

GADSDEN COUNTY COMPREHENSIVE PLAN 2015-2025

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FUTURE LAND USE ELEMENT

The purpose of the Future Land Use Element and accompanying Future Land Use Map is to designate the future general distribution, location, and extent of the use of land within the unincorporated areas of Gadsden County.

GOAL 1A: PROVIDE A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT

Objective 1.1: Provide for certainty in growth and development through the adoption of the Future Land Use Map and Future Land Use categories.

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

A. Historical

- 1) Purpose and Intent – This category is intended to provide for preservation and protection of historically significant areas and structures within Gadsden County.
- 2) Designation Criteria – Sites or districts that have been listed on the National Register of Historic Places, or have been deemed historically significant by ordinance by the Board of County Commissioners.
- 3) Density – As determined to be historically existing.
- 4) Intensity – As determined to be historically existing.
- 5) Impervious Surface Area – What has been historically developed on the site or the average of the historic development within a quarter mile diameter of the site except the centralized utilities uses are exempted from impervious surface requirements?
- 6) Allowable Uses – Centralized utilities; houses of worship; commercial; agricultural; educational facilities; residential.
- 7) Development Restrictions – Anything that historically alters the site or structure, other than routine maintenance or what is necessary to eradicate a public hazard, is strictly prohibited.

B. Conservation

- 1) Purpose and Intent – This category is intended to provide areas for the conservation and protection of environmentally sensitive areas, land and water resources, and critical habitats.
- 2) Designation Criteria – Lands which are being managed as a conservation resource, such as local, state, or federal lands. Environmentally sensitive resources including, but not limited to, steepheads along the Apalachicola River, wetlands, flood zones, and dedicated conservation easements.

- 3) Density – No more than one dwelling unit per forty (40) acres.
- 4) Intensity – Floor area ratio is 0.00
- 5) Impervious Surface Area – No more than 0.05 lot coverage. Impervious Surface is limited to that which supports passive activities such as the development of a boardwalk or nature observation point, except the centralized utilities uses are exempted from impervious surface requirements. Parking is limited to pervious surfaces with exceptions for what is required for conformity with the Americans with Disabilities Act.
- 6) Allowable Uses – Those uses which are strictly passive in nature, such as walking trail, observation points, open space, and boardwalks. Centralized utilities and roadways are allowable uses only when necessary to connect existing or proposed developments located outside of the Conservation category; residential.
- 7) Development Restrictions – A fifty (50) foot, undisturbed, vegetative buffer shall be required between any development and the FDEP jurisdictional wetland boundary; and a seventy-five (75) foot undisturbed, vegetative buffer shall be required between development and any streams, creeks, rivers, or waterbodies.

C. Silviculture

- 1) Purpose and Intent – The intent of this category is to provide areas for active Silvicultural and agricultural use.
- 2) Designation Criteria – Lands which are dedicated to the ongoing production of timber.
- 3) Density – No more than one dwelling unit per eighty (80) acres.
- 4) Impervious Surface Area - No more than 0.10 per parcel, except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – Timber harvesting, timber production, timber production facilities; centralized utilities; work camps; residential.
- 6) Development Restrictions – Operations shall be required to follow Best Management Practices for Silviculture (2008) of the Florida Department of Agriculture and Consumer Service, Florida Forest Service.

D. Recreation

- 1) Purpose and Intent – This category is intended to provide opportunities and sites for public and private recreation.
- 2) Designation Criteria – Lands must be resource- or facility-oriented and used for permanent recreational space.
- 3) Density – None allowed, except for facility management quarters.
- 4) Intensity – The floor area ratio shall not exceed 0.20, except the centralized utilities and package plants are exempted from impervious surface requirements.
- 5) Impervious Surface Area – No more than 0.40 lot coverage.

- 6) Allowable Uses – Uses specifically intended for recreational purposes; centralized utilities.

E. Public/Institutional

- 1) Purpose and Intent – The intent of this category is to provide areas for civic and community uses.
- 2) Designation Criteria – Uses or lands which are owned by a governmental entity for the purpose to provide services to the citizenry; houses of worship; institutions; public or privately owned medical care facilities.
- 3) Density – Residential uses shall be limited to those incidental to the primary use such as a caretaker's quarters or a single parsonage.
- 4) Intensity – The floor area ratio shall not exceed 0.70.
- 5) Impervious Surface Area – No more than 0.75 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 6) Allowable Uses – Educational facilities; museums; galleries; houses of worship; institutions; other civic and governmental uses; residential as an accessory use; centralized utilities and package plants; cemeteries; public or non-commercial private recreational uses.
- 7) Development Restrictions – Uses associated with incarceration shall be approved by the County Commission during a public hearing to ensure appropriate notification of adjacent property owners, and compatibility with surrounding uses.

F. Agriculture-1

- 1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities.
- 2) Designation Criteria – Agriculture uses and residences associated with such uses.
- 3) Density – No more than one dwelling unit per five (5) acres
- 4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants.
- 6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres.

G. Agriculture-2

Development within the Agriculture-2 category shall be the same parameters as the Agriculture-1 land use category in F. above, except that:

- 1) Density - No more than one dwelling unit per ten (10) acres; and,
- 2) Solar power generation facilities are an allowable use on parcels ten (10) acres or greater in size.

H. Agriculture-3

Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that:

- 1) Density - No more than one dwelling unit per twenty (20) acres; and,
- 2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

I. Rural Residential

- 1) Purpose and Intent – The intent of this category is to provide areas for residential developments consisting of primarily single-family dwelling units on individual lots.
- 2) Designation Criteria – Areas used primarily as single-family residential housing units.
- 3) Density – No more than one dwelling unit per net acre where central water and sewer is not available; no more than one dwelling unit per net half acre where central water and sewer or a wastewater package plant system is available. Net acreage is determined by removing wetlands, perennial waterbodies, floodways, and existing easements which are not developable to calculate the net density.
- 4) Impervious Surface Area – No more than 0.50 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – Residential single-family and multi-family; public and private schools grades K-12; centralized utilities and package plants; houses of worship; public or non-commercial private recreation; home occupations.
- 6) Development Restrictions – Schools must be located on a collector or arterial roadway. Any amendment to a Rural Residential category must be contiguous to existing Rural Residential lands designated as such on the Future Land Use Map.

