

CHAPTER 1: FUTURE LAND USE ELEMENT

Goal 1.1 • Manage the future development of Santa Rosa County in a manner consistent with the ability to provide adequate infrastructure and quality of life related services and facilities to citizens, while protecting important natural and economic resources.

Objective 1.1.A. •

To maintain a Future Land Use Map that designates the proposed future distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities and other categories of the public and private use of land which is implemented by the County's Official Zoning Map.

Policy 1.1.A.1 • The Future Land Use Map shall be developed and maintained according to the following inputs among others:

- The amount of land required to accommodate growth through the planning time frame, including permanent and seasonal populations and the amount of land necessary for job creation, capital investment, and economic development;
- Suitable topography and soil conditions;
- The protection of natural and historic resources;
- The availability of adequate infrastructure,
- The character of undeveloped land,
- Existing development patterns in place at the time of original Comprehensive Plan Future Land Use Map adoption; and
- Compatibility of adjacent land uses.

Policy 1.1.A.2 • The maximum densities and intensities permitted on a given parcel of land may be further limited by site conditions and other regulatory requirements including but not limited to: the suitability of topography and soil types for septic drain field systems, potable water wells, stormwater management facilities and requirements, the ability to physically support buildings and improvements as determined by the Santa Rosa County Soils Map, the regulations pertaining to the Department of Health, DEP, NWFLWMD, and COE, appropriate engineering manuals and specifications, the adopted Land Development Code, and applicable Building Codes..

Policy 1.1.A. 3• All future development shall be consistent with accepted planning practices and principles as defined by this Plan.

Policy 1.1.A.4 • *Reserved*

Policy 1.1.A.5 • *Reserved*

Policy 1.1.A.6 • The following permitted uses and densities and intensities of use are established for each land use category depicted on the Future Land Use Map ((Map 1-1), which is adopted herein by reference. The maximum total density permitted to be developed within

the Development Area shall be calculated as acres of land area multiplied by maximum permitted density.

1) Agricultural Categories

Agriculture Rural Residential Category: Uses within this category include detached single family residential structures and mobile homes and accessory structures, facilities, and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry and livestock raising. The maximum permitted residential density within this category is one dwelling unit per acre of land. General and neighborhood commercial land uses are also permitted within the Rural Communities Overlay Districts.

Agriculture Category: This category is intended to provide suitable areas for agriculture and silviculture activities. Uses within this category include detached single detached single family residential structures and mobile homes and accessory structures, facilities, and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry and livestock raising. The maximum permitted residential density within this category is one dwelling unit per 15 acres of land. General and neighborhood commercial land uses are also permitted within the Rural Communities Overlay Districts.

2) Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land

3) Medium Density Residential Category: Uses within this category include single-family homes, multi-family residential structures, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). The maximum allowable density within the category is ten (10) dwelling units per acre of land.

4) Residential Category: Uses within this category include single-family homes, multi-family residential structures, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). The maximum allowable density within the category is eighteen (18) dwelling units per acre of land.

5) Garcon Point Rural Residential Category: Permitted uses within this category include single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity and lack of sanitary sewer infrastructure. The maximum allowable density within the category is two (2) dwelling units per acre of land.

6) Garcon Point Single Family Residential Category: Permitted uses within this category include single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity. The installation of centralized sewer shall be required for any petitions to rezone/ amend to densities greater than two (2) dwelling units per acre. The maximum allowable density within the category is four (4) dwelling units per acre of land.

7) Conservation / Recreation Category: Permitted uses within this category include both active recreation sites and passive conservation areas. Active recreation areas include but are not limited to boat launching facilities, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. Impervious cover shall be limited to 80% of the site. Passive conservation areas include open spaces, picnic areas, wilderness and wetlands preserves, scenic vistas and the like. Uses allowed in these areas shall be strictly passive in nature, and impervious cover shall be limited to not more than 10% of the site.

8) Commercial Category: Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07.

9) Industrial Category: Permitted uses within this category include all uses that are industrial in nature and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07.

