Gulf County Comprehensive Plan

Revision Date: 2/25/2020

Current Adopted Revisions As Of: 2/25/2020

Index No.	Description	Adoption Date
1	Chapter 1: Land Use Element	2/2020
2	Chapter 2: Traffic Circulation Element	2/2020
3	Chapter 3: Housing Element	2/2020
4	Chapter 4: Infrastructure Element: (Water, Sewer, etc.)	2/2020
5	Chapter 5: Coastal Management Element	2/2020
6	Chapter 6: Conservation Element	2/2020
7	Chapter 7: Recreation and Open Space Element	2/2020
8	Chapter 8: Intergovernmental Coordination Element	2/2020
9	Chapter 9: Capital Improvements Element	2/2020
10	Chapter 10: School Facilities Planning Element	2/2020
11	Chapter 11: Economic Development Element	2/2020
12	Concurrency	2/2020
	Map Series:	
1	Land Use Map	12/2019
2	Traffic Circulation	12/2019
3	Coastal Density and CHHA	12/2019
4	NFIP Flood Zones	12/2019
5	Wetlands	12/2019
6	Habitat Protection and State Lands	12/2019
7	School Service Area	12/2019
8	Eglin Protection Zone	12/2019

Chapter 1
LAND USE ELEMENT
8/2011

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 reviewed before a construction permit is granted by the County.
POLICY 1.1.3:	The Gulf County Building Department and Planning Department 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 (DEP) and the Northwest Florida Water Management District (NWFWMD) 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.

POLICY 1.1.6:	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.
POLICY 1.1.7:	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).
POLICY 1.1.8:	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.
POLICY 1.1.9:	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: a) encourage infill development; b) require the use of Best Management Practices (BMP) for agriculture and silviculture; 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 2.2.1. 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 2.2.1. Except for areas governed by Policy 1.3.10 where a transfer of density from the wetland areas to the upland portion of the parcel occurs and consistent with Policy 1.1.10, such transfer shall be at a one to one ratio. 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 other regulations of this Plan are satisfied.

POLICY 1.1.9: Continued	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. Lots of record in subdivision lots may be recorded, or unrecorded platted, or un-platted with documentation. 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. Subsequent to plan adoption, the County shall not allow lots or parcels to be created without sufficient uplands. All wetlands shall be delineated to conform to the jurisdiction of the Department of Environmental Protection (FDEP), or Northwest Florida Water Management District (NWFWMD), or the U.S. Army Corps of Engineers (USACOE) and shall be managed per agency regulations. National Wetland Inventory (NWI) mapping is a reference guide may not accurately depict all upland or wetland areas.
POLICY 1.1.10:	To promote the protection of shellfish harvesting, wetlands and other surface water resources, specific to the St. Joseph Bay Aquatic Preserve, the County shall require the following: 1. Upland development within 50 feet landward of the St. Joseph Bay Aquatic Preserve boundary and coastal wetlands (including saltmarsh areas) contiguous to the Preserve boundary shall be prohibited except for deeded lots on or before 1992. Construction will be restricted to minor accessory structures such as elevated walkways, etc. 2. Lots that are contiguous to St. Joseph Bay or the St. Joseph Bay Aquatic Preserve boundary that existed on or before 1992 are subject to the 50 foot buffer. Any 1992 deeded lot or earlier that the 50 foot buffer when applied will not allow development will be assessed a reduced buffer that will allow development. The assessed buffer shall be limited to the minimum reduction needed to allow development. The County may require additional environmental protective measures in mitigation the reduced buffer.

	3. Minimum septic tank setbacks from the mean-high water line and wetland shall be those specified in Land Use Policy 1.3.8 4. Land development regulations shall contain innovative 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). 5. Residential land uses adjacent to wetland shall be of low density. 6. Minimum buffering requirements for land uses with potential for hazardous waste contamination shall be established in the County's land development regulations.
POLICY 1.1.11:	To promote the protection of shellfish harvesting, wetlands and other surface water resources, specific to Indian Lagoon, the County will apply: 1. Density will conform to Land Use Policy 1.3.10(3). 2. Require a 50' buffer on all newly platted lots. 3. Enforce Land Use Policy 1.3.8. 4. For lots of record before June, 2011, the County will mitigate protective measures including but not limited to buffering and septic system setbacks as a means to protect water quality and shellfish harvesting.
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 1.3.2:	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.
POLICY 1.3.5:	The following residential densities are adopted as part of the County's Comprehensive Plan. Residential and Mixed Commercial/Residential Land Use Category (residential component). Lot coverage is equal to the total square feet of allowed impervious area. Low Density – 0-4 units per acre Residential development is limited to .30 lot coverage area and three habitable floors. Agricultural Low Density – 1 unit per 40 acres (more than 1 mile from residential, industrial and/or mixed use areas and contains environmental sensitive

POLICY 1.3.5: Continued	resources) Medium Density – 1 unit per 15 acres (more than 1 mile from residential, industrial and/or mixed use areas) High Density – 1 unit per 2.5 acres (within 1 mile of established residential and/or mixed use areas) Development is limited to three habitable floors. <u>with a total height limit of 60 feet measured to the highest point of the roof.</u>
POLICY 1.3.6:	The following parameters will guide the location of agricultural densities in Gulf County: (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 Low density will be allowed when the combined acreage of environmental sensitive land and uplands is at least forty (40) acres and the available upland acreage meeting Policy 2.2.1 can support development.
POLICY 1.3.7:	The following land use intensity parameters will guide non-residential development in Gulf County: Commercial or Mixed Commercial/Residential (commercial or non-residential component) 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 use 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 75 feet from residential development as identified on a site specific basis. General and High Intensity Commercial development will be limited to .70 lot coverage, compliance with Ch 1: 1.10.2 for structure height, and a maximum Floor Area Ratio (FAR) of 1.0.

POLICY 1.3.7: Continued

General and High Intensity Commercial or non-residential development will be limited to 25% of the total area within Mixed Commercial/Residential (MCR) Land Use and Residential use may not exceed 95% of the total MCR developed area. For the MCR communities that existed before April, 2006, the mixed use ratio may be varied to meet the needs of the community or area. Commercial development that meets the objectives of Ch.6: O1.2 will be a County priority.

Residential use is not allowed in Commercial Land -Use, only in MCR.

