



CALHOUN COUNTY COMPREHENSIVE PLAN 2010-2025

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FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

PURSUANT TO SECTION 163.3177(6)(A), F.S., THE FOLLOWING REPRESENTS THE FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES OF CALHOUN COUNTY. IN ADDITION TO STATUTORY REQUIREMENTS, THE GOALS, OBJECTIVES, AND POLICIES WERE DEVELOPED IN KEEPING WITH THE CHARACTER, CONDITIONS, BOTH ENVIRONMENTAL AND SOCIAL, AND DESIRES OF THE COMMUNITY. GOALS, OBJECTIVES, AND POLICIES ARE INTENDED TO ADDRESS THE ESTABLISHMENT OF A LONG-TERM END TOWARDS WHICH THE LAND USE PROGRAMS AND ACTIVITIES OF THE COMMUNITY ARE ULTIMATELY DIRECTED.

GOAL STATEMENT:



To direct development to those areas which have in place or have agreements to provide the land and water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner.

OBJECTIVE 1: Future growth and development will be managed through the implementation and enforcement of land development regulations which are consistent with and implement this Comprehensive Plan.

Policy 1.1: The Calhoun County land development regulations shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum shall:

Regulate the subdivision of land;
Regulate the use of land, ensure the protection of water resources, compatibility of adjacent land uses and provide for open space consistent with this Element;
Protect the special areas designated on the Future Land Use Map.
Regulate development in areas subject to seasonal and periodic flooding and provide for drainage and storm water management;
Protect potable water wellfields, aquifer recharge areas and all water resources;
Regulate signage;
Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

Policy 1.2: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the future land use categories described in Objective 9 and implementing policies.

OBJECTIVE 2: Future development and redevelopment activities shall be directed by this plan and by land development regulations to appropriate areas depicted on the Future Land Use Map, consistent with sound planning principles, minimal natural limitations and the goal, objectives and policies contained within this plan.

Policy 2.1: Innovative land use development patterns, including Planned Unit Developments (PUDs), shall be permitted and encouraged as described in FLUE Policy 8.2.

Policy 2.2: Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of external collector streets to feed the traffic onto external roads and highways.

Policy 2.3: Subdivisions shall be designed so that all individual lots have access to the internal street system. In addition, lots along the periphery shall be buffered from major roads and incompatible land uses.

In addition, subdivisions shall be buffered from adjacent land uses which are not residential in character. Buffering shall consist of a 10 foot natural vegetation area along the front and sides of the subdivision parcel. Buffer may be larger based on site plan review and nature of adjacent land uses.

Policy 2.4: Neighborhood commercial uses may be permitted within areas designated for residential development provided these activities are compatible with adjacent land uses and are adequately buffered with a minimum 10 foot natural buffer.

Policy 2.5: Strip commercial development along arterials and major collectors shall be minimized by allowing density bonuses and clustering of commercial development at roadway intersections. Also, for high intensity, regional commercial developments of over 40,000 square feet in area, service roads will be required and curb cuts minimized if the project is not within 1,000 feet of a road way intersection.

Policy 2.6: All Commercial developments shall include adequate off-street parking, loading facilities, open space and stormwater management facilities and shall maintain a minimum 10 foot natural buffer from the property line of any and all adjacent residential land uses.

The land development regulations shall specify parking requirements consistent with Department of Transportation design standards.

OBJECTIVE 3: Calhoun County shall require that all development orders and permits for future development and redevelopment activities be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 3.1: Higher densities and intensities of development shall be located within urban service areas, where public facilities are available or provided on-site by the developer.

Densities shall be those identified in Objective 9 and related policies of this Future Land Use

Element.

Policy 3.2: The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting public facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

The programs Calhoun County will use to time and stage development in conjunction with public facilities and services include the following:

- a) Implementation of Level of Service standards established in this plan for all new development and redevelopment
- b) Require low density development in rural areas and allow high density development in Mixed Use Urban Fringe areas (see Objective 9 and related policies establishing future land use designations contained in this element).
- c) Structures within 500 feet of a public well field will be given priority for the construction of sewer pipelines when such facilities become available in a given locality. Such structures will be given one year to connect to the sewer from the date of notification of availability.
- d) State and Federal grants providing for public facilities shall be targeted to locations adjacent to municipalities, developable areas near municipalities, traditional unincorporated communities or within planned mixed-use developments.

Policy 3.3: Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize cost; and c) minimize impacts on the natural environment.

Policy 3.4: All development in areas without central water and sewer services shall be governed by the provisions of s. 381.0065, F.S., regulating on-site sewage disposal systems and Chapter 64E-6, F.A.C., which regulates the installation of individual sewage disposal facilities. Central water system is a system for the provision to the public of water for human consumption through pipes or other constructed conveyances with at least fifteen service connections or that regularly serves an average of at least twenty-five individuals daily at least 60 days out of the year. A central sewer system would be any sewage collection that is not an individual onsite septic system for a single family residence on a single parcel.

Policy 3.5: All new development shall be provided with public facilities and services consistent with the LOS standards adopted by this Plan. The required public facilities and services shall be available concurrent with the impacts of development.

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

Policy 4.1: Proposals for limited low density, single family residential development within riverine flood plains may be approved by the County only if no alteration of the functions of the flood plain is proposed and if the proposed development is consistent with the rules of

the Northwest Florida Water Management District and Calhoun County Floodplain Protection Ordinance.

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

Policy 4.3: Through the site plan review process, developers must demonstrate that contemplated dredge and fill activities are consistent with best management practices from FDEP, NFWFMD and any other applicable agency and are the minimum necessary in order to accomplish the desired development objective and at the same time, maintain the natural functions of the flood plain.

Policy 4.4: The County shall require timber and agriculture activities to use the most current version of best management practices as described by Policy 8.6 of this Future Land Use Element.

Policy 4.5: The developer of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions. In addition, the development plan shall make provisions for treating the first on-site inch of storm water runoff.

Policy 4.6: The County shall limit development activities which have the potential to contaminate water resources, soil or crops, including requiring developers to use appropriate soil erosion mitigation measures during construction.

Non water-dependent development shall maintain a 50 foot setback from all water bodies and wetlands and all development must be consistent with the resource protection policies adopted within this Plan.

All agricultural activities including row crop production shall use best management practices identified in FLUE Policy 8.6.

OBJECTIVE 5: The County shall protect potable water wellfields and aquifer recharge areas from adverse impacts of development by implementing the following policies:

Policy 5.1: The County shall require that all public water well locations comply with the Regional and State rules regarding water well locations. Working in conjunction with the Northwest Florida Water Management District, the County shall review development proposals as they relate to:

point and non-point pollution sources relative to the well/wellfield location;
aquifer vulnerability to contamination.

Policy 5.2: The County shall protect waterwells and waterwell cones of influence by

creating well head protection areas and well head zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development shall be permitted. Well head protection areas shall extend for an additional radius of three hundred (300) feet from the well head creating a minimum 500 foot radius protection zone. Within these areas, the following will be prohibited:

- 1) landfills;
- 2) facilities for the bulk storage, handling, or processing of material on the Florida Substance List;
- 3) Activities that require the storage, use production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and like;
- 4) feedlots or other commercial animal facilities;
- 5) wastewater treatment plants, percolation ponds, and similar facilities;
- 6) excavation of waterways or drainage facilities which intersect the water table.

All development adjacent to well heads shall be consistent with provisions of Chapter 40A-3, F.A.C., regarding the regulation of wells.

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

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

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

site plans for new development to identify the location and extent of wetlands located on the property;

site plans shall indicate which best management techniques will be used to assure that normal quality of water will be provided to maintain wetlands after development; and

where alteration of wetlands is necessary in order to allow use of property as defined by Objective 9 and related policies of this Future Land Use Element, mitigation measures will be consistent with best management techniques identified on the site plan and with state, regional and federal laws pertaining to wetland alterations.

Development shall be clustered on the portion of the site not located in wetlands and shall maintain a 50 foot buffer from the wetland. No new parcels, lots, tracts or divisions of land may be created entirely in the wetlands. All parcels, lots, tracts or divisions of land that include wetlands must be consistent with the minimum acreage size based upon the density for Conservation land uses and must include enough uplands (areas not in wetlands) to accommodate the footprint for development (minimum 1 acre) in addition to the required 50 foot upland undeveloped native vegetated buffer.

For sites (parcels recorded on or before the date of plan adoption as defined in FLUE Policy 8.2) which do not contain sufficient uplands to permit development, fill and clearing of natural

vegetation shall be allowed only in conjunction with a minimal accessway and a minimum amount beneath one residential structure, provided the direction and rate of historical surface water flows are not altered. Structures shall be elevated on pilings, and septic systems shall conform to Florida Department of Health standards. Also, septic tanks and wells shall not be located in wetlands.

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

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

OBJECTIVE 6-A: Development in floodplains shall be allowed in accordance with the county's Floodplain Management Ordinance 2013-01

OBJECTIVE 7: Upon plan adoption, areas of substandard housing will be targeted for improvement annually through State and Federal assistance programs, consistent with the County State Housing Initiatives Partnership (SHIP) Program as follows:

Policy 7.1: Areas of substandard housing will be targeted by the rehabilitation/demolition efforts of the Calhoun County SHIP Program

Policy 7.2: Renewal of areas with substandard housing will be addressed through the Community Development Block Grant (CDBG)/Community Revitalization and the SHIP Program and other available resources.

OBJECTIVE 8: Calhoun County shall allow existing development patterns to continue while protecting environmentally sensitive land, farm lands and timber lands from encroachment by development.

Policy 8.1: Residential subdivisions will be discouraged in areas proposed primarily for agricultural land use. This will be accomplished by limiting development to that which is compatible with agricultural uses. Also, minimum tract sizes for residential dwellings will be at least 10 acres in size. Residential subdivisions will be discouraged in areas proposed for primarily commercial forestry use. This will be accomplished by limiting development to that which is compatible with commercial forest uses. Also, minimum tract sizes for residential dwellings shall be at least 10 acres in size.

Policy 8.2 - Existing Parcels and/or Lots of Record: It is recognized that there were existing Parcels of land and/or lots of record which existed prior to adoption of the 1991 Plan, which do not fit the proposed minimum lot size in certain land use areas. It is the intent of this plan that such Parcels of land and lots of record be recognized and building permits may be issued if all other regulations of this Plan are satisfied. Existing parcels or lots of

record are defined as any land parcel within the County limits for which a single, individual deed exists, dated prior to May 1992. Such lots may be recorded or unrecorded platted or unplatted.

Policy 8.3 - Non-Conforming Uses: The Calhoun County Comprehensive Plan may have created some non-conforming uses. A non-conforming use is defined as a land use activity which existed prior to the adoption of the 1991 Plan, which could not be permitted pursuant to the provisions of the adopted Plan. It is the Board of County Commissioner's intent that any structure or use that existed at the time of adoption of the 1991 Plan that is non-conforming based on a provision of the 1991 plan shall not be subject to an amortization schedule. However, in the event that the non-conforming land use is discontinued for a period of 12 months, the non-conforming use shall not be allowed to resume, unless the land use activity can be made to be consistent with the provisions of the adopted Plan.

Policy 8.4: Calhoun County shall—encourage existing bona-fide agricultural and silvicultural pursuits to continue and to be required to follow the best management practices as outlined in the most current issue of the publication titled Silviculture Best Management Practices Manual and Management Guidelines for Forested Wetlands in Florida, Florida Department of Agricultural and Consumer Service, Division of Forestry, and the requirements of Chapter 373 and 403, F.S.

The functional viability and productivity of wetlands will be protected (including protecting the natural topography and hydrology) by only undertaking silviculture activities when no surface water is on the site.

Policy 8.5: The future land use map is to be utilized as a general guide in making land use decisions. The map is not a zoning districts map, and where boundaries are in doubt, the policies contained within this plan shall prevail.

LAND USE CATEGORIES:

Boundary Interpretation Provision:

In those land use categories on the Future Land Use Map whose location cannot be directly determined from an inspection of the map, the following general guidelines shall be used to determine the limits of land use designations:

1. Where it appears that the land use boundary line follows a major roadway right-of- way, canal, natural water body, section line, one half or one quarter of a section line, or corporate limit line delineated on the Future Land Use Map, the land use boundary shall be construed to follow that feature.
2. Where natural or geographic features cannot be used in a boundary line determination:
 - a. Where the land use line appears to follow a property line, the line shall be construed to follow property lines existing on the date of comprehensive plan adoption; or

- b. If a property appears to be split by the land use boundary and the portion of the split lot would be precluded from development because of the split, the boundary line shall be construed to include the entire lot so long as the extension does not exceed five-hundred (500) feet or add more than ten (10) acres to the land use designation of the parcel.

OBJECTIVE 9: The following Land Use Categories are established to protect timber lands and agricultural lands from encroachment, allow mixed use development to occur in and near historic settlements, prevent development from destroying wetlands and polluting adjacent water bodies and permit owners of agricultural land limited ability to develop their land for residential use. The following policies describe each future land use category and development standards applicable to each category.

Policy 9.1: Residential Land Use

- Purpose:** To provide single family and multi-family residential settings within the county.
- Density:** Residential land use encompasses all subdivisions and lots of record platted prior to the 1991 adoption of this comprehensive plan. If the property is not part of an existing platted and/or recorded subdivision, then the maximum density shall be 1 unit per acre with private well and on-site septic system, or 2 units per acre with a central water system, or 2 units per acre with central water and sewer.
As platted, if in Development shall be in conformance with Florida Department of Health regulations 64E-6, F.A.C., regarding minimum lot sizes for use of onsite water and septic systems.
- No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.
- Intensity:** - The maximum F.A.R. shall be 0.8 and such uses shall be buffered from all surrounding non-commercial uses by a minimum 10-foot natural buffer. Floor Area Ratio for each developable lot of record shall not exceed 0.8. Septic tank placement shall conform to Chapter 64E-6, F.A.C.
- Uses:** Single family and multi-family residential units, public utilities, places of worship, recreational uses, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.2: Mixed Use - Rural Residential.

