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**SECTION 5 – REVIEW OF THE PLANELEMENT
SUCCESSSES AND SHORTCOMINGS 163.3191 (2)(a)]**

FUTURE LAND USE ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the land uses as provided for in the Washington County Comprehensive Plan for its successes and shortcomings.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission, the West Florida Regional Planning Council and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section of the report.

III. GENERAL EVALUATION OF THE ELEMENT – s. 163.3191(2)(h), F.S.

This Element addresses land use for all of unincorporated Washington County as well as for the incorporated municipalities of Caryville, Ebro, Vernon, and Wausau. While the element itself does not describe in detail land uses within the incorporated City of Chipley, some mention will be made of its land uses and the impact upon growth and development in the rest of the County.

- A. Element Overview and Purpose. The purpose of this element is to enhance the quality of life of the citizens of Washington County through adequate housing, services, infrastructure, conservation of natural resources, promotion of economic development and reduction of conditions that lead to incompatible land uses and hazards. There is a single goal with 12 objectives.
- B. Washington County Future Land Use Map (FLUM). The FLUM was adopted by ordinance as part of the County’s Comprehensive Plan in 1992. The last update of the map was in 2007 and was accomplished by the West Florida Regional Planning Council. The maps are not site-specific, the Regional Planning Council (WFRPC) is presently creating a parcel based GIS FLUM for Washington County with the funds secured from a grant provided by the Department of Community Affairs.
- C. Washington County Land Area. According to existing figures in the Comprehensive Plan, the size of the county has been established as being 391,040 acres (611 square miles) with 16,448 acres (28 square miles) being fresh water and 374,592 (583 square miles) being land. There is no indication as to how these figures were arrived at during the adoption of the original Comprehensive Plan. Table 7-1 represents the correct size of the County at 388,753 acres (607 square miles). The Planning Office research revealed a difference of 2,287 acres (or approximately 4 square miles) which is not a significance

difference. It is recommended that size of the County be represented as 388,753 acres (607 square miles) in the Comprehensive Plan.

D. Land Area Changes (163.3191(2)(a), F.S. During the planning period, there was no increase in the area of unincorporated Washington County. As the result of three annexations, the unincorporated area lost 2,193 acres to two municipalities. There was no significant impact on the county or notable changes in the corresponding land use changes. Items 1 – 3 below present a summary of these changes.

1. The City of Chipley annexed 18 adjacent acres (0.03 square mile) into the city for the purpose of supplying central water and sewage for a residential subdivision. This parcel went from Agriculture/Silviculture in the unincorporated portion of the County to residential within the City. This annexation had no impact on the County and resulted in the City of Chipley assuming responsibility for providing services to this area.

2. The Town of Ebro annexed in a 12-acre (0.02 square mile) parcel for the purpose of correcting the boundaries of the town. The parcel did not change its land use designation as a result of the annexation. This annexation has minimal impact on the County and the Town of Ebro and did not change the provision of the services already provided by the County.

3. The Town of Ebro annexed a 2,163 acre parcel (3.8 square miles) of land into the Town in the early 70's. This was not noted on the boundary lines of the town limits nor was it noted on any other maps within the County. This error was discovered by the town clerk as she searched for other records. This correction has been made and the town limits adjusted accordingly. The parcel of land is Pine Log State Forest and was designated as conservation land and remains as such with the correction of the town limits. This had minimal impact on the County, but did significantly increase the area of the Town of Ebro by 55%. This annexation has minimal impact on the County and the Town of Ebro and did not change the provision of the services already provided by the County and the State Forestry Service.

4. At the current time, no further annexations are expected by any of the municipalities within the County.

E. Local Mitigation Strategy, Hurricane Evacuation, and Emergency Planning. Much emphasis is directed toward minimizing the loss of life and property damages within the County for both pre and post disaster planning. The Local Mitigation Strategy (LMS) Plan (outlines strategy for pre disaster planning) and the Emergency Management Plan both are a part of the Washington County Comprehensive Management Plan (CEMP) which provides uniform policy for preparedness, response, and recovery.

F. Development in Flood Zones. The Comprehensive Plan, the Land Development and The Washington County Flood Ordinance are utilized to discourage development within the floodplain in Washington County. Little, if any development has occurred in flood plains

during the planning period. During the planning period, there have been some FEMA buyouts of repetitive loss property and if funding should become available in the future, other property has been identified for possible buyouts of flood property by FEMA.

G. Summary of Land Uses within the County and Municipalities. Table 7-1 shows the amount of land to be found in the various land use categories for Washington County through 2006. These land uses are depicted on the existing Future Land Use Maps and show the land uses in the various land use categories for Caryville, Ebro, Vernon, and Wausau.

1. Residential Uses. In addition to the residential use shown in Table 7-1 for the municipalities and unincorporated areas of the County, Chipley's 2000 Comprehensive Plan indicates that there are an additional 947 acres within the city with residential land use category designation. It is important that we include the City of Chipley when evaluating the amount of residential property available within the County. Table 7-3 summarizes the type of residential use and densities within the County. Note that while these residential properties are in small subdivision lots, larger parcels of agriculture lands are available in the county and municipalities for residential development.

Residential use is also allowed within the Agriculture land use category in the county and each of the municipalities. The minimum lot sizes currently allowed in the agriculture areas is 4.5 acres with an overall density of 1 unit to 10 acres. Under the clustering provisions of the Land Development Code, up to one unit per acre not to exceed four units may be placed on a parcel of land (usually mobile homes) it is suggested that this density be reexamined at this time. While this policy appears on the surface to promote and allow more affordable housing, it continues to encourage the use of septic tanks in areas near or adjacent to environmentally sensitive areas. Based on the 2000 census and BEBR, the overall density of the county equates to 36 persons per square mile. In 2005, the density had increased to 40 persons per mile. While this is a relatively low density, consideration will still need to be given to the protection of the agriculture uses of the land and the prevention of urban sprawl. This subject will be discussed further in the Identified Issues section of the EAR.

The procedures currently instilled in the Comprehensive Plan and the Land Development Code provides flexibility in design of subdivisions by providing a provision for Planned Unit Developments (PUD). This flexibility is not found in normal zoning regulations. PUDs allow for the development of neighborhood communities to provide dwellings, shopping and economic-based facilities, schools and other community-driven facilities. The provisions under the PUD development guidelines provide flexibility in the regulation of land development, encourages innovation in land use, variety in design, layout, and type of construction while protecting the natural resources of the County.

Approximately 29,000 acres of County lands are platted into 37,078 residential subdivision lots. Approximately 27,350 of these lots are vacant with another

2,150 lots (2,336 acres) awaiting the platting process and future development.

