

Gulf County Comprehensive Plan

Revision Date: 5/2008



Current Adopted Revisions as of 5/2008:

Chapter Number	Date	12 Map Series:	Date
1	11/2007	1 Land Use Map Series	11/2007
2	4/2006	2 Traffic Circulation	4/2006
3	4/2006	3 Coastal Density and CHHA	4/2006
4	4/2006	4 NFIP Flood Zones	4/2006
5	4/2006	5 Wetlands	4/2006
6	4/2006	6 Habitat Protection and State Lands	4/2006
7	4/2006	7 Water Supply Planning & Well Protection	Proposed
8	5/2008	8 School Facilities Planning	5/2008
9	5/2008		
10	5/2008		
11	5/2008		

LAND USE ELEMENT

**TRAFFIC CIRCULATION
ELEMENT**

HOUSING ELEMENT

**SEWER, SOLID WASTE,
DRAINAGE, WATER, AND WATER
RECHARGE ELEMENT**

**COASTAL MANAGEMENT
ELEMENT**

CONSERVATION ELEMENT

**RECREATION AND OPEN SPACE
ELEMENT**

**INTERGOVERNMENTAL
COORDINATION ELEMENT**

**CAPITAL IMPROVEMENTS
ELEMENT**

SCHOOL FACILITIES ELEMENT

CONCURRENCY

MAP SERIES

Chapter 1
LAND USE ELEMENT
11/2007

GOAL 1:	To manage land development in such a way that the health, safety, social, and economic well-being of the citizens of Gulf County is ensured.
OBJECTIVE 1.1:	The County will enforce Land Development Regulations in the form of a unified development code that requires land development to be compatible with topography, natural resources, soil conditions, and the availability of facilities and services.
POLICY 1.1.1:	The concurrent availability of facilities and services necessary to serve proposed developments at the adopted level of service standards will be confirmed prior to the issuance of development orders and permits in accordance with the Capital Improvements Element and Land Development Regulations and Subdivision Ordinance.
POLICY 1.1.2:	Soil and slope information from the USDA Soil Conservation Service shall be investigated for compatibility of proposed land use with existing soils and slopes before a construction permit is granted by the County.
POLICY 1.1.3:	The Gulf County Building Permit Office shall coordinate with area utility providers to ensure the availability of utility service concurrent with the impact of the proposed land use.
POLICY 1.1.4:	Gulf County shall require that the owner of any development project shall be responsible for the provision of adequate drainage and stormwater controls in compliance with all Federal Agencies and Florida Department of Environmental Protection governing the minimum standard for drainage and all stormwater management regulations.
POLICY 1.1.5:	During review of proposed site development plans, Gulf County shall require that continued maintenance of stormwater and drainage facilities be included as part of the proposed land development plan.

<p>POLICY 1.1.6:</p>	<p>During review of proposed site development plans, Gulf County shall require that all development projects provide for safe and convenient on-site traffic flow and adequate off-street parking.</p>
<p>POLICY 1.1.7:</p>	<p>The Emergency Management Director will make recommendations as necessary to the Gulf County Board of County Commissioners to ensure consistency between the Comprehensive Plan and the Comprehensive Emergency Management Plan (CEMP).</p>
<p>POLICY 1.1.8:</p>	<p>Utilities needed to provide essential service to existing land use, to such future land uses as are authorized by other plan elements of Gulf County’s Comprehensive Plan or to such future land uses as may be lawfully authorized by Gulf County shall be permitted in all of the land use classifications.</p>
<p>POLICY 1.1.9:</p>	<p>To promote the protection of wetlands and surface water resources in all coastal, inland riverine and isolated wetlands, the following principles will apply. The County shall:</p> <ul style="list-style-type: none"> a) encourage infill development; b) require the use of Best Management Practices for agriculture and sivalculture; c) require the use of vegetated buffer zones adjacent to wetlands and surface waters consistent with the following standards herein and as prescribed in Future Land Use Element 1.1.10 and 2.5. <p>All new development shall be clustered on the portion of the site not located in wetlands and shall maintain a buffer from wetlands and surface waters as prescribed herein and as prescribed in Future Land Use Element Policies 1.1.10 and 2.5.</p> <p>Where a transfer of density from the wetland areas to the upland portion of the parcel occurs, consistent with Policy 1.1.10, such transfer shall be at a one to one ratio, except as required in Future Land Use Element Policy 1.3.10.</p> <p>Existing Parcels and/or Lots of Record: It is recognized that there were existing Parcels of land and/or lots of records which existed prior to adoption of this Plan, which do not fit the proposed minimum lot size in certain land use areas. It is the intent of this plan that such Parcels of land and lots of record be recognized and building permits may be issued if all</p>

<p>POLICY 1.1.9: Continued</p>	<p>other regulations of this Plan are satisfied.</p> <p>Lots of record are defined as: Any land parcel within the County for which a single, individual legal description exists in the County records dated prior to the date of adoption of this Plan. Subdivision lots may be recorded or unrecorded platted or unplatted.</p> <p>Existing Parcels and/or Lots of Record: Where alteration of wetlands is necessary in order to allow use of property, mitigation measures will be consistent with best management techniques and with state, regional and federal laws pertaining to wetland alternations.</p> <p>Subsequent to plan adoption, the County shall not allow lots or parcels to be created without sufficient uplands.</p> <p>The wetlands to be protected shall be the wetland delineation established under the jurisdiction of the Department of Environmental Protection, Northwest Florida Water Management District, and/or the U.S. Army Corps of Engineers.</p>
<p>POLICY 1.1.10:</p>	<p>To promote the protection of wetlands and other surface water resources, specifically including the St. Joseph Bay Aquatic Preserve, the County shall require the following:</p> <ol style="list-style-type: none"> 1. Development within 50 feet of coastal waters and coastal wetlands (including saltmarsh areas) shall be prohibited. Structures will be restricted to minor accessory structures such as elevated walkways, etc. 2. Minimum septic tank setbacks from the mean high water line and wetland shall be those specified in Conservation Policy 1.3.8 3. Land development regulations shall contain innovated land development opportunities to cluster high density development in areas that have the least impact on wetlands, such as upland areas and existing developed areas (determinations shall be made on a site specific basis). 4. Residential land uses adjacent to wetland shall be of low density. 5. Minimum buffering requirements for land uses with potential for hazardous waste contamination shall be established in the County's land development regulations.

OBJECTIVE 1.2:	Gulf County shall promote the redevelopment and renewal of blighted areas within the County by continuing to seek funding for infrastructure improvements, housing rehabilitation, and related programs.
POLICY 1.2.1:	Gulf County shall maintain an active code enforcement program to ensure the maintenance of existing structures.
POLICY 1.2.2:	Gulf County shall continue to promote the use of State and Federal programs to renew blighted areas.
OBJECTIVE 1.3:	Gulf County will reduce the extent of land uses that are incompatible with the Comprehensive Plan by implementing Land Development Regulations consistent with the following policies.
POLICY 1.3.1:	The Gulf County Land Development Regulations shall prohibit non-conforming land uses.
POLICY 1.3.2:	Development permits may be issued by the County only for those developments that are consistent with the density requirements of this Comprehensive Plan and the Land Development Regulations.
POLICY 1.3.3:	Development permits for the construction of signs shall be issued by the County only for those signs in conformance with the Land Development Regulations and Gulf County Sign Ordinance.
POLICY 1.3.4:	The land use categories identified and depicted on the FLUM shall be implemented by land development regulations which are consistent with the densities and intensities established in this Plan.

<p>POLICY 1.3.5:</p>	<p>The following residential densities are adopted as part of the County’s Comprehensive Plan.</p> <p>Residential and Mixed Commercial/Residential Land Use Category (residential component). Lot coverage is equal to the total square feet of allowed impervious area.</p> <p>Low Density – 0-4 units per acre Medium Density – 5-7 units per acre High Density – 8-20 units per acre</p> <p>For non-residential uses located within the Mixed Commercial/Residential land use category, Low Density development is limited to .30 lot coverage area and three habitable floors and FAR of .7, and Medium/High Density development is limited to .50 lot coverage and three habitable floors with a FAR 1.0</p> <p>Agricultural</p> <p>Low Density – 1 unit per 40 acres (more than 1 mile from residential, industrial and/or mixed use areas and contains environmental sensitive resources)</p> <p>Medium Density – 1 unit per 15 acres (more than 1 mile from residential, industrial and/or mixed use areas)</p> <p>High Density – 1 unit per 2.5 acres (within 1 mile of established residential and/or mixed use areas)</p> <p>Development is limited to three habitable floors.</p>
<p>POLICY 1.3.6:</p>	<p>The following parameters will guide the location of agricultural densities in Gulf County:</p> <ol style="list-style-type: none"> (1) High density residential development will be permitted within one mile of any residential, mixed, or industrial land use category as identified on the Future Land Use Map. (2) Medium density will be allowed in any area except those areas set aside for low density development. (3) Land development regulations will require a jurisdictional determination meeting FDEP and USACOE requirements prior to development approvals in areas identified as wetlands on the

	<p>National Wetland Inventory Map. Where FDEP and USACOE jurisdiction is determined, development will be limited to low density.</p>
<p>POLICY 1.3.7:</p>	<p>The following land use intensity parameters will guide non-residential development in Gulf County:</p> <p>Mixed Commercial/Residential (commercial component)</p> <p>The intent of this category is to provide a range of general commercial, high intensity commercial, and professional service and office uses. General commercial and professional service and office uses can occur anywhere within these categories. High intensity commercial development, characterized by higher vehicle trip generations, outdoor storage, or increased nuisance potential, will be limited to those areas further than 500 feet from residential development as identified on a site specific basis.</p> <p>General and High Intensity Commercial development will be limited to .70 lot coverage and three (3) habitable floors, with a maximum Floor Area Ratio (FAR) of 1.0.</p> <p>Non-residential development will be limited to 25% of the total area within Mixed Commercial/Residential Land and Residential use may not exceed 95% of the total area.</p> <p>Industrial:</p> <p>This category is intended to provide for medium intensity industrial development such as manufacturing and processing of goods. Industrial facilities will be limited to .70 lot coverage and three (3) habitable floors.</p> <p>Recreational:</p> <p>Shoreline portions of recreation areas will be reserved for water-dependent recreational uses. Environmentally sensitive (conservation) areas and areas intended for open space will be reserved for passive or low intensity recreational development and impervious surfaces will be limited to facilities supporting or enhancing the designated activity and will not exceed .1 lot coverage per acre and .10 FAR. Moderate to high intensity recreational development will be allowed in all other recreational areas and will be limited to facilities supporting the designated activity with a .20 lot coverage and .20 FAR.</p>

<p>POLICY 1.3.7: Continued</p>	<p>Conservation:</p> <p>The conservation land use category is intended to accommodate low intensity development that is compatible with natural resources such as recreational facilities and low intensity public uses and will be limited to .1 lot coverage.</p> <p>Public:</p> <p>This category is intended to accommodate low to medium intensity public facilities such as public service, schools and utilities. Public facilities are limited to .60 lot coverage and three (3) habitable floors.</p> <p>Agricultural:</p> <p>The intent of this category is to provide a rural environment for agricultural, silvicultural and mining uses and other uses that are compatible with agricultural activities and the overall rural character of the area. The permitted uses are residential, at the densities specified in Policy 1.3.5, preservation, outdoor recreational, and public service/utility. Industrial uses which are ancillary to agriculture, silvicultural or mining operations, or which would be incompatible with urban residential uses are allowed. Intensity standards for the permitted residential use will be the same as stated in Policies 1.3.5 & 1.3.6.</p>
<p>POLICY 1.3.8:</p>	<p>Conventional septic tank systems shall be prohibited within 150 feet from coastal waters and wetlands (including saltmarsh areas) within the Bayside area depicted on the Future Land Use Map, and shall be prohibited within 75 feet of coastal waters and wetlands (including saltmarsh areas) within the Gulfside area depicted on the revised Future Land Use Map.</p> <p>Lots or parcels of record which existed prior to January 14, 1992, which cannot be developed without placement of the septic tank within the 150 setback , may be exempted from the 150 foot setback requirement, but the septic tank shall be placed as far landward as possible.</p> <p>In addition FAR and lot coverage requirements of this Plan, Gulf County will enforce the land development regulations which include the use of vegetative buffer zones between incompatible land uses. These requirements are included in Appendix V-1 Section 5.2, in the Gulf County Land Development Regulations.</p>

POLICY 1.3.9:	Gulf County shall continue to regulate subdivision development in accordance with the adopted subdivision ordinance.
POLICY 1.3.10:	<p>Gulf County will enforce the following density requirements per the Stipulated Settlement Agreement adopted February 26, 1992</p> <ol style="list-style-type: none"> 1. A maximum density of 2 dwelling units per acre will be allowed within the Bayside coastal area depicted on the revised Future Land Use Map. 2. A maximum density of 3 dwelling units per acre will be allowed within the Gulfside coastal area depicted on the revised Future Land Use Map. 3. A maximum density of 2 dwelling units per acre will be allowed within the Indian Lagoon coastal area depicted on the revised Future Land Use Map 4. Where a transfer of density from wetlands to upland portions of a site occurs within the Bayside, Gulfside, or Indian Lagoon coastal areas as depicted on the revised Future Land Use Map, such transfer shall be at a density of 1 unit per five acres of wetlands.
POLICY 1.3.11:	Lots and parcels of record which existed prior to January 14, 1992, which are non-conforming with respect to the Bayside, Gulfside, or Indian Lagoon coastal densities, can be developed for one single family residential dwelling unit.
POLICY 1.3.12:	<p>To help lessen a critical health care shortage by expediting permitting, a hospital that provides 24/7 emergency care may be allowed in Agricultural land use till 2008 provided the following is met:</p> <ol style="list-style-type: none"> 1. Project must be within a water and sewer service area, 2. Must be within one mile of a municipal boundary or established residential or mixed commercial/residential land use, 3. Must be on a collector or arterial right of way, 4. Exempt from the current 10,000 square foot LDR building size, 5. Must meet all other Gulf County development requirements.
POLICY 1.3.13	A portion of Section 26, Township 5 South, Range 11 West, Gulf County, Florida was designated a Special Planned Development Project (SPDP) as part of the 2007 Stipulated Settlement Agreement that consists of 145 acres located on Wetappo Creek. It is identified as SPDP #1 on

	<p>the FLUM and is subject to the following:</p> <ul style="list-style-type: none"> a) Development on the site shall be limited to 72 dwelling units b) All development shall be clustered on the upland portion of the site A conservation easement will be granted to the Florida Department of Environmental Protection for all wetlands on the site not identified as Conservation on the Future Land Use Map. c) In the absence of central sewer services, only performance-based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen shall be installed.
<p>POLICY 1.3.14</p>	<p>A portion of Section 15, Township 7 South, Range 10 West, Gulf County, Florida, was designated a Special Planned Development Project (SPDP) as part of the 2007 Stipulated Settlement Agreement that consists of 43.33 acres on Hwy 71 between White City and Port St. Joe. It is identified as SPDP #2 on the FLUM and is subject to the following:</p> <ul style="list-style-type: none"> a) Development on the site shall be limited to 72 dwelling units b) In the absence of central sewer services, only performance-based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen shall be installed.
<p>OBJECTIVE 1.4:</p>	<p>Gulf County shall protect and restore natural and historic resources by implementing Policies 1.4.1 through 1.4.10 and continuing to enforce existing regulations</p>
<p>POLICY 1.4.1:</p>	<p>Gulf County will enforce land development regulations which will address the protection of potable water well fields consistent with the following standards: The County shall protect waterwells and waterwell cones of influence by creating well head protection areas and well head zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development shall be permitted. Well head protection areas shall extend for a radius of three hundred (300) feet from the well head. Within these areas, the following will be prohibited: 1) landfills; 2) facilities for the bulk storage, handling, or processing of material on the Florida Substance List; 3) Activities that require the storage, use production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and like; 4) feedlots or other commercial animal facilities; 5) wastewater treatment plants, percolation ponds, and similar facilities; 6) excavation of waterways or drainage facilities which intersect the water table. All development adjacent to well heads shall be consistent with provisions of Chapter 48-3.504, F.A.C., regarding the regulation of wells.</p>

POLICY 1.4.2:	Gulf County will continue to coordinate with the Northwest Florida Water Management District to implement a site specific, comprehensive protection program for aquifer recharge areas, including wetlands protection, stormwater management and open space and buffering requirements.
POLICY 1.4.3:	Gulf County will require the review of development proposals by the appropriate environmental protection agencies.
POLICY 1.4.4:	Gulf County will regulate development in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through the implementation of the Conservation and Land Use Policies in this Plan.
POLICY 1.4.5:	Gulf County's Land Development Regulations shall provide for the protection of environmentally sensitive areas as identified in Policy 1.4.6 consistent with the protection standards in Future Land Use Policies 1.1.9, 1.1.10, and 1.4.1, and Coastal Management Policies 1.1.1-1.1.11,.
POLICY 1.4.6:	Gulf County shall use the best available data for natural resources, including but not limited to sources from the Florida Natural Areas Inventory, the Florida Fish and Wildlife Conservation Commission, and site specific surveys to identify potential habitat for endangered and threatened species and species of special concern. All wetlands and uplands identified as having potential habitat for endangered species, threatened species or species of special concern shall be considered environmentally sensitive areas.
POLICY 1.4.7:	All development applications and comprehensive plan amendments containing environmentally sensitive areas shall include as data and analysis documentation that the applicant is working with the respective jurisdictional agency to develop a habitat management plan and meet permit requirements. Environmentally sensitive areas shall be assigned a Preservation or Conservation designation as part of the development order or comprehensive plan amendment. Prior to the County issuing any development order, the applicant shall submit documentation from the respective jurisdictional agency(s) that identifies the development permit requirements, including any management plan.

POLICY 1.4.8:	Gulf County shall provide for open space areas within the County. These shall include rights-of-way along traffic corridors, undeveloped flood-prone areas, and non-use areas in public parks.
POLICY 1.4.9:	The County shall preserve vegetated non-use areas within public parks as open space.
POLICY 1.4.10:	Gulf County will continue to cooperate with the Florida Division of Historical Resources, in the identification of historic and archaeological resources in the County.
POLICY 1.4.10:	Gulf County shall continue to implement through the Land Development Regulations standards and guidelines for the preservation or adaptive reuse of historic resources, consistent with Housing Policies 1.6.1 and 1.6.2. During the development review process, if any historically significant housing, or historic resources are identified, the County shall forward the development plan with the identified historically significant resource to the Department of State and request the Department to assist the County to develop a resource management protection plan, to be included in the development approval.
OBJECTIVE 1.5:	Gulf County will utilize existing infrastructure to their maximum extent to minimize urban sprawl.
POLICY 1.5.1:	In order to discourage urban sprawl, the County will encourage development to occur in areas with existing infrastructure and capacity through appropriate land use designations on the future land use map.
OBJECTIVE 1.6:	Gulf County will ensure the availability of suitable land for utility facilities necessary to support proposed development through implementation of Policies 1.6.1 through 1.6.2.
POLICY 1.6.1:	During proposed site development review, require project development plans to specify the location of all required utility facilities.

POLICY 1.6.2:	Gulf County shall continue to pursue resources to purchase land required for County utility needs as identified in the Infrastructure Element of the Comprehensive Plan.
OBJECTIVE 1.7:	Gulf County's Land Development Regulations shall continue to allow for use of innovative land development techniques, such as planned unit developments and mixed land use categories.
POLICY 1.7.1:	Gulf County will continue to provide for planned development projects and mixed use developments which are consistent with the Gulf County Comprehensive Plan.
POLICY 1.7.2:	The Planning Board shall review changes in land use practice on a continuing basis.
POLICY 1.7.3:	Gulf County shall promote the furtherance of proposed spaceport activities on Cape San Blas by allowing related land use activities to occur.
POLICY 1.7.4:	<p>The geographic area described by the WindMark Beach DRI Development Order and identified in Gulf County Ordinance No. 04-06, shall be subject to not only the provisions described in Future Land Use Element Policies 1.3.5 and 1.3.7, but also the following:</p> <ol style="list-style-type: none"> <li data-bbox="576 1379 1404 1626">1. Residential land uses shall be limited to a maximum of 1,745 dwelling units, retail uses shall be limited to a maximum of 89,000 square feet, office uses shall be limited to a maximum of 22,000 square feet and motel/hotel uses shall be limited to a maximum of 50 rooms. The development amount will be in accordance with the equivalency matrix as described in the WindMark Beach Development Order. <li data-bbox="576 1666 1404 1872">2. Development located within the Coastal High Hazard Area, as defined in Policy 2.1.1 of the Coastal Management Element as the evacuation zone for a Category 1 hurricane and further established in the Update to the Apalachee Regional Hurricane Evacuation Study Technical report (2004) shall be limited to 190 residential dwelling units.