A structure footprint containing both Residential and General Commercial use is allowed within Mixed Commercial/Residential (MCR) land use that meets the applicable requirements of the Land Development Regulations (LDR); Florida Building Code and the requirements listed in the following table:

	Low Density 4 units/ac or less	
Maximum Lot Coverage	.30	
Maximum FAR	-	
Wastewater Service	Sewer	
Water Service	Listed Water Supplier	
Well and Septic - if justified as only service available	Must meet all permitting agency requirements	
Setbacks or Buffering Requirements	The more restrictive LDR use shall apply	
Parking	Both Residential and Commercial shall apply	

Resort Condominium: Any residential type development that meets the requirements of Chapter 509, F.S.

1. Any development that would be regulated by the 1992 coastal density requirements and permitted under Chapter 509, F.S. will be considered commercial properties. The units cannot cease to be rentable until density and land use changes are authorized by an adopted comprehensive plan amendment approved by the State.
2. The developments recorded plat, covenants and restrictions, plus deeds must have prohibitions against the properties becoming residential units not subject to DBPR regulations unless allowed through a State approved comprehensive plan amendment.

POLICY 1.3.7: Continued	3. Resort Condominiums will be required to have a hurricane evacuation plan that is approved by the Gulf County Emergency Management Office. 4. The proposed site must be approved as a Resort Condominium by a County Ordinance and the Property Appraiser will be requested to classify the property a condominium not eligible for homesteading and will be assessed a bed tax. 5. Only be permitted in existing Mixed Commercial/Residential Land Use regulated by Policy 1: 1.3.10 with a 1.0 FAR and .50 lot coverage. 6. Resort Condominiums must meet all applicable commercial development regulations. 7. A public or private water and sewer service licensed and regulated by the State of Florida must be available before a development can be permitted for medium or high density and resort condominium (Ch. 4: Policy 1.3.2). 8. All aspects of a resort condominium must conform to Land Use Element Objective 1.10 and Policies 1.10.1 through 1.10.4. Industrial: This category is intended to provide for industrial development such as manufacturing and processing of goods. Industrial facilities lot coverage will be regulated by the facilities stormwater permit development stipulations/restrictions. Any structural height over fifty (50) feet will be approved by Eglin AFB per policy 1.10.2. Recreational: 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. Conservation: 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.

	Public: 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. Agricultural: 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 density-standards specified in Policy 1.3.5, preservation, outdoor recreational, and public service/utility. Industrial uses which are ancillary to agricultural, silvicultural or mining operations, or which would be incompatible with urban uses are allowed. Intensity standards for the permitted residential use will be the same as stated in Policies 1.3.5 and 1.3.6.

POLICY 1.3.8:	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 Gulf-side 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. 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. The buffering requirements, will be listed in the Gulf County Land Development Regulations.
POLICY 1.3.9:	Gulf County shall continue to regulate subdivision development in accordance with the adopted subdivision ordinance.
POLICY 1.3.10:	Gulf County will enforce the following density requirements per the Stipulated Settlement Agreement adopted February 26, 1992 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 Gulf-side coastal area depicted on

POLICY 1.3.10: Continued	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, Gulf-side, 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 or 20% density value per acre~~.~~
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, Gulf-side, or Indian Lagoon coastal densities, can be developed for one single family residential dwelling unit.
POLICY 1.3.12:	In conjunction with Policy 1.1.8, utility facilities such as water, sewer, communication and electrical, may be allowed in any land use if an emergency or critical loss of service is identified. These facilities must eliminate or remove a service deficiency deemed an emergency or beneficial for the overall safety and health of a community or the County. These facilities along with the chosen site will be subject to all applicable Local, State and Federal development regulations except the land use allowance. The facility can be denied because of existing site compatibility but not because of land use.
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 the FLUM and is subject to the following: a) Development on the site shall be limited to 72 dwelling units b) All development shall be clustered on the upland potion 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.
POLICY 1.3.14	A portion of Section 15, Township 7 South, Range 10 West, Gulf County, Florida, was designated a Special Planned Development Project

POLICY 1.3.14 Continued	(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: 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.
POLICY 1.3.15	A portion of Section 13, 23 & 24, Township 8 South, Range 11 West, Gulf County, Florida, was designated a Special Planned Development Project (SPDP) as part of the 2009 Stipulated Settlement Agreement that consists of 610 acres on Hwy 98 between Oak Grove and Jones Homestead. It is identified a SPDP #3 on the FLUM and is subject to the following: a) The property is limited to a maximum of one thousand two hundred (1,200) residential dwelling units. b) There shall be no intensity restrictions in the comprehensive plan applicable to the Property. Intensity restrictions will be established through the land development regulations, zoning code or through the PDP process as development occurs. c) In addition to the residential density limits on the Property described in 1.3.15(a), that portion of the Property located within the Coastal High Hazard Area (CHHA), 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), containing approximately 237 acres, shall be limited to a maximum of fifty-one (51) residential dwelling units. Additional residential density within this area may be considered in the future subject to a comprehensive plan amendment as provided by Chapter 163, Part II, F.S.
POLICY 1.3.16:	A portion of Section 35 & 36, Township 2 South, Range 10 West, Gulf County, Florida located adjacent to SR 71 North otherwise known as St. John's Village is a Planned Development Project (PDP) and shall have the following development limitations: a) Total AADT shall not exceed 2,724 trips and PH shall not exceed 292 trips based on the 7th Edition of the ITE Trip Generation Manual. b) Total residential or living units shall not exceed 348.
POLICY 1.3.17:	A portion of Section 11, Township 4 South, Range 10 West, Gulf County, Florida located adjacent to SR 71North otherwise known as the Gaskin Development is a Planned Development Project (PDP) and shall have the following development limitations:

POLICY 1.3.17: Continued	a) Total AADT shall not exceed 2,250 trips and PH shall not exceed 225 trips based on the 7th Edition of the ITE Trip Generation Manual. b) Total residential or living units shall not exceed 225. c) Due to the topography of the site a swale shall be place along the ROW line nearest to the High Quality Wetlands to border the development and shall be designed to capture the direct surface runoff prior to exiting into the High Quality Wetlands/Stone Mill Creek ant the nearest point(s). d) Should future sewer service become available, the development's right-of-ways, convenants and restrictions, plat dedications, etc. will allow a utility provider to install a sewer infrastructure.
OBJECTIVE 1.4:	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
POLICY 1.4.1:	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 water wells and water well 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.
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 1.4.11:	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:	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 Policies1.3.5 and 1.3.7, but also the following: 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. 2. Development located with 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 establish in the Update to the Apalachee Regional Hurricane Evacuation Study Technical report (2004) shall be limited to 190 residential dwelling units. 3. 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. 4. 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.

