile homes sales and repair.

1. Neighborhood Commercial. Neighborhood commercial is considered a subclass of this land use category and includes a ~~wide~~-variety of general commercial development that will provide small-scale retail and service establishments not to exceed 2,500 square feet in floor space, involve no outside storage and which will serve convenience needs of neighborhoods. A development permit for neighborhoods commercial uses will be issued only when it can be demonstrated that the impact to adjacent residential uses will be minimal and that the provisions set forth in the Comprehensive Plan and the Land Development Code will be complied with. Neighborhood Commercial categories will be established by the Land Development Code. While only a development permit will be required for Neighborhood Commercial businesses located in Agriculture/Silviculture and Low Density Residential, a Type VII Special Exception will be required to approve the placement of Neighborhood Commercial in a Low/Medium or High Residential Land Use District.
2. General Commercial. Amendment changes of Future Land Uses to General Commercial will specifically state the type and nature of the use for the amendment approval. If later, the developer exercises the option not to develop the specific use listed, the developer will then be required to request approval for the development permit from the Planning Commission as to the new intended General Commercial use.

The most intensive commercial land use occurs in the Chipley. Other commercial activity in the unincorporated areas of Washington County is mostly sparse and occurring along major roads. In Caryville, commercial establishments are very limited mainly because of the Flood Mitigation Buy-Out Program. Ebro has little commercial land use except for a small convenience store and a restaurant along SRs 20 and 79. The Lewis Bear Distribution Center and the Washington County Kennel Club a/k/a the Ebro Greyhound Racing Park is located just northwest of the intersection of SR 20 and SR 79. Except for Chipley, Vernon has the most land used for commercial purposes. Wausau has little land in commercial use except for small convenience stores and service stations located along SR 77.

Commercial land use in Washington County and Caryville, Ebro, Vernon, and Wausau is described by the following levels of intensity:

1. The central business districts with heavier concentrations of professional and government offices, and retail stores
2. Commercial areas such as shopping centers and highway strip commercial where retail and wholesale trade is clustered and served with access roads providing linkages to nearby arterial roadways.

3. Scattered neighborhood businesses such as convenience stores and service stations.

C. Industrial Land Use

This category includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses that require primarily outdoor storage or includes industrial activity outdoors. A small amount of industrial land is located in the unincorporated portion of the County and in Vernon, but most of this land use is centered in Chipley. Landfills are not included in this type of use.

The two subcategories of this category are:

1. Light Industrial Uses. Includes, but is not limited to manufacturing, repair, distribution and storage, assembly or processing establishments of a light nature.
2. General Industrial Uses. Involves but is not limited to the processing, fabrication, repair, and servicing of any commodity or product.

D. Recreation Land Use

This category includes land used for public-managed municipal, county, and state community parks, golf courses, spectator sport facilities and open area facilities, recreational vehicle parks, and certain pastoral open space areas. The large state parks and recreation areas, and the Choctawhatchee River Water Management Area are classified as Conservation land uses within this element, with their primary use being recreational. Other recreation and open space land such as the El Rancho Hunting and Fishing Preserve (Pastoral Open Space), the Corridor Open Space Areas includes the Holmes Creek Canoe Trail, Ecofina Creek Water Management Area and Rosewood Resources Wildlife Management Area are NFWFMD managed areas and also classified in either the Conservation or Silviculture land use categories. The Recreation and Open Space Element presents a detailed inventory of the recreation land within the County.

E. Conservation Land Use

Areas normally designated as conservation land uses include wetlands, some forests, swamps, surface water bodies, public-managed lands (such as State Parks and Wildlife Management Areas), floodplains, and flood prone areas, sinkhole-prone areas and other areas in which valuable natural resources are found. Development is limited to residential units that existed within these areas at the time the Plan was adopted in 1991. Other agriculture/silviculture operations are allowed in these areas with proper permitting and encouraged use of Florida's *Silviculture Best Management Practices*. Washington County's wetlands protection standards are required for all development and are established in Conservation and Infrastructure Element of the Plan and the Land Development Code. These standards for wetland impacts, permitting, and mitigation are found within the Florida Administrative Code and are implemented in Washington County via the State of Florida Environmental Resource Permit (ERP) by the FDEP and Northwest Florida Water Management Districts permitting programs. All conditions placed on the ERPs will be considered binding by the County. This land use classification includes many

of the areas designated as pastoral open space within the open inventory in the Recreation and Open Space Element. The major areas of existing Conservation land use are within the Choctawhatchee River Water Management Area and Pine Long State Forest, and within other areas where surface water is located.

F. Public Facilities Land Use

This category includes three subcategories although only the first is included as a separate existing land use category for the purpose of the analysis of total acreage.

1. Public Buildings. This category includes government buildings, federal, state and local offices (city halls, post offices, fire and police stations) storage and maintenance facilities, such as the Florida Department of Transportation maintenance yards.
2. Transportation Facilities. Includes airports, railroad rights-of-way and yards, interstate and highway corridors included as a portion of the underlying land use that it serves.
3. Other Public Facilities. Churches, public clubs, health centers, hospitals, and facilities for the aged and infirm (excludes doctor's offices and offices of other professional services as they are included in the commercial land use category).

Due to its central location within the region and its large population relative to other municipalities within the region, Chipley, the county seat, contains many state district and district offices including Florida Department of Agriculture, Florida Department of Health and Rehabilitative Services, and Florida Department of Transportation.

G. Transportation Facilities Land Use

Transportation facilities land uses include U.S. Interstate Highways 1-10 and its right-of-ways, the CSX Railroad System and its facilities (stations, switching yards, and maintenance yards). These facilities are located on about 2,800 acres throughout unincorporated Washington County.

H. Historic, Archeological, and Architectural Resources Land Use

This land use category includes currently identified historic buildings, archeological and prehistoric sites including settlements and artifacts which have been designated protective status by the State (in the Master File) or by the National Register. A-2 shows the location and significance of archeological resources, as well as the land area contained within each site, while Table C-21 in the Housing Element shows the location of historic resources. One site, Moss Hill Church, is listed on the National Register of Historic Sites. Figure A-2 depicts the general location of these sites.

I. Agriculture/Silviculture and Vacant/Undeveloped Land Use

The largest portions of land within the unincorporated areas of Washington County are classified in this category. This category contains only two land use designations – Agriculture/Silviculture and Vacant/Undeveloped Land.

1. Area-Wide Density. The area-wide (District-wide) density is 1.0 residential units per

10.0 acres in accordance with all DHRS rules and regulations. Generally designates those areas that demonstrate the need for the continuation or establishment of agricultural activities. Only limited residential development will be allowed (one dwelling unit per ten acres). Property owners seeking approval of a specific development project or large-scale urban development will need to utilize the conventional comprehensive plan amendment, development of regional impact, or sector plan processes that demonstrate that the necessary central water and wastewater treatment facilities and other required infrastructure will be provided.

Recreational Vehicle Parks and campgrounds located on continuous paved roads and not exceeding ten acres with the appropriate central water and sewer hookups required by the Department of Environmental Protection may be permitted within the Agriculture land use district with a special exception permit only when in a reasonable distance to major transportation facilities such as I-10, SRs 77, 79, 90 and 20, and in close proximity to natural and recreation areas. These uses must be approved pursuant to the Special Exception Type IV review procedure. The Land Development Code provides additional criteria for density and intensity of recreational vehicle parks and campground development.

2. Clustering Provision and Densities. In accordance with Policy 5-3 of the Future Land Use Element of Washington County's Comprehensive Plan clustering of residential development shall be allowed in this district in accordance with the minor subdivision procedures outlined in Article Six of this Code and the following criteria:

In accordance with the clustering provisions outlined in Policy 5-3 in the Goals, Objectives, and Policies of this element, a breakdown of the clustering densities is provided below for the three allowable limits of densities for subdivision of clustered of residential subdivision lots. These are not additional land uses, but serve to demonstrate the allowable densities allowed under clustering within this land use category.

Density 1 – Clustering in Agriculture on Unpaved Roadway. Generally allows a higher intensity residential development of low impact to coincide with small-scale rural residential and agricultural lifestyle. When platted, this density of Agriculture use allows a clustered subdivision of one-acre parcels not to exceed six (6) lots when platted for sale and development on an existing unpaved County maintained road. The minor subdivision platting procedure must be compliant with the provisions of the Land Development Code

If the platting option for a minor subdivision is not utilized, density is limited to one permanent dwelling unit per 4.5 acres. The maximum density does not limit the conveyance of one-acre lots from one family member to another immediate family member or of lots of record as of April 1991.

Density for rental mobile homes will be one unit per acre not to exceed four units for any 4.5 plus acre parcel. Any greater density for rental mobile homes will require a land use change to a higher density with either central water and/or sewage to be provided.

Density 2 – Clustering in Agriculture on Paved Roadway. Generally allows low-impact

residential development with a higher intensity to coincide with small-scale rural and agricultural lifestyle. When platted, this density of Agriculture allows a clustered subdivision of one-acre parcels not to exceed ten lots with private well and septic system when platted and on an existing county paved roadway or a newly constructed road constructed to County standards by the developer. Less than one-acre lots are allowed only if there is either central water and/or sewage provided. The minor subdivision platting procedure must be compliant with the provisions of the Land Development Code

Density 3 – Clustering in Agriculture on Continuous Paved Roadway. . Generally allows low-impact residential development with a higher intensity to coincide with small-scale rural and agricultural lifestyle. When platted, this density of Agriculture allows a clustered subdivision of one-acre parcels not to exceed 49 lots with private well and septic system when platted and on an existing county paved roadway or a newly constructed road constructed to County standards by the developer. Less than one-acre lots are allowed only if there is either central water and/or sewage provided. The major subdivision platting procedure must be compliant with the provisions of the Land Development Code

#### J. Mixed-Use Hills Planned Community

This specific and unique existing land use category allows for analysis, but more specifically for further developmental control over the Sunny Hills Mixed Use Area in accordance with the concurrency provisions of this plan. Although Sunny Hills is not a separate municipality, it is examined separately from the other unincorporated portions of the County since it is a planned mixed use community which based on its development plan will eventually be self-contained and self supporting. The development contains its own central water and sewer system and has planned sites located within the development for commercial, professional office, recreational/open space, public and semi-public uses. The restrictive covenants of the subdivision, augmented by the Comprehensive Plan, Land Development Code, and the Florida Building Codes, serve as the basic development documents for this development. The Architectural Review Committee reviews and approves all development before it is presented to the County Planning Office for approval of development permit.

Sunny Hills, a planned unit development, owned by Deltona Corporation, was platted in the early 1970's and contains 24,411 platted lots covering approximately 12,981 acres. There are approximately 17,000 acres contained in the total master plan, for a gross residential unit per acre ratio of 1.72. The average residential lot is approximately one-fourth of an acre. Virtually all of the platted areas have been developed with roadways and over 12,000 individual residential lots have been sold to end-users. Of the residential units planned for the area, 20,846 are single-family units and 3,766 are multi-family units. The planned community contains 376 commercial use platted acres (covering 410 acres); 14 medical/public use platted areas (covering 30 acres) and provision for two golf courses (one of which is constructed) covering a total of 462 acres. The planned community also contains 3,577 acres of natural preserve area covering approximately 20 percent of the total area.

Currently, there are approximately 619 ~~500~~ dwelling units located in the Sunny Hills planned area along with limited commercial development. An estimate of the population is computed based on 2.43 persons per household equates to approximately 1,504 persons residing within the

boundaries of this Planned Unit Development.

K. Planned Unit Development

This land use is for development, intended to encourage innovative, and flexible site design characterized by a unified site design for residential units, clustering of buildings, provision for open space, and a mix of building types and land uses. Generally, residential, professional service offices, commercial, neighborhood commercial, recreation, public/semi public general government, public/semi-public (institutional), and public/semi-public utility uses are permitted. A plan amendment is required for changes to this classification.

1. Minimum Size. The minimum amount of land allowed to become a planned unit development is 20 acres if located in a land use area designated as agriculture and 10 acres if located in a residential or general commercial designated area (or some combination of agriculture, residential, and/or general commercial.
2. Planning Requirements. All residential subdivisions containing 100 or more subdivided building sites shall be required the designation as a planned unit development and comply with all major subdivisions platting requirements.
3. Density. Maximum density is 10 units per acre in an area previously designated as an agriculture/silviculture area (with central water and sewer) and 20 units per acre (with central water and sewer) in an area previously designated residential or general commercial use.
4. Commercial Use. A minimum of 5 percent of a planned unit development gross acreage must be dedicated to commercial use.
5. Required Buffer. A natural vegetative buffer of not less than 100 feet shall be provided between all adjacent land uses to minimize land use conflicts
6. Intensity. Intensity of uses in planned unit developments must be consistent with the land use designation policies of the Future Land Use Element to which intensity applications (FAR's, etc.) may apply (i.e., commercial, public/semi public, etc.)
7. Open Space/Recreation. A planned unit development must include 10 percent of the gross acreage of the PUD, which may include buffers
8. PUD Designation. All residential subdivisions containing 100 or more lots will be required to have the Planned Unit Development designation.
9. Platting Requirements. Major subdivision platting requirements are to be completed as part of the Planned Unit Development plan.
10. Age Restrictive Housing. All residential developments having age-restricted residential development for active adults and retirees will be required to have a Planned Unit



Development designation.

L. Mixed Use Planned Unit Development/Skywatch

Purpose. To establish a land use category for the unique circumstances of the Skywatch property which will discourage urban sprawl, encourage the development of self-contained residential communities (*i.e.*, residential, recreation, commercial, and associated public facilities are provided within the development), and promote a clustered, innovative design which is sensitive to preserving the rural and environmental character of Washington County.

1. Intensity/Density. The maximum number of residential dwelling units shall be 624. The residential use on the site shall be clustered on no more than 75 percent of Skywatch's total acreage.
2. Commercial Development. The maximum square footage of retail/commercial use shall be 100,000 square feet. The retail/commercial portion of Skywatch shall be no less than forty-four (44) acres of Skywatch's total acreage. The maximum allowable floor area ratio for retail/commercial uses shall be 0.05.
3. Open Space. The total land area for open space/green space area shall not be less than 10 percent of Skywatch's total acreage.
4. Uses. Single-family residential uses, commercial and retail uses, public facilities and grounds, private utilities will be used to serve the development site, and recreational uses.
5. Special Provisions. The Skywatch development shall be designed as a clustered subdivision to maximize the amount of open space within the development site. The clustering of lots may result in lot sizes as small as one-half (1/2) acre.
6. Central Water and Wastewater Treatment. An on-site private central potable water and sanitary sewer system shall be constructed, operated, and maintained by the Skywatch development. Potable water and sanitary sewer may also be provided by a municipality or other service provider if such service becomes available either before or after construction of the private utilities.
7. Development Schedule. Skywatch will be a phased development over an eight (8) year period from the date on which the Board of County Commissioners approves a PUD Site Plan for Skywatch, with residential increments not to exceed 100 dwelling units per year. No construction of retail/commercial square footage shall occur prior to the completion of 250 dwelling units. At least 50,000 square feet of commercial must be developed before the completion of 400 dwelling units.
8. Buffer Requirements. A 100-foot vegetative buffer shall be installed and maintained along all property lines adjacent to agriculture and silviculture land uses. The vegetative buffer shall be densely planted with shrubs, understory trees, and canopy trees to reach 80 percent opacity

9. within three (3) years of planting. To the extent, such a vegetative buffer already exists on Skywatch's western, southern, and eastern boundaries, no additional buffer shall be required to be installed.
10. Placement of Structures. No principal structure shall be constructed within 200 feet of a property line adjacent to an agricultural or silviculture land use.
- M. Airport Special Treatment Zones - Air Installation Compatibility Use Zones (AICUZ) Overlay

The AICUZ area for the Panama City-Bay International Airport is the lands and waters described in the Panama City-Bay International Airport 2009 AICUZ User Guide Manual. Development restrictions described in the Guide shall apply within the AICUZ area. There are four specific zones created for the Panama City-Bay International Airport are:

1. Airport Obstruction Height Zone. Map 1 – Height limitations and sizes established to conform to the standards for determining obstructions to air navigation
2. Wildlife Attractant Hazard Zone (B). Map 2 -- 10,000-ft Perimeter (B). – Separation distance for any wildlife attractants or for new airport development projects meant to accommodate aircraft movement. Page 2, FAA Advisory Circular 150/5200-33B
3. 5 - Mile Perimeter C. Map 3 – 5 Statute miles Perimeter -- Between farthest edge of the airport's air operations area (AOA) and hazardous wildlife attractant if it could cause hazardous wildlife movement into or across the approach or departure airspace. Page 2, FAA Advisory Circular 150/5200-33B
4. 10-Nautical Mile Perimeter. Map 4 – 10-nautical mile radius of geographical center of publicly center of a publicly owned or operated airport, a military airport, or an airport licensed by the state for public use. Permit required for structures exceeding federal obstruction standards in Section 333.025 F. S.
5. 6-Nautical Mile Perimeter. Map 5 -- 6-nautical mile, limitations on construction or establishments of landfills near public airports. Page 4, FAA Advisory Circular 150/5200-33B

In addition, any applications for development over fifty feet in height to be located in T4S, R13W, Sections 22, 25,26, 35 will be transmitted to for review and comment. Any development that would threaten the integrity and mission of the Panama City-Bay International Airport shall be prohibited... These standards will also be incorporated into the Land Development Code.

A statute mile is used for surveying and is defined as 5,280 feet or 1,609.34 meters. A nautical mile is 6,076 feet or 1,852 meters. The nautical miles is used for aeronautical and maritime navigation.

#### **IV. CONDITIONS AFFECTING LAND DEVELOPMENT**

This section of the Future Land Use Element summarizes existing conditions, potential development trends, and problems. Included in the first category are factors such as soil suitability to topography and the presence of natural resources, which may act as impediments, or stimuli to growth. The second category is comprised of factors such as population, availability of potable water, urban services including sewage, solid waste disposal, transportation access, and the presence of historic resources. Approaches to managing growth and development of Washington County will be based largely on these analyses. Conditions, which can directly serve to place limits on the development potential of the local areas are examined.

A. Natural Conditions Affecting Land Use

The presence of natural resources in Washington County and its municipalities greatly influences land use patterns. Forestry related industries and agriculture are important components of the County's economic base. Natural amenities, such as rivers and lakes, state forests and parks, and canoe trails, are major recreational areas, which attract both county and municipal development, as well as visitors to the County. Discussion of surface waters, minerals, and forest resources appear in detail in the Conservation Element with recreational resources discussed in detail in the Recreation and Open Space Element.

1. Topography and Physiography. Washington County is divided into three physiographic regions: (1) the Northern Highlands (which includes the New Hope Ridge); (2) the Marianna Lowlands; and (3) the Gulf Coastal Lowlands. The northern half of the County, including Chipley, Vernon and Wausau, is in the Marianna Lowlands, where the elevation ranges from 150 to almost 200 feet above mean sea level. This area is one of karst development with numerous sinkholes creating poor natural drainage conditions in many locations. The middle portion of the County is in the New Hope Ridge province where elevations range from 100 to 150 feet above mean sea level. The very northwest edge and the southern portion of the County, containing Caryville and Ebro, are in the Gulf Coastal Lowlands where elevations range from 1 to 70 feet above mean sea level. Gulf Coastal Lowlands are generally poorly drained. (See Physiographic Map - Figure A-3)

Generally, the topography of Washington County is hilly, with elevations ranging from one foot above Mean Sea Level in the swampy area south of the Town of Ebro to over 200 feet above Mean Sea Level near the eastern county border. The entire western boundary is a low river valley and the entirety of the eastern boundary is high plains and hills. The central part of the county tends to show meshed characteristics. The entire western part of Washington County is within the Choctawhatchee River Drainage Basin. The flood-prone area in Washington County is along the Choctawhatchee River Basin and the low-lying areas along creek and streams. Rivers and other streams north of the County and those within the County ultimately flow in the Choctawhatchee. Within the County are several large basins. Holmes Creek is the main tributary.

2. Climate. Washington County has long, warm summers and mild winters. Rainfall is abundant and generally distributed well enough seasonally for most farming. The Gulf of Mexico largely accounts for the mild, moist climate. The daily maximum temperature in

June, July, and August averages between 91 and 92° Fahrenheit, and the daily minimum average is between 69° and 71° Fahrenheit. December, January, and February, cold air masses frequently move southward from Canada sometimes causing freezing temperatures. Freezing temperatures generally occur around 20 times a year. However, cold weather periods are normally short, and even on the coldest days, the temperature usually rises above freezing. The daily maximum temperature in winter generally ranges from about 50° to 70° Fahrenheit. The average annual rainfall is 50-60 inches. Most of the rainfall occurs during the months of June through September.

3. General Geology. The following excerpt from the USDA Soil Survey of Washington County is a discussion of the general geology of Washington County. (See Geologic Map - Figure A-4).

The geology of Washington County at and near the surface is complicated because several formations overlap, and the effect any one formation has had on soil development is difficult to determine. The county is located near the southern extreme of the Middle Coastal Plain where the surface breaks sharply to the Lower Coastal Plain. Tertiary sediments underlie the entire area. Several of the underlying strata are near enough the surface to have influenced soil formation. These strata are exposed only in small areas on slopes where overlying strata have eroded. Only a small acreage of soils has developed directly from weathering of these deposits.