J. Neighborhood Commercial

- 1) Purpose and Intent – The intent of this category is to provide areas for limited commercial activities that serve to meet daily needs.

- 2) Designation Criteria – Areas within the county that are located to serve vicinity residents with daily needs.
- 3) Density – None
- 4) Intensity – The floor area ratio shall not exceed 0.60.
- 5) Impervious Surface Area – No more than .75 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 6) Allowable Uses – Convenience commercial uses; retail sales and services; child care facilities; restaurants; professional office and services; centralized utilities and package plants; private recreation; houses of worship.
- 7) Development Restrictions – No outdoor storage of equipment is allowed; the sale of alcohol may be permitted only as an accessory use to a commercial retail use, or for consumption in a restaurant use; must be located along a collector or arterial roadway, as designated on the Functional Classification of Roadways Map in the Transportation Element; minimum lot size is one (1) acre with a maximum lot size of three (3) acres. Commercial uses are limited to under five thousand (5,000) square feet in size of heated and cooled space.

K. Commercial

- 1) Purpose and Intent – The intent of this category is to provide areas for general commercial activities.
- 2) Designation Criteria – Areas along collector or arterial roadways, as designated on the Functional Classification of Roadways Map in the Transportation Element.
- 3) Density – 0.00 except for mobile home parks which shall be limited to a maximum of five units per acre.
- 4) Intensity – The floor area ratio shall not exceed 1.0.
- 5) Impervious Surface Area – No more than 0.75 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 6) Allowable Uses – All uses allowable in the Neighborhood Commercial category; museums; galleries; other civic activities; lodging establishments; private clubs; entertainment; wholesale sales; shopping centers; office complexes; light manufacturing uses that are restricted to in-plant assembly; mobile home parks, recreational vehicle parks.
- 7) Development Restrictions – The storage of outdoor equipment must be screened from the public right-of-way. Junk yards or construction and debris landfills are prohibited in this category. Mobile home parks shall be on a centralized water and waste water system to receive a density of greater than one dwelling unit per acre.

L. Urban

- 1) Purpose and Intent – The intent of this category is to provide areas for a mixture of uses, a diverse choice of housing types, and higher densities and

- intensities in areas that have central water and sewer services available. The mixture of uses within the same development shall be encouraged.
- 2) Designation Criteria – Areas adjacent or contiguous to city limits.
 - 3) Density – No more than five (5) dwelling units to the acre where central water and sewer services are available. No more than two (2) dwelling units to the acre where only central sanitary sewer service is available. Where neither central water nor sewer services are available, no more than one (1) dwelling unit to the acre.
 - 4) Intensity – The floor area ratio shall not exceed 1.5 for non-residential uses.
 - 5) Impervious Surface Area – No more than 0.75, except the centralized utilities uses are exempted from impervious surface requirements.
 - 6) Allowable Uses – All uses allowed within the Recreation, Public/Institutional, Rural Residential, Neighborhood Commercial and Commercial land use categories.
 - 7) Development Restrictions – Developments must be located on paved local, collector, or arterial roads as designated on the Functional Classification of Roadways Map in the Transportation Element.

M. Light Industrial

- 1) Purpose and Intent – The intent of this category is to provide areas for limited industrial activities.
- 2) Density – None
- 3) Intensity – The floor area ratio shall not exceed 0.70.
- 4) Impervious Surface Area – No more than 0.80 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – Manufacturing; research and development; distribution; warehousing; rail-related activities; centralized utilities and package plants; construction industry; other similar uses.
- 6) Development Restrictions – Industrial performance standards that pertain to noise, smoke, glare and other compatibility issues shall be set forth in the Land Development Code.

N. Heavy Industrial

- 1) Purpose and Intent – The intent of this category is to provide areas for industrial activities.
- 2) Density – None.
- 3) Intensity – The floor area ratio shall not exceed 0.90.
- 4) Impervious Surface Area – No more than 0.90 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – All uses set forth in the Light Industrial category; uses associated with the open storage of materials and equipment; bulk storage and transfer stations; all uses deemed more intense in use than those associated with the Light Industrial category.

- 6) Development Restrictions – The storage, distribution, or transfer of hazardous wastes are subject to permitting by the Florida Department of Environmental Protection Hazardous Waste regulations.

O. Mining

- 1) Purpose and Intent – The intent of this category is to provide areas for mining activities, to provide areas for mining activities in the future, and to preserve a valuable economic resource for Gadsden County.
- 2) Density – None.
- 3) Allowable Uses – Surface mining; borrow pits; rock quarries; other extraction activities; mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and Silvicultural uses; centralized utilities.
- 4) Development Restrictions – As pursuant to the Florida Department of Environmental Protection’s Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as “Mining” on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element.

Policy 1.1.2: Future Land Use category boundaries shall follow parcel boundary lines, as depicted on the Property Appraiser’s parcel map(s). If a parcel boundary has been amended, and the Future Land Use category no longer follows the parcel boundary, the County’s Geographic Information System (GIS) shall be utilized to determine boundaries of the Future Land Use category until such time as the boundary is amended to reflect the current Property Appraiser’s parcel map(s).

Policy 1.1.3: The County shall adopt an Urban Service Boundary or Boundaries to identify areas where urban development is appropriate due to the close proximity of urban services which include, but are not limited to, central water and sewer facilities, stormwater facilities, and a network (local, collector, and arterial roadways) of paved roads.

Policy 1.1.4: The Urban Service Boundary or Boundaries shall not include lands designated as Agriculture, Silviculture, or Mining on the adopted Future Land Use Map.

Policy 1.1.5: With the exception of the Rural Residential designation, as described in Policy 1.1.1(I)(3), all densities shall be calculated based on the gross acreage of a parcel.

Objective 1.2: The County shall implement regulations, programs, and processes that protect the character of the County and promote economic vitality.

Policy 1.2.1: The County shall allow the provision of small scale retail and service establishments which are developed to serve the convenience needs of the rural population by supporting Neighborhood Commercial uses through the designation of such on the Future Land Use Map.

