

JACKSON COUNTY COMPREHENSIVE PLAN



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TABLE OF CONTENTS

CHAPTER I	FUTURE LAND USE ELEMENT
CHAPTER II	TRANSPORTATION
CHAPTER III	HOUSING ELEMENT
CHAPTER IV	CONSERVATION ELEMENT
CHAPTER V	RECREATION OPEN SPACE ELEMENT
CHAPTER VI	INTERGOVERNMENTAL COORDINATION ELEMENT
CHAPTER VII	CAPITAL IMPROVEMENTS ELEMENT
CHAPTER VIII	INFRASTRUCTURE ELEMENT
CHAPTER IX	MONITORING AND EVALUATION PROGRAM
APPENDIX A	MAPS
	<ol style="list-style-type: none">1. Future Land Use2. Rural Villages3. Commercial Nodes4. Transportation5. Greenways6. Wetlands7. General Soils15. Recharge Potential

CHAPTER ONE

FUTURE LAND USE ELEMENT

EXECUTIVE SUMMARY

The Future Land Use Element of the Jackson County Comprehensive Plan analyzes the County's current land use patterns and establishes policies that will guide the future development in Jackson County. These policies are set forth in the Future Land Use Map Series and in the Goals, Objectives, and Policies of the Comprehensive Plan.

Agriculture is the predominant land use in Jackson County. In the unincorporated area of the County, approximately 61.6% of the land is devoted to agricultural use, 16.3% to conservation, 16.5% to recreation, 4.6% to residential, and 1% to public land use.

The County is expected to experience a low rate of growth throughout the planning period, with the population of Jackson County projected to reach 58,349 by the year 2011. Consistent with recent trends, the population of the unincorporated area is expected to grow more rapidly than the population of the municipalities, with much of the growth occurring in the urban area surrounding the City of Marianna.

In order to accommodate the needs of the future population, the County and municipalities will experience the conversion of agricultural and undeveloped land to residential and commercial land uses. To ensure that this new development occurs in an orderly, well-planned manner, this Future Land Use Element analyzes the environmental and infrastructure constraints to development and establishes a series of future land use maps.

Environmental limitations to development include wetlands and areas with severe soil limitations. Suitability of the land for development is also limited by the availability of central wastewater treatment facilities, and potable water facilities. Thus, in most areas of the County, the density and intensity of development is limited to that which can be accommodated by septic systems.

The Future Land Use Map series sets out the land use pattern for the County and municipalities through the year 2011 and beyond. In general, the future land use maps allow for the maintenance and expansion of existing development patterns. It establishes several land use categories that provide the required mix of density, intensity and type of use guidelines necessary to ensure the County can control its growth. Residential development is allowed in agricultural areas, where infill development within existing rural villages and cluster development is encouraged. Commercial, office, multi-family, industrial, and similar moderate to high intensity development is directed into areas where it can be supported with the appropriate infrastructure. Finally, the Future Land Use Element is designed to conserve environmentally sensitive lands through the designation of a conservation land use on the Future Land Use Maps series.

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL Through the provision of appropriate land uses, promote, protect, and improve the public health, safety, and welfare of the citizens of Jackson County, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1: Maintain and revise Land Development Regulations which ensure that decisions regarding land use, consider natural and man-made features and resources and serve to promote the health, safety, welfare, and quality of life of the County's citizens, as well as conserve natural and historical resources. The County land Development Code shall not use traditional zoning, but will be based on performance standards, compatibility and functional community designs, provided such systems are consistent with and implement the objectives, policies, and Future Land Use Map contained in this plan.

Policy 1.1: Maintain, revise and enforce Land Development Regulations that implement the objectives and policies of the Comprehensive Plan, through standards which promote quality development and ensure compatible land uses. The most restrictive provisions contained in the objectives, policies, and Future Land Use Map shall apply to land use and development and the Land Development Regulations which are adopted shall be consistent with the most restrictive provisions of this plan. In order to accomplish this the regulations will:

- (1) Guide the development and subdivision of land, considering adjacent land uses, natural and historic resources and environmental constraints, such as floodplains, soil suitability, drainage, surface and groundwater quality and stormwater management.
- (2) Conserve open space, public potable water wells and private water wells serving private water treatment systems, and protect air and water quality through appropriate density guidelines including standards for clustering, landscaping, buffering, open space requirements, wetlands development restrictions, floodplains, silviculture, stormwater management and mining restrictions. Residential density in conservation area shall be limited to a maximum of one (1) dwelling unit per forty (40) acres. Approved development shall include protection of the forty acre parcel from unapproved subdivisions.
- (3) Provide that development orders will not be issued that result in a reduction below acceptable levels of services adopted in this plan.
- (4) Require that new developments provide adequate parking based on professionally accepted standards, appropriate parking lot and driveway

design, in order to promote safe on-site traffic flow. The number of access points to arterial and collector roads will follow Department of Transportation and/or County guidelines and the use of shared driveways will be encouraged.

(5) Conserve the character of the County through guidelines that provide development which makes the most effective and efficient use of agricultural land resources. Development of lands in the Agriculture 1 category shall be limited to a maximum of one (1) dwelling unit per twenty (20) acres, and the Agriculture 2 category, a maximum of one (1) dwelling unit per acre. To preserve the greatest agricultural acreage where development does occur, clustering will be encouraged and provided for in the Land Development Regulations. Promote and encourage efficient use of existing infrastructure, and create those land use categories that will accommodate high density development where needed. Establish land use categories as needed to encourage and support urban transitional zone development, such as Urban Service Areas and Municipal Growth Boundaries.

(6) Regulate the location and size of signs.

(7) Buffering requirements shall reflect the intensity and use for which they are required.

Policy 1.2: Analysis shows there are a number of historically and archaeologically significant sites within the County. Prior to the issuance of any development approval, the Florida Master Site File shall be consulted to determine whether historic or archaeologically significant resources exist on the site. The County will continue to maintain and update the County inventory of historic or archaeologically significant sites. Within the next planning period, the County will develop recommendations regarding preservation strategies and procedures as deemed appropriate. Until such time when additional preservation strategies and procedures can be developed, historical resources shall be protected through the benefits available to property owners whose properties are listed in the Florida Master Site File or the National Register of Historic Places.

Policy 1.3: The Land Development Regulations will prohibit non-residential development, excepting certain recreation or conservation projects, and limit residential development in area of the 100-year flood plain; all development will be elevated above the base flood elevation (BFE) and wherever possible public infrastructure will be elevated a minimum of two (2) feet above the BFE. Land use and development within 100-year floodplains shall be consistent with Policies 1.1 through 1.16 of the Conservation Element.

Policy 1.4 To ensure conservation of wetlands within the County, the Land Development Regulations will incorporate the requirements of Section 404 of the Clean Water Act, Section 9 and 10 of the Rivers and Harbors Act of 1899, and Rule 62-4,

F.A.C. as these regulations currently exist at the adoption of this policy. In addition, land use and development in wetlands shall be consistent with policies in the Conservation Element of this Plan.

Policy 1.5: DEP guidelines as incorporated in Rule 62-730, F.A.C. will be used as part of the County's Land Development Regulations, concerning discharge of hazardous or toxic materials, such as sanitary landfills, sewage treatment plants, and petroleum storage tanks in areas of high aquifer recharge. In addition, land use and development within aquifer recharge areas shall be consistent with Policies 2.5, 2.8, and 6.8 of the Conservation Element, and Policies 2.1.1 through 2.1.7 of the Infrastructure Element.

Policy 1.6: Development orders and permits shall not be issued unless infrastructure is or will be available concurrent with the impacts of development. Determination of availability shall be consistent with the standards set forth in Rule 9J-5, F.A.C., and as further described in Policies 2.1, 5.1 through 5.7 of the Capital Improvements Element.

Policy 1.7: All subdivision of property adjoining publicly maintained roadway(s) shall require identification and dedication of such property to the County, as is necessary, to ensure rights-of-way consistent with the adopted right-of-way width standards for appropriate road classifications on the same roadway.

In the event that the property being subdivided (as defined by county Ordinance) does not abut a publicly maintained roadway, developers/owners shall identify and dedicate by deed to the County a minimum sixty (60) foot wide roadway from the development to a publicly maintained roadway. Furthermore, developers/owners shall identify and dedicate by deed to the County that land necessary to provide rights-of-way consistent with the adopted right-of-way standards for appropriate road classifications along public roadways serving the development for any lands under the developers' ownership which lie between the development and the nearest paved public roadway.

Developers/owners, who desire to maintain a "PRIVATE" road serving the proposed development in lieu of the new roadway dedication to the County, must dedicate a minimum of a sixty-foot wide roadway to the development for access in perpetuity and comply with County Subdivision Regulations. This does not exempt developers/owners from other requirements of this policy.

Policy 1.8: The subdivisions of property shall be classified as a minor or major subdivision. A minor subdivision is the division of land into a total of ten (10) or fewer lots. Contiguous minor subdivisions shall be treated as major subdivisions if developed within a five (5) year time period. A major subdivision is the division of land into more than ten (10) lots.

- (1) The minimum standards for a minor subdivision are:
 - (a) All lots abut a public right-of-way and are in compliance with Articles IV and V of the County's subdivision regulations (regarding minimum lot width and size).
 - (b) No new public streets (right-of-way) are created and/or there are no extensions of public water or central sewer services.
 - (c) There is no installation of drainage improvements through one (1) or more lots to serve one (1) or more other lots.
- (2) The minimum standards for a major subdivision shall require paved roads and comply to the following:
 - (a) Requires the creation of extension of public water or sewer system.
 - (b) Requires the installation of drainage improvements.

Policy 1.9: In the interest of the public safety and convenience, the requirements set forth as minimum standards for road paving for major subdivisions are outlined in the County's Land Development Regulations.

Policy 1.10: Home occupations, which are clearly subordinate to the existing residential land use, and do not occupy more than twenty-five percent (25%) of the floor area of the buildings on the site or employ not more than one (1) person not living in the residence, will be allowable in all land use categories. Community facilities (places of worship, community centers, public or private schools and day care centers and other similar facilities) will be allowable in all land use categories except conservation.

Policy 1.11: "Borrow pits for soil extraction only (i.e.: clay, sand, topsoil) may be allowed as a conditional use in the AG I, AG II, or Industrial land use categories. The use will be subject to conditions imposed through the development order issued by Jackson County. Borrow pit operations are prohibited within 660 feet of residential development, paved public roadways, and public parks/recreation areas. Resource extraction within environmentally sensitive lands or within one half mile of Outstanding Florida Waters is prohibited. Borrow pit development shall require installation and maintenance of a visual landscape buffer that obscures the site by a minimum of 70% to a minimum height of eight (8) feet. This shall include a buffer of native vegetation no less than 25 feet deep surrounding the pit. Any natural resource extraction activity in which Stormwater runoff leaves the site would be required to address sediment retention basins and their maintenance, and include a filter strip/buffer located immediately

downstream but on site to catch sediment runoff. Borrow pit developers shall be required to place \$500 for each acre of land developed in escrow for future site remediation. Excepting pits developed in the Industrial land use category, borrow pit excavations will be limited to shallow excavation up to a depth of no more than twenty-five (25) feet below the natural adjacent grade. Should artifacts be uncovered during excavations, the developer should immediately notify the Department of State of the find and all work in the area of the find stopped until the site has been investigated by the Department of State. Pit areas must be landscaped and closed according to conditional use requirements of Development Order within 90 days of termination of pit operation. A pit shall be determined to be closed by the County when there is no apparent evidence of extraction over a 180-day period. It is the responsibility of the owner to maintain documentation of extraction activity to support a pit as active.

Objective 2: Within thirty-six (36) months of adoption of the EAR-based Comprehensive Plan Amendments, adopt Land Development Regulations that are consistent with the revised Comprehensive Plan policies and land use designations establishing the density, intensity, and character of future development.

Policy 2.1: Future land uses shall be classified as follows:

THE FOLLOWING LAND USE CATEGORIES APPLY TO THE UNINCORPORATED AREAS OF JACKSON COUNTY.

<u>Land Use Category</u>		<u>Maximum Density/Intensity</u>
CON	Conservation	1 d.u./40 acres
AG-1	Agricultural-1	1 d.u./20 acres
AG-2	Agricultural-2	1 d.u./1 acre
R	Residential	60% Impervious Surface Ratio (ISR) 4d.u./1 acre
COM	Commercial	90% Impervious Surface Ratio (ISR)
G	Greenways Overlay	Underlying Category
I	Industrial	85% ISR
MUUT	Mixed Use Urban	12 d.u./1 acre
	Transitional	85% ISR
P	Public	80% ISR
REC	Recreation	50% ISR
RMHP	Rural Mobile Home Park	4 d.u./1 acre
	(except for 6 acre/20 (+) units)	
USA	Urban Service Area Overlay	N/A

Policy 2.2: Agricultural land uses shall be classified as follows:

The following land use categories apply to the unincorporated area of Jackson County.

(1) AGRICULTURE 1

Areas now used and appropriate for continued use are silviculture in large scale tracts. (Large scale being 250 contiguous acres or greater, but for separation by a public easement of roadway.)

Dwellings and associated silviculture farming support buildings are allowable.

New residential development is allowable, not to exceed one (1) unit per twenty (20) acres. However, this may be exceeded in cases of transfer of property to immediate family members as provided by Florida Statute, provided that other applicable requirements are met during development. Clustering is encouraged. Minimum lot size in Agriculture 1 is .5 acres with 100' of road frontage.

(2) AGRICULTURE 2

This land use classification is intended for those areas of the County associated with agriculture and agriculture-related activities. Examples of appropriate uses are crop land, pasture land, orchards and groves, small-scale timber production, residential, commercial/industrial development related to local agriculture activities and neighborhood commercial. Jackson County is composed predominantly of agriculture lands, therefore, the policy concerning the development of these areas must be flexible. However, extreme care must, and will be exercised to conserve this valuable resource and ensure harmony and compatibility between the various uses. Clustering of development is encouraged, subject to the requirements set forth in the Comprehensive Plan. Maximum residential density for this land use is one (1) dwelling unit per one (1) acre. This density, combined with clustering and a sixty percent (60%) impervious surface ratio for non-residential, will most efficiently use those lands associated with agricultural related activities, leaving the largest possible land area in agricultural production. This maximum density does not limit the conveyance of smaller acreage from one (1) family member to another in accordance with Land Use Policy 3.2. In order to ensure land use compatibility, maximize the efficiency of public facilities and services, and encourage the separation of urban and rural land uses, all land use and development in the Agriculture 2 category shall be consistent with Policies 3.3, 3.6, 3.7, and 4.3 of this Plan Element. Land use and development

patterns in the Agriculture 2 category shall be periodically evaluated and analyzed, and the Comprehensive Plan amended accordingly, consistent with the requirements of the Monitoring and Evaluation Program contained in this plan.

Agriculture-2 areas within the County shall be analyzed in four (4) square mile growth assessment quadrants or sections. There shall be one hundred fifty (150) dwelling unit cap each planning period for each quadrant. If this dwelling unit cap is exceeded in any of the four (4) quadrants or sections, the County shall conduct a planning area study for that quadrant or section and if warranted, a Plan Amendment recommendation would be initiated.

Policy 2.3: Residential land uses shall be classified as follows:

(1) RESIDENTIAL

To provide for economical and effective use of existing infrastructure, high density residential expansion will be encouraged in and near incorporated areas and in other areas where central services are provided.

Application of the density allocation shall be applied on a sliding scale commensurate with central service provision. (Numbers represent units per acre.)

No public water/sewer or paved road frontage			1
Paved road frontage	2	Public water system	2
Public sewer	3	Paved road and public sewer	3
Public water and paved road	3	Public water and sewer	3
Public water, sewer and paved road	4		

Neighborhood commercial developments (beauty and barber shops, convenience stores, childcare and laundry centers and other similar facilities) are allowable.