The 2,150 lots pending are based on:

- (1) FLUM changes that have been approved for higher densities for 1,098 residential lots where platting has not been accomplished.
- (2) Pending clustered subdivisions that have the potential of 128 residential lots.
- (3) Pending FLUM changes with DCA that have potential for 924 lots.

The County has a number of platted lots located in antiquated subdivisions with vested development rights; these lots were platted prior to the 1991 adoption of the Comprehensive Plan. It is recognized that development of these vested lots, both now and into the future, will place a significant burden on the County to provide a variety of services required to accommodate residences in this area. Many of these lots lack the necessary infrastructure (adequate roads, water and wastewater treatment) to support sustainable growth within the County. Washington County wishes to promote and accommodate sound economic development; thus, it is necessary for new development to carry the responsibility for the provision of support services and facilities. New development will be required to demonstrate a commitment to environmental stewardship that has not occurred in many previous developments in Washington County. Through the formulation of policies and guidelines, Washington County intends to establish a proactive position from which to plan for future development. It is not a matter of whether or not growth should occur in the County, but rather when and where it should occur. It is the intent of the County to insure that growth opportunities will continue to be available and that subsequent development will occur in a manner consistent with modern planning concepts. This is important in the County's effort to make future development financially feasible by avoiding situations similar to the previously approved development that constitutes 27,350 platted, antiquated lots. A higher standard of development will be required with regard to all new developments by requiring central potable water systems, central wastewater treatment, increased buffers between incompatible uses and paving of all roads that serve all new subdivision (except the six that will be allowed on unpaved roads under the clustering provision allowed in Agriculture/Silviculture land use areas).

Overall, the largest concentration of existing residential land use is in and around the City of Chipley. Other areas of residential concentration are in the municipalities of Vernon, and Wausau; in the unincorporated portion of the County adjacent to several lakes; and in the Sunny Hills Planned Development.

2. Commercial Land Use. This category includes land used for retail and wholesale trade, offices, motels, restaurants, service outlets, automobile service stations, and repair facilities. Commercial land use in Washington County and Caryville, Ebro, Vernon, and Wausau is described by the following levels of intensity: 1) the central business districts with heavier concentrations of professional and government offices,

and retail stores; 2) commercial areas such as shopping centers and highway strip commercial where retail and wholesale trade is clustered and served with access roads providing linkages to nearby arterials; and 3) scattered neighborhood

The City of Chipley has 175 acres or 7.39% of the city’s land area dedicated to commercial use. As demonstrated by Table 7-1, commercial activity in the unincorporated areas of Washington County is sparse and occurs mostly along major roads. In Caryville, there are convenience stores and service stations on U.S. Highway 90. Ebro has very little commercial land use except for small convenience stores along SR 20 and SR 79 and the Ebro Greyhound Racing Park which is located just northwest of the intersection of the two state roads. Except for Chipley and Ebro, Vernon has the most land used for commercial purposes is concentrated along SR 277 and is in the form of small convenience stores grocery stores, and service stations. Wausau has little land in commercial use except for convenience stores and service stations located along SR 77, which cuts through the center of town.

The commercial areas in Vernon and Ebro will be adversely affected by the widening of SR 79 through their towns as they will lose large portions of their commercially designated lands adjacent to the roadways. Both towns are currently involved in the visioning process that will address some of the issues on the relocation of commercial land use areas. This visioning process and the need for an Economic Element to the Comprehensive Plan will be further discussed in the Identified Issues section of the EAR and the County’s opportunities as being designated as a part of the Rural Area of Critical Economic Concern (RACEC) program.

In summary, the future development of the County will be concentrated in the within and to the areas immediately adjacent to Chipley.

3. Industrial Land Use.

There are only 519 acres of industrial land in the County. This is allocated as follows:

Chipley	98 (light)
Caryville	87
Ebro	20
Unincorporated County	314

The significant increase in Industrial land for the unincorporated areas resulted from the acquisition of the 220 acres of the Beef Demonstration Unit and subsequent land use changes which accommodated other industrial operations. Although this land remains vacant as of the writing of this report, an industrial development has been proposed and negotiations continue pending CSX agreeing to the installation of a railhead to accommodate the proposed site. The only other significant change to industrial land was the change made to accommodate the Lewis Bear Distribution Center within the city limits of Ebro. The construction is earmarked to be complete

by the end of 2008. The Chipley Industrial Park located within the city limits consists of light industrial and manufacturing and has a high occupancy rate of growing businesses.

Efforts are underway within the County to identify other suitable Industrial land for future industrial development. While the strategic location of Washington County in the center of the Panhandle offers good transportation connectivity, the concentration of environmentally sensitive land, ownership of large land areas by West Florida Water Management District, and absence of a central water and wastewater treatment infrastructure limits the identification and subsequent location opportunities for future industrial development. The matter of identification of industrial land will be further discussed in the Identified Issues section of this report.

4. Conservation Land Use (Includes Water)

Areas normally designated as conservation land uses include: wetlands, some forests, swamps, surface water bodies, public-managed lands (such as State Parks and Wildlife Management Areas), floodplains, flood prone areas, sinkhole-prone areas and other areas in which valuable natural resources are found. Very little development and silviculture operations usually exist in these areas. This land use classification includes many of the areas designated as pastoral open space within the open space inventory in the Recreation and open Space Element. Conservation lands presently occupy approximately 67,179 acres of the total county land area (394,240) or 17.04% increase during the planning period. The increase had virtually doubled the amount of 33,036.2 acres, 8.65 percent of the entire unincorporated portion of the County prior to the Northwest Florida Water Management District's purchase of additional acreage being placed into conservation use.

The major areas of existing Conservation land use are the Choctawhatchee River Water Management Area, Pine Long State Forest, Econfina Watershed Area, and surface waters. Only currently managed conservation areas are included as existing conservation land uses in the unincorporated portion of the County. Conservation lands are set aside in order to protect valuable natural resources such as riparian vegetative communities along the river floodways, wetland communities, and valuable forestlands. This subject will be discussed further in the Identified Issues section of this report.

5. Historic, Archeological and Architectural Resources Land Use

This land use category includes currently identified historic buildings, archeological and prehistoric sites, including settlements and artifacts which have been designated protective status by the State (in the Master File) or by the National Register.

There are 306 sites listed within the Comprehensive Plan. Identification to these sites is by section, township and range to protect the sites from vandals. Most of these sites are within the city of limits of Chipley, occupying approximately 50 acres of

land. Another 144 acres are within Washington County. Table 25 within the Comprehensive Plan shows the location and significance of these historic resources. Probably the most important of the sites, Moss Hill Church, is listed on the National Register of Historic Sites. Care should be taken to ensure that all protection from adjacent development that might prove harmful to the continued existence of these sites. This will be discussed further in the Identified Issues section of this report.