<p>POLICY 1.7.4: Continued</p>	<p><u>3.</u> Development located within the 140-acre “Recreation” land use category shall be limited to recreation uses for the general public and WindMark Beach, including a maximum of 6 boat docks for temporary mooring, dune walkover structures and boardwalks.</p> <p><u>4.</u> In order to better integrate commercial and residential uses, high intensity commercial uses may be located within a distance greater than 75 feet of residential development as identified on a site specific basis.</p> <p><u>5.</u> Through the distribution of development, Gulf County will conserve and protect wetlands within the WindMark Beach DRI. Wetland impacts will be avoided whenever practicable, and where unavoidable, impacts will be minimized. Wetlands along the shore and wetlands associated with on-site streams will receive the highest protection.</p> <p>Buffers will be utilized to protect wetlands and on-site streams. Wetland buffers will be naturally vegetated uplands which will be located an average of 50 feet from the jurisdictional line with no development occurring within 25 feet of wetlands, except for minimal encroachment associated with the spine road west of realigned US 98.</p> <p>A buffer of a minimum width of 50 feet from the jurisdictional line shall be maintained along the three on-site streams. Minor encroachments in buffers will be allowed for roads, utilities, golf course flyways, boardwalks and other recreational crossings, but the number of such encroachments will be minimized by collocation of such facilities where feasible.</p>
<p>OBJECTIVE 1.9:</p>	<p>Gulf County will work with developers, the school board and others to insure that school sitting will meet land use requirements as defined in the Comprehensive Plan and Land Development Regulations (LDR).</p>
<p>POLICY 1.9.1:</p>	<p>Gulf County will work with the education board to insure that all education facilities are compatible with land use categories consistent with Policy 1.3.7.</p>
<p>POLICY 1.9.2:</p>	<p>Gulf County will through the planning and permitting process keep development and school sitting compatible in the unincorporated areas of the county.</p>

POLICY 1.9.3:	Gulf County will through the planning and permitting process work with the cities, the school board and developers to direct recreation facilities, parks, libraries, museums and related institution development so that facilities are maximized and a collocation of services is achieved.
POLICY 1.9.4:	Gulf County will not permit school sitting in flood zone or velocity hazard areas to meet hazard mitigation and shelter management criteria.
POLICY 1.9.5:	Gulf County will allow school sitting in the following categories: Public Residential Mixed Commercial/Residential Agricultural – only as it pertains to Policy 1.9.6.
POLICY 1.9.6:	Gulf County will allow school sitting in agricultural land use category only if it is within areas with the infrastructure in place to support development and urban sprawl policies will not be applicable. The infrastructure is defined as having water, sewer, utilities and roads with LOS to support development. To avoid school location as a factor that encourages urban households to move to rural areas, the intent of this plan is to keep schools as close to urban residential areas as practical. The goal is to keep future schools within walking and/or bicycle distance of the primary residential areas to be served.
POLICY 1.9.7:	Gulf County will work with the school board to insure that school sitting will not adversely impact adjacent property and establish buffer zones as necessary.
POLICY 1.9.8:	Gulf County will work with school boards to insure that impacts on wetlands and other environmental concerns such as drainage are minimized.
POLICY 1.9.9:	Gulf County will encourage that school sitting is located where the infrastructure is in place to support school sitting.

<p>GOAL 2:</p>	<p>Ensure that the character and location of land uses in Gulf County minimize the threat to the natural environment or public health, safety, and welfare, and maximize the protection of the Bayside, Gulfside, Indian Lagoon and inland areas as depicted on the Future Land Use Map, while respecting individual property rights.</p>
<p>OBJECTIVE 2.1:</p>	<p>Future development activities shall be reviewed to assure that soil conditions, topography, drainage, and natural conditions are suitable for development and the Bayside, Gulfside, Indian Lagoon and inland areas are protected from harmful impacts.</p>
<p>POLICY 2.1:</p>	<p>The Comprehensive Plan map series will be reviewed to insure that the proposed uses, in the various categories, do not conflict with the prevailing natural conditions including Policies 2.2 through 2.5.</p>
<p>POLICY 2.2:</p>	<p>SOIL CONDITIONS – The County will use the USDA_Conservation Service Soil Map for Gulf County to ensure that developers have accounted for the various soil conditions that exist in the County.</p>
<p>POLICY 2.3:</p>	<p>TOPOGRAPHY - Areas of excessive topographical relief shall be classified for low density development.</p>
<p>POLICY 2.4:</p>	<p>DRAINAGE - Natural drainage features will be protected and preserved to ensure the continuation of their natural function.</p>
<p>POLICY 2.5:</p>	<p>WETLANDS - Wetlands and the natural function of wetlands shall be protected and conserved. No development will be allowed within a minimum of 30 feet, average 50 feet of high quality wetlands and development within low quality wetlands shall be governed by the respective agency with jurisdiction, except as allowed pursuant to Policies 1.1.9 and 1.1.10 of this element.</p> <p>1. Wetlands in Gulf County, are defined as all areas determined to be jurisdictional by Department of Environmental Protection (DEP), US Army Corps of Engineers or the Northwest Florida Water Management District (NFWMD), and are classified as either low or high quality. Low quality wetlands are further defined as jurisdictional</p>

**POLICY 2.5:
Continued**

wetlands; a.) planted in pine or otherwise disturbed by silviculture activities; or b.) disturbed by ditches, man made canals and borrow pits; or c.) containing existing timber roads, utility rights-of-way, and existing trails; and that do not contain existing habitat for listed wildlife and plant life. As of adoption of Ordinance 2006-04 on April 11, 2006 the planting of pines or creation of new timber roads or utility right of ways within wetlands shall not result in a wetland previously classified as high quality being re-classified as low quality. Upon implementation of the Environmental Resource Permitting authority for wetland permitting to the NFWFMD, low quality wetlands shall be subject to all regulatory requirements as prescribed by that permitting program. High quality wetlands are all other jurisdictional areas.

2. High quality wetlands shall be buffered by a minimum 30 feet, average of 50 feet vegetated perimeter, as described further in number 3 below.
3. Wetland buffers for high quality wetlands are naturally vegetated uplands or low-quality wetlands located immediately adjacent to the high quality wetlands jurisdictional line. Development within high quality wetlands and their buffer, described in number 2 above, shall be prohibited, except for the following activities if permitted by the respective regulatory agency with wetland jurisdiction; minor road crossings, minor encroachments for utilities and their maintenance; passive recreational trails and paths; structures that provide water access such as docks, piers and public boat ramps; and wetland maintenance and restoration activities.
4. Allowable impacts to low quality wetlands shall be determined through the wetland permitting process by the regulatory agencies with jurisdiction.
7. The development and disturbance of wetlands consisting of nesting areas of endangered species, threatened species, and species of special concern, including the nesting area of sea turtles, is prohibited and any such proposed development containing wetlands consisting of such nesting areas is subject to the buffering, setback or other development requirements imposed by the Florida Department of Environmental Protection, Northwest Florida Water management District and/or United States Fish & Wildlife Commission or other agency with Jurisdiction of such species. Consistent with Future Land Use Policies 1.4.6 and 1.4.7 these areas shall be considered environmentally sensitive and shall abide by the requirements in the Future Land Use Element Policies 1.1.9 and 1.1.10.

<p>POLICY 2.6:</p>	<p>With the intense review afforded for a Development of Regional Impact ("DRI") as defined in Section 380.0651(3)(i), Florida Statutes, and Rule 28-24-032(2), Florida Administrative Code, variances from Future Land Use Policies 1.1.9, 1.1.10, 1.4.6, and 2.5 may be. In the event that the Florida Legislature dispenses with the category of developments called DRI's, but retains the requirement that equivalent or similar large-scale developments undergo review process, then this Policy shall apply to those equivalent or similar developments.</p>
<p>POLICY 2.7:</p>	<p>In determining whether the impact of development is lessened or mitigated, the environmental assessment will make findings of fact of the extent to which the ecological functions of wetlands, including water conservation and flood control, ground water recharge and discharge, water quality improvement, shoreline and soil stabilization, fish, wildlife and plant habitat, recreation, education, aesthetics and other values will be protected. To meet this standard the development proposal or application shall contain substantial environmental mitigations, which may include but not be limited to:</p> <ul style="list-style-type: none"> (a) Florida Yards and Neighborhoods program; (b) Xeric Landscaping to maintain native plants, wildlife habitat, and minimize stormwater runoff and the need for irrigation and pesticide, fertilizer and herbicide applications; (c) Stormwater treatment over and above the state minimum and that exceeds County regulations; (d) Conservation easements, wherein wetland and wetland buffers are deeded to an independent entity, such as the Department of Environmental Protection, Northwest Florida Water Management District or a not-for-profit group or land trust for the perpetual monitoring and maintenance of protected areas; (e) At a minimum the Audubon International Signature Silver Certification level or its equivalent for golf courses to improve wildlife habitat and maintain water quality; (f) Reduction in the intensity of development from the existing land use; (g) Restoration of on-site wetlands, including re-establishment or improvement of hydroperiod;

<p>POLICY 2.7: Continued</p>	<p>(h) Monitoring to ensure water quality leaving the site is maintained or enhanced;</p> <p>(i) Centralized advanced domestic wastewater treatment and water supply provided for the development;</p> <p>(j) Preservation of other upland areas, which are used as habitat of wetland-dependent species.</p>
---	---

Chapter 2
TRAFFIC CIRCULATION ELEMENT
4/2006

GOAL 1:	To maintain, improve and expand a transportation circulation system which provides safe and efficient movement of goods and people within and through Gulf County.
OBJECTIVE 1.1:	Gulf County shall continue to provide for safe, convenient and efficient motorized and non-motorized traffic flow by implementing the policies of the Comprehensive Plan.
POLICY 1.1.1:	The County will assess the need to accommodate pedestrian and bicycle traffic on all future road construction projects. When feasible and in accordance with Florida Department of Transportation's guidelines, provisions will be made.
POLICY 1.1.2:	The County hereby adopts a peak hour level of service D as the minimum level of service for all State principal arterials in the County Level of Service D is hereby adopted for all other roadways in Gulf County.
POLICY 1.1.3:	Gulf County shall continue to implement land development regulations which address the control of connection and access points of driveways and roads in order to provide safe and efficient access.
POLICY 1.1.4:	Gulf County shall continue to implement land development regulations which establish standards for safe and convenient on-site traffic flow.
OBJECTIVE 1.2:	Gulf County shall coordinate with the Florida Department of Transportation and developments to maintain adopted levels of service for all roadways as new growth occurs.
POLICY 1.2.1:	The County shall monitor the Florida Department of Transportation's annual data for growth in traffic volumes.

POLICY 1.2.2:	County land development regulations shall require an assessment of the impact on existing transportation systems for all proposed developments.
POLICY 1.2.3:	To improve hurricane evacuation, economic growth and reduce impacts to Tyndall Air Force Base, Gulf County encourages the creation of a new north/south regional roadway to Interstate 10 commonly referred to as the “Gulf Coast Parkway” and “Gulf to Bay Highway”.
OBJECTIVE 1.3:	Gulf County shall foster cooperation with local and state agencies so as to coordinate the transportation plans of all related entities through implementation of Policies 1.3.1, 1.3.2 and 1.3.3.
POLICY 1.3.1:	The County shall coordinate plans with the Florida Department of Transportation’s Five-Year Work Program to maintain consistency with this Traffic Circulation Element.
POLICY 1.3.2:	The County shall coordinate transportation improvement projects with local municipalities within the County where appropriate to ensure consistency of plans.
POLICY 1.3.3:	The County shall provide notification and request comments from the appropriate local government concerning proposed developments which may affect the level of service on roads within Port St. Joe, Wewahitchka or an adjacent County.
OBJECTIVE 1.4:	Gulf County shall protect the right-of-way of existing and future transportation corridors from building encroachment through implementation of policies 1.4.1 and 1.4.2.

POLICY 1.4.1:	The Gulf County Planning and Development Review Board and the Gulf County Board of County Commissioners shall review for approval all new roadway development consistent with the Land Development Regulations and Subdivision Ordinance which require development to meet County and State roadway design and capacity standards.
POLICY 1.4.2:	The County shall continue to develop resources for the acquisition and protection of existing and future rights-of-way.

Chapter 3
HOUSING ELEMENT
4/2006

GOAL 1:	Gulf County shall ensure the opportunity for safe and affordable housing for current and future residents through implementation of the Comprehensive Plan.
OBJECTIVE 1.1:	Gulf County will provide opportunities for adequate and affordable housing for existing and future populations including households with special needs by implementing Policies 1.1.1 through 1.1.3.
POLICY 1.1.1:	Gulf County will use the Florida Building Code and Land Development Regulations to regulate the permitting processes and make any changes necessary to improve the public and private housing delivery processes.
POLICY 1.1.2:	The Land Development Regulations and Subdivision Ordinance shall detail the procedures whereby the provision of facilities and services necessary to serve proposed developments at the adopted level of service standards is confirmed prior to the issuance of development orders and permits.
POLICY 1.1.3:	Whenever possible, the County will utilize Federal, State, and local subsidy programs to provide adequate housing consistent with the County SHIP Program.
POLICY 1.1.4:	To ensure the provision of housing with supporting infrastructure, Gulf County will require the permissibility of individual water wells and septic tanks prior to the issuance of building permits and will enforce its subdivision regulations regarding the provision of roadways.

<p>POLICY 1.1.5:</p>	<p>To ensure that adequate sites are provided for very low, low and moderate income housing and for mobile homes, Gulf County will continue to implement Land Development Regulations which include provisions for reduced lot sizes to provide for affordable housing alternatives; do not exclude mobile homes from all residential land use categories; and do not exclude homes with low square footage to encourage affordable housing.</p>
<p>POLICY 1.1.6:</p>	<p>To ensure that adequate sites for group homes and foster care facilities are provided for, Gulf County will not exclude group homes and foster care facilities from residential areas while maintaining the character and safety of the neighborhood; and which address units other than those composed of blood relatives when defining the term “family”.</p>
<p>POLICY 1.1.7:</p>	<p>In implementing Policy 1.1.6, it is the intent of Gulf County not to permit these facilities in the Coastal High Hazard Area that requires evacuations for Tropical Storms and Category I Hurricanes.</p>
<p>OBJECTIVE 1.2:</p>	<p>Gulf County will seek to eliminate substandard housing conditions and encourage the structural and aesthetic improvement of existing housing by implementing these policies and enforcing the Florida Building Code and Land Development Regulations.</p>
<p>POLICY 1.2.1:</p>	<p>The County will enforce its housing code requirements to ensure that quality of housing and stabilization of neighborhoods is adequately addressed.</p>
<p>OBJECTIVE 1.3:</p>	<p>Gulf County will ensure that adequate sites for low and moderate income housing and mobile home sites are available to meet the demand of the existing and future population of the County.</p>
<p>POLICY 1.3.1:</p>	<p>Gulf County will promote the location of very low, low and moderate income housing, mobile home sites, and households with special needs, in the residential land uses within the County.</p>

<p>OBJECTIVE 1.4:</p>	<p>Group homes and foster care facilities will not be excluded from establishment within residential neighborhoods, provided that the residential nature of the neighborhood is maintained or upgraded and that such inclusion would not affect the safety of the residents or place residents of such facilities at risk.</p>
<p>POLICY 1.4.1:</p>	<p>Gulf County will allow the location of group homes and foster care facilities within the residential land uses in the County. These criteria for location will seek to foster non-discrimination and encourage development of community residential alternatives to institutionalization while maintaining the character and quality of established neighborhoods.</p>
<p>OBJECTIVE 1.5:</p>	<p>Gulf County will implement the County SHIP program for housing conservation, rehabilitation, down payment assistance or demolition as local conditions dictate.</p>
<p>POLICY 1.5.1:</p>	<p>The County's SHIP program for the conservation, rehabilitation, or demolition of housing will be implemented to extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods.</p>
<p>POLICY 1.5.2:</p>	<p>The County will partner with the Community Housing Coalition through the SHIP program to maintain the existing low income housing.</p>
<p>OBJECTIVE 1.6:</p>	<p>Historically significant housing inventories identified in Gulf County will be included in updates to the Housing Element of the Comprehensive Plan.</p>
<p>POLICY 1.6.1:</p>	<p>Gulf County will continue to coordinate with the Department of State, to ensure the preservation of historic resources identified within the County.</p>

<p>POLICY 1.6.2:</p>	<p>To provide for the protection of historically significant housing, Gulf County will:</p> <ol style="list-style-type: none"> 1. identify potentially historically significant housing by implementing the adopted Land Development Regulations, requiring review of existing structures during redevelopment plans; 2. contact the Grants and Education Section of the State Department of Historic Preservation regarding grant monies available for identifying and evaluating significant historic resources; and 3. update the County’s Historic Resources Map using information from the Florida Master Site File. 4. work with historical organizations to preserve Gulf County’s historical resources
<p>OBJECTIVE 1.7:</p>	<p>Provisions will be made for relocation housing for persons displaced by local government programs and projects.</p>
<p>POLICY 1.7.1:</p>	<p>All plans for public programs and projects which would involve the displacement of residents must include a housing relocation plan which contains provisions for interim or permanent housing for persons being displaced.</p>
<p>OBJECTIVE 1.8:</p>	<p>Through the Comprehensive Plan monitoring and evaluation process, the County will periodically review it’s role in the provision of housing and will develop housing implementation programs should the need arise.</p>
<p>POLICY 1.8.1:</p>	<p>The County will encourage coordination between local government and private non-profit groups involved in the provision of housing through the establishment of advisory groups as housing related issues arise.</p>

Chapter 4
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER
AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT
4/2006

GOAL 1:	To promote sanitary sewer, solid waste, drainage, potable water, and aquifer protection services to meet the needs of current and future residents of Gulf County in accordance with adopted level of service standards.										
OBJECTIVE 1.1:	Gulf County will correct existing facility deficiencies by implementing the Capital Improvements Element of the Comprehensive Plan and by implementing Policy 1.1.1.										
POLICY 1.1.1:	Correcting existing infrastructure deficiencies through replacement or correction will take priority over providing facilities to meet future needs.										
OBJECTIVE 1.2:	Gulf County will coordinate the extension of, or increase in capacity of facilities to meet future needs through adoption, implementation, and annual revision of the Capital Improvements Element of the Comprehensive Plan.										
POLICY 1.2.1:	<p>The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>FACILITY</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>LEVEL OF SERVICE STANDARD</u></th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Sanitary Sewer Facilities:</td> <td>Barrier Dunes WWTP: 125 gallons Per capita per day (gpcpd)</td> </tr> <tr> <td></td> <td>Gulf Aire WWTP: 150 gpcpd</td> </tr> <tr> <td></td> <td>Oak Grove 145.5 gpcpd</td> </tr> <tr> <td style="vertical-align: top;">Solid Waste Facilities:</td> <td><u>8.62</u> lbs. Per day per capita</td> </tr> </tbody> </table>	<u>FACILITY</u>	<u>LEVEL OF SERVICE STANDARD</u>	Sanitary Sewer Facilities:	Barrier Dunes WWTP: 125 gallons Per capita per day (gpcpd)		Gulf Aire WWTP: 150 gpcpd		Oak Grove 145.5 gpcpd	Solid Waste Facilities:	<u>8.62</u> lbs. Per day per capita
<u>FACILITY</u>	<u>LEVEL OF SERVICE STANDARD</u>										
Sanitary Sewer Facilities:	Barrier Dunes WWTP: 125 gallons Per capita per day (gpcpd)										
	Gulf Aire WWTP: 150 gpcpd										
	Oak Grove 145.5 gpcpd										
Solid Waste Facilities:	<u>8.62</u> lbs. Per day per capita										

<p>POLICY 1.2.1: Continued</p>	<p>Drainage Facilities: 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and</p> <p>3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.</p> <p>Treatment of the first one-half inch of run-off on sites less than 100 acres, and treatment of the first inch of run-off on sites greater than 100 acres.</p> <p>Potable Water Facilities:</p> <table data-bbox="901 929 1324 1355"> <tr> <td>Lighthouse Utilities</td> <td>- 100 gpcpd</td> </tr> <tr> <td>Highland View</td> <td>130 gpcpd</td> </tr> <tr> <td>St. Joe Beach</td> <td>100 gpcpd</td> </tr> <tr> <td>Oak Grove</td> <td>*130 gpcpd</td> </tr> <tr> <td>Gulf Forestry Work Camp</td> <td>110 gpcpd</td> </tr> <tr> <td>White City</td> <td>100 gpcpd</td> </tr> </table> <p>*LOS adopted by City of Port St. Joe</p>	Lighthouse Utilities	- 100 gpcpd	Highland View	130 gpcpd	St. Joe Beach	100 gpcpd	Oak Grove	*130 gpcpd	Gulf Forestry Work Camp	110 gpcpd	White City	100 gpcpd
Lighthouse Utilities	- 100 gpcpd												
Highland View	130 gpcpd												
St. Joe Beach	100 gpcpd												
Oak Grove	*130 gpcpd												
Gulf Forestry Work Camp	110 gpcpd												
White City	100 gpcpd												
<p>OBJECTIVE 1.3:</p>	<p>Gulf County will utilize existing infrastructure to their maximum extent to minimize urban sprawl.</p>												
<p>POLICY 1.3.1:</p>	<p>In order to discourage urban sprawl the County will encourage development to occur in areas with existing infrastructure and capacity through implementation of future land use designations specified on the Future Land Use Map, which direct future residential and commercial development to occur in proximity to existing development.</p>												

OBJECTIVE 1.4:	Gulf County will conserve its potable water resources by implementing Policies 1.4.1 and 1.4.2.
POLICY 1.4.1:	Gulf County will coordinate with the Northwest Florida Water Management District to establish water conservation strategies and techniques designed to preclude emergency water shortage.
POLICY 1.4.2:	Gulf County will continue to follow the procedures for emergency water conservation considering the plans of the Northwest Florida Water Management District.
OBJECTIVE 1.5:	Gulf County will protect the functions of natural groundwater recharge areas and natural drainage features by implementing Policies 1.5.1, 1.5.2, and 1.5.3.
POLICY 1.5.1:	Gulf County will assure that land uses with the potential to adversely affect identified water resources (water wells, cones of influence, and water recharge areas) are properly regulated through appropriate buffering requirements.
POLICY 1.5.2:	The alteration of natural drainage features will be prohibited unless no reasonable development alternatives exist and adequate man-made drainage facilities are installed.
POLICY 1.5.3:	Gulf County will ensure aquifer recharge area protection through implementation of County's land use densities and intensities and stormwater LOS and the stormwater management, wetlands protection and high recharge area protection permitting requirements, consistent of the DEP.
POLICY 1.5.4:	All septic system approvals in the County will be regulated by the Gulf County Environmental Health Department as applicable to State and County regulations which ever is more stringent.