(2) MIXED USE URBAN TRANSITIONAL

This land use classification is to be used as a transitional area for urban service area expansion adjacent to industrial parks, prisons, large industrial facilities, airports, municipalities, and similar land uses. The intent of this category is to provide a gradient of densities and intensities of compatible land uses. Application of the density allocation shall be applied on a sliding scale commensurate with central service provision. (Numbers represent units per acre.)

No public water/sewer or paved road frontage	2
Paved road frontage	2
Public water system	5
Public sewer	5
Paved road and public sewer	10
Public water and paved road	8
Public water and sewer	8
Public water, sewer and paved road	12

(a) PERMITTED LAND USES

The following land uses shall be permitted in the Mixed Use Urban Transitional future land use category:

1. Agriculture and Silviculture.
2. Light manufacturing, light truck distribution/warehousing office/ professional, neighborhood commercial and enclosed storage are permitted uses.

PERMITTED USES: Light manufacturing uses limited to “clean” industries, (i.e., those industries whose operations are conducted within enclosed facilities and where special accommodations or environmental permits regarding air and water quality standards are not required).

3. Residential from one (1) dwelling unit per acre up to twelve (12) dwelling units per acre in accordance with the location and compatibility standards in this policy, and elsewhere in this plan.
4. Community Facilities (places of worship, community centers, public or private schools and day care centers and other similar facilities) in accordance with the location and compatibility standards in this policy and elsewhere in this plan.

(b) STANDARDS FOR THE LOCATION AND MIX OF LAND USES:

Special Development Standards:

1. Non-residential development, excluding agricultural facilities, in structures over ten thousand (10,000) gross square feet in area shall have public water and central sewer service and meet fire flow requirements pursuant to the County Land Development Regulations and not exceed a maximum impervious surface ratio of eighty-five percent (85%).
2. Non-residential development, exceeding ten thousand (10,000) gross square feet in area with sewage flows less than two hundred (200) gallons per day may be granted an exception to the public sewer requirement.
3. Development approval shall be subject to review and approval pursuant to the review procedures identified in the Land Development Regulations. Land use approval shall be contingent upon Plan consistency and a showing that needed facilities and service capacities are available concurrent with the proposal's impacts. Development approval may require additional landscape buffers, screening walls, or other similar requirements to ensure compatibility.
4. Development shall be permitted only with paved access to collector/arterial roads and where access requirements meet the standards of Transportation Circulation Element, Objective 2.
 - (a) Residential from one (1) dwelling unit per acre to twelve (12) dwelling units per acre in accordance with the location and compatibility standards in this policy, and elsewhere in this plan. These land uses shall not occupy over forty percent (40%) of the total area of the Mixed Use Urban Transitional category.
5. Where County/City sewer and water services are not available, density shall be limited to two (2) dwelling units per acre according to DOH guidelines.

All land uses in this category are subject to all other requirements of this comprehensive plan, and shall be located so as to ensure their compatibility. Light manufacturing, light truck distribution/warehousing, office/professional, neighborhood commercial and enclosed storage shall be buffered from adjacent residential land uses by a landscaped buffer strip at least ten (10) feet wide which is at least seventy-five percent (75%) opaque. Parking facilities shall be completely screened from adjacent residential land uses to a minimum height of six (6) feet or higher with landscaped buffering and opaque fencing consistent with Comprehensive Plan, Future Land Use Element, Policy 3.7 (c) and (d). Dumpsters, accessory buildings, and mechanical equipment shall be located away from adjacent residential land uses, and shall be screened from view.

(3) RURAL MOBILE HOME PARK

The Rural Mobile Home Park future land use category is an overlay which may be applied in the unincorporated area of the county that is designated Agricultural 2 on the Future Land Use Map.

This designation shall apply to individual parcels or contiguous areas of land no larger than ten (10) acres in size. Land use approval shall be through the small scale amendment process pursuant to Rule 9J-11.015(2), F.A.C.

(a) Special Development Standards:

1. For mobile/manufactured home parks greater than five (5) acres in area or containing more than twenty (20) lots, mobile homes shall be clustered to provide open space. Open space, as applied in this policy, means either allowing the land and vegetative cover to remain in its natural state or be developed for passive recreational uses which do not significantly modify the landscape and remain pervious.
2. Development shall be arranged so as to utilize a limited number of access points from any arterial or collector road. Access requirements shall meet standards in Transportation Circulation Element, Objective 2.
3. Manufactured home developments with greater than twenty (20) units are required to provide public water/sewer and a paved internal collector road and be located in Residential or MUUT land use categories.

- (b) *Maximum Density:* The maximum permitted density in an area designated in the Rural Mobile Home Park category is four (4) d.u./ac or double the density of the surrounding existing residential area, whichever is less. For high recharge areas or karst topographic areas, the density shall be maintained at the AG-2 density unless public water and sewer is provided. Areas which are habitat for endangered species will be protected.
- (c) *Compatibility:* Areas designated in the Rural Mobile Home Park category shall be buffered from existing development by a landscaped buffer strip at least ten (10) feet in width with a minimum fifty percent (50%) obstruction of visibility to a height of, six (6) feet.

Policy 2.4: Commercial land uses shall be classified as follows:

COMMERCIAL

This land use classification is intended to provide adequate areas for commercial development in the unincorporated areas of the County to serve the needs of the population and the traveling public. Maximum impervious surface ratio will be ninety percent (90%). Landscaping is required and must comply with the adopted Land Development Regulations.

Policy 2.5: Industrial land uses shall be classified as follows:

INDUSTRIAL

This land use classification is intended to accommodate industrial and ancillary commercial development limited to no more than fifty percent (50%) of the lot or parcel area. Ancillary commercial development (use or building) shall be subordinate to, customarily incident to, and located on the same lot or parcel as the principal use or building. Specific performance development standards for industrial development will be developed and included within the County Land Development Regulations that protect the public from air, water, and noise pollution, as well as, other potential nuisances.

Policy 2.6: Conservation land uses shall be classified as follows:

CONSERVATION

Areas with extremely limited development potential due to environmental sensitivity including the following:

- (1) Severe soils subject to guidelines set forth by the Florida Department of Health, sites with severely rated soils for septic tank use shall utilize such techniques as aerobic septic systems, and mound and fill systems where central sewer service is unavailable.
- (2) Wetlands and all surface waters of the state, including rivers, streams, and springs, as well as the buffer zones adjacent to these wetlands.
- (3) Lands within the 100 year floodplain as identified by FEMA and including isolated wetlands.
- (4) Mining is prohibited within the Conservation land use category except for those activities lawfully approved prior to the adoption of the EAR-based Comprehensive Plan Amendments.
- (5) Preservation/conservation activities or recreational uses such as hiking, jogging, and bicycle trails, canoe launches, picnic areas, exercise stations (e.g., a parcour), and non-boat fishing facilities are permitted uses. Up to fifteen percent (15%) of the total Greenway system may include active recreational facilities.

Policy 2.7: Public land uses shall be classified as follows:

PUBLIC

This land use classification is intended to provide adequate land for public facilities and services. Public facilities include churches, educational facilities, institutions, government centers, and prisons. Maximum impervious surface ratio will be eighty percent (80%).

Policy 2.8: Recreation land uses shall be classified as follows:

RECREATION

This land use classification is intended to provide adequate land for recreation facilities. Maximum impervious surface ratio is fifty percent (50%). Both passive and active recreational uses are permitted.

Policy 2.9: Urban Service Areas shall be defined as areas designated on the Future Land Use Map Series Urban Service Area Overlay Map which:

- (1) are served by paved arterial and/or collector roads, and public water and sewer systems; or which are planned to be served by arterial or collector roads and public water and sewer systems pursuant to this Plan, including its Capital Improvements Element; or

- (2) which will be served by arterial or collector roads and public water and sewer systems pursuant to an approved federal, state, or foundation grant; and which are characterized by existing residential and/or commercial development or approved development orders or plats for such development, or vested residential or commercial development, for at least fifty percent (50%) of the land area included within the Urban Service Area boundaries as shown in the Future Land Use Map series.
- (3) shall exclude areas which are existing habitats for endangered species.

GREENWAYS OVERLAY

The Greenways Overlay maps in the future land use map series designate the general corridors to be included in the county's greenways system. Permitted land uses, their densities, intensities and development standards are controlled by the underlying future land use category, and do not change as a result of the application of the Greenways overlay designation. However, property owners may sell or transfer development rights or density credits out of Greenways onto adjacent upland property (property that is not in a one hundred year flood zone, not submerged, and not a wetland). If a property owner wishes to transfer such credits to a remote site he or she owns, credits will be given in relation to the densities and intensities and types of land uses permitted in the receiving future land use category. Such credits will be permitted only when an owner sells land within a designated greenway to a public agency, or a nonprofit organization, for the purposes of creating public recreational facilities compatible with the surrounding ecosystem or for conservation or preservation; or when the owner records a 99-year renewable easement allowing public recreational use, or conservation of resources through preservation of the land from development in a manner consistent with county Greenway objectives and policies. Such conveyances of property and conservation/recreation easements shall be approved by the county before density credits or transfers of development rights shall be permitted.

Permitted land uses in areas that have been acquired or set aside for Greenways shall be: resource oriented, preservation/conservation activities or recreational uses such as; hiking, jogging, and bicycle trails; horse trails; canoe launches; picnic areas; exercise stations (e.g., a parcour); non-boat fishing facilities; and up to fifteen percent (15%) of the total Greenway system may include active recreational facilities, where appropriate to the preservation of resources, wildlife habitat and wildlife corridors.

All guidelines for densities and percentage of impervious surface ratio shall be subject to all applicable requirements of the Department of Health, the Department of Environmental Protection, and any other state or federal agencies whose jurisdiction might apply.

Objective 3: Encourage new development in the Urban Service Areas and the Rural Villages that are shown in the Future Land Use Map series, and areas that have existing infrastructure (i.e., central water or sewer). The Land Development Regulations shall address the manner in which such new development will undergo development review, consistent with the objectives and policies of this Comprehensive Plan and the Future Land Use Map.

Policy 3.1: The development review and approval process shall ensure that public facilities are not degraded below acceptable levels of service by development impacts.

Policy 3.2: Land Development Regulations shall exempt from the established maximum residential density land that is conveyed from one (1) family member to another for the purpose of establishing an additional primary residence pursuant to Florida Statutes, 163.3179. Further, land conveyed from one family member to another, pursuant to F.S., 163.3179 shall be exempt from Policy 1.7 of this Chapter, unless it fronts on a publicly maintained roadway.

Policy 3.3: The following standards shall be applied to non-residential development in the Agriculture 2 land use category within the unincorporated area, in order to minimize the impacts of urban sprawl and strip development:

- (1) For lot splits, parcels, and subdivisions, created after November 29, 1995, the use of limited access easements, cross-access easements and shared driveways shall be pursued. Minimum spacing between access points shall be required, as necessary, in order to meet the standards in Chapters 14-96 and 14-97, Florida Administrative Code, which shall be applied to both State and County collector and arterial roads. For lots, parcels and subdivisions in existence prior to November 29, 1995, the location and minimum spacing between access points shall meet the standards in Chapters 14-96 and 14-97, Florida Administrative Code, to the maximum extent possible on each individual lot or parcel, which shall be applied to both State and County collector and arterial roads.
- (2) Non-residential land uses within the Agriculture 2 category shall be located only within the following areas, excluding industrial uses:
 - (a) Within a one-half (1/2) mile radius of an interchange on Interstate 10, (shown as “Interchange Commercial” on Attachment 1), exclusive of wetland areas, as measured from the end of the taper of the limited access right-of-way;
 - (b) Within one-quarter (1/4) mile from the intersection of two or more public paved roadways;
 - (c) Within the Rural Villages indicated on Map #2; the commercial nodes shown on Map #3.

- (d) Commercial development existing on September 26, 1995, and adjacent land for a distance not to exceed five-hundred (500) feet from that existing commercial development, which shall include land that would be adjacent except for an intervening road right-of-way; and
 - (e) Within Urban Service Areas that are designated on the Future Land Use Map of the Comprehensive Plan. All land uses permitted by this paragraph, as well as the land uses listed in paragraphs 3(a) through 3(d), below, shall be subject to the specific restrictions in this plan that apply to land uses and development in wetlands, floodplains, aquifer recharge areas, and other environmentally sensitive lands.
- (3) The above restrictions on commercial and non-residential land uses shall not apply to the following land uses:
- (a) Commercial development and other non-residential land uses that are functionally related to rural and/or agricultural land uses, which shall be limited to farm equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, feed sales, blacksmith shops, processing, storage, or sale of agricultural products; recreational activities such as racetracks, speedways, golf courses, country clubs, hunting or fishing camps, shooting ranges, travel trailer parks and campgrounds, and riding or boarding stables; cemeteries, airplane landing fields, communications facilities, small engine repair, and welding shops. All such land uses shall require approval as a special exception, and criteria for the approval of such special exceptions shall be adopted which shall ensure compatibility with surrounding land uses, including compliance with Policy 3.7 of this Plan Element;
 - (b) Home occupations which are clearly subordinate to the residential land use, and do not occupy more than twenty-five percent (25%) of the floor area of the buildings on the site or employ not more than one (1) person not living in the residence;
 - (c) Community Facilities, which shall be defined as places of worship, community centers, public or private schools and day care centers and other similar facilities; and,
 - (d) Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and fire, public works maintenance, and road facilities which are necessary to serve land uses and development in the Agriculture 2 category.

Policy 3.4: Through the land development code establish that new development shall include site design which provides stormwater detention/retention areas or other approved stormwater management systems, pursuant to Rules 62-25 and 62-302 F.A.C. and other applicable federal, state and local regulations, to filter out pollutants before entering river, or groundwater systems.

Policy 3.5: Land use and development within cones of influence surrounding potable water wells shall be consistent with Policies 2.1, 2.2, 2.5, and 2.7 of the Conservation Element, and Policy 2.2.1 of the Infrastructure Element.

Policy 3.6: Any proposed subdivision which creates more than one hundred fifty (150) lots in the Agriculture 2 category in the unincorporated area of the County, on a one-time or cumulative basis over a five (5) year time period, shall be submitted and adopted as a plan amendment, consistent with sections 163.3184, 163.3187, and 163.3189, Florida Statutes. The applicant which requests approval of such a subdivision shall be required to submit data and analysis concerning the following, which shall be included with the plan amendment:

- (1) The market demand for such subdivision;
- (2) Impacts on wildlife, particularly on destruction and fragmentation of wildlife habitat;
- (3) Impacts on water quality and availability, and on aquatic and wetland dependent wildlife;
- (4) Impacts on agricultural operations and compatibility with agriculture and other rural land uses;
- (5) Availability of adequate and efficient public services and facilities, and equitable assessment of the development for the costs of these facilities and services;
- (6) Specific conditions of the development order which are necessary to prevent or mitigate any adverse impacts, which shall be included as part of the adopted plan amendment, unless addressed to an equivalent degree by other provisions of the Comprehensive Plan. The local governing body shall have the authority to expand the requirements contained in Policy 3.6.

Policy 3.7: The compatibility of adjacent land uses in the Agriculture 2 category within the unincorporated area shall be ensured by requiring buffers which are designed to protect agricultural and non-agricultural land uses, one from the other, from the nuisances, hazards, and other intrusive effects associated with adjacent land uses. In particular, buffers shall, to the extent possible, accomplish the following:

- (1) Protect agricultural activities from vehicles, noise, and other disruptive impacts that may be associated with non-agricultural land uses;
- (2) Protect non-agricultural land uses from agricultural activities, including noise, glare, odor, dust, and smoke;
- (3) The negative impacts of the land uses upon each other shall be minimized, such that the long-term continuance of either land use is not threatened or impaired by these impacts; and
- (3) Buffers shall either be a natural barrier, or a natural or landscaped buffer supplemented with fencing or other man-made barrier, provided that the intent of this policy is fulfilled by the buffer.