POLICY 1.7.4: Continued	5. 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. 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. 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.
POLICY 1.7.5:	Gulf County will encourage developers to use Firewise best management practices to protect rural residential developments that have wildland interface situations.
POLICY 1.7.6:	Gulf County will continue to enforce cul-de-sacs or turnarounds for service and emergency vehicles in all subdivisions.
OBJECTIVE 1.8	Gulf County recognizes the importance of the water supply resources identified in the Region V Regional Water Supply Plan and the Chapter 4: Goal 2 "Ten Year Water Supply Work Plan" and will work towards meeting the identified goals.
POLICY 1.8.1	All land uses supporting development within the Region V Area of Special Concern will be required to use an existing water supplier unless the NWFWMD determines connecting to an existing service is not feasible and will issue well permits and/or consumption permits.
POLICY 1.8.2	All developments required to submit documentation from the respective water supplier that the water service provider has the capacity to serve the proposed development at the LOS referenced in Ch. 4: 2.1.9.

POLICY 1.8.3	All required infrastructure must be completed and online before a Certificate of Occupancy (CO) can be issued for any structure.
OBJECTIVE 1.9:	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).
POLICY 1.9.1:	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.
POLICY 1.9.2:	Gulf County will through the planning and permitting process keep development and school sitting compatible in the unincorporated areas of the county.
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

POLICY 1.9.6:	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.
OBJECTIVE 1.10:	Gulf County will work with Eglin Air Force Base to insure that the mission of the D-3 military site on Cape San Blas is not encroached upon by adjacent development.
POLICY 1.10.1:	Gulf County will maintain development density at the existing three units per acre Gulf side and two units per acre Bay side.
POLICY 1.10.2:	Gulf County will maintain its current building height standard of no more than three habitable floors on piling (approximately 60 feet). When a structure exceeding , the Eglin Protection *Zone Height Limit(s) is being considered*, the Eglin Air Force Base Mission Enhancement Office will be notified. Eglin will conduct a mission impact analysis and notify Gulf County of any mission impact.
POLICY 1.10.3:	Gulf County will assist the military in maintaining existing safety zone (approximately 6,000 feet) around the present missile launching site.
POLICY 1.10.4:	Gulf County will work with developers and vendors to insure that the wireless frequencies used in developments do not interfere with the military equipment. The 5.2 to 5.9 Giga-hertz frequency bands are not allowed in this area for civilian use and will be removed at owner's expense.

POLICY 1.10.5:	To insure the D-3 mission is protected, Eglin Air Force Base has a non-voting membership on the Planning and Development Review Board (PDRB) to represent Eglin on base encroachment and development issues and may attend the PDRB as they deem applicable.
GOAL 2:	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, Gulf side, Indian Lagoon and inland areas as depicted on the Future Land Use Map, while respecting individual property rights.
OBJECTIVE 2.1:	Future development activities shall be reviewed to assure that soil conditions, topography, drainage, and natural conditions are suitable for development and the Bayside, Gulf side, Indian Lagoon and inland areas are protected from harmful impacts.
POLICY 2.1.1:	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.
POLICY 2.1.2:	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.
POLICY 2.1.3:	TOPOGRAPHY - Areas of excessive topographical relief shall be classified for low density development.
POLICY 2.1.4:	DRAINAGE - Natural drainage features will be protected and preserved to ensure the continuation of their natural function.
OBJECTIVE 2.2:	WETLANDS and HABITAT - Gulf County recognizes the importance of high and low quality wetlands, habitat protection, and the need for economic development and proprietary rights of the land owner. Gulf County is sensitive to the negative impacts that each issue can place on one another. Therefore, the intent of Policy 2.2.1 thru Policy 2.2.4 is to minimize and balance impacts to and from any of the three issues.

POLICY 2.2.1:	While approximately 66 percent of Gulf County is wetlands, the natural function of wetlands shall be protected and conserved to the greatest extent practicable. No development will be allowed within a wetland protection zone (buffer) except as allowed pursuant to Policies 1.1.9, 1.1.10, and the exceptions listed below in (3) this Policy. Regarding low quality wetlands (as defined below)—Any disturbance of wetlands such as construction, dredging and filling etc., shall be governed by the respective agency with jurisdiction. If any authorized fill is permitted, it shall be counted towards the upland acreage. Wetland protection specific to the St. Joseph Bay Aquatic Preserve pursuant to Policy 1.1.10 of this element will not change. 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 (NWFWMD), and are classified as either low quality or high quality. Low quality wetlands are further defined as jurisdictional wetlands that: a.) do not contain existing habitat for listed wildlife and plant life; b.) are planted in pine or otherwise disturbed by silviculture activities; or c.) are disturbed by ditches, manmade canals and borrow pits; or d.) containing existing timber roads, utility rights-of-way, and existing trails; or e) are isolated or cut-off by existing upland development or lots with wetlands within a subdivision platted before January, 1993. 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 NWFWMD, low quality wetlands shall be subject to all regulatory requirements as prescribed by that permitting program. High quality wetlands are wetlands located within all other jurisdictional areas. 2. High quality wetlands shall be buffered. The desired vegetated buffer shall be 50 feet. When development hardship is documented and

POLICY 2.2.1 Continued	confirmed by an environmental assessment that the 50 foot buffer is detrimentally excessive, the County will allow the developer to negotiate with the agency of jurisdiction for an alternative buffer or solution. 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. Except for the listed activities that benefit the public at large, development impacts within high quality wetland or their buffer, described in number 2 above, shall be prohibited. The only public at large activities considered are: Federal or State roadways with environmental impact studies, minor road crossings, minor encroachments for utilities and their maintenance; passive recreational/eco-tourism ground and/or elevated trails and paths; structures that provide water access such as docks, piers and public boat ramps; wetland maintenance and restoration activities; and where a site specific development has unavoidable wetland conflicts and the employment benefits justifies wetland mitigation. 4. The listed impact activities in 3 above for high quality wetlands, including wetland mitigation, shall be approved and regulated through the wetland permitting process by the regulatory agencies with jurisdiction. 5. The development and disturbance of wetlands or habitat consisting of nesting areas of endangered species, threatened species, and species of special concern, including the nesting area of sea turtles, is limited to the permitting and/or mitigation requirements imposed by the Florida Department of Environmental Protection, US Army Corp of Engineers, Northwest Florida Water Management District and/or United States Fish & Wildlife Service and Florida Fish and Wildlife Conservation Commission or any other agency with jurisdiction of such species or habitat areas.
POLICY 2.2.2:	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 2.2.1 - 2.2.3. may be allowed. 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.

POLICY 2.2.3:	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: (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; (h) Monitoring to ensure water quality leaving the site is maintained or enhanced; (i) Centralized advanced domestic wastewater treatment and water supply provided for the development; (j) Preservation of other upland areas, which are used as habitat of wetland-dependent species.