- Purpose:** To establish a land use category to assist with discouraging urban sprawl, to

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

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

Density: Density ranges from a low density of 1 unit per 5 acres up to the maximum density of 1 unit per acre with private well and on-site septic system, or 2 units per acre with a central water system, or 2 units per acre with central water and sewer.

No development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.

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

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

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

Residential - up to 90% of land

area. Commercial - 25% of land

area

Recreation - (includes parks, community civic facilities, natural preserves,

greenbelts, buffers, etc.) - 40% of land area.

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



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

Policy 9.3: Mixed Use - Urban Fringe

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

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

No residential development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.

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

Industrial development shall not exceed a floor area ratio (FAR) of 0.8 and/or a lot coverage ratio of 80% and such uses shall be buffered from all surrounding noncommercial uses by a minimum 50-foot natural buffer. In no case shall intensities exceed infrastructure capacity or densities exceed those permitted under 64E-6 FAC.

Policy 9.4: AGRICULTURE Land Use Designation

The 2010 EAR amendments to this Comprehensive Plan reduce the allowable density in the Mixed Use Urban Fringe, Residential and the Mixed Use Rural Residential categories by 50%. The intent is to protect the natural environment, especially ground and surface water quality, by requiring at least 1 acre lots which are served by on-site septic systems and private wells. These three land use

categories comprise approximately 12,400 acres of land. This results in a reduction of allowable development units by 12,400. Census data indicates that there are less than 6,000 housing units currently in the County. Most of

the existing units are located in these mixed-use land use areas. Therefore, by subtracting the 6000 existing units from the 12,400 units, the County has removed from future development approximately 6,400 units.

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

Policy 9.4.1: Agriculture Land Use 1 per 10

- Purpose:** To provide land for timber, row crop farming and related agriculture activities and compatible. The Agriculture land use category accounts for about 86% of the land area in Calhoun County and includes mainly timberlands. Other land uses include cropland, pasture land, and other agricultural uses in large scale land holdings. The lands are primarily timber production holdings.
- Density:** Density associated with this category should be limited to one unit per ten acres, except that division of family farms/homesteads into one acre lots and subsequent establishment of a dwelling for primary residence shall be allowable as long as all other applicable requirements are met and recipients of the property are members of the principal owner's family.
- No residential development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.
- Clustering is allowed if the overall density for the parcel being developed remains at 1 unit per acre. All clustered development must maintain an open space ratio of 50% of the land parcel.
- Intensity:** The maximum FAR for non-residential uses is .50
- Uses:** Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, , oil and gas exploration, development, and production, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.4.2: Agriculture Land Use 1 per 5

- Purpose:** To provide land for limited residential uses in areas that are still used for timber, row crop farming and related agriculture activities. For areas to

qualify for this designation, the property must have direct access to an existing County or State Roadway.

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

No residential development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.

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

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

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

Policy 9.4.3: Agriculture Land Use 1 per 3

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

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

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

No residential development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.

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

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

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

Policy 9.4.4: Agriculture Land Use 1 per 1

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

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

Density: Density associated with this category should be limited to one unit and one unit per acre.

No residential development shall be allowed in or within 50 feet of wetlands. All development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.

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



- Intensity: The maximum FAR for non-residential uses is .50
- Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

Policy 9.5: Industrial Land Use

- Purpose: To provide areas for the location of industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the county and municipalities.
- Intensity: The maximum lot coverage is 90%. The maximum FAR allowed in this category is .80. A natural buffer of 50 feet shall be maintained for all industrial use areas of the County.
- Uses: All industrial trade and service activities including industrial parks, airport and industrial support services, such as administration and public utilities. Industrial development in wetlands is prohibited.

Policy 9.5.1: Light Industrial Land Use

- Purpose: To provide areas for the location of large acreage (> 10 acres), light industrial operations, which are defined as industrial type land uses which do not require central water or central sewer facilities, which do not require large impervious building or parking areas and which do not create major employment centers with high traffic volumes.
- Intensity: The maximum parcel coverage (usage) is 90 % with 10% of the usage area allowed for impervious surface. A natural buffer of 50 feet shall be maintained for all light industrial use areas of the County, in addition to adequate visual buffering from any adjacent residential uses using opaque fence, landscape or vegetation to shield the area from view.
- Uses: Permitted uses for light industrial activities include: storage and/or recycling of non-hazardous waste or building debris, and salvage yards. Light Industrial development in wetlands and floodplains is prohibited. These light industrial uses shall be limited to areas which ensure land use compatibility and shall not include the storage of hazardous wastes and used oil (Rules 62-730, 62-710 F.A.C) or coolants.

Policy 9.6: Conservation

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

- Purpose:** Conservation areas are defined in FLUE Objective 4 of this Plan to be Wetlands, Floodplains and other identified environmentally sensitive resources. By designating an area of land as Conservation, it is not the intent of the Board of County Commissioners to mean Preservation. Agricultural and limited development may occur in a Conservation area and it is not the intent of the Board of County Commissioners to absolutely prohibit development in these areas. In addition, since the majority of Conservation areas shown on the Future Land Use Map have historically been used for timbering, it is the intent of the Board of County Commissioners to allow such practices to continue.
- Density:** Development within the Conservation overlay shall be governed by the underlying Land Use Designation. However, no residential development shall be allowed in the wetlands and all development within the areas designated as Special Flood Hazard Areas (SFHA) on the National Flood Insurance Program (NFIP), Flood Insurance Rate Maps (FIRMS) shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance 2013-01 of Calhoun County.
- Uses:** Underlying land use activities which may take place in Conservation areas include farming, Silviculture, open space and residential uses. Agricultural activities include all necessary farming and forestry operations which are normal and customary for the area, such as site preparation, clearing, fencing, contouring to prevent soil erosion, soil preparation, plowing, planting, harvesting, construction of access roads, and placement of bridges and culverts, provided such operations do not impede or divert the follow of surface waters. The policies of this plan, particularly the Future Land Use Element, describe how development in wetland areas (i.e., Conservation Areas) will take place while protecting the natural functions of the wetland. Non-residential uses, except water dependent uses, are prohibited in these areas.

Policy 9.7: Public/Institutional Land Use

- Purpose:** To provide land for public facilities and services.
- Intensity:** The maximum FAR for public buildings constructed in any district shall be 0.8 and the maximum lot coverage shall 80%.



Density: N/A

Uses: All public facilities and services including public buildings and grounds, other public facilities, military facilities, libraries, civic buildings, polling stations, fire stations, educational facilities and grounds, utility structures, and public utilities.

Policy 9.8:

Public uses such as schools, libraries, and neighborhood recreational and community facilities shall be located within the Public/Institutional Land Use category as well as the Mixed Use Urban Fringe Land Use Category and in the historic residential and mixed-use development areas identified on the Future Land Use Map as Mixed Use Rural Residential. The County shall continue to coordinate with the School district, to encourage the collocation of schools, public libraries and recreational facilities proximate to these residential mixed-use areas. The County shall require the location of Public, Charter and/or Private Schools sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of the school;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site;
7. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within this Plan, and shall have adequate capacity to meet the adopted LOS, and
8. Where feasible, the proposed site of all new public and school facilities, shall be so located as to allow for collocation of schools, public libraries, community centers, recreational facilities and any other future public facilities within the residential mixed-use areas.

Policy 9.9:

Recreation/Open Space Land Use

- Purpose: To provide recreation and open space areas for residents and visitors in Calhoun County.
- Density: Development is restricted to one residential unit per 20 acres in Recreation/Open Space areas
- Intensity: The maximum FAR for parks and recreational facilities is .65
- Uses: Parks and recreational facilities

Policy 9.10:

- Purpose: Calhoun County shall provide for Planned Unit Developments (PUDs) to encourage innovative site design and provide for mixed land uses.

General Requirements:

1. Planned Unit Developments shall be allowed only in areas served by both central water and sewer service systems. If existing municipal systems are not available to serve the PUD the Developer shall be responsible for planning, permitting, construction and operation of the water and sewer systems, not Calhoun County.
2. PUDs shall be only allowed in areas previously designated as Agricultural, Residential, or Mixed Land Use on the Future Land Use Map and shall require an amendment to the Future Land Use Map and to the Future Land Use Element Goals, Objectives and Policies. PUDs shall be designated and depicted as PUD on the Future Land Use Map as part of a Comprehensive Plan Amendment Process. The County shall adopt a Future Land Use Map (FLUM) amendment specifically for the area covered by the PUD, consistent with the following listed mixed-use percentages. This PUD FLUM amendment shall be adopted as part of the Comprehensive Plan Future Land Use Map series and shall depict the land uses and their generalized locations, including the water and sewer plant facilities and all wetlands, floodplains and other natural features of the entire parcel of land.
3. The PUD Comprehensive Plan amendment shall also include policies which establish the density and/or intensities of development of each land use.
4. All wetlands and floodplains and natural resources shall be protected by a minimum 50 foot upland undeveloped native vegetated buffer that is shown on the PUD FLUM amendment. No new parcels, lots, tracts or divisions of land may be created entirely in the wetlands or floodplains. All parcels, lots, tracts or divisions of land that include wetlands or floodplains must be consistent with the minimum acreage size based upon the density for Conservation land uses and must include enough uplands (areas not in wetlands or floodplains) to accommodate the footprint for development (minimum 1 acre) in addition to the required 50 foot upland undeveloped native vegetated buffer.
5. The minimum required land area to be considered for conversion to a PUD is 40 acres if the site is poorly rated for agricultural use and located in an Agriculture designated area.



6. Minimum PUD size shall be 20 acres if the proposed PUD is located in a Residential or Mixed Use designated area.

Density:

- a. PUDs in the Agriculture Land Use Category:

For a PUD to be approved in lands previously designated as Agriculture Land Use, the gross density (maximum number of residential units) shall be calculated using the Agriculture land use density of 1 unit per 10 acres for uplands (non-wetland and floodplain areas) and 1 unit per 20 acres for wetland and floodplain areas. The gross density (maximum number of residential units) shall be clustered on the upland developed area of the PUD. The remainder of the parent track of land shall be designated Conservation and shall have no allowable residential or commercial development.

Maximum residential density in the developed area of the PUD is 1 unit per acre unless specific density policies are adopted by Plan amendment specifically for that PUD.

- b. PUDs in lands previously designated as Mixed Use Urban Fringe and Mixed Use Rural Residential Land Use Categories:

For a PUD to be approved in lands previously designated as Mixed Use Urban Fringe or Mixed Use Rural Residential Land Use Categories, the gross density (maximum number of residential units) is a minimum of 2 units per acre and up to a maximum of 12 units per acre for uplands (non-wetland and floodplain areas) and 1 unit per 20 acres for wetland and floodplain areas. The gross density (maximum number of residential units) shall be clustered on the upland developed area of the PUD. The remainder of the parent track of land shall be designated Conservation and shall have no allowable residential or commercial development.

Percentage of Mixed Uses:

Planned Unit Developments must contain residential land use and must include the following minimum mix and types of non-residential land uses:

Recreation and/or Open Space Use - 10% of PUD's gross acreage (which may include buffers);

Commercial Use - 5% of PUD's gross acreage; and

Natural Vegetative Buffers of not less than 50 feet shall be provided between differing adjacent land uses to minimize land use conflicts.

Intensity: Intensity of uses in PUD's shall be consistent with the land use designation policies of the Future Land Use Element.

Uses: PUD uses shall include single family dwelling units, commercial, neighborhood commercial, public/education, recreation/open space and

public utilities.

OBJECTIVE 10: Maintain a listing of the number of historical and archeological sites identified in the county.

Policy 10.1: Calhoun County will assist public and private groups, in the identification and inventory of the County's historical and archeological resources.

Policy 10.2: If a known or unknown archeological site is located in close proximity to any development activity which may be permitted, no work may be complete until the applicant consults with the Division of Historic Resources in developing a preservation plan for that resource. The map of known resources shall be maintained at the county Building Department, and must be reviewed during development proposals.

Policy 10.3: The County shall require that all development regardless of location maintain a minimum 25 foot buffer from known archeological or historical sites. The development review process and regulations shall also include provisions for the site-specific protection, preservation, or sensitive re-use of historical structures.

Policy 10.4: The County will coordinate with the Division of Historic Resources to establish historic preserves or parks at sites of known historical or archeological significance.





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

GOAL STATEMENT:

Provide for a safe, convenient and efficient traffic circulation system available to all of Calhoun County's Residents.



OBJECTIVE 1: Calhoun County will continue to ask state, regional, local and federal agencies for comments on the potential impacts of proposed development. The extent and level of this intergovernmental coordination will be determined by the size and location of the proposed development. Intergovernmental comments and recommendations will be used by the County to maintain and improve existing levels of service, mitigate traffic congestion areas and to decrease the rate of accidents through the year 2025.

Policy 1.1: The County will confer with the Calhoun County School Board to identify any pedestrian safety concerns on roadways adjacent to municipal schools.

Policy 1.2: The County adopts a "C" Level of Service Standard at peak hour as defined within the Florida Department of Transportation Daily Service Volumes Level of Service, A-E" for all roads within the unincorporated areas of the County.

Policy 1.3: The County Building Inspector shall review all proposed development for consistency with the adopted levels of service standards. No development shall be approved that is projected to generate a traffic volume which would decrease the adopted peak hour LOS.