Policy 3.8: The County shall, at the time of its Evaluation and Appraisal Report, develop a comprehensive growth strategy that will incorporate the results of its visioning efforts. At the time, the County will evaluate the effectiveness and need for a development cap within its rural districts.

Objective 4: The Land Development Regulations will encourage urban development in areas with existing infrastructure facilities. To preserve agricultural lands, open space and natural resources, the Agriculture 2 category shall designate a density of one (1) dwelling unit per acre.

Policy 4.1: Future development will be promoted by the provision of central water and sewer services allowing such essential services as a permissible use in all land use districts except Conservation. If these services are unavailable, development shall meet the requirements set by DOH, with regard to on-site disposal systems and Rule 62-532, F.A.C., with regard to wells, as well as other applicable federal, state and local regulations.

Policy 4.2: Reserved

Policy 4.3: Reserved

Objective 5: The County will work to provide for the diverse housing needs of all County residents. The County will adopt measures to prevent housing blight. If blighted areas are identified, procedures will be implemented to reduce or eliminate blight.

Policy 5.1: The County will conduct periodic housing condition surveys to identify areas of substandard housing.

Policy 5.2: The County will adopt a minimum housing code by the year 2005. The code will establish minimum standards required for occupation of housing units within the unincorporated area of Jackson County.

- Policy 5.3:** The County will utilize a code enforcement board to affect housing code enforcement actions.
- Policy 5.4:** The Land Development Regulations will provide for protection and support of existing residential neighborhoods.
- Policy 5.5:** The County will support the development and maintenance of a supply of permanent housing affordable to moderate, low and very low-income persons, including those persons with special housing needs, at levels sufficient to meet current needs and projected needs.
- Policy 5.6:** The County will develop and maintain a comprehensive housing plan, and in cooperation with housing advocacy groups, will work to increase community awareness about housing problems and issues within the County.
- Objective 6:** Analysis indicates that there are no existing inconsistent uses in the County other than permitted nonconforming uses due to vesting prior to the adoption of the Plan. The Land Development Regulations shall include provisions for the prevention of incompatible uses.
- Policy 6.1:** The Land Development Regulations will require substantial buffering and/or screening of incompatible uses.
- Objective 7:** Analysis shows that the County has areas that could be adversely affected if proper stormwater management techniques are not employed. For this reason, the County shall incorporate appropriate management requirements into Land Development Regulations.
- Policy 7.1:** The Land Development Regulations will require new development to manage stormwater runoff on-site, so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.
- Policy 7.2:** The Land Development Regulations will require that stormwater runoff is not concentrated and directed in a manner to create flooding or erosion of adjacent properties as a result of design.
- Objective 8:** At a minimum, the threshold acreage for new schools shall be as follows:
- (1) *Elementary Schools:* A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
 - (2) *Middle Schools/Junior High Schools:* A minimum of six (6) acres for the first three hundred (300) students, plus one (1) acre for each additional one hundred (100) students.

- (3) *Senior High Schools:* A minimum of seven (7) acres for the first three hundred (300) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students, plus one (1) acre for each additional one hundred (100) students thereafter.
- (4) *Area Vocational: Technical School:* A minimum of twenty (20) acres for the first five hundred (500) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students.
- (5) *Community College:* A main campus site shall be a minimum of one hundred (100) acres. Each separate center site shall contain a minimum of forty (40) acres for the first five hundred (500) students, plus two (2) acres for each additional one hundred (100) students. Special-purpose center site acreage shall be appropriate to contain the functions identified in the program.

Policy 8.1: Before issuance of a development order for a new school, the necessary public facilities such as, but not limited to, sanitary sewer, solid waste, potable water, drainage, and roads are to be in place to serve the proposed site. Furthermore, the School Board shall obtain a written agreement from the service provider assuring adequate capacity is available.

Policy 8.2: Public facilities should be in close proximity, and operating at the adopted level of service, before a development order can be issued for a new school.

Policy 8.3: Access to the site must be from a collector road (minor collector or local road for elementary schools) and avoid the need for slow down zones.

Policy 8.4: Ingress and egress should not create detrimental impacts on roads adjacent to the site and the site must provide for adequate on-site parking and circulation of user vehicles.

Policy 8.5: Approaches to the site must meet all state and local safety requirements for pedestrians, and vehicles. In additions, sidewalks and bicycle lanes must be provided along paved roadways servicing the site.

Policy 8.6: Jackson County shall request that the School Board submit for review information on renovations, additions, and proposed expansions to property within the unincorporated area of the County owned by the School Board to assure the availability of public facilities and land use consistency, as the proposal relates to future planned improvements.

Policy 8.7: Jackson County shall advise the School Board of all Plan amendments that may affect the location of new schools and proposed improvements.

- Objective 9:** The County shall identify land use categories in the Future Land Use Element in which schools are an allowable use.
- Policy 9.1:** Proposed school sites should be located away from industrial uses, major arterial roadways, railroads, airports, and similar land uses to avoid noise, odors, dust, and traffic impacts and hazards.
- Policy 9.2:** Disrupting influences caused by school yard noises and traffic shall be buffered.
- Policy 9.3:** New schools shall be located within urban growth areas or be compatible with compact urban growth patterns. To avoid school location as a factor that encourages urban households to move to rural areas, the local comprehensive plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.
- Policy 9.4:** Schools shall be centrally located within their intended attendance zones, to the extent possible, and be consistent with locally established walking and bus travel time standards.
- Policy 9.5:** School sites shall be of sufficient size so as to allow for future buildings and ancillary facilities. New facilities and future expansions must be located outside flood plains, flood prone areas, or floodways. New school sites should, whenever possible, avoid wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.
- Policy 9.6:** Schools shall be allowed in the Public, Residential, MUUT and AG-2 land use categories.
- Policy 9.7:** During pre-development program planning and site selection activities, the County, as service provider, will coordinate with the Jackson County Public School system to consider all reasonable opportunities to collocate new libraries, parks, and other facilities with public schools, where compatible, and the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials.

CHAPTER TWO

TRANSPORTATION AND CIRCULATION ELEMENT

EXECUTIVE SUMMARY

The Transportation and Circulation Element contains a description of the traffic circulation system in Jackson County. The element assesses the current and future level of service of the Jackson County roadway system. Each roadway segment is assigned a level of service according to the operating conditions along that segment and the standards for rural roadways established by the Florida Department of Transportation.

The element also provides an analysis of state roads in Jackson County that are nearing capacity. If past growth rates continue, US 90 to the east and west of Marianna is projected to exceed capacity by 2001. In addition, SR 73 just south of Marianna and US 90 east of Sneads currently exceed eighty-five (85%) of capacity. There are several options to avoid or resolve projected traffic deficiencies, including verifying the data using a more sophisticated model, reducing future traffic and increasing road capacity. Close monitoring of the impacts of development in this area is especially important. Action continues to be needed to protect the long-term economic vitality of the area.

Traffic along the segment of SR 71 north of US 90 to CR 162 has approached an unacceptable level of service. Improvements are currently being made, but this segment will be monitored and turning lanes or traffic signals, should be programmed as operating conditions approach the minimum level of service standard. Jackson County will work toward completion of 4-laning of US 90 by FDOT and gaining inclusion of 4-laning of SR71 in FDOT 20 year plan.

**TRANSPORTATION AND CIRCULATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GOAL The goal of transportation planning for Jackson County is to provide a safe, convenient, and efficient traffic circulation system for both residents and visitors.

Objective 1: Ensure that current and future rights-of-way are protected from encroachment by structures of ancillary uses inconsistent with the designation as a right-of-way. This shall be enforced through subdivision, land use regulations, and building codes.

Policy 1.1: Protect existing rights-of-way by controlling use and/or encroachment by structures or ancillary uses through setback requirements.

Policy 1.2: The minimum right-of-way widths for future development or improvements of roadways in Jackson County shall be consistent with the Future Transportation Circulation Map and are as follows:

Regional thoroughfares	100 feet	Alleys	20 feet
Local thoroughfares/arterials	80 feet		
Collector and connectors	60 feet		
Minor	50 feet		

Policy 1.3: Adopt provisions in the Land Development Regulations to ensure the availability of future rights-of-way when needed for roadway improvements to existing facilities. Right-of-way dedication will be required in accordance with the needs identified pursuant to Policy 1.2.

Policy 1.4: Development orders issued by the County shall require conveyance of right-of-way to be consistent with the Future Transportation Circulation Map.

Policy 1.5: To further protect right-of-way from building encroachment and to provide services access, streets shall be laid out as nearly as possible to right angles.

- (1) Dead end alleys shall not be permitted.
- (2) Alley intersections and sharp changes in alignment shall be avoided.
- (3) Minor streets shall be laid out to discourage use by through traffic.
- (4) Alleys and service roads shall be provided in commercial and industrial districts.

Objective 2: Ensure that transportation system needs are coordinated with land use designations and include appropriate environmental considerations throughout the planning timeframe. Review of development proposals and plans for all multifamily residential, commercial, office or industrial uses should include appropriate consideration of transportation impacts through the submission of a circulation, parking and access plan. Provisions to ensure such consideration shall be included in the Land Development Regulations.

Policy 2.1: Proposed amendments to the Jackson County Comprehensive Plan, especially amendments that involve changes to the Future Land Use Map, shall consider the associated impact on the transportation system. Should changes in the Future Land Use Map mandate improvements to the transportation system to maintain adopted levels of service, the appropriate amendments shall be made to the future Traffic Circulation Map and the Capital Improvements Element.

Policy 2.2: Roadway improvements shall be designed to provide sufficient carrying capacity to accommodate projected development as indicated in the Future Land Use Element and the Future Land Use Map while maintaining adopted levels of service.

Policy 2.3: The Land Development Regulations shall contain provisions regulating roadway design, including on-site vehicular and pedestrian circulation, parking, and roadway pattern. Access management regulations will limit the number and location of curb cuts along arterial and collector roadways, local thoroughfares, and local arterial roadways.

Policy 2.4: Review and approval of site plans and development orders should ensure that impacts of development do not lower the adopted roadway level of service.

Policy 2.5: Applicants for new non-residential development and residential developments of ten or more dwelling units shall be required to submit a traffic impact analysis quantifying the proposed development's impacts on surrounding collector and arterial roads and outlining the steps to be taken to prevent the level of service from degrading below the adopted LOS standard. Trip generation data for the transportation impact analysis may be based on the most recent edition of the report entitled "Trip Generation" by the Institute of Traffic Engineers or other professionally accepted methodology.

Policy 2.6: All new roadways or roadway improvements that propose to disturb wetland habitat shall comply with Federal, State, and local wetland regulations and may require an Environmental Impact Statement.

Policy 2.7: Land use category changes to the “Public” category made solely to support government-owned utility infrastructure facilities do not by themselves constitute supporting precedent for expansion of Urban Service Areas or other land use category changes.

Objective 3: Require adequate transportation infrastructure to be available in advance of, or concurrent with, new development. This shall mean that adopted levels of service on existing facilities are not degraded below the standard set in Policy 3.1.

Policy 3.1: the following minimum level of service standards are adopted to ensure adequate traffic flow on the Jackson County roadway system:

Major arterials and above – LOS C for peak hour

All segments of all State roads within Jackson County designated as urban arterials shall have the LOS standard of “B”. These will include roadways which are part of the Florida Intrastate Highway System (FIHS).

Minor arterials/collectors are below – LOS D for peak hour

Policy 3.2: Transportation facilities, bikeways, and pedestrian access facilities shall be designed to provide accessibility for disabled persons.

Policy 3.3: Coordinate traffic signalization with the State of Florida, and abide by state standards for the erection and maintenance of traffic signals.

Objective 4: Continuing Transportation planning for Jackson County and municipalities shall consider and be coordinated with appropriate local and state agencies throughout the planning period through frequent communication and/or attendance by a representative at pertinent meetings.

Policy 4.1: Through implementation of policies adopted in the Intergovernmental Coordination Element, continue and maintain coordination among Jackson County, Alford, Bascom, Campbellton, Cottondale, Graceville, Grand Ridge, Greenwood, Jacob, Malone, Marianna, Sneads, and the Florida Department of Transportation for future transportation needs within or affection Jackson County.

Objective 5: The transportation system shall be designed to support the provision of bicycle and pedestrian facilities as they relate to new development and the construction and upgrading of arterial and collector roadways. It is specified that these facilities are to be concurrent with development.

- Policy 5.1:** The design of pedestrian and bicycle facilities shall be addressed in the submission of new development plans. It is recognized that the separation of these facilities from the roadway assumes importance especially in those areas near schools, parks and playgrounds, and residential facilities.
- Policy 5.2:** Sidewalks and bicycle facilities are to be included in new developments and existing deficiencies in bicycle and pedestrian facilities shall be addressed in future planning periods.
- Policy 5.3:** Impact fees shall be considered as a new revenue source for transportation-oriented facilities required because of new growth.
- Policy 5.4:** The County’s roadway classification of “major arterial,” “minor arterial,” “major collector,” and “minor collector” are defined by assigning the access classification categories of FDOT, going from Class 1 (most restrictive/freeways) to Class 7 (least restrictive/the built-out urban/suburban strip composed of arterials, collectors, and residential collectors.) See the following diagram:

Functional Class	Access Class
Freeway	1
Principal Arterial	2
Major Arterial	3
Minor Arterial	4
Major Collector	5
Minor Collector	6

Other paved local roads shall be classified as local streets.

- Policy 5.5:** The County shall encourage multi-purpose trips, and also minimize local trips along its arterials and collectors by locating multi-family developments in close proximity to office/commercial uses and by providing pedestrian and bicycle linkage facilities.
- Policy 5.6:** The County shall discourage “strip commercial” along arterials and collectors by emphasizing that access to new development and redevelopment along these corridors should utilize service/frontage road opportunities and /or should utilize adjacent/shared parking areas and driveways.
- Policy 5.7:** The County and the Florida Department of Transportation (FDOT) shall review the existing transportation access management plan with the intent of restricting and/or controlling access points along State Roads within the County jurisdictional limits.
- Policy 5.8:** The “controlled access” guidelines within this Policy and FDOT rules will

be applied to all commercial development and redevelopment along State Roads within Jackson County. Direct access to State Roads will be minimized and development access to major feeder roadways will be facilitated by frontage/service roads and through shared/adjacent parking areas.

Policy 5.9: To further improve development access, separation between access points onto arterial or collector streets, or between an access point and an intersection of an arterial or collector with another street, shall be as follows:

Controlled Access Facilities
Distance Between Access Points

	45 miles per hour and over	Under 45 miles per hour
Major arterials with service road	1,320	660
Minor arterials	1,000	550
Major collectors	440	245
Minor collectors	350	175

Distance between access points shall be measured from the centerline of the proposed street or driveway to the centerline of the nearest adjacent street or driveway.

Adjacent uses may share a common joint and cross access driveway provided that access easements are granted between property owners to the approval of the County.

Policy 5.10: Direct access points will be determined through the County’s Future Transportation Map(s) establishing future intersecting local or collector corridors tying into the urban service corridors (U.S.A).

CHAPTER THREE HOUSING ELEMENT

EXECUTIVE SUMMARY

There are currently over 17,000 housing units within Jackson County. These housing units are predominantly single-family homes. Duplexes and multi-family housing units account for less than six percent (6%) of the total housing stock in the County. In recent years, manufactured housing has become more prevalent, accounting for approximately thirty percent (30%) of the total housing stock.