Most areas are capped with a thin layer of sandy sediments that varies from a few inches to 30 feet or more in thickness. This thin layer was deposited over eroded faces of the older Tertiary strata in Pliocene and Pleistocene periods. The layer consists primarily of reworked older sediments and of fluvial materials brought in by streams. This thin layer formed most of the soils of the county. Their subsoil overlies substrata of older formations that do not conform with the material of the thin deposits.

From the oldest to the youngest, the formations under the surface of the county are Ocala limestone of the upper Eocene Age, Marianna limestone of Oligocene Age, Suwannee limestone of Oligocene Age, Tampa formation of Miocene Age, Alum Bluff group of Miocene Age, and Choctawhatchee formation of Miocene Age. Over the eroded faces of these formations and in varying thickness are deposits of sand and sandy clay material that were deposited and reworked by shallow waters during the Pliocene and Pleistocene Ages.

The formations that are at the surface or covered by Pleistocene deposits appear in the geologic map in A-4.

4. Hydrology. An analysis of this topic appears in detail in the Infrastructure Sub-element of Potable Water and Supply and the Conservation Element. Included in this section is an analysis of surface water, floodplains, as well as of groundwater resources. As noted in this section, surface water covers approximately 16,448 acres of the County and the County has approximately 92,000 acres of wetlands. Figure A-5 presents the location of the wetlands for the unincorporated portion of the County. Similar areas are in the Existing GIS Land Uses for each municipality. As noted in the associated figures, existing

wetland areas are generally undeveloped.

Protecting the quality of these surface water bodies as well as of the wetland areas is a prime concern of this Comprehensive Plan and is enhanced by the numerous federal and state regulations governing development and/or protection of these areas. The county has a substantial portion of land area located within the floodplain. In total, approximately 88,170 acres of the County are subject to flooding (22.5 percent). Caryville has 1,498 acres of floodplain land, Ebro 405 acres, Vernon 854 acres, and Wausau 274 acres. The general flood map of the County, Figure A-6 presents these areas in Caryville, Ebro, Vernon, Wausau, and the County. As noted in these figures and the Existing Land Use Maps (Figures A-7 through A-11), the overwhelming majority of land located in flood prone areas is undeveloped except for within Caryville. Largely because of past and projected flooding, the Caryville population has declined and that trend will continue.

These floodplain areas within the County can provide recreational opportunities and wildlife habitat preservation when maintained as parklands and open space. Development needs to occur at limited densities and intensities of use and should use construction practices designed to mitigate property damage while at the same time protecting the natural function of the County's floodplains.

Groundwater is the source of water supply for all uses in Washington County and should be strictly protected from development of uses potentially harmful to the groundwater resource. Provisions should be made in the future to maintain/enhance overall groundwater recharge. Further detail concerning groundwater is in the Natural Groundwater Aquifer Recharge Sub-element of this Plan (Section D). As evidenced in this analysis, there are two areas of high groundwater recharge potential located in the County. Both of these areas (one in the northwest portion of the County and one in the southern portion of the County) are located in areas of little or no current development.

5. Soils. Soils are one of the most important factors affecting development potential of land. Structures cannot be constructed on soils with poor load-bearing capacity unless costly methods are used to overcome the problem. Soils are also the main criterion for determining the value of cropland. Soils rich in nutrients make "good" farmland. Very good farmland (rated as "unique" or "prime" by the United States Soil Conservation Service) is composed of soils that produce the highest yields of food crops. Rating for most soils in Washington County are *good* for growing crops, but they are not rated as *unique* or *prime*.

Soil type also determines the applicability of septic tank usage for a given area. Soils with appropriate percolation characteristics not classified as hydric soils can often support septic tanks that wet soils cannot. The presence of wet soils is also indicative of the presence of wetland vegetative communities. Wetland communities are discussed in this Element and in the Conservation Element.

The United States Soil Conservation service classified the soils in Washington County into seven major soil associations. These associations and their descriptions are on the Soils Map

at Figure A-12, and the soil suitability ratings of each type appear in Table A-2. This table is critical for analyzing the development suitability of each soil type since it presents not only the general acceptability of soil types for absorption of wastewater but also for load bearing capacity for structural development as well as for the production of crops.

<b>Table A-2. Soil Suitability Ratings for Washington County</b>							
Degree of Favorableness for					Degree of Limitations for Sanitary Facilities		
Soil Association	Agriculture*	Home sites**	Industry and Transportation+	Recreation++	Septic Tank Absorption Fields	Sewage Lagoons	Sanitary
Lakeland -Eustis	Somewhat Unfavorable	Very Favorable	Most Favorable	Very Favorable	Slight	Severe	Severe
Norfolk-Ruston-Goldsboro	Very Favorable	Most Favorable	Most Favorable	Most Favorable	Severe	Moderate	Slight
Tifton-Facoville-Marlboro	Very Favorable	Most Favorable	Most Favorable	Most Favorable	Slight	Moderate	Slight
Lakeland-Cuthbert-Shubuta	Somewhat Unfavorable	Favorable	Favorable	Very Favorable	Severe	Severe	Moderate
Blanton-Klej-Plummer	Favorable	Somewhat Favorable	Favorable	Very Favorable	Moderate	Severe	Severe
Goldsboro-Lynchburg-Rains	Very Favorable	Favorable	Favorable	Very Favorable	Severe	Severe	Severe
Alluvial Land - Swamp	Unfavorable	Unfavorable	Unfavorable	Favorable	Severe	Severe	Severe

Sources: U.S. Dept of Agriculture, Soil Survey, Washington County FL, May 1965 and Division of Planning

\* Ratings are based on the ability of soils for production of general or special crops, livestock, and/or trees. Considered in the ratings are drainage, susceptibility of soil to drought and erosion, suitability, and potential productivity.

\*\* Considered in the ratings are suitability of the soils for private septic tanks; the drainage, bearing strength, and suitability of the soils; the depth to bedrock; and the aesthetic values, such as rolling topography and presence of trees.

+ Ratings are based on the requirements for light industrial and manufacturing plants, airports, highways, railroads, and similar facilities. Considered in the ratings are topography, drainage, depth to bedrock and water table, and suitability of the soils and substrata for foundations and as sources of sand and gravel.

++ The soils are rated according to the capacity of the soils to provide hunting grounds and wildlife sanctuaries. Ratings are also based on restrictions of the soils if used for camp and picnic playgrounds, golf courses, and constructed ponds and lakes. Considered in the ratings are topography, natural drainage, wetness, erosion hazard, traffic ability, restrictions to service facilities, and the capability of the soils to produce wildlife food and cover.

6. Extractable Minerals. Sand and clay remain as the principle products being mined within

the County. While some mining operations are located in relatively uninhabited areas of the counties, other pits that existed prior to the adoption of the Plan in 1991 have expanded and have become a threat to residential development in nearby areas. Mining operations are approved by using the Special Exception process. Current and Future Land Use Maps are the tools used most in determining the appropriate placement of any mining operation within the County.

- a. Limestone. In mid-1960, a survey to determine the quantity and quality of limestone suitable for commercial use in Washington County was conducted by the Federal Bureau of Mines. Results of the survey are reprinted in the Mineral Resource Study of Holmes, Walton, and Washington Counties, published by the Bureau of Geology (1969). Prior to the investigation, it was known that the Marianna (Jackson County)-Chipley area contained extensive limestone deposits. Early uses of limestone were for "chimney rock," where the stone was sawed into blocks for use in the construction of chimneys for dwellings. There is no commercial limestone, or other mineral operations in existence at the present in Washington County or its municipalities. Limestone can only be mined in Washington County after the developer presents evidence that proper limestone permit has been issued from the State. In addition to this permit, the developer must present irrevocable proof that the mining of limestone will in no way threaten or breach the quality of water supplied by the Floridan Aquifer.
  - b. Clay. Clay for use in the manufacturing of structural-clay products is abundant in Washington County. Tests show that brick, sewer pipe, terracotta, and several kinds of tile can be made from the clay found in the County. However, there are no active clay mining operations in the County for this purpose. There are clay pits located in the County and each location of each is presented in Figure A-13. Primarily, clays taken from these pits are used for road building.
  - c. Sand. The grains of sand in Washington County are remnants of rocks that originally occurred in states to the north of Florida, such as Georgia, Alabama, and the Carolinas. Over a period of thousands of years, through various processes of chemical and physical weathering, these rocks disintegrated and the resulting smaller sand particles washed into the streams by rains. The streams transported the sand and some was deposited along the stream-flood plains. The test results of the sands taken from core holes in Washington County, drilled by the U.S. Bureau of Mines, demonstrate that all the sands sampled have a potential use for concrete and abrasives. The sands tested were not high quality glass sands due to iron coatings and inclusions, although they may have a potential use for bottle glass. In all but two cases, the sands were found to be surficial which indicated reserves only large enough for small-scale operations.
7. Timberlands. As noted in this element, the majority of the County's land area is concentrated in forestland and future development should not be of a level of intensity within the planning period to threaten the economic viability of these resources. In any event, the density and intensity of future development in these areas should be low to

protect the County's economic resources, and at the same time protect natural resources and wildlife habitats. An expanded description of the timberlands is in the Conservation Element.

8. Wetlands. Once, wetlands were considered only as a hindrance to development. Throughout Florida, they were routinely destroyed to make room for new development. However, Washington County has been fortunate in this respect. Its population, which is far less than many other Florida counties, has not exerted the same developmental pressures on wetlands that have occurred in other parts of the state. There are approximately 92,000 acres of wetlands in Washington County, mostly located around the river floodplains and the numerous lakes in the County, and local regulations enacted as implementing mechanisms for this plan will serve to protect these areas in the future.

B. Conditions Affecting Future Growth and Development

This section of the Future Land Use Element examines the existing and projected demographic and economic factors influencing or "driving" the future demand for new development within the County and the associated municipalities. Since Chapter 9J-5 requires that the Future Land Use Element, as well as all other elements, be consistent with these future development demands (i.e., population projections) this section comprises a critical portion of the Plan.

1. Population Data. The Bureau of Economic and Business Research (BEBR) is an applied research center at the University of Florida and produced the details regarding Washington County's population growth during past planning periods, the present estimated population, and the projections for future projections. Its primary missions are to: 1) Produce, collect, and tabulate economic and demographic data for Florida and its local areas; 2) Conduct economic, demographic, and public policy research on topics of particular importance to the state of Florida; and 3) Distribute data and research findings throughout the state and the nation.

Based on population in 2000, the Census count ranked Washington County as number 53 out of the 67 counties. Based on 2007 population estimates by the Census Bureau, this ranking has not changed and Washington County currently remains ranked as number 53 in population. Adjacent Holmes County to the west is number 55; Jackson County to the east is number 42; Bay County to the south is number 28; and Walton County to the west ranks number 41.

Table A-3 displays the population and rate of growth of the County in ten-year increments (actual, estimated and projections) as stated by BEBR in the *Florida Statistical Abstract 2008*. The growth rate during the years of 2010 – 2020 is projected to be at a rate of about 12 percent or about 1.2 percent a year.

- a. 1990 - 2000. There was an increase of growth for the County during the period from 1990 until 2000 (a period of 10 years) of 24 percent. This compares to and duplicates the State of Florida's growth rate (24 percent) during the same period. All counties in Florida experienced an increase in population during this period.



Five counties grew by more than 60 percent; another five grew by 40 – 60 percent and only four counties grew by less than 10 percent during the 1990s.

- b. 2000 – 2007. In 2000, the population growth began to slow down again with only a 13 percent increase from 2000 to 2007 for Washington County. This was 2 percent under the increase for the State during the same period.
- c. 2010 – 2030. Projected population growth for the County will be slightly less than of the State during this period.

<b>Table A-3. Washington County Population Growth 1950 – 2000</b>			
<b>Actual, Estimated and Projected</b>			
<u>Year</u>	<u>Population</u>	<u>Percent of Increase</u>	<u>Yearly Increase Percentage</u>
1950	11,888		
1960	11,249	-5	-0.05%
1970	11,453	2	0.02%
1980	14,509	27	2.70%
1990	16,919	17	1.7%
2000	20,973	24	2.4%
2007 -- Estimated	23,700	13	1.9%
2010 -- Projected	24,800	5	0.05%
2015 -- Projected	26,300	6	0.06%
2020 -- Projected	27,700	5	0.05%
2030 – Projected	30,200	9	0.09%
<u>Source: US Bureau of the Census, 2005 Estimate, Florida Estimates of Population, Bureau of Economic &amp; Business Research, University of Florida</u>			

- 2. Growth Trends of Municipalities and Unincorporated Washington County. In Washington County, population density is concentrated in and surrounding the City of Chipley, with smaller population centers in the other municipalities and in a few unincorporated communities throughout the county. Additional concentration is beginning to occur from suburbanization along SR 77 near the Bay County line north to the unincorporated community of Greenhead and in the large Deltona development of Sunny Hills south of Wausau. The rest of the area remains primarily agricultural with parcels divided among the various uses, including commercial and state conservation lands.

General growth may result from a number of factors including a new airport approach along the Bay County/Washington County line south of Ebro ~~expected to open~~ opened in May 2010. The airport relocation south of the Washington county-line is already having a positive impact on home sales and increased property values in Wausau, Ebro and Vernon, as well as the southern half of the county, including the Sunny Hills community. Another positive growth factor is the pending projects to four-lane state roads in the next 5-7 years, including SRs 77 and 79. This may eventually lead to town and city annexations of unincorporated lands minimizing urban sprawl. Growth in the incorporated municipalities reflects the rural nature of the community.

Washington County has no history of mass migration, nor are there any conditions in place that would lead to such a scenario. Mass migration is not a factor.

Washington County and the Municipalities of Caryville, Ebro, Vernon, and Wausau, are not tourist areas and as such do not experience any seasonal population increases. There only three lodging establishments located in the County and these are simply utilized by persons, trucks, interstate travelers, etc., on their way to other areas in Florida. Table 4 summarizes the growth trends of the urban and unincorporated areas of the County.

Vernon. As of 1998, the Town of Vernon had a population of 934 persons. It had declined as of the 2003 to 744 people. The population for 2007 increased to 776 persons. There is both central water and wastewater treatment available.

Wausau. The Town of Wausau’s population increased from 313 people in 1990 to 432 in 2003 according to the University of Florida’s Population Estimate 2003. The municipality has a central water system and is in a development mode. The community remains primarily residential and agricultural experiencing growth along the Hwy 77 corridor, with the development of residential subdivisions.

Chipley. The City of Chipley has continued to grow since becoming the County Seat in 1927. There has been a recent surge of economic stimulants in the form of new businesses and developments coming into the area. As of 2005, Chipley is the fastest growing area in Washington County. It currently has an Industrial Park that offers full service sites for manufacturers and light industry. A second industrial park site of 220 acres is under development. Due to the rural nature and relatively slow to moderate growth rate, Washington County and its municipalities have had an excellent opportunity to ensure properly planned future

Ebro. Ebro’s population has remained relatively unchanged over the planning period. In 2000, its population was 250 people. By the year 2003, Ebro’s population had dropped slightly to 232 persons according to University of Florida’s “Population Estimate 2003”. By 2007, the population was estimated to be 265 persons.

Caryville. The Federal Government has purchased a large portion of the land that the Town of Caryville utilized for development prior to the 1994 flood, in an effort to move the people out of the flood zone of the Choctawhatchee River. According to 2003 population estimates, Caryville had fallen to a population of 319. A minimal number of building permits are issued for this area with some issued for pole barns or elevated structures.

<b>Table A-4. 2000 Population and Projected Total Population 2005 – 2030</b>						
<u>Place</u>	<u>2000</u>	<u>2007</u>	<u>2010</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
<u>Caryville</u>	<u>218</u>	<u>354</u>	<u>445</u>	<u>386</u>	<u>372</u>	<u>367</u>
<u>Chipley</u>	<u>3,592</u>	<u>3,679</u>	<u>3,559</u>	<u>3463</u>	<u>3,499</u>	<u>3,334</u>

<u>Ebro</u>	<u>250</u>	<u>259</u>	<u>249</u>	<u>253</u>	<u>251</u>	<u>251</u>
<u>Vernon</u>	<u>743</u>	<u>767</u>	<u>736</u>	<u>747</u>	<u>745</u>	<u>746</u>
<u>Wausau</u>	<u>398</u>	<u>434</u>	<u>424</u>	<u>581</u>	<u>509</u>	<u>529</u>
<u>Unincorporated County</u>	<u>15,772</u>	<u>18,223</u>	<u>18,367</u>	<u>22,371</u>	<u>23,720</u>	<u>24,971</u>
<u>Washington County Total</u>	<u>20,973</u>	<u>23,726</u>	<u>23,780</u>	<u>27,801</u>	<u>29,096</u>	<u>30,198</u>
<u>Institutionalized Residents for County</u>	<u>1,126</u>	<u>1,545</u>	<u>3,099</u>	<u>3,099</u>	<u>3,099</u>	<u>3,099</u>
<u>Source: Affordable Housing Needs Assessment (AHNA) Prepared by Shimberg Center for Housing Studies</u>						

3 Transportation Facilities. A good transportation system is necessary for all communities for flexibility and growth. The system must be safe and ensure the mobility of people and goods enhance economic growth and preserve an acceptable level of living standards for the environment and communities. Major roads in the county include the east-west Interstate 10, U.S. Highway 90, and State Road 20. State Roads 77, 79, and 277 run north and south and connect the State of Alabama and other points to the coastal areas.

U. S. 90. US 90 and I-10 run parallel across northern portions of the county near Chipley and Caryville.

SR 20. SR 20 passes along the southern portions of the county and goes through Ebro.

SR 77. SR 77 runs through Chipley, as does U.S. 90. SR 77 also enters Wausau and passes near WCI on its way to Panama City.

SR 79. SR 79 enters from near Bonifay and passes through Vernon and Ebro on its way to Panama City Beach. This road is currently undergoing a four-lane project with parts of the road currently (2009) under construction. Funding constraints have delayed the projected completion date to as late as 2020.

Paved Roads. A variety of local county paved roads (334 miles) is located in the county, most notably CR 179 running from Caryville off I-10 to near Vernon.

Unpaved Roads. There are approximately 507 miles of roads that remain unpaved within the County (2009).

Private Roads. There is a mixture of paved and unpaved roadways in several private gated subdivisions that maintained by homeowners associations. The unpaved roads result from the County's policy of allowing the construction of unpaved until 1997. Paving of all new roads, must conform to the current County paved road standards.

General Aviation (GA) Service. The Tri-County Airport located in Holmes County, seven miles northwest of Chipley serves Washington County. The Airport has minimal terminal facilities providing only light general aviation services.

Commercial Aviation Service. Washington County's commercial air travel need is provided by four airports located in Dothan, Alabama, Tallahassee, Panama City, and Fort Walton Beach, Florida.

Rail System. For many years, Amtrak service was available in Washington County. In 2005, Hurricane Katrina caused service through the Panhandle to be terminated. Led by the Washington County Chamber of Commerce, local efforts to have this service restored

to the County are being made.

Transportation for the Disadvantaged Program. The Tri-County Community Council (a nonprofit organization) presently serves as the designated provider for the Transportation Disadvantaged program in Washington County, working in concert with the West Florida Regional Planning Council (WFRPC). The Council provides client transportation services for local social services agencies for purposes such as medical, nutritional, shopping, education, and other purposes.

Share-A-Ride-Commuter Assistance Program. This is not a functional program now; however, future growth may dictate a need for this type services.

Bicycle and Pedestrian Facilities. There are significant safety problems for both cyclists and pedestrians within the county. The County and the public are becoming more aware of the needs for bike paths and sidewalks. Within the municipal areas, there are some locations conducive to bicycling. A new bike path is now complete in the Chipley/Washington County/ Falling Waters State Park area. Being a rural county there are areas of the County are not at all suitable for biking or pedestrian walkways. New subdivisions are now being required to address bicycle paths and sidewalks.

4. Education. Education excellence is of importance in Washington County with an 81.8 percent graduation rate with 59.7percent of students going on to higher education studies.

The Washington County Public School District oversees two high schools (Chipley and Vernon), two middle schools (Chipley and Vernon) and two elementary schools (Chipley and Vernon), as well as the Washington-Holmes Technical Center located in Chipley (WHTC). The Panhandle Area Education Consortium (PAEC) is located in Washington County, and provides excellent teacher training. Access to institutions of higher education is within easy reach: Chipola Jr. College (Marianna), Gulf Coast Community College (Panama City), and Florida State University (Tallahassee Campus and Panama City Campus).

5. Medical Services. Northwest Florida Community Hospital, affiliated with Sacred Heart Hospital in Pensacola, is an 81-bed community hospital located in Chipley. The hospital is fully accredited by the Joint Commission on Accreditation of Healthcare Organizations, licensed by the State of Florida, and certified by Medicare and Medicaid. The hospital offers a range of services: medical and surgical inpatient care; a 24-hour physician staffed Emergency Room; a full-service imaging department; out-patient surgery; rural health clinics; women's health services; physical, occupational and speech therapy; respiratory therapy; cardiopulmonary services; laboratory services; a dialysis unit; short- and long-term care facilities; and home health services.
6. Recreational Opportunities. Washington County attracts people because of the natural beauty that abounds in the many spring fed creeks and the beautiful woodlands of the area. Washington County has a wealth of recreational resources for just about everyone. The Choctawhatchee River and Econfina Creek are excellent canoeing, tubing and rafting

sites. Falling Waters State Recreation Area provides excellent opportunities for hiking, bird watching, swimming and camping. Primitive camping is available at many of the family-oriented county parks that have been developed and maintained by the Parks and Recreations Department. Freshwater fishing in the County is unsurpassed as are the lakes that afford skiing opportunities for the professional and amateur skier. There are five community centers are available for the public's use.