Policy 1.4: Access to arterial and collector roadways shall be limited in the following manner by the County, the Florida Department of Transportation and the State Access Management program:

The functional classification of each roadway segment shall be used as a basis for determining the maximum number of access points and types allowed needed to maintain the adopted levels of service;

- a) Shared access points shall be used whenever possible in order to minimize the



necessity of one or more access points to adjacent businesses or residents; and

- b) Access points to parcels with frontage along two or more roadways shall be located on the roadway of lower functional classification.

Policy 1.5: The County shall continue to implement a coordinated access permitting program between the FDOT, and the City of Blountstown for all routes of the State and Calhoun County highway system based upon access control system and access management standards as recommended by FDOT.

Policy 1.6: The County shall through the adoption of this comprehensive plan and land development regulations which require new development to use design standards consistent with the FDOT. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Commonly known as the "Florida Greenbook"), May 2011, to provide for safe and convenient on-site traffic flow considering motorized and non-motorized vehicle parking and internal circulation needs.

OBJECTIVE 2: Calhoun County shall continue to implement land development regulations which protect existing and future rights of way from building encroachment.

Policy 2.1: The County shall require all new development to meet minimum set back requirements.

Policy 2.2: Building setbacks from roadways shall be maintained at an adequate distance consistent with the FDOT. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Commonly known as the "Florida Greenbook"), May 2011 to allow for future widening as determined by federal and state transportation guidelines and the adopted LDR's which will set forth required setbacks. The following minimum criteria/procedures shall be adhered to in the implementation of this policy:

Dedication of rights-of-way necessary for roadway improvements identified in this Comprehensive Plan, as well as in any other state and regional long-range plans shall be initiated when such dedications are necessary to complete such improvements.

Setback requirements for building structures from roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways, and the close proximity of vehicular traffic the habitable structures. The determination of appropriate setback distances shall be a coordinated procedure involving input from FDOT; and from consulting the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Commonly known as the "Florida Greenbook"), May 2011.

Setback requirements shall be reviewed every three years to consider whether the established set backs are adequate.

Policy 2.3: The County shall ensure that all new commercial and residential development have adequate and safe parking facilities.



Policy 2.4: The County shall receive comments from the public to determine the need for bicycle and pedestrian ways and linear parks when transportation facilities are proposed for large scale developments.

OBJECTIVE 3: The County will implement a prioritized schedule of road paving projects as part of its annual capital facilities program budget to be adopted by the statutory deadline.

Policy 3.1: Traffic improvements projects shall be evaluated and prioritized according to the following guidelines:

1. Existing projects to correct identified traffic system deficiencies, including the reduction of high maintenance costs.
2. Projects which are necessary to protect the public health, safety and welfare, including those projects which serve the maximum number of people.
3. Projects which are necessary to fulfill a legal commitment made by the County.
4. Projects which will preserve or achieve the full utilization of existing facilities.
5. Projects to provide facilities and services in accordance with the future land use plan and capital improvements program.
6. Projects which are designed to meet the needs of defined growth or development areas within the County.

Policy 3.2: The land development regulations shall require that:

1. Adequate traffic facilities are available to serve the proposed development in accordance with the adopted level of service standard;
2. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.

OBJECTIVE 4: Land development regulations shall require traffic circulation plans of the County to be coordinated with the future land uses shown on the future land use map this Comprehensive Plan, and the plans and programs of adjacent jurisdictions.

Policy 4.1: As part of a Concurrency Management System, the County shall annually review the progress of meeting traffic improvements needs in relationship to the adopted comprehensive plan.

Policy 4.2: The County shall review the traffic circulation and future land use plans of adjacent jurisdictions for purposes of coordinating future development and the provision of traffic needs.

Policy 4.3: The County shall require new development to use the best available design



standards to provide for safe and convenient on-site traffic flow considering motorized and non-motorized vehicle parking and internal circulation needs.

OBJECTIVE 5: As part of its annual capital facilities program budget, the County shall explore the feasibility of various alternative mechanisms for funding roadway improvements.

Policy 5.1: Additional funding, if obtained will be used in the following prioritized manner: Improve LOS on SR 20, Purchase new paving/maintenance equipment to increase the rate of new road paving.

Policy 5.2: Calhoun County will petition the State including but not limited to Department of Economic Opportunity and FDOT to not initiate any transportation act or mandate within Calhoun County which requires funding by the County.

Policy 5.3: The County will request the FDOT to include LOS improvements on SR 20 in the FDOT Five Year Transportation Plan.

OBJECTIVE 6: The County shall coordinate traffic circulation planning with the plans and programs of the Apalachee Regional Planning Council, the FDOT Five- Year Work Program, any Blountstown transportation plans, and adjacent counties transportation plans through intergovernmental agreements and information transfer.

Policy 6.1: Calhoun County shall update or modify its Comprehensive Plan, Future Traffic Circulation Map and Land Use Map to be consistent with modifications to the following plans: FDOT Five-Year Work program, the Apalachee Regional Planning Council Transportation and Land Use Plans, and the Blountstown Traffic Circulation and Land Use Elements.

Policy 6.2: The County shall review amendments to the FDOT Five-Year Work program in order to update or modify this element if necessary.

OBJECTIVE 7: The County shall provide safe and convenient, onsite traffic flow, taking to consideration necessary motorized and non-motorized vehicle parking.

Policy 7.1: The site plan review applicable to all development will ensure that adequate and safe on-site traffic flow and parking conditions will exist for pedestrians and motorized and non-motorized vehicles.

Policy 7.2: In accordance with the adopted LDR's, all Planned Unit Developments (PUD=s) shall include dedicated facilities for the movement of pedestrians and bicycles.

Policy 7.3: Bicycle facilities, pedestrian walkways, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities.

Policy 7.4: The County shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.



HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL STATEMENT:

Provide decent, safe and sanitary housing in suitable locations and at affordable prices for all residents in Calhoun County Residents.



OBJECTIVE 1: Upon adoption of this Plan Element, Calhoun County shall implement a local housing delivery system which includes the (State Housing Initiatives Partnership (SHIP), Community Development Block Grant (CDBG) and Weatherization programs to assist the private sector and other state, federal or local governments in providing affordable housing to all existing and projected future residents through the year 2025.

Policy 1.1: Form partnerships by providing information, technical assistance and incentives to non-profit organizations and the private sector for the purpose of increasing the number of housing units available to low- and moderate-income families.

Policy 1.2: Provide effective and equitable building code enforcement by continuing County building permit administration and enforcement.

Policy 1.3: Building permits shall specify standards which are in conformance with the State Building Code through implementation of the County Development Code.

Policy 1.4: Calhoun County shall continue to implement the County Development Code, and the SHIP, CDBG and Weatherization programs, to assist the private sector in the delivery of adequate and affordable housing for all existing and future residents.

Policy 1.5: The County shall continue to implement standards addressing the quality of housing, stabilization of neighborhoods and identification of and improvements of historically significant housing by undertaking the following activities:
Enforce housing codes to maintain building safety.
Enforce the County Development Code and Subdivision regulations to protect existing residential areas from adjacent, conflicting land use consistent with the provision of this Plan.

(c) Coordinate with the state of Florida, Altha, Blountstown and other interested parties to identify and protect historical resources.



(d) Designate CDBG Housing target areas to improve deteriorated housing in established neighborhoods comprised of low-income families.

Policy 1.6: The County shall continually monitor the building permit process to maintain an integrated process between the county, the municipalities, and developers to identify ways to improve and streamline the process in order to facilitate the housing delivery system.

Policy 1.7: Opportunities for improvement in the regulating and permitting processes shall be developed and implemented by the County Building Department which shall continue to serve as a centralized point of inspection and will conduct building inspections for all areas in the unincorporated County throughout the planning period.

Policy 1.8: The County shall continue to update and enforce the County Development Code in order to provide safe housing structures and to continually improve the process.

OBJECTIVE 2: Calhoun County shall rehabilitate 5% of its substandard housing annually through implementation of the County Development Code, and the SHIP, CDBG and Weatherization programs.

Policy 2.1: Continue to seek state and federal funding to eliminate and rehabilitate substandard housing. Criteria to use when evaluating proposed housing construction, rehabilitation and demolition shall be: (1) establish a Citizens Advisory Task Force to identify low-income areas, (2) rank housing areas most in need, (3) undertake housing programs as per grant rules.

OBJECTIVE 3: The Calhoun County Land Development Code development criteria shall be implemented, ensuring that adequate sites are available in residential areas for group homes, foster homes and other special housing types.

Policy 3.1: The County shall allow mobile homes and group homes in all residential land use categories.

Policy 3.2: The County shall allow group homes, foster care facilities, and other special housing types in all residential land use categories, group homes and foster care facilities will be encouraged to be located into areas providing the highest level of public services.

OBJECTIVE 4: Since mobile homes provide a ready source of affordable housing, the County shall allow sites for mobile home parks and mobile home subdivisions in all residential land use categories.

Policy 4.1: Mobile home parks and subdivisions will be sited in accordance with the residential densities contained in the Future Land Use Element of this plan. The implementation of Land Development Regulations will include such provisions and will provide for artificial and natural buffers of at least ten (10) feet between mobile home uses and surrounding developments.

Policy 4.2: The future land use categories provided in this plan which provide for residential



use shall permit the placement of mobile homes in accordance with the allowed residential densities provided they are anchored or attached to permanent foundations, meet safety codes, and all other requirements of the County's adopted Land Development Code.

OBJECTIVE 5: All approvals shall require developers to identify, preserve and protect significant historic properties consistent with Federal state and local regulations.

Policy 5.1: The County will coordinate with the State of Florida, Altha, Blountstown and other interested parties wishing to survey and assess potential archaeological, historic, architectural and cultural resources in Calhoun County.

Policy 5.2: Development plans shall indicate that the developer has checked the master site file (Florida Department of State) for archeological sites. Proposed development projects which are determined to potentially contain archaeological or historic sites will be required to perform site surveys to determine the potential impact to these resources.

Policy 5.3: The County shall continue to support and coordinate with the proper agency to identify, preserve, and protect historically significant housing as well as all other historical structures, sites, artifacts, settlement, cemeteries, and other significant historical findings.

Policy 5.4: The County shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs for rehabilitative purposes.

Policy 5.5: The County shall, working cooperatively with the Calhoun County Historical Society, identify and apply for sources for funding to undertake a professional architectural historical survey of the County and shall initiate such a survey once funding is received.

OBJECTIVE 6: The County shall ensure that persons residing in substandard housing will be informed about housing assistance programs for low- and moderate-income persons. Information will be made available by the County through advertisements in newspapers and radio. Funding for paid advertisements in this regard will be obtained from state/federal grant programs. Uniform and equitable treatment for persons and businesses displaced by the state and federal government programs will be provided consistent with Section 421.55, Florida Statutes.

Policy 6.1: Coordinate with the Calhoun County Housing Authority and comply with Section 421.55, Florida Statutes to ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy 6.2: The County shall use the mass media to encourage its residents to participate in housing programs administered by the Calhoun County Housing Authority.



INFRASTRUCTURE ELEMENT - SANITARY SEWER**GOALS, OBJECTIVES, AND POLICIES**

GOAL STATEMENT:

Assure that adequate wastewater disposal services are provided to present and future residents of Calhoun County in an environmentally sound matter.

OBJECTIVE 1: Calhoun County shall continue to coordinate the provision of public waste water facilities with the City of Blountstown, in areas immediately adjacent to the City including such areas as Pine Island, West of Blountstown on Highway 20, and areas South/Southwest of Blountstown.

Policy 1.1: Property owners requiring sanitary sewer services shall be required to connect to a centralized system when available, consistent with the provisions of S. 381.272, Florida Statutes.

Policy 1.2: The County shall adhere to established state criteria regarding uniform standards for on-site septic systems and for central sewer system design and construction.

Policy 1.3: The County does not provide sanitary sewer services. All waste water is treated by onsite septic tanks systems. Septic tanks are not subject to LOS standards. However, in the event that Blountstown provides public sanitary sewer services for the unincorporated area, the following LOS Standards shall apply for waste water disposal and treatment facilities:

- a) City of Blountstown system - Blountstown's gallons per capita per day
- b) Future Central Systems - 100 gallons per capita per day
- c) Package Plants - State/FDEP design standards
- d) Septic Systems - State design standards

OBJECTIVE 2: Calhoun County shall limit the use of septic tank systems in areas not suitable for on-site treatment, by requiring low density development in areas of poorly drained soils, requiring rehabilitation measures for failed septic tanks and limitations on the use of septic tanks and package treatment plants.

Policy 2.1: New construction shall adhere to the following development criteria:



1. Septic tanks shall be located only on parcels that:
 - a) Contain sufficient land area to properly develop the required drainfields:
 - b) Contain soils that are suitable or can be modified for proper percolation and effluent treatment.
2. Septic tank densities shall be kept low enough to assure the efficiency of pollutant removal in the soil underlying the drainfield system. In wetland areas, no residential unit shall be permitted without adequate site plan review and mitigation measures.

Policy 2.2: Issuance of development orders or permits will be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.