Housing conditions in the County are fair. The 1990 Census estimated that approximately thirteen percent (13%) of the housing stock was considered substandard. The County has made great strides to eliminate substandard housing through housing related grants. In 1990, 302 of the County's 14,465 year round housing units lacked complete plumbing facilities. Between 1994 and 1998, the County rehabilitated thirty-three (33) units and expects to rehabilitate sixteen (16) more by 2000.

Manufactured housing has been and will continue to be the primary source of affordable housing in the County. The Land Development Regulations adopted by the County does not restrict the location of manufactured homes in residential districts, except where prohibited by law. The County will also continue its nondiscriminatory policies with regard to the siting of group homes and housing for individuals with special needs.

HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

- GOAL:** To provide the climate for a variety of decent, safe, and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of Jackson County.
- Objective 1:** The database that provides information on future development and planning decisions shall be updated annually for new housing construction and demolition.
- Policy 1.1:** Inventories that list subdivisions and individual single and multi-family developments, including the number and type of units, lot size, and acreage shall be maintained.
- Policy 1.2:** A structural housing condition survey shall be conducted at least once every five (5) years.
- Policy 1.3:** The County Building Department shall prepare, and make available to the public, a list of activities that require permits for building and/or remodeling, along with the cost of those permits.
- Objective 2:** As part of a comprehensive survey of historic resources, an inventory of historically significant housing shall be maintained by the County. The inventory shall include houses that are significant examples of the architectural design of their period and those placed on the National Register of Historic Places and the State Master File list.
- Policy 2.1:** Continue to submit significant sites and structures identified in the countywide historical survey for inclusion of the State Master Site File and National Register of Historical Places.
- Policy 2.2:** All applicants shall obtain a certificate of approval before altering, demolishing, or moving any housing sites listed on the Florida Master Site File or in the Countywide Historical survey. Criteria for granting such a certificate will include consideration of the historic or architectural significance of the structure, future utilization of the site, and whether reasonable measures can be taken to save the structure.
- Objective 3:** The County shall designate liaisons with the appropriate housing agencies dealing with programs for the provision of low and moderate income housing. The liaison shall help the County and municipalities to participate in partnership efforts with the housing authority to provide affordable housing through programs such as the Section 8 and Rental Rehabilitation programs.

- Policy 3.1:** The County shall include within its Land Development Regulations, non-discriminatory standards and criteria for the location of group and foster homes. These standards shall be consistent with the Federal Fair Housing Amendments Act of 1988 and shall be no more restrictive than the standards set forth in Chapter 419, F.S.
- Policy 3.2:** Manufactured housing and mobile homes shall be allowed to locate in the appropriate areas of the County designated for residential development, subject to site standard requirements.
- Policy 3.3:** The County shall designate liaisons with the appropriate State and Federal agencies to keep informed of its programs for the provision of low and moderate income housing.
- Policy 3.4:** Coordinate with Apalachee Regional Planning Council and appropriate State and Federal agencies to receive and disseminate information on housing opportunity ordinances, programs, and initiatives to encourage the development of housing units for special needs housing groups.
- Policy 3.5:** The County shall provide for housing options to meet the diverse housing needs of the elderly, such as accessory apartments, adult foster homes, and congregate living facilities.
- Policy 3.6:** The County shall include incentives for siting elderly homes and group housing of individuals with special needs consistent with the American Disabilities Act in proximity to the central business districts, recreation, and transportation facilities of the incorporated municipalities so that the elderly and handicapped citizens have access to shopping, recreation, and civic activities.
- Policy 3.7:** With the assistance of the appropriate State and Federal agencies, the County shall incorporate measures to assist property owners with housing conservation and rehabilitation programs.
- Objective 4:** The County shall solicit housing rehabilitation grant with the goal of reducing and eventually eliminating substandard housing in the County.
- Policy 4.1:** Reserved.
- Policy 4.2:** The County shall adopt, within this planning period, criteria that define conditions warranting conservation, rehabilitation, and demolition actions. Develop a numerical scoring system using adopted criteria to determine the housing stock in need of conservation, rehabilitation or demolition.
- Policy 4.3:** The County shall continue to support the existing home improvement work program for the ownership maintenance and improvement of the existing housing stock. The County shall also apply for federal and state

funding for the demolition, construction, and/or rehabilitation of substandard housing and construction of new standard housing.

- Policy 4.4:** The County shall establish a Codes Enforcement Board that will enforce the criteria of the adopted applicable, adopted County codes.
- Policy 4.5:** The County shall identify locations where substandard housing units exist and provide assistance through funds and/or other financing mechanisms to rehabilitate the identified structures. The County shall reduce substandard housing conditions by ten percent (10%) in 2007.
- Objective 5:** Adopt Land Development Regulations to preserve the quality of existing and future neighborhoods. Assure that units are constructed in such a manner to protect the health, safety, and welfare of the County residents.
- Policy 5.1:** Building permits shall not be issued for proposed construction which is not in conformance with the requirements and guidelines of the County Floodplain Ordinance.
- Policy 5.2:** Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency. The names of such persons will be listed with the County Building Division and made available to the public.
- Policy 5.3:** All housing units shall be constructed in accordance with County Building Codes.
- Policy 5.4:** All new housing units shall receive inspection approval prior to issuance of a Certificate of Occupancy.
- Policy 5.5:** Within the planning period, the Land Development Regulations shall establish design standards that stabilize existing neighborhoods. The standards will ensure that the scale, intensity and density of infill development is compatible with that of the surrounding, established neighborhood.
- Policy 5.6:** The County shall review ways to use CDBG funds to improve infrastructure and reduce the costs in the delivery of affordable housing.
- Objective 6:** By the year 2007, the County shall increase by ten percent (10%) the number of affordable units within the County.
- Policy 6.1:** Ordinances, codes, and regulations shall be continually reviewed for the purpose of providing, reasonable requirements and to allow increased private-sector participation in meeting housing needs.

- Policy 6.2:** The County shall allow the construction of accessory apartments, or granny flats, adjacent to single-family units in meeting the needs for affordable housing.
- Policy 6.3:** The County shall encourage and establish guidelines for affordable housing options in areas that are served by supporting infrastructure through flexible lots size and yard requirements that permit cluster development, zero-lot-line development, and infill development on small, urban lots.
- Policy 6.4:** By 2007, the County shall increase by ten percent (10%) the number of affordable housing units made available to low income households.

CHAPTER FOUR CONSERVATION ELEMENT

EXECUTIVE SUMMARY

The purpose of the Conservation Element is to provide a guide for the conservation of the natural resources of Jackson County. These resources include water, air, minerals and soils, floodplains, and the habitats of threatened and endangered species.

There are three major waterbodies in Jackson County; the Apalachicola and Chipola Rivers and Holmes Creek. Jackson County also has six major springs along the Chipola River. The largest of these, Blue Springs, feeds Merritt's Mill Pond and Spring Creek. There are approximately 150,000 acres of wetlands in Jackson County. The Conservation Element identifies the major threats to these water resources and suggests strategies for protecting water quality.

The Element also examines the need to conserve environmentally sensitive lands, including the habitats of threatened and endangered species. For example, the caves of Jackson County provide highly valuable habitat areas.

**CONSERVATION ELEMENT
GOAL, OBJECTIVES, AND POLICIES**

GOAL: Jackson County shall conserve its natural resources to maintain the health, safety, and welfare of the public and to maintain its attractiveness for future development.

WATER RESOURCES

Objective 1: Analysis shows that water bodies in the County show signs of degradation due to various pollutants. In order to control this trend, and to conserve and appropriately use surface waters, the County shall prevent degradation of surface water quality below water quality classifications designated by Federal and State agencies including, but not limited to the Department of Environmental Protection, through site plan review.

Policy 1.1: The County shall consider the Department of Environmental Protection, Northwest Florida Water Management District, and Department of Health guidelines for minimum setbacks from waterbodies and wetlands for all new developments.

Policy 1.2: Jackson County shall request that the Northwest Florida Water Management District establish a forum that includes Jackson County and adjacent jurisdictions for the discussion and development of strategies to effectively manage the Holmes Creek and the Chipola, Chattahoochee, Econfina, and Apalachicola Rivers. Upon completion of SWIM studies for any of the above water bodies, Jackson County shall incorporate recommendations of such studies in their land use plan.

Policy 1.3: Runoff from streets and parking areas will be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies. New development shall comply with the stormwater level of service standards established in Policy 1.2.2 of the Infrastructure Element.

Policy 1.4: The County shall protect flood storage and conveyance functions of the 100-year floodplain and property within floodprone areas. Development in these areas shall be elevated above the base flood elevation.

Policy 1.5: Throughout the county the maximum residential density is one (1) dwelling unit per acre for undeveloped land having severe septic tank soil suitability ratings and where sewer lines are not available, except where density restrictions are more stringent.

Policy 1.6: Reserved.

Policy 1.7: Reserved.

- Policy 1.8:** “Floodplain” shall be defined as the 100-year floodplains shown on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), effective December 15, 1990.
- Policy 1.9:** Development on sites which include areas within the 100-year floodplain shall be required to be located outside of the floodplain.
- Policy 1.10:** Subdivisions shall be required to include a buildable area outside of the floodplain on each lot.
- Policy 1.11:** Fill within floodplains shall be limited to the minimum, which is necessary for development and access.
- Policy 1.12:** Compensating storage shall be required for any fill placed within floodplains, in order to maintain the flood storage and conveyance capacity of floodplains, where the density or intensity of land use is greater than one (1) dwelling unit per five (5) acres.
- Policy 1.13:** Fill shall be placed and designed so as to minimize interference with natural water flows.
- Policy 1.14:** Non-residential development, other than recreation, water-dependent uses, and water-related uses, shall be prohibited in floodplains. For those land use categories which allowed non-residential land uses at the time of plan adoption and which are located in floodplains, the storage, use, transfer, and disposal of hazardous materials and hazardous waste shall be prohibited with the exception of small-quantity generators. Any such uses, which are in existence on November 29, 1995, shall be a non-conforming use, shall not be re-established if discontinued, and shall not be expanded. This policy shall not apply to land uses, which are not defined as “development” in Section 380.04, Florida Statutes.
- Policy 1.15:**
- (1) Development in 100-year floodplains for Outstanding Florida Waters, as well as Class I Waters of the State, shall be limited to one (1) dwelling unit per forty (40) acres and the removal of natural vegetation within these floodplains shall be limited to the minimum, which is necessary for development.
 - (2) The 100-year floodplains of Outstanding Florida Waters shall be construed to consist of the following: (1) Zone AE of the floodplains which drain into the Chattahoochee River, Lake Seminole, the Apalachicola River, and the Chipola River, as shown on the FEMA Flood Insurance Rate Maps dated December 15, 1990; and (2) That portion of Zone A of the floodplains of the Chipola River (upstream from the mapped AE Zone) and its tributaries, Marshall Creek and Cowarts Creek, as shown on the FEMA Flood Insurance Rate Maps

dated December 15, 1990, which lie within one (1) mile of the ordinary high water lines of these streams.

- (3) The 100-year floodplains of Class I waters shall be construed to consist of the following: Zone A of the floodplains which drain into the Econfina River and its tributaries, as shown on the FEMA Flood Insurance Rate Map dated December 15, 1990.
- (4) For all 100-year floodplains, which are not specifically addressed by paragraphs (a) through (c) above, development shall be limited to one (1) dwelling unit per forty (40) acres.
- (5) Within the Residential land use category existing at the time of plan adoption, the maximum density shall be two (2) dwelling units per acre within undeveloped portions of these floodplains, unless more restrictive densities or intensities were established on the Future Land Use map at the time of plan adoption.

Within developed or infill (i.e., previously platted or built-up) areas in the above-mentioned Future Land Use Map categories, the maximum density shown on the Future Land Use Map at the time of plan adoption shall apply.

Policy 1.16: The floodplains map in the Future Land Use Map series shall be construed to include all floodplains shown on the FEMA Flood Insurance Rate Maps dated December 15, 1990.

Policy 1.17: Lots adjacent to the following rivers and major streams shall have a minimum lot width of not less than 200 feet adjacent to the river or stream, if any portion of the septic tank or septic tank drainfield would be placed within the 100-year floodplain: Chipola River, Apalachicola River, Chattahoochee River, Holmes Creek, Marshall Creek, Cowarts Creek and the Econafina River. All other lots adjacent to these rivers and streams shall have a width of not less than 100 feet.

Policy 1.18: A buffer of native vegetation shall be required adjacent to all surface waters, including wetlands. This buffer shall be 75 feet deep adjacent to the Chipola, Chattahoochee, Econfina, and Apalachicola Rivers, and fifty (50) feet deep adjacent to all other surface waters. This buffer requirement shall be construed to apply to those wetlands which are Florida Department of Environmental Protection jurisdictional, isolated wetlands, lakes and ponds of five acres or more in area; wetlands which are assigned State Element ranks of S1 or S2 by the Florida Natural Areas Inventory, and wetlands which provide significant habitat for plant or animal species which are listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services. This buffer shall be

measured from the ordinary high water line or mean annual water line of surface waters; whichever would provide the greater buffer. Buffer zones shall consist of preserved native vegetation, including canopy, understory, and ground cover. Vegetation may be removed adjacent to lakes and ponds for a width not to exceed 25 feet wide on any one residential lot, provided that the buffer depth is increased elsewhere on the lot to provide for an equal buffer area. Otherwise, no development or clearing shall be permitted in these buffers, except for trimming or clearing to construct elevated walkways and piers which are not more than six (6) feet in width. Nuisance vegetation is defined as vegetation included in Rule 5E-4.003, F.A.C., species which are not native to Jackson County as determined by the Urban Forester, and species which are determined by the Urban Forester to be thorny or poisonous. Nuisance vegetation may be removed from the required buffer area, provided that it is replaced by native vegetation equivalent in density to the plants, shrubs, and trees that were removed.

Policy 1.19: Septic tanks and drainfields which would serve development on lots or parcels adjacent to surface waters (including wetlands) shall be placed on the portion of the lot or parcel which is farthest from the boundary of the surface water, provided that the application of these requirements is consistent with standards set by DOH.

Objective 2: Groundwater quality shall be maintained so as to meet state groundwater quality standards. Recharge to aquifers shall be maintained so that post-development recharge volumes are at least equal to pre-development recharge volumes. Development within natural drainage features shall not decrease the flood storage capacity of these drainage features or increase flood levels or velocities for all floods that are equal to or less than the 100-year flood.

Policy 2.1: A water well protection zone one hundred (100) feet in radius from the wellhead is adopted for each portable water well that serves a public water system as defined in Rule 17.550.200, Florida Administrative Code. The one hundred (100) foot radius shall constitute a zone of exclusion, where no development other than parks, except that a single-family dwelling shall be permitted on a lot or parcel of record created prior to September 26, 1995. New or expanded septic systems for said dwelling must comply with current health department septic system setback requirements.

Policy 2.2: Continue the Soil Conservation Service's program of public education that addresses the proper use of agricultural chemicals. The program should also address remedial measures for contaminated wells. In addition, Jackson County's development regulations will not conflict with NFWMD will permitting Land Development Regulations.