7. Security Protection. Washington County's law enforcement services are from the Washington County Sheriff's= Department for all areas outside the city limits of Chipley. The State Highway Patrol also provides law enforcement services primarily related to control of traffic within the County. Several volunteer fire departments located over the county provide fire protection service.
8. Electrical Services. Washington County is a rural county that does not necessarily have electrical power available in the all undeveloped areas of the County. Parts of the County are without electrical services. This service is available only if property is developed in reasonably accessible areas. Three different companies provide electrical service to county residents.
9. Water and Sewage Services. With most of Washington County existing as a rural county, central water and sewer service has not been supplied to the unincorporated parts of the county, as it has not been considered practical in the past. With the continued growth of the County, this policy is being re-examined with regard to identification of service areas, feasibility and funding. The Town of Ebro does not have a potable water or sewer system. The cities of Chipley and Vernon both have central utility services available; Wausau and Caryville have central water; and Ebro has no central utility services of any kind available. Some areas of the Sunny Hills Municipal Services Benefit Unit (MSBU) has both water and sewage services. Private water wells and septic tanks provide services to most of the County. While some developers have proposed to install private central residential water and sewer systems within their individual developments, none of these proposed developments has been constructed as of January 2009 and none are expected to be constructed within the next two – three years.
10. Phone Services. Several phone companies provide services with the County, with BellSouth being the main providers of landlines. With the advent of cell phones, the provision of this type service is not as critical as it may have been in the past.
11. Solid Waste Management. Although garbage service is not mandatory within the County, Waste Management Services, Inc., has an exclusive contract to collect and deposit solid waste in the Springhill Land Field in Jackson County. There is a county-operated recycling center located south of Chipley on SR 77.
12. Cable Television Services. Satellite television services are available countywide from private providers. Currently, Vernon and Chipley have cable services.

13. Lodging. There are approximately 200 motel rooms in the County, located primarily near 1-10, Exit 120 at Chipley. The primary season of occupancy is during the summer months; however there is constant occupancy by travelers on any given day. An additional motel is located in Ebro on SR 20.
14. Economic Data and Analysis. Washington County is not rich in economic growth, and in 2007 more than 36 percent of the households made less than \$24,999 per year with the per capita personal income being \$22,874. This is an increase from 1999 from \$15,009 or 60 percent.
  - a. Income. The median household income in 2007 for Washington County was \$34,535 as compared to \$47,804 for the State of Florida as a whole. This is 72 percent of the state median household income figure. In 2007 there were 9,126 persons employed in Washington County, while there were 386 unemployed, indicating an unemployment rate of 4.1 percent. The lower rate of unemployment provides indications that there is commercial development occurring in the County. The primary industries employing persons in Washington County are government (mainly state and local) services and retail trade. Until recently, manufacturing was a main component of the local economy; however, the closure of West Point Home Manufacturing, effective July 2009, has placed constraints on the manufacturing industry in Washington County.
  - b. Designation of Rural Area of Critical Economic Concern (RACEC). Governor Lawton Childs designated Washington County as a Rural Area of Critical Economic Concern (RACEC). With this designation, Washington County has better access to government programs that ultimately benefit the citizens by creating more economic opportunities. The "Rural Area of Critical Economic Concern" initiative allows the Governor, through the Rural Economic Development Initiative (REDI), more flexibility in applying criteria requirements or similar provisions of any economic development incentive. REDI is a multi-agency initiative, led and coordinated by the Governor's Office of Tourism, Trade and Economic Development that assists rural communities in solving problems that affect their fiscal, economic or community viability.
  - c. Foreign Trade Zone. Washington County's two industrial parks, Tommy McDonald Industrial Park and the Washington County Industrial Park have been designated as Foreign Trade Zones that will be a subzone of the Port of Panama. Businesses that are established within these parks or planning to establish business there may apply for Foreign Zone status. Created in 1934, the zone enhances competition of American based businesses that engage in International Trade and results in lower customs duty costs.
  - d. Enterprise Zones. The Washington County Enterprise Zones (EZ) is located in Chipley, Vernon, and Ebro, with all zones having access to an efficient transportation system. Other incentives are available to qualified companies as outlined below.

15. Tourist Attractions. Tourist attractions in the County include the Washington County Greyhound Park at Ebro (500 people on any given night), and more resource based attractions such as the Holmes Creek and Econfina River Canoe Trails and Falling Waters State Park. Tourists in Washington County are primarily traveling to other nearby attractions in other counties, with particular attention to the beaches in Bay and Walton counties. There are no Interstate 10 rest areas in Washington County.
16. Special Needs. The County anticipates the needs of persons requiring special medical attention or those having no personal transportation through the People with Special Needs Program. As of July 2002, there were 108 registered people with special needs.

C. Residential Development Analysis

1. Housing Units. Average household size has been decreasing in Washington County (from 2.55, in 1998 to 2.43 in 2008), and this trend is expected to continue in the future. This is in keeping with both national and state trends that result from the aging of the population and the national trend toward having smaller families. This phenomenon serves to create an inherent demand for increased residential construction.
2. Residential Settlement/Disbursement and Associated Development Patterns. The development pattern in Washington County is described by two commonly occurring patterns: radial growth and concentric ring growth.

Radial growth describes development occurring along transportation routes fanning out from a central core. This is the predominant pattern occurring especially around Chipley and in the southern portion of the County along the arterials leading to and from the City of Chipley. This forms growth developed at a moderate pace.

The concentric ring concept describes a situation where development occurs uniformly around a dense city center. In this configuration, density of development increases with proximity to the center and conversely declines as one moves out from the center. This pattern of development generally occurs in the Chipley area and is directed toward nonresidential development rather than residential development.

New residents are attracted to the new subdivisions springing up around several of the lakes located in the southern portion of the County, and in areas, which have relatively easy access to SR 77 north of the Bay County Line. The purchasers of lots in these subdivisions are primarily persons who are not indigenous to the County (i.e., they work in another neighboring county or are retired). These subdivisions normally contain lots from 1.0 to 5.0 acres in size and utilize individual septic tanks and private wells. Other limited residential development occurs within the planned mixed-use community of Sunny Hills. The adopted provisions of the County's Land Development Code as well as the purchase of thousands of acres of land in the County by the NFWMD have limited urban sprawl.

D. An Analysis of Natural Conditions Affecting Development

In all cities and counties, there are certain existing natural conditions that adversely affect development. Adverse natural conditions include such things as soil suitability for development,

areas subject to flooding, wetlands, and geologic impediments. This section of the Future Land Use Element examines these possible constraints to development in Washington County.

1. Soil Suitability for Development. Perhaps the greatest influence on whether a particular site is capable of being developed is the type of soil present. This is especially important in areas such as Washington County that are primarily dependent on septic tanks for wastewater disposal. Suitability for septic tank usage and for structural support and stability are two variable properties of soil.

Washington County is comprised of seven (7) Soil Associations, most of which are suitable for development except for the Alluvial Land-Swamp Association which is unfavorable for all development and which poses severe limitations for septic tanks and sewage lagoons. Norfolk Rustin Goldsboro, Lakeland-Cuthbert-Shubuta, and Goldsboro-Lynchburg-Rains also pose severe limitations on septic tank use and as such are not suitable for development dependent on the use of such systems. All soil types found in the County are suitable for recreation use. As noted in Table A-2, all soil type found in the County are suitable for residential development except for areas composed of the Alluvial Land-Swamp soil type (taking into account the septic tank limitations of the three other soil types as noted above). Essentially, all areas within the Alluvial Land-Swamp soil type are within Conservation areas on the Future Land Use Maps.

With regard to specific areas, Caryville and Ebro consist mostly of Blanton-Klej-Plumma and the Lakeland-Eustis Association soils which are generally favorable to development and which pose moderate or slight limitations to septic tank use. The Vernon area consists of mostly three soil associations: 1) Norfolk-Ruston-Goldsboro, which is favorable for development, but which poses severe limitations to septic tanks; 2) Goldsboro-Lynchburg-Rains which is also favorable for development and which also poses severe limitations for septic tanks; 3) Alluvial land-swamp which is unfavorable for development and septic tanks. The Wausau area consists of Norfolk-Ruston-Goldsboro and Lakeland-Cuthbert soils and Lakeland-Eustis which is very favorable for development and which has only slight limitations for septic tanks.

As for the unincorporated portion of the County, the southern portion generally has soils (Blanton-Klej and Lakeland-Eustis) which are favorable for development and offer only moderate or slight limitations to septic tank use. Generally, northern Washington County is dominated by soils which are suitable to development (Norfolk-Ruston and Goldsboro-Lynchburg) but which pose severe limitations for septic tank use. The remaining unincorporated portion is wetlands dominated by the Alluvial Land-Swamp Association. Conversely, the soils in the northern one-half of the County are favorable for agricultural use while the soils in the southern portion of the County are not.

Within the area of current development, soils are generally suitable and are favorable for septic tank use except for in the area immediately surrounding Chipley. It is in this area of the County where the greatest proportion of the existing population is located. It is an area where a substantial portion of the demand for development is occurring. For this reason, until such time that the City of Chipley's sanitary sewer system has the capacity to provide a greater level of service, overall residential densities should



be kept low (i.e., one unit per acre or less when central potable water service is not available and 3.57 units per acre or less when such service is available). Since growth is projected to be so slow and the preferred development pattern is at a lower density, this should not pose a problem during the planning period.

2. Topography and Slope Runoff and Drainage Constraints. Washington County has three different topographical areas: the coastal lowlands in the south, the middle coastal plains, and the bottomlands along the major river systems. The coastal lowlands are rolling lands with nearly level to strong slopes. Water movement is rapid through the soil. Elevations range from 18 to 70 feet above mean sea level. The middle coastal plains are rolling uplands where water movement is gradual to the natural drainage ways. Elevations range from around 70 to 250 feet. The bottomlands occur around major river systems, and are distinguished by a rapid rise and fall in floodwater. Elevations range from around 100 to 200 feet above mean sea level.

Development in flood plain areas, especially those near to the rivers, should be discouraged, and all such development should occur only in compliance with state and federal regulations. Development will not be allowed along natural drainage ways. Development in these areas could divert runoff, or accelerate the rate of stormwater runoff. For this reason, not all development within the regulatory floodway should be allowed to contribute in any manner to increase the likelihood of flooding.

3. Wetlands Resources. Much of Washington County is covered with wetland vegetation and hydric soils. Wetlands are important natural systems, and their development should be precluded for two main reasons: (1) they are important natural systems, which should not be irreversibly altered; (2) the wet soil severely limits structural development. Further discussion of the problems associated with development in wetlands is in the "Natural Setting" section of this element and in the Conservation Element. Although all wetland areas are designated as conservation use in this plan, site-specific evaluations based on vegetative species and/or soil type will be necessary for the evaluation of specific parcels.
4. Surface Waters. Limited development has occurred along the banks of Washington County's rivers. One reason is flooding; another reason is that most of the area alongside the Choctawhatchee River is owned by the Northwest Florida Water Management District and is classed as Type II Hunting Land. There are many lakes in Washington County, especially in the southern portion, and development is occurring in these areas. Even though much of this area of the County is owned by timber companies and is in active silviculture use, the NFWMD, provisions should be maintained to ensure preservation of water quality in the area. These include provisions for items such as: (1) requiring natural buffers between developed areas and the water's edge; (2) limiting the density of development fronting on water bodies (especially when septic tanks are used in accordance with HRS guidelines); (3) requiring the installation of central sewer treatment systems for development exceeding certain size or density thresholds; and/or (4) requiring that paved roadways be installed in all new developments.
5. Woodland Resources. While woodlands and ecological communities may not pose as many limitations to development as some of the previously mentioned resource

constraints, they are an important natural resource. Their protection is vital to both the economy of the County and to ecosystems established there.

Woodland production in the forms of wood product, pulp and timber is an important industry in Washington County. In order to maintain this important industry and related industries, woodlands will be protected and their presence will be considered a major constraint to construction. Around 8 percent of all forestland in the County meets prime timberland criteria, which means that the sites are capable of growing timber at average rates exceeding 85 cubic feet/acre/year, under proper management, in natural stands. It appears that current practices and techniques should assure the continued vitality of the County's forests. The Conservation Element will discuss these areas in greater depth.

6. Groundwater Resources. Groundwater is a resource that can be easily polluted. The large majority of households, except for those residing in Caryville, Vernon, Wausau, Chipley, and in limited areas in the unincorporated portion of the County, who have central water systems, rely on individual wells (see Potable Water Sub-element). The pollution of groundwater by effluent and agricultural or industrial waste can threaten the water quality in these wells although there have been no reported instances of groundwater contamination in Washington County. If the contamination reaches the aquifers, potable water sources are threatened for the entire portion of the region that lies down gradient. Groundwater pollution is extremely expensive and extremely difficult (at times impossible) to clean up. For these reasons, many agencies have developed policies, laws, and regulations to deal with this problem. The concern of groundwater protection in this element is noted by recommending preclusion of improper and excessive development in aquifer recharge areas where precipitation finds its way into the underlying aquifer, by establishing wellhead protection zones, and by making provisions for the capping of abandoned wells.

7. Suitability of Vacant Land for Development. This section will summarize many of the preceding sections of this analysis and presents guidelines for formulation of the Future Land Use Map Series and the Goals, Objectives, and Policies contained in this element.

Suitability of land for development includes consideration of the physical character of the land; that is, are there natural limitations to development due to wetlands, floodplains, poor soils, steep slopes, or prime recharge areas. The further consideration of suitability considers availability of infrastructure, in the form of roads, water, sewer, drainage, recreation land and facilities, and solid waste. A third component of the discussion is the current use of land that may be converted to a more suburban or urban development pattern. All three are discussed in this element. Included in this Section B is a description of natural conditions affecting development. Other elements of this plan discuss the various types of infrastructure now available or planned to be available. As pointed out elsewhere in this element, vacant land is not mapped separately due to the predominantly rural character of Washington County. As seen in Figures A-2 through A-6 the vast majority of the land is now in silviculture/agricultural use. Throughout the cycle of various agricultural uses of land, some lands may be fallow due to land banking, crop rotation, or other agricultural practices. Further, agricultural uses vary in intensity, just as other uses vary in intensity. Thus, to the observer, lands may appear vacant, but are actually involved in some form of agricultural use.

Many agricultural lands are appropriate for conversion to other uses to support the relatively slow to moderate growth in population. A primary determinant of conversion is location; in this way, rural development is much the same as urban development. Crossroads, historic communities (that is, villages or clusters of development that were settled as small community centers but which are not incorporated cities), areas located adjacent to freshwater lakes, areas with convenient paved roadway access, and areas adjacent to the City of Chipley, or near other concentrations of development are locations appropriate for conversion.

Location is not the only determinant, however. Locations with important resources will be protected through the application of appropriate regulations. Requirements for infrastructure availability also limit location choices. The Future Land Use Map must be developed in consideration of all these needs - protection of resources, availability of infrastructure, and concentrated development (in keeping with market forces and demand for affordable and safe housing) located near other concentrated development.

Policies which address these issues will serve to contain existing urban and suburban development, ensure only low density, rural-type development outside those areas, provide for infill in suitable areas, protect resources, and ensure that the concurrency requirements and urban sprawl limitations of the Growth Management Act are met. A variety of techniques can be utilized to meet these needs. Such techniques as clustering, limiting densities in areas not served by appropriate infrastructure, providing sufficient infill land areas for conversion in areas so suited, and preservation of the working landscape through site planning requirements should be included in the policies for plan implementation.

E. Man-Made Conditions Affecting Availability of Facilities for Development.

Man-made conditions, like natural conditions, affect the development potential of an area. Services and infrastructure, such as sewage systems, potable water systems, and other waste disposal systems (i.e., urban services), must be provided, but these same services although allowing for greater density and intensity of development, can also degrade the area. This section discusses the areas served by central water and central sewer systems in Washington County.

Blighted areas are areas where sound growth is substantially impaired by unsanitary and unsafe conditions, faulty lot layouts, inadequate infrastructure or services, inadequate parking facilities, or any conflicts between incompatible land uses. Blighted areas are economic and social liabilities to the community. Often, structures are unmaintained and deteriorate if reinvestment does not occur and the area becomes useless for more land uses, remaining a burden to the community.

A significant number of housing units in Washington County and its municipalities are substandard. The County and municipalities should continue to investigate and use funding sources to renovate these units and bring them up to standard condition, or replace them with new units (see Housing Element for more detailed analysis).

Washington County does not operate central sewer or water systems. Chipley, Vernon, and Sunny Hills have both central water and sewer, and Caryville and Wausau have central

water. This overall lack of service can pose a serious long-term restraint to development, although development projected to occur within the planning period is not expected to be of great intensity.

The population in Caryville is expected to decline while growth in Ebro will remain generally at its current rate. Although these areas should investigate the possibility of installing the applicable central systems, it may not be financially feasible to install and operate such systems in these areas given the negative and/or stagnant growth expected.

The growth expected in the County is forecast to occur in the area surrounding Chipley and in the southern portion of the County. For this reason, the County should coordinate with the City of Chipley to ensure that both central sewer and water services are available concurrent with the granting of development approvals requiring such services under the adopted LOS standards and Future Land Use classifications contained in this Plan and to encourage infill development. The County should continue to enforce as well as strengthen the provisions of the Land Development Code that provide incentives to developers to build in a moiré concentrated fashion in areas where urban services are available.

Any land use conflicts in the County are to be minimized through the separation and buffering of incompatible uses. Development will be timed to occur as services and infrastructure becomes available. The Goals, Objectives, and Policies section of this Element as well as the Future Land Use Maps provide specific directives designed to prevent blighting and the location of incompatible land uses in Washington County.

1. Availability of Urban Services. So far, much of the growth in Washington County has been primarily around those areas that supply central sewer and/or water such as Chipley, Vernon, and Sunny Hills, and to a lesser degree, and Wausau. New commercial, industrial, and residential development should continue to be in these areas to the greatest extent possible where the necessary infrastructure is in place.

Although much of the development (especially commercial and industrial) has been concentrated in these areas, the southeastern portion of the County has also been experiencing a significant amount of development activity. The majority of this development is located just north of Bay County and has primarily been residential in nature. During the earlier part of the 2000s, small commercial establishments began to spring up, but that has slowed somewhat in recent years. There has been a reduction in the number of Comprehensive Plan Amendments (both commercial and residential) in the later part of the planning period. As evidenced by Tables A-5 through A-10.

In the future, the County will continue to enforce and strengthen the provisions of the Land Development Code which encourage concentrated development, enforce the access management controls such that the function of SR 77 will be protected, and continue to require the paving of all new roads constructed in the County.

The County intends to maximize use of existing facilities and discourage urban sprawl. This will best be accomplished through: (1) adoption of land development regulations that restrict installation of private wells for potable water where central facilities are available; (2) coordination of density and intensity of development on the Future Land Use Map

with availability of facilities or areas planned for facility expansion; (3) requirement of mandatory hookup where central facilities are available; (4) that unused capacity is committed prior to approval of new facilities; and (5) continued monitoring and updating of the Land Development Code regulations to protect new public wells through setbacks and regulation of adjacent land uses.

2. Transportation System. The Transportation Element describes Washington County's roadway network that includes a limited-access highway, principal and minor arterials, and collector roads. There is no fixed-route public transit system or high-speed rail line in the County; however, specialized transportation services are available through the Tri-County Disadvantaged Transportation program. The State Department of Transportation and the Washington County Public Works Department provide roadway network improvements. There are no roadways shown on the de minimus report that Washington County is required to prepare when updating the capital improvements schedule.
3. Wastewater Treatment. There are three sanitary sewer systems located in Washington County. These are the Chipley System, the Vernon System and the Sunny Hills System. Only the Sunny Hills System services areas within the unincorporated portion of the County. At the level of service standards established in the Sanitary Sewer Sub-element, there is sufficient capacity to serve existing land uses. A more detailed discussion of sanitary sewer facilities and services is contained in The Sanitary Sewer Sub-element Improvements made to the Chipley and Vernon Systems that will allow for expansion of service in the future.
4. Solid Waste. Under an exclusive contract, collection is by a private hauler and transported to the Springhill landfill in Jackson County. At the LOS standards established in the Solid Waste Sub-element, there is sufficient capacity to serve existing land uses. A more detailed discussion of solid waste facilities and services is contained in the Solid Waste Element.
5. Stormwater Management. Generally, the rural areas of Washington County are served by limited stormwater management facilities. The County has installed stormwater facilities including swales and retention areas on county roads in some rural development areas and has addressed localized flooding problems. Public stormwater management facilities include storm sewers and retention basins installed by the Florida Department of Transportation (FDOT) along state roadways and the interstate and by the County (or by private developers that were accepted by the County) in subdivisions and in the more developed portions of the County. A more detailed discussion of stormwater management facilities and services is contained in the Stormwater Management Sub-element.

Enforcement of the County's Land Development Code will continue to insure that future development meets or exceeds the adopted LOS standard for stormwater management.

