

CHAPTER ONE FUTURE LAND USE ELEMENT EXECUTIVE SUMMARY

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

INTRODUCTION

The Town of Greenwood is located at the intersection of SR71 and SR69/CR 162 in Jackson County, Florida. It is approximately ten miles northeast of the center of the City of Marianna, the county seat, six miles south of Malone and twenty miles northwest of Sneads. It is one of the oldest continuing centers of population in the third oldest county in Florida.

Jackson County has historically relied on agriculture as the largest source of economic input. The State of Florida is the largest non-agriculture employer in the region. Greenwood is centrally located between the Apalachee Correctional Institute in Sneads, Jackson Correctional Institute in Malone and the Northwest Florida State Hospital between Marianna and Greenwood, three of the largest employers in the County. The Marianna/Jackson County industrial park is located less than five miles south of Town on SR 71, along with the Marianna Federal Correctional Institution. Recently, a regional distribution center for a national retailer was located southwest of Marianna at the intersection of CR 276 and I-10.

Despite its proximity to the major employment centers of the county, there has been very little pressure for development within the Town. The Town has issued development orders for fewer than 50 residential dwelling units during the preceding five years. The Town has not annexed new land during the preceding five years in land use categories that permit residential uses that will affect school attendance rates and the Town has no public schools located within its boundaries.

Changing land use patterns around the City of Marianna suggest, however, that past trends may not hold steady. Residential growth patterns are extending to the northeast from Marianna. Several land owners within the Town have expressed interest in up-zoning properties to allow more intense residential uses. The Town feels that its present advantages make it logical that residential development will increase over the short-term planning horizon. The general framework of this plan anticipates higher than predicted growth rates and considers appropriate policies to avoid unintended and unplanned consequences.

CURRENT LAND USE PATTERNS

The approximate distribution of current land uses is shown in Table FLE-1. These uses are further illustrated on Map FLUM-1.

Land Use Category	Approximate Acreage	Percent of Total (%)
Commercial	20	0.6
Industrial	40	1.2
Agriculture	2000	65.6
Institutional	10	0.3
Public	200	6.56
Residential	750	24.8
Acreage not classified Agriculture	20	0.6

Agriculture is clearly the dominant land use. This reflects the general importance of agriculture to the Town and Jackson County generally. The active agricultural uses are silviculture and pasture, with some field crop production. On the northern edge of the northwest quadrant of town there is a landing strip that was historically used by a crop dusting business. Continued agricultural uses will be allowed by policy.

The second highest land use is residential. The Shimberg data indicate that there are 331 housing units, of which 114 (34.4%) are mobile homes (see Table FLE-2). There are 91 residential parcels classified as vacant by the Department of Revenue data. Residential development consists of established communities in the northwest and southwest quadrants and larger lots fronting SR 69, SR 71 and CR 162.

Structural Type	Greenwood Number of Units	Jackson County Number of Units
Single Family	214 (64.7%)	11,909 (61.1%)
Multi-Family	3 (0.9%)	1,260 (6.5%)
Mobile Home	114 (34.4%)	6,265 (32.1%)
Other	0 (0.0%)	56 (0.3%)
Total	331 (100%)	19,490 (100%)

Source: Shimberg Affordable Housing Canter, University of Florida

The third highest land use is public lands. This land use category includes the lands owned by the Town for municipal purposes such as the Town Hall, well sites, the transfer station and recreational facilities. This category also includes a parcel in the southwest quadrant owned by the State of Florida, which also owns unincorporated lands bordering the southwest quadrant on the south and west and a portion of the western boundary of the northwest quadrant. Those properties are operated by IFAS and the Florida Foundation Seed Producers, Inc. a non-profit corporation, as an agricultural research station. The Town's policies are intended to encourage the long-term viability of these operations by insuring compatibility of adjacent land uses and

requiring measures to protect the more intense land uses from the noises, odors and dust typically associated within agriculture.

The next highest land use is industrial. The industrial complex is located in the northwest quadrant and has been historically operated as a peanut processing plant. The complex is not in operation most of the year. When in operation, there is a significant amount of traffic from delivery of the harvested peanuts which are then processed and transported to the wholesale market. Dust and noise are a concern.

There is a limited amount of commercial land use in town, primarily located at the central intersection. There has been a trend to locate commercial uses at the intersection of Basswood Road and SR 71 in the northern portion of the Town and along SR 71 South. The Town's policies will encourage the development of appropriate levels of community commercial uses as agriculture uses are abandoned for more intensive uses such as residential.