10) Marina Category: Permitted uses within this category include marina, commercial and residential. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 75 percent and the floor area ratio to 1.07. Further requiring a minimum of 25 percent of the site to be set aside for open landscape area, in accordance with the shoreline protection standards found in the Santa Rosa County Land Development Code. The maximum allowable residential density shall be four (4) dwelling units per acre.

11) Mixed Residential / Commercial Category: The intent of this category is to promote innovative arrangements of development types, to promote natural resource enhancement and

to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, medical related facilities, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are allowed in this category. Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category as a whole, with the exception of the Navarre Town Center Area where this residential/commercial mix ratio may deviate by +/- 10 percent if compatible with the surrounding uses and consistent with the intent of this category. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land, with the exception of the Navarre Town Center Area where the maximum allowable density is ten (10) dwelling units per one (1) acre of land. The maximum allowable density within the category is 11) Mixed Residential / Commercial Category: thirty (30) dwelling units per one (1) acre of land. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent and a floor area ratio of 1.07.

12) Bagdad Historic District Category: The intent of this category is to encourage traditional neighborhood design including a mixture of commercial and residential uses in keeping with the historic character of the Bagdad area and ensuring the area's preservation as a working waterfront as defined by State statute. This category shall only be located within the Bagdad Historic District. Permitted uses within this category include all uses that are neighborhood commercial, institutional, and residential in nature as well as live/work uses. Publicly owned land in Bagdad providing public access to the water will be maintained and/or improved to ensure continued public waterfront access. Small scale commercial uses related to the waterfront access uses are encouraged so long as they are compatible with existing adjacent uses, are compliant with Bagdad Historic District zoning and development design criteria. The intensity of use within this category shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent and the floor area ratio to 1.07. The maximum allowable residential density within the category is eight (8) dwelling units per one (1) acre of land.

13) Navarre Beach Low Density Residential Category: Permitted uses within this category include single family homes and accessory structures. This category shall only be located in Navarre Beach where low density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is four (4) dwelling units per acre of land.

14) Navarre Beach Medium Density Residential Category: Permitted uses within this category include single family and multi-family homes (townhomes, duplexes, triplexes, quadraplexes, and condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental

sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is ten (10) dwelling units per acre of land.

15) Navarre Beach Medium-High Density Residential Category: Permitted uses within this category include single family and multi-family homes (townhomes, duplexes, triplexes, quadraplexes, and condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is four units per original platted lot.

16) Navarre Beach High Density Residential: Permitted uses within this category include single family and multi-family residential uses (townhomes, duplexes, triplexes, quadraplexes, and condominiums) and accessory structures. This category shall only be located within commercial core area of Navarre Beach. The maximum allowable density within the category is thirty (30) dwelling units per acre of land.

17) Navarre Beach Public & Private Utilities and Facilities Category: Uses within this category include public and private utilities and facilities. This category shall only be located in Navarre Beach.

18) Navarre Beach Mixed Residential / Commercial Category: The intent of this category is to promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are also allowed in this category. Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category. This category shall only be located within the commercial core area of Navarre Beach. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land.

19) Navarre Beach Commercial Category: The intent of this category is to provide for commercial uses such as hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), restaurants, commercial piers and marinas. Uses within the category shall be primarily commercial; however, residential uses within the Navarre Beach Commercial Category will be allowed when part of a predominantly commercial development (a minimum of 50% of land area devoted for commercial activities) or a multi-story structure with residential units above the first floor. The maximum allowable residential density within the commercial core area is thirty (30) dwelling units per one (1) acre of residentially-developed land; the maximum allowable residential density outside of the commercial core area is eighteen (18) dwelling units per one (1) acre of residentially-developed land. The intensity of use within this category shall be defined by limiting the maximum amount of impervious cover allowed to 80 percent. The intensity of use shall be further limited

by a maximum height limit within the commercial core of sixteen (16) habitable stories plus one (1) additional story for parking, or four (4) habitable stories with one (1) additional story for parking outside of the commercial core area.