6. Potable Water. There are five central potable water systems located in the County. These are in Chipley, Caryville, Sunny Hills, Vernon and Wausau. All these systems have sufficient capacity to serve existing and future development forecasts within their service areas and maintain adopted LOS Standards. A more detailed discussion of potable water facilities and services is contained in the Potable Water Sub-element.

7. Natural Groundwater Aquifer Recharge. The primary source of potable water in Washington County is the Floridan Aquifer. There are some areas of high recharge within the County. Protection for these areas is through the provisions of the adopted Land Development Code, and the large portions of the County designated as conservation future land use. A more detailed discussion of the natural groundwater aquifer is contained in the Natural Groundwater Aquifer Recharge Sub-element.
8. Recreation and Open Space. Publicly owned conservation and recreation lands in Washington County include lands owned by the federal government, State of Florida, the NFWFMD, Washington County, and the municipalities. Washington County currently provides a limited amount of activity-based recreational areas developed with active recreational facilities not dependent upon the presence of a specific natural resource, and many resource-based recreational areas used for activities such as boating, fishing, and hiking and are dependent upon the presence of natural resources. Based on the level of service standard established in the Recreation and Open Space Element there is no deficiency of recreation and open space facilities.

A more detailed discussion of recreation and open space facilities and services is contained in the Recreation and Open Space Element.

9. Historic Resources. Archaeological, architectural, prehistoric, C, and cultural resources ("historic resources" for short) are important features left by humans in Washington County. They mark the progress of humanity, recent history, teach us about the distant and no-so-distant past and provide interesting, educational, and often entertaining experiences. Such noteworthy places and structures will be protected and preserved for future generations. Table C-21 of the Housing Element lists those sites currently classified as having significant historic value and worthy of protection. and are mapped on Figure A-14. This map will serve as an overlay to the Future Land Use Map series and through the implementation of the Goals, Objectives, and Policies contained herein, these historic resources will be protected from future degradation.
10. Contaminated Areas. There are no known contaminated areas in Washington County or its municipalities. There have been reports from the local citizenry of negative impacts of salvage yards (i.e., having automobile engines, batteries, etc. leak during periods of heavy rainfall on adjacent property owners). For this reason, the future location of new facilities of this type will need a site-specific evaluation prior to approval. Code enforcement should be used to for a cleanup of any unauthorized areas of this type.
11. Closed Landfills. If disturbed, closed landfill areas are a potential hazard to public health, groundwater and the environment. The Florida Department of Environmental Protection (FDEP) retains regulatory control over any activities that may affect the integrity of the environmental protection measures such as the landfill cover, drainage, liners, monitoring system, or leachate and stormwater controls. Consultation with FDEP is required prior to conducting activities at the closed landfill areas. There are two closed landfills that are county-owned (ChIPLEY Landfill on Spangenberg Road and Mudhill Landfill on Mudhill Road) that are monitored for water quality and gas mitigation.

12. Local Regulations. Washington County and the Municipalities of Caryville, Ebro, Vernon and Wausau implement the provisions of this Comprehensive Plan through the adoption and enforcement of the Unified Land Development Code. This adopted code contains provisions which relate to land use, concurrency, design and development standards, subdivisions, resource protection, and floodplain management.

## **V. ANALYSIS OF LAND USE PROBLEMS AND POTENTIAL PROBLEMS AFFECTING LAND USE**

Due to the limited amount of development experienced in the past, there are a correspondingly limited number of existing land use problems currently facing the County and the associated municipalities. Similarly, due to the slow projected growth of the County, future problems should be limited in scope and impact. Although this is the case, it does not serve to indicate that the County and/or the municipalities are totally devoid of existing problems or cannot address future problems before they occur and/or increase in magnitude. The current undeveloped nature of the County should be viewed as providing a continued opportunity to address potential problems through proper planning.

Currently, a land use problem in the unincorporated portion of Washington County is development in areas not totally served by urban services or infrastructure. This is a common occurrence in rural areas and is increased by the lack of economic ability of the private citizenry as well as of the local government to fund the expansion of such services. The preferred rural development pattern of single-family homes being located on large parcels of land (normally in excess of 2.0 acres in size) discourages establishment of urban services. . A potential problem that could emerge in the County although it is not anticipated during the planning period could be the occurrence of "strip commercial" shopping centers along arterials (outside of the small urban centers). Development in the floodplains located within the County can also serve to create potential land use problems.

The ongoing financial limitations that are present in the County also serve to create current as well as future problems for the local government in its ability to deal with development pressures. Also due to the historic lack of regulations regarding land use there are present incompatible existing land use patterns occurring within some of the municipalities addressed in this Plan.

### **A. Urban Sprawl**

Urban sprawl used to describe a development pattern in which low density/low intensity land uses are uniformly scattered or spread throughout the region in all directions without systematic large-scale or regional public land-use planning. Urban sprawl is the result of an unregulated real estate market in which developers and their potential clients seek to pursue their own interests without consideration of the overall benefits of pleasing and beneficial development to the entire community as a whole. The rural nature of the County encourages sprawl as those looking for the ideal home site located away from busier municipalities. The most effective tool against urban sprawl is effective planning and regulating the placement of development.

Scattered development increases the chance for water pollution. Development in areas not

served by central water or central sewer often results in degradation of the environment. Residential development at intensities of greater than one unit per one-half acre (*based on state standards* in IOD-6 FAC) and at greater than one unit per acre (*based on local regulations*) are prohibited without provision of either central water or sewer service. The minimum building block size in the County is one-acre unless central water or wastewater treatment is available. Development in environmentally sensitive areas should not be permitted at any but extremely low intensity unless served by central sewer.

The potential for decline of water quality in many small lakes, rivers, and wetlands (discussed in the Conservation Element) is a direct result of septic tank inadequacy in treating effluent. Perhaps more important, especially with increases in population, is the potential danger to human health caused by the contamination of potable water from septic tank leachate. Although such problems have not been experienced in the County in the past, provisions should be made to ensure that such contamination does not occur in the future.

This leachate problem can be abated through the prohibition of land uses producing hazardous or toxic runoff or "point-source" pollution in environmentally sensitive areas; the restriction of residential development to very low densities in such areas; the direction of growth to areas that are or will be served by central sewage and/or central water facilities (i.e., infill development); increasing development setbacks and, the extension of such services to residential areas which are currently not served and have an existing need. Central water and central sewage services are not the only services affecting growth in Washington County. Central water, central sewage, electricity, and roadways are all less expensive to provide if existing systems merely need to be extended instead of having to provide new facilities in areas not already served. Most of these services are available near the already existing urban areas.

#### B. Strip Commercial Shopping Areas

Almost all of the commercial businesses located in Washington County have been built up along arterial roadways within the boundaries of the municipalities, or immediately adjacent to Chipley. These shopping areas were developed in a linear strip pattern to capture the advantages of high traffic volumes and easy access, which is a common occurrence. With a small, disparate rural population, this design pattern will achieve desired ends and as long as such development is toward the small urban centers, it will be in concert with the provisions of this Plan.

Unfortunately, with many curb cuts, unlimited access, no frontage road and high peak traffic volumes, strip commercial areas become unsightly developments with poor access often leaving particular retailers virtually unrecognizable to the motoring-consumer, thereby defeating the intended purpose of such development. Highway safety problems are also exacerbated by the high traffic volume and the difficulty of entering and exiting the arterial roadway, generating the need for expensive improvements.

As the population increases, development along arterials should be with development near the nodes or intersections of major arterials and within self-contained mixed-use developments encouraged, instead. This location pattern is far more advantageous to commercial shopping development as entire shopping areas are provided with easy access by service roads connecting directly to arterial roads.



### C. Development and Redevelopment in Flood Prone Areas

Development in flood prone areas can produce many problems: serious injuries or even death can result from floodwaters; property damage can be extensive; development costs are higher; degradation of the environment occurs; and services and facilities are not usually extended to these areas.

Due to the somewhat limited historical development experienced in Washington County, development in flood prone areas has been sparse (not like other coastal areas of Florida) except for within the City of Caryville (where the population base is currently declining). As indicated in other portions of this Plan, the majority of the City is located within the floodplain and for this reason; future development should be directed to areas within the City not located within the floodplain. For this reason, land designated for Future Residential Development within Caryville has been located to the Northeast section of the City, adjacent to several lakes. This is essentially the only area located within the City, which is not prone to flooding. This area is served by central potable water service. For these reasons, this area has been designated (and planned for) as the major area in which development and redevelopment should occur in Caryville. Regulations governing development within the floodplains in Caryville as well as the rest of the County will be strictly enforced.

To limit exposure to flooding in developed areas, the County should ensure through enforcement of its Land Development Code, Flood Ordinance and the Building Codes that the Federal Emergency Management Agency (FEMA) rules. The criteria within these regulations will need to be adhered to and exceeded whenever local and/or state or regional rules and regulations call for such action. Future development in flood prone areas is to be discouraged or reduced through the implementation of this plan. Specific emphasis must be placed on the preservation of conservation areas and regulatory floodways.

Continued implementation and enforcement of the restrictions for development with flood prone areas should reduce negative impacts of flooding and ensure compliance with the rules and regulations of the following instruments:

- Washington County adopted Land Development Code
- Washington County Flood Ordinance
- Washington County Building Codes
- Water Management District Rules
- Florida Department of Environmental Protection
- Federal Emergency Management Agency Flood Insurance Program

Two other valuable references for floodplain management are the Washington County Comprehensive Emergency Management Plan (CEMP) and the Washington County Local Mitigation Plan (LMS).

### D. Existing Incompatible Land Uses and Need for Elimination

Due to the lengthy period over which the existing development contained in Washington County occurred, and the historic lack of regulations regarding land use, incompatible existing land uses have emerged. These incompatible uses are concentrated within the municipalities

(especially Caryville and Vernon) and are exacerbated by the lack of economic revitalization and corresponding lack of demand for redevelopment. Examples are areas where residential properties directly abut railroad tracks and areas where commercial and residential uses are intermixed in a generally random pattern. Although the Future Land Use Maps contained herein should and do attempt to rectify these occurrences to the greatest extent possible, the limited economic stability and viability of each of the areas should also be strongly considered when rendering decisions relative to replacement of existing structures when incompatible land uses occur.

Other incompatibilities can be eliminated or mitigated by application of the Future Land Use regulations for buffering and minimum open space standards that are in the adopted Land Development Code.

#### E. Need for Development and Redevelopment of Blighted Areas

Washington County contains areas with occurrences of obsolete land uses and deteriorating building and infrastructure conditions. Appropriate responses to such conditions include indirect actions such as monitoring and proactive code enforcement, more direct investments in renovation of buildings and public facilities, or proactive community revitalization and redevelopment. Where such deterioration is severe or widespread, some communities choose to pursue redevelopment as provided under Florida's Community Redevelopment Act.

As defined in Florida's Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) indicators of need for revitalization can include the following general factors:

- dilapidated or deteriorated structures
- overcrowded, unsafe conditions
- defective or inadequate street layout, inadequate parking or roadways, or bridges or transportation facilities having inadequate capacities
- faulty lot layouts
- unsanitary or unsafe conditions
- tax delinquencies
- diversity of ownership or defective title conditions.

Based upon various combinations of these broad indicators, several areas of Washington County have the potential to be in need of some level of revitalization or redevelopment. Specific examples include areas of deteriorated residential structures, including mobile homes that are located in

unsafe areas; deteriorated commercial and residential areas; and areas potentially constrained by inadequate infrastructure. In addition, several areas of Washington County may also be in need of redevelopment based on the criteria of inadequate affordable housing.

No Community Redevelopment Areas have been established within unincorporated Washington County in accordance with Florida's Community Redevelopment Act. The Future Land Use Map supports and encourages redevelopment by classifying much of the older areas of the County, those most often in need of redevelopment, as either suburban residential or mixed use land use

categories. In addition, even though there is not a targeted redevelopment program, redevelopment needs are addressed in part through housing grants and code enforcement activities.

## **VI. SUMMARY OF THE FUTURE LAND USE ELEMENT**

### **A. Growth Management Strategy**

Of all the elements of the Comprehensive Plan, the Future Land Use Element is most consistent with the term, “a living document.”

The Land Use Element will undergo review every ten seven years when the Comprehensive Plan is reviewed, to reaffirm both the legitimacy of the Plan and to make necessary mid-course corrections in response to changing conditions or changing attitudes. Routine (annual) review as part of long range planning enables the community to monitor both the progress of meeting Plan objectives and the currency of the objectives relative to emerging issues/needs. Small-scale and large-scale amendments also make changes to the Maps (FLUM) usually based on site-specific proposed development in Unincorporated Washington County, Caryville, Ebro, Vernon, and Wausau. Aspects such as time of development, potential for development infill, and provisions of services are considered when changes to the FLUM. The FLUM series of maps graphically depicts the locations of future land uses within the County and municipalities.

Growth in Washington County has been moderate in past years and currently is at an even slower pace due to the economic issues and impacts of the housing and mortgage markets. The population forecast shows that growth will be minimal over the planning period. This situation will continue for the next few years with some improvement during 2010. Due to the rural nature of the County, the overall magnitude of the growth in terms of the actual number of persons added has been small. As noted in Table A-4, the County added approximately 2,600 people from 2000 through 2008, (325 persons per year) as compared with 4,400 persons or 550 per year over the previous eight-year period of. Of this total growth, 76.5 percent was concentrated in the unincorporated area of the County. In 2010, the unincorporated area it is projected to have 16,573 persons and in 2020, the population projection is 19,557 persons.

Caryville. The Town of Caryville’s population has declined since 1980 from 724 to 242 in 2008. In 2000, after the FEMA buyout of flood properties, it plummeted to 129, but has recovered somewhat over the intervening years. However, BEBR projects a continuing decline with the populations projected to be reduced to 151 in 2020. Locations for residential development are considered sufficient for the projected growth.

Ebro. Ebro's population has been relatively unchanged and is expected to add only 3 residents as projected by BEBR. However, it is felt that subsequent growth will spill over into Ebro as a result of the new Panama City - Bay International Airport will translate into more growth than anticipated by BEBR. The town will be seeking to increase the amount of commercial and light industrial land as it move forward with the anticipated development of Moody’s Pasture, owned by the Knight Family Trust. The town is also seeking funding for the startup of a central water system. Ebro’s location relative to the airport, SR 79 and SR 20 make it a preferred area for future development.

Vernon. Vernon's 1990 population count was 778, in 2000 it was 705; projections for 2010 shows a population of 736. By 2020, there will be an increase to 744. Despite the setback of losing the commercial downtown district to the SR 79 four-lane project, the town has recovered and all business except one have been relocated to another section of the town. It is anticipated that there will be continued growth in Vernon due over the next few years.

Wausau. Wausau's population has increased from 398 in 2000 to an estimated 443 in 2008. The population projection for the year 2020 is expected to be around 481 persons. Located near the center of the County on SR 77 assures that growth will continue.

Unincorporated Washington County. Unincorporated Washington County's population in 2000 was 14,773, in 2008, it was estimated at 17,169. In 2020, it projected that the population will increase to 19,557. A larger portion of this growth is in Sunny Hills, a planned unit development, located between Wausau to the north and the Bay County line to the south.

This slow to moderate growth provides the County and municipalities with an excellent opportunity to properly manage growth and thereby avoid many of the problems that have occurred in other parts of Florida. Development patterns of the past, such as strip shopping centers, and incompatible land uses are costly and insufficient and not acceptable in the future.

The following is a list of growth principles and strategies:

- As residential development occurs, it will be in concentration rather than in a sprawl fashion and the majority of new residential development will be directed to existing urban areas and residentially suitable areas on the Future Land Use Map through limitations on density in Agricultural and Silvicultural areas, and through enforcement and enhancement of the clustering provisions of this Plan and the adopted Land Development Code.
- The County's natural resources will be protected and appropriately used in accordance with all federal, state, and local regulations.
- Strip development along major thoroughfares outside of the small urban centers will be discouraged and highways will be treated as corridors of open space.
- Development in the floodplains, especially development fronting on the rivers and within the regulatory floodway will be regulated and/or restricted in accordance with federal, state and local standards.
- The natural resources of the County will be protected and appropriately used.
- The County will continue to work with the City of Chipley and the other municipalities and the local private sector to attract new industry to the area.
- The County will maintain centralized control of the development review process to ensure that all provisions of this Plan (especially Concurrency Management) are complied with as well as to streamline the permitting process.

- B. Future Land Use The overall trend in the County has been a decrease in population. In 2000, the population was 19,874 and estimated at 21,701 in 2010 by the Shimberg Center for Affordable Housing. The BEBR medium numbers (24,400) are slightly higher than those used to determine the 2008 population used to determine housing needs. The BEBR count includes the prison population of 1,414 of both the Washington County Correctional Facility and the Caryville work camp for December 2008. Adjusting the BEBR numbers to show only permanent residents, This adjusts the projected population of 2008 from 24,400 to 23,386. As previously noted, population growth in Washington County has been relatively slow to moderate and the overall magnitude of the increases has been and are expected to remain low.
1. Residential Land Use. A study of building permits indicate that the demand for single-family dwellings has decreased in recent years. In 2005, 186 permits were issued for dwellings but this figure decreased to 58 in 2008 and is expected to be less than that during 2009. There were 185 mobile homes established in 2005, decreasing to 91 in 2008. See Table C-4 in the Housing Element for extended building permit statistics. The difference in the total number of permits issued in 2005 and 2008 is 60 percent and that averages out to 20 percent a year.
  2. Commercial Land Use. With the increase in population, there will be a related need for commercial development and more acreage devoted to commercial land use. In 1989, there were 216 commercial establishments located in the County. There has been little commercial development in Unincorporated Washington County. Most of the development has occurred within the city limits of Chipley. Of commercial establishments located in the County, 71 were located in the unincorporated portion of the County covering 551.9 acres, while 10 were located in Caryville covering 9.97 acres, three were located in Ebro covering 53.05 acres, 20 were located in Vernon covering 12.31 acres, and eight were located in Wausau covering 6.93 acres. A previous projection for need of additional acres for commercial establishments has not materialized. There has been one major commercial business commitment in unincorporated Washington County since 2005. That is the concrete pipe company in the Washington County Industrial Park on 70 acres.

In Caryville, the number of commercial establishments is expected to decrease in keeping with the decrease in population.

Ebro will require 106 acres in 2010, to serve as locations for 6 establishments and the same number in 2020.

Vernon will require 19.84 acres in 2010 and 22.30 acres in 2020, to account for the location of 32 and 36 establishments in each respective year.

Wausau will require 19.05 acres in 2010 and 21.90 acres in 2020, to account for the location 13 and 15 establishments in each respective year.

Neighborhood Commercial. Generally, neighborhood commercial uses are for low-impact businesses that can be placed in areas of low density residential located within neighborhoods central to residential clusters. These uses will not allow outside storage with the structure limited to 2,500 square feet. Placed in low-density residential, the development must be of such a nature as to not create traffic, noise, lighting, smoke or dust. If the business is to be placed in a higher density area, then this must be done through the Special Exception Type VII following the procedure outlined in the Land Development Code, Section 10.05.05.

Larger commercial areas, such as shopping centers, should be located near major intersections providing for maximum access and not in and be subject to major commercial development requirements.

3. Industrial Land Use. Any major growth in industrial use in the County is expected to be primarily directed to the industrial park or its immediate vicinity. Although this is the case, there is one additional industrial area (on the Future Land Use Map) located at the Holmes County line on SR 79. This land is included in the industrial category since it has been designated as a potential industrial site by the Holmes County Development Group, is generally adjacent to the Holmes County Correctional Facility, and could be readily served by central water and sewer service by the City of Bonifay.

Caryville has around 67 acres in industrial land use, and this figure is not expected to increase in 2010 or 2020.

Wausau have no land in industrial use if the town decides to attract industry, there is ample room assuming necessary services are provided.

Ebro has 20 acres in Light Industrial Use where the Lewis Bear Distribution facility is located. They also have ample room in increase their industrial land uses.

Vernon has only one acre in this land use category. There is ample land there to accommodate this type of use.

4. Mixed Use-Sunny Hills. This category of Future Land Use accounts for the future development of the Sunny Hills planned development as well as to provide a land use designation, which will assist with limiting future urban sprawl. At present, the Sunny Hills development (platted and developed in the early 1970s) is the only area, which is included in this land use designation, and covers the same land area as on the Existing Land Use Map. Sufficient facilities and services are available to serve the growth projected in this area throughout the planning period. Since the determination of concurrency (see CMS Section of this Plan) will be made prior to the issuance of any final development order issued, it will be assured that all LOS standards adopted in this plan are maintained or executed. It should also be noted that a special provision in this district requires that when any of this platted area reverts to acreage the land use designation of the Future Land Use Map will be amended \u change to either conservation, recreation, agriculture and/or silviculture use. Vested rights on undeveloped lots apply only to the plat as approved by the Board of County Commissioners and not to the required infrastructure.