Policy 1.2.2: To discourage urban sprawl and the expansion of the built environment away from urbanized areas and the provision of urban services, the County shall work with the municipalities to create places to live, work, shop and recreate in close proximity to existing municipal boundaries.

Policy 1.2.3: If the residential density calculation relies upon the connection to a central water or sewer system or package plant, and the central water or sewer system or package plant is not online at the time of the development order submission, a development agreement shall be required as part of the process in order to grant the density. The system must be available and online within three (3) years of the completion of the development in order for the additional density to be granted.

Policy 1.2.4: If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, the developer shall connect to the existing service provider for potable water or sanitary sewer services.

Policy 1.2.5 If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, and current capacity does not exist to provide for the projected demands of the development, dry lines shall be installed and provided to serve the projected capacities of the development when the service provider obtains the capacity to serve the development.

Policy 1.2.6: The County shall review the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.

Policy 1.2.7: Specific and detailed standards for soil conservation and erosion control shall be included in the Land Development Code.

Policy 1.2.8: Development shall be restricted from areas that have severe site limitations due to existing floodways.

Policy 1.2.9: Developments shall only be approved by the County when the adopted levels of service standards meet or exceed the capacities adopted within this Plan. These standards shall include those for potable water, sanitary sewer, solid waste and recreational facilities and services.

Policy 1.2.10: The County will coordinate with the School Board to assure that proposed public school facility sites are consistent with this Future Land Use Element.

Policy 1.2.11: County staff shall at least annually seek assistance from the U.S. Environmental Protection Agency and/or the Florida Department of Environmental Protection for direct funding assistance through the Brownfields Program.

Policy 1.2.12: Gadsden County shall administer land development regulations for implementation of the Comprehensive Plan by:

- A. Regulating the subdivision of land.
- B. Regulating development to provide for compatibility measures of adjacent uses.
- C. Regulating signage.
- D. Ensuring safe and convenient on-site traffic flow and vehicle parking needs.

Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:

- A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.
- B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.
- C. Proposed location of ingress and egress of development.
- D. Distance and location of nearest same land use category.
- E. Description of adjacent land use categories.
- F. In addition, for any land use category which supports residential development:
 - 1) Existing and proposed school capacities (See Policy 10.6.1).
 - 2) Existing and proposed park space (See Policy 6.3.3).

Policy 1.2.14: Overlay districts shall be encouraged to provide specific criteria regarding the development of a defined area and shall be incorporated into the Future Land Use Map.

Policy 1.2.15: The County shall support the arts, recreational and tourism-based development along the Florida Arts Trail.

Policy 1.2.16: As recognition that agriculture operations are a viable business in Gadsden County, existing agricultural uses and operations shall be protected from residential encroachment. Proposed residential development adjacent to lands

designated as Agriculture on the Future Land Use Map shall demonstrate compatible development plans to the agriculture use and/or operations prior to the issuance of a development order.

Policy 1.2.17: In order to protect the functional vitality and productivity of wetland systems as natural resources, future development shall maintain buffers and setbacks between jurisdictional wetlands and such development, as implemented in the Land Development Code.

Policy 1.2.18: The Planning Division shall explore the development and application of land development regulations specific to rural development within Gadsden County.

Policy 1.2.19: No large scale land use amendment shall be approved which converts lands from any Agriculture land use category to the Rural Residential land use category unless a development agreement is recorded which requires the development to be served by central water and sewer utilities, or a wastewater package plant.

GOAL 1B. PROTECT THE PROPERTY RIGHTS OF CITIZENS.

Objective 1.3. Provide reasonable measures to protect the rights of property owners.

Policy 1.3.1: Property owners' rights of development shall be vested when a final development order is issued by the County and the development order has not expired, or development has commenced and is continuing in good faith prior to the adoption of this Plan.

Policy 1.3.2: Property owners' rights to conduct mining activities shall be vested so that the policies and regulations to be applied are those in effect at the time when the property owner received a permit from, or entered into an agreement with, a governmental regulatory agency authorized to issue the permit or enter into the agreement for so long as the permit or agreement is valid and effective and has not expired.

Policy 1.3.3: Land uses which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming. Such uses shall be allowed to remain in a non-conforming condition, until:

- A. The use is discontinued or abandoned for a period as determined in the Land Development Regulations.
- B. The use is substantially changed, intensified, or expanded from the current use. A use shall be considered substantially changed, intensified, or expanded if it results in an increase in the number of trips generated as deemed so by a

comparative analysis utilizing the Institute of Traffic Engineers Trip Generation Manual, 9th edition.

Policy 1.3.4: Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming structures. Other than those structures which are designated in an Historic Future Land Use category, such structures shall be allowed to remain in a non-conforming condition in perpetuity unless:

- A. The structure is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction. Structures rebuilt must follow the requirements of this Plan and the Land Development Code.
- B. Structures located within the Historical Future Land Use category may rebuild to the historic nature of the development.

Policy 1.3.5: Parcels of record or recorded platted lots within a land use category that allows for residential development, that existed on or prior to November 26, 1991 shall be permitted one residential dwelling per parcel or recorded lot.

Objective 1.4: Protect existing neighborhoods.

Policy 1.4.1: New non-residential development which is proposed contiguous to lands designated Rural Residential on the Future Land Use Map shall be of a scale and intensity appropriate to the existing residential development.

Policy 1.4.2: Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses.

Policy 1.4.3: The County shall work with established neighborhood associations, as requested, to protect and enhance neighborhood character and livability.

Policy 1.4.4: Platted lots as part of a recorded subdivision shall not be used for non-residential purposes other than those uses associated with a home occupation.

Policy 1.4.5: A compatibility analysis shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Rural Residential on the Future Land Use Map. Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

FUTURE LAND USE ELEMENT OVERLAY DISTRICTS SUB-ELEMENT

GOAL: PROTECT UNIQUE CHARACTERISTICS PERTAINING TO PARTICULAR DEVELOPMENT IN GADSDEN COUNTY.

Objective 1.5: Establish site-specific policies for those lands subject to the 2008-Stipulated Settlement Agreement.