Policy 1.1.A.7 The following overlay districts are established on the Santa Rosa County Future Land Use Map and implemented by policy within this Element:

- 1) Navarre Beach Master Plan Overlay District: The Navarre Beach Master plan has been implemented herein through the establishment of an overlay district. Specialized Future Land Use Map categories have been created and are applicable to the Navarre Beach Master Plan overlay district only. These Future Land Use Map categories are implemented as well by specialized zoning districts found within the adopted Land Development Code that are also only applicable to the Navarre Beach Master Plan overlay district.
- 2) Rural Communities Overlay Districts: The Rural Development Plan has been partially implemented through the creation of the Rural Communities Overlay Districts as shown on the Future Land Use Map.
- 3) Bagdad Historic District Overlay: The Bagdad Historic District Overlay contains the Bagdad Historic District Future Land Use Map category. This Land Use Map category and its implementing zoning districts recognize the uniqueness of the Bagdad Community and its historical structures and implement the Bagdad Historic & Conservation Districts Design Standards (2008).
- 4) Garcon Point Protection Area: The Garcon Point Protection Area was established to recognize the unique environmental characteristics of the area. This area contains the Garcon Point Rural Residential and Garcon Point Single Family Residential Future Land Use Map categories which contain requirements unique to the protection area. The Land Development Code also contains provisions and requirements unique to the Garcon Point Protection Area.
- 5) Rosemary Sound Overlay: Policy 3.1.A.8 below describes the Rosemary Sound Overlay.
- 6) Rural Area Crossroads Communities: The Rural Development Plan has been implemented, in part, through the creation of the Rural Development Crossroads Communities.

Policy 1.1.A.8: Rosemary Sound Overlay: The Rosemary Sound Overlay District is hereby established on the Future Land Use Map in order to provide flexibility and environmental sensitivity in the application of land uses by allowing single family and multi-family residential and non-residential uses to be blended over several parcels under a common plan of development. The maximum number of residential units in the combined parcels is 715, which is less than the 851 total number of units allowed, within each of the individual parcels. For the Rosemary Sound development, the future land use categories shall be blended within one Overlay boundary, which will allow for the clustering of residential and non-residential uses among three future land use categories. The Rosemary Sound Overlay is not a separate land

use category, but serves as an indicator on the Future Land Use Map that the underlying uses have blended their uses and residential densities. In addition to this text amendment, the Overlay shall be adopted as a Future Land Use Map amendment and shall be clearly marked and explained on the County’s Future Land Use Map. The Overlay will be implemented through the Planned Unit Development (PUD) zoning process. The southern portion of the site is currently located within the Coastal High Hazard Area (CHHA). Based on recommendations by the Florida Department of Community Affairs and the Coastal High Hazard Study Committee Report dated February 2006, the CHHA boundary line is subject to change to reflect accurate environmental features and conditions. The CHHA currently has a future land use category of Single Family Residential with associated development rights of eighty-two (82) dwelling units (20.58 AC x 4 DU/AC=82). Future single-family or multi-family development in the CHHA, therefore, is limited to no more than eighty-two (82) dwelling units. Because the boundaries of the CHHA are subject to change, site design and building typology in the CHHA will be based on the CHHA line in effect at the time of development. Wetland protection will comply with Santa Rosa Comprehensive Plan Policy 8.1.A.1 and all applicable land development regulations.

Policy 1.1.A. 9 • Reserved

Policy 1.1.A.10 • Reserved

Policy 1.1.A. 11• Water and wastewater treatment facilities shall be allowed in all of the Future Land Use designations provided in Policy 1.1.A. 6. The design and construction of such facilities shall protect natural resources and environmentally sensitive areas and shall be adequately buffered from all non-compatible uses.

Policy 1.1.A. 12 • Permitted dwelling units for the following parcels are limited to the number of units indicated below:

Parcel Numbers	Maximum Allowable Dwelling Units
23-2N-29-0000-00100-0000, 23-2N-29-0000-00101-0000, 26-2N-29-0000-00100-0000, 26-2N-29-0000-00200-0000, 27-2N-29-0000-00300-0000 (combined)	900
28-2N-29-0000-00300-0000	60
14-1N-29-0000-00200-0000	450
27-1N-29-0000-01700-0000	72
31-2N-28-0000-02600-0000	99
35-2N-27-0000-00102-0000 (portion west of S.A. Jones Road) and 34-2N-27-0000-00200-0000 (combined)	800