OBJECTIVE 1.6:	Gulf County will ensure the provision of adequate drainage facilities to minimize adverse impacts from stormwater and stormwater run-off by implementation of Policies 1.6.1 through 1.6.3.
POLICY 1.6.1:	Gulf County will implement current minimum State standards for stormwater management.
POLICY 1.6.2:	Gulf County will require the use of Best Management Practices (BMP's) to control erosion of sediments from agricultural activities and unpaved roads to be enforced by the Gulf County Building Inspector's office.
POLICY 1.6.3:	Gulf County will work towards a Stormwater Management Plan as funds become available to perform stormwater studies.

Chapter 5
COASTAL MANAGEMENT ELEMENT
4/2006

GOAL 1:	To guide development in such a manner that coastal resources will not be damaged or destroyed.
OBJECTIVE 1.1:	The coastal resources of Gulf County, including wetlands, living marine resources, coastal barriers, and wildlife habitats, shall be protected, conserved, or enhanced through the implementation of land development regulations, and by implementing Policies 1.1.1 through 1.1.10.
POLICY 1.1.1:	In conjunction with the Comprehensive Plan evaluation and appraisal process, the County will review its permitting and enforcement procedures to ensure compliance with State and Federal regulatory programs and to ensure adequate protection of the County's coastal resources.
POLICY 1.1.2:	Gulf County shall protect the quality and quantity of groundwater and surface water in the coastal area by requiring that all new development comply with the permitting regulations of the Department of Environmental Protection and the Northwest Florida Water Management District.
POLICY 1.1.3:	The wildlife habitats protected by State-owned lands adjacent to the Apalachicola River shall be enhanced by restricting high density development adjacent to these sites by requiring future development to be consistent with the land use designations contained on the Future Land Use Map.
POLICY 1.1.4:	Gulf County will continue to explore alternatives for the restoration or enhancement of disturbed or degraded coastal resources; and maintain a prioritized inventory of restoration or enhancement needs; and identify potential implementation procedures.
POLICY 1.1.5:	Gulf County will continue to promote a program of community awareness to prevent future disruptions and degradations of coastal resources.

POLICY 1.1.6:	Gulf County Land Development Regulations shall enforce the established Coastal Construction Control Line in establishing shoreline development guidelines.
POLICY 1.1.7:	Gulf County land development regulations shall ensure that all development on St. Joseph Spit and Cape San Blas are compatible with that area's natural resources.
POLICY 1.1.8:	Gulf County will continue to enforce County Ordinance 87-03, which regulates vehicular traffic on public beaches.
POLICY 1.1.9:	Gulf County land development regulations will be consistent with FEMA-based and State set back line standards.
POLICY 1.1.10:	To promote the protection of marine life, including sea turtles, bird nesting and migrating game fish, all construction seaward of the Coastal Construction Control Line (CCCL) will be permitted by the Florida Department of Environmental Protection for regulatory compliance before Gulf County will issue a county building permit.
POLICY 1.1.11:	<p>Black's Island is a non-coastal barrier island located in St. Joseph's Bay. The vegetation (native cabbage palms) on Black's Island represents a unique coastal wildlife habitat in Gulf County. The native cabbage palms play a crucial role in stabilizing the Island and preventing erosion. Gulf County shall maximize the protection of the vegetation on Black's Island by limiting land uses and implementing development standards as follows:</p> <p>The 50-foot buffer established in Policy 1.1.10 of the Future Land Use Element of this Plan shall apply to proposed structures on Black's Island except where the development meets the following criteria:</p> <ol style="list-style-type: none"> 1. New structures are located in existing open areas and the setback of the structures from the shore line is maximized and in no case shall be less than 15 feet and must not impact Outstanding Florida Water ("OFW") stormwater standards; or 2. New structures are located in the footprint of existing structures or previously razed structures evidenced by

**POLICY 1.1.11:
Continued**

foundation remains; and

3. To the maximum extent possible impacts on existing trees will be avoided. However, if any trees within the 50-foot setback encroach on the existing open areas or footprints of existing structures or previously razed structures where new structures will be located, then said trees shall be relocated on Black's Island; and
4. Other native vegetation on Black's Island shall be left undisturbed to the greatest extent practicable; and
5. Structures shall be constructed to meet or exceed FEMA and County flood elevation requirements, withstand as a minimum storm force winds of 120 mph sustained winds, 140 mph 3-second gust and conform to the Florida Building Code.
6. Innovative techniques to control stormwater discharge shall be used and include retention of natural vegetation (no turf grass), installation of berms to prevent direct discharge of stormwater to St. Joseph's Bay, installation of gutter systems discharging into micro-treatment areas, and the use of pervious surfaces for all foot paths and walkways. No impervious pathways, walks, roads, parking areas, etc., will be permitted or allowed beyond what is required to meet ADA minimum compliance. Any and all stormwater runoff will be treated to OFW standards or greater. No developments will be permitted that can reasonably be expected to cause short or long term violations of State water quality standards. All construction plans will be certified by a Florida registered engineer or architect that stormwater runoff is designed to meet OFW standards.
7. Wastewater treatment shall be provided at an advanced treatment level which will be designed to protect OFW standards and may include multiple system aerobic or other advance treatment systems; and prior to development, a monitoring and maintenance plan shall be prepared that meets required County and/or DEP approval. Any treatment systems that are dependent upon electrical power shall have back-up electrical service.
8. Prior to development, an emergency evacuation plan will be prepared and submitted to Gulf County.

<p>POLICY 1.1.11: Continued</p>	<p>9. New development on Black’s Island shall be commercial in nature and limited as follows:</p> <ul style="list-style-type: none"> a. No more than 25 individual hotel/resort units no larger than 1300 square feet in habitable area; b. The combined area of all hotel/resort units shall not exceed 32,500 square feet of habitable area; c. A community center/main resort building shall not exceed 8500 square feet of habitable area and shall not be located within the 50-foot setback established by Policy 1.1.10 of the Future Land Use Element. d. No additional docking facilities or marinas for motorized vessels will be constructed. Repair or maintenance of the one (1) existing dock for motorized vessels and 3 (three) authorized docks for non-motorized vessels will be allowed, subject to requirements of the regulatory permitting agencies. The applicant will take no actions that cause the area in the vicinity of Black’s Island to be down-graded with regard to its shellfish harvesting classification; e. All guests with private watercraft will be issued educational materials that will outline safe boating practices that will provide the highest protection for the Bay’s ecology, especially the seagrass communities along the water access to Black’s Island.
<p>OBJECTIVE 1.2:</p>	<p>Gulf County shall maintain or improve estuarine environmental quality by requiring all development to be consistent with State and Federal permitting requirements and by implementing Policies 1.2.1 through 1.2.2.</p>

POLICY 1.2.1:	Development on St. Joseph Spit, Cape San Blas, and the Coastal High Hazard area south of Port St. Joe shall be consistent with the currently adopted policies of the Department of Environmental Protection and the St. Joseph Bay Aquatic Preserve Management Plan.
POLICY 1.2.2:	Gulf County will not issue permits for activities which would adversely impact the Apalachicola Bay Estuary in neighboring Franklin County by requiring developers to obtain all applicable local, State and Federal permits prior to issuance of County building permit.
OBJECTIVE 1.3:	Gulf County shall implement criteria for prioritizing shoreline uses which give priority to water-dependent and water-related uses.
POLICY 1.3.1:	Gulf County shall implement land development regulations which identify standards for shoreline development, establish priorities for shoreline land uses, and provide for siting water-dependent and water-related uses.
POLICY 1.3.2:	Gulf County will support the orderly development and use of the Port of Port St. Joe to create economic and employment opportunities by cooperating with the City of Port St. Joe and the Port Authority. The Port is located partially within unincorporated Gulf County and partially within the City of Port St. Joe. Any development within the Port shall be consistent with Gulf County's Future Land Use Map for the unincorporated area and with the City of Port St. Joe's Future Land Use Map for the incorporated lands.
POLICY 1.3.3:	The Port of Port St. Joe Master Plan, dated February 2003 and approved by the Port of Port St. Joe Port Authority, a copy is available in the Gulf County Planning and Building Department, and by this reference incorporated herein, is hereby adopted into the Coastal Management Element of the Gulf county Comprehensive Plan.
POLICY 1.3.4:	Permit applications for marinas shall include evidence of land use compatibility, availability of upland support services, existing protective status or ownership, a hurricane contingency plan, protection of water quality, water depth, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

OBJECTIVE 1.4:	Gulf County shall protect beach and dune systems by enforcing construction standards which minimize the impacts of development on these systems and promotes shoreline restoration.
POLICY 1.4.1:	The County will enforce building code requirements to eliminate unsafe conditions in the coastal area.
POLICY 1.4.2:	Development within coastal floodplains shall be in accordance with Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NIFP) elevation guidelines to reduce exposure to hazards.
POLICY 1.4.3:	The alteration of beaches and primary dunes will be prohibited unless a prior determination has been made by the Board of County Commissioners that no reasonable alternatives exist, that adequate mitigation measures are taken and that the project is necessary to protect the health, safety, and general welfare of the citizens of Gulf County.
POLICY 1.4.4:	New sanitary sewer facilities in the hurricane vulnerability zones shall not be issued a permit unless approval is given by the County Health Department that the facility can withstand hurricane impacts in accordance with Federal Emergency Management Agency regulations.
POLICY 1.4.5:	Any new construction of vertical seawalls will be prohibited in coastal areas, exempting bridge construction, commercial and industrial water dependent uses and port related activities. The County will encourage the use of native vegetation, rip-rap, and other innovative shoreline stabilization techniques which minimize shoreline erosion.
POLICY 1.4.6:	To promote protection of coastal dune systems landward of the Coastal Construction Control Line (CCCL), no construction activity for a new subdivision may commence before a development order is issued.
OBJECTIVE 1.5:	Gulf County shall continue to provide Gulf County residents access to the beach or shoreline, through public and private recreation sites, by implementing policies 1.5.1 through 1.5.6.

POLICY 1.5.1:	Land Development regulations will require that all new Gulf front development and major re-development include dune walkover structures to provide beach access and dune protection.
POLICY 1.5.2:	The majority of physical public access to beaches and shorelines in Gulf County will continue to be provided by the State through the St. Joseph Peninsula State Park.
POLICY 1.5.3:	The County will monitor development activities and as necessary will enforce the public access requirements of the Coastal Zone Protection Act of 1985 by requiring that when established public access sites are removed from public use due to coastal development, the developer must provide an alternative public access route.
POLICY 1.5.4:	Gulf County will maintain existing parking facilities at public beach or shoreline access points to avoid future parking deficiencies.
POLICY 1.5.5:	Beaches re-nourished at public expense will be made available for public use consistent with all beach access regulations that are applicable.
POLICY 1.5.6:	Gulf County will seek adequate parking facilities for County-owned public beach access facilities.
OBJECTIVE 1.6:	Gulf County will implement Land Development Regulations which encourage the protection, preservation, or sensitive reuse of historic resources.
POLICY 1.6.1:	Gulf County will continue to cooperate with the Florida Department of State, Division of Historical Resources, in the identification of historic and archaeological resources in the County.
POLICY 1.6.2:	Sensitive reuse of historic resources will be given preference in permitting decisions over activities that would damage or destroy the resource.

POLICY 1.6.3:	Gulf County will implement building standards and guidelines for the preservation or adaptive reuse of historic resources.
OBJECTIVE 1.7:	Levels of service, areas of service and phasing of infrastructure in the coastal area shall be consistent with the levels of service and capital improvements programming adopted elsewhere in this plan.
POLICY 1.7.1:	Development in the Coastal area will be consistent with the goals, objectives, and policies of the Future Land Use Element and the Capital Improvements Element regarding the provision of infrastructure.
OBJECTIVE 1.8:	Gulf County will coordinate coastal resource protection with adjacent local governments by implementing Policy 1.8.1.
POLICY 1.8.1:	Gulf County will continue to participate in meetings with Bay and Franklin Counties to review pertinent development regulations and Comprehensive Plan goals, objectives, and policies for the purpose of ensuring consistency with regard to siting water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.
GOAL 2:	To protect human life and limit public expenditures in areas subject to destruction by natural disasters.
OBJECTIVE 2.1:	Gulf County shall limit high intensity development in the Coastal High Hazard Area to necessary water-dependent uses.
POLICY 2.1.1:	“Coastal High Hazard Areas” (also “high-hazard coastal areas”) means the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.
POLICY 2.1.2:	The County will implement land development regulations that limit high intensity development in the CHHA except for water-dependent and water-related industrial and commercial uses.

OBJECTIVE 2.2:	County expenditures that subsidize development permitted in the Coastal High Hazard Area subsequent to the adoption of the Comprehensive Plan shall be limited to those developments that can provide evidence of natural disaster mitigation planning and design of those activities which restore or enhance natural resources or vital public services/facilities.
POLICY 2.2.1:	County expenditures for infrastructure improvements in the Coastal High Hazard Area will be limited to those necessary to protect human health safety or those necessary to protect environmental quality.
POLICY 2.2.2:	Public expenditures for subsidization of private development on barrier islands, beach and dune systems, or flood prone areas shall be limited to those developments which can furnish evidence that natural resources will not be unwarrantably damaged and that the development is designed to withstand coastal storms of Category 1-3 hurricane intensity.
OBJECTIVE 2.3:	Gulf County will maintain or reduce hurricane evacuation times, as identified in the current Comprehensive Emergency Management Plan (CEMP), by implementing Policies 2.3.1 through 2.3.5.
POLICY 2.3.1:	Gulf County will coordinate with the State Department of Transportation to alleviate transportation constraints on hurricane evacuation on SR 71 at Wewahitchka.
POLICY 2.3.2:	Gulf County shall maintain a prioritized list of road improvements necessary to alleviate transportation constraints on hurricane evacuations routes.
POLICY 2.3.3:	The Gulf County CEMP will be reviewed and updated annually by the Gulf County Emergency Management Office.
POLICY 2.3.4:	Gulf County will limit the sitting of group homes, nursing homes, or other uses which have special evacuation requirements in the Coastal High Hazard Area.

OBJECTIVE 2.4:	Gulf County will implement post-disaster redevelopment plans which identify guidelines for dealing with the aftermath of disasters. The main objective of this post-disaster redevelopment plan will be to reduce the future exposure of human life and public and private property to natural hazards.
POLICY 2.4.1:	The County's post-disaster redevelopment plan will distinguish between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities.
POLICY 2.4.2:	The County Emergency Management Director shall make recommendations to the Board of County Commissioner as needed regarding Comprehensive Plan and Ordinance amendments to ensure consistency with the hazard mitigation annex of the local CEMP and applicable existing inter-agency hazard mitigation reports.
POLICY 2.4.3:	Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events.
POLICY 2.4.4:	If rebuilt, structures which suffer substantial damage as defined in the Gulf County Flood Damage Prevention Ordinance shall be rebuilt in accordance with the requirements of that ordinance.
POLICY 2.4.5:	The County will enforce land development regulations which include provisions for phasing out inappropriate coastal land uses as part of economic redevelopment and post-disaster redevelopment activities.
POLICY 2.4.6:	The County Emergency Management Department will maintain an inventory of areas which have experienced repeated damage in coastal storms.
POLICY 2.4.7:	Gulf County will limit public expenditures in areas that have received repeated damage in coastal storms except for those expenditures necessary to protect human health and safety or to protect natural resources.

POLICY 2.4.8:	The County will a redevelopment plan for the Highland View and Oak Grove communities in conjunction with post disaster redevelopment activities.
POLICY 2.4.9:	Gulf County will identify areas which have experienced repeated coastal storm damage and will use the Flood Plain Management Plan and Flood Ordinance to regulate the rebuilding of damaged structures.

Chapter 6
CONSERVATION ELEMENT
4/2006

GOAL 1:	Protect, manage, and conserve the natural resources of Gulf County to ensure their continued best use for the current and future citizens of the County.
OBJECTIVE 1.1:	Gulf County will work to maintain air quality within its jurisdiction in conformance with State and Federal Air Quality guidelines by implementing Policy 1.1.1.
POLICY 1.1.1:	New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Department of Environmental Regulation prior to authorization of a development permit by Gulf County.
OBJECTIVE 1.2:	Gulf County will strive to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters by implementing Policies 1.2.1 through 1.2.4.
POLICY 1.2.1:	Gulf County will adopt as part of its Land Development Regulations, criteria for the location of those land uses with the potential to adversely affect the quality and quantity of identified water sources including existing cones of influence, water recharge areas, and waterwells.
POLICY 1.2.2:	New developments with the potential to impact the quantity and/or quality of natural resources will be required to obtain the necessary permits from the Department of Environmental Regulation, U.S. Army Corps of Engineers, Department of Natural Resources, and/or the Northwest Florida Water Management District prior to authorization of a development permit by Gulf County.

POLICY 1.2.4:	Activities that would withdraw groundwater to the point of saltwater intrusion, or would damage sensitive ecosystems, agriculture, or area geology, shall be prohibited in Gulf County.
OBJECTIVE 1.3:	Gulf County will conserve, appropriately use, and protect it's natural resources, including fisheries, wildlife, wildlife habitat, marine habitat, minerals, soils, and native vegetative communities by implementing Policies 1.3.1 through 1.3.11.
POLICY 1.3.1:	Gulf County Land Development Regulations will identify measures to be taken to protect native vegetative communities from destruction by development activities. These regulations will specifically address the protection of native vegetation in erosion sensitive locations in the coastal area.
POLICY 1.3.2:	Gulf County will assist in the application of and compliance with all State and Federal regulations which pertain to endangered and rare species and will consider the need for integrity of areas known to provide habitats for these species when issuing development permits.
POLICY 1.3.3:	Through the implementation of Land Development Regulations and the required compliance with Federal, State and Regional regulatory programs, Gulf County will ensure that the natural functions of the County's natural resources are not degraded.
POLICY 1.3.4:	Gulf County will cooperate with the Department of Natural Resources, the Florida Game and Freshwater Fish Commission, and the Northwest Florida Water Management District to provide the fullest protection to County, State, and Federally-owned areas identified in the conservation and recreation elements, that have been set aside for the protection of natural resources and public recreation.
POLICY 1.3.5:	Gulf County will cooperate with the officials of Bay, Calhoun, Liberty, and Franklin Counties to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction.