6. Recreation Land Use

This category includes land used for neighborhood and community parks, golf courses, spectator sport facilities, and certain pastoral open space areas. The large state parks and recreation areas, and the Choctawhatchee River Water Management Area, inventoried in both the Recreation and Open Space Element and the Conservation Element are classified as Conservation land uses in this element.

Unincorporated Washington County has a total of 1,268 acres inventoried within the recreational land use category. Parks for the county need to be inventoried and the Future Land Use Maps need to be updated showing the location of these parks with regard to a changed land use to Recreational Use. This will be further discussed in the Identified Items section of this report.

Typical recreational land uses include outdoor court golf courses, and ball diamonds. Such facilities are not included in this category if they are part of an educational institution, in such cases, they will be included in the public facilities and grounds land use category.

Two significant parks are located in Washington County. The first is Falling Waters State Park (171 acres) with designated land use of recreation. The second is Pine Log State Forest (2,163 acres) that is designated as Conservation lands. In addition to these two important parks owned by the State, there is several Northwest Florida Water Management District recreation areas scattered throughout the County.

Caryville has 6 acres in recreation and open space land, Ebro has 10.86, Vernon 9.87, and Wausau 10.25 acres. There are a total of 378 acres of parks within the unincorporated section of the County for a grand total of the entire County. The list in Table includes only County facilities. There are a number of acres owned by the State of Florida (Pine Log Forest and Falling Waters Park) and West Florida Water Management District that constitute parks.

According to the GASB 34 Properties Inventory for 2005 – 06, parks with acreage in the County and the municipalities are as follows:

Unincorporated County	378 acres
Chipley	33 acres
Caryville	6 acres
Ebro	11 acres

Vernon	10 acres
Wausau	10 acres
County Total	448 acres

7. Public Facilities Land Use

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

- a. The first category contains public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, public utilities and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other public facilities (churches, public clubs, health centers, hospitals, and facilities for the care of the aged and infirm). Public Facilities and grounds occupy approximately 437 acres of land in Washington County.
- b. The second subcategory, Transportation Facilities includes airports, railroad rights-of-way and yards, and the interstate/highway corridors are included as a portion of the respective underlying land use which it serves.

Public Transportation Land Use.

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

8. Agricultural Land Use

This category includes land used for the production of food and fiber crops and supportive uses; agricultural sales outlets such as farmers markets; some silviculture production and harvesting; land lying fallow; and agricultural land which is part of a parcel that also includes single-family residential units at a density of one unit per ten acres or less (gross acreage). The Future Land Use Map does not make a distinction between what is classified as Agriculture and what is classified as Silviculture (Forestlands). The Washington County Property Appraiser records reflect about 306,000 acres of croplands, pasturelands, forest and timberlands being assessed on tax roles. The retention and protection of Agriculture lands will discussed in the Identified Issues section of this report.

H. Vacant Land for Future Development. 163.3191 (2)(b) F. S.

Florida is growing rapidly with developable and vacant land being rapidly used up. The Panhandle is projected to retain significant areas of open space only if the current growth and development patterns continue.

As of 2006, it is estimated that 300,902 acres in the County are developable or about 82% of the County's total land area. This information was determined from a detailed search of the Washington County's property appraiser's records, the Future Land Use Maps of the County, and the Future Land Use Maps changes inventory list maintained by the Planning Office, and the 9-1-1 Address Coordinator. The acreage numbers for developable lands is based on the county's total acreage and removes only protected lands and bodies of water. In this study, non-developable lands include wetlands, which are not developable without great cost to the developer.

Total Acreage for the County	368,081
Less Non-Developable Lands	<u>67,179</u>
Developable Acres within the County	300,902

Of the vacant land identified, about 29,000 acres of land are platted into 37,078 lots with a vacancy of 27,350 lots and another 2,150 in some phase of planning as platted subdivision lots or planned unit developments (PUDs) that can be considered vacant. Total vacancy of platted and known potential platted subdivision lots is 29,500 at this time

The County has a number of platted lots located in antiquated subdivisions with vested development rights; these lots were platted prior to the 1991 adoption of the Comprehensive Plan. It is recognized that development of these vested lots, both now and into the future, will place a significant burden on the County to provide a variety of services required to accommodate residences in this area. Many of these lots lack the necessary infrastructure (adequate roads, water and wastewater treatment) to support sustainable growth within the County. Washington County wishes to promote and accommodate sound economic development; thus, it is necessary for new development to carry the responsibility for the provision of support services and facilities. New development will be required to demonstrate a commitment to environmental stewardship that has not occurred in many previous developments in Washington County. Through the formulation of policies and guidelines, Washington County intends to establish a proactive position from which to plan for future development. It is not a matter of whether or not growth should occur in the County, but rather when and where it should occur. It is the intent of the County to insure that growth opportunities will continue to be available and that subsequent development will occur in a manner consistent with modern planning concepts. This is crucial in the County's effort to make future development financially feasible by avoiding situations similar to the previously approved development that constitutes 27,350 platted, antiquated lots. A higher standard of development will be required and is further expanded upon in the Identified Issues section of this report.

I. Effect of Growth on Infrastructure and Levels of Service (163.3191(2-c), F. S.

1. Transportation. Growth in the County over the past 20 years had required the County to reexamine policies with regard to development on both state and county roadways throughout the County. The four-lane project for SR 79 has started and SR 77 is currently in the planning and engineering phase. In, 1999,

the Board adopted a policy prohibiting the construction and acceptance of any new unpaved roads within the County. Platting of subdivisions along unpaved roads is limited to a minimum of one-acre lots not to exceed ten lots. This policy, combined with the County's adoption of a matrix system that evaluates and prioritize future paving projects on county roadways, will serve to reduce the number of miles of unpaved road throughout the county. The County's Capital Improvements Element schedule list the roads scheduled for improvement. It is expected that newly adopted impact fees and funds dedicated to road improvement, as well as the future development of a transportation plan for the County will be adequate to address these improvements.