Policy 1.1.A.13 • Permitted Commercial and /or Industrial Development

Case	Parcel Number(s)	Maximum Allowable Square Footage
07-R-044	APO 26-2N-29-0000-00200-0000	198,385
07-R-045	08-1N-29-0000-01400-0000	221,156
07-R-046	APO 25-2N-29-0000-00100-0000	72,600
07-R-050	13-1N-29-0000-01200-0000	26,000
07-R-054	11-1N-29-3100-01000-0010	16,400
07-R-092	APO 34-2N-29-0000-00101-0000 34-2N-29-0000-00100-0000 34-2N-29-0000-00104-0000	70,000
07-R-093	13-1N-29-0000-01005-0000	41,600
07-R-094	APO 34-2N-29-0000-00623-0000	250,000
08-R-039	26-1N-29-0000-00201-0000 27-1N-29-0000-01002-0000 28-1N-29-0000-00100-0000 29-1N-29-0000-00100-0000 29-1N-29-0000-00101-0000 29-1N-29-0000-00102-0000 29-1N-29-0000-00300-0000 30-1N-29-0000-00200-0000 31-1N-29-0000-00302-0000 34-1N-29-0000-00400-0000 34-1N-29-0000-00500-0000 35-1N-29-0000-02502-0000 35-1N-29-0000-02503-0000 35-1N-29-0000-03002-0000	1,240,000

Policy 1.1.A.14• The Navarre Beach Master Plan Overlay District is hereby established on the Future Land Use Map for that portion of Santa Rosa Island east of the Gulf Island National

Seashore and west of Eglin AFB property on Santa Rosa Island immediately south of the mainland portion of Santa Rosa County.

- A. At least 45% of the developable land within the Navarre Beach Master Plan ~~Zoning~~ Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.
- B. Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed upon all properties in Navarre Beach and as found in Deed Book 294, Page 303 of the Records of Escambia County.
- C. Development of the leased parcels on Navarre Beach may continue provided that:
 - 1) Development is consistent with this Comprehensive Plan and applicable regulations governing development;
 - 2) The development is consistent with the lease agreement governing the parcel; and
 - 3) For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan.

Objective 1.1.B • . Maintain a Land Development Code that implements this Plan and provides a cost effective, flexible and innovative regulatory framework for land development activities within Santa Rosa County.

Policy 1.1.B.1 • The LDC shall contain zoning districts and zoning maps that implement the Future Land Use Maps. Thus, within any given future land use category there may one or more zoning district designations. For example, the General Residential category will include several zoning districts to implement the land use category. The zoning districts will be delineated on Zoning Maps.

Policy 1.1.B.2. The Land Development Code shall include innovative land development regulations such as Planned Unit Developments for the purposes of creating mixed use developments, developments that preserve natural resources or farmland, and developments that combat urban sprawl.

Policy 1.1.B. 3 • The Santa Rosa County Land Development Code may contain provisions that are unique to various geographical areas of the County, including but not limited to the following planning areas as described within the supporting documentation for this Plan: South End Planning Area, Navarre Beach Planning Area, Pace Planning Area, Garcon Point Planning Area, Milton Planning Area, East Milton Planning Area, and the Rural North Planning Area. It is intended that the regulations of the Land Development Code recognize the unique planning areas of the County taking into consideration the different economic, environmental, social and other needs of these sub areas.

Policy 1.1.B.4 • The development approval process shall ensure new development and redevelopment includes appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.1.B.5 • The County will continue to implement its program of purchasing agriculture and conservation easements for the purposes of preserving farmland and limiting development adjacent to military facilities.

Policy 1.1. B.6 • The County adopts wellhead protection zones of 500 foot radius for Floridan Aquifer and Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Activity within these zones will be limited according to the standards found in Policies 4.4.B.2 and 4.4.B.10 of the Infrastructure Element.

Objective 1.1.C • The County shall provide for the redevelopment and renewal of blighted or underutilized areas.

Policy 1.1.C.1 • The County shall continue its efforts to preserve and protect, through a unified development plan, the community of Bagdad.

Policy 1.1.C.2 • The County shall direct its Community Development Block Grant efforts to those areas within the County meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development.