<p>POLICY 1.3.6:</p>	<p>Gulf County will maintain an Environmentally Sensitive Lands Map Inventory to include land areas identified as wetlands on the U.S.G.S. 7.5 Minute Quadrangle Maps, National Wetlands Inventory (NWI) and Florida Fish and Wildlife Conservation Commission data to identify potential habitat areas. Gulf County will provide a map or map series that identify land areas that are in the flood zones A and V according to the November 7, 2002 FEMA Flood Insurance Rate Maps (FIRM).</p>
<p>POLICY 1.3.7:</p>	<p>Gulf County Land Development Regulations will include specific requirements for the protection for environmentally sensitive lands such as those principles outlined for wetlands protection in Future Land Use Policy 1.1.10.</p>
<p>POLICY 1.3.8:</p>	<p>Conventional septic tank systems shall be prohibited within 150 feet from coastal waters and wetlands (including saltmarsh areas) within the Bayside area depicted on the revised Future Land Use Map, and shall be prohibited within 75 feet of coastal waters and wetlands (including saltmarsh areas) within the Gulfside area depicted on the revised Future Land Use Map. Lots or parcels of record which existed prior to January 14, 1992, which cannot be developed without placement of the septic tank within the 150 setback, may be exempted from the 150 foot setback requirement, but the septic tank shall be placed as far landward as possible.</p>
<p>POLICY 1.3.9:</p>	<p>Prior to beginning mine operations, all mine operators will submit a plan to the County identifying measures to protect natural resources, plans for mine reclamation, and compatibility with adjacent land uses.</p>
<p>POLICY 1.3.11:</p>	<p>Gulf County will seek grants and other sources of funding to acquire and manage lands to ensure public access to beaches, open space and other natural areas and to mitigate potential hazards.</p>
<p>OBJECTIVE 1.4:</p>	<p>Gulf County will seek to protect natural resources from the effects of hazardous waste by implementing Policies 1.4.1 through 1.4.5.</p>

POLICY 1.4.1:	Gulf County will continue to implement a public awareness program to inform citizens of the recycling alternatives for hazardous waste.
POLICY 1.4.2:	Gulf County will identify financing and operations alternatives for construction of a temporary storage/transfer facility for small quantities of hazardous wastes as recommended in the 1986 Gulf County Hazardous Waste Management Assessment.
POLICY 1.4.3:	Where contamination of natural resources by hazardous wastes has occurred, the party responsible for the contamination will be required to monitor and restore the contaminated area.
POLICY 1.4.4:	Gulf County will manage hazardous waste in accordance with County Ordinance 80-1.
POLICY 1.4.5:	Gulf County Emergency Management Office will, with the aid of the Apalachee Regional Planning Council and Local Emergency Planning Committee (LEPC), establish a system for identifying the location, type, and quantity of hazardous waste materials.

Chapter 7
RECREATION AND OPEN SPACE ELEMENT
4/2006

GOAL 1:	To provide recreational opportunities and open space for the current and future residents and visitors of Gulf County.
OBJECTIVE 1:	Gulf County will ensure that publicly-owned recreation facilities are physically accessible to all County residents by implementing Policies 1.1 through 1.4.
POLICY 1.1:	Gulf County will provide access for the physically handicapped to all County-owned parks.
POLICY 1.2:	Gulf County will maintain all access corridors to County-owned parks including sidewalks, streets, bike paths, and stairways.
POLICY 1.3:	The majority of physical public access to beaches and shorelines in Gulf County will continue to be provided by the State through the St. Joseph Peninsula State Park.
POLICY 1.4:	When established public access sites are removed from public use due to coastal development, the developer must provide an alternative public access route.
OBJECTIVE 2:	Gulf County will continue to implement a program to coordinate public and private resources to meet recreation demands.
POLICY 2.1:	The Gulf County Parks Advisory Committee will facilitate the coordination of public and private recreational resources.
POLICY 2.2:	Gulf County will coordinate with School Boards and developers to maximize land use as it relates to recreation facilities and school siting.

OBJECTIVE 3:	Gulf County will ensure that parks and recreation facilities are adequately and efficiently provided by implementing Policies 3.1 and 3.2.
POLICY 3.1:	Gulf County hereby adopts a recreation level of service of 5 acres of land per 1,000 people in unincorporated Gulf County
POLICY 3.2:	The expansion of recreation and open spaces to include the expansion and development of green spaces and trails to be used for preservation of natural resources and public recreation which may include, but not limited to providing access parking, nature trails, picnic facilities, restroom, wildlife observation, access to beaches, bays, rivers, and additional waterfront access, ultimately linking together the preservation and recreation spaces of Gulf County within the scope of financial and physical resources.
OBJECTIVE 4:	Gulf County will implement minimum requirements for the provision of open space by public agencies and private enterprises.
POLICY 4.1:	Gulf County will maintain an inventory of designated open space sites to ensure that the needs of County residents are met.
POLICY 4.2:	Gulf County will ensure the provision of open space by enforcing the requirements of the County adopted land development codes.

Chapter 8
INTERGOVERNMENTAL COORDINATION ELEMENT
5/2008

GOAL 1:	To provide for coordinated and consistent planning for growth and development in Gulf County.
OBJECTIVE 1.1:	Gulf County will coordinate the preparation and implementation of its Comprehensive Plan with the Plans of adjacent local governments by participating in pertinent programs of the Apalachee Regional Planning Council which are designated for that purpose and by implementing Policies 1.1.1 through 1.1.4.
POLICY 1.1.1:	Gulf County will make available copies of its Comprehensive Plan to the Apalachee Regional Planning Council and adjacent local governments for their review. Review copies will be available at the Library and County Commission Board Room during normal business hours.
POLICY 1.1.2:	When implementation of the Gulf County Comprehensive Plan will impact adjacent local governments, Gulf County will initiate informal communications with the affected local government to discuss coordination measures. Gulf County will then analyze what, if any, actions need to be taken by Gulf County regarding the specific intergovernmental coordination issues. Alternatives considered will include, but not be limited to, the formation of an intergovernmental ad hoc advisory committee, intergovernmental agreements, and informal intergovernmental negotiations. Intergovernmental coordination mechanisms deemed necessary by the Board of County Commissioners will be adopted by resolution.
POLICY 1.1.3:	When intergovernmental conflicts develop that cannot be reconciled at the local level within a reasonable period of time, Gulf County will call upon the Apalachee Regional Planning Council to assist through the use of the Council's adopted voluntary dispute resolution process as established pursuant to s. 186.509, F.S., for bringing to closure in a timely manner intergovernmental disputes. The County may also use other alternative local dispute resolution processes for this purpose.

<p>POLICY 1.1.4:</p>	<p>When annexation or incorporation issues arise, the municipality seeking annexation or incorporation will be responsible for initiating and implementing formal coordination activities. Gulf County will participate in these activities as deemed necessary by the Gulf County Board of County Commissioners.</p>
<p>OBJECTIVE 1.2:</p>	<p>Gulf County will coordinate its Comprehensive Plan with the plans of the Gulf County School Board, Gulf Coast Community College Board of Trustee and other units of local government which provide services but do not have regulatory authority over the use of land, by implementing Policies 1.2.1 through 1.2.6.</p>
<p>POLICY 1.2.1:</p>	<p>Copies of the adopted Comprehensive Plan will be made available for review by all units of Gulf County local government during regular business hours at the Library and County Commission Board Room.</p>
<p>POLICY 1.2.2:</p>	<p>Gulf County will accept comments from any interested unit of Gulf County local government regarding coordination issues related to the Comprehensive Plan.</p>
<p>POLICY 1.2.3:</p>	<p>Comments received by units of local government in Gulf County regarding Plan coordination issues shall be reviewed by either the Gulf County Comprehensive Plan Committee or other committee appointed by the Gulf County Board of County Commissioners. The Planning and Zoning Board or Ad Hoc Committee will be charged with the following:</p> <ul style="list-style-type: none"> (1) Review of comments received during the first three months following Comprehensive Plan adoption; (2) Identification of alternatives for the mitigation of identified issues including Comprehensive Plan amendments, informal agreements, and formal processes; (3) Presentation of alternatives and recommendations to the Gulf County Board of County Commissioners within two months of committee formation.

POLICY 1.2.4:	In an effort to ensure continued intra-governmental planning consistency, the procedures outlined in Policies 1.2.1 through 1.2.3 will be repeated on an annual basis as part of the Comprehensive Plan Maintenance and Evaluation Procedures.
POLICY 1.2.5:	Gulf County will coordinate development planning with all school boards to keep school sitting compatible with land use categories that support institutional use.
POLICY 1.2.6:	Gulf County will coordinate with government agencies to promote an intergovernmental planning council to keep school sitting issues in compliance with their respective comprehensive plans.
OBJECTIVE 1.3:	Gulf County will address the impacts of any development proposed in the adopted Comprehensive Plan upon development in adjacent jurisdictions by implementing policies 1.3.1 through 1.3.2.
POLICY 1.3.1:	The Gulf County PDRB will identify and review any improvements identified in the Comprehensive Plan. A listing of any proposed improvements, will be compiled which identifies those development activities expected to impact adjacent local governments. Such list will be made available to impacted adjacent local governments for review.
POLICY 1.3.2:	Gulf County will continue to coordinate with adjacent local governments regarding the management of water bodies located in contiguous jurisdictions.
POLICY 1.3.3:	The Port of Port St. Joe shall be responsible for all future updates, appraisals and modifications to the Port Master Plan.
<u>POLICY 1.3.4</u>	The County will use the Interlocal Concurrency Committee that was established to coordinate school concurrency issues to also coordinate other intergovernmental LOS concurrency issues that are generated by development activities.

<p><u>OBJECTIVE 1.4</u></p>	<p>The County shall foster and encourage intergovernmental coordination for schools with the Gulf County School Board, City of Port St. Joe and the City of Wewahitchka through the Interlocal Agreement for Public School Facilities Planning.</p>
<p><u>POLICY 1.4.2</u></p>	<p>The County adopted the Interlocal Agreement for Public School Facilities Planning and shall reference it and any subsequent revision into the Comprehensive Plan and Land Development Regulations to foster school concurrency.</p>
<p><u>POLICY 1.4.3</u></p>	<p>The County shall incorporate by reference the School Board’s Five Year District Facilities Work Program and the subsequent annual revision for evaluating and meeting school Level of Service standards.</p>
<p><u>POLICY 1.4.4</u></p>	<p>The County will coordinate with the City of Wewahitchka, City of Port St. Joe and the School Board to promote an Interlocal Concurrency Committee, keep school sitting and concurrency issues in compliance with their respective comprehensive plans School Facilities Element, and the School Board Five Year Capital Facilities Plan. The County shall provide to the School Board any amendments or development applications for concurrency review. The School Board shall have a minimum 30 days and a maximum 60 days for their concurrency review before approval, transmittal or adoption by the County or other Local Governments.</p>
<p><u>POLICY 1.4.5</u></p>	<p>The Interlocal Concurrency Committee will monitor any growth of the school service areas for impacts to adjacent local governments or agencies with specific management responsibilities.</p>

Chapter 9
Capital Improvements Element
5/2008

GOAL	Gulf County will provide adequate public facilities based on LOS standards for both existing and future populations consistent with the availability of financial resources.
OBJECTIVE 1.1	Capital Improvements will be implemented as necessary to correct existing deficiencies in public facilities identified in this plan, and to serve projected future growth, in accordance with an adopted Capital Improvements Plan.
POLICY 1.1.1	The Capital Improvements Element shall consider only those facility types required in Rule 9J-5 F.A.C., which are Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, and Parks and Recreation.
POLICY 1.1.2	The County will include projects identified in the other Comprehensive Plan Elements in a Five-Year Schedule of Capital Improvements which will be updated annually.
POLICY 1.1.3	The Capital Improvements Element will be utilized in preparing the County's annual budget, which includes not only the facility types identified in Policy 1.1.1, but also other facility types necessary for the public health, safety, and welfare of the community.
POLICY 1.1.4	The Capital Improvements Element shall include public facility improvements that are in excess of \$10,000 and/or that are non-recurring.
OBJECTIVE 1.2	Expenditures of public funds that promote land development in Coastal High Hazard Areas (<u>CHHA</u>) shall be limited as described in the Coastal Management Element of this Plan.

POLICY 1.2.1	County expenditures for infrastructure improvements in the CHHA will be limited to those necessary to protect human health and/or safety, and/or those necessary to protect environmental quality.
OBJECTIVE 1.3	Development orders and building permits will be issued contingent upon the availability of adequate public facilities, based on adopted levels of service.
POLICY 1.3.1	The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: <ul style="list-style-type: none"> • Traffic Circulation • Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer • Recreation and Open Space
OBJECTIVE 1.4	Future development will bear a proportionate cost of facility improvements needed to maintain adopted levels of service standards.
POLICY 1.4.1	The County will ensure that future development bears a proportionate cost of the facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.
POLICY 1.4.2	Gulf County will continue to monitor the feasibility of implementing impact fees, or similar mechanisms, to assure the provision of adequate public facilities, concurrent with development impacts.
POLICY 1.4.3	The Port of Port St. Joe will bear the costs of public facility improvements associated with port development or necessitated by port development to maintain adopted levels of services.
OBJECTIVE 1.5	The County shall manage its fiscal resources in order to ensure that Capital Improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvement.

<p>POLICY 1.5.1</p>	<p>The County shall adopt a Capital Budget at the same time that it adopts its Annual Operating Budget. The Capital Budget shall include those projects necessary to maintain the adopted levels of service set forth in Policy 1.3.1.</p>
<p>POLICY 1.5.2</p>	<p>The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements:</p> <ul style="list-style-type: none"> • the relationship to individual elements of the Comprehensive Plan; • the elimination of public hazards; • the elimination of existing capacity deficiencies; • the impact on the annual operating and capital budgets; • location in relation to the Future Land Use Map; • the accommodation of new development and redevelopment facility demands; • the financial feasibility of the proposed project; and • the relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District.
<p>POLICY 1.5.3</p>	<p>The debt service implications of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.</p>
<p>POLICY 1.5.4</p>	<p>The County will address the renewal and replacement of public facilities in the Five-Year Schedule of Capital Improvements.</p>

Chapter 10
School Facilities Element
5/2008

<p>GOAL 1:</p>	<p>Gulf County, City of Port St. Joe and City of Wewahitchka as the “Local Governments” along with the Gulf County School Board recognize the mutual obligation and responsibility for the education, nurture and general well-being of its children.</p>										
<p>OBJECTIVE 1.1:</p>	<p>The Local Governments will assist the Gulf County School Board in monitoring school Level of Service (LOS) concurrency by adopting the following Level of Service standard for each Planning Area:</p> <table border="1" data-bbox="517 752 1334 969"> <thead> <tr> <th>Type of School</th> <th>Level of Service</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>100% of DOE permanent FISH capacity</td> </tr> <tr> <td>Middle</td> <td>100% of DOE permanent FISH capacity</td> </tr> <tr> <td>High</td> <td>100% of DOE permanent FISH capacity</td> </tr> <tr> <td>Special purpose</td> <td>100% of DOE permanent FISH capacity</td> </tr> </tbody> </table> <p>DOE: Department of Education FISH: Florida Inventory of School Housing</p>	Type of School	Level of Service	Elementary	100% of DOE permanent FISH capacity	Middle	100% of DOE permanent FISH capacity	High	100% of DOE permanent FISH capacity	Special purpose	100% of DOE permanent FISH capacity
Type of School	Level of Service										
Elementary	100% of DOE permanent FISH capacity										
Middle	100% of DOE permanent FISH capacity										
High	100% of DOE permanent FISH capacity										
Special purpose	100% of DOE permanent FISH capacity										
<p>POLICY 1.1.1:</p>	<p>The County and Local Governments will review development proposals in coordination with the School Board to determine if the student capacity is available to support the development’s impacts on the applicable LOS standard for each concurrency service area. Developments will be required to have a concurrency clearance letter based on the short term and long term planning period from the School Board before approval by the local governments. Developments that can not get a clearance letter will have the opportunity to pursue the options in Policy 1.1.4. and outlined in the Interlocal Agreement (ILA) for Public School Facility Planning.</p>										
<p><u>POLICY 1.1.2:</u></p>	<p>The School Board reserves the right to apply concurrency by shifting capacity district wide instead of by concurrency service area if facility or financial feasibility can not be justified or maximized.</p>										

<p><u>POLICY 1.1.3:</u></p>	<p>When evaluating the student population for concurrency impacts, the School Board’s concurrency service and attendance areas as shown in the comprehensive plan maps series share the same boundaries.</p> <table border="1" data-bbox="497 439 1347 624"> <tr> <td data-bbox="497 439 922 510">North Concurrency Service and Attendance Area</td> <td data-bbox="922 439 1347 510">South Concurrency Service and Attendance Area</td> </tr> <tr> <td data-bbox="497 510 922 548">Wewahitchka Elementary</td> <td data-bbox="922 510 1347 548">Port St. Joe Elementary</td> </tr> <tr> <td data-bbox="497 548 922 586">Wewahitchka Middle School</td> <td data-bbox="922 548 1347 586">Port St. Joe Middle School</td> </tr> <tr> <td data-bbox="497 586 922 624">Wewahitchka High School</td> <td data-bbox="922 586 1347 624">Port St. Joe High School</td> </tr> </table>	North Concurrency Service and Attendance Area	South Concurrency Service and Attendance Area	Wewahitchka Elementary	Port St. Joe Elementary	Wewahitchka Middle School	Port St. Joe Middle School	Wewahitchka High School	Port St. Joe High School
North Concurrency Service and Attendance Area	South Concurrency Service and Attendance Area								
Wewahitchka Elementary	Port St. Joe Elementary								
Wewahitchka Middle School	Port St. Joe Middle School								
Wewahitchka High School	Port St. Joe High School								
<p>POLICY 1.1.4:</p>	<p>When the School Board applies Policy 1.1.2 for concurrency the following guidelines will be used:</p> <ol style="list-style-type: none"> 1. Encourage or allow parents to voluntary change attendance area if it is in the parents best interest; 2. The un-utilized capacity of a facility is more financially feasible than building new facilities for concurrency; 3. The School Board may shift concurrency geographically by adjusting the bus routes within the Attendance Areas not to exceed 30 min. of additional travel time. <p>The intent of this policy is to temporally adjust concurrency until the procedures in Section 4.2 of the ILA demonstrate that the concurrency issue will require a new facility or amending the Concurrency or Attendance Service Areas.</p>								
<p>POLICY 1.1.5:</p>	<p>The proportionate fair share policy outlined in the Interlocal Agreement for Public School Facility Planning will be considered when a development will exceeds the Level of Service (LOS) for the respective school district.</p>								
<p>POLICY 1.1.6:</p>	<p>The County, along with the other Local Governments, will assist the School Board in evaluating proportionate fair share mitigation options when development impacts exceed concurrency LOS of the respective service area. Proportionate share mitigation options include contribution of land, actual construction or expansion of school facilities, or contribution into a mitigation bank consistent with the Interlocal Agreement for Public School Facilities Planning.</p>								
<p>OBJECTIVE 1.2:</p>	<p>Population monitoring and projection.</p>								

POLICY 1.2.1:	The County, along with the other Local Governments, and School Board will monitor population trends for student enrollment projections through the Interlocal Concurrency Council.
POLICY 1.2.2:	The Interlocal Concurrency Council will use the current capital outlay FTE forecast and University of Florida Bureau of Economic and Business Research (BEBR) data to project student population and population growth projections and report their concurrency findings and recommendations to the Local Governments and School Board.
OBJECTIVE 1.3:	The County, along with the other Local Governments, will assist the School Board in complying with their respective school siting policies.
POLICY 1.3.1:	Gulf County, along with the other Local Governments, through the planning and permitting process, will work with the School Board and developers to direct new schools towards recreation facilities, parks, libraries, museums and related institution development so that facilities are maximized and a collocation of existing or planned services is achieved consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.
POLICY 1.3.2:	The County, along with the other Local Governments, will assist the School Board in making sure infrastructure capacity for roads, water and sewer is available for new schools or school expansion through site selection or expansion of services and that financial feasibility is maintained by the respective Local Governments and School Board.
POLICY 1.3.3:	The County, along with the other Local Governments, and the School Board will maintain and achieve LOS by implementing Section 4 of the Interlocal Agreement for Public School Facility Planning through the Interlocal Concurrency Council. The adopted LOS shall be achieved and maintained over the five years of the School Board Five Year District Facilities Work Program. After the first Five-Year Schedule of Capital Improvements, capacity shall be maintained for each year of the five-year schedules of capital improvements and a new fifth year added to the schedule yearly.