POLICY 2.2.4:	When a residential subdivision or non-residential development incorporates xeriscape landscaping or other water conservation measures as part of its development plan, the project may be eligible for development concessions that are associated with a PDP.

Chapter 2
TRAFFIC CIRCULATION ELEMENT
8/2011

GOAL 1:	To maintain, improve and expand a transportation circulation system which provides, energy efficiency, reduction of greenhouse gases, 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, energy efficiency 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 existing and future road construction projects. When feasible and in accordance with Florida Department of Transportation's guidelines, provisions will be made to reduce greenhouse gas emissions, vehicle miles traveled (VMT), and improve energy efficiency.
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".
POLICY 1.2.4:	The County encourages the completion of segments 2 and 3 of the "Gulf to Bay Highway". This project will divert through traffic on US 98 from a coastal route to an interior route making the coastal section safer for beach access.
POLICY 1.2.5:	The County will encourage the resurfacing of SR 30A for safety and improved LOS by recommending SR 30A to be included into the SCOP funding process.
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.
POLICY 1.4.3:	When a development project trip generation exceeds the established LOS, the developer can mitigate the traffic impacts and continue to develop by complying with the terms of the Proportionate Fair Share Ordinance.
POLICY 1.4.4:	Any development that exceeds the established LOS on State and Federal maintained roadways, the developer will comply with the terms of the Proportionate Fair Share Ordinance.
POLICY 1.4.5:	Gulf County will implement the Proportionate Fair Share Ordinance that was jointly adopted by the County and the Cities of Port St. Joe and Wewahitchka when a development exceeds LOS on the applicable arterials, collectors and other roadways as applicable.
POLICY 1.4.6:	The County will pursue a Memorandum of Understanding (MOU) with the Florida Department of Transportation (FDOT) that identifies the projects and fair share funding needed to improve state-maintained roadways in conjunction with Policy 1.4.4.

HOUSING ELEMENT
8/2011

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 permitability 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.

POLICY 1.1.5:	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.
POLICY 1.1.6:	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".
POLICY 1.1.7:	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.
POLICY 1.1.8:	Gulf County will promote affordable/work force housing through density increases to developments that meet the qualifying requirements by State statues for increased density and are not in the CHHA (Ch. 5:2.1.1). The following housing density bonus shall apply unless a land use amendment application is made that specifically specifies the allowed density bonus: Maximum of two (2) units per acre will be allowed in Agricultural High Density Maximum of nine (9) units per acre will be allowed in Residential and Mixed Commercial/Residential
POLICY 1.1.9:	All developments approved for affordable/workforce housing density increases or other permitted concessions must have covenant and restrictions that will insure the affordable housing inventory is not degraded and property rights are protected when sold by the owner.

OBJECTIVE 1.2:	Gulf County will seek to eliminate substandard housing conditions and encourage the energy efficiency, structural and aesthetic improvement of existing housing by implementing these policies and enforcing the Florida Building Code and Land Development Regulations.
POLICY 1.2.1:	The County will enforce its housing code requirements to ensure that quality of housing and stabilization of neighborhoods is adequately addressed.
POLICY 1.2.2:	The energy efficiency regulations of the Florida Building Code shall be applied to all new housing.
POLICY 1.2.3:	The energy efficiency regulations of the Florida Building Code shall be applied to all new housing.
POLICY 1.2.4:	Gulf County will permit the use of renewable energy resources on all new and existing housing unless an existing restriction or law will supersede the provisions of the Florida Building Code.
OBJECTIVE 1.3:	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.
POLICY 1.3.1:	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.
OBJECTIVE 1.4:	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.

POLICY 1.4.1:	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.
OBJECTIVE 1.5:	Gulf County will implement the County SHIP program for housing conservation, rehabilitation, down payment assistance or demolition as local conditions dictate.
POLICY 1.5.1:	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.
POLICY 1.5.2:	The County will explore partnerships with other agencies or organizations through the SHIP and other programs or grants to maintain and improve existing low income housing.
OBJECTIVE 1.6:	Historically significant housing inventories identified in Gulf County will be included in updates to the Housing Element of the Comprehensive Plan.
POLICY 1.6.1:	Gulf County will continue to coordinate with the Department of State, to ensure the preservation of historic resources identified within the County.
POLICY 1.6.2:	To provide for the protection of historically significant housing, Gulf County will: 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
OBJECTIVE 1.7:	Provisions will be made for relocation housing for persons displaced by local government programs and projects.
POLICY 1.7.1:	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.
OBJECTIVE 1.8:	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.
POLICY 1.8.1:	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.
OBJECTIVE 1.9:	Gulf County recognizes the need for energy conservation and promotes energy efficiency.
POLICY 1.9.1:	Gulf County shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code as amended from time to time.
POLICY 1.9.2:	Gulf County will consider energy efficiency when performing substantial improvements or repairs to its existing facilities.

Chapter 4
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT
12/2009

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:	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: FACILITY — LEVEL OF SERVICE STANDARD 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: 8.62 lbs. Per day per capita

<table>
<tr>
<td>POLICY 1.2.1:
Continued</td>
<td>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

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.

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.

Potable Water Facilities:
<table>
<tr><th>Service Provider</th><th>Service Area</th><th>LOS Standard</th></tr>
<tr><td>Lighthouse Utilities</td><td>Jones Homestead, Simons Bayou, Cape San Blas, Indian Pass</td><td>119 gpcpd</td></tr>
<tr><td>City of Port St. Joe</td><td>Oak Gove, White City, Highland View, St. Joe Beach, Beacon Hill</td><td>100 gpcpd</td></tr>
<tr><td>City of Wewahitchka</td><td>Stone Mill Creek</td><td>100 gpcpd</td></tr>
</table>
*LOS adopted by City of Port St. Joe</td>
</tr>
<tr>
<td>POLICY 1.2.2:</td>
<td>The Gulf County Solid Waste Department is responsible for exploring innovative funding and operational methods that are financially feasible to dispose of the County’s solid waste through 2020.</td>
</tr>
<tr>
<td>POLICY 1.2.3:</td>
<td>To meet financially feasible and concurrency requirements for solid waste operations for the 2020 planning period, Gulf County will evaluate alternative funding such as impact fees or user fees.</td>
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<tr>
<td>OBJECTIVE 1.3:</td>
<td>Gulf County will utilize existing infrastructure to their maximum extent to minimize urban sprawl.</td>
</tr>
</table>

POLICY 1.3.1:	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.
POLICY 1.3.2:	A public or private water and sewer service licensed and regulated by the State of Florida with a permitted LOS must be available before a development can be permitted for medium or high density and resort condominium.
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.
POLICY 1.4.3	Gulf County will implement the plumbing and water fixtures requirements of the Florida Building Code to implement water conservation and efficiency in all new construction and remodeling as the code will allow.
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 whichever 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.
POLICY 1.6.4:	Gulf County will require as a minimum stormwater management design plans to meet the current F.A.C Stormwater ERP standards regulated by the Northwest Florida Water Management District. Such plans shall include provisions for County access to stormwater facilities to monitor and treat the facilities as potential mosquito breeding grounds.