Institutional land uses consist primarily of churches and related uses such as parsonages and cemeteries.

The last land use category shown is "acreage not classified as agriculture" under the DOR classification system. This land has been used as a single family residence and is expected to develop consistent with adjacent residential patterns.

Adjacent land uses in unincorporated Jackson County are primarily agriculture and the IFAS and Seed Foundation activities discussed above.

POPULATION PROJECTIONS

Table FLE-3 shows the Observed and Estimated Permanent Population through 2005, and Table FLE-4 shows the Projected Permanent Population through the short-term planning horizon (2010) and the long-term planning horizon (2020). The Town recognizes that population projections can change dramatically from time-to-time and will include projection updates as part of its annual review and analysis of this plan's policies. The average household size has declined slightly to 2.44 persons per household as of 2000 (Table FLE-5). For planning purposes the town considers the average household size to have remained constant.

**Table FLE - 3
Permanent Population – Observed and Estimated**

Year	Number of Permanent Residents	
	Observed*	Estimate**
1960	427	
1970	449	
1980	577	
1990	474	
2000	735	
2004		763
2005		770
2006		776

Source: * U.S. Census Bureau (2000)

** University of Florida Bureau of Economic and Business (2006)

**Table FLE - 4
Permanent Population – Projected**

Year	Observed Permanent Population	Projected Permanent Population	Growth Rate
1980	577		
1990	474		-17.85%
2000	735		55.06%
2010		907	23.40%
2020		1,086	19.74%

Source: U.S. Census Bureau (2000)

Shimberg Affordable Housing Canter, University of Florida

**Table FLE - 5
Number of Housing Units and Average Household Size: 1980, 1990, and 2000**

Year	Number of Housing Units	Average Household Size
1980		
1990	232	2.56
2000	335	2.44

Source: U.S. Census Bureau (2000)

The Town is expected to experience substantial population growth throughout the planning period. In order to accommodate the needs of the future population, the Town can expect to 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 and policies to overcome or address these constraints.

ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT

Environmental constraints to development typically include wetlands, areas with severe soil limitations and areas prone to flooding. Maps FLUM-2, FLUM-3 and FLUM-4 depict the areas identified as wetlands, soils, and FEMA flood zones respectively. Karst formations are common in the region.

Wetlands

There appear to be limited amounts of wetlands within the Town, most of which are isolated depressional wetlands. Historically, the natural characteristics of the land in the area have been altered by agricultural and silvicultural activities and it is often difficult to accurately identify all potential wetland sites without field verification. The Town will provide requirements for delineation of wetlands according to accepted techniques prior to consideration of development proposals that would further alter the topography of the land.

Soils

The major soil types within the Town are Troup, Orangeburg, Chipola, Fuqua and Wicksburg. The other soil types shown are Foxworth, Esto, Oktibbeha, Red Bay and Luka. Jackson County in general and the Town of Greenwood overlie significant karst systems. These soils tend to be well to moderately well drained. However, the Oktibbeha and Luka soils can indicate periods of saturation or flooding. The Town's requirements for wetland delineation should allow consideration of these conditions at the time of development review.

Flood Zones

There are limited amounts of flood zones located within the Town. The Town will include requirements for flood zone determination and minimization of flood hazards within its land development regulations and has adopted a flood hazard mitigation ordinance.

Karst

Karst geology is prevalent in the Jackson County region. A prior study determined that no areas within the vicinity of the Town are suitable for spray field application of treated effluent. This was largely due to the characteristics of the Karst geology in the area.

Land use decisions should recognize the impact of this geology on surface uses. Subsidence events caused by the collapse of materials overlying caverns and caves can result in structural damage at land surface. More importantly karst-related features can create direct pathways for introducing surface contaminants into the ground-water system where remediation is difficult. Map FLUM-7 shows the location of the Town's two water supply wells which will be protected from adverse effects of development through policies providing primary and secondary

protection zones.

The eastern half of the Town is within the area that the Jackson County Board of County Commissioners considered designating as the Jackson Blue Springs Special Planning Area. A county ordinance was proposed, but not adopted, that would include restrictions on land use practices designed to protect the water quality of Jackson Blue Spring, a regionally significant natural resource. The Town will evaluate all regulatory alternatives in providing protection to the ground and surface water assets of the area.

INFRASTRUCTURE CONSTRAINTS TO DEVELOPMENT

Suitability of land for development is constrained by the lack of central wastewater treatment facilities. Thus, in most areas of the Town, the density and intensity of development is limited to that which can be accommodated by septic systems.