Policy 2.3: Use of on-site wastewater treatment systems (including septic tanks and package treatment plants) shall be limited to the following conditions:

- a) Existing septic tank and package treatment plants may remain in service providing they are functioning properly in the manner designed and are located in suitable soil environments;
- b) Use of septic tank systems for new development shall be limited to the County areas presently not served by central sewer services and shall only be permitted subsequent to the receipt of all applicable permits, and in accordance with the densities established in policies of this Future Land Use Element;
- c) New construction and/or major renovation (more than 50% of structural value of property) located in areas served by central sewer service systems shall be required to connect to central service; and
- d) Use of package treatment plants shall be limited to development in areas presently not served by central sewer service and to provide pretreatment of sewage prior to discharge into central sewer systems. The installation of such facilities shall only be permitted subject to the receipt of all applicable permits, and the treatment capacity of each such facility shall be established on an individual basis in accordance with FDEP permitting requirements.
- e) Issuance of septic tank permits shall be prohibited in areas designated on the Future Land Use Map as industrial areas where the use involves the generation, handling, storage, and/or use of hazardous materials in its operation.

In accordance with the Land Development Code, the installation of sewage disposal systems requiring soil absorption systems shall be prohibited where such systems will not function due to high ground water, flooding, or unacceptable soil characteristics.



*INFRASTRUCTURE ELEMENT – SOLID WASTE**GOALS, OBJECTIVES, AND POLICIES*

GOAL STATEMENT:

To provide adequate solid waste disposal facilities to meet the needs of Calhoun County citizens consistent with the public's willingness and ability to pay.

OBJECTIVE 1: The County shall provide collection and disposal of solid waste in a manner which is environmentally safe, and which promotes resource recovery that meets minimum standards established by the Florida Department of Environmental Protection.

Policy 1.1: The County shall continue to contract with private collection and disposal companies to use the regional landfill located in Jackson County.

Policy 1.2: The minimum solid waste level of service to be maintained by the County shall be 3.93 pounds per capita per day.

OBJECTIVE 2: The County shall continue its adequate management of hazardous waste as described in the Hazardous Waste Management Plan published by the Apalachee Regional Planning Council.

Policy 2.1: The County shall continue to operate the hazardous waste transfer/temporary storage facility located at the County Road Department.

Policy 2.2: Calhoun County will continue to coordinate with FDEP to monitor abandoned landfill areas to determine whether any groundwater contamination has occurred.

OBJECTIVE 3: The County shall continue to enforce restrictions on illegal dumping and littering.

Policy 3.1: The mandatory solid waste collection ordinance will be enforced by Calhoun County.

Policy 3.2: The County will prescribe strong penalties against any illegal dumping on private or public properties and promote education and public awareness of the problem.



INFRASTRUCTURE ELEMENT – AQUIFER RECHARGE PROTECTION**GOALS, OBJECTIVES, AND POLICIES**

GOAL STATEMENT:

The functions of the natural groundwater aquifer recharge areas within the county will be protected and maintained in order to protect potable water.

OBJECTIVE 1: The County shall prohibit new development which will contaminate ground water supplies as a result of improper site development activities within areas of high aquifer recharge.

Policy 1.1: Areas with the greatest recharge potential, greater than 10" per year, shall be classified as high recharge areas and designated on the future land use map see Map 10, Aquifer Recharge Areas,

Policy 1.2: Limit floor area ratios in areas of high aquifer recharge to 50% of the F.A.R. allowed by the policies of this plan including FLUE Policies 5.1 and 5.2.

Policy 1.3: Moderate to high aquifer recharge zones of the Floridian Aquifer, 1 to 10" per year, shall be protected from contamination through the adoption of this Plan and implementation of the LDR's by:

- a) Limiting impervious surfaces constructed within such areas to 50% of the total area of a given parcel;
- b) Allowing only residential, public/semi-public, commercial and/or light industrial uses;
- c) Managing storm water flow on roadways and developments sites so as to eliminate sedimentation and non-point pollution in the surrounding wetlands and recharge zone;
- d) Requiring the use of package waste water treatment facilities for commercial, industrial, and/or semi-public development utilizing hazardous materials in accordance with FDEP guidelines; and
- e) Limiting residential densities in areas not serviced by sanitary sewer and potable water service in accordance with Policies 3-2 and 3-5 of the Future Land Use Element.


Policy 1.4: Calhoun County will continue to cooperate with the Northwest Florida Water Management District to protect high natural groundwater aquifer recharge areas.



INFRASTRUCTURE ELEMENT – STORMWATER MANAGEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL STATEMENT:



Adequate stormwater management facilities will be provided to afford reasonable protection from flooding and to prevent degradation of quality receiving water; flood hazard areas will be managed to protect the safety, health and welfare of present and future county residents.

OBJECTIVE 1: Calhoun County shall ensure proper design and construction of stormwater management systems for all future development through the implementation of the County Land Development Code which contain design criteria and site plan review procedures consistent with the following LOS Standard for stormwater management facilities.

Policy 1.1: The County hereby adopts the following level of service for Stormwater Management Facilities:

- a) The stormwater management facilities for all development shall be consistent with the LOS standards established in this Comprehensive Plan, will meet or exceed the requirements of the Florida Department of Environmental Protection/Northwest Florida Water Management District (DEP/NWFWMD) and the Calhoun County Land Development Code for pollutant removal and groundwater recharge. All Stormwater Management Facilities shall be designed to manage the stormwater for a 25-yr. frequency, 24-hr. duration storm event with general design and construction standards for on-site stormwater management systems for new development to ensure that post-development runoff rates, volumes, and pollution loads do not exceed pre-development conditions.
- b) Treatment of the storm water runoff will be in accordance with the DEP/NWFWMD criteria for Environmental Resource Permitting (ERP) (Chapter 62-330 F.A.C and Chapter 62-312 F.A.C) and comply with applicable provisions of Chapters 62-4 and 62.520 F.A.C. Retention swales and pond facilities, shall be designed to treat 80% of the total suspended solids (TSS) from roadway and parking area runoff.

Policy 1.2: Any re-development exempt from the LOS standard as cited above, and which is not served by an existing approved stormwater management system and is adjacent to, or drains into a surface water, canal or stream, or which enters a ditch which empties into a sinkhole, shall first allow the run-off to enter a grassed swale designed to percolate 80 percent of the run-off from a three year, one hour design storm within 72 hours after a storm event.

Policy 1.3: The County's land development regulations shall require the construction of roads within new plats or re-plats to be arranged so that the grades of streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 1.4: The County's land development regulations shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

OBJECTIVE 2: Calhoun County shall implement the County's approved Comprehensive Emergency Management Plan, the County Land Development Code and the County Flood Plain Ordinance regulatory programs to control loss of life and property in flood hazard areas.

Policy 2.1: The County shall ensure that any filling activity within the 100 year flood elevation may only be for access to the property and/or for necessary on-site infrastructure construction needs and must be mitigated by compensating storage onsite.

Policy 2.2: The County shall continue its participation in the FEMA program.

OBJECTIVE 3: Stormwater management deficiencies will be identified during the annual capital facilities budgeting program.

Policy 3.1: Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan.

Policy 3.2: The County shall improve the management of stormwater and the protection of property and water resources by continuing the ongoing stormwater, drainage and flood hazard assessments of the County, through the State and Federal grant funded comprehensive stormwater management programs.

Policy 3.3: No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

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

Policy 4.1: Restrict new development in these environmentally sensitive areas to a density of 1 unit per 20 acres. Prohibit non-residential uses, except water dependent uses, in these areas.

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



*INFRASTRUCTURE ELEMENT – POTABLE WATER**GOALS, OBJECTIVES, AND POLICIES*

**GOAL STATEMENT:**

To assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents of Calhoun County.

OBJECTIVE 1.1: The County shall ensure that all potable water systems shall be built and maintained consistent with FDEP approved engineering and water management practices and shall be coordinated with the water management district.

Policy 1.1: The County shall adhere to established state criteria regarding standards for wellfields, pumping facilities, storage, and transmission and distribution systems.

Policy 1.2: As part of its annual capital facilities program budget the County shall conduct an assessment to determine the most environmentally and economically sound approach to provision of potable water/sewer services. This assessment shall consist of investigating the feasibility of municipal annexation and coordination with state, local and federal agencies to obtain public facility grant funds.

Policy 1.3: The County will adhere to the policies of the NFWFMD regarding major withdrawals from the aquifer for public water supplies.

Objective 2: Calhoun County shall maximize the use of the existing private community water systems and the potable water facilities of the City of Blountstown and the Town of Altha by implementing the following policies:

Policy 2.1: The County does not provide potable water services. Drinking water is provided by on site wells. On-site water wells are not subject to LOS standards. In the event that Blountstown or Altha provides the unincorporated area with potable water through line extensions the following LOS Standards shall apply to the other public and private systems in the County:

- a) City of Blountstown - 122 gallons per capita per day



- b) Town of Altha - 100 gallons per capita per day
- c) All other systems - 100 gallons per capita per day

Calhoun County shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.

Policy 2.2: Calhoun County shall prohibit residents in the unincorporated area from connecting to the Blountstown water system if the connection results in degrading the level of service below 122 gallons per capita per day. In addition, connections will be prohibited for the Altha water system if the level of service will fall below 100 gallons per capita per day.

Policy 2.3: All residential, commercial, public and industrial land uses shall be required to connect to a potable water system within one year of being notified that central sewer system services are available.

Policy 2.4: Calhoun County shall notify property owners of the availability of potable water services when such services are available.

OBJECTIVE 3: Calhoun County shall continue to conserve the per capita consumption of potable water for all new development and re-development. This objective will be achieved by implementing the following policies which will be in effect at the time of plan adoption.

Policy 3.1: During periods of water shortage or drought, the County shall initiate procedures to restrict potable water usage and agricultural irrigation in keeping with the Water Shortage Restrictions contained in the Northwest Florida Water Management District's Water Shortage Plan, dated March 29, 1992. Such procedures shall be advertised through public notice.

Policy 3.2: The County shall adopt a water conservation ordinance which will prohibit domestic and agricultural irrigation (utilizing potable and non-potable water) between 10:00 a.m. and 6:00 p.m., during times of water shortage and shall inform the public of this requirement through newspaper notices.

OBJECTIVE 4: Existing and future deficiencies shall corrected/prevented by:

- a) Prohibiting connections to community water supplies that will exceed 122 gallons per capita for the Blountstown Water System and 100 gallons per capita for the Altha System.
- b) Permitting new development only in accordance with State and Federal regulations and this Plan.
- c) Coordinate with Blountstown to apply for grants to repair/extend public water supplies.

Policy 4.1: Projects shall be undertaken in accordance with the schedule in the Capital Improvements Element of this plan.

Policy 4.2: Proposed capital improvement projects for this element will be evaluated and ranked in the following manner:



Level 1: To protect public health and safety, to fulfill the County's and municipalities commitment to provide facilities, 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.



CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL STATEMENT:



Conserve, protect and appropriately manage the natural resources of Calhoun County to ensure the highest environmental quality possible without unduly compromising the economic use of such resources.

AIR

OBJECTIVE 1: All development approved in Calhoun County shall meet or exceed the minimum air quality levels established by FDEP.

Policy 1.1: Industrial uses shall be designed and located where they minimize the impact on current air quality standards.

Policy 1.2: The County shall control and reduce the impacts on air quality of automobile emission, industrial, institutional and point source pollution, consistent with the Florida Department of Environmental Protection.

SURFACE WATER

Objective 2: Calhoun County shall protect the surface waters of the County by restricting development and limiting runoff around surface water bodies.

Policy 2.1: Calhoun County defers measurement of surface water quality to Environmental Protection Agency (EPA) and FDEP. The County shall continue assessing water quality conditions based on data contained in the DEP Storet Data files.

Policy 2.2: The County shall request state and federal regulatory agencies to provide information on pollution problems with all wastewater treatment facilities in the county in order to monitor compliance with effluent standards. In addition, the county shall provide the said agencies with wastewater information it may have in order to assist in the enforcement of effluent standards.

Policy 2.3: Calhoun County shall implement the County Floodplain Management Ordinance, the County Comprehensive Emergency Management Plan and this Comprehensive Land Use Plan to ensure:



- a) Minimum 50 foot natural stream bank and shoreline buffer zones adjacent to surface water bodies to preserve ecological communities and vegetation which provide filtration of stormwater runoff;
- b) General design and construction standards for on-site stormwater management systems for new development to ensure that post-development runoff rates, volumes, and pollution loads do not exceed pre-development conditions for a 25 year, 24 hour duration storm event;
- c) BEST management practices for agriculture and Silvicultural land uses, consistent with all state and federal recommended standards, to reduce pesticide and fertilizer runoff and soil erosion; and
- d) Development in the Apalachicola and Chipola River basins, and tributaries, proposing to discharge into these Outstanding Florida Waters shall comply with treatment practices and standards adopted by the Water Management District and appropriate rules and regulations.

A minimum 50 foot natural set back consistent with BEST management practices shall be required for all new development adjacent to the following creeks:

- 1. Stafford Creek
- 2. Graves Creek
- 3. Four Mile Creek
- 4. Ten Mile Creek
- 5. Juniper Creek
- 6. White Water Creek
- 7. Cypress Creek.

FLOODPLAIN AREAS

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

This will be accomplished by requiring developers to minimize dredge and fill activities in order to maintain the natural topography and hydrological functions of the flood plains, require developers to locate and cluster housing on the non-flood prone portion of the site, reduce densities in flood prone areas and prohibit the storage of hazardous waste or materials within the floodplain. The following policies shall be in effect at the time of plan adoption to achieve this objective.

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

Policy 3.2: Development within the floodplain shall comply with the Title 44, Section 60.3, Code of Federal Regulations and the Floodplain Management Ordinance of Calhoun County.



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

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

WETLANDS

OBJECTIVE 4: The County's wetlands shall be conserved and protected from functional alterations from new development consistent with FLUE (Future Land Use Element) Objective 6 and implementing policies.

Policy 4.1: The County shall coordinate development review with the Department of Environmental Protection, NFWFMD, Apalachee Regional Planning Council, and Army Corp of Engineers to improve compliance with dredge and fill state permitting process.