Policy 1.5.1: Development of tax parcel ID numbers 2-36-3N-4W-0000-00112-0000 and 2-36-3N-4W-0000-00132-0100 (as of 2008), known as the Wildflower property and noted on Map 1.1 of this Comprehensive Plan shall be required to adhere to the following stipulations if developed as a major subdivision, or as more than one minor subdivision, as defined in the Gadsden County Land Development Code:

- A. The property shall be developed with a central potable water system, to be completely financed by the developer, due to the location of the properties between two central water systems, the importance of protecting environmental resources on and in close proximity to the property, and to provide for reliable potable water to the property.
- B. No less than ten (10) percent of the gross property shall be dedicated to the County for publicly accessible recreation and natural resource preservation purposes.
- C. All on-site septic systems shall be Advanced Wastewater Treatment Systems or Performance-based Systems. Upon central sewer being provided to the properties, each homeowner/lot owner shall be required to connect to such central sewer within 24 months of becoming available as defined in §381.0065(2), Florida Statutes.
- D. Infrastructure improvements occurring on the Wildflower property shall be financed privately. A development agreement between the developer and the county shall be required which specifically describes the costs and development schedules.
- E. In order to assist in meeting affordable housing needs in the County, the developer has the option of either:

- 1) Provide a minimum of fifteen (15) percent of the units within the property at full build out to meet workforce affordable housing qualifying criteria as described in Section 420.5095(1)(a), Florida Statutes; or
- 2) Provide a minimum of ten (10) percent of the unit within the property at full build out to meet affordable housing qualifying criteria as described in the Housing Element. These can be provided as any combination of moderate and/or low income units equaling ten (10) percent of total units.

One-half of the affordable housing units under either option above shall be constructed by the time that one-half of all units within the property are developed.

Policy 1.5.2: Development of tax parcel ID numbers 4-25-1N-4W-0000-00232-0000 and 4-26-1N-4W-0000-00340-0000 (less the southwesterly 47.7 acres and the southeasterly 46+/- acres (aka Highlands and Lake Talquin) and the southerly portion of tax parcel ID number 4-26-1N-4W-0000-00340-0200 (aka Stodard II property) and noted on Map 1.2 of this Comprehensive Plan shall be required to adhere to the following stipulations if developed as a major subdivision, or as more than one minor subdivision, as defined in the Gadsden County Land Development Code:

- A. Provide or construct a central wastewater treatment facility to serve the properties. Said facilities shall be constructed and operated by the developer or a licensed wastewater treatment facility operator, and shall be capable of expansion to serve other area properties or to be converted to a lift station to provide for effluent flow to a central wastewater treatment facility. The first phase may consist of a private facility to serve the properties and the second phase may include a plant expansion or conversion to serve as a regional lift station to serve the properties and additional properties.
- B. A development order shall require construction of a central wastewater treatment facility and as a condition of the development order the developer shall construct the wastewater treatment facility solely at developers cost.
- C. Should the Stodard property develop prior to the Highlands property, then on-site septic systems will be permitted and dry line sewers shall be provided on the Stodard property.
- D. Upon the completion of the Highlands wastewater treatment facility the owners of the Stodard dwelling units shall then be required to connect the dry lines and the individual homes to the Highlands wastewater system and abandon any permitted septic systems. Such connection shall be provided within one year of the completion of the wastewater treatment plant system.
- E. No less than ten (10) percent of the gross property shall be dedicated to the County for publicly accessibly recreation and natural resource preservation purposes. This requirement does not apply to the Stodard portion.

- F. Infrastructure development improvements occurring on the Highlands at Lake Talquin property shall be financed privately and a development agreement between the developer and the County shall be required which specifically describes costs and development schedules.

Policy 1.5.3: Development of tax parcel ID numbers 2-25-3N-4W-0000-00320-0000 and 2-25-3N-4W-0000-00331-0100 (aka Schnepf property) as noted on Map 1.3 of this Comprehensive Plan, shall be required to adhere to the following stipulations if developed as a major subdivision or more than one minor subdivision, as defined in the Gadsden County Land Development Code:

- A. The property shall be developed with a central potable water system to be completely financed by the developer, due to the location of the properties between two central water systems, the importance of protecting environmental resources on and in close proximity to the property, and to provide for reliable potable water to the property.
- B. No less than ten (10) percent of the gross property shall be dedicated to the County for publicly accessible recreation and natural resource preservation purposes.
- C. All on-site septic systems shall be Advanced Wastewater Treatment Systems or Performance-based Systems. Upon central sewer being provided to the properties each homeowner/lot owner shall be required to connect to such central sewer within twenty-four (24) months of coming available as described in §381.0065(2)(a), Florida Statutes.
- D. Infrastructure development improvements occurring on these parcels shall be financed privately by the developer and a development agreement between the developer and the County shall be required which specifically describes costs and development schedules.
- E. In order to assist in meeting affordable housing needs in the County, the developer has the option of either:
 - 1) Provide a minimum of either fifteen (15) percent of the units within the property at full build out to meet workforce affordable housing qualifying criteria as described in §420.5095(1)(a); or
 - 2) Provide a minimum of ten (10) percent of the unit within the property at full build out to meet affordable housing qualifying criteria as described in the Housing Element for moderate to low income. These can be provided as any combination of moderate and/or low income units equaling (10) percent of total units.

One-half of the affordable housing units under either option above shall be constructed by the time that one-half of all units within the property are developed.

Policy 1.5.4: Development of tax parcel ID numbers 2-27-3N-4W-0000-00400-0000, 2-27-3N-4W-0000-00400-0100, 2-34-3N-4W-0000-00100-0000 and 2-34-3N-4W-0000-00130-0000 (aka Mortham-Shaw property) as noted in Map 1.4 of this Comprehensive Plan, shall be required to adhere to the following stipulations if developed as a major subdivision or more than one minor subdivision, as defined in the Gadsden County Land Development Code.