As discussed more fully in the Capital Improvements Element (CIE) the Town is approaching allocation of its available permitted average daily withdrawals of potable water. The five-year Capital Improvement Plan (CIP) includes short-term investigation of opportunities to expand withdrawal capacity and policies in the CIE require amendment of the CIP as necessary to include implementation of financially feasible options.

The western portions of the Town that have been developed as residential have adequate road and potable water distribution infrastructure. The CIP includes funded projects for enhancement of potable water distribution infrastructure along SR 71 and SR 69 and for the construction of an elevated storage tank. It is the Town's policy to require developer contribution of transportation and potable water distribution enhancements as areas currently used for agriculture are developed to more intense uses.

FUTURE DEVELOPMENT

The future land use map series sets out the land use pattern for the Town through the year 2020 and beyond. Based on the projections in Tables FLE-3 through FLE-5, the Town should experience a transition from predominately agriculture related land uses to residential land uses over the planning horizon. However, until land owners make application for development, it is uncertain where those transitions will occur.

The Future Land Use Map, Map FLUM-5, shows the general distribution of future land uses within the Town. In general, the Future Land Use Map allows for the maintenance of existing development patterns. The general range of density or intensity of each future land use category is shown in Table FLE-6.

Table FLE-6	
Range of Density or Intensity of Use by Land Use Category	
Land Use Category	Maximum Density/Intensity
Residential	2 d.u./acre
Commercial	.9 ISR; .5 FAR
Industrial	.9 ISR; .75 FAR
Agriculture	1 d.u./acre or .8 ISR; .4 FAR
Institutional	.8 ISR; .6 FAR
Public	.8 ISR; .5 FAR
Conservation	1 d.u./4 acres
<small>ISR = the amount of lot coverage by impervious surface. FAR=the amount of lot coverage by floor area.</small>	

Future Land Use Categories

This section discusses the potential distribution of future land uses through the planning horizon. Table FLE-8 contains a graphic depiction of the future land uses.

Agriculture: This land use classification is intended for those areas of the Town associated with agriculture and agriculture-related activities. Examples of appropriate uses are schools, crop land, pasture land, orchards and groves, small-scale timber production and limited residential. Extreme care must, and will be exercised to conserve this valuable resource and ensure harmony and compatibility between continued agriculture uses and the various other land uses in the Town.

Density is calculated on a gross basis, with clustering encouraged, subject to the requirements set forth in the Land Development Regulations. Maximum gross residential density would be 1 dwelling unit per 1 acre. This density, combined with clustering and appropriate surface water management techniques, will most efficiently use those lands associated with residential related activities, leaving the largest possible land area in agricultural production. Areas left in agricultural production after development of residential clusters will be encumbered by conservation easements allowing the continued agricultural use while prohibiting more intense uses in the future.

This maximum density does not limit the conveyance of smaller acreage from one family member to another in accordance with Land Use Policy 3.4.

Commercial activities that support agriculture may be authorized in the Agriculture land use category. Examples of these activities are crop processing facilities, implement sales or repair and crop storage. These uses will have direct access to an arterial or collector road and will be buffered from adjacent uses to further compatibility.

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 category shall be periodically evaluated and analyzed, and the Comprehensive Plan amended to address issues identified during the annual monitoring.

Residential: This land use category shall provide lands for all types of residential development. Density shall be limited to two units per gross acre. Clustering shall be encouraged to promote retention of open space and natural features of the land. Uses allowed in this category include single-family and multi-family residential units and schools. This category includes the sub-category Residential Suburban for areas of the town that are suited for medium density residential development but which are not served by central sewer.

Tables FLE-7 and FLE-8 show that through the 2020 planning horizon there is a projected demand for 453 residential units, with a need for 139 units. The Town’s policies require that 10% of all residential projects must be committed to public or private recreation facilities at the time of subdivision. Therefore, there will be an additional need for approximately 80 additional acres of residential land use during the planning horizon.

Local Govt.	Est. Housing Units By type 2002		Projected Demand By type									
	Single Family	Multi-Family	2005		2010		2015		2020		2025	
			SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Town of Greenwood	309	3	341	3	374	4	409	4	448	5	482	5

Source: Shimberg Affordable Housing Canter, University of Florida

Local Govt.	Projected Need By type									
	2002-2005		2002-2010		2002-2015		2002-2020		2002-2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Town of Greenwood	32	0	65	1	100	1	139	2	173	2

Source: Shimberg Affordable Housing Canter, University of Florida

Industrial: This category provides lands for activities connected to manufacturing, assembly, processing or storage of goods and products. Expansion of industrial uses in the Town will require implementation of procedures and policies that ensure compatibility with adjacent residential uses. No additional industrial acreage is predicted through the planning horizon.