Policy 1.1.C.3 • The County will continue to utilize and administer its provisions for removal or repair of structures that are unsafe or constitute a health hazard. The provisions will be, or parallel, the Standard Unsafe Building Code.

Policy 1.1.C.4 • The County will continue to use CDBG funds for improvement to areas where unsafe or substandard conditions exist.

Objective 1.1.D • To ensure the protection of natural resources and historical resources.

Policy 1.1.D.1 • Development in sensitive natural areas will be avoided to the maximum extent feasible. In the event development must be permitted in such areas, adverse impacts shall be mitigated through applicable state and federal regulations.

Policy 1.1.D.2 • The County shall provide for the use of clustering and on-site density transfer for the protection of natural and historic resources through the Planned Unit Development or Planned Business District process.

Policy 1.1.D.3 • Development which may impact sensitive natural resources may be required to utilize reduced construction "footprints," modified construction techniques, innovative construction techniques, land use and development techniques which minimize negative environmental impacts or results, and the like.

Policy 1.1.D.4 • Consistent with Policy 6.1.A.5, buffers will be created between development and Escambia Bay, Blackwater Bay, East Bay and the basins and bayous of these water bodies. The purpose of the buffer is to protect natural resources from the activities and impacts of development.

Policy 1.1.D.5 • The extraction of natural resources shall be permitted only where compatible with adjacent land uses and when minimal resource degradation will occur. Further, resource extraction shall be strictly prohibited within a 500 foot zone around public supply potable water wells and the East Milton Area Wellfield Protection District. Note: The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate State or Federal Agency regulating resource extraction activities. Further, resource extraction in environmentally sensitive areas which cannot be restored shall be prohibited. For the purposes of this policy, routine silvicultural and agricultural activities are not considered resource extraction activities.

Policy 1.1.D.6 • The County adopts wellhead protection zones of 500 foot radius for Floridan Aquifer and Sand and Gravel Aquifer public supply potable water wells, measured from the center of the wellhead. Within these zones, groundwater is protected by prohibiting those commercial and industrial uses with significant known potential to contaminate the groundwater. Specific prohibited uses are identified in the Land Development Code.

Policy 1.1.D.7 • The County will coordinate with the Florida Department of State, Division of Historical Resources to ensure the identification and preservation of significant archeological and/or historic sites or structures within the County, including all sites listed on the Florida Master Site File. The County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Policy 1.1 D.8 • The established development pattern and distinctive architectural character of the Bagdad Historic District will be preserved through the restoration of existing buildings and construction of compatible new buildings. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

Policy 1.1.D.9 • The East Milton Area Well Field Protection Overlay District is established to protect the Sand and Gravel Aquifer from contamination. The overlay district allows a wide range of land uses but establishes development design standards for commercial and industrial uses that preclude contact between contaminants and groundwater. Examples of such design

standards include secondary containment, prohibition of discharges of contaminants to soil or groundwater, and prevention of contact between contaminants and stormwater.

Objective 1.1. E • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

Policy 1.1.E.1 • The County shall use its fiscal resources to encourage "infill" development. Nothing in this policy shall preclude the County from constructing new facilities, structures or buildings if proven financially feasible or determined to be in the public interest.

Policy 1.1.E.2 • No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the Zoning Board. The County may consider the following indicators of Urban Sprawl when considering amendments to this Plan:

- 1) Promotes, allows, or designates for development substantial areas of the County to develop as low intensity, low density, or single use development or uses;
- 2) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;
- 3) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments where adequate urban services are not available or planned;
- 4) Fails to adequately protect and conserve natural resources, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;
- 5) Fails to adequately protect adjacent agricultural areas and activities including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;
- 6) Fails to maximize use of existing public facilities and services;
- 7) Fails to maximize use of future public facilities and services;
- 8) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
- 9) Fails to provide a clear separation between urban and rural uses;
- 10) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;
- 11) Fails to encourage a functional mix of uses; and
- 12) Results in poor accessibility among linked or related uses.

Policy 1.1.E.3 • Requested FLUM changes from an Agriculture Category to a Residential category shall be considered using the following criteria:

- A) Consistency with this Plan;
- B) Compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design;
- C) Whether or not the proposed amendment is located adjacent to areas already within a Residential category;
- D) The availability of adequate infrastructure using the planning area framework developed within the Plan’s supporting documentation for water and sewer utilities as well as LOS analysis; and
- E) The suitability of the proposed site for the proposed type of development considering the character of the undeveloped land, soils, topography, natural resources, and historic resources (if any) on site.