Policy 4.2: The County shall protect and conserve the natural functions of existing fisheries, rivers and lakes by requiring all new development, except water dependent development such as boat ramps and marinas, to maintain a minimum 50 foot natural buffer from all surface water bodies.

Policy 4.3: Since erosion has direct impacts on surface water quality and quantity of the area, the County shall continue its efforts in reducing erosion in coordination with the Soil Conservation Service by directing farmers to the local Soil Conservation District to receive technical and other assistance on erosion control.

Policy 4.4: The County shall prohibit the construction of commercial and industrial development within freshwater stream to sink water sheds as a means to protect the natural functions of sinks.

GROUNDWATER

OBJECTIVE 5: The quality of Calhoun County's groundwater resources shall be maintained by implementing the LOS Standard for stormwater management facilities for all new development and re-development.

Policy 5.1: The County shall consider groundwater quality reports produced by DEP and NFWFMD when assessing applications for proposed developments which may have an adverse impact on groundwater quality and levels.

WATER CONSERVATION

OBJECTIVE 6: Calhoun County shall implement water conservation measures by requiring water saving plumbing fixtures for new development and re-development and by restricting water use during times of drought.

Policy 6.1: The County shall enforce water conservation during times of drought by



enacting an ordinance which prohibits irrigation between 10:00 a.m. to 6:00 p.m. and shall keep the public informed of these restrictions through newspaper notices and posted notices.

Policy 6.2: The County shall continue to adhere to emergency water conservation measures imposed by the Northwest Florida Water Management District.

Policy 6.3: The County shall require that all new construction and all remodeling activities utilize fixtures conforming to the following schedule of maximum water usage, consistent with the Water Conservation Act of 1982, thereby conserving potable water resources.

Plumbing Fixture or Fixture Fitting	Maximum Flow Rate or Quantity
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head	2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 gallon per flushing cycle
Water closet	1.6 gallon per flushing cycle

Policy 6.4: The County shall enforce the following surface and ground water withdrawal limitations:

pumping water from the Chipola and Apalachicola Rivers in volumes large enough to deplete the aquifer to the extent that nearby water well users are deprived of water.

pumping water from large ground water wells in volumes large enough to deprive nearby residents of water from their potable water wells.

SOIL EROSION

OBJECTIVE 7: The County shall prevent potential soil erosion caused by development and agricultural activities by requiring the use of State approved BEST Management practices.

Policy 7.1: The County shall coordinate with State, Federal and Regional Agencies before implementing stream and bank stabilization programs

Policy 7.2: The site plan review process shall require proposed development to consider the suitability/capability of the site for development by requiring development proposals to:

- Include erosion control. If the development will be on a slope of 15% or greater, the site plan must demonstrate that soils excavated will not be washed away during construction.
- Shall be designed to be compatible with the existing topographic relief.
- Prohibit the removal of vegetative cover more than six months prior to the construction of buildings or structures.
- Require developers of PUDs and subdivisions to develop a landscaping plan that uses native vegetation.



Policy 7.3: The County shall prohibit the use of recreational off-road vehicles in areas that could be susceptible to soil erosion, as identified by the U.S. Soil Conservation Service.

Policy 7.4: The County shall assist the U.S. Soil Conservation Services in those activities directed at minimizing soil erosion by referring developers, farmers, and timber growers to the service for advice on how to implement best management practices.

MINERAL RESOURCES

OBJECTIVE 8A: Mining activity shall be regulated to ensure no adverse effect upon the quality of air, groundwater, surface water and wildlife.

Policy 8.1: A mining operation water use plan must be prepared and approved before new mining operations are permitted.

Policy 8.2: A Minimum 50 foot natural setback shall be established and maintained for all mining activities. In addition, the County may require a vegetative or structural buffer between mining activities and adjacent existing and future uses.

Policy 8.3: A reclamation plan shall be approved by the County before mining activities are permitted.

Policy 8.4: The natural functions of wetlands, and flood plains of the Chipola River and the Apalachicola River shall be protected by prohibiting mining in 100 year flood plain areas, wetlands and within 100 feet of the Apalachicola River.

OIL AND GAS EXPLORATION, DEVELOPMENT, AND PRODUCTION

OBJECTIVE 8B: Oil and gas exploration, development, and production shall be regulated consistent with state and federal permitting requirements.

Policy 8.5: In those areas of the County where oil and gas exploration, development, and production facilities are an allowable use, such use shall be subject to all applicable regional, state and federal requirements for drilling, production, and transportation. Drilling, operations, site design and stormwater management activities are regulated by the Florida Department of Environmental Protection (FDEP). This requirement shall be deemed satisfied upon issuance of the applicable FDEP permits, in compliance with Part IV of Chapter 373, F.S., Chapter 62-330 Florida Administrative Code and the criteria established in Chapter 62C-25 through 62C-30, Florida Administrative Code, as those rules exist as of January 9, 2018, the adoption date of this amendment to the County's Comprehensive Plan.

Policy 8.6: Notwithstanding other provisions of this Comprehensive Plan and the Land Development Code, oil and gas exploration, development, and production is permitted subject to the following requirements:

- a) May be allowed in or near wetlands where activities and/or development mitigates any unavoidable impacts to wetlands consistent with state and federal standards as determined by the appropriate state and federal agencies through FDEP or the United States Army Corps of Engineers;



- b) May be allowed in the floodplain and shall comply with the Calhoun County Floodplain Management Ordinance. To the extent development is proposed in the floodplain, the applicant shall demonstrate that proposed development, including well heads and onsite storage, will be designed to operate safely in the floodplain. Further, the storage of crude oil, or the use or storage of the drilling fluids, produced waters, and other wastes associated with the exploration for, or development and production of, crude oil or natural gas, which are regulated under chapter 377, Florida Statutes, may be allowed in the floodplain.
- c) May be allowed in high or prime aquifer recharge areas subject to review by the Northwest Florida Water Management District for appropriate safeguards to protect aquifer zones. The developer shall provide documentation demonstrating coordination during the conditional use review process.
- d) May be allowed where activities and/or development provides the highest protection to the Apalachicola and Chipola Rivers, state designated Outstanding Florida Waters, in conformance with the Florida Department of Environmental Protection's policy under section 62-302.700, Florida Administrative Code.
- e) Shall be subject to the conditional use review requirements of the Land Development Code.

FLORA AND FAUNA

OBJECTIVE 9: Calhoun County shall best management practices for the conservation, use and protection of fisheries, wildlife and wildlife habitats.

Policy 9.1: The County, with assistance from the Florida Fish and Wildlife Conservation Commission, shall maintain a comprehensive inventory of ecological communities which shall include species, populations, habitat conditions, occurrences and disturbances; and shall recommend acquisition through the Conservation and Recreation Land Acquisition (CARL) and Save Our Rivers (SOR) program for the most vulnerable communities.

Policy 9.2: For land use areas for which development is proposed containing native vegetative communities such as mixed hardwood and pine, bottom land hardwood and North Florida pine flatwood, the County shall require the developer, through the site plan review process, to state in writing how such native vegetable communities shall be preserved and protected. The County development review agency will determine the adequacy of proposed protection measures and require that the developer incorporate the measures in the planned development project.

Protection measures may include, but are not limited to the following:

- a) Clustering to maintain community associations of 10 acres or more.
- b) Planned unit developments.
- c) Maintaining a 50 foot buffer from wetland areas and identified rare and endangered plant and animal communities.
- d) Maintaining low density development in Agriculture land use areas.



- e) Requesting comments on the proposed development from the State of Florida
- f) When a unique vegetative community is identified in contiguous municipalities or counties, an intergovernmental agreement to help protect and use, conserve or preserve it will be developed by the County Commission.

Policy 9.2A: The County Commission will assist the cities and regulatory agencies in protecting unique vegetative communities located with the various jurisdictions by regulating land uses contiguous to the unique communities.

Policy 9.3: The County shall assist in the application of, and the compliance with, all state and federal regulations which pertain to endangered species.

Policy 9.4: The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas including but not limited to wetlands and 100-year floodplain so that the long term environmental integrity of these areas is maintained.

Development restriction activities may include, but are not limited to:

- a) Maintaining a 50 foot buffer for all new development adjacent to wetlands and water bodies.
- b) Maintaining an open space ratio for development occurring in Agriculture areas.
- c) Requesting site plan review assistance from U.S. Fish and Wildlife, and the State of Florida.

Policy 9.5: The County shall allow state and federal agencies to implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.

Policy 9.6: The County shall request the assistance of the State of Florida to conduct inventories of State and federally protected plant and animal species in the County.

Policy 9.7: Calhoun County shall require an assessment of the potential adverse effects on threatened and endangered species, and species of special concern, for: all development proposed within less than 50 feet of a wetland or water body; all development proposed within the Longleaf pine/turkey oak community proposing a density of greater than one dwelling unit per five acres; all residential development in that community proposing development on 25 acres or more; or, any nonresidential development in that community on 15 acres or more.

Policy 9.8: Calhoun County shall require that when one or more of a threatened or endangered species, or species of special concern are found on a site, development activities which may cause harm to species shall not be allowed until a management plan has been prepared which avoids the adverse effect of the project on the species. Where adverse impacts cannot be avoided through site design or other means, the applicant shall be required to develop a mitigation plan which will allow no net loss of individuals of designated species, in coordination with the appropriate State agency.



HAZARDOUS WASTE

OBJECTIVE 10: The County shall continue to implement a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous waste to be funded by state grants.

Policy 10.1: The County shall maintain an emergency response plan to handle accidents involving hazardous wastes funded by state grants.

Policy 10.2: The County shall promote the recycling of hazardous waste by publicizing lists of approved recyclers.

Policy 10.3: The County shall continue and better promote the amnesty days program.

Policy 10.4: The County shall maintain a transfer/storage facility and collection network.

Policy 10.5: The County shall seek funding from DEPs local Hazardous Waste Collection Grants Program to manage hazardous wastes.

Policy 10.6: The County shall participate in statewide studies of radon pollution.

Policy 10.7: The County shall prohibit the construction and operation of hazardous waste regional solid waste facilities within the county limits.



RECREATION / OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES



GOAL STATEMENT:

Endure the provision of sufficient parks, recreational facilities, and open space areas to all residents and visitors to Calhoun County.

OBJECTIVE 1: Calhoun County shall ensure access to County recreation facilities through the year 2010.

Policy 1.1: The County will continue maintaining pedestrian, vehicle and handicapped accessible entrance ways to County Parks.

Policy 1.2: The County shall maintain existing boat ramps and publicly owned surface water beach facilities.

Policy 1.3: The County will pursue intergovernmental grants to finance construction of additional boat ramps and recreation facilities.

OBJECTIVE 2: Calhoun County will provide parks and recreation facilities in an adequate and efficient manner, as described in policies 2.1 through 2.4.

Policy 2.1: The County establishes a recreation facility and open space level of service standard of five acres per 1,000 capita.

Policy 2.2: The County shall preserve and maintain County parks through the use of an adequate operating budget and proper management techniques.

Policy 2.3: Calhoun County shall continue to request assistance from the Florida Department of Environmental Protection to improve park and recreation facilities. (There are no existing park and recreation deficiencies in Calhoun County as defined by level of service standards.)

OBJECTIVE 3: Public agencies and private enterprises will be provided an opportunity to donate open space and provide recreation facilities to the County which will require minimum open space or fees in lieu of recreation facilities being included in planned unit developments and



subdivision.

Policy 3.1: The County shall require developers/subdividers to dedicate land to the County for recreation, or a fee in lieu of land dedication for future residential developments in accordance with the following standards.

All new residential subdivisions shall dedicate land for parks and/or open space equal to 5% of the total land area of the subdivision with a minimum area of 1.0 acre required or pay a fee in lieu of land dedication.

The fee paid in lieu of land dedication shall be equal to the fair market value of the required land area dedication prior to subdividing or shall pay to the County a recreational maintenance fee based upon \$25.00 per lot, or a \$2000.00 fee.

The option to require dedication of land or payment of the fee in lieu of dedication shall rest with the county.

Policy 3.2: The County shall coordinate with the local School Board to maintain and provide recreation facilities for joint use.

OBJECTIVE 4: Calhoun County shall ensure lands designated as open space/recreation will remain accessible to the public.

Policy 4.1: The County shall continue to implement development standards which encourage open space areas to remain functionally intact.

Open space in this plan is defined as undeveloped land suitable for recreation/conservation uses and Silviculture/Agriculture purposes. As described in the Future Use Element, minimum open space requirements are assigned to each future land use designation. This open space definition and standards for preserving open space are in effect at the time of plan adoption.

Policy 4.2: The County shall provide appropriate maintenance to the County boat ramps so that they are accessible to boaters on a year-round basis.

Policy 4.3: Calhoun County will support efforts by public and private agencies to maintain and improve designated open space areas, including petitioning the state to designate and maintain a state park within the unincorporated area.

Policy 4.4: The County shall participate in the CARL and Save Our Rivers Program if it is determined to be in the best interest of the County.

Policy 4.5: The Board of County Commissioners will petition the State of Florida to allocate an annual appropriation to Calhoun County for recreational purposes at a ration that is equitable to state recreation funding provided to the other 66 counties in Florida. The reason for this policy is the fact that Calhoun County is the only county in Florida without a state park.



INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL STATEMENT:



Establish processes among the various governmental entities to achieve coordination of comprehensive planning, ensure compatible development, provide adequate public services and promote the efficient use of available resources among governmental entities.