Public: This land use includes public buildings and facilities such as the Town Hall, Post Office, public parks, fire and police stations, correctional facilities, public works and maintenance yards, schools and related facilities.

Institutional: This land use includes churches, parsonages and cemeteries, hospitals and non-public membership organizations. As the permanent population increases, there should be

additional need for this land use as well.

Commercial: This land use includes all lands intended to provide adequate areas for commercial development in the Town to serve the needs of the population and the traveling public. As agriculture lands are converted to more intensive land uses, the Town will evaluate the need for additional commercial and policies will direct commercial uses to areas best suited for that use.

Sub categories of the Commercial land use category are Mixed Use Rural Development and Mixed Use Urban Development. These sub-categories provide alternatives for flexible mixes of limited commercial development mixed with residential development based on proximity to essential services.

Conservation: This land use includes areas with extremely limited development potential due to environmental sensitivity including (i) severe soils, (ii) native vegetation, (iii) wetlands, and (iv) karst features.

Land Use Category	Approximate Acreage	Percent of Total (%)
Commercial	30	0.98
Industrial	40	1.31
Agriculture	1900	62.5
Institutional	10	0.3
Public	210	6.91
Residential	850	27.9
Conservation	0	0.0

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 the Town of Greenwood, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1 - Review and amend land development regulations as necessary to 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 city's citizens, as well as conserve natural and historical resources. The Town Land Development Code may use traditional zoning, techniques such as land development guidance systems or point systems, provided such systems are consistent with and implement the objectives, policies, and Future Land Use Map contained in this plan.

Policy 1.1- Enforce land development regulations to 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 are consistent with the most restrictive provisions of this plan. In order to accomplish this, the regulations:

- a) 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.
- b) 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 and intensity guidelines including standards for clustering, landscaping, buffering, open space requirements, wetlands development restrictions, floodplains, silviculture, stormwater management, and mining restrictions.
- c) Provide that development orders will not be issued that result in a reduction below acceptable levels of services adopted in this plan.
- d) Require that new developments provide adequate parking based on professionally accepted standards and 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 guidelines and the use of shared driveways will be encouraged.
- e) Limit development of lands in the Agriculture category to a maximum of one 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 with remaining lands placed in conservation easements.
- f) Promote and encourage efficient use of existing infrastructure.

g) Regulate the location and size of signs.

Policy 1.2 - Analysis shows there are a number of historically and archaeologically significant sites within the Town. Prior to the issuance of any development approval in the Town of Greenwood, the Florida Master Site File shall be consulted to determine whether historic or archaeologically significant resources exist on the site. Recommendations will be developed regarding preservation strategies and procedures to be followed within the Town of Greenwood. 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 limit development in the areas of the 100-year flood plain; all development will be elevated above the base flood elevation. Land use and development within 100-year floodplains shall be consistent with Policies 1.1 through 1.16 of the Conservation Element and the Town's flood hazard mitigation ordinance.

Policy 1.4 - To ensure conservation of wetlands within the Town, the land development regulations incorporate the requirements of federal and state regulations as these regulations exist at the time of adoption of this Plan. In addition, land use and development in wetlands shall be consistent with policies 8.1 through 8.13 of the Conservation Element.

Policy 1.5 - DEP guidelines shall be implemented for land uses discharging 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 and 2.2.5 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 1.2.1 and 1.5.1 through 1.5.7 of the Capital Improvements Element.

Policy 1.7 - The subdivision of property into more than 2 lots of less than 10 acres each, shall require the construction of paved roads and utilities currently offered by the Town, and the construction of these roads and utilities shall require a performance guarantee be provided, as specified in the Town's Subdivision Regulations in effect on the date that this Comprehensive Plan was adopted (July 2, 1991). This performance guarantee shall ensure that all improvements which are required to serve the subdivision are completed within two (2) years of final plat approval, unless these improvements are completed prior to the approval of the final plat. "Improvements" shall include any improvements which are to be maintained by the developer, owners, or associations, as well as those which are to be maintained by the public.

Objective 2 - Enforce adopted land development regulations consistent with the following 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 Town of Greenwood.