5. Agricultural/Silviculture Land Use. It is unlikely that agriculture land use will increase significantly in the near future given that agriculture appears to be on the decline in Washington County. The future land use map for the County contains 281,182 acres in agricultural/silviculture use (72 percent of the County). Tables A-6 through A-9 presents similar information for the municipalities.
6. Conservation Land Use. Conservation land use is expected to increase as wetland areas and other environmentally sensitive areas are protected. The future land use map contains 99,519.8 square acres or 27.04 percent of total land area only of 368,000 square acres of land mass. This is an increase from 66,131.7 acres reported in the last planning period. The current total conservation land use areas, when compared to the total size of the county of 391,040 square acres, is 25.5 percent as supported by Tables A-6 through A-9 present similar information for the municipalities.
7. Public Facilities Land Use. This category is expected to increase as the population grows. However, since the County is not expected to grow much by the year 2020, only a few additional acres will be required. Since public and semi-public use is allowed in many other land use categories the future provision of land for these uses may not require the addition of a substantial number of acres solely designated for public and/or semi-public use. There are 259 acres designated on the Future Land Use Map for the County. Similar information is presented for the municipalities in Tables A-6 through A-9.
8. Recreation and Open Space Land Use. There is more than adequate recreation and open space land use in the County and since this use is an overlay district, its use is allowed in all other uses except for industrial. The adopted Land Development Code will include provisions to insure compatibility.
9. Historic Land Use. This land use category will increase if and when new sites are discovered. When such sites are identified, they should be added to this land use category to protect these valuable resources. There are approximately 144.0 acres of historical land use (overlay district) contained on both the existing and the future land use map series.

C. Knight Family Trust Potential for Sector Plan

Located in the southeastern section of Washington County, the Knight Family Trust property consists of 47,431 acres in Washington County and another 900 acres in the Town of Ebro. Immediately south of SR 20 is another 7,000 acres in Bay County. A scoping meeting to consider this acreage as the fifth sector plan of Florida was conducted by West Florida Regional Planning Council in 2008. A subsequent request to allow a sector plan demonstration project was denied by the Department of Community Affairs. However, the request underwent further review and all of the affected parties have received approval to reach an agreement. Generally the procedure that will be followed is summarized in this section.

1. Sector Plan Demonstration Project. Currently, under Section 163.3245, Florida Statutes,

up to five local governments or combinations of local governments may be approved by the state land planning agency (Department of Community Affairs or DCA) as a sector plan demonstration project. Sector plans incorporate the benefits of conceptual long-range planning for the buildout of an area at least 5,000 acres in size (exceptions may be made for smaller areas. Authorization Agreement. The agreement authorizing the preparation of the Optional Sector Plan will encompass a variety of issues.

- Defines the geographic area
- Identifies the planning issues that will be emphasized
- Identifies requirements for intergovernmental coordination to address extra-jurisdictional impacts
- Includes supporting materials
- Includes procedures for public participation

2. Overlay and Specific Area Plan Sections 163.3245 (a) and (b), F.S. are clear on minimum requirements for the overlay to the comprehensive plan and adoption of specific area plans that implement the overlay plan. Once the overlay is approved, application may be made on one or more specific area plans. A specific area plan may also be reviewed concurrently with the overlay. Development orders may be issued subsequent to specific area plan approval and comp plan amendment.

a. Conceptual, Long-Term Build-Out Overlay. The overlay must identify public facilities and natural resources and include a conceptual framework map, principles and guidelines that address urban form, and procedures for intergovernmental coordination.

- Includes a conceptual framework map
- Identifies public facilities
- Identifies principles and guidelines that address urban form
- Includes procedures for intergovernmental coordination

b. Detailed Specific Area Plans. A specific area plan is for areas that are at least 1,000 acres and must identify the distribution, extent, and location of future uses; public facilities, including those outside the jurisdiction and those necessary for the short term; and natural resources in the region. As with the conceptual overlay, the specific area plan must also include guidelines and principles that address urban form and procedures for intergovernmental coordination.

- Must be at least 1,000 acres
- Identify and analyze the distribution, extent, and location of future uses
- Identify public facilities, including those outside of the jurisdiction
- Identify public facilities necessary for the short term
- Identify natural resources in the region
- Include guidelines and principles that address urban form
- Include intergovernmental coordination procedures



3. Annual Monitoring Report. Sections 163.3245 (4) and (5), F.S. indicate the local government is responsible for submitting an annual monitoring report to DCA and WFRPC, and for monitoring and enforcing the detailed specific area plan. The annual monitoring report must provide, at a minimum, summarized information on development orders issued, development that has occurred, public facility improvements made and public facility improvements anticipated over the upcoming 5 years. The statute indicates the participating governments may not issue any permits or approvals or provide any extensions of services to development that are not consistent with the detailed sector plan.
  
4. Advantages of Sector Plan Process. This is largest area of undeveloped land in Northwest Florida. There are many advantages to employ the Sector Plan process in planning for the future development of a unique area of the region. Those advantages are:
  - Melds the DRI and the comp plan process
  - Doesn't authorize but anticipates future development
  - Emphasizes urban form, the big picture (at least 5,000 acres)
  - Captures what is addressed in the DRI process and avoids duplication of development requirements
  - Is adopted as a Comp Plan amendment
  
5. Timeframe for Development. This Sector Plan is a long-term blueprint for future development within the 55,000 acres of land located within Washington County. The County anticipates that at least 50 percent of the land will be reserved as Conservation lands with Washington County only being responsible for what is actually dedicated on resulting plats. This much land set aside for conservation is considered aggressive land-conservation. Other uses to be considered are industrial, commercial, and residential with the conservation being the single-largest use. The Sector Plan will set out how the land will be developed or not developed. Urban sprawl will be discouraged and will serve as a model for future planning, for not only for Washington County and the region, but the state as well.

## **VII. CONSIDERATION AND REVIEW OF OTHER COMPREHENSIVE PLAN ELEMENTS**

### **A. Background and Overview**

State rules require that all elements of the Comprehensive Plan be consistent. Therefore, the goals, objectives, and policies adopted in the Land Use Element should be consistent with plan elements that address related issues. The Housing, Transportation, Capital Improvements, Infrastructure, Recreation and Open Space and Economic elements will all be impacted by, and must be consistent with the Land Use Element.

### **B. Consistency Review**

The following presents an analysis of the consistency of the other elements of the Washington County Comprehensive Plan with the impacts created by the Economic Element.

1. The Housing Element. The Housing Element identifies the types and numbers of housing units necessary to support the existing and future populations. The Future Land Use Element must ensure that sufficient land is available to provide for housing and employment opportunities for the residents.
2. Transportation Element. The transportation element is consistent with the Land Use Element. In the future, the Transportation Element should identify, prioritize and provide funding mechanisms such that the improvements to the county's secondary and local roadway system can be expedited.
3. Infrastructure Element. The element includes potable water and sanitary sewer services, solid waste collection, stormwater management facilities, and areas of prime aquifer recharge. Future expansion of water, sewer, and stormwater management services will be required for both residential and commercial for proper development where the facilities will meet the needs of potential occupants. These needs will be planned and amended in the Infrastructure Element and included in the Capital Improvements Element. .
4. Capital Improvements Element (CIP). The Capital Improvements Element, the Future Land Use Element will identify the timing in which development may occur and specifies the funding source that will be utilized to accomplish those improvements.
5. Intergovernmental Coordination Element. The Intergovernmental Coordination Element is consistent with the Land Use Element. To ensure future consistency, the county as well as all municipalities, should continue to maintain a joint comprehensive plan as well as a one-stop building permitting process.
6. Public Schools Facilities Element. The School Facilities element is consistent with the Future Land Use Element as it supports policies established within the Future Land Use Element that location and construction of new public educational facilities or expansion of an existing site within a Future Land Use category shall only be allowed upon a determination by the Local Governing Body that the proposed site consistent with the adopted Comprehensive Plan.
7. Recreation and Open Space. This element identifies the existing and future recreational needs and the areas where the most people can utilize the facilities.
8. Intergovernmental Coordination. This element recognizes that the School District, municipalities, and surrounding counties play a role in the land use decisions of the County.

## **VIII. GOALS, OBJECTIVES, AND POLICIES OF THE FUTURE LAND USE ELEMENT OF THE WASHINGTON COUNTY COMPREHENSIVE PLAN**

Pursuant to Section 163.3177(6)(a), FS, and Sections 9J-5.006(3)(b) and (c), F.A.C, the following represents the Future Land Use Goals, Objectives, and Polices of Washington County and the municipalities of Caryville, Ebro, Vernon, and Wausau. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed.

**GOAL:** Efficiently manage and regulate land-uses, locations, and densities to ensure compatibility with and minimize threats to natural and fabricated resources, promote, protect, and improve public health, safety, and welfare while providing Washington County residents with an aesthetically pleasing, economically healthy, and socially adequate environment.

Objective 1: Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of Land Development Regulations.

Policy 1-1: Land development regulations Land Development Code shall be maintained in the Land Development Code that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and shall, at a minimum:

- a. Regulate the subdivision of land
- b. To be consistent with this element, regulate the use of land and water and ensure the compatibility of adjacent land uses, and provide for open space
- c. Continue to regulate as well as enhance the regulation of areas subject to seasonal or periodic flooding, and provide for drainage and stormwater management consistent with ~~17-25 and 17-302~~ 62-346 F.A.C., as well as with FEMA standards and standards set forth in the updated Flood Ordinance No 2006-01
- d. Protect Conservation lands and major managed areas identified on the Future Land Use Maps and in the Conservation Element
- e. Regulate signage
- f. Ensure safe and practical ingress-egress points, convenient onsite traffic flow, and vehicle parking needs during the development approval process
- g. Ensure that development orders or building permits shall not be issued when such issuance will cause a reduction in the level of service standards for facilities as adopted in this Plan

Policy 1-2: Land Development Regulations implementing this Comprehensive Plan shall contain provisions for determination of a person's vested rights for previously approved developments other than developments of regional impact approval pursuant to Chapter 380, Florida Statutes.

These development regulations shall provide for a vested rights determination to be based on the following:

- a. A final local development order has been issued prior to the adoption of this Comprehensive Plan
- b. Development has commenced prior to the adoption of this Comprehensive Plan and
- c. Development is continuing in good faith
- d. Vested rights shall not be extended to the infrastructure and improvements that will be required to meet present concurrency standards and required levels of service standards to include a central potable water system, central wastewater system, transportation system to include pavement of roads, and a stormwater plan. Only the recorded platted lots and the platted roadways are considered vested.

Policy 1-3: According to the standards detailed in Federal Aviation Administration (FAA) Form 7460 the areas within the municipal boundary of the Town of Ebro and also in the Southwest extremes of Unincorporated Washington County that are within 20,000 feet from the nearest point of the nearest commercial airport runway shall be reviewed by the FAA so that any construction in this zone does not impact the public health, safety, and general welfare. The County shall recognize that the establishment Special Treatment Zones as defined in FAA Form 7460 within the areas of hazard potential of an airport within the County and the Town of Ebro is essential. Washington County and the Town of Ebro shall meet the compatibility requirements of Section 163.3177(6) (a), F.S. by June 30, 2012.

Policy 1-4. In order to prevent any hazards, Washington County and the Town of Ebro shall coordinate with the Panama City-Bay International Airport Authority to execute an interlocal agreement to address airport-zoning regulations in accordance with Federal obstruction standards for airports as set forth in portions of Part 77, Code of Federal Regulations and Chapter 333, F.S. Prior to the execution of such an Agreement and the adoption of the applicable comp plan policies required by 163.3177(6)(a), the County will review all development applications to determine if located in Airport Impact Area.

Policy 1-5. The Special Treatment Zone is an overlay zone, defined as a zoning district that encompasses one or more underlying zones and that imposes additional provisions above those that are currently reflected by the Future Land Use Maps.

Policy 1-6. No development permit shall be granted that would allow the creation of a new hazard or the worsening of an old one. If a regulation would cause “practical difficulty or unnecessary hardship,” an individual may appeal first to the Washington County Planning Commission. If a variance is granted, the owner of the nonconforming development may be required to take some measures to lessen any potential risk to airport operations.

Policy 1-7. Upon request from the Town of Ebro, the Washington County Planning Office shall assist with the requirements as set forth in Policies 1-3 through 1-6.

Policy 1-8. Establish effective monitoring, incentive, and enforcement capabilities to see that the requirements established by regulatory programs are met.

Objective 2: Throughout the planning period, the proliferation of urban sprawl shall be discouraged and/or reduced by the following implementing policies, the adopted Land Development Code Land Development Code, the concurrency provisions of this Plan, Objective 5 and its implementing policies, and the adopted land use and associated residential density categories contained in this Element. This objective shall be accomplished using Policies 2-1 through 2-7.

Policy 2-1: Coordinate the Land Development Code between the County and municipalities, to simplify compliance for developers, to aid in local government administration and to ensure a coordinated growth pattern in Washington County and the municipalities.

Policy 2-2: The Land Development Code shall require the provision of open space within a development through the use of buffers, recreational sites, scenic vistas, and/or other similar types of land use.

Policy 2-3: Land designated as ‘Conservation’ on the Future Land Use Maps shall be protected from urban sprawl and degradation of natural functions by the Land Development Code, limiting use to the following activities and restrictions:

- a. Existing uses may continue until such operations or occupancy ceases; provided pollution or other environmental impacts from such sites conform to all local, state, and federal regulations, and the natural integrity of the ecosystem is maintained
- b. Future uses shall be limited to wildlife and fishing practices, wildlife habitat protection, silviculture (using Best Management Practices) conducted in accordance with Policy 3-9 of the Future Land Use Element and the provisions of Policy 2-3 c. of this element, passive recreational areas, groundwater recharge, and other natural functions according to local, state, and federal regulations
- c. Silviculture activities in conservation areas shall be limited to those types of tree harvesting methods which adhere to Policy 3-9 of this element and which are compatible with the maintenance of the natural functions of the forested wetlands (including community integrity and its attendant wildlife, vegetative and hydrological characteristics. Through coordination with the Division of Forestry and all other responsible regulatory agencies the County shall ensure that access roads to silviculture activity are limited to those which are absolutely necessary, and such roads shall be removed once cutting is complete. Where necessary to maintain wetland forest values, functions, and vital wetland community characteristics (i.e. plant species diversity, composition, canopy cover and age

structure). Only aerial harvesting, cable logging, or patch cutting shall be allowed. This precaution should apply to site preparation where earth moving or ditching would not generally be compatible with conservation" uses.

Policy 2-4: Natural and economic resources associated with the land use designations of "Agriculture" and "Silviculture" on the Future Land Use Maps shall be protected by the Land Development Code from urban sprawl by the following:

- a. Limiting urban facilities and services to locations within municipalities, developable areas near municipalities, or within planned mixed use developments as shown on the Future Land Use Maps;
- b. Limiting the issuance of permits for residential structures except for immediate family members of the landowner, pursuant to Policy 3-7
- c. Requiring that the subdivision or resubdivision of land comply with the provisions, densities, and thresholds as established in Washington County's Comprehensive Plan and Subdivision Regulations, and that any such major subdivision approval (i.e. not meeting the density limits established in the Comprehensive Plan or provisions of Policy 5-3 of this element), be done in compliance with the Comprehensive Plan Amendment Process (i.e., change in land use to appropriate land use category is required);
- d. Amendments to this Comprehensive Plan shall discourage incompatible land uses from locating in highly productive agricultural lands identified by the Natural Resource Conservation Service, the County Forester, and the County Extension Service; and
- e. Maintain procedures for clustering of development in the Land Development in accordance with Policy 5-3 of this element.

Policy 2-5: Structures within 500 feet of a public well field shall be given priority for the construction of sewer pipelines when such facilities become available in a given locality. Such structures shall be given one year to connect to the sewer from the date of notification of availability.

Policy 2-6: Structures and septic tanks (including drain field lines) shall be separated from public and private well fields in accordance with Ch. 10D-6, 10D-4, FAC, HRS guidelines, and as permitted by densities of land use classifications as stated under Objective 3 and its subsequent Policies 3-1 through 3-li, and as shown on the Future Land Use Maps. These provisions shall be maintained in the adopted Land Development Code.

Policy 2-7: The adopted Land Development Code shall require that all roadways constructed in the County be paved, and shall allow for the clustering of residential units or building sites in the Agriculture/Silviculture Future Land Use District in accordance with the provisions of Policy 5-3 of this Element.

Policy 2-8: It shall be the policy of the County to continue to encourage disclosure of ingress/egress as set forth in the Washington County Disclosure Ordinance No. 2002-1.

Policy 2-9: It shall be the policy of the County by the year 2015 to establish specific development and land use standards targeting protection of the agriculture/silviculture lands of the county by the establishment of an “Agriculture/Silviculture” element to the Comprehensive Plan.

Policy 2-10: The County shall encourage environmental considerations and resource efficiency into all steps of the land development process to minimize environmental impact and encourage energy efficient design, construction, and operation of commercial buildings, structures or residential units.

Policy 2-11: Bikeways and pedestrian paths shall be encouraged in both public and private developments.

Policy 2-12: Energy conservation shall be encouraged in public and private buildings.

Policy 2-13: Building and landscape design along with solar energy sources shall be encouraged, where appropriate, to reduce the amount of energy required of new construction.

Policy 2-14: When located in an appropriate places, the County will encourage mixed use communities resulting in higher densities that reduce urban sprawl and reducing the number and length of automobile trips.

Objective 3: The Land Development Code shall provide provisions to implement the adopted densities and land use guidelines for the categories shown on the Future Land Use maps, allowing for orderly growth, an enhanced economic future, and desirable environs to reside and work in, and a quality environment. This objective shall be accomplished using Policies 3-1 through 3-12.

Policy 3-1: Future land use shall be identified as follows:

- a. Residential
  - Low Density, 0 to less than 1.0 residential units per acre –
  - Low/Medium Density, 1.0 to less than 3.57 residential units per acre (i.e., 12 500 sq. ft. minimum lot size)
  - High/Medium Density, 3.57 to less than 10.0 residential units per acre
  - High Density, 10.0 to 20.0 residential units per acre
- b. Commercial or Neighborhood Commercial
- c. Industrial -Industrial uses (including salvage yards)

- d. Mixed Use/Sunny Hills -- Residential Density at 0 to 20.0 dwellings per acre and commercial and recreational uses
- e. Mineral Extraction (Mining). Mining Activities (i.e., limestone, sand, clay, borrow pits)
- f. Agriculture. Agriculture Silviculture
- g. Recreational. Recreational
- h. Conservation. Conservation (environmentally constrained and protected lands)  
No residential density allowed.
- i. Public/Semi Public. Public and Semi-Public. grounds and facilities and transportation facilities
- j. Historical - Historical District. Historical District (site specific use) and Historical site
- k. Landfill. Solid Waste Disposal - Recycling Activities - Mining and Mineral Extraction (No residential density allowed)
- l. Skywatch/A Planned Unit Development. – Not to exceed 624 residential units and 100,000 square feet commercial

Policy 3-2: Residential land uses shall be classified as follows:

- a. Low Density Residential  
  
Purpose - to provide for single-family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments where adequate natural vegetative buffers are maintained. Density is ~~0 to less than~~ 1.0 residential unit per 5 acres. Minimum lot size is 5.0 acres in this classification.
- b. Uses - Single 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. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500, the maximum FAR shall be 0.5, and such uses shall be buffered from all surrounding noncommercial uses with no outside storage allowed, and permitted only as limited “special exceptions”. All new subdivided areas must meet all DHRS Standards for advanced septic systems.
- c. Low/Medium Residential



Purpose - to provide for single-family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments and where either central water or central sewer system is available.

Density - 1.0 to less than 3.57 residential units per acre. Minimum lot size is 12,500 sq. ft. in this classification.

Uses - Single-family residential units, public utilities, places of worship, and recreational uses. All new subdivided areas must have either central potable water or sewer service available.

d. High/Medium Residential

Purpose - To discourage urban sprawl, to provide sites for affordable housing, and to provide for single family and multi-family residential settings within areas serviced by both central water and sewer.

Density - 3.57 to less than 10.0 residential units per acre

Uses -Single and multi-family residential units, public utilities, and recreational uses. All new subdivided areas and all areas developed in excess of 4.356 residential units per acre must have access to both central potable water and sewer service.

e. High Density Residential

Purpose - To discourage urban sprawl, provide for affordable housing, and provide for multi-family residential settings within areas serviced by central water and sewer.

Density - 10.0 to 20.0 residential units per acre.

Uses - Multi-family residential units, public utilities, and recreational uses. All areas designated for this use must have access to both central potable water and sewer service.

Policy 3-3: Commercial land uses shall be classified as follows:

a. Neighborhood Commercial

Purpose - To provide for land use classification for areas of low intensity commercial use and to provide necessary services within residential neighborhoods and agricultural settings.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted

in the Land Development Code. The maximum Floor Area Ratio (FAR) allowed in this category shall be 0.50 for commercial uses and 0.75 for office type uses.

Uses - Neighborhood convenience retail services, professional offices providing services to a limited market area, and public utilities with no outside storage allowed for any type use. A listing of the specific uses allowed in this category and subcategories shall be provided in the Land Development Code.

b. Commercial

Purpose - To provide for community and region serving commercial uses to encourage compact development of integrated commercial centers and districts, to service the traveling public with highway commercial areas, and to provide adequate areas for commercial development and redevelopment in order to support economic development within the county and municipalities.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum Floor Area Ratio (FAR) allowed in this category shall be 0.75 for commercial uses and 1.0 for office type uses.

Uses - Commercial land uses including; neighborhood commercial, retail sales and services, business and professional offices, outdoor advertising, commercial lodgings, wholesale trade and services, and public utilities. A listing of the specific uses allowed in this category and subcategories shall be provided in the Land Development Code.