2. Solid Waste. It has been estimated by Waste Management Services, the solid waste franchise company, that capacity is adequate through 2053 in the current land fill located in Jackson County. While this is 47 years out, local counties and solid waste handlers should be conscious of the need to further identify disposal facilities within the geographical region. As development continues, land suitable for future landfills or another viable alternative to solid waste management will need to be explored.
 3. Parks. Due to an ongoing park development program in the county, the LOS of parks is adequate. In addition, to local parks, there are a large number of acres of land owned by Northwest Florida Water Management District and the State of Florida that provide additional recreational opportunities.
 4. Central Water and Wastewater Treatment. Only a small percentage of the county's population (including Chipley) is served by central water or wastewater treatment. Some community wells provide central water systems for small subdivisions, but individual wells and septic tanks are the rule rather than the exception in the county. Sunny Hills provides a central water and wastewater system but that system is in need of expansion to accommodate further growth. The county should proceed to identify areas that would be most benefited by a central system and proceed to address the reality of a central system to accommodate future growth. This is discussed in more detail elsewhere in this report.
- J. Location of Development (163.3191(2) (d), F.S. The County's growth has not been overwhelming and the Comprehensive Plan has been successful encouraging and directing growth in those areas of the County where services are available. Conversely, the Comprehensive Plan, Land Development Code, and the local Flood Ordinance have served to discouraged growth in areas designated as environmentally sensitive lands and floodplains. Lower density rates should be considered for these sensitive areas and care must be taken not to encroach on the Econfina Water Shed area when considering approval of residential growth. These same tools have served to further discourage development in areas where there is no paved access and where services are not available.

There is a distinctive pattern of increased development in the northeast corner of the county in and around the City of Chipley and in the geographical center of the county in and around Vernon. A concentration of population continues in the southeastern section of the county in and around the Sunny Hills and south toward the Bay County border on SR 77. Population in other parts of the county remains fairly constant with the most notable reduction in density occurring in the extreme northwestern section in and around the Town of Caryville. This reduction is due to FEMA buyouts and should funding become available in the future, more buyouts may be negotiated.

Chipley, Vernon, and Sunny Hills are the only areas that currently have both central water and central wastewater treatment centers. Development should continue to be directed to these areas with emphasis placed on all new development being hooked to such services when they become available. If package plants are allowed, it should be with the agreement that they will be constructed so as to be compatible with the central system and that they connect to such systems when they become available.

Future high growth in areas such as the Sunny Hills subdivision and the areas of the County near the West Bay Sector Plan area are anticipated to impact the provision of adequate infrastructure. In order to address the future infrastructure needs the county has developed numerous policies within the applicable Elements of the Comprehensive Plan. Specifically, school capacity issues that may occur are addressed through policies established in the Public School Facilities Element. A further analysis of these policies has been included in the Successes and Shortcomings section of this EAR for the Public School Facilities Element.

Type	Percentage	Number of Acres
Crops	7%	25,766
Pasture	5%	18,404
Forest	79%	290,784
Other	9%	33,127
Total County	100%	368,081

Developable land is vacant and undeveloped acreage, silviculture lands, lands which are in subdivisions which are platted but not fully developed, land which formerly contained structures but now have no active use; some agricultural lands now lying fallow, and land that has not yet been subdivided.

The largest portion or 201,227.9 acres (52.77%), of land within the unincorporated areas of Washington County are classified in this category. Caryville has 777.64 acres (50.4%) in this category while, Ebro, Vernon, and Wausau have 1,370.63 (76.2%), 1,949.20 (65.2%), and 571.09 (73.5%) acres respectively in this land use.

IV. GOALS, OBJECTIVES, AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON, AND WAUSAU

All goals, objectives and policies stated apply to all of the local governments mentioned in the title unless otherwise stated.

The following assessment of the Future Land Use Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Objectives 1 through 6 address working relationship between the LDR and the Comprehensive Plan. Objective 7, below, called for policies address the need to preserve natural resources throughout the County. Objective 11 addresses the need to coordinate between many local governments and the School Board to ensure the adequate provision of public educational facilities throughout the County. The new Public School Facilities Element supports Objective 11. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: Efficiently manage and regulate land-uses, locations, and densities to ensure compatibility with natural and man-made resources in order to provide Washington County residents with an aesthetically pleasing, economically healthy, and socially adequate environment.

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

This objective is being met by the County.

Policy 1-1: Land Development Regulations (LDR's) shall be maintained which will contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and shall, at a minimum:

- a. Regulate the subdivision of land;

This policy is being met by the County. While the County has some control of land division when platting is involved, there is little control over individual sale of lands and subsequent subdividing. On occasions, when detected by the Property Appraiser's Office, these inconsistent subdivisions are brought to the Planning Office's attention so that corrective action might be taken by the planning staff in the form of notification either to the seller or buyer that this sale is not consistent with the Washington County Comprehensive Plan and the Land Development Code. More often, these irregularities are not detected until the new owner applies for a building permit and the land use application is reviewed by the Planning Office. Those divisions involving lack of legal ingress/egress are referred back to the applicant who must resolve the issue with the seller. On occasion, if all problems cannot be resolved so as to be consistent with the Comprehensive Plan and the Land Development Code, and the matter is not within the authority of the County planner, a variance is scheduled before the County Planning

Commission. Based on fact, the Planning Commission make as recommendation to either approve or disapprove. The County has adopted a Disclosure Ordinance, which requires that the seller/developer reveal the nature of ingress/egress, but this document is not always executed or filed with the deed with the Clerk of Court. However, the Planning Office has noticed a notable improvement in the number of ingress/egress complaints received.

- b. Regulate the use of land and water consistent with this Element, and ensure the compatibility of adjacent land uses, and provide for open space;

This policy is being met by the County. All development (building permits and plats) require are required to be reviewed by the County Planning Office for consistency with this requirement.

- c. Continue to regulate as well as enhance the regulation of areas subject to seasonal or periodic flooding, and provide for drainage and stormwater management consistent with 17-25 and 17-302 F.A.C., as well as with FEMA standards;

This policy is being met by the County. The County has updated the Flood Ordinance in 2005 incorporating all new standards as imposed by the requirements of the State statues and FEMA standards.

- d. Protect Conservation lands and major managed areas identified on the Future Land Use Maps and in the Conservation Element;

This policy is being met by the County. The Future Land Use Maps serve as an indicator to County and public that the presences of conservation land may be present in an indicated area. The Planning Office requires a delineation of conservation areas if there is a difference of opinion between the Planning Office and the seller/buyer/developer.

- e. Regulate signage;

This policy is being met by the County.

- f. Ensure safe and practical ingress-egress points, convenient onsite traffic flow, and vehicle parking needs during the development approval process; and

This policy is being met by the county. During the platting process and permitting reviews all ingress/egress points are reviewed by the Planning Office and when required, the County Engineer and the Public Works Department. Questions that are not resolvable by these reviews are referred to the Planning Commission for resolution.