Goal 2:	**Ten Year Water Supply Planning Work Plan:** To form a working alliance with the Northwest Florida Water Management District, the City of Port St. Joe, City of Wewahitchka and other water distribution suppliers to implement the recommendations of Regional Water Supply Plan for Region V that will promote a reliable water supply through 2020.
OBJECTIVE 2.1:	Reduce the threat of saltwater intrusion into the Floridan Aquifer as identified in the Region V Water Supply Plan.
POLICY 2.1.1:	When applicable, Gulf County will assist the City of Port St. Joe in their project to develop the Gulf County Fresh Water Canal as an alternative water supply and convert their water treatment facility to process surface water through the grant process.
POLICY 2.1.2:	To further reduce impacts to the Florida Aquifer, Gulf County will encourage a mutual agreement between Lighthouse Utilities and the City of Port St. Joe to establish an emergency water supply connection and if financially feasible to begin purchasing treated surface water from the City of Port St. Joe.
POLICY 2.1.3:	Gulf County will impose a 600 foot buffer along the unincorporated areas of Gulf County Freshwater Canal as shown in the Land Use Map to protect the canal as the primary water resource through the 2020 planning period.
POLICY 2.1.4:	When applicable, Gulf County will assist the City of Wewahitchka in their efforts to develop and expand their water service area into unincorporated areas.
POLICY 2.1.5:	Gulf County will require all developments with a water supply infrastructure to meet the LOS or concurrency requirements of the respective water supply provider.
POLICY 2.1.6:	All developments within the Region V Area of Special Concern will be required to use an existing water supplier unless the NWFWMD determines connecting to an existing service is not feasible.

POLICY 2.1.7:	All development's that will depend on individual wells for water supply will require from the NWFWD their approval that the area is suitable for well service and all lots will be eligible for individual well permits or a statement of no objection.
POLICY 2.1.8:	Gulf County will encourage projects such as golf courses and open spaces that are designed to utilize reclaim water.
POLICY 2.1.9:	To meet the projected water supply demand through 2020, Gulf County will coordinate water supply concurrency with the local governments through the Interlocal Concurrency Council, private utilities and permitting that adequate water supplies will be available before a certificate of occupancy is issued as referenced in Table A, B, and C per Ch. 1: 1.8.2 and Ch. 4:1.2.1.

Policy 2.1.9: Table A

City of Port St. Joe	~~**2006**~~ **2018**	~~**2010**~~ **2025**	~~**2015**~~ **2030**	~~**2020**~~ **2035**
Total County Population*	16,509	17,372	18,110	18,802
Population Served **	10,468	13,165	13,495	13,833
Avg. Daily Demand (GPD)	1,181,000	1,711,395	1,754,350	1,798,290
Demand per Capita (GPD)	113	130	130	130
Available Facility Capacity (GPD)	2,000,000	6,000,000	6,000,000	6,000,000
Facility Capacity Surplus (Deficit)[1]	819,000	4,288,605	4,245,650	4,201,710
Permitted Amount (GPD Annual Avg.)	2,000,000	2,760,000	2,760,000	2,760,000
Permitted Surplus (Deficit)[2]	819,000	1,048,605	1,005,650	961,710

[1] Calculated by subtracting Average Daily Demand from Available Facility Capacity
[2] Calculated by subtracting Average Daily Demand from Permitted Amount
*BEBR
** Known development and purchase of existing service tap in Beacon Hill with 2.5% Growth Rate

Policy 2.1.9: Table B

Lighthouse Utilities	~~2006~~ ~~2018~~	~~**2010**~~ **2025**	~~**2015**~~ **2030**	~~**2020**~~ **2035**
Total County Population*	~~16,509~~ 16,449	~~17,372~~ 16,900	~~18,110~~ 17,300	~~18,802~~ 17,700
Population Served**	3,123	3,201	3,281	3,363
Avg. Daily Demand (GPD)	371,803	380,919	390,439	400,197
Demand per Capita (GPD)***	119	119	119	119
Available Facility Capacity (GPD)	1,080,000	941,081	931,561	921,803
Facility Capacity Surplus (Deficit)[1]	708,917	930,847	906,452	882,057
Permitted Amount (GPD Annual Avg.)	451,000	451,000	451,000	451,000
Permitted Surplus (Deficit)[2]	79,917	70,081	60,561	50,803

[1] Calculated by subtracting Average Daily Demand from Available Facility Capacity
[2] Calculated by subtracting Average Daily Demand from Permitted Amount

** 2.5% Growth Rate
*** Calculated by dividing historical average water usage by the population

Policy 2.1.9: Table C				
City of Wewahitchka	**~~2006~~ 2018**	**~~2010~~ 2025**	**~~2015~~ 2030**	**~~2020~~ 2035**
Total County Population*	~~16,509~~ 16,449	17,372 16,900	18,110 17,300	18,802 17,700
Population Served	1,893	3,444	3,798	4,187
Avg. Daily Demand (GPD)	189,300	344,400	379,800	418,900
Demand per Capita (GPD)	100	100	100	100
Available Facility Capacity (GPD)	510,000	1,021,250	1,021250	1,021,250
Facility Capacity Surplus (Deficit)[1]	320,700	676,850	641,450	602,350
Permitted Amount (GPD Annual Avg.)	230,000	434,500	434,500	434,500
Permitted Surplus (Deficit)[2]	40,700	90,100	54,700	15,600

[1] Calculated by subtracting Average Daily Demand from Available Facility Capacity
[2] Calculated by subtracting Average Daily Demand from Permitted Amount
*BEBR

Chapter 5
COASTAL MANAGEMENT ELEMENT
8/2011

GOAL 1:	To guide development in such a manner that coastal resources will not be damaged or destroyed.
OBJECTIVE 1.1:	To allow low density or limited development while promoting the protection of the coastal resources of Gulf County, including wetlands, living marine resources, coastal barriers, and wildlife habitats, shall be managed 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:	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: 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: 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.

POLICY 1.1.11: Continued	9. New development on Black's Island shall be commercial in nature and limited as follows: 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.
OBJECTIVE 1.2:	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.