Policy 3-4: Industrial land uses shall be classified as follows:

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 - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum FAR allowed in this category is 0.5.

Uses - Light, Medium, and Heavy Industrial trade and service activities including industrial support services, such as administration and public utilities, and salvage yards.

Special Provisions - Medium and Heavy Industrial Uses shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body to insure compatibility with surrounding land uses (including other industrial uses).

Policy 3-5: Mixed Use/Sunny Hills land uses be classified as follows:

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).

Intensity/Density - Residential use at 0 to 20.0 units per acre. Either central water or sewer service must be available to areas developed at densities exceeding 0.5 units per acre, and both central water and sewer service must be available to areas developed at densities exceeding 4.36 residential units per acre (10,000 sq. ft. min. lot size). Commercial uses are consistent with maximum lot coverage and/or floor ratios adopted in Land Development Code. The maximum allowable FAR for commercial uses shall be 0.75, and the maximum FAR for office type uses shall be 1.0.

The ratios of land use contained within a mixed use unified plan for development (except for PUDs approved subsequent to the adoption of this Plan in accordance with Policy 5-1) must approximate the following on an area wide basis:

- Residential (0.0 to 4.36 units per acre) = 78.0 percent of land area.
- Residential (4.36 to 20.0 units per acre) = 1.5 percent of land area.
- Commercial = 2.5 percent of land area.
- Recreation (includes parks, community facilities, golf courses, natural preserves, greenbelts, buffers, etc.) = 18.0 percent of land area.

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

Uses - Single and multi-family residential uses, commercial uses where activities are compatible with adjacent land uses and are adequately buffered, public utilities, public facilities and grounds, and recreational uses.

Special Provisions - When any subdivided land area within this land use category reverts to acreage, the Future Land Use Maps shall be amended to reflect a change to conservation, recreation, agriculture, and/or silviculture use. When any land area within this district is subdivided or resubdivided, the use of such land area shall be changed to the specifically intended new use (i.e. low density residential, commercial, mixed-use PUD, etc.) subject to approval under the comprehensive plan amendment process.

Policy 3-6: Mineral Extraction Uses (mining) shall be classified as follows (Overlay District):

Purpose - To establish a category to protect valuable mineral resources while at the same time to ensure that future mining activities shall not serve to degrade the County's other natural resources and will be compatible and adequately buffered from all surrounding uses. Mining uses are only permitted as an overlay use in the Agriculture/Silviculture Land Use District and the Industrial Land Use District.

Intensity – In conformance with submittal and approval of extraction and reclamation plan.

Uses - All mining activities (i.e., limestone, sand, clay, borrow pits, etc.).

Special Provisions - Mineral Extraction/Mining Uses shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body to insure compatibility with surrounding land uses.

Policy 3-7: Agriculture land uses shall be classified as follows:

a. Agriculture.

Purpose - To provide a land use classification for existing agriculture land uses and other lands suitable for agricultural use. This classification includes agricultural and related rural land uses and undeveloped land. Density in this Land Use District is calculated on an average “area wide” basis, with the term “area wide” meaning the total land area contained in this Land Use District.

Density - 1.0 residential units per/10 acres area wide on unplatted parcels. ~~Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres, thus retaining the density established in 1991 and continuing the provision for from one family member to another immediate family member or of lots of record as of April 1991.~~

Uses - Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units (not to exceed density permitted under agricultural classification, except for rehabilitation and/or reconstruction of existing units), agricultural support services, structures and facilities related to agricultural activities, vacant land, places of worship, public facilities and grounds, public utilities, and recreational activities ~~neighborhood commercial~~ where activities are compatible with adjacent land uses and are adequately buffered. ~~The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. feet.~~ The maximum FAR shall be 0.5. No general commercial land use shall be permitted in this land use classification without an appropriate amendment to the Future Land Use Maps.

Agriculture Buffers - The County shall require all new developments adjacent to agricultural lands or operations on parcels of 20 acres or more to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses. A 50-foot agricultural buffer on abutting non-agricultural lands shall ensure that the adjacent farmland retains an agriculture land use designation and that new development is protected from noise, glare, odor, dust, and smoke associated with

agriculture land uses. These buffers shall be either a natural barrier or a natural or landscaped buffer supplemented with fencing or other approved man-made barriers provided that the intent of this policy is fulfilled by the buffer. Variances will be considered on a case by basis and will be dependent with the developer presenting data and analysis to support such variance.

b. Silviculture

Purpose - To provide a land use classification for existing and future silviculture operations. Density in this Land Use District is calculated on an average area wide basis, with the term “area wide” meaning the total land area contained in this Land Use District.

Density - 1.0 residential units per/10 acres area wide on unplatted parcels. ~~Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres.~~ and continuing the provision for from one family member to another immediate family member or of lots of record as of April 1991.

Uses - Silviculture activities, silvicultural support services, structures and facilities incidental to silvicultural activities, vacant lands, single family residential units (not to exceed density permitted under silviculture classification, except for rehabilitation and/or reconstruction of existing units), recreational uses, places of worship, public facilities and grounds, and public utilities ~~and neighborhood commercial~~ where activities are compatible with adjacent land uses and are adequately buffered. ~~The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. ft.~~ The maximum FAR shall be shall be 0.5. No general commercial land use shall be permitted in this land use classification without an appropriate amendment to the Future Land Use Maps.

Policy 3-8: Recreational land uses shall be classified as follows (Overlay District):

Purpose - To provide for the location of public and private recreational land uses, including active and passive recreation areas.

Intensity - Consistent with maximum lot coverage, buffering requirements, and/or floor area ratio adopted in the Land Development Regulations. The maximum FAR of structures constructed in this district shall be 0.5.

Uses - Public recreation areas, private recreational facilities, including specific commercial recreation uses, and their accompanying facilities, and public utilities. Recreational land uses shall be considered to be “overlay” land uses, meaning that recreational areas designated on the Future Land Use Maps shall be allowed in any other

land use designation in which the overlaying recreational use may be located in accordance with the provisions of the Adopted Land Development Code.

Policy 3-9: Conservation land uses shall be classified as follows:

Purpose - To identify land held for conservation of natural features.

Uses - Activities compatible with the purposes of conserving or protecting natural resources, including flood control, wildlife habitat protection, passive recreational uses, and silviculture using best management practices, as defined by Silviculture “Best Management Practices”, and “Management Guidelines For Forested Wetlands in Florida”, Florida Department of Agriculture and Consumer Services, Division of Forestry) most recent editions, and the requirements of Chapters 373 and 403 Florida Statutes. Silviculture practices conducted in conservation areas shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of the area, and which adhere to the following standards

- a. Leave permanent natural vegetative buffers (above the observed normal waterline) 100 feet from the Choctawhatchee River, 100 feet from Holmes Creek, 100 feet from Econfina Creek, and 100 feet from Pine Log Creek
- b. Do not impair or degrade the integrity and productivity of the natural ecosystem
- c. Maintain with no net loss the natural diversity and populations of fish, and wildlife species dependent upon the wetland community
- d. Silviculture in publicly managed areas which are totally designated as Conservation areas (i.e. Pine Log State Forest, Choctawhatchee Water Management Area and the NFWFMD Rosewood Resource area) shall be permitted only in non wetland areas. Silviculture activities shall ensure that the natural wetland topography and hydrology will be maintained. In addition, no silviculture activities shall be allowed in wetlands that would result in the conversion of the existing wetlands, either directly or indirectly, to an upland system or another wetland type.

Density - No residential density is allowed in this area.

Policy 3-10: Public/Semi Public buildings, grounds, and facilities land uses shall be classified as follows:

Purpose - To provide for land public and semi-public facilities and services.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum FAR for public/semi-public buildings constructed in any district shall be 0.5.

Uses - All public and semi-public facilities and services including public buildings and grounds, other public facilities, military facilities, educational facilities and grounds, places of worship, utility structures, cemeteries, and public utilities.

Special Provisions - Cemeteries shall only be located in Future Land Use Districts which allow for Public/Semi-Public Uses, and shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body.

Policy 3-11: Historical land uses will be classified as follows (Overlay District):

a. Historical District

Purpose - To provide protection for existing historical structures by encouraging rehabilitation of such, to provide housing, commercial establishments, and public and semi-public facilities and grounds which compliment the district.

Intensity – Existing historic buildings and their accessory structures permitted, additional construction and rehabilitation shall be consistent with the Land Development Code and State of Florida standards for historical districts and structures.

Uses - All historic structures collectively forming an historical neighborhood. Single family residential facilities, overnight lodging (limited bed and breakfast type facilities), retail shops, museums or similar public or private facilities, recreational facilities, professional offices, places of worship, public utilities, and other uses in character with the district. Historical land uses shall be considered to be ‘overlay land uses, meaning that historic areas designated on the Future Land Use Maps shall supersede any other land use designation in which the overlaying historical land use may be located.

b. Historical Site

Purpose - To provide protection for existing historical and archeological structures and sites in locations outside of established districts.

Intensity - Existing historic buildings and their accessory structures permitted, additional construction and rehabilitation shall be consistent with Land Development Code and State of Florida standards for historical districts and structures. Archeological sites shall have no development covering the site except for interpretive facilities in accordance with Land Development Code and State of Florida standards for archeological sites.

Uses - Historic structures may be used for the purpose of their intended original construction (i.e., grist mills, single family residential homes, places of worship,

mercantile), museums or similar public or private facilities, and passive recreational facilities. Historical land uses shall be considered to be overlay' land uses, meaning that historic areas designated on the Future Land Use Maps shall supersede any other land use designation in which the overlaying historical land use may be located.

Policy 3-12: Landfill land uses shall be classified as follows:

Purpose - To provide for a special land use district which shall allow for the development of solid waste landfills in concert with mining and mineral extraction and recycling activities.

Intensity - The maximum intensity for all development located in this district shall be in accordance with the approved Site Development Plan. In no instance shall the Floor Area Ratio (FAR) exceed 0.50.

Uses - The following types of uses shall be allowed in the Landfill District only after compliance review with conditions set by federal, state, and local regulations:

- Private and Public Solid Waste Disposal
- Private and Public Recycling Activities
- Mining and Mineral Extraction

Special Provisions - If approved, landfill uses must have an approved development and reclamation plan. If approved by the governing body this plan shall be recorded with the Clerk of the Court and the developer shall comply with all Guarantees and Sureties enumerated in the Washington County Land Development Regulations

Policy 3-13: Mixed Use Planned Unit Development/Skywatch shall be classified as follows:

Purpose. To establish a land use category for the unique circumstances of the Skywatch property which shall discourage urban sprawl, encourage the development of self-contained residential communities (*i.e.*, residential, recreation, commercial, and associated public facilities are provided within the development), and promote a clustered, innovative design which is sensitive to preserving the rural and environmental character of Washington County.

Intensity/Density. The maximum number of residential dwelling units shall be 624. The residential use on the site shall be clustered on no more than 75 percent of Skywatch's total acreage.

The maximum square footage of retail/commercial use shall be 100,000 square feet. The retail/commercial portion of Skywatch shall be no less than forty-four (44) acres of Skywatch's total acreage. The maximum allowable floor area ratio for retail/commercial uses shall be 0.05.



The total land area for open space/green space area shall not be less than 10 percent of Skywatch's total acreage.

Uses. Single-family residential uses, commercial and retail uses, public facilities and grounds, private utilities shall be used to serve the development site, and recreational uses.

Special Provisions. The Skywatch development shall be designed as a clustered subdivision to maximize the amount of open space within the development site. The clustering of lots may result in lot sizes as small as one-half (1/2) acre.

An on-site private central potable water and sanitary sewer system shall be constructed, operated, and maintained by the Skywatch development. Potable water and sanitary sewer may also be provided by a municipality or other service provider if such service becomes available either before or after construction of the private utilities.

Skywatch shall be a phased development over an eight (8) year period from the date on which the Board of County Commissioners approves a PUD Site Plan for Skywatch, with residential increments not to exceed 100 dwelling units per year. No construction of retail/commercial square footage shall occur prior to the completion of 250 dwelling units. At least 50,000 square feet of commercial must be developed before the completion of 400 dwelling units.

A 100-foot vegetative buffer shall be installed and maintained along all property lines adjacent to agriculture and silviculture land uses. The vegetative buffer shall be densely planted with shrubs, understory trees, and canopy trees to reach 80 percent opacity within three (3) years of planting. To the extent such a vegetative buffer already exists on Skywatch's western, southern, and eastern boundaries, no additional buffer shall be required to be installed.

No principal structure shall be constructed within 200 feet of a property line adjacent to an agricultural or silviculture land use.

Policy 3-14: The County shall develop criteria for “Home Occupation and Complementary Use” as either permitted or “Special Exception” for the Agriculture/Silviculture and Residential Land Use Districts.

Objective 4: Throughout the planning period the County and municipalities shall eliminate land uses inconsistent with the character of the area or with the Future Land Use Maps. This shall be accomplished through the requirement that all proposed new development and all replacement of land uses must conform to the Future Land Use Maps and the provisions of the adopted Land Development Code. This objective shall be accomplished using Policies 4-1 through 4-7.

Policy 4-1: Expansion or replacement of existing land uses incompatible with the Future Land Use Maps and the Goals, Objectives and Policies contained in this Element shall be prohibited.

Policy 4-2: Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible uses.

Policy 4-3: The County and municipalities shall apply for grants and other such financial assistance, public and private, to assist communities in rehabilitating and/or reconstructing homes, and for other neighborhood or rural redevelopment projects.

Policy 4-4: The County and municipalities, with the assistance of the Tri-County Community Council and SHIP Housing Committee, and other related agencies, shall annually identify structures in dilapidated conditions and warranting clearance and correct such inconsistent land uses as funds are available.

Policy 4-5: Neighborhood Commercial uses shall be permitted in areas designated as low density residential, agricultural, silviculture and mixed use on the Future Land Uses Maps, providing that such activities are compatible with adjacent land uses, are in compliance with maximum square footage ratios and FAR's, and that buffering is included on site as required by the Land Development Code.

Policy 4-6: Highway strip development, urban sprawl, and "leap frog" development shall be discouraged through the designation of commercial uses in a compact design on the Future Land Use Maps, providing a mixed use designation on the Future Land Use Maps and Land Development Code, including provisions for the establishment and approval of Planned Unit Developments (PUDs) in the Land Development Code, and by requiring the reduction of individual lot access along major roadways by the use of shared driveways, or subdivision design and access management control (see Transportation Element), and the filling in of vacant land as identified on the Existing Land Use Map and the Future Land Use Maps.

Policy 4-7: Public property and facilities, commercial use, and industrial uses inconsistent with existing or proposed adjacent land uses as shown on the Future Land Use Maps shall be buffered with walls, screening fences, and/or native vegetation compatible with adjacent land uses. Guidelines for establishing these buffers shall be maintained in the adopted Land Development Code. Consultation and assistance for the design of such buffers shall be accomplished through the cooperative efforts of the County Forester, County Extension Service, Natural Resource Conservation Service and/or other appropriate public or private agencies. Such buffering shall be required in concert with any proposed development expansion, replacement, or improvement in such incompatible uses.

Policy 4-8: In accordance with CDBG mitigation policies and procedures, the County and all Municipalities shall, upon completion of all property acquisition activities involved with flood buy-out programs amend the Comprehensive Plan indicating that all acquired properties are reclassified as open space/recreation or conservation future land use.

Policy 4-9. It shall be the policy of the County, in cooperation of property owners, to actively encourage the removal of structures that are beyond reasonable repair.

Policy 4-10. Establish strong and flexible agency and regional planning functions at all levels of government capable of responding to changing state policies and goals.

Policy 4-11. Ensure that every level of government has the appropriate operational authority to implement the policy directives established in the plan.

Policy 4-12. Ensure that each agency's functional plan and management process is designed to achieve the policies and goals of the state plan consistent with state law.

Policy 4-13. Encourage citizen participation at all levels of policy development, planning, and operations.

Policy 4-14: The NWRPC is contracted to complete a series of GIS maps that will serve as the basis for a Washington County Existing Land Use Map. The County will review the GIS data and develop a county wide existing land use map to reflect existing parcels of record, platted / unplatted subdivisions and vested land uses. Once available, the Existing Land Use Map will be incorporated into the Comprehensive Plan through the plan amendment process.

Policy 4-15: Based on the findings of the Existing Land Use Map, the County will evaluate the Future Land Use Map and adopt modifications to the Future Land Use Map to establish consistency between the existing land uses and the Future Land Use Map or designate properties as Non Conforming Uses.

Policy 4-16: Map\_\_Reflects the existing land uses in the South East portion of the county reflecting parcels of record and serves as a guideline for the existing land use map to be created countywide

Policy 4-17: Map\_\_Amends the Future Land Use Map to reflect changes the Future Land Use to reflect consistency between the existing land uses and the Future Land Use Map. (Note: This map amendment does not create any new land use designations or development rights that do not currently exist thru existing uses or parcels of record).

Objective 5: Land Development Code shall maintain provisions to accommodate innovative development proposals. These shall include soft line provisions for clustering, overlay zones, zero lot line housing, mixed land uses, and the location of planned unit developments. This objective shall be accomplished using Policies 5-1 through 5-3.

Policy 5-1: Land Development Code shall provide for Planned Unit Developments (PUD's) to encourage innovative site design and provide for mixed land uses. Planned Unit Developments shall be allowed only in areas served by both central water and sewer service and/or provided as part of the development. PUD's shall be designated as Mixed Use-PUD on the Future Land Use Maps once approved as part of the Comprehensive Plan Amendment Process. The minimum required land area to be considered for conversion to a PUD is 20 acres if the PUD is located in agriculture/silviculture designated area, and 10 acres if the PUD is located in a residential or commercial designated area (or combination of residential, commercial, and/or

agricultural).

Maximum overall residential density in a PUD are 10 units per acre in an area previously designated as agriculture/silviculture and 20 units per acre in an area previously designated as residential or commercial use. Planned Unit Developments must contain residential land use and must include the following minimum mix and types of land uses:

- a. Recreation and/or Open Space Use - 10 percent of PUD's gross acreage (which may include buffers);
- b. Commercial Use - 5 percent of PUD's gross acreage; and
- c. Natural vegetative buffers of not less than 100 feet shall be provided between all adjacent (internally and externally) land uses to minimize land use conflicts. A natural vegetative buffer of 100 feet shall be left between the PUD and adjacent agriculture land use areas.

Intensity of uses in PUD's shall be consistent with the land use designation policies of the Future Land Use Element to which intensity applications (FAR's, etc.) may apply (i.e. commercial, public/semi-public, etc.)

PUD uses shall include single family dwelling units, commercial, neighborhood commercial, public/semi-public/educational, recreation/open space, and public utilities. All residential subdivisions containing 100 or more subdivided building sites shall be required to be designated as Planned Unit Developments.

Policy 5-2: This Comprehensive Plan and the implementing Land Development Code shall provide for the development of mixed-use areas to provide for largely self-contained residential communities and provision of services.

Policy 5-3: The Land Development Code shall include provisions to allow for clustering of residential uses in Agriculture/Silviculture designated areas in accordance with the subdivision review, approval and platting process and the following criteria:

- a. ~~Minimum lot sizes shall be 1.0 acre in areas not served by central water or sewer service and in areas served by either central water or sewer service. If served by both, the minimum lot size must accommodate all setbacks, buffers, landscaping, and parking requirements with the structure being sited in a manner that is pleasing to adjacent residential development.<sup>22</sup> Any development in Agricultural of Silviculture lands be limited to not less than 5 acre lots with a maximum of 25 units before being required to undergo a Comp Plan Amendment to establish a residential land use;~~
- b. All clustered lots must front directly on either a paved roadway (newly constructed or existing) which has uninterrupted direct paved access from a paved minor collector or higher classification paved roadway, or an existing unpaved county maintained roadway (existing as of the original date of adoption of this plan - April 4, 1991), and shall not exceed those thresholds as shown in Table A-7.

- c. The access management provisions of this plan are adhered to (see Policy 1 -2 of the Transportation Element
- d. Area wide density ratios (1 unit per 10 acres) must be adhered to
- e. The minimum open space ratios required in such areas shall be 55 percent as follows based on the number of lots or parcels contained in the cluster development
  - 1 to 10 lots - 25 percent minimum open space ratio
  - 11 to 25 lots - 35 percent minimum open space ratio
  - 26 to 40 lots - 45 percent minimum open space ratio
  - 40 to 49 lots - 55 percent minimum open space ratio
- f. The maximum number of residential units or building sites which shall be allowed to be clustered on a parcel in accordance with the provisions, which has access from an existing unpaved roadway is six (6). If not served by central water and sewer, the minimum lot size shall be no less than one acre.
 

The maximum number of residential units or building sites which shall be allowed to be clustered on a parcel which has access from a paved roadway is forty-nine (49). If not served by central water and sewer, clustered subdivisions located on paved roads shall be limited to 20 lots and the minimum lot size shall be no less than one acre.
- g. All clustered residential areas shall be platted in accordance with the provisions of the Washington County Land Development Code.