- g. Ensure that development orders or building permits will not be issued when such issuance will cause a reduction in the level of service standards for facilities as adopted in this Plan.

This policy is being met by the county.

- h. It will be the policy of the County, that by the year 2010, the County will develop a Visioning Statement based on the resulting issues arising out of the Sustainable Emerald Coast Visioning process and, where deemed appropriate by the Washington County Planning Commission, will be considered for incorporation into the EAR-based amendments.

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

- a. A final local development order has been issued prior to the adoption of this Comprehensive Plan;

This policy is being met by the county

- b. development has commenced prior to the adoption of this Comprehensive Plan; and
- c. development is continuing in good faith.

This policy is being met by the county

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

This objective is being met by the County.

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

This policy is being met by the county. The municipalities are required to review the requests from developers to ensure infrastructure is in place (water/wastewater treatment) prior to issuance of development orders or permits.

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

This policy is being met by the county. No plat is approved without these requirements being included.

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

- a. Existing uses may continue until such operations or occupancy ceases; provided pollution or other environmental impacts from such sites conform to all local, state, and federal regulations, and the natural integrity of the ecosystem is maintained;

This policy is being met by the county.

- b. Future uses shall be limited to wildlife and fishing practices, wildlife habitat protection, silviculture (using Best Management Practices) conducted in accordance with Policy 3-9 of the Future Land Use Element and the provisions of Policy 2-3 c. of this element, passive recreational areas, groundwater recharge, and other natural functions according to local, state, and federal regulations; and,

This policy is being met by the county

- c. Silviculture activities in conservation areas shall be limited to those types of tree harvesting methods which adhere to Policy 3-9 of this element and which are compatible with the maintenance of the natural functions of the forested wetlands (including community integrity and its attendant wildlife, vegetative and hydrological characteristics). Through coordination with the Division of Forestry and all other responsible regulatory agencies the County shall ensure that access roads to silviculture activity are limited to those which are absolutely necessary, and such roads shall be removed once cutting is complete. Where necessary to maintain wetland forest values, functions, and vital wetland community characteristics (i.e. plant species diversity, composition, canopy cover and age structure). Only aerial harvesting, cable logging, or patch cutting shall be allowed. This precaution should apply to site preparation where earth moving or ditching would not generally be compatible with “conservation” uses.

There is no monitoring method in place to ensure that all access roads to silviculture activities are limited to what is absolutely necessary. It is the public that reports these types of uses to the Department of Environmental Protection or the Planning Office, and by then it is often too late, with the damage being done. With that being said, it is also noted that these complaints are rare with the logging companies being very aware of the repercussions from DEP should they violate the rules and statutes concerning conservation lands.

Policy 2-4: Natural and economic resources associated with the land use designations of “Agriculture” and “Silviculture” on the Future Land Use Maps shall be protected by the LDR’s from urban sprawl by the following:

- a. Limiting urban facilities and services to locations within municipalities, developable areas near municipalities, “crossroad communities,” or within planned mixed use developments as shown on the Future Land Use Maps;

This policy is being met by the County. However, it is becoming more prevalent for developers to seek out remote areas of the county to develop. The approval of changes for the future land use maps in order to “flip” the property by developers should be avoided where possible.

- b. Limiting the issuance of permits for residential structures except for immediate family members of the landowner, pursuant to Policy 3-7;

This policy is being met by the County.

- c. Requiring that the subdivision or resubdivision of land comply with the provisions, densities, and thresholds as established in Washington County’s Comprehensive Plan and Subdivision Regulations, and that any such major subdivision approval (i.e. not meeting the density limits established in the Comprehensive Plan or provisions of Policy 5-3 of this element), be done in compliance with the Comprehensive Plan Amendment Process (i.e., change in land use to appropriate land use category is required);

This policy is being met by the County.

- d. Amendments to this Comprehensive Plan will discourage incompatible land uses from locating in highly productive agricultural lands identified by the Natural Resource Conservation Service, the County Forester, and the County Extension Service; and

This policy is being met by the County.

- e. Maintain procedures for clustering of development in the LDR’s in accordance with Policy 5-3 of this element.

This policy is being met by the County.

Policy 2-5: 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.

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

Objective 3: The LDRs shall provide provisions to implement the adopted densities and land use guidelines for the categories shown on the Future Land Use maps, allowing for orderly growth, an enhanced economic future, and desirable environs to reside and work in, and a quality environment.

This objective is being met by the County.

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

- a. Residential -Low Density, 0 to less than 1.0 residential units per acre -
Low/Medium Density, 1.0 to less than 3.57 residential units per acre (i.e.,
12 500 sq. ft. minimum lot size)
-High/Medium Density, 3.57 to less than 10.0 residential units per acre
-High Density, 10.0 to 20.0 residential units per acre

This policy is being met by the County.

- b. Commercial -Neighborhood Commercial
Commercial

This policy is being met by the County.

- c. Industrial -Industrial uses (including salvage yards)

This policy is being met by the County.

- d. Mixed Use/Sunny Hills -- Residential Density at 0 to 20.0 dwellings per acre and
commercial and recreational uses

This policy is being met by the County.

- e. Mineral Extraction (Mining)
-Mining Activities (i.e., limestone, sand, clay, borrow pits)

This policy is being met by the County.

- f. Agriculture -Agriculture
Silviculture

This policy is being met by the County.

- g. Recreational -Recreational

This policy is being met by the County.

- h. Conservation -Conservation (environmentally constrained and protected lands)
No residential density allowed.

This policy is being met by the County.

- i. Public/Semi Public -Public and Semi-Public grounds and facilities and
transportation facilities

This policy is being met by the County.

- j. Historical -Historical District
-Historical District (site specific use)
-Historical Site

This policy is being met by the County.

- k. Landfill -Solid Waste Disposal
-Recycling Activities
-Mining and Mineral Extraction (No residential density allowed)

This policy is being met by the County.

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

- a. Low Density Residential

Purpose - to provide for single family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments where adequate natural vegetative buffers are maintained. Density is 0 to less than 1.0 residential unit per acre. Minimum lot size is 1.0 acre in this classification.

Uses - Single family residential units, public utilities, places of worship, recreational uses, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500, the

maximum FAR shall be 0.5 and such uses shall be buffered from all surrounding noncommercial uses.

This policy is being met by the County.

b. Low/Medium Residential

Purpose - to provide for single family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments.

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

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

This policy is being met by the County.

c. High/Medium Residential

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

Density - 3.57 to less than 10.0 residential units per acre.

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

This policy is being met by the County.

d. High Density Residential

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

Density - 10.0 to 20.0 residential units per acre.