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 sitting 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 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.
POLICY 1.4.7:	Due to the critical erosion impacts to the area between the Eglin Air Force Base property and the T.S. Stone State Park and the financial burdens that exist both for the property owners and the County, Objective 1.9 is established to deal with this critical issue.

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 sitting water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.
OBJECTIVE 1.9:	The following policies will only apply to critical erosion area from all of the Eglin AFB property to the end of the developed portion of T.S. Stone State Park.
POLICY 1.9.1:	The limitations placed on seawall construction in Policy 1.4.5 will not apply in this area only if the regulatory agencies permit such construction as necessary for emergency property protection.
POLICY 1.9.2:	By this action, the County does not endorse seawalls. The County does recognize the critical need to protect personal investments, protect an

	important economic revenue source for both the County and State, and that there are limited protective options available to the property owners and yield coastal protection permitting to the technical expertise of the jurisdictional agencies.
POLICY 1.9.3:	Gulf County encourages beach restoration and maintenance as the most beneficial protection option as it protects the beach front properties and improves the seashore habitat, especially for the sea turtles.
POLICY 1.9.4:	Because this area is considered a habitat for several endangered species, the unchecked erosion into the primary dunes will eventually destroy or severely impact the habitats. This would not be economically feasible without the added benefit of protecting personal property.
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 area below the elevation of the Category 1 surge line as established by the Sea, Lake, and Overland Surges for Hurricanes (SLOSH) computerized storm surge model. Affordable/work force housing density bonus increases are not allowed in the CHHA.
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
8/2011

GOAL 1:	Protect, manage, and promote energy efficiency, greenhouse gas reduction 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 promote energy efficiency, greenhouse gas reduction and maintain air quality within its jurisdiction in conformance with State and Federal Air Quality guidelines by implementing Policies 1.1.1 thru 1.1.7.
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.
POLICY 1.1.2:	Gulf County encourages and supports a certain extent of mixed use development within the Agricultural Land Use through the development parameters in Ch. 1:1.3.7, which provides or promotes a service to developed areas that are located along the roadways listed in the Traffic Circulation Map which will provide needed services closer to these major transportation corridors, reduce the vehicle miles traveled (VMT), and reduce the effects from green house gases emissions.
POLICY 1.1.3:	To build and promote a stronger local economy and reduce green house gases, Gulf County will allow a structure footprint to contain both commercial and residential use as outlined in Ch. 1: Policy 1.3.7.
POLICY 1.1.4:	To aid in green house gas reduction and energy efficiency, no subdivision that has roads dedicated to the public may have any covenant or restriction that prevents “Florida Friendly” landscaping, including xeriscape, vegetable gardens, drying clothes outdoors or any other measure supported by State or Federal law that promotes energy efficiency, greenhouse gas reduction, and conservation of natural resources, or etc.

<table>
<tr><td>POLICY 1.1.5</td><td>Any development that has qualified for density bonuses under Policy 1.1.8 must comply with the provisions in Policy 1.1.4 or demonstrate that equal services are already available that will positively reduce VMT.</td></tr>
<tr><td>POLICY 1.1.6</td><td>Gulf County will permit the use of solar panels for electrical generation or solar heating for hot water. If solar panels or hot water systems are roof mounted and structural integrity of the roof is an issue, permit approval will be withheld until the integrity issue is resolved. If the electrical system integrity is also an issue, permit approval shall also be held until the integrity of the electrical system is code compliant.</td></tr>
<tr><td></td><td></td></tr>
<tr><td>POLICY 1.18</td><td>To encourage environmental and energy conservation, Gulf County will grant FAR bonuses to any non-residential building or development project that meets the certification standards for Leadership in Energy and Environmental Design (LEED) or any equivalent certification program. When full or partial certification scoring is achieved a bonus may granted based on the following certification rates:
<table>
<tr><td>100 % Certification</td><td>99% to 75% Certification</td><td>74% to 50%</td></tr>
<tr><td>Maximum .3 FAR Bonus</td><td>Maximum .25 FAR Bonus</td><td>Maximum .15 FAR Bonus</td></tr>
</table>
In no case shall the FAR exceed 1.0 for each building. Before bonus approval can be granted, applicants must comply with the following requirements:
1. Must have a pre-application conference with Planning and/or Building Department staff.
2. Must produce documentation, plans and material list, that the construction activity has been approved by the certifying organization and meets the Florida Building Code requirements before a building permit will be issued.
3. The building contractor and county staff will agree upon an inspection schedule that will verify construction plans and materials are conforming to the approved plans and materials list.</td></tr>
</table>

	4. Documentation from the certifying organization that the building or project has been certified compliant by the respective organization before a Certificate of Occupancy (CO) can be issued.
POLICY 1.1.9	When a Planned Development Project (PDP) is submitted for preliminary development approval and the designed has qualify for 100% certification under Policy 1.1.8, the project may be eligible for density bonuses unless the development is located in an area limited by the 2 or 3 units per acre rule (Ch. 1: 1.3.10). Density bonuses will not exceed the following rates and must conform to all applicable development regulations:
POLICY 1.1.10	To advance the reduction of energy consumption, Gulf County will explore the use of solar energy at its recreational facilities, parking facilities and street lights.
POLICY 1.1.11	Gulf County will explore the use of solar energy to continue reducing the energy consumption at all of its facilities as applicable.
OBJECTIVE 1.2:	Gulf County will promote the development of environmental friendly "green" commercial and industrial development. By "green" the County will recognize commercial and industrial development that is environmentally friendly through site development and landscaping, reducing green house gases, high quality air emissions, low energy consumption, production or use of renewably energy, or other efforts that will conserve energy and protect the environment.
POLICY 1.2.1:	To promote economic growth, employment opportunities, reduction in green house gases, energy efficiency, energy independence, renewable energy production, renewable resources, waterfront and port commerce, et cetera.; Gulf County will encourage "green commerce" and "green industries' within Gulf County.