<u>Land Use Category</u>	<u>Maximum Density/Intensity</u>
CON Conservation	1 d.u./4 acre
AG Agricultural	1 d.u./1 acre
R Residential	2 d.u./acre
COM Commercial	90% ISR, .5 FAR
I Industrial	90% ISR, .75 FAR
P Public	80% ISR, .5 FAR
Ins Institutional	80% ISR, .6 FAR

Note: Intensity is expressed as impervious surface ratio (ISR) (ratio of permeable surfaces to non-absorbing surfaces). FAR is Floor:Area Ratio

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

AGRICULTURE

This land use classification is intended for those areas of the Town associated with agriculture and agriculture-related activities. Examples of appropriate uses are crop land, pasture land, orchards and groves, small-scale timber production (1000 acres or less), residential, commercial and industrial development. Because Jackson County is composed predominantly of agriculture lands, the policy concerning the development of these areas must be flexible. Industrial, commercial, residential, public and combinations thereof are all possible, valid uses of what is defined as Agriculture land. However, extreme care must, and will be exercised to conserve this valuable resource and ensure harmony and compatibility between the various uses.

Density is calculated on a gross basis, with clustering encouraged, subject to the requirements set forth in the Comprehensive Plan. Maximum gross residential density would be 1 dwelling unit per 1 acre. This density, combined with clustering and an appropriate impervious surface ratio, 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 family member to another in accordance with Land Use Policy 3.4. 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 category shall be consistent with Policies 3.5 of this Element. Land use and development patterns in the Agriculture 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.

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

A. RESIDENTIAL

To provide for economical and effective- use of existing infrastructure, high density residential expansion will be encouraged in areas of the Town where central services are provided. Until central sewer is available and this plan is amended, residential densities shall be limited to no more than 2 units per acre.

B. RESIDENTIAL SUBURBAN

This land use classification applies only to those areas of the Town suited for medium-density residential development. These areas are not required to be served by central utilities according to HRS requirements. However, when practical, service connections will be required. Maximum detached single family residential density is 2 dwelling units per acre, when not served by central water and sewerage. On site disposal systems serving multifamily housing and mobile home parks will be allowed pursuant to applicable state regulations.

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

A. COMMERCIAL

This land use classification is intended to provide adequate areas for commercial development in the Town to serve the needs of the population and the traveling public. Maximum impervious surface ratio will be 90%.

B. MIXED USE URBAN DEVELOPMENT

This land use classification is characterized by a mix of compatible medium-intensity residential and commercial uses. Development in this classification has an approximately equal proportion of residential and commercial uses. Maximum detached residential density is 4 units per acre, with maximum impervious surface ratio for commercial use of 80%. No more than 40% of the total area should be devoted to commercial uses.

Residential use in this category may be at 2 detached single family dwelling units per acre on septic system, with 80% impervious surface ratio for commercial on septic system. Multifamily housing and mobile home parks would be allowed according to HRS guidelines.

C. MIXED USE RURAL DEVELOPMENT

This land use sub-classification further defines the flexible mix of limited commercial/industrial and residential development. Development in this sub-classification is predominantly-residential. No more than 25% of the total area should be devoted to commercial/industrial use. Maximum gross residential density is 1 dwelling unit per acre, with maximum impervious surface ratio for commercial uses at 70%. Multifamily housing and mobile home parks would be allowed

according to HRS guidelines.

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 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. Maximum ISR shall be 85%.

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:

- a) Severe soils - Subject to provisions of state regulations, sites with severely rated soils for septic tank use shall utilize such techniques as performance based septic systems where central sewer service is unavailable.
- b) Native vegetation - Native vegetation shall be conserved through the landscaping, buffering and clustering requirements in the land development regulations.
- c) Mining shall be prohibited.

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, recreational facilities schools and prisons. Maximum impervious surface ratio will be 80%.

Policy 2.8 - 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 50% of the land

area included within the Urban Service Area boundaries as shown in the Future Land Use Map series. All guidelines for densities and percentage of impervious surface ratio shall be subject to all applicable requirements of the Department of Health and Rehabilitative Services, the Department of Environmental Regulation, and any other state or federal agencies whose jurisdiction might apply.

Policy 2.9 – The Future Land Use Map series FLUM-1 through FLUM-8 are adopted by policy.

Policy 2.10 – The Town will coordinate with the Jackson County School Board to appropriately locate school facilities which are an allowable use in all land use categories.