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

This policy is being met by the County.

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

a. Neighborhood Commercial

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

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum Floor Area Ratio (FAR) allowed in this category shall be 0.50 for commercial uses and 0.75 for office type uses.

Uses - Neighborhood convenience retail services, professional offices providing services to a limited market area, and public utilities. A listing of the specific uses allowed in this category and subcategories shall be provided in the LDR's.

This policy is being met by the County.

b. Commercial

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

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

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

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

Purpose - To provide areas for the location of industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the county and municipalities.

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

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

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

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

Purpose - To establish a land use category to assist with discouraging urban sprawl, to establish a mechanism for the provision of affordable housing, and to encourage the development of self-contained residential communities (i.e., residential, recreation, commercial and associated public facilities are provided within the development).

Intensity/Density - Residential use at 0 to 20.0 units per acre. Either central water or sewer service must be available to areas developed at densities exceeding 0.5 units per acre, and both central water and sewer service must be available to areas developed at densities exceeding 4.36 residential units per acre (10,000 sq. ft. min. lot size). Commercial uses are consistent with maximum lot coverage and/or floor ratios adopted in LDRs. The maximum allowable FAR for commercial uses shall be 0.75, and the maximum FAR for office type uses shall be 1.0. The ratios of land use contained within a mixed use unified plan for development (except for PUDs approved subsequent to the adoption of this Plan in accordance with Policy 5-1) must approximate the following on an areawide basis:

Residential (0.0 to 4.36 units per acre) = 78.0% of land area. Residential (4.36 to 20.0 units per acre) = 1.5% of land area.

Commercial = 2.5% of land area.

Recreation (includes parks, community facilities, golf courses, natural preserves, greenbelts, buffers, etc.) = 18.0% of land area.

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

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

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

This policy is being met by the County.

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

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

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

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

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

This policy is being met by the County.

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

a. Agriculture

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

Density - 1.0 residential units per/10 acres areawide on unplatted parcels. Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres.

Uses - Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units (not to exceed density permitted under agricultural classification, except for rehabilitation and/or reconstruction of existing units), agricultural support services, structures and facilities related to agricultural activities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. feet. The maximum FAR shall be 0.5.

This policy is being met by the County.

b. Silviculture

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

Density - 1.0 residential units per/10 acres areawide on unplatted parcels. Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres.

Uses - Silviculture activities, silvicultural support services, structures and facilities incidental to silvicultural activities, vacant lands, single family residential units (not to exceed density permitted under silviculture classification, except for rehabilitation and/or reconstruction of existing units), recreational uses, places of worship, public facilities and grounds, and public utilities and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. ft. The maximum FAR shall be shall be 0.5.

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

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

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

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

any other land use designation in which the overlaying recreational use may be located in accordance with the provisions of the Adopted LDR's.

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

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

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

- a. Leave permanent natural vegetative buffers (above the observed normal waterline) 100 feet from the Choctawhatchee River, 75 feet from Holmes Creek, 75 feet from Econfina Creek, and 75 feet from Pine Log Creek; and

This policy is being met by the County.

Recommendation: It is recommended that "a" be reworded to read, "Leave permanent natural vegetative buffers (above the observed normal waterline) 100 feet from the Choctawhatchee River, Holmes Creek, Econfina Creek, and Pine Log Creek; and

- b. Do not impair or degrade the integrity and productivity of the natural ecosystem; and

This policy is being met by the County.

- c. Maintain with no net loss the natural diversity and populations of fish, and wildlife species dependent upon the wetland community; and

This policy is being met by the County.

- d. Silviculture in publicly managed areas which are totally designated as Conservation areas (i.e. Pine Log State Forest, Choctawhatchee Water Management Area and the NFWMD Rosewood Resource area) shall be permitted only in non wetland areas.

Silviculture activities will ensure that the natural wetland topography and hydrology will be maintained. In addition, no silviculture activities shall be allowed in wetlands that would result in the conversion of the existing wetlands, either directly or indirectly, to an upland system or another wetland type.

Density - No residential density is allowed in this area.

This policy is being met by the County.

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

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

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

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

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

This policy is being met by the County.

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

a. Historical District

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

Intensity – Existing historic buildings and their accessory structures permitted, additional construction and rehabilitation shall be consistent with LDR’s and State of Florida standards for historical districts and structures.

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

This policy is being met by the County.

b. Historical Site

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

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

Uses - Historic structures may be used for the purpose of their intended original construction (i.e., grist mills, single family residential homes, places of worship, mercantile), museums or similar public or private facilities, and passive recreational facilities. Historical land uses shall be considered to be overlay' land uses, meaning that historic areas designated on the Future Land Use Maps shall supersede any other land use designation in which the overlaying historical land use may be located.

This policy is being met by the County.

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

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

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

Uses - The following types of uses will be allowed in the Landfill District:

1. Private and Public Solid Waste Disposal;
2. Private and Public Recycling Activities;
3. Mining and Mineral Extraction.

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

This policy is being met by the County. There are no currently no landfills within the County.

Objective 4: Throughout the planning period the County and municipalities shall eliminate land uses inconsistent with the character of the area or with the Future Land Use Maps. This shall be

accomplished through the requirement that all proposed new development and all replacement of land uses must conform to the Future Land Use Maps and the provisions of the adopted LDR's.

This objective shall be accomplished using Policies 4-1 through 4-7.

This objective is being met by the County.

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

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is not being met by the County. While the SHIP program does identify and work with the owner to correct such dilapidated conditions, there is not clearance of structures that are beyond reasonable repair. Structures identified by code enforcement as being dilapidated have only been removed on one occasion after a prolonged period. Code enforcement needs to be more proactive.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

It is recommended that the following policy be added.

Policy 4-9: During the year 2009, Washington County will evaluate the value and validity of incorporating BEBR high growth projections into its Comprehensive Plan. Should the County want to pursue a population growth projection methodology alternative to BEBR projections, the County will work with the Department of Community Affairs to determine an appropriate methodology for which supporting data can be provided.

It is recommended that the following policy be added

Policy 4-10: By the end of the year 2009, Washington County will use the parcel based GIS Future Land Use Map to determine the new baseline acreage for the County, all Future Land Use Categories, Municipalities and remove all other area calculations within the data tables in the Comprehensive Plan.

Objective 5: LDR's will maintain provisions to accommodate innovative development proposals. These shall include softline provisions for clustering, overlay zones, zero lot line housing, mixed land uses, and the location of planned unit developments.

This policy is being met by the County.