POLICY 1.3.4	When reviewing a development, improvements programmed in the first three years of the School Board Five Year District Facilities Work Program and the Local Governments Five Year Capital Improvements Schedule shall be considered available capacity.
POLICY 1.3.5	Gulf County, along with the other Local Governments, will work with the School Board, through the Interlocal Concurrency Council to insure that all projected five and ten year planned education facilities are consistent with the comprehensive plan, including the FLUM and land development regulations, county and cities Five Year Capital Improvements Schedule, school system's Five Year District Facilities Work Plan and consistent with Section 7 of the Interlocal Agreement for Public School Facility Planning.
POLICY 1.3.6:	In conjunction with Policies 1.1.2, 1.1.4, .3.3 and consistent with the ILA, the Concurrency Service Area (CSA) shall be reviewed annually by the School Board for any operational issues such as transportation, court orders, population and economic diversity, student welfare, financial feasibility, and maximum utilization of facilities that would require amending the CSA and supporting maps.
OBJECTIVE 1.4	Gulf County, along with the other Local Governments, and the Gulf County School Board will support emergency preparedness through transportation and facility use.
POLICY 1.4.1	The Gulf County Emergency Management Office (Emergency Management) will coordinate emergency preparedness and response agreements between the County and the other Local Governments and the School Board.
POLICY 1.4.2	The School Board will coordinate with Emergency Management to insure new facilities are hurricane shelter certified.
POLICY 1.4.3	The School Board, the County and other Local Governments will coordinate the use of school buses and school facilities through Emergency Management when emergency evacuations of the general public are required.

POLICY 1.4.4	The County, and the other Local Governments and School Board will coordinate through Emergency Management to identify and provide resources needed for emergency response or evacuation of any school facility or facilities.
POLICY 1.4.5	Emergency Management and School Board will coordinate any additional use of school facilities needed to mitigate an emergency situation.

Land Use Map Series

Traffic Circulation

**Coastal Density and
CHHA**

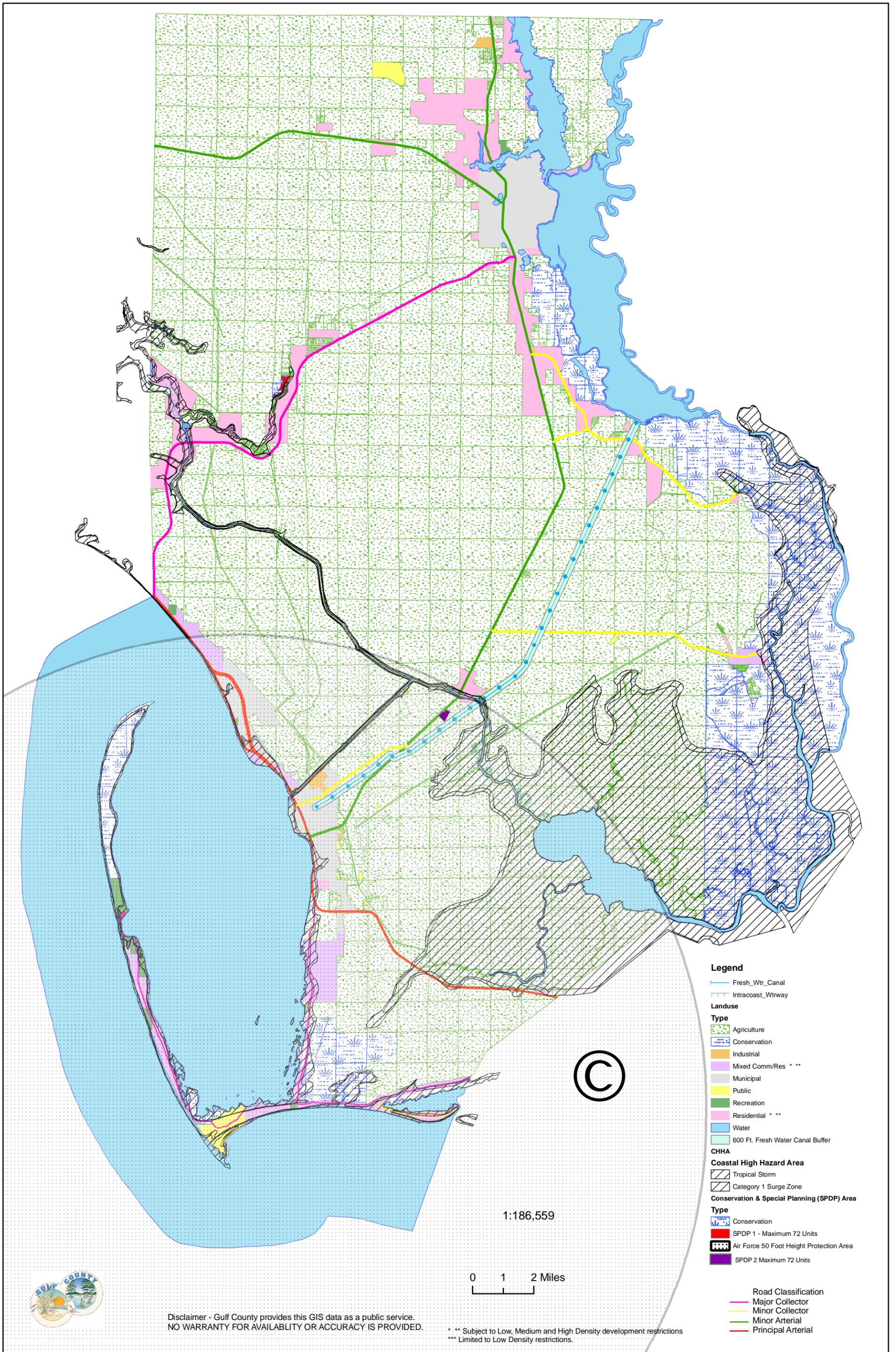
NFIP Flood Zones

Wetlands

**Habitat Protection and
State Lands**

**Water Supply Planning
and Well Protection**

School Facilities Planning



Legend

- Fresh_Wtr_Canal
- Intracoast_Wtrway

Landuse

- Agriculture
- Conservation
- Industrial
- Mixed Comm/Res * **
- Municipal
- Public
- Recreation
- Residential * **
- Water
- 600 Ft. Fresh Water Canal Buffer

CHHA

- ▨ Tropical Storm
- ▨ Category 1 Surge Zone

Conservation & Special Planning (SPDP) Area

Type

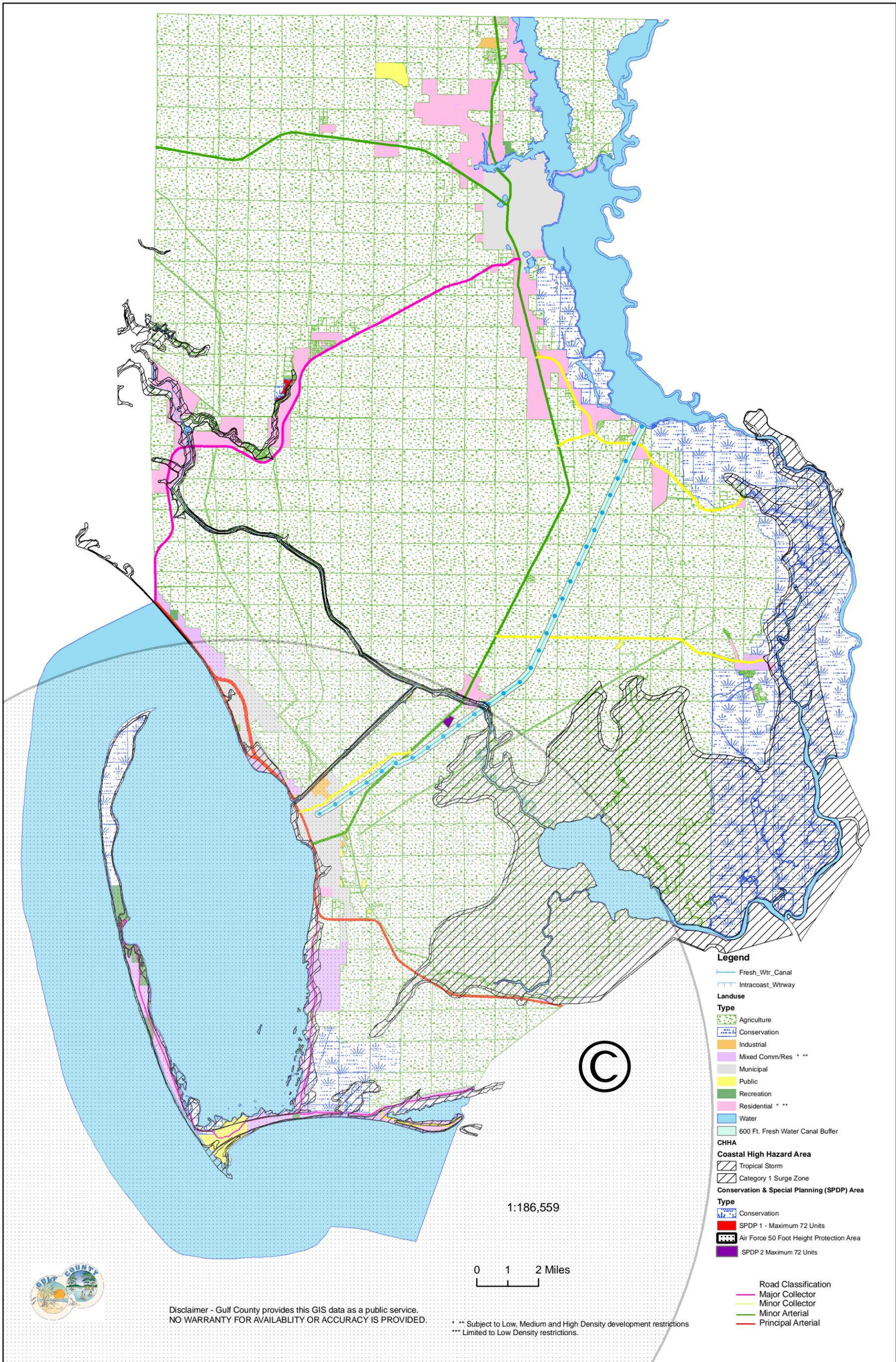
- Conservation
- SPDP 1 - Maximum 72 Units
- Air Force 50 Foot Height Protection Area
- SPDP 2 Maximum 72 Units

- Road Classification**
- Major Collector
 - Minor Collector
 - Minor Arterial
 - Principal Arterial

Disclaimer - Gulf County provides this GIS data as a public service.
NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.

* ** Subject to Low, Medium and High Density development restrictions
*** Limited to Low Density restrictions.

**GULF COUNTY, FLORIDA
2006-2020 EXISTING LAND USE MAP**



- Legend**
- Fresh_Wtr_Canal
 - Intracoast_Wtrway
- Landuse**
- Type**
- Agriculture
 - Conservation
 - Industrial
 - Mixed Comm/Res * **
 - Municipal
 - Public
 - Recreation
 - Residential * **
 - Water
 - 600 Ft. Fresh Water Canal Buffer
- CHHA**
- Coastal High Hazard Area**
- ▨ Tropical Storm
 - ▨ Category 1 Surge Zone
- Conservation & Special Planning (SPDP) Area**
- Type**
- Conservation
 - SPDP 1 - Maximum 72 Units
 - Air Force 50 Foot Height Protection Area
 - SPDP 2 Maximum 72 Units
- Road Classification**
- Major Collector
 - Minor Collector
 - Minor Arterial
 - Principal Arterial

Disclaimer - Gulf County provides this GIS data as a public service.
 NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.

* ** Subject to Low, Medium and High Density development restrictions
 *** Limited to Low Density restrictions.

GULF COUNTY, FLORIDA 2006-2020 FUTURE LAND USE MAP

Legend

Conservation & Special Planning (SP) Area

- Type**
- Conservation
 - SP 1 - Maximum 72 Units
 - Fresh_Wtr_Canal
 - Intracoast_Wtrway
 - Fresh_Wtr_Canal_Buffer

Landuse

- Type**
- Agriculture
 - Conservation
 - Industrial
 - Mixed Comm/Res * **
 - Municipal
 - Public
 - Recreation
 - Residential * **
 - Water
 - Local & Forestry Roads

Coastal High Hazard Area

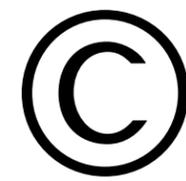
- CHHA**
- Category 1
 - Tropical Storm

Road Classification

- Major Collector
- Minor Collector
- Minor Arterial
- Principal Arterial

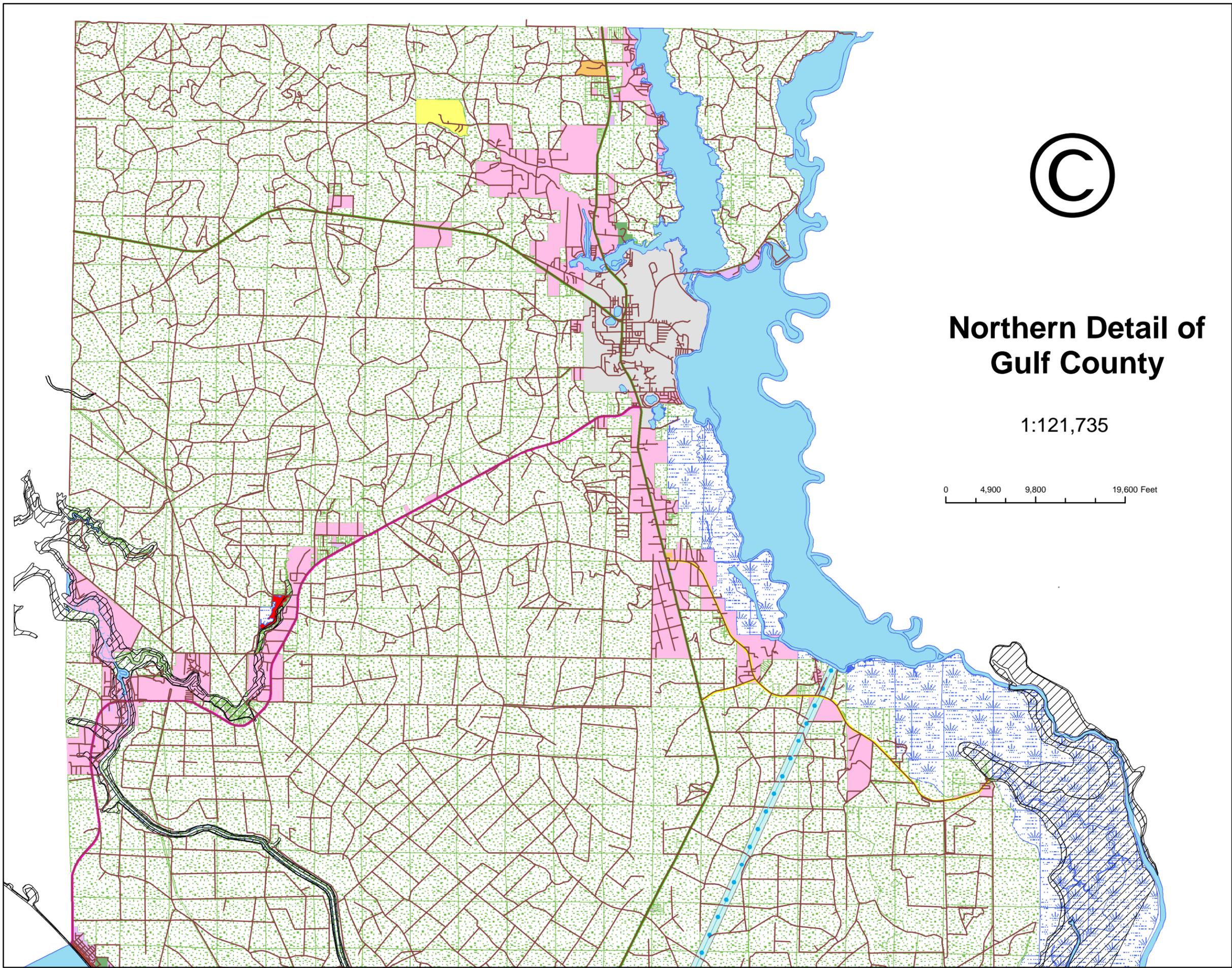
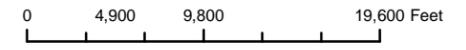
* ** Subject to Low, Medium and High Density development restrictions
*** Limited to Low Density restrictions.

Disclaimer - Gulf County provides this GIS data as a public service. NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.



Northern Detail of Gulf County

1:121,735



Legend

Conservation & Special Planning (SP) Area

Type

-  Conservation
-  SP 2 - Maximum 72 Units
-  Fresh_Wtr_Canal
-  Intracoast_Wtrway
-  Fresh_Wtr_Canal_Buffer

Landuse

Type

-  Agriculture
-  Conservation
-  Industrial
-  Mixed Comm/Res * **
-  Municipal
-  Public
-  Recreation
-  Residential * **
-  Water
-  Local & Forestry Roads