- Policy 2.3:** Require that landscaping for new development and redevelopment include native and/or drought-tolerant vegetation in order to conserve water resources.
- Policy 2.4:** Reserved.
- Policy 2.5:** Reserved.
- Policy 2.6:** All new proposals for public wastewater facilities shall require a feasibility study for re-use of wastewater. The County shall require re-use of wastewater where feasible.
- Policy 2.7:** The Comprehensive Plan shall be amended, as appropriate, within twelve (12) months of the mapping of cones of influence by the Northwest Florida Water Management District. These cones of influence shall be designated as well-field protection zones and appropriate standards for well-field protection, as adopted by the Northwest Florida Water Management District, will be incorporated as a part of the plan and the Land Development Regulations.
- Policy 2.8:** Post-development runoff volumes from development sites will not exceed pre-development runoff volumes. Stormwater runoff from development sites and sanitary sewer effluent shall be treated so that state groundwater quality standards are not violated.
- Policy 2.9:** Lots for which septic tanks are the intended method of sewage disposal shall not be created unless the size and configuration of the lot would allow for the permitting of a septic tank system consistent with state regulations in place at that time.

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- Objective 3:** Analysis in this element indicates that the flora, fauna, native vegetative communities, forests, and wildlife habitat in Jackson County are diverse and unique. The County shall adopt Land Development Regulations to protect plant and animal species, with particular emphasis on species that have been designated as threatened and endangered by the Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service. In addition, such Land Development Regulations shall also protect native vegetative communities and wildlife habitat. The Florida Natural Areas Inventory (FNAI) shall be used as the guide in identifying endangered or threatened species habitats and unique natural areas. (Populations of plant and animal species listed by state or federal agencies as endangered, threatened, and special concern species shall be supported, and the habitat needed to maintain these populations shall be protected accordingly.)

- Policy 3.1:** The County shall require setbacks of fifty (50) feet, through the Land Development Regulations, for all sites surrounding wetlands and caves that provide habitat for threatened or endangered species.
- Policy 3.2:** Establish a program to identify and recommend acquisition of environmentally endangered lands (caves, wetlands, floodplains) by appropriate state or other agencies.
- Policy 3.3:** Adopt wetland resource permitting guidelines consistent with existing DEP criteria, 62-312, 62-3, and 62-4 F.A.C., for establishing wetland boundaries, establishing protective boundaries and mitigation measures, and defining permissible activities within wetland areas in the Land Development Regulations.
- Policy 3.4:** Work with established public education programs that require private landowners to use best management practices to protect the habitat of threatened and endangered species.
- Policy 3.5:** Conserve native vegetative communities by allowing only minimal vegetation clearing prior to approval of development for construction. Clearing of natural communities rated as S1, S2 or S3 shall be limited to the minimal amount of clearing required to accommodate a proposed development on its proposed site. Clearing of any individual plant species that is listed as endangered or threatened by the State of Florida or the United States government shall be prohibited, except as provided in Policy 3.12 or by law, whichever is more restrictive. Clearing for uses other than legitimate agricultural and silvicultural uses shall be defined to be clearing as an adjunct to construction, and shall be subject to provisions that apply to development.
- Policy 3.6:** Require that cluster development protect or replace a designated minimum of all on-site, native vegetative communities and wildlife habitats, consistent with Policies 3.10 through 3.17 below.
- Policy 3.7:** Consult the Florida Fish and Wildlife Conservation Commission prior to the approval of any development over 50 acres that may adversely impact species which are listed as endangered species, threatened species, or species of special concern. New developments shall be made to inventory threatened and endangered species and species of special concern and provide for habitat protection and a management plan to ensure the development has mitigated any impacts, consistent with Policies 3.9 through 3.17 below.

Policy 3.8: Jackson County shall promote the designation and protection of natural reservations designated within the County, through cooperation with the federal government, the State's CARL program, and the Water Management District's Save Our Rivers and SWIM Program, and designation of such areas on the Future Land Use Map as Conservation.

Policy 3.9: During development of the County's vegetation and wildlife identification program, the cities as well as neighboring counties shall be asked to participate, contribute data, and cooperate in future protection programs. Such programs shall be designed to conserve, appropriately use or protect unique vegetative communities.

Policy 3.10: A professionally conducted survey of native vegetative communities shall be required for any development that exceeds fifty (50) acres in an area where native habitat exists on the site, as determined from the current Vegetative Cover (Land-Sat) Maps available from the Florida Fish and Wildlife Conservation Commission. This survey shall be conducted by an ecologist, biologist, or similar professional, and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened plant and animal species, and species of special concern. Staff may recommend to the Planning Commission and the Commission may consider that a survey not be required after a review based on the best available data and analysis. Site surveys shall address the following:

- (1) The size and distribution of the native habitat;
- (2) Wildlife and listed species populations within the proposed development site;
- (3) The feasibility of and viability of on-site protection and management;
- (4) Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor;
- (5) The appropriateness of mitigating the impacts of development by the relocation of listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

Policy 3.11: A professionally prepared protection and management plan shall be required, for development sites which are subject to Policy 3.10, and shall be attached as a condition of the development order and permit. Protection of viable populations of state and federally listed endangered and threatened species and species of special concern found on the site, shall be required as part of the overall development plan which is approved as a part of the development order. Development shall be directed to the least

environmentally sensitive portion of the site, (with the remainder of the site permanently protected as a viable habitat area to be designated and set aside undisturbed and unaltered open space for protection of the native habitat.)

Policy 3.12: For any development which exceeds 50 acres in area where native habitat exists on the site, as determined from the current Vegetative Cover (Land-Sat) Maps available from the Florida Fish and Wildlife Conservation Commission, upland habitat shall be preserved in accordance with the following guidelines:

(1) For development in the Agriculture 2 category in the unincorporated area, eighty percent (80%) of the area occupied by natural communities which are listed S1 or S2 in the Florida Natural Areas Inventory shall be preserved on the site; within all other areas on the Future Land Use Map which contain S1 and S2 rated communities, this percentage shall be fifty percent (50%). Whether these habitat types exist on a particular development site shall be determined through the survey required by Policy 3.10 above.

Additional urban land uses shall be prohibited within these habitat types beyond those urban area, which were shown on the Future Land Use Map at the time of plan adoption.

(2) For development in the Agriculture 2 category in the unincorporated area, fifty percent (50%) of the area occupied by native plant communities, which are rated S3 by the Florida Natural Areas Inventory, shall be preserved on the site. Whether these habitat types do exist on a particular development site shall be determined through the survey required by Policy 3.10 above.

Policy 3.13: Protected areas of native habitat shall include the preservation of ground cover, understory and canopy.

Policy 3.14: Areas of native habitat which are protected pursuant to Policies 3.10 through 3.13 above shall be permanently protected in their undisturbed and unaltered state as a condition of the development order, except for necessary ingress and egress, passive recreation, walkways, boardwalks, and hunting and fishing. Conservation easements that meet the requirements of Section 704.06, Florida Statutes, platted conservation tracts or easements, or restrictive covenants running with the land and enforceable by the residents of the development, shall be established for all protected areas. A certain percentage of protected habitat areas may be located on individual lots, provided that these areas are protected by platted easements and restrictive covenants.

Policy 3.15: Areas of native habitat which are protected pursuant to Policies 3.10 through 3.14 above shall be located as to preserve viable plant communities and wildlife populations to the maximum extent possible on site, including endangered and threatened species, and species of special concern.

Policy 3.16: Areas of native habitat, which are protected pursuant to Policies 3.10 through 3.15 above, shall be interconnected with other existing areas of native vegetation and wildlife habitat to the maximum extent possible. During the land use planning and development review process, the effects of development on wildlife habitat and the protection of wildlife corridors shall be evaluated. To prevent fragmentation of wildlife corridors, the preservation of wildlife corridors within developments shall be required, in order to connect areas of wildlife habitat, which are to be protected. For development, which occurs in the vicinity of state or Federal Park or conservation lands, protected areas of native habitat shall be located adjacent to these state or federal lands whenever possible, in order to form continuous areas of protected habitat.

Policy 3.17: Upland and wetland/aquatic habitat shall be connected where possible, to create a mosaic of upland and wetland/aquatic habitat.

Air Quality

Objective 4: Jackson County shall continue efforts to meet or exceed ambient air quality standards set by the Department of Environmental Protection through the management of new development and related transportation improvements.

Policy 4.1: Reduce the potential for vehicular emissions by:

- (1) Encouraging planned developments and multiple use of commercial centers; and,
- (2) Requiring vegetative buffers between new transportation arterials and new residential developments.

Policy 4.2: A system of performance standards will be established to ensure that new growth conforms to the objective of maintaining clean air in the County.

Soil Erosion

Objective 5: The Highly Erodible Land Inventory compiled by the Natural Resources Conservation Service identifies areas of soil erosion problems in the County by farm. In order to conserve this valuable resource, the County will cooperate with the Jackson County Soil and Water Conservation

District to prevent soil erosion resulting from agriculture, roadway construction, and land development.

Policy 5.1: The County will cooperate with the Natural Resources Conservation Service in providing technical assistance to land owners in Jackson County to minimize soil erosion.

Commercial Uses of Natural Resources

Objective 6: The County shall consider active and permitted mining operations and areas of mineral deposits in order to avoid incompatible land use activities and to protect natural resources.

Policy 6.1: Recognize the resource value of minerals in Jackson County and adopt guidelines for providing protection to adjacent property owners and natural resources.

Policy 6.2: Adopt ordinances to provide for adaptive reuse or reclamation of mined areas.

Policy 6.3: Buffering shall be established by new or expanding extractive industries where the location of adjacent land does not provide natural buffering.

Policy 6.4: Continue to support existing programs regarding soil conservation measures for agricultural and forested lands throughout the County. In addition, the County shall organize meetings with the Soil Conservation Service and property owners in order to clearly identify strategies to be used in solving erosion problems.

Policy 6.5: Mining shall be prohibited in unsuitable areas, particularly wetlands. Appropriate buffering to be established in the Land Development Regulations, shall be required around those areas where mining is prohibited. "Unsuitable" areas where mining is prohibited shall include the following environmentally sensitive areas: Wetlands, and all surface waters of the state, including rivers, streams, and springs, as well as the buffer zones adjacent to these wetlands and surface waters which are required pursuant to Policy 1.17 of the Conservation Element.

Policy 6.6: Mining shall be prohibited in endangered or threatened species habitat, unless all such species are relocated to suitable habitat, or other measures are taken to ensure the survival of viable populations of endangered and threatened species, coordinated under the direct supervision and support of the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.

Policy 6.7: Mining shall be prohibited, or the following restriction shall apply, for mining in high and moderate recharge areas, in order to prevent

contamination of aquifers: Mining operations shall require a stormwater management system that diverts stormwater runoff from material processing and vehicle maintenance and storage areas away from mining excavation areas, and incorporates best management practices for handling vehicle fuel, hydraulic fluids, lubricants, and related materials.

Policy 6.8: A restoration plan shall be submitted, for mining in environmentally sensitive lands other than those areas which are specifically regulated by Policies 6.5 and 6.7, including 100-year floodplains of Class I and Outstanding Florida Waters as established in Policy 1.15 of the Conservation Element, High Recharge Potential areas of aquifers as defined in Policy 2.8 of the Conservation Element, and natural communities which are listed as S1 or S2 in the Florida Natural Areas Inventory. This restoration plan shall be submitted with the application for a mining permit, which shall be required for mining activities. No mining shall be permitted in environmentally sensitive lands unless restoration, as defined in Section 378.203, Florida Statutes, is technically and economically feasible. For all other areas, a reclamation plan shall be submitted.

Policy 6.9: “Mining” shall have the same definition in this plan as “resource extraction” in Section 378.403, Florida Statutes.

Hazardous Waste

Objective 7: Analysis shows that Jackson County has experienced certain problems with the unauthorized and improper disposal of hazardous waste. In order to alleviate any future problems, the County shall actively support a Hazardous Waste Management Program providing for the proper storage, recycling, collection, transportation, and disposal of hazardous waste for solid waste management by 1994. Current regulations are consistent with the requirements of Chapter 403, F.S., and 62-30, F.A.C.

Policy 7.1: The County shall continue ongoing efforts of waste sites in the County to ascertain if areas of hazardous waste pollution exist and, if so, coordinate with DEP to effect a clean up.

Policy 7.2: The County shall continue to identify small industrial hazardous waste generators.

Policy 7.3: Prior to site approval of any activity that stores, uses or produces toxic matter, the responsible party shall: develop an emergency response system addressing accidents involving hazardous waste; ensure that location of the site will not degrade quality of groundwater or surface water or other natural features; ensure DEP standards for transfer and storage of hazardous waste are implemented; and coordinate with State, regional and

county officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.

Conservation and Recreation Lands

Objective 8: Analysis shows that Jackson County has a great diversity of unique and sensitive lands such as those designated by the Florida Natural Areas Inventory (FNAI). In order to conserve these lands, Jackson County shall continue to enforce the County's Comprehensive Plan policies which shall ensure the protection of environmentally sensitive areas during the site plan review process.

Policy 8.1: Wetlands have been designated as low-density, conservation lands on the Future Land Use Map. Land Development Regulations shall include special development standards for these areas that limit development to low-density and conservation uses.

Policy 8.2: The following definitions and criteria shall apply to wetlands:

- (1) "Wetlands" shall be defined as those areas that are under state jurisdiction pursuant to Rule Chapter 62-340, F.A.C., and those areas that are nonjurisdictional, which are wetlands according to the wetlands definition adopted by the U.S. Army Corps of Engineers.
- (2) Soils present in wetlands are generally classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consist of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in anaerobic soil conditions;
- (3) Wetlands shall generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, wet meadows, riverine swamps and marshes, hydric seepage slopes, and other similar areas. Wetlands do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto; and
- (4) The delineation of actual wetland boundaries shall be based on professionally accepted methodology consistent with the type of wetland being delineated, and shall be consistent with any unified statewide methodology for the delineation of wetlands ratified by the Florida Legislature.

Policy 8.3: A professionally conducted survey of development sites shall be required, prior to the approval of multi-unit/lot or non-residential development

orders on sites, which include wetlands, to determine the extent of both state jurisdictional and non-jurisdictional wetlands. Representatives from the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers or qualified professional may be contacted for assistance in identifying the location of wetlands.

- Policy 8.4:** With the exception of development for passive recreation and water-dependent uses, non-residential development shall be prohibited in wetlands. “Development” shall have the same definition as in Section 380.04, Florida Statutes.
- Policy 8.5:** Development on property which includes wetlands shall be directed to the upland area, previously disturbed areas, or the least environmentally sensitive areas of the property.
- Policy 8.6:** Subdivision of property, which includes wetlands, shall be required to include sufficient upland areas for development on each lot.
- Policy 8.7:** Reserved.
- Policy 8.8:** Reserved.
- Policy 8.9:** Removal of vegetation in wetlands shall be limited to the minimum necessary for development.
- Policy 8.10:** Access roads and driveways in wetlands shall be designed to minimize disturbance to natural water flows, hydroperiods, and other wetland functions, and shall be located in previously disturbed areas or the least environmentally sensitive area of the property.
- Policy 8.11:** Fill in wetlands shall be limited to the minimum necessary for access and development; as an alternative, structures shall be elevated on pilings.
- Policy 8.12:** Within wetlands which are not located in the Conservation category on the Future Land Use Map (i.e., non-state jurisdictional wetlands), the only development permitted shall be: 1) residential land uses at a density of not more than one (1) dwelling unit per five (5) gross acres; and 2) nonresidential development that will not cover more than ten percent (10%) of the area of the wetland as indicated on the County’s current wetlands map and best available data subject to the applicable permitting requirements of state and federal law. The County shall allow, not encourage, development in wetland areas, but if exceptions are granted, development will only be allowed at a level consistent with mitigation rules of the state.

Policy 8.13: A buffer of upland vegetation shall be required adjacent to wetlands, in accordance with the buffer requirements that apply generally to surface waters, pursuant to Conservation Element Policy 1.17 and 1.18.