- A. The number of single-family lots (units) on these parcels shall be limited to a maximum of 160 on the 325.57+/- acres, and the minimum lot size shall be two (2) acres to ensure compatibility with adjacent properties and to protect environmentally sensitive resources.
- B. The property shall be developed with a central potable water system, to be completely financed by the developer or property owner, due to the location of the properties between two central water systems, the importance of protecting environmental resources on or in close proximity to the property, and to provide for reliable potable water to the property.
- C. No less than ten (10) percent of the gross property shall be dedicated to the County for publicly accessible recreation and natural resource preservation purposes.
- D. All on-site septic systems shall be Advanced Wastewater Treatment Systems or Performance-based Systems. Upon central sewer being provided to the properties each homeowner/lot owner shall be required to connect to such central sewer within twenty-four (24) months of coming "available" as described in Section 381.0065(2)(a), F.S.
- E. Infrastructure development improvements occurring on the Mortham-Shaw property shall be financed privately and a development agreement between the developer and the County shall be required which specifically describes costs and development schedules.
- F. In order to assist in meeting affordable housing needs in the County, the developer has the option of either:
 - 1) Provide a minimum of either fifteen (15) percent of the units within the property at full build out to meet workforce affordable housing qualifying criteria as described in §420.5095(1)(a); or
 - 2) Provide a minimum of ten (10) percent of the unit within the property at full build out to meet affordable housing qualifying criteria as described in the Housing Element for moderate to low income. These can be provided as

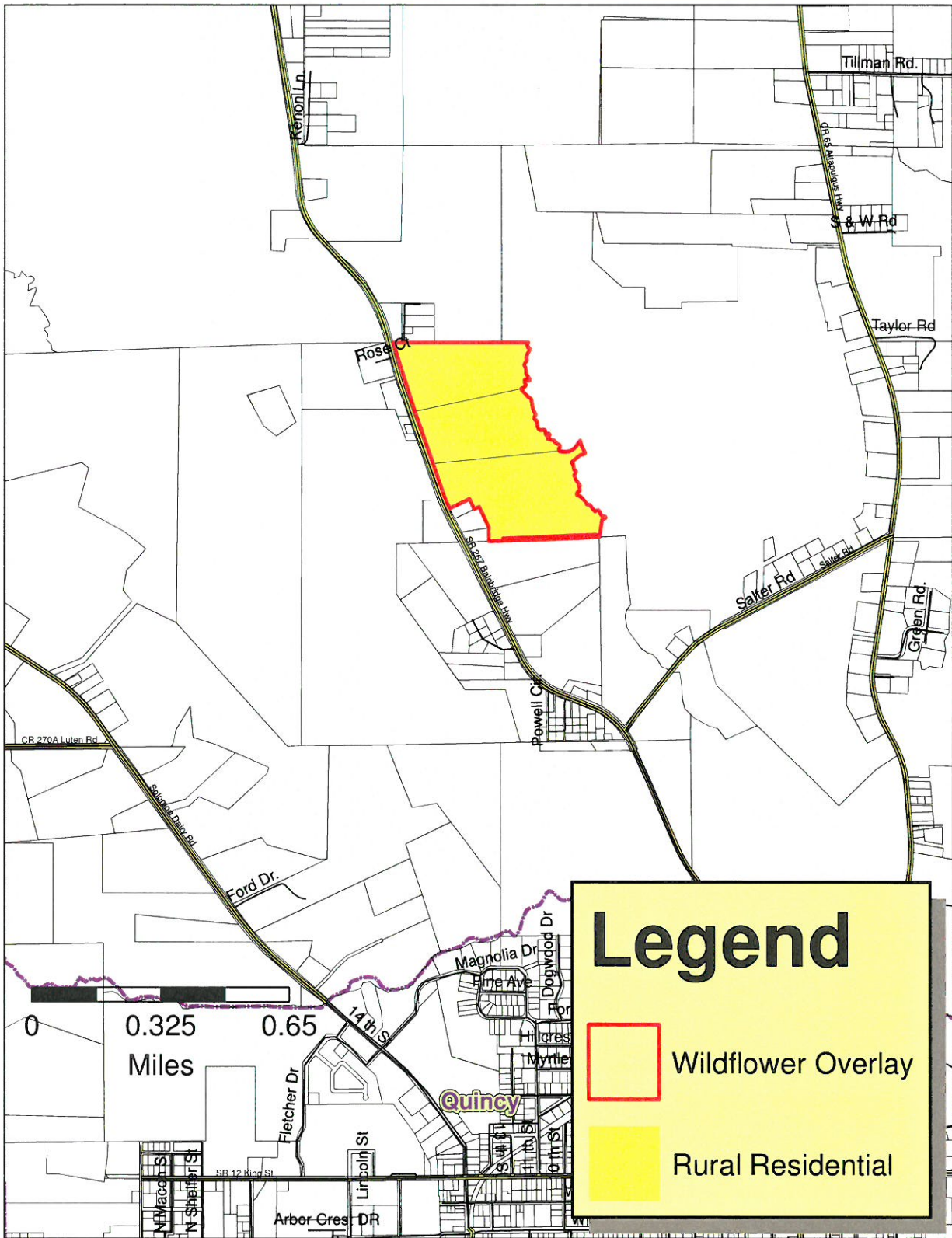
any combination of moderate and/or low income units equaling (10) percent of total units.

One-half of the affordable housing units under either option above shall be constructed by the time that one-half of all units within the property are developed.

Policy 1.5.5: Development of tax parcel ID numbers 3-31-2N-2W-0000-00310-0000, 3-31-2N-2W-0000-00320-000 and 3-36-2N-3W-0000-00140-0000 (aka Rooster's Crossing property) as noted on Map 1.5 of this Comprehensive Plan, shall be required to adhere to the following stipulations:

- A. The clustering of dwelling units shall be required in order to preserve open space beyond the minimum requirements of the County.
- B. The developer shall take measures to provide stormwater treatment and conveyance compliant with existing land development regulations for the existing South Lanier Road area from US 90 to the existing terminus of South Lanier Road.
- C. The developer shall work with the County towards the construction of a new collector roadway along the westerly and northerly portion of tax parcel ID number 3-31-2N-2W-0000-00140-0000 as proposed in Comprehensive Plan amendment CPA 2006-08AD.
- D. All area designated as wetlands and flood plains shall be retained in open space.