Coastal High Hazard Area

CHHA

-  Category 1
-  Tropical Storm

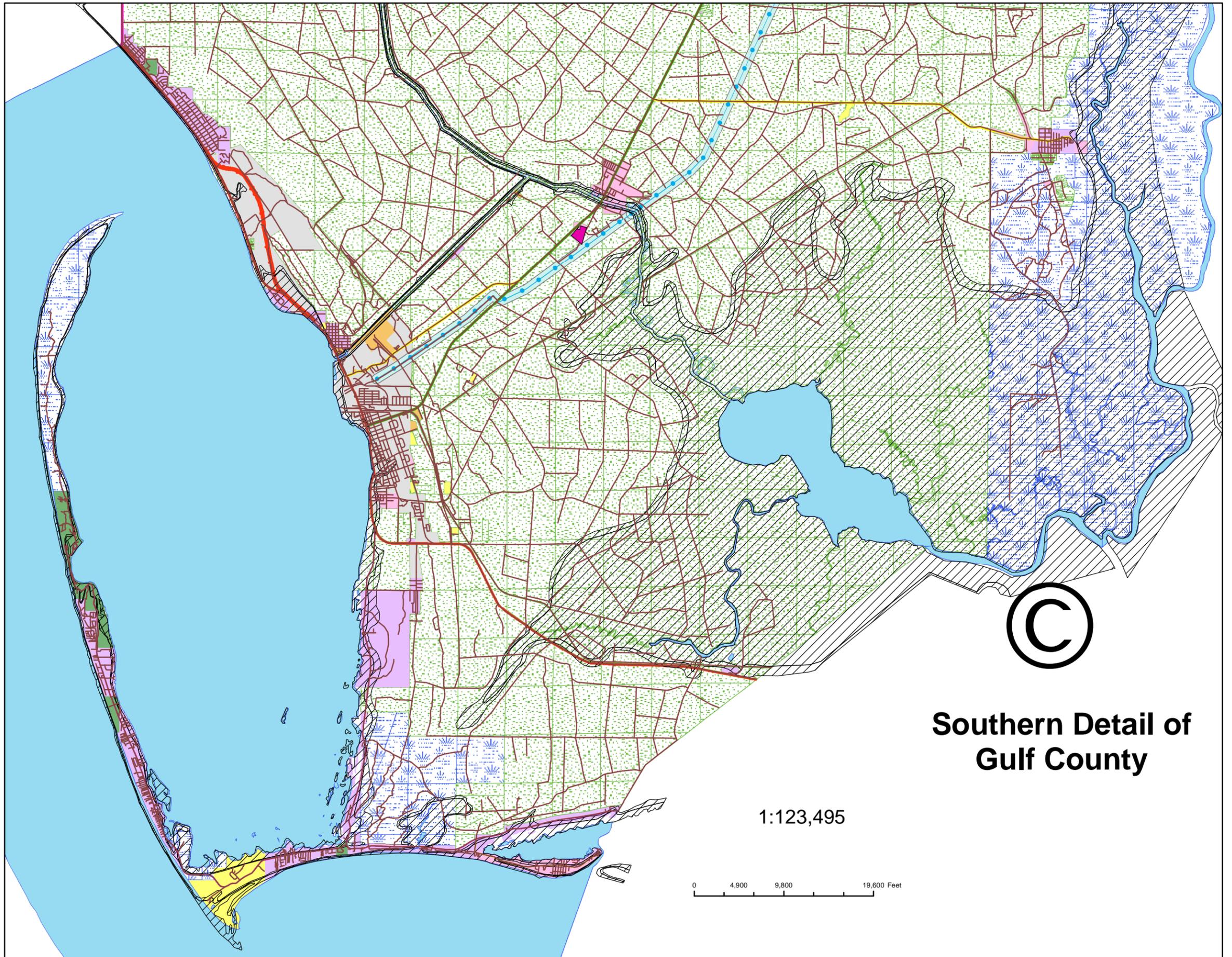
Road Classification

-  Major Collector
-  Minor Collector
-  Minor Arterial
-  Principal Arterial

* ** Subject to Low, Medium and High Density development restrictions

*** Limited to Low Density restrictions.

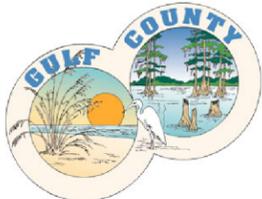
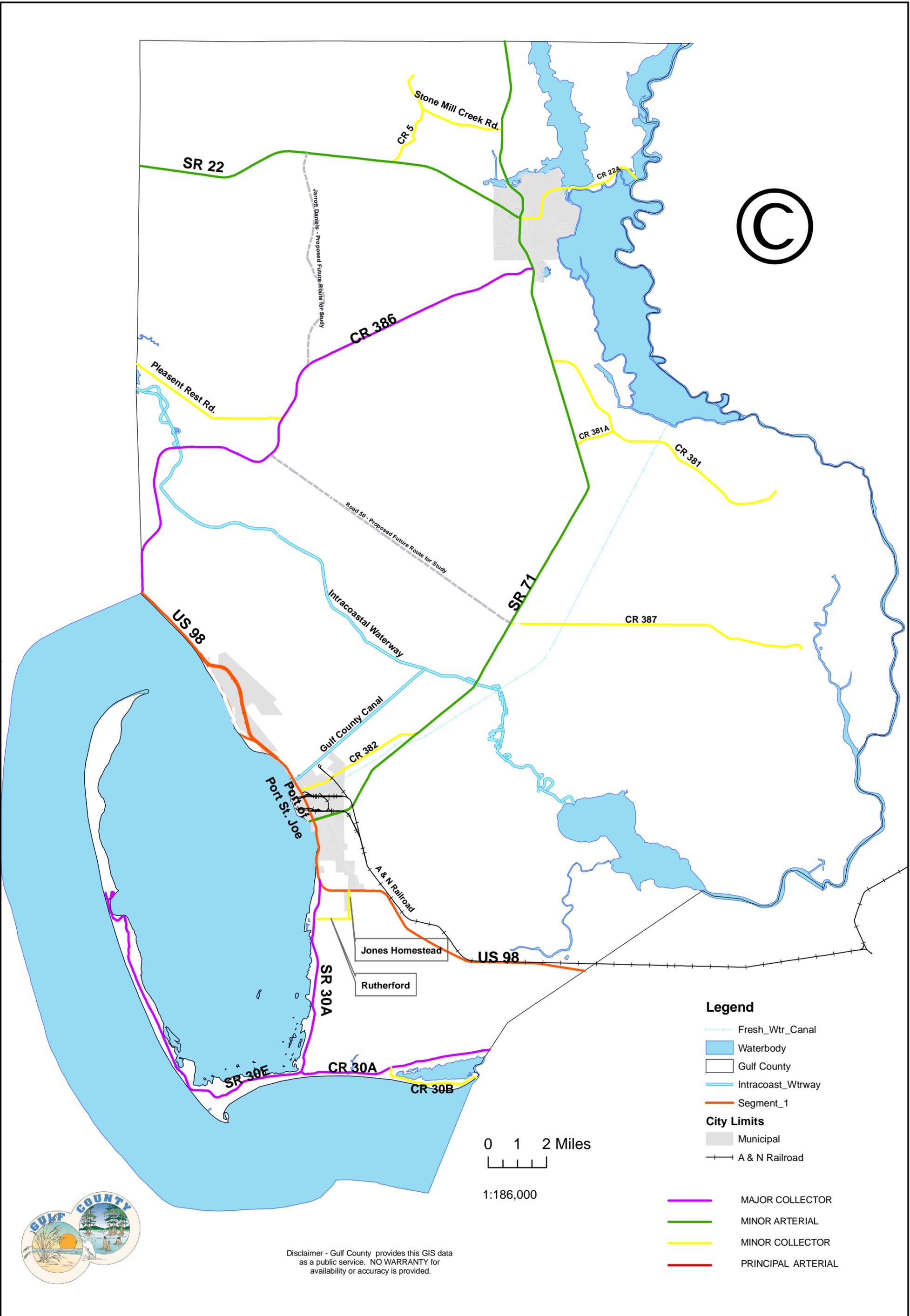
Disclaimer - Gulf County provides this GIS data as a public service. NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.



Southern Detail of Gulf County

1:123,495

0 4,900 9,800 19,600 Feet

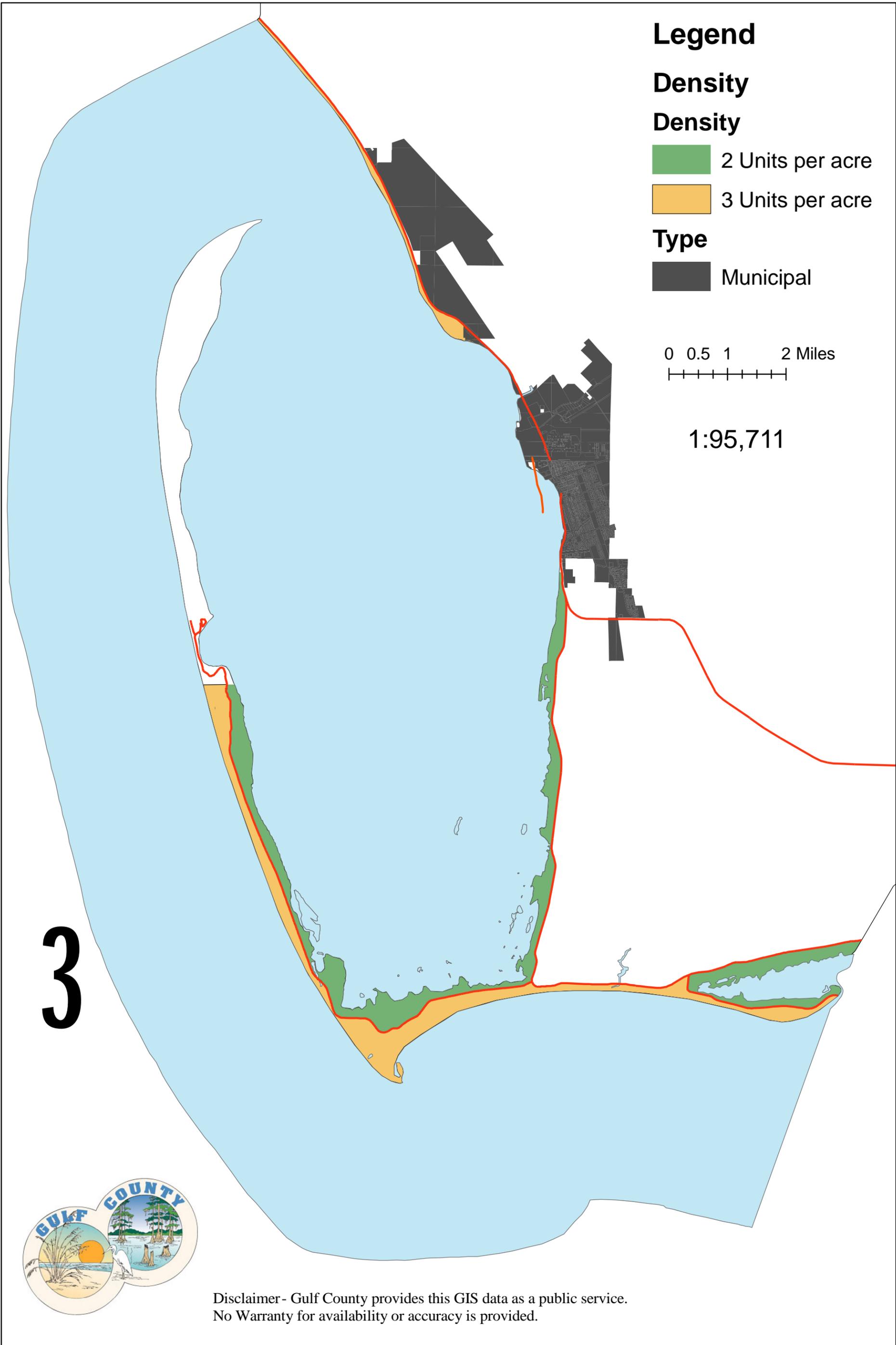


Disclaimer - Gulf County provides this GIS data as a public service. NO WARRANTY for availability or accuracy is provided.

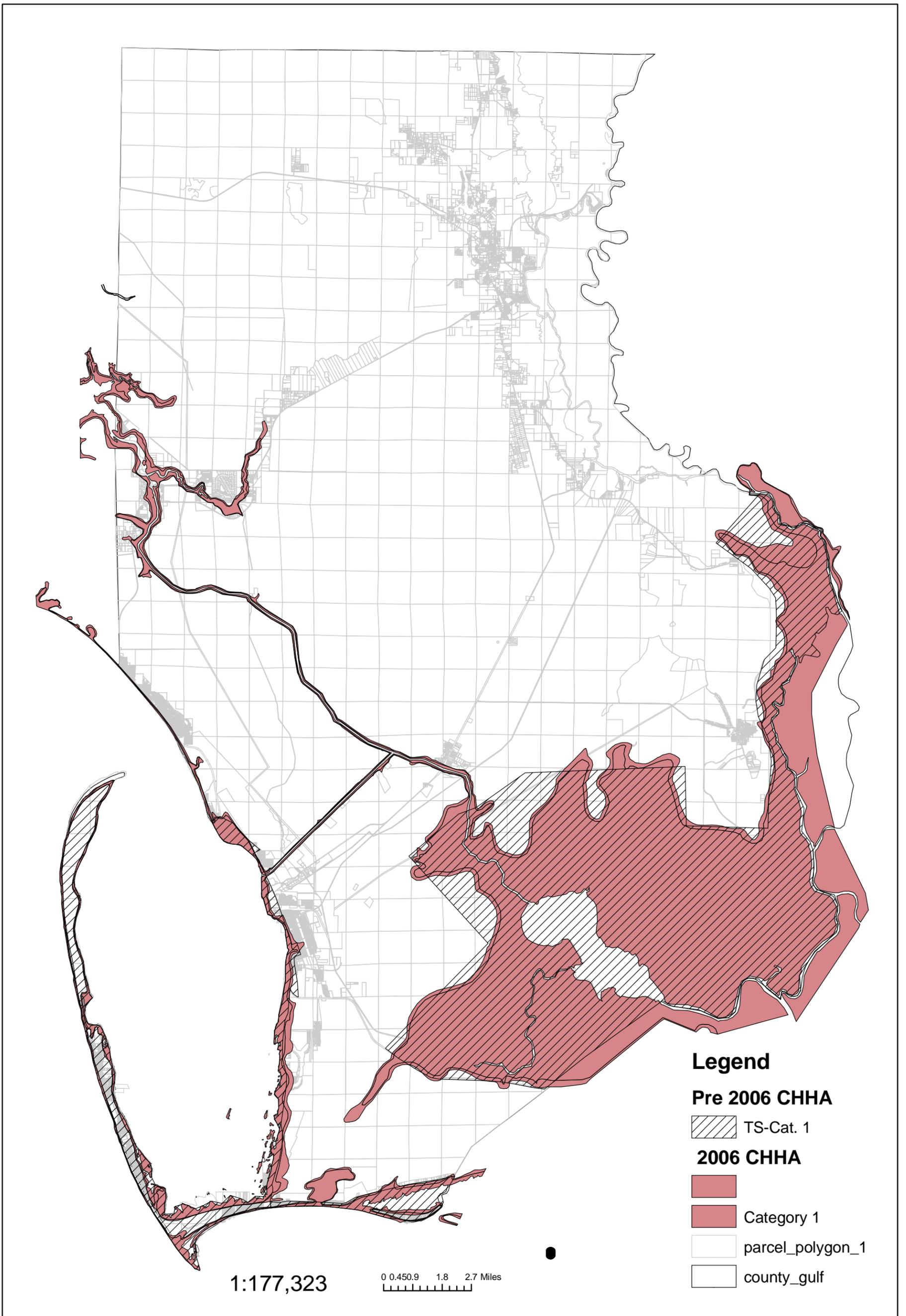
Legend

- Fresh_Wtr_Canal
- Waterbody
- Gulf County
- Intracoast_Wtrway
- Segment_1
- City Limits**
- Municipal
- A & N Railroad
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- PRINCIPAL ARTERIAL

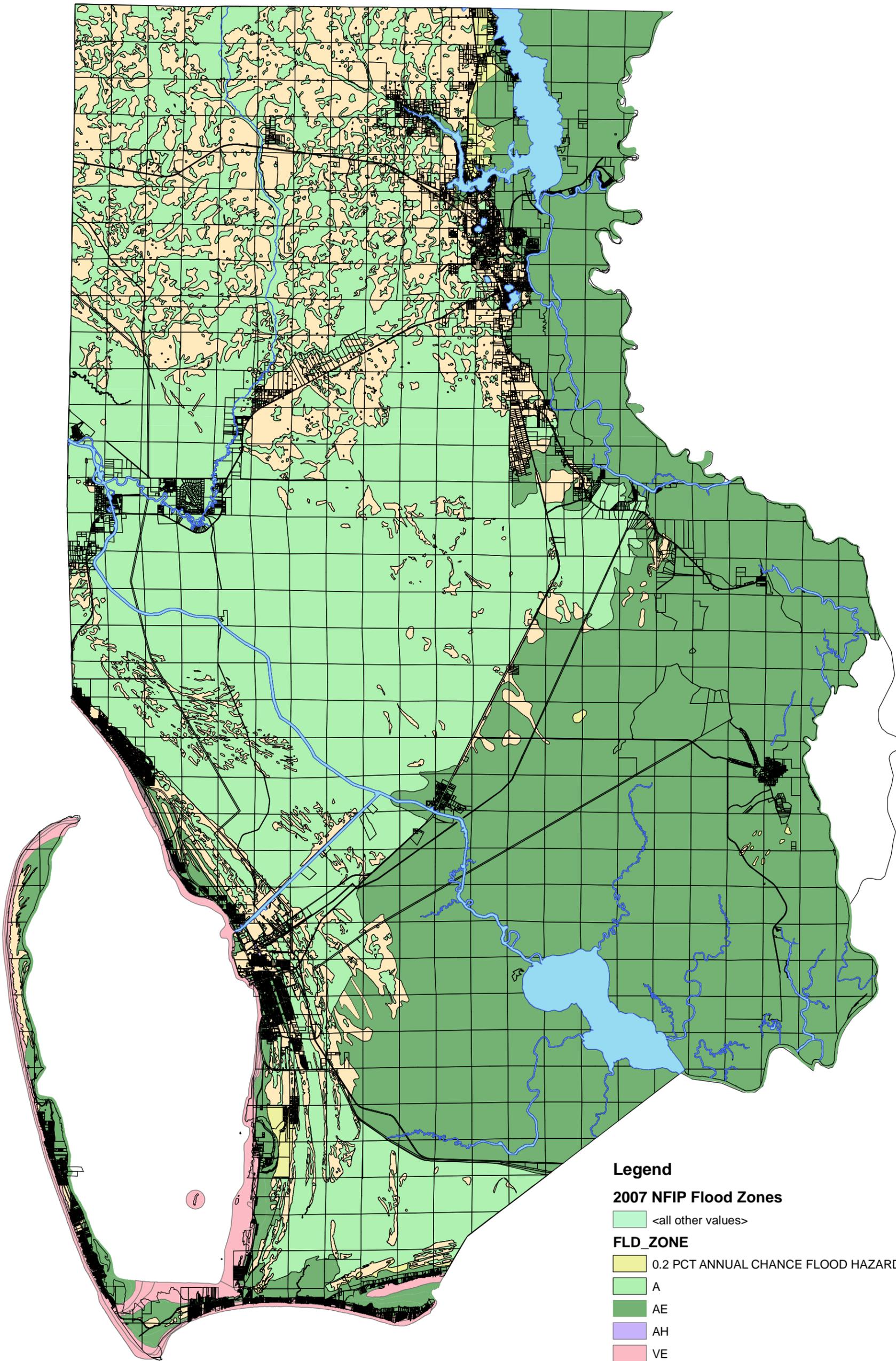
Gulf County Future Traffic Circulation Map 2005-2020



COASTAL DENSITY MAP



Gulf County Old and New CHHA



Legend

2007 NFIP Flood Zones

- <all other values>
- FLD_ZONE**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AH
- VE
- X

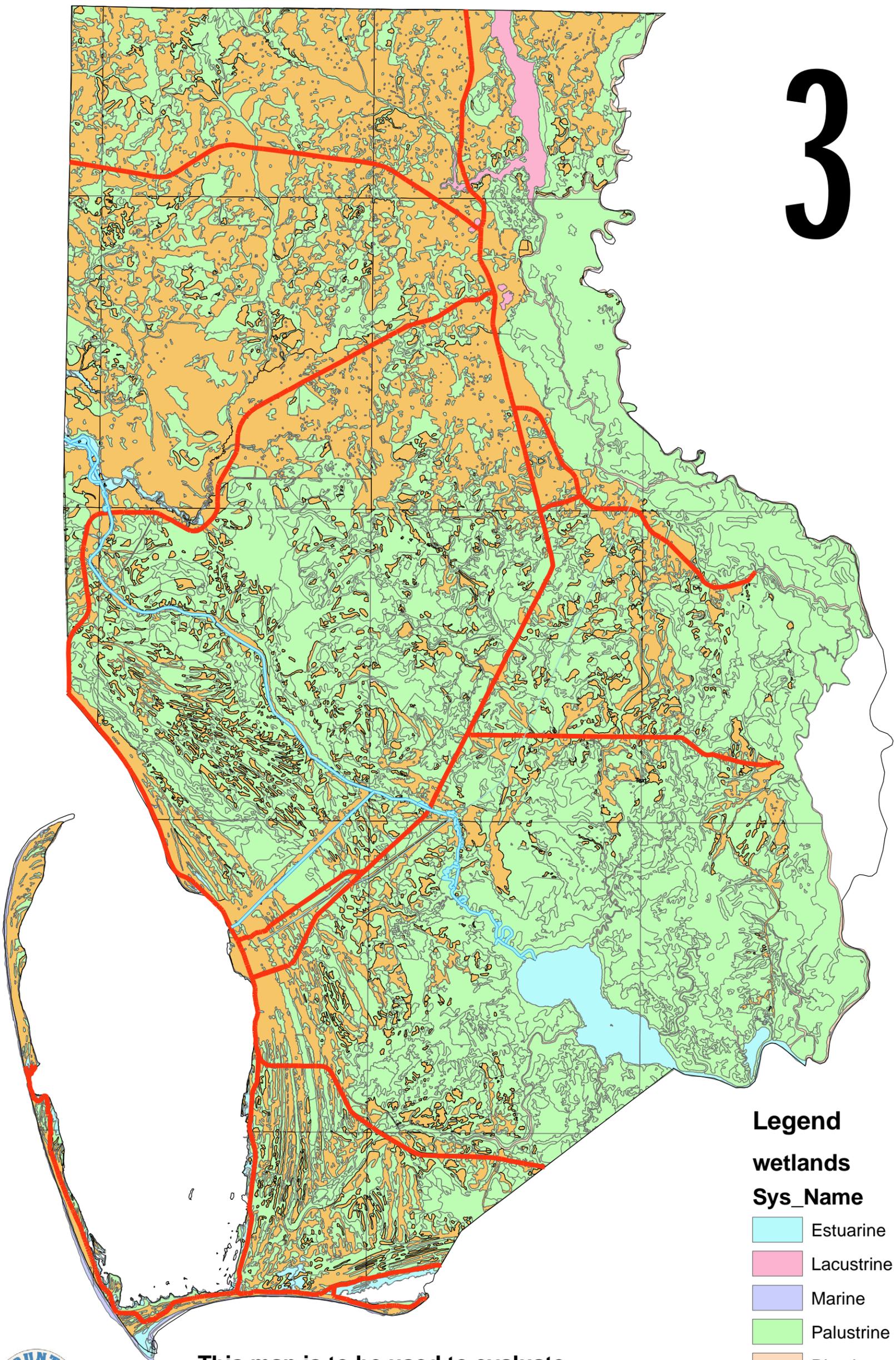
2007 FEMA NFIP FLOOD ZONES

0 7,000 14,000 28,000 Feet

1 inch equals 14,167 feet

Disclaimer - Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.