Policy 1.1.E.4 • Land use densities may be increased (pursuant to Plan amendments) in urban areas that can accommodate the additional demand created by increased densities. This policy is intended to direct higher density land uses to those areas of the County with infrastructure capacities sufficient to meet demands and to those areas of the County with infrastructure capacities in excess of current or projected demand. Further, it is the intent of this policy that the rural, agrarian planned uses of north Santa Rosa County be preserved and protected to the maximum extent possible without violating the rights of the owners of the property to maximize the use of their land in agricultural endeavors including the formation of capital to facilitate such endeavors (i.e., borrowing against property or equipment).

Goal 1.2 Guide and manage future development and infrastructure, including public schools, in such a way as to preserve and further enhance the economy in Santa Rosa County, including the protection of the County’s military installations and tourism industry.

Objective 1.2.A • To leverage infrastructure expenditures and provide infrastructure and services in such a manner as to promote economic development and sustainable growth.

Policy 1.2.A.1 • The County shall insure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.2.A.2 • The County shall include land acquisition within its Capital Improvements Element (reference Chapter 8 of this Plan) and within its Capital Improvements Program when necessary to provide for public lands for county owned utility facilities.

Policy 1.2.A.3 • The County shall continue to require dedication of adequate rights-of-way for use as roadways and by utilities for extensions or improvements.

Policy 1.2.A.4 • Sanitary sewer, solid waste, drainage, and potable water are subject to concurrency, meaning that these facilities shall be in place and available to serve new development (residential subdivisions and non-residential site plans) no later than the issuance of a certificate of occupancy or its functional equivalent. This policy is further implemented by policies found elsewhere in this Plan, specifically the Infrastructure and Capital Improvements Elements.

Policy 1.2.A.5 • The County may enter into a binding Development Agreement pursuant to ss. 163.3220-163.3243, F.S. with a developer in order to ensure that adequate infrastructure is provided to serve a proposed development and to protect the developer's investment by removing uncertainty. The Land Development Code shall establish applicable procedures and requirements for entering into such agreements.

Objective 1.2.B • Enhance community/neighborhood design through the joint use of public educational facilities and the integration of public educational facilities with neighborhoods.

Policy 1.2.B.1 • When possible, encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.2.B.2 • Enhance community/neighborhood design through effective public school facility design and siting standards.

Policy 1.2.B.3 • Work with the Santa Rosa County School Board and charter school sponsors to identify new school sites that would serve as community focal points and serve as the cornerstone for innovative community design standards.

Policy 1.2.B.4 • Provide school sites and facilities through planned neighborhoods, unless precluded by existing development patterns.

Policy 1.2.B.5 • Support and encourage the location of new elementary and middle schools, unless otherwise required, as components of residential neighborhoods.

Policy 1.2.B.6 • Coordinate with the School Board to identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available.

Objective 1.2.C • Maximize opportunities to share information to promote and optimize intergovernmental coordination for the purposes of effectively operating the public school system in a multi-jurisdictional environment.

Policy 1.2.C.1 • The Santa Rosa County School Board shall submit an annual General education Facilities Report to the County no later than October 1st. The Educational Facilities Report shall contain information detailing existing educational facilities and their locations as well as their projected needs.

Policy 1.2.C.2 • The process for development of future public schools shall include an orderly and timely review. This review shall take into consideration Department of Education criteria

and standards, School Board policies and procedures and County ordinances related to development.

Policy 1.2.C.3 • Coordinate with the School Board to establish procedures and standards for public school siting as part of area wide planning studies.

Policy 1.2.C.4 • Public schools shall be an allowable use in the following Future Land Use Map categories: Commercial; Agriculture; Single Family Residential; Medium Density Residential; Residential; Garcon Point Rural Residential; Garcon Point Single Family Residential, Mixed Residential / Commercial and Bagdad Historic District.