CHAPTER FIVE RECREATION AND OPEN SPACE ELEMENT

EXECUTIVE SUMMARY

Jackson County is fortunate in having an abundance of North West Florida Water Management District resource-based recreational opportunities, in the form of State parks, a reservoir, and a wildlife management area. User-oriented recreational opportunities are found in various municipal parks and in the playgrounds and ball fields associated with the County's public schools. Using the Department of Environmental Protection Outdoor Recreation Plan guidelines for park acreages, it was found that Jackson County and its municipalities have an adequate amount of community and regional parks.

As the need arises, avenues for increasing recreational facilities will be investigated. The use of state or federal funding will be used for development of these facilities as these funding sources become available. The County currently has a deficit of about 365 acres for regional park space. If the pending Greenway project moves forward and all parcels are acquired, the County may meet its minimum LOS for facilities in this seven-year planning period. Jackson County is vitally interested in developing Eco-Tourism within the County and the system, and earnestly supports CARL's Middle Chipola River project.

**RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GOAL: Provide a variety of parks, recreational facilities and programs, and open space available to all residents of Jackson County. Utilize guidelines provided in the Statewide Comprehensive Outdoor Recreation Plan in developing County facilities and open space.

Objective 1: To continue to coordinate public and private resources in order to meet adopted level of service standards throughout the planning period.

Policy 1.1: The County shall adopt the following level of service standards for park and recreation facilities:

Regional Park- 20-acres/1000 population (minimum 10,000)

Community Park- 2 acres/1000 population (minimum 20 acres)

Neighborhood Park- 2acres/5000 population (minimum 5 acres)

Policy 1.2: Analysis shows that many of the recreational facilities in the County are associated with public schools. The Board of County Commissioners shall continue to establish a formal agreement with the Jackson County School Board for the public's use of recreational facilities at publicly financed schools.

Policy 1.3: Analysis indicates that there are sufficient existing park and recreation facilities to meet the County's long-range needs. The County shall continue to monitor existing recreational opportunities and seek funding sources to prevent recreational opportunities and seek funding sources to prevent recreational deficiencies during the planning period.

Objective 2: Land designated as Conservation and/or Recreation Open Space will be protected from incompatible land uses through the Land Development Regulations and shall remain functionally intact throughout the planning period.

Policy 2.1: The County shall request program assistance from the Florida Department of Environmental Protection FDEP Division of State Lands (CARL), Florida Communities Trust (FCT), and other assistance programs and/or agencies to secure the purchase, planning and development of recreational and open space areas.

Policy 2.2: Reserved.

Policy 2.3: The County shall continue to address standards for the protection of open space, natural vegetation, landscape and signage as well as the provision and use of open space for buffering and for greenbelts in order to preserve some of the rural quality of Jackson County and to help ensure the general health, safety, and welfare of its citizens.

Policy 2.4: The County shall encourage the preservation of open space through such techniques as cluster development.

Policy 2.5: All privately owned recreation and open space areas be consistent with guidance and policies of this land use plan established for publicly owned facilities.

Access

Objective 3: Assure, through ordinances, that residents have adequate access to all public recreational sites and facilities to include parking and use areas.

Policy 3.1: The County shall provide handicapped parking spaces and handicapped access for all County owned and/or operated recreational facilities or programs.

Policy 3.2: Freshwater waterbodies that are not privately owned shall be considered potential public recreation sites. Access to these sites shall be ensured, when appropriate, based on standards to be developed as part of the Land Development Regulations. Policies 3.1 and 3.3 shall also apply to public waterbodies.

Policy 3.3: The County shall establish a conservation easement program that gives property tax incentives to landowners who dedicate an easement for public access for conservation purposes.

Objective 4: A system of recreation facilities meeting the needs of the population shall be developed and continuously re-evaluated.

Objective 5: The County shall develop a greenways system, which supports regional and local recreational demands, attracts greater tourism, enhances economic development efforts, and preserves environmentally sensitive lands and waters.

Policy 5.1: The County Greenways Master Plan shall continue to identify ways to interconnect existing parks, recreation and conservation lands.

- Policy 5.2:** Where necessary to connect publicly owned recreation and conservation lands to develop the greenways system, promote tourism, and provide amenities that will enhance economic development programs, the county shall encourage voluntary public acquisition of land (by fee and less-than-fee techniques) and other voluntary landowner participation, such as public easements.
- Policy 5.3:** Public lands shall be efficiently used by combining public service activities, such as recreation; stormwater management and aquifer recharge areas and linking them into the greenway system, wherever possible.
- Policy 5.4:** Connect wherever possible, recreation and conservation lands by using existing rights-of-way, trails, and other open space corridors.
- Policy 5.5:** The County shall explore possibilities to develop standards for greenways, as an alternative approach to future recreational needs.
- Policy 5.6:** The County shall coordinate with the land acquisition programs of local municipalities and regional, state, and federal agencies to encourage the connection of existing publicly owned parcels of land into the greenway system.
- Policy 5.7:** To protect sensitive ecosystems and wildlife corridors, locate and design facilities in an environmentally sensitive manner, including limiting or prohibiting public access where necessary within the greenways system to protect such resources.
- Objective 6:** The County shall explore and develop potential revenue streams to support development, operation and maintenance of County recreation facilities in an effort to minimize reliance on County tax revenues.

CHAPTER SIX INTERGOVERNMENTAL COORDINATION ELEMENT

EXECUTIVE SUMMARY

The Intergovernmental Coordination Element (ICE) responds to the needs for coordination processes between and among governing entities at the local, state and federal entities levels. It establishes methods for the resolution of conflicts and incompatibilities through intergovernmental coordination. It represents a major effort in ensuring the coordination of future development in the County. In addition, the ICE identifies measures that should be taken to ensure that all agencies influencing either development or protection of Jackson Counties natural resources operate in a coordinated manner.

There are a number of state agencies whose plans and projects have a major influence on development patterns in the County.

The Intergovernmental Coordination Element identifies measures that should be taken to ensure that all agencies influencing either development or protection of Jackson County's natural resources operate in a coordinated manner.

INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL1: To respond to the needs for coordination between the County and local, state, regional, and federal governments and private entities resulting from the implementation of Jackson County's Comprehensive Plan, and any incompatible goals and policies proposed in other comprehensive plans.

Objective 1.1: Analysis indicates that there is minimal coordination between non-governmental utility service providers, the County, and municipalities regarding future growth and anticipated need for disposal of solid waste. Procedures shall be developed, which allow non-governmental utility service providers to be made aware of the projected need for provisions of non-governmented utility services, in order to assure that adequate non-governmental utility capacity exists to accommodate future growth.

Policy 1.1.1: The County shall designate an individual to serve as liaison to non-governmental utility service providers including, but not limited to, providers of water, sewer, electrical, gas, and disposal of solid waste. The liaison will coordinate with such non-governmental utility service providers on any proposed expansion of needed utility services and will inform them of major developments that are expected to take place in the County so that adequate planning for necessary utility capacity can take place.

Objective 1.2: Coordination between Jackson County and those adjacent counties, school board, water management district, and other regional, state and federal agencies shall be implemented through the following policies.

Policy 1.2.1: The County shall establish a liaison with the State Division of Historic Resources, Bureau of Historic Preservation, and seek to identify and protect the County's historical and archeological resources.

Policy 1.2.2: The County shall request assistance as needed from the Northwest Florida Water Management District, and the Department of Environmental Protection, coordination for the management of wetlands, natural drainage features, and prime recharge areas.

Policy 1.2.3: The County, through the County Administrator, will investigate establishing a liaison to the school board. The liaison would meet regularly with the board in order to promote joint use and development of recreational facilities associated with existing educational facilities.

- Policy 1.2.4:** The County shall request program assistance from the Northwest Florida Regional Housing Authority to ensure that the County is included in any of the Authority's programs that assist low-income and moderate-income households.
- Policy 1.2.5:** The County shall request, in writing, assistance from the Florida Department of Environmental Protection to develop a checklist that could be used by the County to ensure that all development complies with stormwater treatment permitting requirements.
- Policy 1.2.6:** The County shall request program assistance from the Florida Department of Environmental Protection to conserve the County's existing open space and shall continue to investigate land acquisition funding sources.
- Policy 1.2.7:** The Florida Department of Environmental Protection standards, 62-30 F.A.C., will be followed regarding the transfer and storage of hazardous wastes.
- Policy 1.2.8:** The County shall participate in the Northwest Florida Water Management District and the Apalachicola Resource Management and Planning Programs that provide a regular formal forum to address the impacts of land use and stormwater runoff along Holmes Creek and the Apalachicola, Chipola, Chattahoochee, and Econfina Rivers.
- Policy 1.2.9:** The County shall utilize information provided by adjacent incorporated municipalities, local governments, and agencies throughout the planning process and make results of any planning research conducted by the County available to these entities in order to establish the sharing of information.
- Policy 1.2.10:** Jackson County will coordinate with the incorporated municipalities, adjacent local governments, and appropriate state agencies in the implementation of emergency response plans, including, but not limited to, Hazardous Materials Emergency Response Plan, Peacetime Emergency Plan, and Hurricane Evacuation Plan.
- Objective 1.3:** As the Countywide Comprehensive Plan is amended, certain conflicts may arise between this plan and other local and regional plans. The County shall establish a process to ensure full consideration of the impacts of proposed amendments of the comprehensive plan, as well as development orders and development permits, on adjacent counties and municipalities.

- Policy 1.3.1:** The County shall use the Apalachee Regional Planning Council’s informal mediation process on an as-needed basis to resolve conflicts that may arise in the amendment and implementation of comprehensive plans, as well as annexation disputes.
- Policy 1.3.2:** The County shall continue to work with the Department of Community Affairs, the Apalachee Regional Planning Council, and other state agencies in order to ensure that the County Plan remains consistent with the state agency and regional plans.
- Policy 1.3.3:** The County shall send copies of all proposed plan amendments to affected municipalities and local governments for their review and coordination/comments. When any development is proposed that will impact development in adjacent jurisdictions, this project must be coordinated between the local governments to be impacted from the development. Coordination shall consist of project plan review, issue identification, and written communication between the County and affected adjacent jurisdictions.
- Policy 1.3.4:** Jackson County and its municipalities shall attempt to meet jointly for discussion of issues such as annexation, comprehensive plan coordination and compatibility of land uses along municipality-county borders.
- Policy 1.3.5:** The County shall encourage annexation of land where service delivery systems are available and where the land is adjacent to and consistent with the incorporated land’s Comprehensive Plan.
- Policy 1.3.6:** Annexations by incorporated jurisdictions shall not create new enclaves and shall reduce or eliminate existing enclaves when feasible.
- Policy 1.3.7:** The County shall require infrastructure services to be available to the proposed annexation area at the adopted level of service consistent with the incorporated land’s Comprehensive Plan.
- Policy 1.3.8:** The County shall direct urban growth to areas adjacent to incorporated municipalities that can efficiently serve the proposed project with public services with the intent to discourage the proliferation of urban sprawl.
- Policy 1.3.9:** Jackson County shall maintain a systematic review of the unincorporated and incorporated boundaries in an effort to improve the services, physical appearance and compatibility between the adjoining jurisdictions. Joint planning agreements will be implemented, if appropriate.

Objective 1.4: The County, the adjacent Florida, Georgia and Alabama counties, the incorporated municipalities in Jackson County, the Florida Department of Transportation, and the Florida Department of Corrections and all other state agencies should coordinate their decisions to ensure that the impacts of development, including but not limited to its effects on traffic, drainage, density and intensity, and water quality are addressed.

Policy 1.4.1: The County and the incorporated municipalities in Jackson County shall establish procedures to coordinate the construction or expansion of public facilities and services with the land use decision-making process in order to ensure that the impacts of such construction or expansion are addressed.

Policy 1.4.2: Reserved.

Policy 1.4.3: Reserved.

Policy 1.4.4: The County shall establish an informal agreement with adjacent jurisdictions and FDOT to seek input from each other concerning future transportation projects in order to assure that such projects are consistent with local government comprehensive plans.

Policy 1.4.5: The County shall review transportation volumes and level of service standards as they relate to state roads. The County shall designate a liaison to FDOT incorporated municipalities, and adjacent counties who will monitor proposed roadway improvements and proposed developments of regional impact. The purpose of such a liaison shall be the identification of impacted road segments, and the coordination of strategies to remedy such conditions.

Policy 1.4.6: Reserved.

Objective 1.5: Jackson County shall coordinate with and notify any state, regional or local entity having operational and maintenance responsibility for a public facility or service when establishing or revising the level of service of that public facility or service.

Policy 1.5.1: When operations and/or maintenance responsibilities are shared between the County and another entity, it shall be the County's policy to coordinate with the entity in order to establish a level of service acceptable to both parties. Negotiations for the establishment of any level of service standard shall be documented.

Objective 6: Reserved.

Policy 1.6.1: In the event that the impact of a planned development from an adjacent local government may potentially lower an adopted level of service standard within Jackson County, the issue must be identified and addressed formally through written communication between the County, adjacent local governments, and private developer should the County be involved with the private developer in adjoining counties.

Policy 1.6.2: When any development is proposed that will impact development in adjacent jurisdictions, that project must be coordinated between the local governments to be impacted by the development. Coordination shall consist of project plan review, issue identification and written communication between the County and affected adjacent jurisdictions.

GOAL 2: To respond to the needs for coordination between the County and the Jackson County School Board, and to designate locations for public educational facilities in so much that they are consistent with the Future Land Use Map of the Comprehensive Plan and Land Development Regulations.

Objective 2.1: The County shall coordinate with the Jackson County School Board on the location of new sites and in determining adequate school size and land area requirements.

Policy 2.1.1: Planners for the School Board, County, and municipalities shall be included in both the development of the school location, criteria and the school siting process.

Policy 2.1.2: The potential sites for new schools should be determined by the School Board Planner as early as possible so that sites can be discussed with the County Planners well in advance of the need for the new school to ensure consistency with the Future Land Use Map.

Policy 2.1.3: The County and School Board planners should consider making schools and their location the focal point for new developments.

Objective 2.2: The County shall identify land use categories in the Future Land Use Element in which schools are an allowable use.

Policy 2.2.1: Proposed school sites should be located away from industrial uses, major arterial roadways, railroads, airports, and similar land uses to avoid noise, odors, dust, and traffic impacts and hazards.

Policy 2.2.2: Disrupting influences caused by school yard noises and traffic shall be buffered to ensure sufficient distances from hospitals,

adult communities, and nursing homes.

Policy 2.2.3: New schools shall be located within urban growth areas or be compatible with compact urban growth patterns.

Policy 2.2.4: Schools shall be centrally located within their intended attendance zones, to the greatest extent possible, and be consistent with walking and bus travel time standards.

Policy 2.2.5: School site shall be of sufficient size to ensure that buildings and ancillary facilities, and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.

Objective 2.3: In general, varying school size and land area requirements are necessary to meet the needs of elementary, middle/junior high, high, and vocational schools and community colleges to ensure site acceptability.

Policy 2.3.1: At a minimum, the threshold acreage for new schools shall be as follows:

- (1) Elementary Schools: A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
- (2) Middle Schools/Junior High Schools: A minimum of six (6) acres for the first three hundred (300) students, plus one (1) acre for each additional one hundred (100) students.
- (3) Senior High Schools: A minimum of seven (7) acres for the first three hundred (300) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students, plus one (1) acre for each additional one hundred (100) students thereafter.
- (4) Area Vocational: Technical School: A minimum of twenty (20) acres for the first five hundred (500) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students.
- (5) Community College: A main campus site shall be a minimum of one hundred (100) acres. Each separate center site shall contain a minimum of forty (40) acres for the first five hundred (500) students, plus two (2) acres for each additional one hundred (100) students.
Special-purpose center site acreage

shall be appropriate to contain the functions identified in the program.