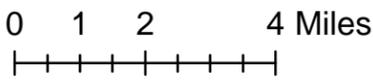
Legend

wetlands

Sys_Name

- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine
- Uplands

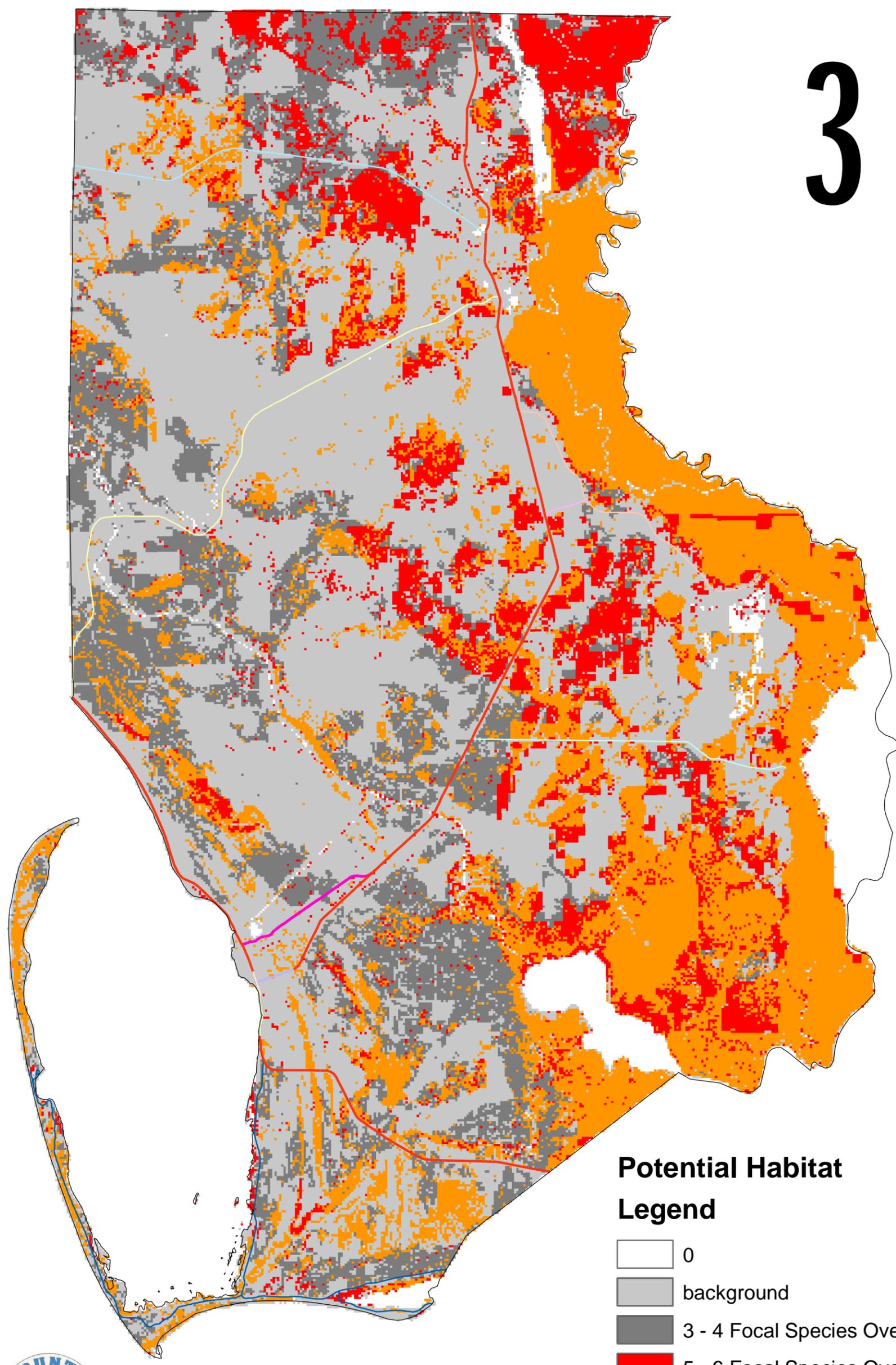
This map is to be used to evaluate the potential for wetland impacts. Wetland delineation is the only true determination of wetlands.



1:177,958



Disclaimer – Gulf County Planning Department provides this GIS data as a public service. NO WARRANTY for the availability or accuracy is provided.



Potential Habitat Legend

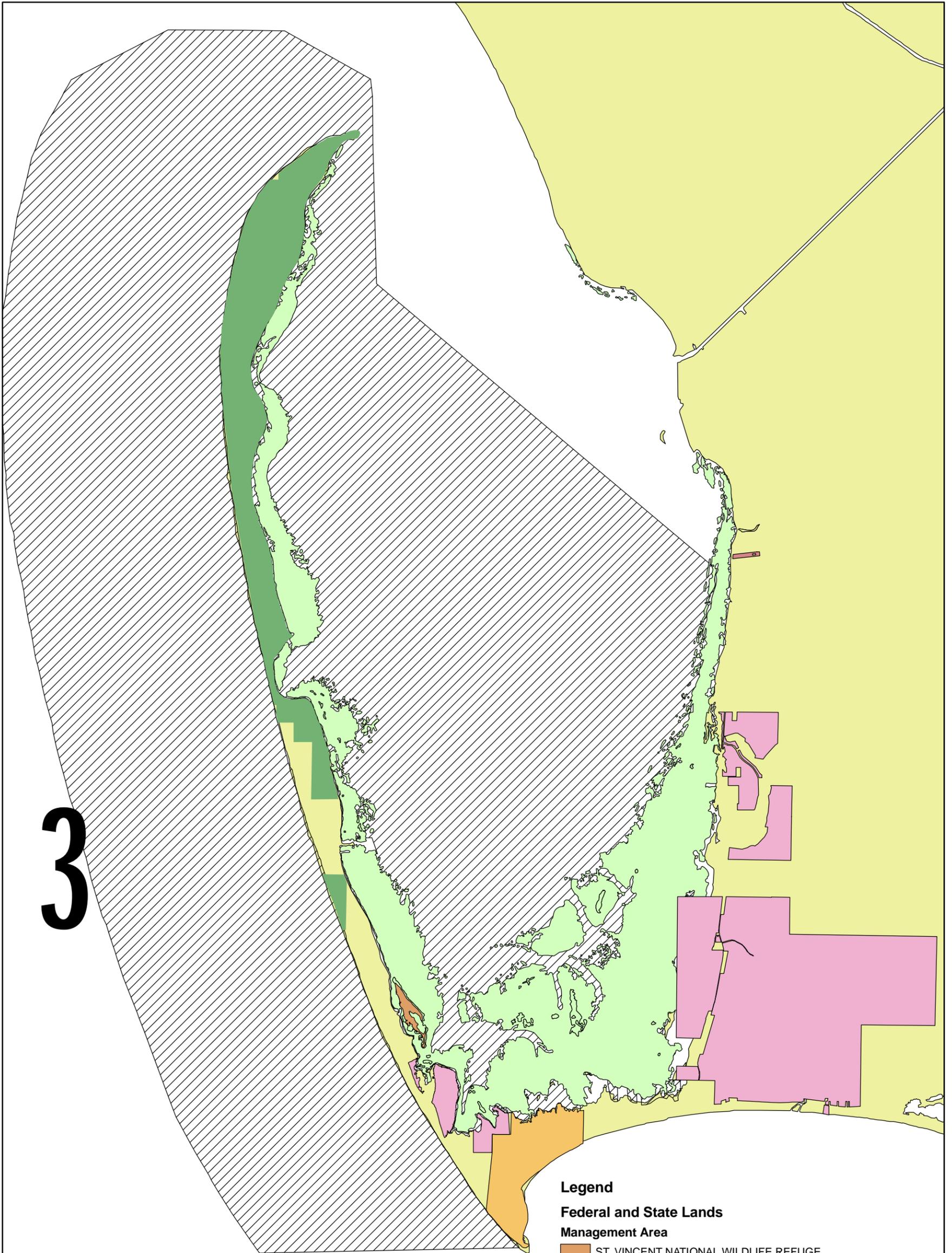
- 0
- background
- 3 - 4 Focal Species Overlap
- 5 - 6 Focal Species Overlap
- 7+ Focal Species Overlap



Disclaimer - Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.

Gulf County Environmentally Sensitive Habitat Areas

3



Disclaimer - Gulf County provides this GIS data as a public service.
No Warranty for availability or accuracy is provided.



Legend

Federal and State Lands

Management Area

- ST. VINCENT NATIONAL WILDLIFE REFUGE
- EGLIN AIR FORCE BASE
- EGLIN AIR FORCE BASE CAPE SAN BLAS SATELLITE PROPERTY
- ST. JOSEPH BAY STATE BUFFER PRESERVE

State Parks

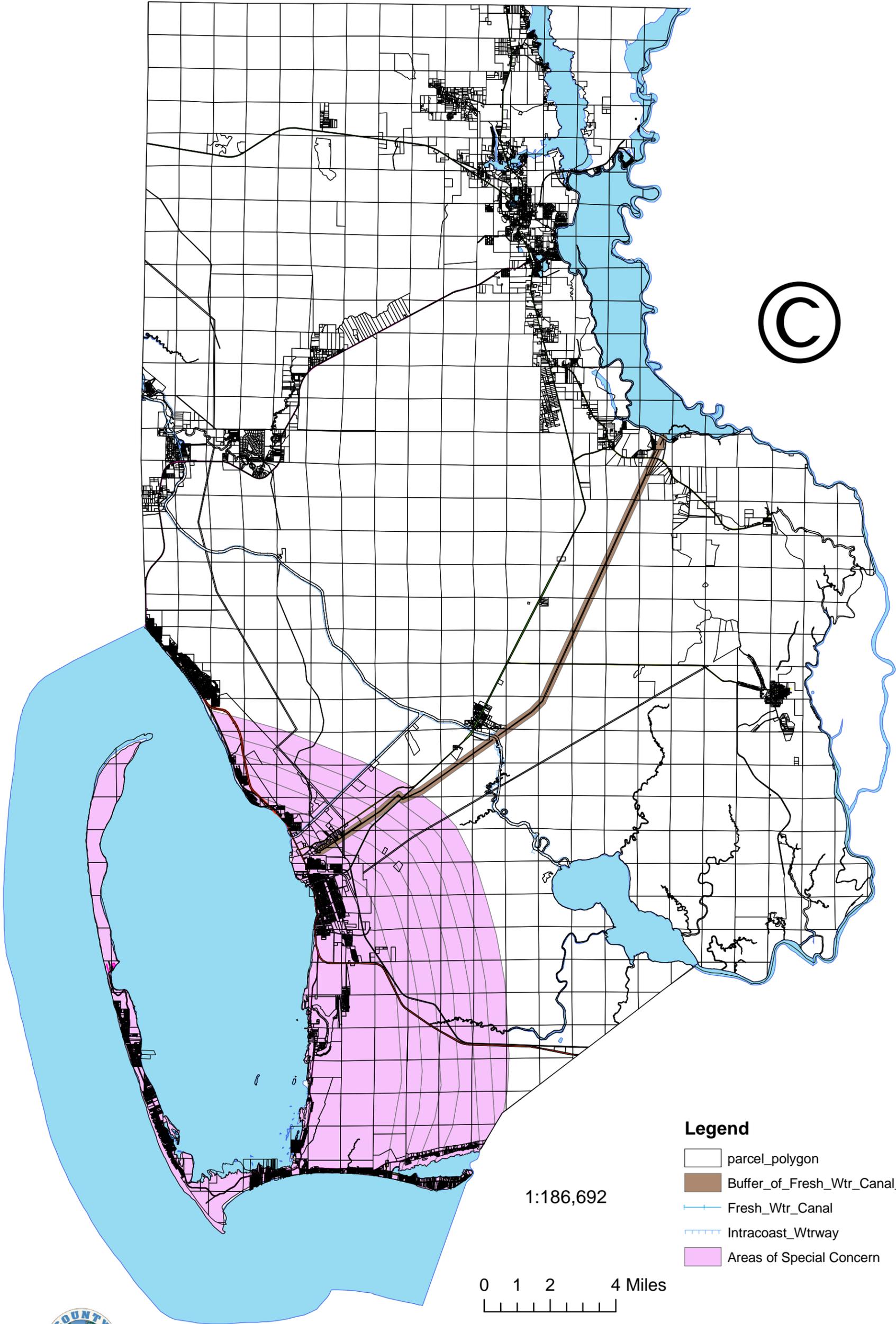
Park Name

- Constitution Convention Museum State Park
- T.H. Stone Memorial St. Joseph Peninsula State Park
- sea_grass
- aquatic_preserves

County

- GULF

State and Federal Managed Lands



Legend

- parcel_polygon
- Buffer_of_Fresh_Wtr_Canal_4
- Fresh_Wtr_Canal
- Intracoast_Wtrway
- Areas of Special Concern

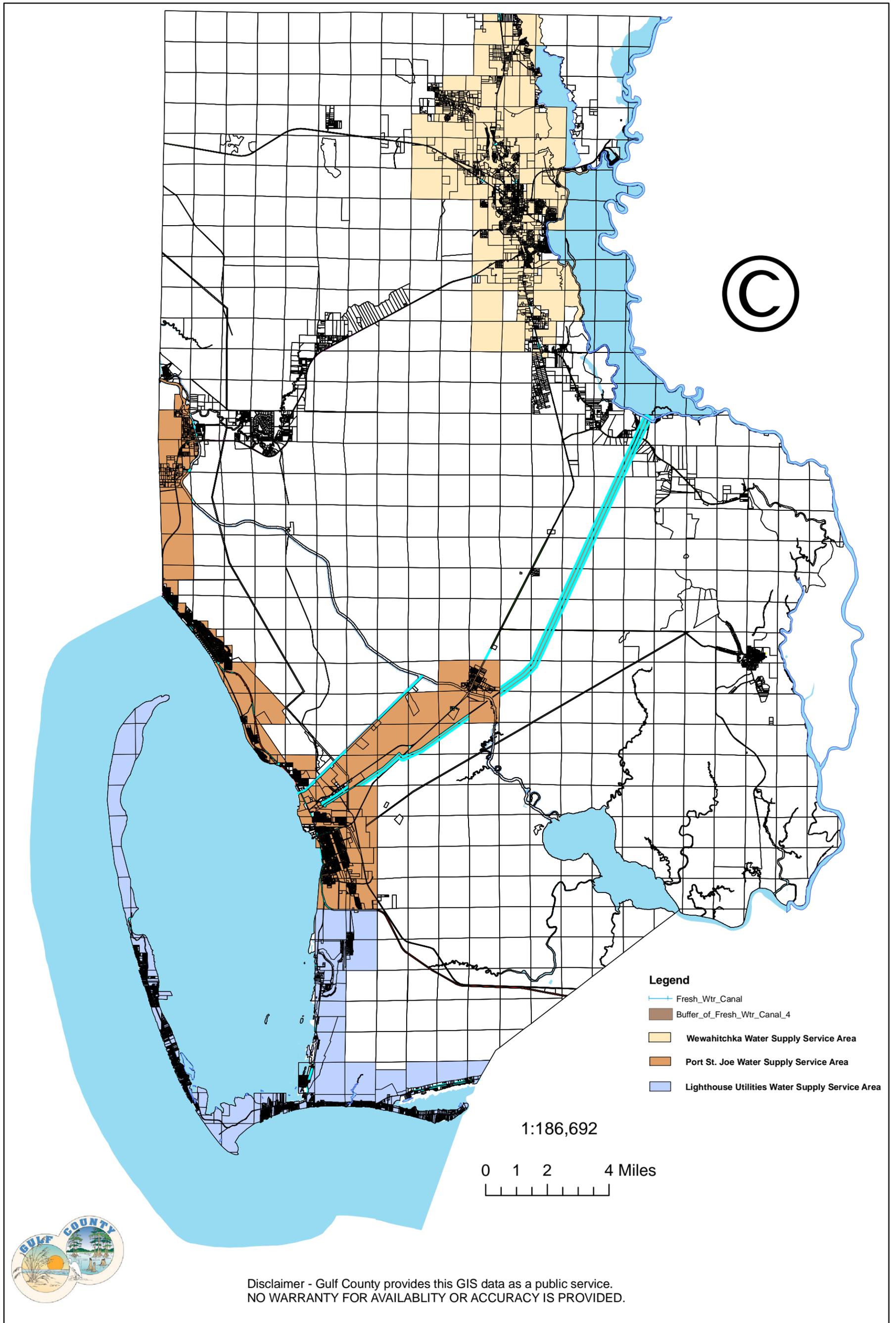
1:186,692

0 1 2 4 Miles

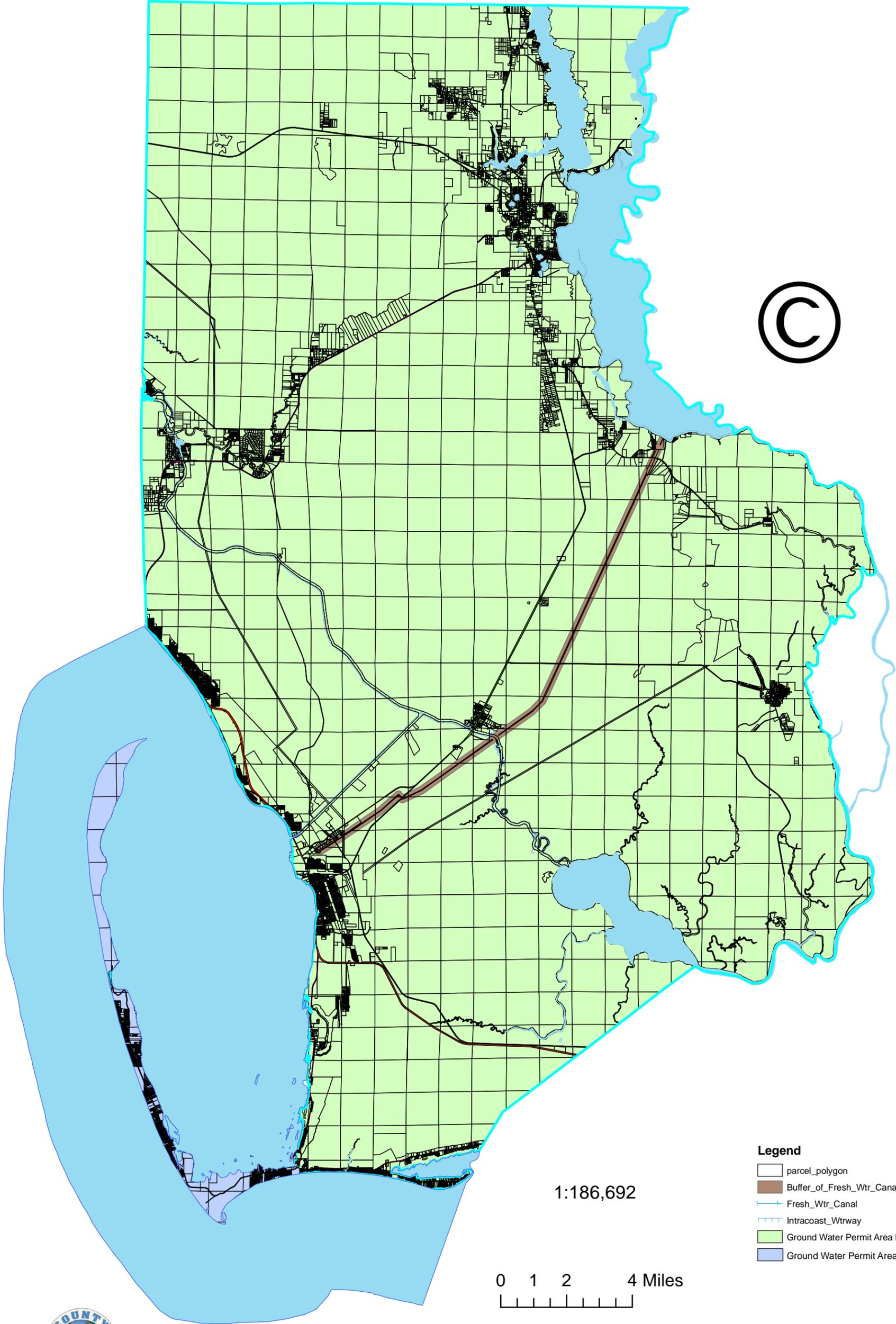


Disclaimer - Gulf County provides this GIS data as a public service. NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT AREAS OF SPECIAL CONCERN (ASC) for GULF COUNTY