Policy 1.2.C.5 • Public schools may be located in agricultural land use categories, if no physically and economically feasible site exists in non- agricultural categories, or the site is adjacent to urban residential areas, or when necessary to serve student populations that are mainly located in rural areas.

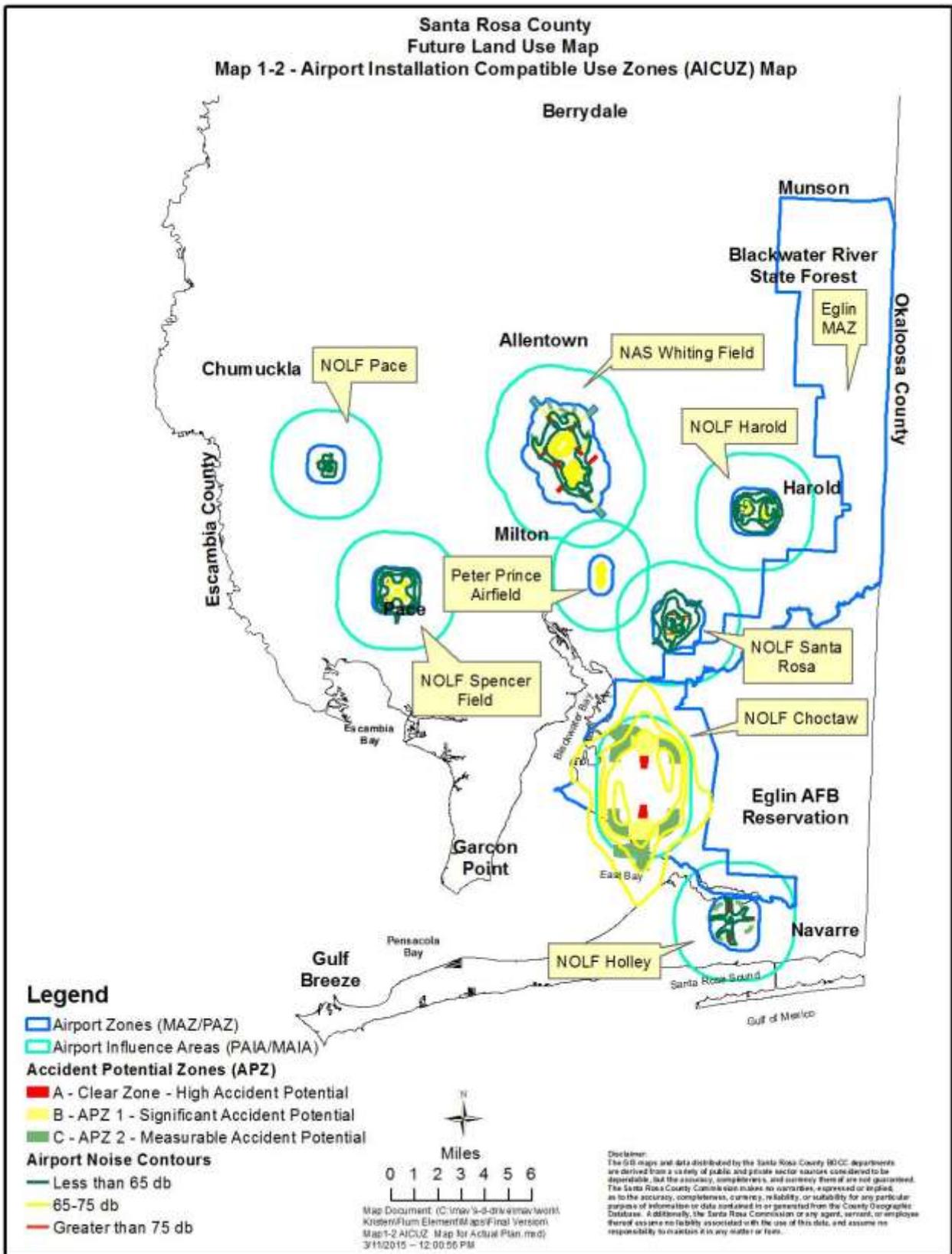
Goal 1.3 • To protect the current and long term viability of military and public airfields for purposes of promoting a diverse local economy that supports rewarding jobs and quality of life for County residents, and support effective and safe training environments for the Nation’s military forces while protecting the health and safety of the County’s citizens.