OBJECTIVE 1: The County shall coordinate its comprehensive planning with the School District, Water Management District, Regional Planning Council, adjacent counties, and the municipalities of Blountstown and Altha. The coordination mechanisms shall include, as appropriate, interlocal agreements, written and verbal communications, participation on technical advisory committees, utilization of mediation processes and joint meetings with appropriate other local, regional, state and federal governing bodies and agencies of their designated representatives.

These coordination procedures shall include interlocal agreements which will identify and implement any joint planning areas which mutually established for the purpose of annexation, municipal incorporation and joint infrastructure service areas.

Policy 1.1: The County shall continue to implement the procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are provided to and coordinated with other units of local government, the School Board, and other units of government providing services but not having regulatory authority over the use of land.

Policy 1.2: The County shall use the voluntary dispute resolution process as established pursuant to s. 186.509, F.S. for bringing to closure in a timely manner intergovernmental disputes. The County may also use other alternative local dispute resolution processes for this purpose.

Policy 1.3: The County shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

OBJECTIVE 2: To ensure compliance with the Regional and State Comprehensive Plan the County shall provide adjacent units of local government, the Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan



amendments in accordance with the timing and procedures established in Policy 1.1 and the activities included in the following policies of this plan.

Policy 2.1: The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments by exchanging comprehensive plans with the respective local governments and meetings with representatives of the respective local governments to discuss the impacts of proposed development.

Policy 2.2: The County, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.

Policy 2.3: The County's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.

OBJECTIVE 3: Beginning after the adoption of this plan, the County shall coordinate the establishment and amendment of future level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards in accordance with the following policy:

Policy 3.1: The County, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.

Policy 3.2: The County shall coordinate the provision of public facilities with the Cities of Blountstown and Altha by entering into interlocal agreements for the extension of potable water and sanitary sewer services into designated unincorporated areas, entering into joint grant applications for funds to construct needed public facilities and exchanging respective comprehensive plans.

Policy 3.3: The County shall coordinate the provision of solid waste disposal with the Municipalities of Blountstown and Altha by continuing current verbal and written interlocal arrangements.

OBJECTIVE 4: To ensure consistency in development review, the County shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County by requiring that such development applications be reviewed by the Water Management District prior to final approval by the County.

Policy 4.1: The County through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.



OBJECTIVE 5: The County shall ensure that the impacts of development proposed in the plan are coordinated with development in municipalities within the county, adjacent counties and agencies within the region by providing a copy of the adopted plan to each governing body or agency for review and comment.

Policy 5.1: In order to keep public entities informed of proposed future development, copies of future plan amendments shall also be provided to these governing bodies and agencies prior to adoption of the plan amendments.

Policy 5.2: Calhoun County shall establish interlocal agreements with all the municipalities, the Calhoun School District and all other units of local government which provide public services for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in the agreements. These interlocal agreements shall be consistent with and implement the provisions of this Intergovernmental Coordination Element.

Policy 5.3: Public uses such as schools, libraries, and neighborhood recreational and community facilities shall be located within the historic mixed use development areas depicted on the Future Land Use Map as Mixed Use Urban Fringe and Mixed Use Rural Residential Land Use Categories. The County shall continue to coordinate with the Calhoun School district, to encourage the collocation of schools, public libraries and recreational facilities within these residential mixed-use areas.

Public, Charter and/or Private Schools are allowed in the historic mixed use development areas, consistent with the Natural Resource Protection, Historic Resource Protection and Concurrency Management Policies of this Plan.

Where feasible, the proposed site of all new public and school facilities, shall be so located as to allow for collocation of schools, public libraries, community centers, recreational facilities and any other future public facilities within the residential mixed-use areas.

The County shall coordinate the implementation of this Comprehensive Land Use Plan with the School Board Five-Year Facilities Plan, consistent with the requirements of Section 1013.33, Florida Statutes, through the adoption of interlocal agreements ensuring collaborative planning and decision making concerning population projections and public school siting. The interlocal agreements shall ensure the coordinated review of the School Five-Year School Facilities Plan annual report specified in Section 1013.33, Florida Statutes and the County's Five Year Capital Improvements Schedule.

Policy 5.4: The County shall establish interlocal agreements with the City of Blountstown and the Town of Altha, the Calhoun School District and all other units of local government which provide public services for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in the agreements. These interlocal agreements shall include procedures for coordination of the siting of future recreational,



library and school facilities, which encourage collocation of these facilities within the mixed use development areas designed on the Future Land Use Map. These interlocal agreements shall be consistent with and implement the provisions of this Intergovernmental Coordination Element and the provisions of the other Plan Elements.

Policy 5.5: The County shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.



CAPITAL IMPROVEMENT ELEMENT

GOALS, OBJECTIVES, AND POLICIES



GOAL STATEMENT:

The county will provide adequate public facilities to all residents within its jurisdiction in a timely manner using sound fiscal policies and in a manner which ensures the long-term viability of the public facilities.

OBJECTIVE 1: Calhoun County shall maintain the adopted levels of service (LOS) Standards for public facilities and capital improvements projects which the County will undertake. The Capital Improvements Element and The Schedule of Improvements shall identify projects and be used as a

- a) means to meet existing deficiencies;
- b) provide repair or replacement of existing obsolete or worn-out facilities;
- c) accommodate desired future growth.

Policy 1.1: Specific adopted Level of Service Standards are included under each element of the comprehensive plan.

Policy 1.2: Future capital improvements will be funded by a combination of local, state, and federal resources.

Policy 1.3: The County shall evaluate Capital Improvements needs consistent with the following guidelines, as to whether:

- a) the project is needed to protect the public, health, safety, and welfare.
- b) the project is needed to fulfill a legal commitment of the County to provide capital facilities and services.
- c) the project has been issued development orders prior to adoption of this local government comprehensive plan.
- d) the project maximizes the use of existing facilities.
- e) the project is consistent with the policies and objectives of the Comprehensive Plan and Capital Improvements element.

Policy 1.4: Calhoun County will continue to coordinate with Altha, Blountstown and area



volunteer fire departments to ensure fire protection is provided to all areas of the County.

OBJECTIVE 2: Future development will be assessed up to 100% of capital facility costs which are needed to serve the development without degrading adopted levels of service.

Policy 2.1: Calhoun County shall levy charges on new development in order to fund resulting public service and facility needs:

- a) These charges must accurately relate to sources of cost and benefits; that is, the persons who pay for capital facilities are the persons who benefit from these facilities;
- b) These charges shall reflect actual costs of capital improvements, avoiding any unfounded exaggeration;
- c) The pro rata share of assessed charges will be determined by methodology contained in a concurrency management system.

OBJECTIVE 3: Calhoun County will maintain capital facilities levels of service for future development and redevelopment by:

- a) Adopting a capital facilities implementation program; and
- b) Adopting and implementing land development regulations.

Policy 3.1: The County shall actively seek financial support from all local, regional, state, and federal sources for replacement and renewal of capital facilities.

Policy 3.2: The County shall continue to manage its debts to conform to the requirements of the Florida Constitution, State Statutes. Including limiting the ratio of total debt service to no more than 20% of total revenues.

Policy 3.3: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- 1. Contribute to a condition of public hazard as described in the Environmental Services Element.
- 2. Worsen any existing condition of public facility capacity deficiencies as described in the Traffic Circulation Element.
- 3. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Improvements;
- 4. Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element, or as described in the Environmental Services Element.
- 5. If public facilities are developer-provided, accommodated public facility demands



based upon adopted LOS standards;

6. If public facilities are provided, in part or whole, by the County, demonstrate financial feasibility, subject to this element; and
7. Affect state agencies and water management district's facilities plans.

OBJECTIVE 4: Calhoun County shall implement a concurrency management program whereby permits for development will be issued only if facilities and finances for improvements are available

Policy 4.1: A development order is any order granting, denying, for granting with conditions and application for a development permit.

Policy 4.2: A development permit shall include subdivision approval, land use certification, special exception, variance, building permit, or any other official action of the local government having the effect of permitting the development of land.

Policy 4.3: The County shall ensure that development orders shall only be issued when adopted LOS standards for public facilities will be maintained, or:

The development is timed to ensure that as phases of the development are completed; necessary improvements to the service system are also completed;

The developer makes improvements to the service system that would allow development without lowering the LOS standard;

The developer lowers the density of the proposed development to a level that would not cause a lowering of the LOS standard.

The developer and the County enter into an enforceable development agreement which guarantees that necessary facilities and service (in accordance with LOS standards incorporated herein) will be in place when the impacts of the development occur.

Policy 4.4: The concurrency determination shall be made during the preliminary development review for a development order or permit which contains a specific plan for development, including density and/or intensity. The building permit approval process shall be the point of concurrency determination for existing lots of record.

OBJECTIVE 5: The County will prioritize its fiscal resources annually to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment within urban service and urbanizing areas.

Policy 5.1: Prior to the issuance of certificates of occupancy, the County shall assess the adequacy of public facilities needed to serve development for which development orders were previously issued.



OBJECTIVE 6: Annual review of the Capital Improvements Element will be included in budget process. As part of this review, the County shall be responsible for: (1) addressing the fiscal impact of projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

Policy 6.2: The County hereby adopts the 5 year Schedule of Capital Improvements and will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvements Budget will be coordinated with the annual review of the Capital Improvement Element, and will be integrated into the annual revision of the Schedule of Capital Improvements contained in this Element. This annual revision will recognize the policies of the other Comprehensive Plan elements.

Policy 6.3: The County shall seek grant funds whenever the receipt of such funds and the corresponding provision of capital improvements serve to support the goals, objectives, and policies contained in this Comprehensive Plan

Monitoring and Evaluation

The annual review and update of the Capital Improvements Element, as required by law, is the opportune time to readjust and make corrections in the County's revenue and expenditures. This is extremely necessary because of the changes that can take place in the economy, the market place, and with regard to government fiscal decisions.

The County Commission should carry out the overall annual review of the Capital Improvements Element in coordination with the review and preparation of the annual budget.

The following factors will be addressed and evaluated, as a minimum, in the County's annual review of the capital facilities Element:

Corrections, updates and modifications relative to costs; revenue sources, acceptance of facilities pursuant to dedications which are consistent with the Capital Improvements Elements; or the date of construction of any facility enumerated to the CIE.

The consistency of the Capital Improvement Element (CIE) with the other elements of the Comprehensive Plan in support of the Future Land Use Element.

The priority assignment of any existing public facility deficiencies.

The County's progress in meeting any needs determined to be existing deficiencies.

The County's criteria for evaluating capital improvement projects, so as to insure that projects are being ranked in the appropriate level of priority.

The efforts for exploring and/or implementing new revenue/funding sources.

The efforts of State agencies to fund needed improvements so as not to lower the LOS Standards and not to unduly delay the approval of development requiring improved public facilities or services.

The use of unexpended funds/carryover funds for use in providing needed Capital



Improvements.

Capital Improvements needs for the next 5-year period, for inclusion in the 5-year Schedule of Capital Improvements.

5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

YEAR 2010-11

None

YEAR 2011-12

None

YEAR 2012-13

None

YEAR 2013-14 Project List:

1. Project Name: Mossy Pond Library/Community Center Project Phase 1 Anticipated Construction Year: 2011-2012
 - a. Funding Amount: \$200,000.00
 - b. Potential Funding Source: Florida Recreation Development Assistance Program (FRDAP) (DEP)
2. Project Name: Hugh Creek Recreational Park Anticipated Construction Year: 2011-2012
 - a. Funding Amount: \$200,000.00
 - b. Potential Funding Source: Florida Recreation Development Assistance Program (FRDAP) (DEP)
3. Project Name: Road (Cain Road) Construction Projects Anticipated Construction Year: 2011-12
 - a. Funding Amount: \$ 500,000.00
 - b. Potential Funding Source: Florida Department of Transportation
4. Project Name: Road (Iola, Melvin New Grade, Martin Sewell, and Lee Farm) Construction Projects Anticipated Construction Year: 2011-12
 - a. Funding Amount: \$3,000,000.00
 - b. Potential Funding Source: HMGP 404
5. Project Name: Road (Lake McKenzie, Isoletta, Baker, Valencia and Miller) Construction Projects Anticipated Construction Year: 2011-2012
 - a. Funding Amount: \$700,000.00
 - b. Potential Funding Source: Florida Department of Community Affairs Community Development Block Grant (CDBG)