WILDFLOWER OVERLAY DISTRICT

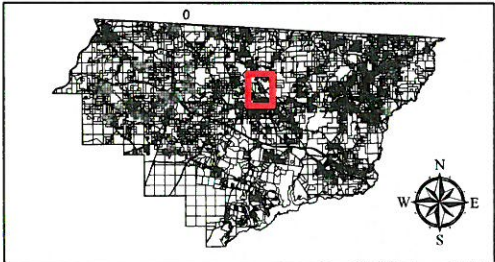


MAP 1.1
Reference:
FLU Policy 1.5.1

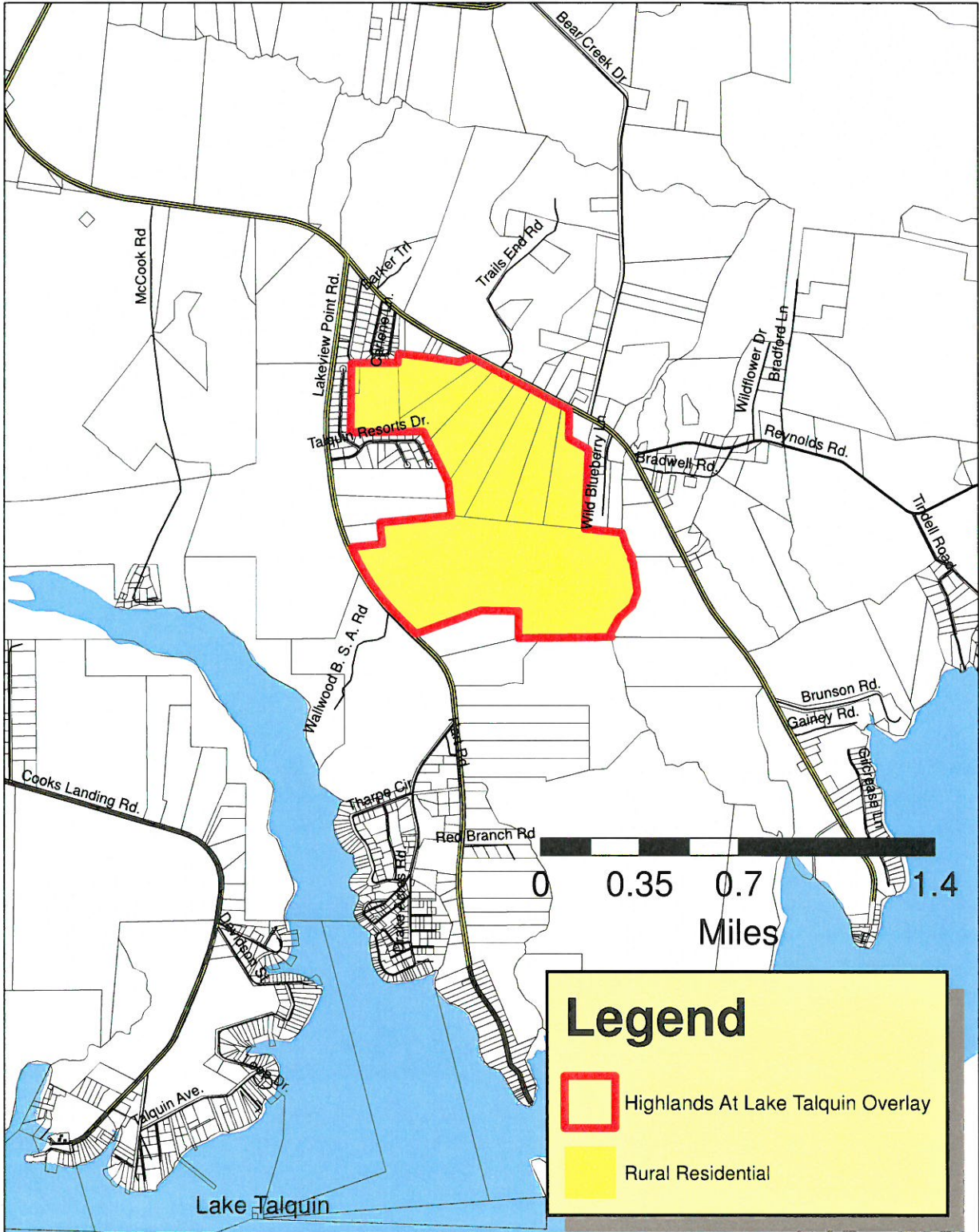
GADSDEN COUNTY
COMPREHENSIVE PLAN

DATE: February 27, 2015
SOURCE: Gadsden County Planning Division

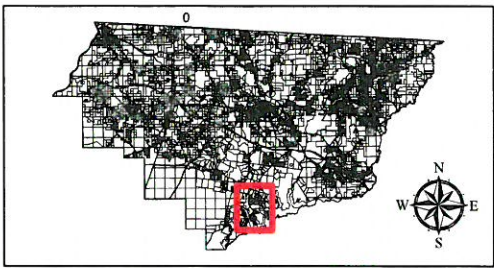
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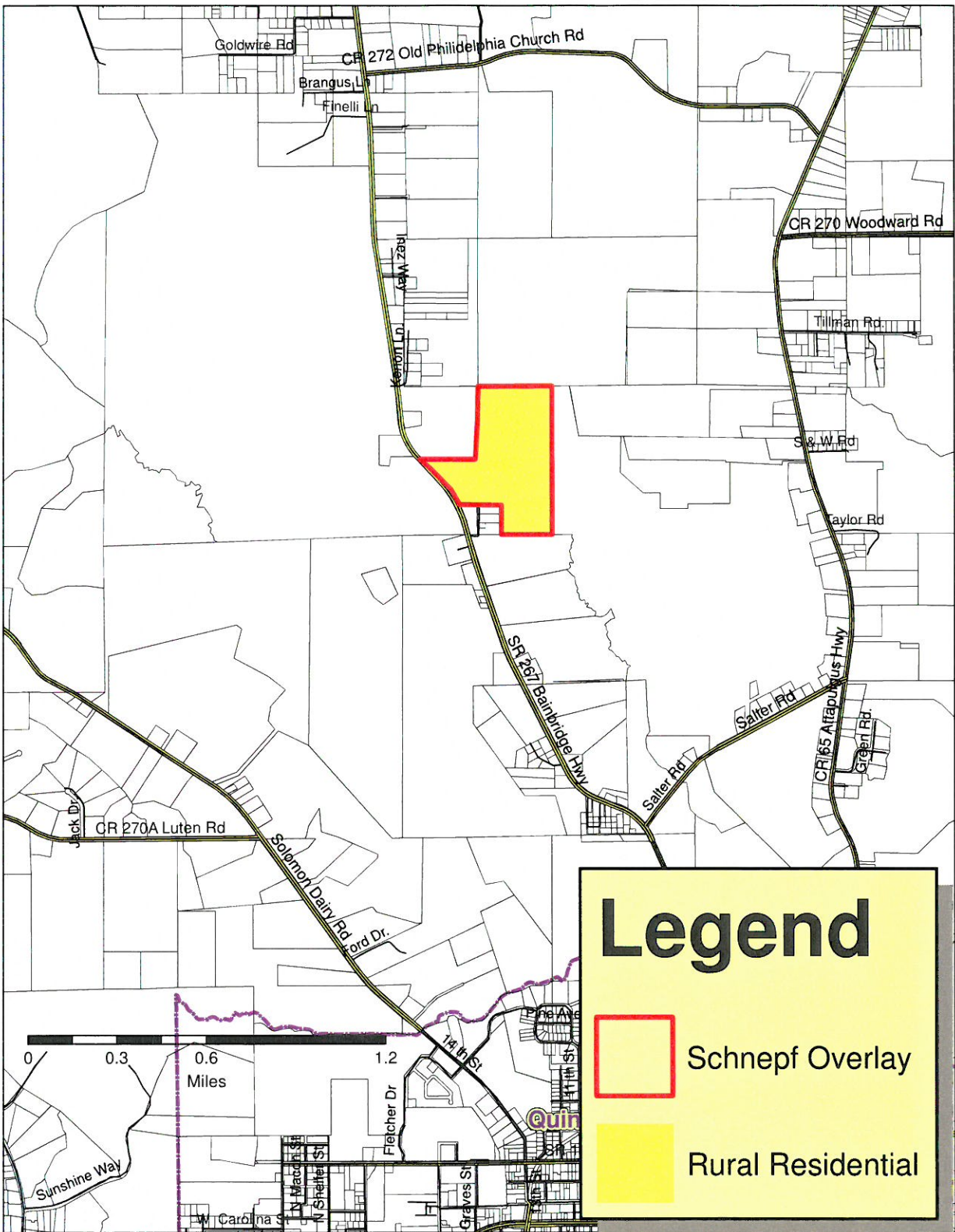
HIGHLANDS AND STODDARD OVERLAY DISTRICT



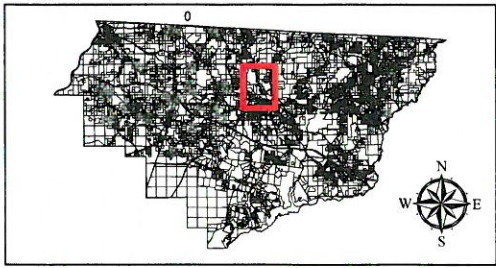
<p>MAP 1.2 Reference: FLU Policy 1.5.2</p>	<p>GADSDEN COUNTY COMPREHENSIVE PLAN</p>
<p>DATE: February 27, 2015 SOURCE: Gadsden County Planning Division</p> <p><small>Disclaimer: This map is intended for planning purposes only.</small></p>	