WATER SUPPLY SERVICE AREAS for GULF COUNTY



- Legend**
- parcel_polygon
 - Buffer_of_Fresh_Wtr_Canal_4
 - Fresh_Wtr_Canal
 - Intracoast_Wtrway
 - Ground Water Permit Area B
 - Ground Water Permit Area A

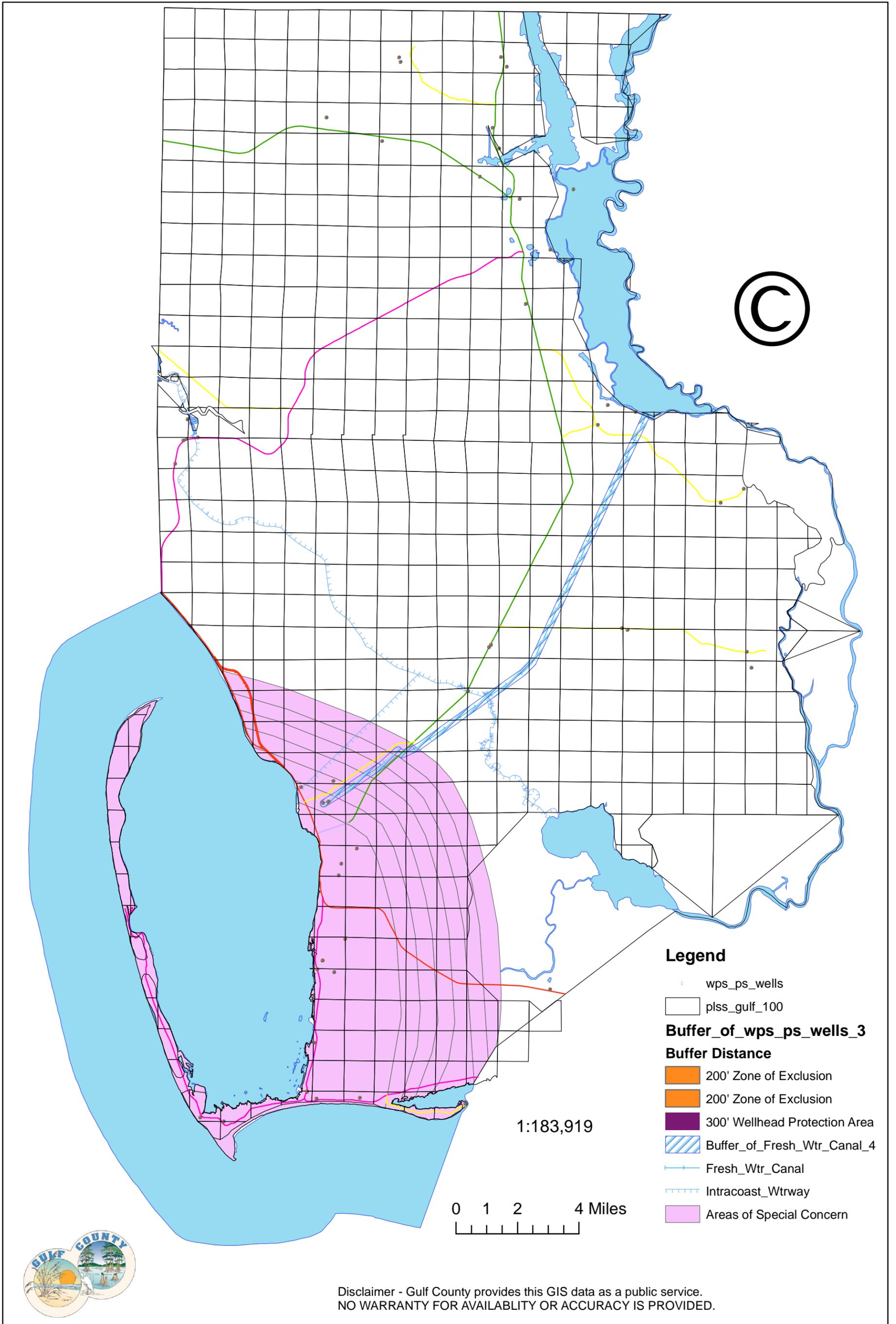
1:186,692

0 1 2 4 Miles

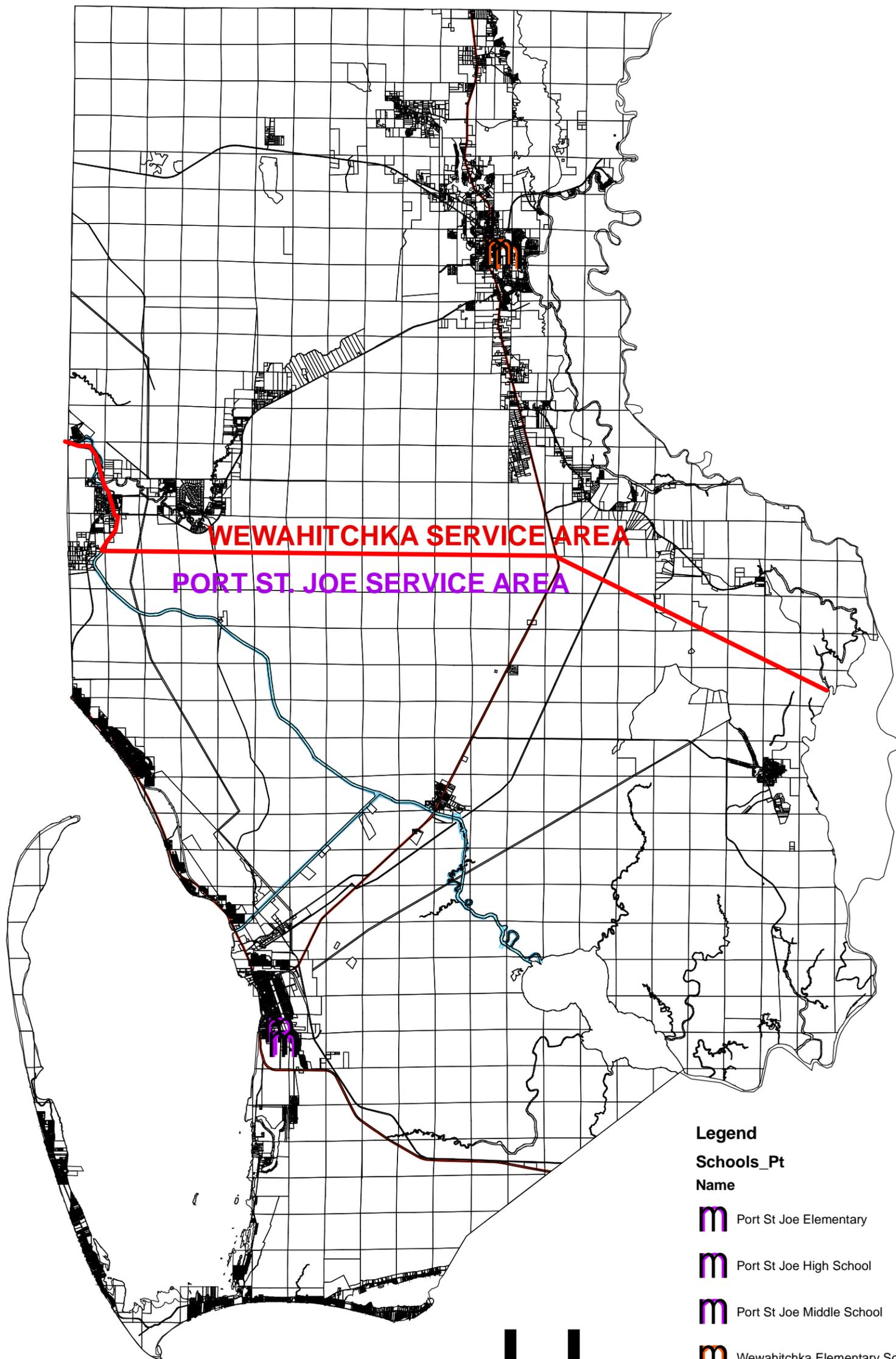


Disclaimer - Gulf County provides this GIS data as a public service.
NO WARRANTY FOR AVAILABILITY OR ACCURACY IS PROVIDED.

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMITTING AREAS for GULF COUNTY



WELLHEAD EXCLUSION AND PROTECTION ZONES



WEWAHITCHKA SERVICE AREA
PORT ST. JOE SERVICE AREA

Legend

**Schools_Pt
Name**

-  Port St Joe Elementary
-  Port St Joe High School
-  Port St Joe Middle School
-  Wewahitchka Elementary School
-  Wewahitchka High School
-  Wewahitchka Middle School



FUTURE SCHOOL SERVICE AREA THROUGH 2020

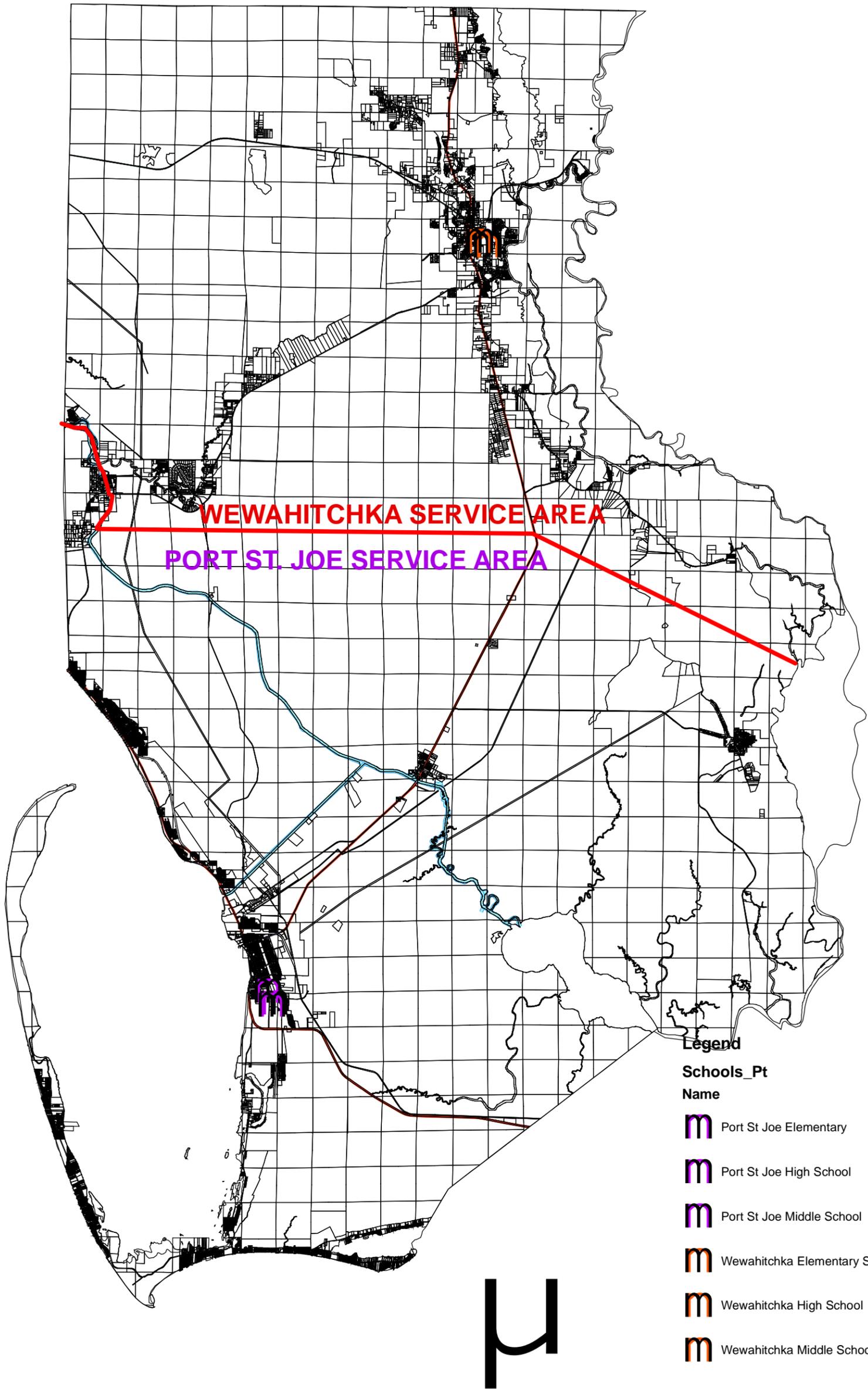
Disclaimer – Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.

0 1 2 4 Miles



1 inch equals 16,174 feet





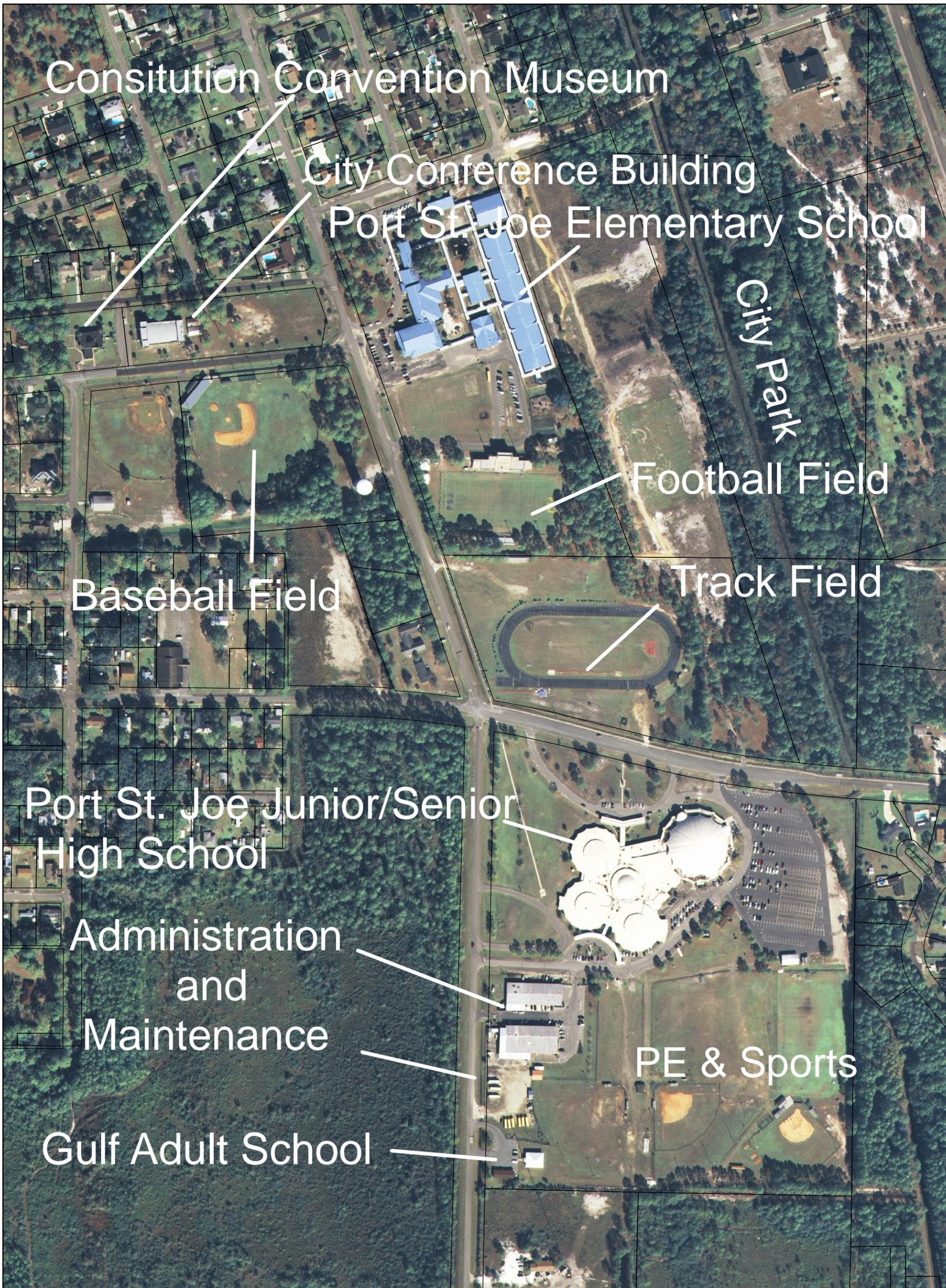
CURRENT SCHOOL SERVICE AREA

Disclaimer – Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.

0 1 2 4 Miles

1 inch equals 16,174 feet





Port St. Joe School Facilities

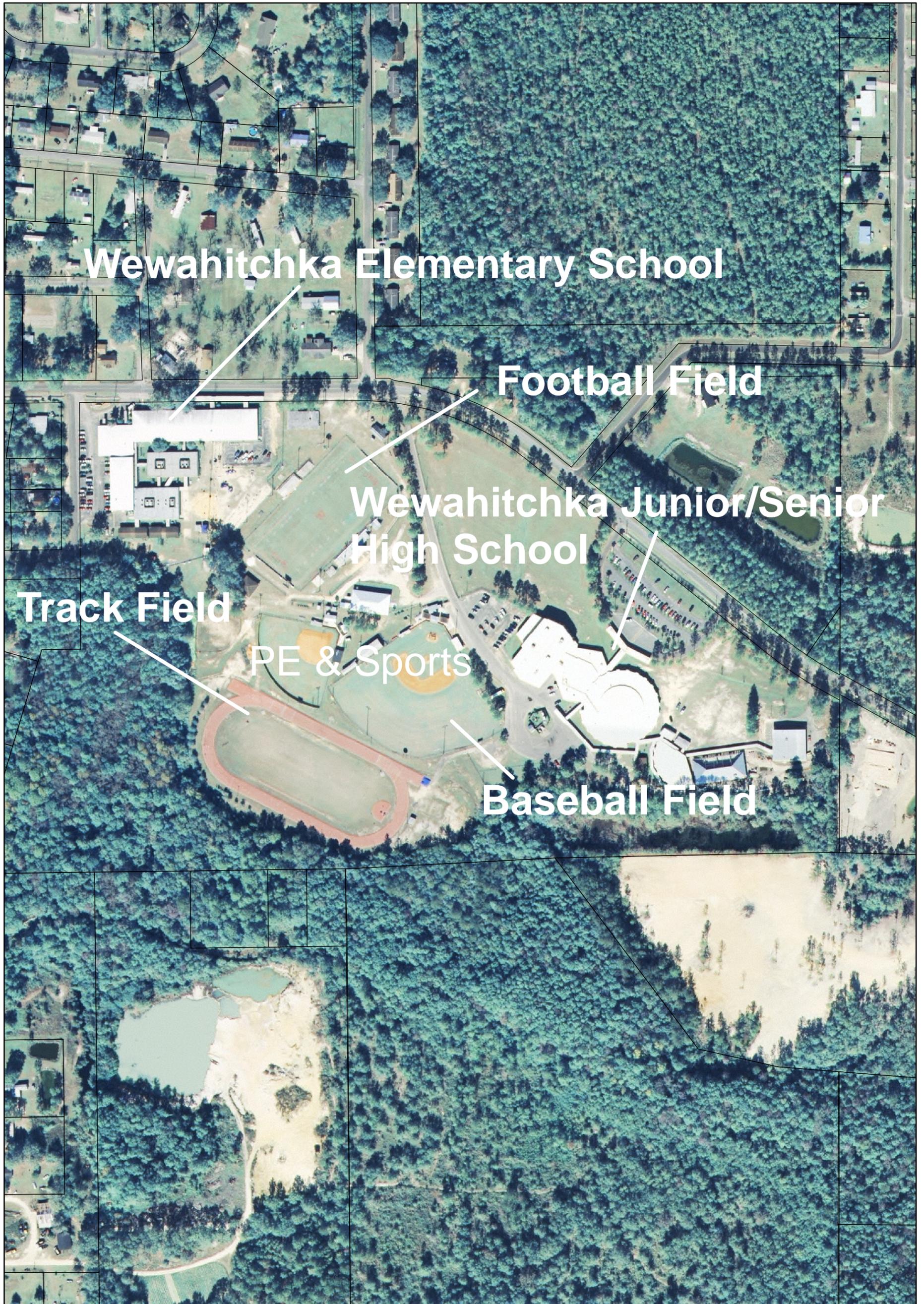
1 inch equals 307 feet

0 0.025 0.05 0.1 Miles



Disclaimer – Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.





Wewahitchka School Facilities

1 inch equals 246 feet

Disclaimer – Gulf County provides this GIS data as a public service. No Warranty for availability or accuracy is provided.

0 0.02 0.04 0.08 Miles