YEAR 2014-15

None

YEAR 2015-16

None

**YEAR 2016-17**

None

YEAR 2017-18

None

YEAR 2018-19

None

YEAR 2019-20

None

YEAR 2020-21

None

YEAR 2021-22

None

YEAR 2022-23

None

YEAR 2023-24

PROJECT	Project Description	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Funding Source	Funding Status
Infrastructure, Buildings & Facility Improvements								
County Extension Office/County Administration Building	New Construction/Design	\$ 2,000,000.00					Legislative Appropriation	Funded
County Extension Office/County Administration Building	Additional Construction Costs		\$ 2,000,000.00				Florida Department of Agriculture	Unfunded
Emergency Operations Center	New Construction		\$ 5,000,000.00				Federal Grant	Unfunded
Jail Women's Dorm	New Construction		\$ 2,000,000.00				Legislative Appropriation	Unfunded
State Road 20 West Infrastructure Extensions	Extending gas, water and sewer on SR 20 West corridor			\$ 2,383,409.00			Federal Grant	Unfunded
County-Wide Fire Main	New Construction				\$ 10,000,000.00		NWFWMD	Unfunded
Sewing Factory	Facility Upgrades/Renovations		\$ 500,000.00				Legislative Appropriation	Unfunded
Animal Control Facility	New Construction					\$ 100,000.00	General Fund	Unfunded
Airport-Taxiway A/T-Hangar Construction	New Construction	\$ 3,000,000.00					FDOT/FAA	Funded
Construct Tri-County AG Support Buildings/Park	New Construction			\$ 2,000,000.00			Legislative Appropriation	Unfunded
Construct New Hospital	New Construction	\$ 39,000,000.00					TBD/various	Partial Funded
Fire Main at Carr School Repair	Repairing existing fire main		\$ 50,000.00				NWFWMD	Unfunded
Road Improvements/Drainage								
19th, 20th, 21st, 22nd, 23rd, and 24th	Resurfacing		\$ 300,000.00				FDOT	Unfunded
Ayers Cemetery Road	Resurfacing				\$ 70,000.00		FDOT	Unfunded
CR 274 Sidewalks	Sidewalks			\$ 326,534.00			FDOT	Funded
69A Phase III	Paved Shoulders				\$ 1,014,993.00		FDOT	Unfunded
Pine Island Subdivision	Resurfacing/Drainage Improvements				\$ 500,000.00		CBDG Grant	Unfunded
Coy Lindsey	Paving Limerock Road/Drainage			\$ 150,000.00			FDOT	Unfunded
4 lane SR 20	4 lane from Liberty County to SR 231						FDOT	Unfunded
4 lane SR 71	4 lane from US 98 to I-10						FDOT	Unfunded
Replace Trammell Bridge	Install new bridge over Apalachicola				\$ 70,000,000.00		FDOT	Unfunded
Frink Baptist Church Road	Resurfacing		\$ 250,000.00				FDOT	Unfunded
CR 274 West (Altha)	Drainage Improvements/Paved Shoulders					\$ 5,500,000.00	FDOT	Unfunded
PROJECT Project Description 2023-2024 2024-2025 2025-2026 2026-2027 2027-2028 Funding Source Funding Status								
Black Bottom Road	Paving Limerock Road				\$ 200,000.00		FDOT	Unfunded
Porter Grade Road	Paving Limerock Road			\$ 1,300,000.00			FDOT	Unfunded
White Pond Circle	Paving Limerock Road		\$ 350,000.00				FDOT	Unfunded
C D Clark Road	Widening & Resurfacing					\$ 700,000.00	FDOT	Unfunded

CAPITAL IMPROVEMENT ELEMENT



Marysville School Road	Construction			\$ 1,435,675.00			FDOT	Unfunded
Marysville School Road	Preliminary Engineering/Design		\$ 120,180.00				FDOT	Unfunded
Parks and Recreation								
Kinard Park & Community Center	Baseball field upgrades, resurface basketball court, & land acquisition	\$ 50,000.00					FRDAP	Funded
Four Mile Creek Park	Playground/Facility Upgrades				\$ 50,000.00		FRDAP	Unfunded
Ocheessee Park	Playground/Facility Upgrades		\$ 50,000.00				FRDAP	Unfunded
Coopers Park	Playground/Facility Upgrades &		\$ 50,000.00				FRDAP	Unfunded
Sam Adkins Park	Playground/Ballfield Upgrades	\$ 50,000.00					FRDAP	Unfunded
Boat Landings/Water Facilities								
Ocheessee Boat Landing/Park	Repair Boat Ramp /Install Picnic Pavillions/Construction		\$ 400,000.00				FBIP/FWC	Unfunded
Ocheessee Boat Landing/Park	Design	\$ 40,917.00					FBIP/FWC	Funded
Johnnie Boy Boat Landing/Park	Design	\$ 39,500.00					FBIP/FWC	Funded
Johnnie Boy Boat Landing/Park	Enlarge Boat Ramp /Install Picnic Pavillions			\$ 400,000.00			FBIP/FWC	Unfunded
Restore Chipola River	To restore Chipola River to prior Hurricane Michael state From CR 274(Johnnie Boy) to Dead Lakes area		\$ 5,000,000.00				FEMA	Unfunded
Miscellaneous								
Future Land Use Map Amendments	Amend FLUM in Agricultural Areas	\$ 30,000.00					DEO	Unfunded
Comp Plan/LDR	Update	\$ 70,000.00					Commerce	Unfunded
State Park	Create a State Park in Calhoun County		\$ 25,000,000.00				Federal Infrastructure	Unfunded
Restore Downtown Businesses	Restore Businesses from Hurricane Micheal Damage		\$ 5,000,000.00				Federal Grant	Unfunded
Construct Rural Countywide Broadband	Install fiberoptics to rural Calhoun County	\$ 92,000,000.00					FCC Communications	Unfunded
Construct Rural Countywide Broadband	Install fiberoptics to rural Calhoun County		\$ 92,000,000.00				FCC Communications	Unfunded
Total		\$136,280,417.00	\$138,070,180.00	\$7,995,618.00	\$82,134,993.00	\$6,300,000.00		



*PUBLIC SCHOOL FACILITIES ELEMENT**GOALS, OBJECTIVES, AND POLICIES*

GOAL STATEMENT:

It is the goal of the county to provide for the future availability of public school facilities in a manner consistent with adopted level of service standards.

THIS GOAL SHALL BE ACCOMPLISHED IN ORDER TO PROVIDE ADEQUATE SCHOOL FACILITY CAPACITY AS DETERMINED BY THE LEVEL OF SERVICE, ON A COUNTY-WIDE BASIS. THE IMPLEMENTATION OF SCHOOL CONCURRENCY WILL BE ACCOMPLISHED BY ADHERING TO AND RECOGNIZING THE COUNTY'S AUTHORITY IN LAND-USE DECISIONS, WHICH INCLUDE THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS AND DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE COUNTY SCHOOL SYSTEM; AND THE COUNTY SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.

OBJECTIVE 1: Establish level of service standards in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long-term planning horizon.

Policy 1.1: The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service standard is the maximum level of school utilization that will be permitted in the County School District. The level of service is established for schools in the County, as follows:

- a) Elementary grades Pre-K through 5th grade: 100 percent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
- b) Middle grades 6 through 8: 100 percent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
- c) High grades 9 through 12: 100 Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.



- d) Combination School grades Pre-K through 8: 100 percent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- e) Combination School grades Pre-K through 12: 100 percent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy 1.2: The adopted level of service standards shall become applicable upon adoption

Policy 1.3: Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.

Policy 1.4: The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.

Policy 1.5: An annual update of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall include the addition of school facilities based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the County an updated five-year district facilities work plan no later than October 1 of each year. The annual update shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

Policy 1.6: The County shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District's financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.

Policy 1.7: Calhoun County hereby adopts by reference the five year district facilities work plan as adopted by the Calhoun County School Board



OBJECTIVE 2: Establish the District-Wide school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area for all school types shall be coterminous with the boundary of the County and shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board's policies on maximization of capacity.

Policy 2.1: The County shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

OBJECTIVE 3: Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrence service area.

Policy 3.1: The County shall rely upon School Board findings and comments on the availability of school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in Section 163.3177 (6)(a), Florida Statutes.

Policy 3.2: The County shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

Policy 3.3: In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not option, the school capacity deficiency will result in the denial of the proposal.

Policy 3.4: The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE 4: Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.



Policy 4.1: The County and School Board will jointly determine the need for and timing of on-site and off-site improvements including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, the County will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The County will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

- a) Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the County;
- b) Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
- c) Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy 4.2: The County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the County and the School Board.

OBJECTIVE 5: Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

Policy 5.1: The County shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:

- a) Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
- b) Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- c) The location and design of schools with parks ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
- d) The expansion and rehabilitation of existing schools to support neighborhoods.

Policy 5.2: The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and



recreation facilities and health care facilities. Also, the School Board shall coordinate with the County in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.

Policy 5.3: The County and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.

Policy 5.4: The County and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy 5.5: The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County. The School Boards shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

GOAL STATEMENT 2:



It is the goal of the county to establish a process for the implementation of school concurrency by providing for capacity determination standards, availability standards, applicability standards proportionate share mitigation.

OBJECTIVE 6: Establish school capacity determination standards.

Policy 6.1: The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public Schools Facility Planning.

Policy 6.2: The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.

OBJECTIVE 7: Establish school availability standards.

Policy 7.1: The County shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public



school capacity where:

Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or

The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 7.2: If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE 8: Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five- year district facilities work plan.

Policy 8.1: In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

- a) The contribution of land; or
- b) The construction, expansion, or payment for land acquisition or construction of a public school; or
- c) The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy 8.2: Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible capital improvements program and five-year district facilities work plan.

Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five- ear district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board's adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

Policy 8.3: Mitigation shall be directed to projects on the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval and shall be assured by a legally binding development agreement between the School Board, the County and the applicant executed prior to the issuance of the final plat approval, site plan



approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five- year district facilities work plan.

Policy 8.4: The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant's proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for dollar basis, at fair market value.

Policy 8.5: The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.

Policy 8.6: The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.

DEFINITIONS

CAPACITY: "Capacity" as defined by the Florida Inventory of School Houses Manual.

CLASSROOM: An instructional space requiring no special design or equipment and used for housing general programs such as language arts social studies and mathematics.

EDUCATIONAL FACILITIES: The buildings and equipment structures and special educational use areas that are built installed or established to serve educational purposes only.

EDUCATIONAL PLANT: The educational facility, site and site improvements necessary to accommodate students, faculty, administrators, staff and the activities of the educational program assigned to the administrative control of one person and uniquely identified in an educational plant survey.

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants and the determination of future needs to [provide appropriate educations programs and services for each student.

FIVE-YEAR DISTRICT FACILITIES WORK PLAN: A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service for each year of the five year planning period for all schools of each type in each concurrency service area, and for the long-range planning period.



FLORIDA INVENTORY OF SCHOOL HOUSES: An official inventory, which is based on design codes, of all district owned facilities.

LEVEL OF SERVICE: The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses capacity at a given location.

LONG-RANGE PLANNING: A process of devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

MITIGATION OPTIONS: The provision by an applicant of a combination of land, construction, expansion and payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the development that increased overall residential density. The School Board shall be a party to such an agreement.

PROPORTIONATE SHARE MITIGATION: The contribution by a developer or applicant, through any of various means (see definition of Mitigation Options) of resources sufficient to offset or compensate for the site-specific impacts generated by a development. The fair market value of mitigation is credited against any impact fees or other exactions levied against the development.

SITE: A space of ground occupied or to be occupied by an educational facility or program.

SITE DEVELOPMENT: Site development means work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable.



ECONOMIC DEVELOPMENT ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Vision Statement:

“Calhoun County will strive to grow as a safe, friendly place of interest with a sustainable, self-sufficient economic base.”

GOAL STATEMENT:



Work together with other communities' partners to establish and maintain a strong, growing, opportunistic business economy guided by the following principles and values:

- **Creating a business-friendly climate**
- **Job creation is a priority for the County**
- **Retention of existing jobs**
- **Community Compatibility**
- **Self-Sufficiency and Self Sustainability**

OBJECTIVE 1: Assist and encourage-the Chamber of Commerce's structure to support the four main strategies of Economic Development in Calhoun County:

1. Business Retention and Expansion (BRE)
2. Entrepreneurship - Small Business Development (SBD)
3. Tourism
4. Business Attraction (BA)

Policy 1.1: Organize Volunteer members into task forces representing each of these four main strategy areas.

Policy 1.2: Orient Volunteers assigned to each area so they become experts in their area of responsibility. Provide fiscal support for volunteer task force members to receive expert training in community and economic development at regional or state training opportunities.

OBJECTIVE 2: Support existing businesses in the County - Business Retention and Expansion (BRE) by providing support to its development partners, including but not limited to, the Calhoun County School Board, the Calhoun County Chamber of Commerce, Chipola College, Gulf Coast



State College, the Apalachee Regional Planning Agency, Opportunity Florida, economic development agencies, other municipal governments and special districts to:

Policy 2.1: Explore opportunities to increase access to capital for existing local businesses that want to expand.

Policy 2.2: Identify venture capitalists, work with local banks to assist existing businesses expansion plans.

Policy 2.3: Coordinate with Opportunity Florida to develop a Business Retention and Expansion program for the region and tailor it to Calhoun County's specific conditions.

Policy 2.4: Investigate the establishment of Intermediary Re-Lending Programs and micro-lending programs for access by existing businesses within Calhoun County.

Policy 2.5: The Board of County Commissioners will request State Representatives to maintain the Enterprise Zones designations in the County and revisit the boundaries of these areas.

Policy 2.6: Coordinate with the Apalachee Regional Council's Economic Development Planner to ensure Calhoun's identified economic development initiatives are identified in the Council's Comprehensive Economic Development Strategy (CEDS).

OBJECTIVE 3: Through its development partners described above, and below Calhoun County shall encourage local entrepreneurship for local business start-ups - Small Business Development (SBD)

Policy 3.1: Encourage local entrepreneurs to start up new businesses.

Policy 3.2: By December 2015 explore opportunities to increase access to capital for local entrepreneurs to start new businesses.

Policy 3.3: Work with local banks to establish a common business loan application that all of them will accept.

Policy 3.4: By December 2016 consider implementing a One-Stop permitting process to expedite creation of new businesses and new jobs.

Policy 3.5: By December 2016 create a one page basic information guide to start new business and identify a single contact person to assist local entrepreneurs to start new business and solve problems.

Policy 3.6: By December 2016 create a one page directory with names, organizations and phone numbers to get answers to start a new business.

Policy 3.7: By December 2015 enhance County/Chamber of Commerce website to include key information about starting a new business.



Policy 3.8: Work with Small Business Development Center (SBDC), Colleges, County Planning and Permitting staff and representatives from other organizations including the Chamber of Commerce, Opportunity Florida and agencies represented at REDI (Rural Economic Development Initiative) to offer a one day workshop – boot camp style – in order to educate residents interested in starting new businesses.