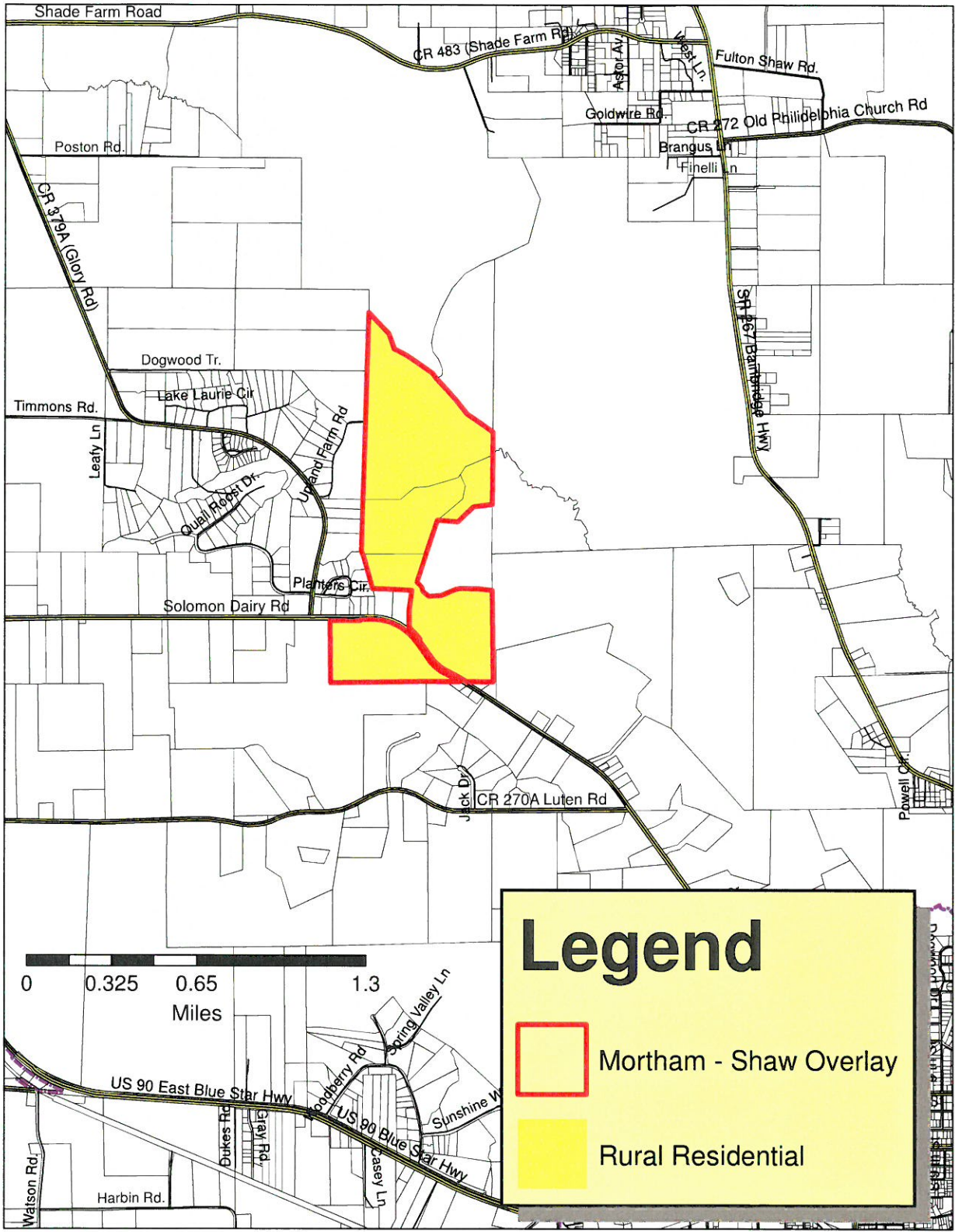
SCHNEPF OVERLAY DISTRICT



<p>MAP 1.3 Reference: FLU Policy 1.5.3</p>	<p>GADSDEN COUNTY COMPREHENSIVE PLAN</p>
<p>DATE: February 27, 2015 SOURCE: Gadsden County Planning Division</p> <p><small>Disclaimer: This map is intended for planning purposes only.</small></p>	



MORTHAM - SHAW OVERLAY DISTRICT

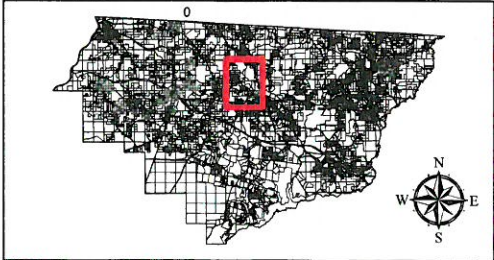


MAP 1.4
Reference:
FLU Policy 1.5.4

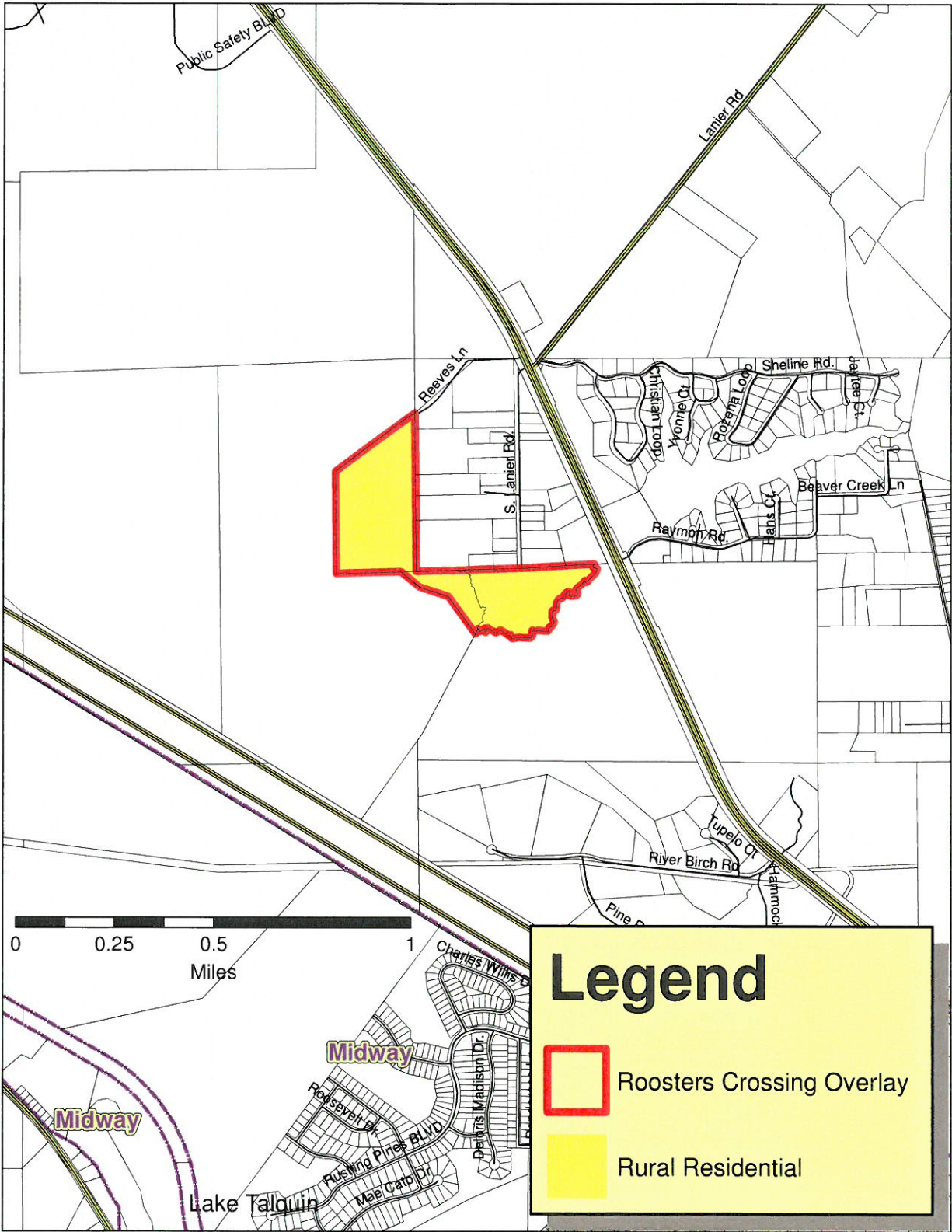
GADSDEN COUNTY
COMPREHENSIVE PLAN

DATE: February 27, 2015
 SOURCE: Gadsden County Planning Division

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ROOSTER CROSSING OVERLAY DISTRICT



<p>MAP 1.5 Reference: FLU Policy 1.5.5</p>	<p>GADSDEN COUNTY COMPREHENSIVE PLAN</p>
<p>DATE: February 27, 2015 SOURCE: Gadsden County Planning Division</p>	
<p><small>Disclaimer: This map is intended for planning purposes only.</small></p>	