OBJECTIVE 1.3:	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 1.3.1 through 1.3.9.
POLICY 1.3.1:	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 water wells.
POLICY 1.3.2:	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 permits by Gulf County.
POLICY 1.3.3:	Gulf County will enforce a 600 foot buffer along the Fresh water Canal to protect it as a surface water resource for potable water as identified in the 2007 Region V Regional Water Supply Plan and to meet the projected water supply demand through 2020. Existing parcels that cannot support the 600' buffer will be permitted with a reduced buffer.
POLICY 1.3.4:	The NWFWMD is the permitting agency for all water activities within Gulf County including projects that would withdraw groundwater to the point of saltwater intrusion, or would damage sensitive ecosystems, agriculture, or area geology as referenced in the 2007 Region V Regional Water Supply Plan.
POLICY 1.3.5:	To advance the water protection objectives of the NWFWMD Region V Water Supply Plan, Gulf County will add water supply maps to the Comprehensive Plan map series that supports water supply planning by projecting the Areas of Special Concern (ASC), water permit areas, and water supply service area.
POLICY 1.3.6:	To comply with the NWFWMD and Florida Statues Chapter 373.185 requirements, the County will ~~adopt~~ maintain a Xeriscape/Friendly

POLICY 1.3.7:	Gulf County will encourage and cooperate with utilities and private landowners to promote and increase conservation of potable water resources.
POLICY 1.3.8:	The County will continue to encourage the use of Xeriscape and, if irrigation is necessary, reclaimed water for irrigation in public rights-of-way, on private properties, and for other non-potable uses.
OBJECTIVE 1.4:	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 1.4.1 through 1.4.11.
POLICY 1.4.1:	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 1.4.2:	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 1.4.3:	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 1.4.4:	Gulf County will cooperate with the Department of Environmental Protection, 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 1.4.5:	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.
POLICY 1.4.6:	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 most current FEMA Flood Insurance Rate Maps (FIRM).
POLICY 1.4.7:	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 and Policies 2.5 thru 2.7.
POLICY 1.4.8:	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 Gulf Side 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.
POLICY 1.4.9:	Prior to beginning mine operations, all mine operators will submit a plan to the County Planning Department identifying measures to protect natural resources, plans for mine reclamation, and compatibility with adjacent land uses.
POLICY 1.4.11:	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.
OBJECTIVE 1.5:	Gulf County will seek to protect natural resources from the effects of hazardous waste by implementing Policies 1.5.1 through 1.5.5.
POLICY 1.5.1:	Gulf County will continue to implement a public awareness program to inform citizens of the recycling alternatives for hazardous waste.
POLICY 1.5.2:	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 1.5.3:	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 1.5.4:	Gulf County will manage hazardous waste in accordance with County Ordinance 80-1.
POLICY 1.5.5:	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 2.2:	Gulf County will coordinate with School Boards and developers to maximize land use as it relates to recreation facilities and school sitting.

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
3/2009

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.

POLICY 1.1.4:	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.
OBJECTIVE 1.2:	Gulf County will coordinate its Comprehensive Plan with the plans of the Gulf County School Board, Gulf Coast State 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.
POLICY 1.2.1:	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.
POLICY 1.2.2:	Gulf County will accept comments from any interested unit of Gulf County local government regarding coordination issues related to the Comprehensive Plan.
POLICY 1.2.3:	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/entity appointed by the Gulf County Board of County Commissioners. The Planning and Development Review Board or Ad Hoc Committee will be charged with the following: (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.
POLICY 1.3.4	The County will use the Interlocal Concurrency Council that was established to coordinate school concurrency issues to also coordinate intergovernmental LOS concurrency for water, sewer, transportation, solid waste and stormwater.

POLICY 1.3.5	To maintain the Gulf County Fresh Water Canal as a viable alternative water supply as identified in the Region V Water Supply Plan and a surface water resource for the City of Port St. Joe, Gulf County will enforce a 600 foot buffer (Ch.6:1.2.3) within the jurisdiction of unincorporated Gulf County. Existing parcels that can not support the 600' buffer will be permitted with a reduced buffer.
POLICY 1.3.6	Gulf County will support the City of Wewahitchka water service expansion into unincorporated Gulf County by working with the City and NWFWMD in establishing well head protection zones and identifying them on the FLUM.
POLICY 1.3.7	To protect surface water resources used for water supply, Gulf County will work with the NWFWMD to apply development restrictions and/or conditions to any project that may be deemed a contamination threat to any public or private water supply.
OBJECTIVE 1.4	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.
POLICY 1.4.2	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.
POLICY 1.4.3	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.
POLICY 1.4.4	The County will coordinate with the City of Wewahitchka, City of Port St. Joe and the School Board to promote an Interlocal Concurrency Council, 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.
POLICY 1.4.5	The Interlocal Concurrency Council will monitor any growth of the school service areas for impacts to adjacent local governments or agencies with specific management responsibilities.

Chapter 9
Capital Improvements Element
11/2010

GOAL 1	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 and feasible to correct existing deficiencies in public facilities identified in the yearly capital improvements currency review, and to meet the needs of projected future growth, in accordance with the adopted Capital Improvements Element.
POLICY 1.1.1	The Capital Improvements Element will include those facility types required in Rule 9J-5 F.A.C., which are Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, Public School Facilities and Parks and Recreation.
POLICY 1.1.2	The County may include any other facility or projects identified in the other Comprehensive Plan Elements as necessary into the Five-Year Capital Improvements Schedule which will be reviewed and updated during the annual budget process.
POLICY 1.1.3	The Capital Improvements Element will be utilized in preparing the County's annual budget, and all projects included in the 5 Year Capital Improvements Schedule must be financially feasible.
POLICY 1.1.4	The Capital Improvements Element shall include public facility improvements that are in excess of $25,000 including Federal and State regulatory mandates required for applicable facilities.
POLICY 1.1.5	Gulf County shall review Policy 1.1.1 for impacts to the school system and work through the School Interlocal Agreement to maintain acceptable LOS and include proportionate-share mitigation into the capital improvements schedule as applicable.

OBJECTIVE 1.2	Expenditures of public funds that promote land development in Coastal High Hazard Areas (CHHA) 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.
POLICY 1.2.2	Expenditures allowed under Policy 1.2.1 shall be incorporated into the Local Mitigation Strategy (LMS).
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: • Traffic Circulation • Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer • Recreation and Open Space • Schools Facilities Element
POLICY 1.3.2	A public or private water and sewer service licensed and regulated by the State of Florida with a permitted LOS must be available before a development can be permitted for high intensity development and resort condominium.
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 through proportionate-share mitigation bears a proportionate cost of the public 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.
POLICY 1.4.4	Gulf County will coordinate with adjacent jurisdictions to maintain level of service on arterial and connector roads that impact their jurisdictions.
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.
POLICY 1.5.1	The County shall adopt the Five-Year Capital Improvements Schedule for transmittal to the State that reflects the adopted Annual Budget. The Schedule shall include those projects necessary to maintain the adopted levels of service concurrency set forth in Policy 1.3.1.
POLICY 1.5.2	The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements: - 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. - transportation impacts