Objective 3 - Encourage new development in areas that have existing infrastructure (ie, central water or sewer) on the date of the adoption of this plan amendment within the city. The land development regulations 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 land development regulations establish densities and intensities of development that are consistent with those established in Land Use Policy 2.1.

Policy 3.2 - The development review and approval process shall ensure that public facilities are not degraded below acceptable levels of service by development impacts.

Policy 3.3 - The land development regulations include provisions to conserve historic and natural resources and productive agricultural lands. Development shall be limited to a maximum of one dwelling unit per acre in the Agriculture category. Historical resources shall be protected through the benefits available to property owners whose properties are listed in the Florida Master Site File of the National Register of Historic Places. Natural resources and public resource/recreation areas shall be conserved through adoption of development standards including waterfront setbacks, vegetative buffering requirements, landscaping provisions, and impervious surface limitations.

Policy 3.4 - Land development regulations exempt from the established maximum residential density land that is conveyed from one immediate family member to another for the purpose of establishing an additional primary residence on a family farm.

Policy 3.5 - The following standards shall be applied to non-residential development in the Agriculture category, in order to minimize the impacts of urban sprawl and strip development:

(a) For lot splits, parcels, and subdivisions, created after the effective date of this Plan the use of deed restrictions, limited access easements, cross-access easements, shared driveways, and minimum spacing between access points shall be required, as necessary, in order to meet applicable state standards, which shall be applied to both State and County collector and arterial roads. For lots, parcels and subdivisions in existence prior to the effective date of this Plan the location and minimum spacing between access points shall meet applicable state standards to the maximum extent possible on each individual lot or parcel, which shall be applied to both State

and County collector and arterial roads.

(b) Commercial and other non-residential land uses within the Agriculture category, as well as the land uses listed in paragraphs (c) through (f) 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.

(c) Commercial development and other non-residential land uses shall be permitted 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 shall require approval as a special exception. Criteria for the approval of such special exceptions shall be adopted which shall ensure compatibility with surrounding land uses.

(d) Home occupations shall be permitted 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;

(e) Community Facilities shall be permitted, which shall be defined as places of worship, community centers, and public or private schools and day care centers; and

(f) Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and fire, public works maintenance, and road facilities shall be permitted which are necessary to serve land uses and development in the Agriculture category.

Policy 3.6 - New development shall include site design which provides stormwater detention/retention areas or other approved stormwater management systems, pursuant to applicable federal, state and local regulations, to filter out pollutants before entering river, or groundwater systems.

Policy 3.7 - Land use and development within cones of influence surrounding potable water wells shall be consistent with the policies implementing Objective 4 of the Conservation Element, and Policies 2.2.1 and 2.2.7 of the Infrastructure Element.

Policy 3.8 - The compatibility of adjacent land uses shall be ensured by requiring buffers which are designed to protect agricultural and non-agricultural land uses from the nuisances, hazards, and other intrusive effects associated with adjacent land uses. In particular, buffers shall, to the extent possible, accomplish the following:

(a) Protect agricultural activities from vehicles, noise, and other disruptive impacts that may be associated with non-agricultural land uses;

(b) Protect non-agricultural land uses from agricultural activities, including noise, glare, odor, dust, and smoke;

(c) The negative impacts of 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

(d) 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.

Objective 4 - The land development regulations encourage urban development in areas with existing infrastructure facilities.

Policy 4.1 - Future development will be prompted 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 under applicable state and federal regulations with regard to on-site disposal systems and wells.

Policy 4.2 - Development orders and permits will only be issued which will not cause a reduction below the acceptable LOS as adopted in this Comprehensive Plan.

Policy 4.3 - The land development regulations shall stipulate that septic tanks will be regulated pursuant to state regulations.

Objective 5 - Analysis shows that there are no blighted areas within the Town. The Town will continue its code enforcement measures to prevent blight. If blighted areas are identified, procedures will be implemented to reduce or eliminate blight.

Policy 5.1 - The Town will conduct periodic housing condition surveys to identify areas of substandard housing.

Policy 5.2 - The Town will develop and propose a minimum housing code.

Objective 6 - Analysis indicates that there are no existing inconsistent uses in the Town. The land development regulations include provisions for the prevention of incompatible uses through buffering.

Policy 6.1 - The land development regulations require buffering and/or screening of incompatible uses.

Objective 7 - Analysis shows that the Town has areas that could be adversely affected if proper stormwater management techniques are not employed. For this reason, the Town shall research means of managing stormwater runoff and implement appropriate management requirements.

Policy 7.1 - The land development regulations 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.