Policy 5-1: LDR's shall provide for Planned Unit Developments (PUD's) to encourage innovative site design and provide for mixed land uses. Planned Unit Developments shall be allowed only in areas served by both central water and sewer service and/or provided as part of the development. PUD's shall be designated as Mixed Use-PUD on the Future Land Use Maps once approved as part of the Comprehensive Plan Amendment Process. The minimum

required land area to be considered for conversion to a PUD is 20 acres if the PUD is located in agriculture/silviculture designated area, and 10 acres if the PUD is located in a residential or commercial designated area (or combination of residential, commercial, and/or agricultural).

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

- a. Recreation and/or Open Space Use - 10% of PUD's gross acreage (which may include buffers);
- b. Commercial Use - 5% of PUD's gross acreage; and
- c. Natural Vegetative Buffers of not less than 50 feet shall be provided between all adjacent and uses to minimize land use conflicts.

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

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

Policy 5-2: This Comprehensive Plan and the implementing LDR's will provide for the development of mixed use areas to provide for largely self-contained residential communities and provision of services.

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

- a. Minimum lot sizes shall be 1.0 acre in areas not served by central water or sewer service, 12,500 sq.ft. in areas served by either central water or sewer service, and no minimum lot size if served by both;

Recommendation: This policy should be reworded to read, "Minimum lot sizes shall be 1.0 acre in areas not served by central water or sewer service and 12,500 sq.ft., in areas served by either central water or sewer service. If served by both, the minimum lot size must accommodate all setbacks, buffers, landscaping, and parking requirements with the structure being sited in a manner that is pleasing to adjacent residential development."

- b. All clustered lots must front directly on either a paved roadway (newly constructed or existing) which has uninterrupted direct paved access from a paved minor collector or higher classification paved roadway, or an existing unpaved county maintained roadway (existing as of the original date of adoption of this plan - April 4, 1991);

This policy is being met by the County.

- c. The access management provisions of this plan are adhered to (see Policy 1 -2 of the Traffic Circulation Element);

This policy is being met by the County.

- d. Areawide density ratios (1 unit per 10 acres) must be adhered to;

This policy is being met by the County.

- e. The minimum open space ratios required in such areas will be 55% as follows based on the number of lots or parcels contained in the cluster development; 1 to 10 lots - 25 percent minimum open space ratio,
11 to 25 lots - 35 percent minimum open space ratio,
26 to 40 lots - 45 percent minimum open space ratio,
40 to 49 lots - 55 percent minimum open space ratio.
- f. The maximum number of residential units or building sites which will be allowed to be clustered on a parcel in accordance with the provisions which has access from an existing unpaved roadway is six (6), and the maximum number of residential units or building sites which will be allowed to be clustered on a parcel which has access from a paved roadway is forty-nine (49); and,

Recommendation: There are two issues with this section of the policy. There is a conflict between the Comprehensive Plan and the Land Development Code. The Land Development Code needs to be corrected to show that the maximum number of lots allowed in a clustered subdivision on unpaved roads is six and not 10.

The policy should be reworded to read, "The maximum number of residential units or building sites which will be allowed to be clustered on a parcel in accordance with the provisions which has access from an existing unpaved roadway is six (6), and the maximum number of residential units or building sites which will be allowed to be clustered on a parcel which has access from a paved roadway is twenty (20); and,

- g. All clustered residential areas will be platted in accordance with the provisions of the Washington County Land Development Code (LDC).

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

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

This policy is being met by the County. Policy 6-2: Implement and maintain a process for land development permitting to ensure that all required state and local permits are applied for and received prior to start of construction.

This policy is being met by the County.

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

This policy is being met by the County.

Policy 6-4: The LDR's shall require of all land uses which may potentially contaminate existing and planned public water supply wells a set back or wellhead protection zone from existing and planned public potable water well sites to minimize chances of contamination. This shall include a 200 foot prohibited development zone around the wells perimeter, and shall prohibit the siting of potentially adverse land uses (such as dry cleaning facilities, package treatment plants, gasoline stations, etc.) within 500 feet of a public water wellhead.

This policy is being met by the County. However, it recommended that the policy be reworded to read, "The LDR's shall require of all land uses which may potentially contaminate existing and planned public water supply wells a set back or wellhead protection zone from existing and planned public potable water well sites to minimize chances of contamination. This shall include a 500-foot prohibited development zone around the wells perimeter, and shall prohibit the siting of potentially adverse land uses (such as dry cleaning facilities, package treatment plants, gasoline stations, etc., and mining operations) within 1,000 feet of a public water wellhead."

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

- a. Protection of the natural functions of floodplains through enforcement of FEMA Construction Standards (See Policy 3-1 Conservation Element);

This policy is being met by the County.

- b. Establishing a 25 foot permanent natural vegetative buffers from all wetlands and surface water bodies (See Policy 2-1 Conservation Element); and

This policy is currently being met by the County. However, as stated in the Identified Issues Section of this report, it is recommended that the 25-foot buffer be increased to 100 feet.

Recommendation: This policy should be revised to read, "Establishing a 100-foot permanent natural vegetative buffers from all wetlands and surface water bodies (See Policy 2-1 Conservation Element); and

- c. Establishing standards for identification and protection of other isolated environmentally sensitive areas (location of endangered/protected species, etc.) on a site by site basis and subject all development to site plan review which shall be the primary means for insuring protection; and
- d. Establishing a 100 foot permanent natural vegetative buffer from all major areas (See Policy 9-3 Conservation Element).

Policy 6-6: Proposals for development or redevelopment within the designated 100 year floodplains shall be approved only if such development is conducted consistent with the County's adopted floodplain management ordinance- These provisions of the LDR's shall be consistent with FEMA construction standards (See Policy 3-1 Conservation Element), and will preclude development of any type which would individually or collectively increase flood flows, heights, or damages. No development other than accessory recreational uses (boat ramps, etc.) will be allowed in the regulatory floodway.

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

Policy 6-9: The extraction or removal of mineral resources shall be permitted by this Comprehensive Plan and the implementing LDR's only after it has been determined that such use is compatible with the existing and proposed land uses for a given site (i.e., site specific approval given), and is compatible with the adjacent land uses according to the Future Land Use Maps. All required permits, including county and municipal permits, shall be secured by the developer. Such sites shall be buffered in a manner to reduce or eliminate noise, airborne particles, runoff and other pollutants, and unsightly conditions to the adjacent areas.

This policy is being met by the County.

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

This policy is being met by the County.

Policy 6-11: Moderate to high aquifer recharge zones of the Florida Aquifer shall be protected from contamination and restricted recharge 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;

This policy is being met by the County.

- b. Allowing only residential, public/semi-public, commercial and/or light industrial uses;

This policy is being met by the County.