Policy 5-4. It shall be the policy of the County to pursue an agreement with the Department of Community Affairs in developing an Optional Sector Plan as a mechanism to induce flexible planning strategies and to ensure adequate mitigation of impacts to regional sources and facilities pertaining the Knight Family Trust and surrounding properties to produce more livable communities, based upon the following principals:

- a. Continue to reduce per capita energy consumption.
- b. Encourage and provide incentives for consumer and producer energy conservation and establish acceptable energy performance standards for buildings and energy consuming items.
- c. Improve the efficiency of traffic flow on existing roads.
- d. Ensure energy efficiency in transportation design and planning and increase the availability of more efficient modes of transportation.
- e. Reduce the need for new power plants by encouraging end-use efficiency, reducing peak demand, and using cost-effective alternatives.

Policy 5-5: The County shall develop the criteria for an Estates Residential Land Use District designation. The Estates Residential Land Use District designation shall distinguish allowable land uses, special exceptions, minimum lot area, and density and intensity requirements.

Objective 6: Throughout the planning period, Washington County and the municipalities through the adoption of this Comprehensive Plan and the implementing Land Development Code shall provide a framework for protecting the County's natural resources from negative consequences of growth and development. The County and municipalities shall require that future land uses are coordinated with the appropriate soil and topographic conditions and the availability of services. This objective shall be accomplished using Policies 6-1 through 6-12.

Policy 6-1: The adopted Land Development Code shall designate minimum open space requirements for all land uses. These minimum open space requirements for all development shall provide for a definition of open space (in accordance with Policy 4-3 of the Recreation and Open Space Element) and shall also establish specific guidelines and standards (also in accordance with Policy 4-3 of the Recreation and Open Space Element).

Policy 6-2: Implement and maintain a process for land development permitting to ensure that all required state and local permits are applied for and received prior to start of construction.

Policy 6-3: Throughout the planning period, coordinate with the Natural Resource Conservation Service to consider soil and topographic suitability of land when developing Land Development Regulations and when reviewing requests for variances of adopted Land Development Regulations.

Policy 6-4: The Land Development require of all land uses, which may potentially contaminate existing and planned public water supply wells a setback or wellhead protection zone from existing and planned public potable water well sites to minimize chances of contamination. This shall include a 500-foot prohibited development zone around the wells perimeter, and shall prohibit the siting of potentially adverse land uses (such as dry cleaning facilities, package treatment plants, gasoline stations, etc., and mining operations) within 500 feet of a public water wellhead.

Policy 6-5: The adopted Land Development Code shall contain requirements for buffering, development setbacks, and/or provisions for protection from environmentally sensitive areas, (floodplains, and wetlands) areas of known habitat for endangered or threatened species, and from major managed areas. These requirements shall include:

- a. Protection of the natural functions of floodplains through enforcement of FEMA Construction Standards (See Policy 3-1 Conservation Element);
- b. Establishing a 100-foot permanent natural vegetative buffers from all wetlands and surface water bodies (See Policy 2-1 Conservation Element); and
- c. Establishing standards for identification and protection of other isolated environmentally sensitive areas (location of endangered/protected species, etc.) on a site by site basis and subject all development to site plan review which shall be the primary means for insuring protection; and
- d. Establishing a 100-foot permanent natural vegetative buffer from all major areas (See Policy 9-3 Conservation Element).

Policy 6-6: Proposals for development or redevelopment within the designated 100 year

floodplains shall be approved only if such development is conducted consistent with the County's adopted floodplain management ordinance- These provisions of the Land Development Code shall be consistent with FEMA construction standards (See Policy 3-1 Conservation Element), and will preclude development of any type which would individually or collectively increase flood flows, heights, or damages. No development other than accessory recreational uses (boat ramps, etc.) shall be allowed in the regulatory floodway.

Policy 6-7: Concurrent with the adoption of this plan, the developer/owner of any site shall be responsible for the onsite management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

Policy 6-8: The County shall identify causes of current specific stormwater management deficiencies on an ongoing basis, shall specify solutions, and shall prioritize a schedule of correcting the deficiencies. These items shall be programmed into the Schedule of Capital Improvements when warranted based on cost.

Policy 6-9: The extraction or removal of mineral resources shall be permitted by this Comprehensive Plan and the implementing Land Development Code only after it has been determined that such use is compatible with the existing and proposed land uses for a given site (i.e., site specific approval given), and is compatible with the adjacent land uses according to the Future Land Use Maps. All required permits, including county and municipal permits, and required topography shall be secured by the developer at the developer's expense. Such sites shall be buffered in a manner to reduce or eliminate noise, airborne particles, runoff and other pollutants, and unsightly conditions to the adjacent areas. Extraction of limestone shall be allowed after the developer has submitted proof that the aquifer shall not be breached and that there shall be no harm done to the aquifer will result from the mining of limestone.

Policy 6-10: A reclamation plan shall be submitted as part of any applications for the extraction or removal of natural resources, pursuant to Policy 3-6.

Policy 6-11: Moderate to high aquifer recharge zones of the surficial and Florida Aquifers shall be protected from contamination and restricted recharge through the adoption of this Plan and implementation of the Land Development Code by:

- a. Limiting impervious surfaces constructed within such areas to 10 percent of the total area of a given parcel in Agricultural/Silviculture Districts, and 50% in other land use districts;
- b. Allowing only moderate and high density residential, public/semi-public, commercial and/or light industrial uses within areas serviced by both central water and sewer services;
- c. Requiring all industrial, public/semi-public, and/or commercial uses where the use involves the generation, handling, storage, and/or use of hazardous materials in its operation be serviced by central water and sewer service
- d. Managing stormwater flow on roadways and development sites so as to eliminate sedimentation and non-point pollution in the surrounding wetlands and recharge

zone

- e. Requiring the use of package waste water treatment facilities for commercial, industrial, and/or semi-public development (i.e. not utilizing hazardous materials) in accordance with FDER guidelines
- f. Limiting residential densities in areas not serviced by sanitary sewer and potable water service in accordance with Policies 3-2, 3-5, and 3-7.
- g. A minimal 100-foot natural vegetative buffer for all mineral extraction operations shall be required to protect adjacent uses and roadways from noise, dust, etc. Based on particular development facts, the County may require greater buffers if the circumstances indicate the need.
- h. A minimum 100' natural vegetative buffer for all critical sensitive springshed resources. Based on particular development facts, the County may require greater buffers if the circumstances indicate the need.

Policy 6-12: Concurrent with the adoption of this Comprehensive Plan, the County and municipalities shall restrict industrial uses to areas so designated on the Future Land Use Maps, and shall restrict the development of new industrial areas to upland areas as designated on the National Wetlands Inventory Maps and upland soils as identified in the most recently published "Soil Survey of Washington County." Such development shall be buffered from incompatible adjacent land uses, as required by the Land Development Code.

Policy 6-13: Development orders and permits shall not be issued which shall cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan.

Policy 6-14: Cooperating with the Florida Division of Forestry, the County shall coordinate land use plans with prescribed burning needs of forestry lands with the Division.

Policy 6-15: To prevent flooding and preserve the natural flow of surface waters, the County shall prohibit development activities that structurally restrict the flow of the rivers, creeks, branches, streams and standing water such as ponds and lakes. (Washington County Flood Ordinance 2006-1; Policy3-1b – Infrastructure Element)

Policy 6-16: The County shall actively seek to identify land use areas that shall be suitable for economic and industrial development while ensuring minimal impact on the County's natural resources.

Policy 6-17: The County shall allow only the lowest density and intensity land uses in and around critical sensitive springshed resources and sensitive springshed areas that are not already designated as Conservation areas, as detail through Objectives 13 thru 19.

Objective 7: Throughout the planning period, historical and natural resources shall be conserved, managed, and protected so as to improve cultural, economic, and environmental conditions as measured by various local, state, and regional offices and agencies and commissions appointed for this purpose. This objective shall be accomplished using Policies 7-1 through 7-5.



Policy 7-1: Priority shall be given to the restoration and reuse of historical buildings over the construction of new public facilities. The County shall identify and designate such buildings as historical in accordance with Policies 5-1 through 5-4 of the Housing Element.

Policy 7-2: The County and municipalities shall jointly cooperate with the Florida Department of State, Division of Historical Resources (FDS-DHR), community organizations, landowners, and volunteers to identify on an ongoing basis all historical structures and sites throughout the area and have qualifying sites placed on the Florida Master File and the National Register of Historic Places. This shall be in accordance with Policy 5-3 of the Housing Element.

Policy 7-3: The County shall maintain a listing of the sites contained in the Washington County Master Site File at the local level to afford the local community the opportunity for review of such information and to assist in coordinating future development proposals with the protection of historic and archeological sites.

Policy 7-4: In accordance with provisions included in the adopted Land Development Code, development approval shall not be granted when such developments destroy historic and/or archeological resources.

Policy 7-5: To protect valuable historic and archeological resources, the County shall consult the Master Site File and the Historic Resources Maps in this Element prior to granting development approval.

Objective 8: Throughout the planning period, the County and municipalities shall make available suitable land for existing service facilities and any land necessary for expansion of those services, and shall assure that new development be provided with the necessary facilities and services. This objective shall be accomplished using Policies 8-1 through 8-4.

Policy 8-1: The County and municipalities shall coordinate in producing a program that continually monitors facilities and services to ensure that services remain within the level of service standards established in this Plan.

Policy 8-2: The County and municipalities shall require that infrastructure be available concurrently with development approval, and when in compliance with other provisions of this Plan, by requiring the developer to provide the services.

Policy 8-3: Development orders and permits shall not be issued unless infrastructure and services are or shall be available to meet the needs of the proposed development. Determination of availability shall be consistent with the standards set forth in 9J-5, F.A.C., and as further described in the Concurrency Management System contained in this Plan.

Objective 9: Throughout the planning period, the economic base of the County shall be broadened through planning and development activities, which shall attract new business and industry, and expand current businesses and industries, while continuing to protect the natural resources. This objective shall be accomplished using Policies 9-1 through 9-3.

Policy 9-1: Maintain throughout the planning period the existing cooperative relationship between local governments, businesses, and the educational communities to improve economic

conditions, thereby reducing unemployment and increasing the average income of residents.

Policy 9-2: The County shall coordinate future land use and planning decisions with the City of Chipley to ensure that the industrial park, located in the Southeastern portion of Chipley is protected from encroachment of incompatible land uses and is continued to be serviced with an adequate level of public services necessary to attract compatible light industry.

Policy 9-3: Agriculture and silviculture activities shall be maintained at their current levels through designating lands for these activities, limiting residential density in these areas, and by directing urban development away from the most productive agricultural lands.

Objective 10: Analysis has shown that instances of substandard structures (blight) exist throughout the County; however, very limited specific instances of incompatible land uses are identified. Beginning with adoption of the Comprehensive Plan, and continuing throughout the planning period, it is the intent of the County to reduce instances of blight and to encourage redevelopment through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the County shall ensure that proposed development conforms to the Future Land Use Map and Land Development Regulations designed to ensure compatibility of future development. Finally, existing development that is inconsistent with the Future Land Use Map shall be addressed through provisions for buffering and/or control of expansion, replacement, or improvement contained in the Land Development Code. This objective shall be accomplished using established Policies 10-1 through 10-3.

Policy 10-1: Throughout the planning period, expansion or replacement of existing land uses inconsistent with the Future Land Use Map shall be prohibited.

Policy 10-2: The Land Development Regulations shall maintain specific buffering requirements for incompatible existing land uses that shall be imposed upon any request for expansion, replacement, or improvement.

Policy 10-3: To assist with eliminating blighted conditions the County shall apply for all available assistance (funding) programs.

Objective 11: The County and/or municipalities shall support efforts that facilitate coordination of planning between the County and/or municipalities and the Washington County School Board for the location and development of public educational facilities. This objective shall be accomplished using Policies 11-1 through 11-5.

Policy 11-1: Public educational facilities are defined as elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Washington County School District.

Policy 11-2: Public educational facilities are an allowable use in all Future Land Use categories except for the Conservation and Industrial Land Use Categories.

Policy 11-3: The location and construction of new public educational facilities, 01 the expansion of an existing site within a Future Land Use category in which public educational facilities are an allowable use shall only be allowed upon a determination by the Local

Governing Body that the proposed site is consistent with the adopted Comprehensive Plan.

Policy 11-4: In addition to consistency with the Washington County Comprehensive Plan, the proposed location of a new or expanded public educational facility within one of the allowable land use categories shall be reviewed and considered and shall be consistent with the following general criteria:

- a. The proposed location is compatible with present and projected uses of adjacent property.
- b. The site of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
- c. Based on the Five-Year Capital Improvement Program of the School Board and the Washington County Comprehensive Plan; there shall be adequate public services and facilities to support the public educational facility.
- d. There are no significant environmental constraints that would preclude development of a public educational facility on the site.
- e. There shall be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
- f. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g. The proposed location is not within a velocity flood zone or floodway.
- h. The proposed site can accommodate the required parking and circulation of vehicles on site.
- i. The proposed location lies outside the area regulated by Section 333.03(3) F.S. regarding construction of public educational facilities in the vicinity of an airport.
- j. The proposed site is located so as to allow for collocation with parks, libraries, and community centers.

Policy 11-5: Require the development of public school sites to be consistent with the following standards unless the Local Governing Body approves changes or modifications:

- a. Middle and High schools shall be located on collector or arterial roadways that have sufficient capacity to carry student and parent traffic and are suitable for high volume traffic during evening and special events as determined by acceptable traffic engineering standards.

- b. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impact^ to adjacent residential property.
- c. The site must contain at least the minimum usable acreage required by Chapter 235.19 F.S. and 6A-2 FAC (2008) ~~necessary to meet the need of the anticipated program~~ adopting or reflecting any standard(s) the Washington County School Board.
- d. Newly constructed schools shall comply with all design and Improvement Standards ~~as established by the adopted Land Development Code as well as emergency management standards and applicable building codes~~ only to the extent the provisions do not conflict with State Requirements for Educational Facilities or those specified in the approved interlocal agreement for school planning..

**Objective 12:** Each Local Governing Body shall establish the following Intergovernmental coordination policies and collaborative planning procedures to insure that the location and construction of new public educational facilities, or the expansion of existing sites is consistent with the adopted Comprehensive Plan as well as is consistent with the Washington County School District's Five Year Work Program This objective shall be accomplished using Policies 12-1 through 12-4.

**Policy 12-1:** The Washington County School Board shall provide written notice to the Washington County Board of County Commissioners as well as to any affected municipality at least 60 days prior to acquiring or leasing property that may be used for a new public education facility. The local governing body shall notify the School Board within 45 days as to the consistency of the site with the land use categories and the policies of the Comprehensive Plan.

**Policy 12-3:** In order to coordinate the effective and efficient provision of siting of public educational facilities with associated infrastructure and services within Washington County, the following procedures shall govern the collaborative planning program between Washington County (including the municipalities of Caryville, Ebro, Vernon, and Wausau) and the Washington County School Board.

- a. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby each school board would notify each affected Local governing body of any additions to the School Five Year School Facilities Plan, the Local Governing Body shall respond to the receipt of this information in accordance with Policy 12-1 of this Comprehensive Plan
- b. Each Local Governing Body shall coordinate the decennial United States Census Bureau's preliminary counts with the Washington County School Board to help insure accuracy and consistency of data
- c. Each Local Governing Body shall transmit population estimates and projections conducted by the Local Governing Body as part of its planning process to the School Board as requested, and at a minimum once per year as part of the review of the School Facilities Plan.

Policy 12-4: As required, both the County and each Local Governing Body shall continue to maintain an interlocal agreement with the Washington County School Board which formally establishes the coordination and collaborative procedures contained in Policies 12-1, 12-2, and 12-3.

Policy 12-4: In concert with the visioning process and the resulting issues arising out of Sustainable Emerald Coast Visioning, the Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

OBJECTIVE 13: Develop strategies to guide energy efficient land use patterns accounting for existing and future electric power generation and transmission systems and that reduce greenhouse gas emissions, and to require services, encourage compactness, and ensure a minimum mix of uses to reduce vehicle miles traveled and provide clear distinctions between agricultural areas and settlement areas.

Policy 13-1: Build communities (whether new or existing) that are sustainable, resilient and regenerative. Incorporate new standards and regulations that promote sustainable practices and measure both performance and outcomes.

Policy 13-2: Plan for development patterns that mix land uses so jobs, services, schools, shopping and other destinations are near residents' homes and neighborhoods. Adopt specific incentives and requirements that promote mixed-use development, including removing barriers to mixed use project financing. Federal and state housing, transportation and infrastructure programs should incorporate specific standards for mixed-use development.

Policy 13-3: Plan for local and regional development with higher density mixed-use development centers near transit stops and stations, and in other key locations such as historic town squares. Regulatory and other incentives should be adopted to encourage higher density development, particularly near transit. Development reviews policies and processes should acknowledge the GHG emission reduction impacts of higher density development and the negative climate impacts of sprawling, low density projects.

Policy 13-4: Use planning policies regarding infrastructure investments, extension of urban services and utilities and preservation of natural or agricultural areas to create compact regional development patterns that reduce vehicle miles traveled within the region.

Policy 13-5: Promote infill development, redevelopment of existing neighborhoods, preservation of historic structures and the adaptive reuse of buildings within the currently-developed areas of communities and regions. Create incentive and policies that promote infill development, redevelopment of existing neighborhoods, preservation of historic structures and the adaptive reuse of buildings. Prioritize infill development in state and federal housing, transportation and infrastructure programs. Tax credits and other incentives and assistance should target the reuse and rehab of vacant properties.

Policy 13-6: Establish strategies to promote redevelopment and compact new development that will minimize the conversion of farmland and woodland for urban use. Fully fund programs to help farmers incorporate environmental protection practices. Promote federal, state and local funding for preservation of open space, farm and forest land.

Policy 13-7: Include education about climate change in community outreach efforts undertaken for long-range planning programs aimed at the public and local policymakers. Explicitly recognize and discuss climate impact and considerations in public review and participation process related to comprehensive plans and regional plans.

Policy 13-8: Implement zoning and development standards that promote significant changes in zoning and development standards. New policies and regulations should be developed that promote mixed use development, transit-oriented design, and greater development intensity to create communities with land use patterns with reduced energy consumption, fewer vehicle miles traveled and reduced greenhouse gases. New zoning and development standards should incorporate climate change impacts and implications in required environmental reviews and decision-making. Climate change should be incorporated into comprehensive planning that meets new emission goals and targets.

Objective 14. Amend the Future Land Use Map to depict a Primary (High Recharge) Springs Protection Area (PSPA) in order to protect 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> magnitude springs. Implement the protective measures: Subject to the results of the FAVA, a spring protection map serve as the description of the Primary and Secondary springs Protection Zones for Washington County.

Policy 14-1: In order to avoid negative impacts to springs, limit or prohibit the following land use activities within the Primary Springs Protection Area: Choctawhatchee River, Holmes Creek, Econfina Creek Springsheds, and the Sandhills Area.

Policy 14-2: When heavy industrial uses are permissible according to the land use districts within the Primary Springs Protection Area, a geotechnical study shall be performed in order to determine if the proposed use is acceptable in the proposed location.

Objective 15. Amend the Future Land Use Map to depict a Secondary (Moderate Recharge) Springs Protection Area (SSPA) in order to protect 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> magnitude springs.

Policy 15-1: In order to avoid negative impacts to springs, limit or prohibit the following land use activities within the Secondary Springs Protection Area: storing, handling, or generating of hazardous wastes shall be subject to the following policies.

Policy 15-2: When heavy industrial uses are permissible according to the land use districts within the Secondary Springs Protection Area, a geotechnical study shall be performed in order to determine if the proposed use is acceptable in the proposed location.

Policy 15-3: Where it is not possible to fully avoid negative impacts through limiting or prohibiting land use activities, the impact of use and development within the Secondary Springs Protection Area shall be minimized and mitigated to the maximum feasible extent.

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Objective 16. Development Design Standards

Development within the [Primary/Secondary] Springs Protection Area shall comply with the design standards set forth in the following policies:

Policy 16-1: The Citizens Water Advisory Board (CWAB) shall consider and present amendments to the Land Development Code to allow residential development within the [Primary/Secondary] Springs Protection Area under conservation subdivision design standards.

Policy 16-2: Conservation subdivisions shall be considered with the following criteria:

- a. Maximum clustering of units is required, with houses located on small lots, which have small setbacks from lot lines.
- b. Required open space is at least fifty (50) percent of the site, with at least fifty (50) percent of the open space in one contiguous parcel and all open spaces connected to the maximum extent feasible. No more than twenty (20) percent of the open space may be devoted to stormwater facilities. Open space should be located on the most vulnerable portion of the site.
- c. Required open spaces shall be protected in perpetuity through recorded easements.
- d. Central water and sewer treatment facilities shall be available. This may include investor provided facilities that will be connected to a regional system, as soon the central facility is available.
- e. Development shall be located in such a manner as to minimize the length of new roads and drives from existing public streets to the development.
- f. Development shall be sited as far away as feasible from springs, spring runs, sinkholes, karst lakes, steephead ravines, and swallets. The setback and buffer requirements set forth in Conservation Policies 1.1 and 2.3 apply to the development parcel for residential development and not to individual lots within a residential development.
- g. Development shall be designed to minimize site disturbance to the minimum area necessary to accomplish development.