Objective 1.3.A • The County will ensure that future development within adopted Military Airport Zones (MAZs) and Public Airport Zones (PAZs) will not negatively impact current and long-term viable use of the airfield, will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas.

Policy 1.3.A.1 • Military airport zones (MAZ) and public airport zones (PAZ) are hereby established within this Plan and within the implementing Land Development Code that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.

For Naval Air Station Whiting Field North and South, and for Naval Outlying Landing Fields Spencer, Harold, Santa Rosa, Holley, and Pace, the MAZ boundaries extend approximately one half mile from the perimeter of each airfield and encompass all Air Installation Compatible Use Zones (AICUZ) and noise zones. For NOLF Choctaw, MAZ boundaries encompass that area west of State Road 87, north and east of East Bay, and south of the Yellow River.

For Peter Prince Airport, the PAZ boundaries extend one half mile from the runway. MAZ and PAZ boundaries appear on Map1-2.



Policy 1.3.A.2 • Future Land Use Map amendments and rezonings within the southeast area of the NOLF Choctaw MAZ that would allow for increased gross residential densities are limited to no more than four dwelling units per acre.

Within all other MAZs and PAZs, Future Land Use Map amendments and rezonings that would allow for increased gross residential densities are prohibited. Exceptions may be considered only when a proposed rezoning is necessary in order to rectify a zoning designation for a parcel that is inconsistent with the zoning of adjacent properties, providing such exception would not adversely affect military operations. It is the intent of this policy that those exceptions are rare.

Policy 1.3.A.3 • Conservation and agriculture uses adjacent to military airfields provide a buffer between the airfield and incompatible development; therefore, the County will, whenever feasible, support efforts to purchase conservation lands, conservation easements or agriculture easements, and will encourage the establishment of conservation or agriculture easements as part of development plans.

Policy 1.3.A.4 • The County shall encourage the location of compatible commercial and industrial uses adjacent to or within MAZ and PAZ boundaries at locations where roads, water, and sewer are available and such uses will not adversely impact existing established residential neighborhoods.

Policy 1.3.A.5 • The County shall review Comprehensive Plan amendments for compatibility with the Whiting Field Air Installation Compatible Use Zone program. The Santa Rosa County Board of County Commissioners may deny a petition for a Comprehensive Plan amendment if it is determined that such amendment is incompatible with the AICUZ program.

Objective 1.3.B • Continue to foster meaningful intergovernmental coordination between the County, the military and the Federal Aviation Administration to ensure that land use decisions are not in conflict with military operations or federal aviation standards, and that such decisions promote the health and safety of the County’s public.

Policy 1.3.B.1 • The County shall further protect the current and long-term viability of military installations and airports through effective coordination and communication with NAS Whiting Field and the U.S. Department of Defense.

Policy 1.3.B.2 • The Local Planning Board will include, as ex-officio members, appropriate local Department of Defense representatives to advise on land use issues with the potential to impact military facilities or operations.

Policy 1.3.B.3 • All applications for site plan or subdivision review, variances, conditional uses, and special exceptions located within a MAZ shall be referred to the appropriate local Department of Defense officials for review and comment.

Policy 1.3.B.4 • The location of a telecommunications tower will require written evidence that the tower meets the approval of the appropriate local Department of Defense officials.

Policy 1.3.B.5 • The County shall require applicants of development within Peter Prince PAZ or other areas of the County to obtain necessary approvals from the Federal Aviation Administration (FAA) for development encroaching jurisdictional airspace controlled by the FAA.

Policy 1.3.B.6 • The County will continue to coordinate with NAS Whiting Field representatives regarding the County's economic development program.

Policy 1.3.B.7 • Within MAZs and PAZs, the proximity of property to an airfield must be disclosed by the seller at the earliest possible stage of any land sales activity.

Policy 1.3.B.8 • The County will facilitate the provision of information to the public regarding the location of military and public airfields and impacts typically associated with these facilities through such means as posting maps on the County's website, installing signage near airfields where appropriate, and requiring MAZ and PAZ, accident potential zone, and noise zone information on site plans and subdivision plats.