- c. Requiring all industrial, public/semi-public, and/or commercial uses where the use involves the generation, handling, storage, and/or use of hazardous materials in its operation be serviced by central water and sewer service.

This policy is being met by the County.

- d. Managing stormwater flow on roadways and development sites so as to eliminate sedimentation and non-point pollution in the surrounding wetlands and recharge zone;

This policy is being met by the County.

- e. Requiring the use of package waste water treatment facilities for commercial, industrial, and/or semi-public development (i.e. not utilizing hazardous materials) in accordance with FDER guidelines; and
- f. Limiting residential densities in areas not serviced by sanitary sewer and potable water service in accordance with Policies 3-2, 3-5, and 3-7.

These policies are being met by the County.

Recommendation: A sub-paragraph "g" should be added to this policy that reads, "A minimal 100-foot natural vegetative buffer for all mineral extraction operations will be required to protect adjacent uses and roadways from noise, dust, etc. Based on particular development facts, the County may require greater buffers if the circumstances indicate the need."

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

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

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

Policy 9-1: Maintain throughout the planning period the existing cooperative relationship between the local governments, the business, and the educational communities to improve economic conditions, thereby reducing unemployment and increasing the average income of residents.

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

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

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

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

Objective 11: The County and/or municipalities shall support efforts that facilitate coordination of planning between the County and/or municipalities and the Washington County School Board for the location and development of public educational facilities.

This policy is being met by the County.

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

This policy is being met by the County.

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

This policy is being met by the County.

Policy 11-3: The location and construction of new public educational facilities, or the expansion of an existing site within a Future Land Use category in which public educational facilities are an allowable use shall only be allowed upon a determination by the Local Governing Body that the proposed site is consistent with the adopted Comprehensive Plan.

This policy is being met by the County.

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

- a. The proposed location is compatible with present and projected uses of adjacent property.

This policy is being met by the County.

- b. The site of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.

This policy is being met by the County.

- c. Based on the Five-Year Capital Improvement Program of the School Board and the Washington County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.

This policy is being met by the County.

- d. There are no significant environmental constraints that would preclude development of a public educational facility on the site.

This policy is being met by the County.

- e. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.

This policy is being met by the County.

- f. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

This policy is being met by the County.

- g. The proposed location is not within a velocity flood zone or floodway.

This policy is being met by the County.

- h. The proposed site can accommodate the required parking and circulation of vehicles on site.

This policy is being met by the County.

- i. The proposed location lies outside the area regulated by Section 333.03(3) F.S. regarding the construction of public educational facilities in the vicinity of an airport.

This policy is being met by the County.

- j. The proposed site is located so as to allow for collocation with parks, libraries and community centers.

This policy is being met by the County.

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

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

This policy is being met by the County.

- b. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impact to adjacent residential property.

This policy is being met by the County.

- c. The site must contain at least the minimum usable acreage required by Chapter 235.19 F.S. and 6A-2 FAC and necessary to meet the needs of the anticipated program.

This policy is being met by the County.

- d. Newly constructed schools shall comply with all design and Improvement Standards as established by the adopted Land Development Code as well as emergency management standards and applicable building codes.

This policy is being met by the County.

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

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

This policy is being met by the County.

Policy 12-2: Upon receipt of a written request for a compliance determination from the Washington County School Board for any educational capital improvement projects (including receipt of all materials necessary for development review), the Local Governing Body shall determine within 60 days after receiving the necessary information whether the proposed capital improvement project is consistent with the Comprehensive Plan and the Land Development Code.

This policy is being met by the County.

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

- a. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby each school board would notify each affected Local governing body of any additions to the School Five Year School Facilities Plan, the Local Governing Body shall respond to the receipt of this information in accordance with Policy 12-1 of this Comprehensive Plan;

This policy is being met by the County.

- b. Each Local Governing Body shall coordinate the decennial United States Census Bureau's preliminary counts with the Washington County School Board to help insure accuracy and consistency of data; and,

This policy is being met by the County.

- c. Each Local Governing Body shall transmit population estimates and projections conducted by the Local Governing Body as part of its planning process to the School Board as requested, and at a minimum once per year as part of the review of the School Facilities Plan.

This policy is being met by the County.

Policy 12-4: By June, 2000 each Local Governing Body shall enter into an interlocal agreement with the Washington County School Board which will formally establish the coordination and collaborative procedures contained in Policies 12-1, 12-2, and 12-3.

This policy is being met by the County.

TABLES AND FIGURES FOR LAND USE ELEMENT

Type Use	Caryville	Ebro	Vernon	Wausau	Unincorp	S. Hills	Total Acres	% Total
Residential	343	317	481	391	15,240		16,772	4.31%
Mixed Use Sunny Hills						16,519	16,519	4.25%
Planned Unit Development					253		253	0.07%
Commercial	44	103	87	9	674		917	0.24%
Neighborhood Commercial					10		10	0.01%
Industrial	87	20			314		421	0.10%
Conservation (Includes Water)Undevelopable	366	2,438*	379	27	63,969*		67,179	17.28%
Historic/Archeological					144		144	0.03%
Recreation Undevelopable	6	11	6	15	1,268		1,306	0.34%
Public and Semipublic	39	7	121	11	259		437	0.11%
Agriculture/Silviculture Vacant Land	669657	1066	1916	322	280,805 280,835		284,778 284,795	73.26%
Total	1542	3,962	2,990	775	365,130	16,519	388,753	100.00%

Source: Washington County Planning Office *2,164 was detected as being annexed by Town of Ebro in 70's, but was never added into Ebro land area. This corrects the acres in Ebro and the resulting loss to the County. Undevelopable land includes all areas designated conservation and recreation.

Type Residential	Density per Acre	Required Service	Area Allowed
Low Density	1 unit	Septic tank/well	Suitable areas of County
Low/Medium Density	3.57 units	Central Waste or Well	Vernon, Caryville, Chipley, and Wausau
High/Medium Density	3.57 to 10 units	Central Waste and Water	Vernon and Chipley
High Density	10 to 20 units	Central Waste and Water	Vernon and Chipley
Agriculture/Silviculture	1 unit per 10	Septic tank/well	Suitable Ag lands

Source: Washington County Comprehensive Plan

Table 7-3. 2006 Future Land use Map Acreage by Residential Categories	
Type of Residential Land Uses	Residential Acres
Residential	16,772
Mixed Use Residential Sunny Hills	16,519
Planned Unit Development	253
Agriculture Allowing Potential for Residential Development	284,778
City of Chipley	1,218
Total Lands Available for Residential Development	319,540
Source: Washington County Planning Office	