Policy 16-3: The LDC shall be amended to address creation of a [Primary/Secondary] Springs Protection overlay Zone and shall consider the following site design requirements:

- a. Required open space is at least fifty (50) percent of the site, with at least thirty-five (35) percent of the open space located in one contiguous parcel. All open spaces shall be

connected to the maximum extent feasible. No more than twenty (20) percent of the open space may be devoted to stormwater facilities. Open space should be located on the most vulnerable portion of the site.

b. Required open spaces shall be protected in perpetuity through recorded easements.

c. Residential development with lots of less than 12,500 square feet shall be serviced by central water and sewer treatment facilities shall be available. This may include investor provided facilities that will be connected to a regional system as soon as the central facility is available.

d. Development shall be located in such a manner as to minimize the length of new roads and drives from existing public streets to the development. In order to minimize impervious surface, techniques such as joint access, shared driveways, and cross-access easements are required.

e. Shared parking shall be required and designed to provide adequate pedestrian access among all buildings. All parking lots with 50 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces as pervious area.

Policy 16-4: All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002). These practices are derived from the Audubon International Signature program.

#### Objective 17. Review of Development Plans

Amend the Land Development Code to require all development proposed within the [Primary/Secondary] Springs Protection Overlay Zone, including site plans, planned unit developments, subdivision plats, and master plans, be reviewed according to new criteria addressing the following:

Policy 17-1: In order to evaluate the vulnerability of proposed development sites to the leaching of nitrates into groundwater, an application for development approval shall be accompanied by an analysis of the site to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer.

Policy 17-2: An application for development approval shall be accompanied by a geophysical analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy 17-3: An application for development approval shall include documentation to demonstrate that the proposed construction methods are suitable for the underlying geology of the site.

Objective 18. Plan Amendments within the [Primary/Secondary] Springs Protection Overlay Zone including; proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map and amendments to the [Primary/Secondary] Springs Protection Element, shall meet the criteria in the following policies.



Policy 18-1: Demonstrate that the proposed uses are appropriate, considering the environmentally sensitive nature of the site.

Policy 18-2: Demonstrate that the uses permissible in the proposed land use category are able to be developed consistent with Best Management Practices and the specific requirements set forth for the Springs Protection Area.

Policy 18-3: Document that the uses permissible in the proposed land use category will not include a concentration or storage of hazardous materials without adequate secondary containment.

Policy 18-5: Provide a geophysical analysis with at least the following information: the characteristics of on-site soils; locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy 18-6: If the geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of the proposed amendment versus the proposed land use designation, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no significant and measurable net increase in nitrate loading to groundwater.

#### Objective 19. Transfer of Development Rights

In order to protect areas within the [Primary/Secondary] Springs Protection Overlay Zone, the creation of a Transfer of Development Rights (TDR) program shall be consider in the LDC. Development rights, as determined by the land use category on the Future Land Use Map, may be transferred as described by the following policies.

Policy 19-1: Areas described as sending areas for the purpose of implementing a TDR program.

Policy 19-2: Areas described as receiving areas for the purpose of implementing a TDR program. Development rights in the form of residential dwelling units or square feet of non-residential development may be granted as set forth in the TDR program.

Policy 19-3: When development rights are approved for transfer from a sending area, a conservation easement or other recordable instrument shall be provided that designates the sending parcel as open space in perpetuity.

Policy 19-4: Areas designated as receiving areas shall have a two-tier density and intensity standard. The first, and lower tier, establishes the density or intensity for each parcel without a transfer of rights. The second tier establishes the maximum density or intensity when development rights are transferred. Development at the density or intensity for the second tier shall be consistent with level of service requirements and shall be compatible with the surrounding neighborhood.

Policy 19-5: A parcel which has received a transfer of density or intensity shall not be eligible for a plan amendment that would further increase the density or intensity of development.

**Table A-5. Acreage of Land Use in Washington County  
Unincorporated Area – 1998 – 2008**

Land Use	DUPA*	Acreage		Percentage of Total	
		1998	2008	1998	2008
Residential		14,934.72	15,309.12	3.92	4.04
Low Density	0<1.0	13,280.00	13,170.89	3.48	3.46
Low/Med Density	1.0<3.57	1,647.05	2,127.35	0.43	0.56
High/Med Density	3.57>10	6.00	9.21	<0.01	<0.01
High Density	10+	1.67	1.67	<0.01	<0.01
Mixed Use (Sunny Hills)	Up to 20	16,896.0	15,840.43	4.43	4.14
***Mixed Use Planned Unit Development (PUD)	Up to 20	0	471.00	0	0.12
Commercial	None	520.49	725.92	0.14	0.19
Neighborhood Commercial	None	4.53	10.33	<0.01	<0.01
Industrial	None	72.54	314.04	0.01	0.08
Conservation (Includes Surface Water)	None	66,131.70	**64,220.58	17.33	17.00
Historic/Archeological Resources	None	144.0	144.0	0.03	0.04
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	1,301.5	1,267.5	0.34	0.33
Public & Semipublic Facilities and Grounds	None	460.21	258.95	0.12	0.07
Agriculture/Silviculture and/or Vacant/Undeveloped	0.1	281,182.16	280,761.54	73.68	74.00
<b>Total</b>		381,647.85	**379,322.41	100.00	100.00

\*DUPA = Dwelling Units Per Acre

\*\*Denotes corrections to calculation errors made in 1999 EAR

\*\*\*Denotes a Land Use not noted on the previous table.

Source: Washington County Planning Department, 2009

August 14, 2009

**Table A-6. Acreage of Land Use in Washington County  
Caryville – 1998- 2008**

Land Use	DUPA*	Acreage		Percentage of Total	
		2000	2008	2000	2008
Residential		343.14	343.14	22.2	22.2
Low Density	0<1.0	53.64	53.64	2.5	3.5
Low/Med Density	1.0<3.57	289.50	289.50	18.7	18.7
High/Med Density	3.57>10	0.0	0.0	0.0	0.0
High Density	10+	0.0	0.0	0.0	0.0
Mixed Use (Sunny Hills)	Up to 20	0.0	0.0	0.0	0.0
***Mixed Use Planned Unit Development (PUD)	Up to 20	0	0	0	0.0
Commercial	None	43.66	43.66	2.8	2.8
Industrial	None	86.95	86.95	5.6	5.6
Agriculture (Includes Cropland, Pastureland, and Forest Industry)	0.1	105.49	105.49	6.1	6.1
Conservation (Includes Surface Water)	None	366.47	366.47	23.8	23.8
Historic/Archeological Resources	None	0.0	0.0	0.0	0.0
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	6.25	6.25	0.4	0.4
Public & Semipublic Facilities and Grounds	None	38.65	38.65	2.6	2.6
Silviculture and/or Vacant/Undeveloped	0.1	551.63	551.63	35.8	35.8

<b>Total</b>		**1,542.24	1,542.24	100.00	100.00
<p>*DUPA = Dwelling Units Per Acre  **Denotes corrections to calculation errors made in 1999 EAR  ***Denotes a Land Use not noted on the previous table.  Source: Washington County Planning Department, 2009</p>					

<b>Table A-7. Acreage of Land Use in Washington County Ebro – 1998 – 2008</b>					
Land Use	DUPA*	Acreage		Percentage of Total	
		2000	2008	2000	2008
Residential		**317.81	316.81	17.7	8.0
Low Density	0<1.0	274.12	274.12	15.2	6.9
Low/Med Density	1.0<3.57	43.69	42.69	2.5	1.1
High/Med Density	3.57>10	0.0	0.0	0.0	0.0
High Density	10+	0.0	0.0	0.0	0.0
Mixed Use (Sunny Hills)	Up to 20	0.0	0.0	0.0	0.0
***Mixed Use Planned Unit Development (PUD)	Up to 20	0	0	0	0.0
Commercial	None	102.62	105.62	5.7	2.7
Industrial	None	0.0	19.99	0.0	0.5
Agriculture (Includes Cropland, Pastureland, and Forest Industry)	0.1	274.92	265.66	15.3	6.7
Conservation (Includes Surface Water)	None	275.32	2,438.32	**15.3	61.3
Historic/Archeological Resources	None	0.0	0.0	0.0	0.0
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	10.86	10.86	0.6	0.3
Public & Semipublic Facilities and Grounds	None	6.89	6.89	0.4	0.2
Silviculture and/or Vacant/Undeveloped	0.1	809.58	809.58	45.0	20.3

<b>Total</b>		1,798.00	3,973.73	100.00	100.00
<p>*DUPA = Dwelling Units Per Acre  **Denotes corrections to calculation errors made in 1999 EAR  ***Denotes a Land Use not noted on the previous table.  Source: Washington County Planning Department, 2009</p>					

**Table A-8. Acreage of Land use in Washington County  
Vernon – 1998 and 2008**

Land Use	DUPA*	Acreage		Percentage of Total	
		2000	2008	2000	2008
Residential		**482.38	500.64	**16.1	16.5
Low Density	0<1.0	209.12	209.12	**7.0	6.9
Low/Med Density	1.0<3.57	248.73	247.24	8.3	8.1
High/Med Density	3.57>10	24.53	44.28	0.8	1.5
High Density	10+	0.0	0.0	0.0	0.0
Mixed Use (Sunny Hills)	Up to 20	0.0	0.0	0.0	0.0
***Mixed Use Planned Unit Development (PUD)	Up to 20	0	0	0	0.0
Commercial	None	83.35	100.34	**2.8	3.3
Industrial	None	0.0	0.0	0.0	0.0
Agriculture (Includes Cropland, Pastureland, and Forest Industry)	0.1	917.0	934.24	30.7	30.7
Conservation (Includes Surface Water)	None	378.71	378.71	12.7	12.4
Historic/Archeological Resources	None	0.0	0.0	0.0	0.0
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	6.08	6.08	0.2	0.2
Public & Semipublic Facilities and Grounds	None	120.91	120.91	4.0	4.0
Silviculture and/or Vacant/Undeveloped	0.1	1,000.78	1,000.78	33.5	32.9

<b>Total</b>		**2,989.21	3,041.70	100.00	100.00
<p>*DUPA = Dwelling Units Per Acre  **Denotes corrections to calculation errors made in 1999 EAR  ***Denotes a Land Use not noted on the previous table.  Source: Washington County Planning Department, 2009</p>					

**Table A-9. Acreage of Land Use in Washington County  
Wausau -1998 – 2008**

Land Use	DUPA*	Acreage		Percentage of Total	
		2000	2008	2000	2008
Residential		390.92	390.92	50.4	50.4
Low Density	0<1.0	120.67	120.67	15.6	15.6
Low/Med Density	1.0<3.57	270.25	270.25	34.8	34.8
High/Med Density	3.57>10	0.0	0.0	0.0	0.0
High Density	10+	0.0	0.0	0.0	0.0
Mixed Use (Sunny Hills)	Up to 20	0.0	0.0	0.0	0.0
***Mixed Use Planned Unit Development (PUD)	Up to 20	0	0	0	0.0
Commercial	None	9.32	9.32	1.2	1.2
Industrial	None	0.0	0.0	0.0	0.0
Agriculture (Includes Cropland, Pastureland, and Forest Industry)	0.1	215.91	215.91	27.9	27.9
Conservation (Includes Surface Water)	None	27.20	27.20	3.5	3.5
Historic/Archeological Resources	None	0.0	0.0	0.0	0.0
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	14.98	14.98	1.9	1.9
Public & Semipublic Facilities and Grounds	None	11.05	11.05	1.4	1.4
Silviculture and/or Vacant/Undeveloped	0.1	105.54	105.54	13.7	13.7
<b>Total</b>		<b>**774.92</b>	<b>774.92</b>	<b>100.00</b>	<b>100.00</b>

\*DUPA = Dwelling Units Per Acre

\*\*Denotes corrections to calculation errors made in 1999 EAR

\*\*\*Denotes a Land Use not noted on the previous table.

Source: Washington County Planning Department, 2009

**Table A-10. 2008 Current Total Acreage of Land Use In Washington County  
And Municipalities of Caryville, Ebro, Vernon and Wausau**

Land Use	DUPA*	2008	
		Acreage	Percentage of Total
Residential		16,860.63	4.33
Low Density	0<1.0	13,828.44	3.56
Low/Med Density	1.0<3.57	2,977.03	0.77
High/Med Density	3.57>10	53.49	<0.01
High Density	10+	1.67	<0.01
Mixed Use (Sunny Hills)	Up to 20	15,840.43	4.08
***Mixed Use Planned Unit Development (PUD)	Up to 20	471.00	0.12
Commercial	None	984.86	0.25
Neighborhood Commercial	None	10.33	<0.01
Industrial	None	420.98	0.11
Conservation (Includes Surface Water)	None	**67,431.28	17.35
Historic/Archeological Resources	None	144.0	0.04
Recreation (Does not include dual use) Land could be primary use of conservation, silviculture, agriculture, or transportation corridors)	None	1,305.67	0.34
Public & Semipublic Facilities and Grounds	None	436.45	0.11
Agriculture/Silviculture and/or Vacant/Undeveloped	0.1	284,750.37	73.27
<b>Total</b>		<b>**388,655.00</b>	<b>100.00</b>

\*DUPA = Dwelling Units Per Acre  
 \*\*Denotes corrections to calculation errors made in 1999 EAR  
 \*\*\*Denotes a Land Use not noted on the previous table.  
 Source: Washington County Planning Department, 2009

**Table A-11. Proposed and Approved Development for Washington County  
 2005 - 2009**

Development	Location	Road and Development Size	Comments and Description	Status
Crooked Lake Subdivision Road Paving	Off of Pine Log Road (Unpaved)	Roads paved by developer. 34 lots	<u>This subdivision was</u> platted 1995. Roads paved; only Angelina Court has been accepted by the County as county-maintained road (05/09)	34 lots – Some lots ready to be developed
Pine Lakes	Highway 77 and Pine Ridge Drive, a paved road	All roads currently paved. No LUC required.  5 lots on 12 Acres	First and Final Plat approved on April 27, contingent on the developer changing the name to something other than Pines Lakes (to avoid confusion) with another subdivision of similar name. The required mylars have not been submitted for approval by PC.	Developer has yet to present the final mylar
Village of Spanish Lake Phase I	CR 279, South of Territory Road	279 Paved. Roads within will be paved  35 lots on 46 acres.	Land Use Change approved 11/17/05. Final plat approved 1/9/07	Approved.
Village of Spanish Lake Phase II	CR 279, South of Territory Road	279 Paved. New paved roads pending approval of the County  41 lots on 58 acres	Land Use Change approved 10/26/06. Preliminary Plat approval is pending.	Road approval pending BOCC acceptance
Jim Morris; Golf Course Development	Falling Waters and State Park area	Paved. Roads within will be paved.  357 lots on 228 acres	Land use change approved. No preliminary plat or plans received by Planning Office	Developer has chosen not to further develop at this time.
City of Chipley Golf Club Development	Falling Waters and State Park area	Paved. Roads within will be paved  300 lots on 186 acres	Land use change approved. No preliminary plat or plans received by the Planning Office	Developer has chosen not to further develop at this time.
River Lake Land Company (G. Fleming)	Hwy 77 and 279	Paved  53 lots on 75 acres	Land use change approved	Developer has chosen not to further develop at this time.
Unit 25/Deltona Subdivision	SR 77, south of Wausau on the east side of SR 77	Paved  311 lots on 210 acres	One-year extension granted on infrastructure development permit. Developer has requested second extension. Pending (Oct 09)	Infrastructure pending



Skywatch/Jon Flaig Subdivision	North of SR 79/Clemmons Road between New Hope and Vernon	New roads required. 624 lots on 863 acres	Approved	Developer has chosen not to further develop at this time
Cypress Crossing	Off of Parrish Still Road	Paved 49 lots on 248 acres	Clustered Subdivision Final Plat approved. Gates have been installed and no development permits issued as of March 09.	Gated with no development occurring
Ridge Lake Estates Subdivision- Phase I	Pine Ridge Road	Paved. 5 lots on 15 acres.	Subdivision application and preliminary plat submitted. This is a minor subdivision.  Preliminary Plat approved by PC on July 11 and BOCC on July 27. Stormwater retention being constructed.	Stormwater plan has not been finalized. Final plat approval pending.
Vernon Subdivision - RRP Enterprises (Richard Harper)	Highway 277, Vernon	Paved. LUC is not required. 48 lots on 42 acres	Will not require a LUC as less than 49 lots and on all paved road. City water and sewage. Preliminary review of the plat started by Planning Office. CE and CS report is still outstanding. Fire hydrants become responsibility of Vernon.  Preliminary Plat approved by PC on July 11 and Vernon Town Council on July 24. No final plat 03/07	Preliminary Plat approval, but developer failed to install infrastructure and did not request an extension
Lake Pointe Subdivision	Old Bonifay Road	Paved. LUC is not required. 31 lots on 42 acres	Clustered Subdivision. Final Plat approved. .	
John Hawkins Storage Buildings	Highway 280 and Hwy 279	Paved 3 acres	Land Use Change from Agriculture/Silviculture to General Commercial approved. Project has been completed for storage buildings.	Permit issued. Construction completed
John Daniel and Andrew Sherrod	Elkcam Boulevard, adjacent to Sunny Hills	Paved 300 lots 218 Acres	Large Scale Amendment. - Agriculture to Low/Medium Density Residential (Planned Unit Development). Approved, but no preliminary plat has been filed.	Developer has chosen not to further develop at this time
David and Karen Morris	Sleepy Hollow Drive off of Hwy 277	Paved and unpaved Affects density only.	Small-Sale Amendment from Low Density to Low/Medium Density. Replace existing mobile homes and build 6 rental units to provide affordable housing. Approved and forwarded to DCA. DCA chose not to review. Approved.	3 acres 6 units
Bobby and Karen Johnson	Brickyard Road east of Orange Hill Road, Chipley	Paved 9.98 acres 31 lots	Single-family site built homes; scheduled for BOCC public hearing on December 21, 2006. DCA chose not to review. In compliance. Stormwater issues being addressed. Final plat not approved.	Developer has not completed infrastructure; stormwater retention pond problem
George Fleming Emerald Pond RV Park	SR 77 at Spring Pond Road	Paved. SR 77 proportionate fair-share pending on Capital Improvements Schedule.	RV Park; Land Use Change from Ag to General Commercial. Approved. No building permits issued. No development has occurred.	Developer has chosen to further develop at this time.
Troy Syfrett	Wages Pond Road off of Deadening	Paved; but question about unpaved portion between	Ag to Low Density Residential Land Use Change approved. No preliminary	Plat pending.

	Road/Shenandoah Blvd.	old pavement and new pavement,  17 lots on 43 acres	plat has been submitted. Prelim Plat not corrected. Road Paving issues.	
Sikes Pit	SR 20 and SR 77	Pit expansion  70 acres	Special Exception to allow a mining operation. Denied Currently in mitigation. (10/09)	Mitigation in process
Daryl Foor & Mark Odom	Kent & Gilberts Mill Roads	Unpaved roads.  10 lots on 16 acres	Clustered subdivision not to exceed 10 lots (as allowed on unpaved roadway). First and Final plat approved. Although approved, there are some easement issues that will need to be met prior to issuing development orders.	Permits will not be issued until drainage problem corrected.
Hicks Lake Plantation Robert & Sandra Redmond	Hicks Lake Lane	Paved  9 lots on 97.4 acres	LUC not required. Preliminary Plat is pending. Road issues exist.	Platting has not been completed.
Magnolia Estates	Brickyard Road, east of SR 277, Chipley	Paved roads; central water from Chipley.  9 lots on 3.7 acres	LUC not required. Clustered subdivision. Preliminary plat approval pending	Developer has failed to respond to Preliminary Plat comments. No extension requested.
Sheran Whitaker and Penny Pettis	SR 77 at the DOC Facility	Paved  10.048 acres	From Low Density Residential to General Commercial for storage buildings and 10,000 sq. ft. office building. Approved by DCA. No development orders applied for.	Developer has chosen not to continue development at this time.
Indian Creek Estates/David Evans	SR 20	Paved  28 lots on 61 acres	28-lot clustered subdivision Phase I – 28-lot Preliminary Plat approved. Currently installing infrastructure. No final plat issued as of 3/30/09. Dev received one-year extension from PC until 1/7/10.	Pending
Bert Moore Trustee and Creek Bank Trading	SR 20 West of Strickland	Paved	Ag/Sil to General Commercial pending. Approved. No building permits applied for.	Developer has chosen not to continue development at this time.
Highland Properties	SR 279, East of Vernon	Paved  19.75 acres	Ag/Sil and Gen Comm. to High/Medium Density. Approved. Utilities pending. Developer has not pursued commercial development	Developer has chosen not to continue development at this time
Cypress Bay at New Hope	SR Miller's Ferry Road and G. Skipper Road	Paved / Unpaved Section  41 lots on 91 acres	Clustered Subdivision 41 lot – Preliminary plat approved 9/9/08. Must add fire suppression system to Phase III of plat.	Plat approval pending developer action
Spring Water Lake Subdivision	SR 77, South of Sunny Hills on east side of SR 77 at the end of Glendale Drive	Paved  18 lots on 28.06 acres	Land Use change not required. Clustered subdivision. Preliminary Plat approval is pending	Plat pending
Elton and Mary Kolmetz	CR 280, Southside (Douglas Ferry Rd)	Paved	Land Use Change from Conservation to General Commercial pending proper delineation of Conservation areas. Developer is making application for on premises consumption of beer and alcohol and may not be able to meet ordinance requirements of the County.	3.00 acres