- Policy 2.3.2:** Schools shall be allowed on smaller parcels if they are located near libraries or parks with playgrounds and athletic fields in which schools can use.
- Policy 2.3.3:** Upon issuance of a development order for a new school, the necessary public facilities such as, but not limited to, sanitary sewer, solid waste, potable water, drainage, and roads are to be in place to serve the proposed use. Furthermore, the School Board shall obtain a written agreement from the service provider assuring adequate capacity is available.
- Policy 2.3.4:** Public facilities should be in close proximity and operating at the adopted level of service before a development order can be issued for a new school.
- Policy 2.3.5:** Access to the site should be from a collector road (minor collector or local road for elementary schools) and avoid the need for slow down zones, if possible.
- Policy 2.3.6:** Ingress and egress should not create detrimental impacts on roads adjacent to the site.
- Policy 2.3.7:** Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Policy 2.3.8:** Jackson County shall request that the School Board submit for review information on renovations, additions, and proposed expansions to property owned by the School Board to assure the availability of public facilities and land use consistency, as the proposal relates to future planned improvements.
- Policy 2.3.9:** Jackson County shall advise the School Board of all Plan amendments that may affect the location of new schools once a school site has been identified and acquired.
- Objective 2.4:** The County shall, upon adoption of this objective, coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy 2.4.1:** Until such time as interlocal agreement is adopted by the County and the School Board, in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the County:

- (1) Upon receipt of a written notice from the School Board informing the County of the acquisition or leasing of property to be used for new public educational facilities, the County shall notify the School Board within sixty (60) days as to the consistency of the site with the Comprehensive Plan; and
- (2) Subsequent to a request by the School Board for a Comprehensive Plan determination, the County shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.

Policy 2.4.2: Until such time as an interlocal agreement is adopted by the County and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall govern the collaborative planning program and decision-making concerning population projections and public school siting between the County and the School Board:

- (1) Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby the School Board would notify the County of any additions to the School Five-Year school Facilities Plan, the County shall respond to the receipt of said plan in accordance with Policy 2.4.1 of the Comprehensive Plan; and
- (2) The County shall coordinate population estimates and projections with the School Board as part of the review of the Five-Year School Facilities Plan.

Policy 2.4.3: In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.

Policy 2.4.5: In order to coordinate the effective provision and siting of educational facilities with associated infrastructure and services within the County, representatives of the County and the School Board shall meet by the end of the year 2000 to develop mechanisms for coordination of educational facilities planning.

Policy 2.4.6: The County shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the School Board:

- (1) Coordinate the review of the annual update of the Capital Improvements Element of the County and the annual educational facilities report and Five-Year School Facilities Plan of the School Board;

- (2) Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- (3) Coordinate the review of land uses that increase residential density;
- (4) Use a unified data base, including population forecasts (student population), land use and facilities; and
- (5) Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.

Objective 2.5: The County shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance.

Policy 2.5.1: The County, as part of the development review process, shall coordinate a review of the relationship of any facilities with countywide significance to the existing comprehensive plans of all other units of local governments located within the County.

Objective 2.6: The County shall coordinate with state-certified charter in a consistent manner with regard to planning as other public schools.

Policy 2.6.1: The minimum thresholds for charter school sites shall be determined by the number of students at each facility.

Policy 2.6.2: Charter schools shall be located away from industrial uses, major arterial roadways, railroads, airports, and similar uses to avoid noise, odors, dust, traffic impact and hazards.

CHAPTER SEVEN CAPITAL IMPROVEMENTS ELEMENT

EXECUTIVE SUMMARY

The Capital Improvements Element is the cornerstone of the Jackson County's Comprehensive Plan. It establishes the financial feasibility of the plan to ensure the availability of public facilities and services concurrent with the impacts of new development.

The County relies heavily on the local option gas tax and the one cent local option sales tax to fund capital improvements. The County shall also consider the increase of impact fees and voluntary cost sharing.

The Capital Improvements Element establishes a five-year schedule of capital improvements, which includes only those capital improvement needs identified in the other elements of the comprehensive plan.

**CIE IMPLEMENTATION
FIVE YEAR SCHEDULE OF IMPROVEMENTS**

The Five Year Schedule of Improvements (see following Table 1) is the mechanism by which the County can effectively stage the timing, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The 5-Year Schedule of Improvements has been used to document the “economic feasibility” of the comprehensive plan, based upon the other sections of this element. The 5-year schedule will be updated annually to reflect any changes in conditions and to roll the proceeding-year into the 5-Year schedule.

PROGRAMS TO ENSURE THE IMPLEMENTATION OF THE CAPITAL IMPROVEMENTS ELEMENT, GOALS, OBJECTIVES, AND POLICIES

- (1) The Capital Improvements Element (CIE) will be updated annually as part of the County budget cycle.
- (2) Land use decisions will be monitored for consistency with the Capital Improvements Element.
- (3) Maintaining the adopted LOS standards will function as a primary criteria for assessing the impact of new development on public facilities.
- (4) The County will track facility demand and capacity availability as site plans and subdivision plats are approved.
- (5) To the greatest extent possible and where financially prudent, the County’s excess fund balances will be reserved for Capital Improvement Projects.

**Table 1
Five-Year Capital Improvements Program 2001-2006**

Revenue Source	Expenditure	2001-2	2002-3	2003-4	2004-5	2005-6
EDA Grant	Wooden Bridge on McCormick Road	216,019				
Grant	Library Expansion		.5 million			

Grant	Wooden Bridges on Birch Rd. and Fowler Rd.		157,000			
FRDAP/T2000/OGT Grant	Greenway Development		100,000	1,500,000		
CDBG	Paving of Fieldstone Ct., Shamrock Rd., Old Airbase Rd., Emerald Dr., Woodberry Rd. and Pooser Rd.			650,000		
Grant	Wooden Bridges on Shamrock Rd., Gilley Rd., McKinnie Rd., City Circle and Freeman Rd.			177,000		
DEP Rural Development Loan/Grants	Sewer Plant/Lines	4 million	2million			
CDBG/FDOT	New Paving	2-4 million	2-4 million	5 million	6 million	6 million
CDBG/FDOT	Road Surfacing	2 million	2 million	2 million	2 million	2 million
DEM Grants	Fire and Rescue station, SE of Marianna (71 and 90)			750,000		

(Public/ Private) Grants	Blue Springs Improvements (bathhouse, dock, etc.)		200,000			
RDA	Ag Industrial Park			2 million		
RDA	Ag Extension Auditorium		500,000			
RDA	New Admin Building		2.5 million			
FCT	Park/Rec Area acquisitions			500,000	500,000	
Totals						
Financial Feasibility			0	0	0	0

Source: Jackson County, 2000

Note: Jackson County relies heavily on grant and loan funds in order to effect capital improvements. If grants or loans are not available to implement the above programs by the planned dates, funding from general revenue will be examined as an alternative. If there are insufficient general revenue funds available to implement the scheduled improvements, they will be rescheduled to later dates. None of the above listed capital improvements are essential to maintain adopted minimum levels of service. *Note: This could change. 5-year Capital Improvements Table to be updated during amendment process.*

MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element of this comprehensive plan. New sources of local government revenues or changes in state and federal allocation of shared revenues and grants will have important implications for the financial feasibility of this plan. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation. Pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide public facilities needed to support adopted LOS standards.

The annual review will be the responsibility of the Local Planning Agency. In Jackson County, the County Planning Director, and County Administrator will serve as advisory members at all formal deliberations related to capital improvement monitoring and evaluation. The Local Planning Agency's findings and recommendations will be presented to the local governing body at a public meeting. The local governing body will direct staff to take action deemed appropriate based upon the Local Planning Agency's findings and recommendations.

The annual review of the CIE will include the following considerations, and will include an examination of the considerations themselves in order to determine their continued appropriateness.

- (1) Any corrections, updates, and modifications concerning cost; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element.
- (2) The Capital Improvement Element's consistency with the other elements and its support of the Future Land Use Element.
- (3) The ability to provide public facilities and services within a particular service area in order to determine any need for provision of additional services.
- (4) The priority assignment of existing public facility deficiencies.
- (5) The progress in meeting any needs determined to be existing deficiencies.
- (6) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority.
- (7) The effectiveness in maintaining the adopted LOS standards.
- (8) The effectiveness in reviewing the impacts of plans and programs of State agencies, the Water Management District, and any other agency that provides and/or regulates public facilities within the County's jurisdiction.
- (9) The impacts of special districts and any regional facility and service provisions upon the ability to maintain adopted LOS standards.
- (10) The ratio of outstanding general obligation indebtedness versus annual revenue.
- (11) Efforts made to secure grants or private funds, whenever available, to finance the provisions of capital improvements.
- (12) The transfer of any unexpended account balances.
- (13) The criteria used to evaluate proposed plan amendments and request for new development or redevelopment.
- (14) Capital improvements needed for the latter part of the planning period, for inclusion in the Five Year Schedule of Improvements.

**CAPITAL IMPROVEMENTS ELEMENTS
GOALS, OBJECTIVES, AND POLICIES**

GOAL: The County adopts the goal of providing adequate facilities to all residents within the jurisdiction in a timely and efficient manner.

Objective 1: Capital improvements will be programmed to correct existing deficiencies, to accommodate future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements.

Policy 1.1: The County will create a capital improvements review team. The team will evaluate and rank capital improvements projects proposed for inclusion in the Five-Year Schedule of Capital Improvements. The recommendations of the team will be forwarded to the local governing body for consideration and action.

Policy 1.2: Capital improvements projects will be prioritized and ranked according to the following set of criteria and associated points (the highest point total having the highest priority):

- 2 pts. (1) The project is needed to eliminate a proven or obvious hazard to the public health and safety;
- 2 pts. (2) The project is needed to fulfill a legal obligation by the County or municipality;
- 2 pts. (3) The project is needed to eliminate existing capacity deficiencies;
- 2 pts. (4) The project is needed to maintain adopted level of service standards;
- 2 pts. (5) The project is needed to comply with state or federal regulations;
- 1 pt. (6) The project is needed to preserve or replace an existing public facility;
- 1 pt. (7) The project is financially feasible;
- 1 pt. (8) The project is consistent with the plans of the state agencies and water management districts that provide public facilities within the local government’s jurisdiction; and
- 3 pts. (9) The project will increase the economic base and quality of life of the residents.

Policy 1.3: The County will manage its fiscal resources to ensure the availability of public facilities needed to serve developments for which development permits were issued prior to the adoption of the Comprehensive Plan. In particular, existing facilities and the capital improvements projects identified in the five-year schedule of capital improvements shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy 1.4: Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize operating costs and maximize the life of infrastructure.

Objective 2: The Land Development Regulations will include adequate public facilities provisions that ensure that all land use decisions are consistent with the adopted level of service standards.

Policy 2.1: The following level of service standards are hereby adopted and will be maintained as growth occurs in Jackson County.

(1) ROADWAYS:

Major arterials.....LOS C for peak hour

All segments, all State roads within Jackson County designated as urban arterials shall have the LOS standard of “B”. These will include roadways which are part of the Florida Intrastate Highway System (FIHS).

Minor arterials and collectors.....LOS D for peak hour

State maintained roads.....FDOT recommended level or service.

(2) RECREATION AND PARKS:

Regional Parks.....20 acres/1000 population

Community Parks.....2 acres/1000 population

(3) SOLID WASTE:.....3.3 pounds per capita per day

(4) POTABLE WATER:.....155 gallons per capita per day

(5) SANITARY SEWER:.....100 gallons per capita per day

Private On-site Systems

The following level of service standard applies to the unincorporated area of Jackson County that is served by private, on-site disposal systems.

Private, on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health.

Public Disposal System

(6) DRAINAGE:

Conveyance Systems – All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour system event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivisions roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Stormwater Management Systems for development in commercial, industrial land use categories and other land uses within the Urban Service Areas (USA's):

Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates, which do not exceed pre-development rates.

Stormwater Management Systems for development in all other land use districts:

Stormwater Management Systems shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates, which do not exceed pre-development rates.

(7) Water Quality:

- (a) Water quality treatment shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first one-half inch of runoff consistent with Chapter 62-25, FAC.

- (b) Facilities that directly discharge into Outstanding Florida Waters shall provide water quality treatment for runoff from the first one and one-half inch of rainfall.
- (c) Or as an option, for projects or project sub-units with drainage areas of less than 100 acres from the first three-quarter inch of runoff, consistent with chapters 62-25, FAC.

Objective 3: Annual review of the Capital Improvements Element will be coordinated with the County budget review process. The review will ensure that projected revenues will be sufficient to comply with the 5-year schedule of capital improvements.

Policy 3.1: The County shall confine long-term borrowing for projects that are too expensive to be financed by current revenues.

Policy 3.2: Bond issues shall be structured to be amortized within a period not to exceed the useful life of the capital project.

Policy 3.3: Where possible, revenue, special assessment and other self-supporting bonds shall be used instead of general obligation bonds.

Policy 3.4: Total debt service for general obligation bonds will not exceed ten percent of net operating revenues.

Policy 3.5: Efforts shall be made to secure grants or private funds whenever available to finance the acquisition of capital improvements.

Policy 3.6: Reserved.

Policy 3.7: Reserved.

Objective 4: Future development will bear a proportionate share of the cost of facility improvements necessitated by the development in order to maintain adopted level of service standards.

Policy 4.1: Reserved.

Policy 4.2: The County will identify and use alternative sources of revenue to finance needed drainage improvements.

Objective 5: No final development orders will be issued that result in the degradation of public services below acceptable level of service standards adopted in the Element.

- Policy 5.1:** The County shall not issue a development order or permit that results in a reduction below the acceptable levels of service adopted in the Jackson County Comprehensive Plan.
- Policy 5.2:** The land development regulations, to be adopted by the statutory deadline, will include a development review process to determine the availability of public facilities concurrent with the impacts of development.
- Policy 5.3:** If capital projects needed to maintain the adopted level of service standards are not available at the time the development order is issued, then the development order shall be conditioned upon the availability of those items at the time the impacts of development occur.
- Policy 5.4:** Prior to the issuance of certificate of occupancy, the County shall verify that all public facilities are available to serve development for which development orders were issued prior to the date of adoption of this plan. Development orders for future development shall not be issued unless the County has demonstrated the following:

Compliance with the adopted Level-of-Service Standards in the Comprehensive Plan and

One or a combination of the following conditions exist:

- (1) Necessary facilities and services are in place at the time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida Administrative Code is issued;
- (2) A development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place;
- (3) Necessary facilities are under construction at the time a development order or permit is issued;
- (4) For recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit; and/or
- (5) Necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 5.5:The County shall adopt Concurrency Management provisions to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 5.4 and based upon the application of the Level-of-Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 5.4. In all cases, a test for concurrency will occur prior to the application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 5.6:Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action would: conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and public facility availability as described in the Infrastructure Element.

Policy 5.7:A plan amendment shall be required to eliminate, defer, or delay construction of any road facility needed to maintain the adopted level of service and which is listed in the five-year schedule of capital improvements.

CHAPTER EIGHT INFRASTRUCTURE ELEMENT

EXECUTIVE SUMMARY

The Infrastructure Element analyzes Jackson County's network of public facilities and services to accommodate proposed and existing development.

The Spring Hill Regional Landfill is owned and operated by Waste Management, Incorporated and serves Jackson County, Washington County, southern Okaloosa County, and portions of Calhoun County. The landfill currently has the capacity to accommodate the County's waste through the year 2002. Community Development staff will coordinate with Spring Hill Regional Landfill in order to include new counties and municipalities being served and adjust landfill life-span.