Policy 3.9: Work with Opportunity Florida to develop mock sessions with County staff to practice the process of responding to an economic development lead or locating new industry.

Policy 3.10: Work with the Continuing Education Department at Chipola State College and Gulf Coast State College to offer on-site seminars about the various aspects of starting a new business.

Policy 3.11: Partner with Chipola College's Business and Technology Department and SBDC to assist those starting new businesses, cooperate and make available the analysis and feedback needed to properly evaluate a product or company start-up idea from a business standpoint in order to strengthen business planning and forecasting pro-forma basis early on.

OBJECTIVE 4: Through is development partners described above and below Calhoun County shall Encourage, support and promote tourism development in Calhoun County while maintaining the "Rural" character of the community.

Policy 4.1: Beginning in 2015 pursue Agricultural, ECO and Heritage Tourism that will not adversely impact environmental resources.

Policy 4.2: By December 2016 develop a sector strategy that will focus the Chamber of Commerce's efforts on business development that is compatible with the County's assets.

Policy 4.3: By December 2016 develop plan to encourage lodging businesses. Consider options to support new bed and breakfast businesses and work to develop bed and breakfast and traditional lodging opportunities and if necessary, amend the comprehensive plan and land development regulations to facilitate lodging development.

Policy 4.4: By December 2015 explore opportunities to develop a State Park to promote tourism; identify property and resources to develop a riparian based state park.

Policy 4.5: Consider establishing a Tourism Development Council that would focus on promoting tourism and tourism related businesses.

Policy 4.6: By December 2015 identify infrastructure improvements to major assets in the County such as recreational facilities and public boat landings to increase tourism activity.

Policy 4.7: By July 2016 explore proposal for Recreational Vehicle (RV) Park near the Apalachicola River.

Policy 4.8: By July 2016 apply for grants for construction of public boat landing facility improvements.



Policy 4.9: Focus on developing hunting and fishing guide (outfitting) related private businesses in terms of marketing and generating a 'unified vision' for the area about how to pursue clients in general - through internet, social media, visits to other successful areas as benchmark.

Policy 4.10: By July 2016 explore land partnership opportunities with Plum Creek for property around the Tri-County Agricultural Pavilion.

Policy 4.11: Coordinate with the Calhoun County School Board to develop a "Calhoun Ambassadors" program to prepare the future workforce to better represent the County to visitors.

OBJECTIVE 5: Through is development partners described above and below Calhoun County shall, by December 2016, develop comprehensive marketing program aimed at attracting new businesses:

a. Business Attraction (BA).

Policy 5.1: Work with regional economic development organizations such as Opportunity Florida, the Apalachee Regional Planning Council, and Florida's Great Northwest and utility partners to develop marketing programs to attract targeted industry, logistics, distribution and related business industries.

Policy 5.2: By December 2015 increase promotion of "Catalyst Site" development.

Policy 5.3: By December 2015 develop plans for "shovel ready" sites and place relevant information in the County/Chamber of Commerce website and other locations as opportunities arise.

Policy 5.4: By July 2016 identify sites on SR 71 and west Hwy 20 for transportation/logistics/distribution and related business industries and if necessary, amend the comprehensive plan and land development regulations to authorize transportation/logistics/distribution and related businesses to develop on the sites.

Policy 5.5: By December 2015 identify all commercial and industrial sites and list sites with Florida's Great Northwest, Opportunity Florida, and Enterprise Florida for promotion on Buildings/Sites Search Engine.

Policy 5.6: By July 2016 prepare electronic and printed marketing material to promote the County as a Rural Area of Opportunity.

Policy 5.7: Enhance the Chamber's website to include data about available buildings and sites, and current economic development efforts and accomplishments for prospective clients and site location consultants.

Policy 5.8: Consider establishing an Economic Development Council that would focus on business attraction strategies.



Policy 5.9: Explore opportunities to benefit from development of automotive related industries and the Megasite in Jackson County and plan supporting land uses for expansion and ancillary facilities and/or spin-off businesses.

Policy 5.10: Explore new business opportunities utilizing the Tri- County Agricultural Complex, County Industrial Park and Enterprise Zones.

Policy 5.11: By December 2015 seek grants to build parking at the Tri- County Agricultural Complex.

Policy 5.12: Continue to explore new business opportunities with the County Airport.

Policy 5.13: Beginning in 2015 explore new business opportunities with proposed redevelopment of Port of Port St Joe.

Policy 5.14: By July 2016 explore new business opportunities for military training exercises in the County.

Policy 5.15: By December 2016 explore non-traditional business opportunities in areas related to the natural resources available in the county.

OBJECTIVE 6: Through is development partners described above and below Calhoun County shall develop and enhance the quality of the local labor force in Calhoun County.

Policy 6.1: Coordinate with School District, Chipola and Gulf Coast State Colleges, Small Business Development Center (SBDC) and Career Source to align school curriculum and develop training programs to match local businesses and targeted industries/businesses in order to implement all four strategies of Economic Development in the County.

Policy 6.2: Provide speakers from local businesses for high school classes to provide information to students of what they are looking for in employees.

Policy 6.3: Meet and coordinate with the Calhoun County District School Board, Chipola and Gulf Coast Colleges to develop a *model employer to student targeted skills curriculum* project. Work with local education officials to organize on-going activities and interactions that brings students together with businesses

Policy 6.4: Work with local, K-12, education officials, and CareerSource Chipola to develop an “employ-ability skills” component for the curriculum.

Policy 6.5: Continue to sponsor, in conjunction with local businesses, SBDC and CareerSource Florida, training seminars for existing and future employees.

Policy 6.6: Work with School District to initiate a healthy work ethic and personal finance program.

Policy 6.7: Support new Civil Engineering Technology and Engineering Technology programs at Chipola College.



Policy 6.8: By July 2016 determine training opportunities which work for energy companies, etc. (prevailing businesses in area) and conduct them on site at Chipola College, initially with Grant funding where applicable. Then, ongoing training can behave as Continuing Education with moderate costs but large return on investment (ROI).

Policy 6.9: Maintain strong synergy with Opportunity Florida, Florida Great Northwest (FGNW), Northwest Florida Manufacturing Council (NWPMC) and other organizations recruiting businesses to our area.

Policy 6.10: Coordinate with the Panhandle Area Educational Consortium to promote Science, Technology, Engineering and Math (STEM) degrees and certificates which put people to work.

Policy 6.11: Consider other funding to support a Manufacturing Academy into Middle and High Schools in this area that offers certifications in identified targeted manufacturing sectors.

OBJECTIVE 7: Through is development partners described above and below Calhoun County shall attempt to increase financial and community support for economic development in Calhoun County.

Policy 7.1: Continue to apply for federal, state and private organizations grants to support economic development projects and activities.

Policy 7.2: Promote local investment and contributions.

Policy 7.3: Increase community-wide support for economic development and continue to engage all stakeholders (elected officials, school board, businesses and organizations, residents) encouraging them to play leadership roles to support and promote economic development.

Policy 7.4: Develop partnerships between the cities and the County for city beautification programs.

Policy 7.5: Promote public awareness of economic development efforts in the County and new business opportunities.

Policy 7.6: Seek funding through the Gulf of Mexico Alliance (GOMA), the Small Business Administration (SBA), or other agencies to develop a small business resiliency training program to better survive weather or other disasters.

OBJECTIVE 8: Through is development partners described above and below Calhoun County shall attempt to connect Economic Development efforts with Land/Infrastructure Planning efforts.



Policy 8.1: By December 2016 review Comprehensive Plan, Land Development Regulations and Permitting requirements to identify issues and expedite development, business and job creation to ensure an adequate amount of land, appropriate land uses and supporting infrastructure are available to support future business expansions.

Policy 8.2: By 2016 amend the land development regulations to streamline permitting process.

Policy 8.3: By December 2016 develop Countywide Water and Sewer Infrastructure Plan in coordination with the Cities of Blountstown and Town of Altha.

Policy 8.4: Continue to seek grants to construct Water and Sewer facilities between -Altha and Blountstown.

Policy 8.5: Review and revise the County Sign Ordinance.



CALHOUN COUNTY COMPREHENSIVE PLAN FEE SCHEDULE

Planning Department Fees

Land Use Letter	
\$125	
Development Order - Residential	
\$50	
Development Order - Commercial	
\$100	
Site Plan Review for Development Compliance	
\$25	
Density Letter for Land Use Compliance	
\$25	
Conditional Use Permit	
Fees described as follows: Base Fee: \$1,000	The base fee shall be \$1,000.00 and shall cover the cost of preparation and running of the appropriate advertisement and certified mail receipts. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$50,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. For Mining/oil extraction conditional use permits the base fee shall be \$5,000.00. The fee shall be capped at \$10,000.00
Small Scale Comprehensive Plan Amendment	
Fees described as follows: Base Fee: \$1,750	The base fee shall be \$1,750.00 and shall cover the cost of preparation and running of the appropriate advertisement and certified mail receipts. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$50,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. The fee shall be capped at \$10,000.00
Large Scale Comprehensive Plan Amendment	
Fees described as follows: Base Fee: \$5,000	\$5000.00 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance or the proposal is

COMPREHENSIVE PLAN FEE SCHEDULE



	rejected by the State Planning Agency.
Plat Approval/Plat Abandonment	
\$2,000	\$2,000.00 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance.

Exempt Subdivision	
\$650	Determination of Exempt Subdivision status referenced in the Calhoun County Land Development Code (LDR) Article III 3.16.03 2.0

Major Development Review	
Fees described as follows: Base Fee: \$1,000	The base fee shall be \$1,000.00. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$350,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. The fee shall be capped at \$10,000.00

Road Abandonment	
\$500	\$500 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance.

Variance Request	
\$500	\$500 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance.

- **Note: RV power pole will be limited to 100 amps.**
- **Note: Accessory Structure service will be limited to 100 amps unless approved by the building department.**

Temporary Power Permit Request for Non-Permanent Residential Use	
Fees described as follows: Base Fee: \$250 or \$500	\$250 for six months/\$500 for 364 days.

Temporary Power Permit Request for Non-Permanent Use	
\$750	\$750 and applicant must execute non-residential use affidavit

Power permit for Agricultural Use	
\$0	\$0 and applicant must execute non-residential use affidavit.

Building Department Fees

Moving any structure	\$200
Demolition of any Structure	\$100 Residential / \$200 Commercial

COMPREHENSIVE PLAN FEE SCHEDULE



Single Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$100
Double Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$200
Triple Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$300
Preliminary Mobile Inspection Fees	Out of County 75.00 base plus 2 dollars a mile to and from
Florida Building Code Modular homes	\$400.00 per section
Scope of Work Permit	\$75.00 base plus valuation
Swimming Pool	\$100 Residential / \$200 Commercial
PLAN REVIEW FEE	1/2 OF THE PERMIT FEE

Residential Fees

VALUATION FEE. RESIDENTIAL - In additional to base fee for each one thousand dollars in valuation there shall be an additional fee of	\$7.50 per \$1000.00 on the first \$100,000 and \$3.00 for each additional \$1,000.00 up to \$501,000 and from \$501,000.00 and above \$2.50 for each additional \$1,000.00
TEMP POLE	\$50
RV, MISC. & MOBILE HOME POLE	\$75
SERVICE REPAIR SERVICE CHANGE/UPGRADE	\$75
ELECTRICAL BUILD OUT	\$75 = \$10/\$1000
MECHANICAL	\$50 + \$10/TON
GAS	\$75
PLUMBING	\$50 + \$5/FIXTURE +\$10HWH
ROOFING	\$75 UP TO 15 SQUARES+ \$1.50/SQUARE OVER 15

Commercial Fees

Commercial Base Fee	\$150
VALUATION FEE. COMMERCIAL - In additional to base fee for each one thousand dollars in valuation there shall be an additional fee of	\$7.50/\$1000 UP TO \$100,000 + \$3.00/\$1000 OVER \$100,001 + \$.25/SQUARE FOOT
ELECTRICAL	TEMP POLE \$50 BUILD OUT \$150 + \$1.50/\$1000 SERVICE REPAIR/CHANGE/UPGRADE \$100
GAS	\$75
PLUMBING	\$75+ \$1.50/\$1000

COMPREHENSIVE PLAN FEE SCHEDULE



MECHANICAL	\$75 + \$2.50/TON
ROOFING	\$75 + \$1/SQUARE. UPTO75 SQUARES+ \$.50/SQUARE OVER 75 SQUARES
PERMIT FEES UNCONNECTED WITH NEW CONSTRUCTION	If a permit is required and not connected with new construction, the cost of the permit shall be the permit and valuation fee set forth above for each type of construction. The valuation shall not be based on the total value of the project but the total amount of the contract price for the work



ADOPTED MAP SERIES

Map 01-1	Aerial 1
Map 01-2	Aerial 2
Map 01-3	Aerial 3
Map 01-4	Aerial 4
Map 01-5	Aerial 5
Map 01-6	Aerial 6
Map 01-7	Aerial 7
Map 01-8	Aerial 8
Map 02	Existing Land Use Map
Map 03	Future Land Use Map
Map 04	Soils
Map 05	FEMA Flood Zones
Map 06	Wetlands
Map 07	Biodiversity Hot Spots
Map 08	Potable Water Wells and cones of influence
Map 09	Septic Tanks
Map 10	Aquifer Recharge Areas
Map 11	Aquifer Vulnerability
Map 12	Roadway Functional Classification
Map 13	Roadway Maintenance Responsibility
Map 14	Existing Roadway Level of Service
Map 15	Existing and planned expansions for municipal water and sewer service to unincorporated areas of the County
Map 16	School Concurrency Service Areas