<table>
<tr><td></td><td>· impacts to the school system
· private funded improvements that impact public facilities</td></tr>
<tr><td>POLICY 1.5.3</td><td>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.</td></tr>
<tr><td>POLICY 1.5.4</td><td>The County staff will evaluate all applicable public facilities for replacement needs, correcting deficiencies and future demands. The staff will report their recommendations to the County Commissioners during the annual budget process to include them in the Five-Year Capital Improvements Schedule as feasible.</td></tr>
<tr><td><u>POLICY 1.5.5</u></td><td>The Interlocal Concurrency Council shall monitor the water supply LOS concurrency and Gulf County shall amend the Five-Year Capital Improvements Schedule as necessary to include any respective capital improvements required to maintain the 2018, 2025 and 2030 level of service water supply concurrency projections of Chapter 4: Goal 2, Policy 2.1.9 comply with Chapter 1: Policies 1.8.2 and 1.8.3.</td></tr>
<tr><td>OBJECTIVE 1.6</td><td>The County shall ensure that their capital improvements needs are consistent with the School Board’s Florida Inventory of School House (FISH) and the School Board’s Five Year District Facilities Work Program.</td></tr>
<tr><td>POLICY 1.6.1</td><td>As required in the Interlocal Agreement for Public School Facility Planning, the County shall apply the following adopted LOS district wide:
<table>
<tr><td>Type of School</td><td>Level of Service</td></tr>
<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>
</table>
DOE: Department of Education
FISH: Florida Inventory of School House</td></tr>
</table>

POLICY 1.6.2	The Interlocal Concurrency Council will use the Florida Inventory of School House (FISH) report and the University of Florida Bureau of Economic Business Research (BEBR) data to project student population and population growth projections and report their concurrency findings and recommendations to the County, City of Port St Joe, City of Wewahitchka, and the School Board.
POLICY 1.6.3	All capital improvements projects required to maintain School concurrency shall be financial feasible and financed within the County's annual operating budget and as projected in the Five Year Capital Improvement Schedule.
POLICY 1.6.4	The County will receive the School Board's yearly updated Five-Year District Facilities Work Program by October 1st of each year to be reviewed and adopted into the County's Comprehensive Plan Five Year Capital Improvements Schedule before December 1st of each year.
POLICY 1.6.5	The County, along with the other Local Governments, will assist the School Board in evaluating proportionate 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 Facility Planning and the School Facilities Element.

Chapter 10
School Facilities Element
5/2008

<table>
<tr><td>GOAL 1:</td><td>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.</td></tr>
<tr><td>OBJECTIVE 1.1:</td><td>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:
<table>
<tr><td>Type of School</td><td>Level of Service</td></tr>
<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>
</table>
DOE: Department of Education
FISH: Florida Inventory of School Housing</td></tr>
<tr><td>POLICY 1.1.1:</td><td>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.</td></tr>
<tr><td><u>POLICY 1.1.2:</u></td><td>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.</td></tr>
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<tr><td><u>POLICY 1.1.3:</u></td><td>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.

<table><tr><th>North Concurrency Service and Attendance Area</th><th>South Concurrency Service and Attendance Area</th></tr><tr><td>Wewahitchka Elementary</td><td>Port St. Joe Elementary</td></tr><tr><td>Wewahitchka Middle School</td><td>Port St. Joe Middle School</td></tr><tr><td>Wewahitchka High School</td><td>Port St. Joe High School</td></tr></table></td></tr>
<tr><td>POLICY 1.1.4:</td><td>When the School Board applies Policy 1.1.2 for concurrency the following guidelines will be used:
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.
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.</td></tr>
<tr><td>POLICY 1.1.5:</td><td>The proportionate fair share policy outlined in the Interlocal Agreement for Public School Facility Planning will be considered when a development will exceed the Level of Service (LOS) for the respective school district.</td></tr>
<tr><td>POLICY 1.1.6:</td><td>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.</td></tr>
<tr><td>OBJECTIVE 1.2:</td><td>Population monitoring and projection.</td></tr>
</table>

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 financially 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 schedule~~s~~ 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.

Chapter 11
ECONOMIC DEVELOPMENT ELEMENT
8/2011

GOAL 1:	Create and support a diverse economy in Gulf County that is conducive to the prosperity of all residents by promoting the opportunities for economic expansion, better jobs, revenue growth, and improving quality of living standards.
OBJECTIVE 1:	Gulf County shall enhance economic growth and prosperity of its citizens by implementing Policies 1.1 through 1.12.
POLICY 1.1:	Gulf County shall continue to work with the local Economic Development Council (EDC), Chamber of Commerce (CC), Tourist Development Council (TDC), Port Authority, Cities and other local or area organizations in promoting economic development in Gulf County.
POLICY 1.2:	Gulf County recognizes existing businesses and industries are vital to the economy. Retention and expansion of existing businesses and industries and the employment opportunities they provide is essential for the overall diversification of the economic base and shall be a priority of the County.
POLICY 1.3:	As a means to continue to support the existing businesses and industries, Gulf County will continue the policy of supporting local businesses during the open bidding process to the extent Florida Statutes will allow.
POLICY 1.4:	Gulf County recognizes the economic importance of commerce and industrial parks, commercial land use, and mixed commercial/residential land use and shall promote each of these uses for economic development as applicable.
POLICY 1.5:	Gulf County Grant Department shall work with the EDC to obtain grant monies that will support economic development as applicable.

POLICY 1.6:	Gulf County will coordinate with the EDC, employers and the education community to train a labor force to meet employment requirements of the local economy.
POLICY 1.7:	To encourage a diverse economy, Gulf County will promote the expansion of "Broadband Communication" into the county and adjacent counties.
POLICY 1.8:	Gulf County will encourage economic development that promotes the reduction of greenhouse gases, energy usage, vehicle miles traveled and other energy conservation measures.
POLICY 1.9:	Gulf County encourages economic development that utilizes renewable energy or resources.
POLICY 1.10:	Gulf County will continue to promote the completion of the "Gulf to Bay Highway" and the "Gulf Coast Parkway" as transportation resources for economic development.
POLICY 1.11:	Gulf County and the EDC will promote economic development through Enterprise Zones by offering tax advantages and incentives to businesses located within the zone boundaries.
POLICY 1.12:	The Development Corridors and the Gulf Coast Parkway Study Area as projected on the Traffic Circulation Map shall be the focus areas for economic development.
POLICY 1.13:	Gulf County recognizes the economic potentials that the Port of Port St. Joe represents and encourages continued development of the Port for both barge and deep water vessels.
POLICY 1.14:	Gulf County encourages development contiguous to the Gulf County Canal be "waterfront" dependent.

POLICY 1.15:	Gulf County encourages economic development that maximizes the opportunities that rail and water transportation provides to reduce highway traffic and volume transporting.