Graceville and Sneads are the only jurisdictions in the plan that currently have public sanitary sewer facilities. A central sewer system is under construction in the town of Malone.

Jackson County will continue to support and explore methods of reducing solid waste volumes. Monitoring of existing recycling programs and solid waste volume will continue in order to support and identify future needs.

To protect groundwater resources, the County has wellhead protection policies that regulate land uses within wellhead protection zones as identified in the Conservation Element.

**INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: To provide adequate public facilities and services based upon the communities need for environmental quality and financial health.

Objective 1.1: Develop and maintain Land Development Regulations that discourage urban sprawl and maximize the use of existing transportation, solid waste, water and wastewater, and drainage facilities. Land Development Regulations shall promote concentration of new development around existing or planned infrastructure. Such regulations shall:

- (1) Develop and maintain Land Development Regulations that will encourage infill development, thereby increasing utilization of existing capacity and discourage sprawl;
- (2) Continue to develop and support programs to reduce solid waste disposal volumes; monitor solid waste disposal volumes; and
- (3) Coordinate the extension of, or increase in the capacity of, facilities to meet adopted level of service standards.

Groundwater quality shall be maintained so as to meet state groundwater quality standards. Recharge to aquifers shall be maintained so that post-development recharge volumes are at least equal to pre-development recharge volumes. Development within natural drainage features shall not decrease the flood storage capacity of these drainage features or increase flood levels or velocities for all floods that are equal to or less than the 100-year flood.

Policy 1.1.1: Encourage future urban development in areas which are adjacent to locations currently served by existing infrastructure (i.e. solid waste, wastewater, transportation, water, etc.), or where adequate infrastructure can be provided.

Policy 1.1.2: Systems for all types of development within Commercial and Industrial Land Use categories or any land use category within the USA's shall be conditioned to require that users be connected to central water and sewer facilities within 365 days after receiving notice of availability of public water or sewer supply or collection system lines.

Policy 1.1.3: Acquired acreage for landfills shall only be put into service to meet demand consistent with adopted level of service standards for solid waste of the County jurisdiction unless specifically approved by the Jackson County Board of County Commissioners.

Policy 1.1.4: Reserved.

Policy 1.1.5: The following ranking system shall be used to provide projects that correct existing facility deficiencies:

Level 1: To protect public health and safety, or to preserve full use of existing facilities.

Level 2: To increase efficiency and reduce operation costs and maintenance.

Level 3: To extend facilities within service areas.

Objective 1.2: The County shall ensure the use of adopted level of service standards and other appropriate regulations as a means of controlling future uses of land. Such regulations shall ensure that appropriate infrastructure will be provided to accommodate future populations and land uses. Such regulations shall also ensure that development orders are not issued which degrade the adopted level of service.

Policy 1.2.1: Jackson County will coordinate expansion or development of new water and/or sewer infrastructure with its Capital Improvements Plan. Efforts to coordinate with municipal infrastructure development will be made as part of a long range planning effort.

Policy 1.2.2: The following level of service standards are hereby adopted for the unincorporated area of Jackson County.

(1) Potable Water Facilities: 155 gallons per capita per day

(2) Solid Waste Facilities: 3.3 pounds per capita per day

(3) Drainage Facilities:

Conveyance Systems: All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross- drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Stormwater Management Systems for development in commercial, Industrial land use categories and other land uses within the Urban Service Areas (USAs) shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates, which do not exceed pre-development rates.

Stormwater Management Systems for development in all other land use districts shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates, which do not exceed pre-development rates.

Water Quality:

- (a) Water quality treatment, in general, shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first 2-inch of runoff consistent with Chapter 62-25, F.A.C.
- (b) Facilities that directly discharge into Outstanding Florida Waters shall provide water quality treatment for runoff from the first one and one-half inch of rainfall;
- (c) Or as an option, for projects or project sub-units with drainage areas at less than 100 acres from the first $\frac{3}{4}$ inch of runoff consistent with Chapter 62-25, F.A.C.

All other discharge facilities shall be designated so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C.

Policy 1.2.3: Concurrency provisions require that no Certificate of Occupancy (C/O) shall be issued for any portion of a development until such time as the sewer system is approved for operation by applicable permitting agencies and put into operation. Existing sewer facilities shall be deemed to be a public sewer supply or collection lines within 200 feet of development, consistent with the “Jackson County Water & Sewer Ordinance.”

Policy 1.2.4: Reserved.

Policy 1.2.5: Development orders shall not be issued which decrease level of service standards below the adopted standards, in conformance with the concurrency requirement to Rule 9J-5.

Policy 1.2.6: In areas to be served by on-site wastewater treatment systems, final development orders shall not be issued prior to demonstration that applicable federal, state, and local permits for on-site wastewater treatment systems have been obtained.

Policy 1.2.7: Applications for development approval for sites located in areas identified in the soils map included in the Future Land Use Map Series as belonging to a soils association that poses moderate to severe limitations to development shall comply with standards set by DOH. Clustering shall be allowed on the portion of the site posing the fewest restrictions, based on the characteristics of the soils of the site.

Policy 1.2.8: Expansion of municipal or other utility systems not owned by Jackson County outside of municipal jurisdictions will be regulated through the use of service area franchise agreements with Jackson County. New utilities or expansions shall comply with the Goals, Objectives and Policies of the Comprehensive plan and generally support the intent of the plan.

Policy 1.2.9: Development shall not be permitted in areas not served by public sanitary sewer unless site is approved by FDEP or local environmental health unit for in-ground septic system or developer agrees to provide a State permitted sewer system concurrent with the development.

Objective 1.3: Maintain a solid waste management monitoring program that supports and maintains the adopted level of service through correction of existing facility deficiencies and minimization of adverse impacts on the environment.

Policy 1.3.1: The County shall monitor the existing capacity of the solid waste landfills in order to ensure that capacity exists to meet County needs for the next 20 years. When that capacity is determined to be deficient, the County will initiate actions to acquire the needed capacity.

Policy 1.3.2: The County will continue to support a County-wide recycling program to reduce solid waste volumes and consider recycling revenue opportunities.

Policy 1.3.3: Continue the sinkhole and groundwater quality monitoring program to ensure that the County's solid waste facilities maintain compliance with Chapter 62-7, F.A.C., as of the date of adoption of this Comprehensive Plan in its form.

Objective 1.4: The County shall correct existing drainage facility deficiencies through: co-sponsoring of Natural Resources Conservation Service erosion and sedimentation control programs and water quality improvement programs; paving of roads according to adopted level of service standards and the schedule adopted in the CIE.

Policy 1.4.1: The development and adoption of a Stormwater Management Plan shall be completed subject to the availability for funds, which identifies the stormwater quality and quantity deficiencies within USA's and the portion of the Chipola River Drainage Basin designated for urban development (i.e. all land use categories other than Agriculture 1, Agriculture 2, Recreation, or Conservation). These studies shall recommend needed drainage improvements and shall analyze whether the adopted level of service standards are appropriate. These studies shall recommend alternative standards, if necessary. The Infrastructure Element, including the data and analysis, level of service standards, and priorities for replacement of facilities, an analysis of the financial feasibility of correcting existing facility deficiencies, and providing the future facility needs shall be amended, and the Capital Improvements Element, including the Five-Year Schedule of Capital Improvements, shall be amended within twelve (12) months of the completion of each of these Stormwater Management Plans based on the findings and recommendations contained in these plans.

Policy 1.4.2: The County will continue to support participation in watershed protection efforts. Efforts to identify and protect critical watershed areas will include use of Land Development Regulations, best development practices, or acquisition. Jackson County will continue to seek funding opportunities for watershed management and protection projects.

Policy 1.4.3: Standards for the preservation of natural drainage features shall include maximum impervious surface ratios, native vegetation protection, use of silviculture/agriculture best management practices, and vegetative setback zones.

Jackson County will coordinate watershed management practices and protection with the Northwest Florida Water Management District, U.S. Army Corps of Engineers and Florida Department of Environmental Protection.

Policy 1.4.4: The County shall maintain and revise Land Development Regulations to ensure that new development shall comply with the level of service standards for stormwater quality and quantity established in Infrastructure Policy 2.1.

Objective 1.5: Reserved.

Objective 1.6: The County shall discourage urban sprawl and maximize the use of future facilities through allowing drainage facilities to serve more than one function, and to promote the use of regional facilities.

- Policy 1.6.1:** Planning of County-funded drainage facilities shall be in consideration of regional drainage needs. Oversizing of facilities to accommodate any regional needs should be a priority.
- Policy 1.6.2:** The County shall encourage the use of precious pavement in lieu of traditional asphalt in the Land Development Regulations.
- GOAL 2:** Conserve the County’s potable water resources, natural drainage features and groundwater aquifer recharge areas.
- Objective 2.1:** Use sound management practices regarding prime groundwater aquifer recharge areas and natural drainage features through adoption of Land Development Regulations and establishment of coordination mechanisms with federal, state, and local agencies.
- Policy 2.1.1:** Final development orders shall not be issued until the applicant has demonstrated that proper state and federal permits have been obtained for stormwater treatment.
- Policy 2.1.2:** Request Technical Assistance from the Northwest Florida Water Management District regarding the protection of high aquifer recharge areas and significant natural drainage features. At such time as these areas are identified, the Land Development Regulations shall be modified to incorporate restrictions set by DOH.
- Policy 2.1.3:** Establish minimum design and construction standards for all new development which ensures that post development runoff rates, volume, and pollutant loads do not exceed pre-development runoff rates.
- Policy 2.1.4:** The Land development Regulations shall use DEP Rule 62-730, F.A.C. and Chapter 403, F.S. concerning discharge of hazardous or toxic pollutants in areas of high aquifer recharge.
- Policy 2.1.5:** The County shall protect vital groundwater recharge areas and closely regulate development surrounding areas of prime aquifer recharge by allowing only those land uses, site designs, and on-site stormwater drainage systems that show no detrimental impact to the prime aquifer recharge area.
- Policy 2.1.6:** The generation, use, storage, transfer (except public highways), or disposal of hazardous materials and hazardous wastes shall be prohibited within areas shown as “High Recharge Potential” on Map 15, except on public highways, of the Conservation Element Technical support Documents that were submitted with the adopted plan. “Hazardous waste” shall be defined in terms of 40 Code of Federal Regulations Part 261, as

modified by Rule 62-730.030, Florida Administrative Code, concerning the definition and identification of hazardous waste. “Hazardous materials” shall be defined as those additional priority pollutants, volatile organics, and trace metals referenced in the Clean Water Act administered by the U.S. Environmental Protection Agency (as may be amended from time to time). This policy shall not apply to small quantity hazardous waste generators, and shall not apply to the sale of agricultural chemicals, provided that an appropriate spill containment and floor drain system is constructed, which shall be designed to hold spilled hazardous materials for cleanup to prevent such material from entering surface waters, groundwaters, or the stormwater drainage system. Furthermore, this policy shall not apply to land uses which are not defined as “development” in s.380.04, Florida Statutes.

Policy 2.1.7: Within areas shown as “High Recharge Potential” or “Moderate Recharge Potential” on Map 15 of the Conservation Element Technical Support Documents that were submitted with the adopted Comprehensive Plan, maximum pervious areas, maximum retention requirements for stormwater, or a combination thereof shall be enforced so that post-development runoff volumes from development sites do not exceed pre-development runoff volumes. Within these recharge areas, stormwater runoff from development sites and sanitary sewer effluent shall be treated so that state groundwater quality standards are not violated.

Objective 2.2: Conserve and protect potable water resources from adverse impacts through adoption of Land Development Regulations and coordination with federal, state, and local agencies.

Policy 2.2.1: A Water Well Protection Zone of 100 feet in radius has been adopted for each potable water well which serves a “public water system” as defined in Rule 62.550.200, Florida Administrative Code. Except that within areas shown as “High Recharge Potential” on May 15 of the Conservation Element Technical Support Documents that accompanied the adopted plan, this protection zone shall have a radius of 200 feet. The first 100 foot radius shall be a zone of exclusion, where no development shall be permitted other than parks, except that one single family dwelling shall be permitted on a lot or parcel of record which was created prior to September 26, 1995. Within the remainder of the Water Well Protection Zone, land use and development shall be regulated to prohibit:

- (1) Landfills;
- (2) Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List (Chapter 442, Florida Statutes)

- (3) Activities that require the storage, use, or transportation of restricted substances, including agricultural chemicals, petroleum products, hazardous or toxic waste, or medical wastes;
- (4) Feedlots or other concentrated animal facilities;
- (5) Wastewater treatment plants, percolation ponds, and similar facilities;
- (6) Mines; and
- (7) Excavation of waterways or drainage facilities which intersect the water table.

Developments existing on the date of the adoption of the remedial amendment which first brings the plan into compliance shall not be required to meet this Well Protection Zone standard for any well replacements or new wells on the same lot or parcel which they occupied on the date of the adoption of said remedial amendment, provided that no contiguous land has since been acquired which would enable this standard to be met. In addition, land uses which, in accordance with professionally acceptable standards and methodology, are estimated to require less than 6,000 g.p.d. of water shall be exempt from this Well Protection Zone standard (100 gallons a day or 12 three bedroom homes or 36 one bedroom apartments, $36 \times 100 = 360$ gallons).

Wellhead protection areas associated with new public water system wells shall be confined to developers parcel.

Policy 2.2.2: The County shall participate in water conservation and protection programs of the NFWFMD for the use intent of water conservation devices in all new development.

Policy 2.2.3: Encourage the use of native vegetation in landscaping, which requires minimal watering.

Policy 2.2.4: Cooperate with no-watering restrictions of the county, and NFWFMD during declared water shortages.

Policy 2.2.5: Reserved.

Policy 2.2.6: Within Land Development Regulations the County shall incorporate techniques for conservation of potable water.

CHAPTER NINE MONITORING AND EVALUATION PROGRAMS

The Jackson County Countywide Comprehensive Plan will be examined on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. The annual review will determine whether it is effectively guiding Jackson County.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by Jackson County in all areas covered by the Comprehensive Plan. At the end of the fiscal year a monitoring report will be prepared by Jackson County which includes a brief statement of the following:

- (1) Activities, programs and accomplishments undertaken and/or completed within the immediately past fiscal year which implement one or more provisions of the Comprehensive Plan describing the degree to which the goals, objectives and policies have been successfully reached.
- (2) Actions initiated or competed during the fiscal year, which were contrary to the Comprehensive Plan, together with a justification. Where such actions were reasonable and justified, consideration shall be given to the need to amend the Comprehensive Plan.
- (3) Review of development authorized during the fiscal year and whether that development conformed to the provisions of the Comprehensive Plan. Where it is determined that development approvals were contrary to the Comprehensive Plan, consideration shall be given to the need to amend the Comprehensive Plan.
- (4) Problems, or obstacles encountered during the fiscal year, which resulted in underachievement of goals, objectives, or policies and require plan amendment for reasonable solution. Such plan amendments may include new or modified goals, objectives, or policies needed to correct discovered problems.
- (5) Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objectives/policies added or modified, and estimate the time and cost for carrying out the recommendations.
- (6) A brief summary of the development and redevelopment which has occurred in the jurisdiction during the fiscal year.

- (7) A brief statement of the relationship of development within the jurisdiction to the adopted levels of service.

The annual monitoring report shall be presented to the appropriate local governing body, after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the local governing body.

An Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law, and Rules 9J-5 and 9J-33, Florida Administrative Code, in addition:

- (1) A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program use for the initial completion and adoption of the Jackson County Countywide Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be described in the EAR.
- (2) An updated data base including, at a minimum, (1) revised population estimates and projections based upon 1990 latest Census data, and (2) Updating of measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period.
- (3) Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.

Evaluation and Appraisal Reports shall include an evaluation as required by Florida law.