

## FUTURE LAND USE ELEMENT

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**GOAL I: TO MANAGE THE FUTURE DEVELOPMENT OF THE AREA IN A MANNER CONSISTENT WITH THE ABILITY TO PROVIDE ADEQUATE INFRASTRUCTURE AND TO PROTECT THE IMPORTANT NATURAL RESOURCES.**

**Objective I.A: The City has adopted a Land Development Code to implement the Comprehensive Plan Future Land Use districts and will continuously update it through periodic amendments and reviews. By 2006 an overall review of the Land Development Code shall be conducted.**

**Policy I.A.1:** The City will maintain a Land Development Code that contains specific and detailed provisions to implement the Comprehensive Plan including as a minimum the following:

- a. Regulation of the subdivision of land.
- b. Regulation of the use of land and water for uses included within the Future Land Use Plan.
- c. Protection of potable water wellfields.
- d. Regulation of areas subject to seasonal and periodic flooding.
- e. Provide for drainage and stormwater management.
- f. Protection of the environmentally sensitive lands designated in the Plan.
- g. Regulation of signage.
- h. Ensure that public facilities and services meet or exceed the levels of service established in the Plan and are available when needed for the proposed development or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.
- i. Ensure safe and convenient on-site traffic flow and parking.

**Policy I.A.2:** Freeport will encourage the use of innovative land development regulations including, but not limited to, transfer of development rights, incentive and inclusionary zoning, planned unit development, and performance zoning.

**Policy I.A.3:** The City of Freeport hereby adopts the following future land use districts with noted restrictions and densities. The Land Development Code, adopted pursuant to the requirements of Chapter 163.3202, shall use these future land use district development restrictions and densities.

### **General Agriculture**

This category includes rural areas characterized by smaller-scale agricultural activities, including timber production, and varied parcel sized. Allowable uses include agricultural, silviculture, and farm dwellings, and associated accessory structures that are related to and supportive of agriculture and silviculture. Density is limited to one dwelling unit per 10 acres, except for lots of record as of December 28, 1996, of 20 acres or less, which are allowed a density of 1 unit per 2.5 acres. Seventy percent of the development site must be retained in open space.

### **Environmental/Conservation**

Uses within the district are limited to silviculture and native range land, low density residential development (1 unit per 20 acres), parks and recreation activity, and the lowest intensities of public uses necessary to provide only those public facilities or services to protect health or safety.

### **Rural Development**

Appropriate uses are limited to agricultural activity, low density residential development (1 unit per 2 acres), parks and recreation activity, and only those public uses necessary to provide facilities and services to meet health and safety needs. Residential densities shall be as follows:

- 1 unit per 5 acres within FEMA designated floodplain areas or within FDEP-jurisdictional wetlands (as determined by on-site determination);
- 1 unit per 2 acres within all other areas.

### **Rural Village**

This category allows for predominately residential

development at a maximum density of two (2) dwelling units per acre.

- (a) Uses allowed: Residential & neighborhood scale businesses & public uses, such as churches or schools, provided that the non-residential uses are compatible in scale & intensity with the character of the residential areas.
- (b) Density allowed: Maximum of 2 units per acre.
- (c) Intensity allowed: The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).
- (d) Mixture of uses: Residential uses shall account for approximately 95 percent of the total land area. To ensure a compatible mix of uses, landscaped buffers shall be required between residential uses and non-residential uses. The City will adopt land development regulations that will include additional standards for land coverage and building placement.
- (e) Commercial uses: Commercial uses shall not occupy more than five percent of any area designated RV. Commercial land uses shall be limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, and areas that are specifically designated and platted for neighborhood commercial uses as a part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one mile segment of a collector or arterial roadway.

### **Low Density Residential**

This category allows for residential development at a maximum density of 1-4 dwelling units per acre. This district is provided to establish areas for traditional subdivisions) or other low density residential development, insulated from the majority of non-residential uses. The Comprehensive Plan provides for urban infrastructure necessary to support low density residential development. Appropriate uses are limited to residential, parks and recreation activity, and public uses. During a transition from undeveloped to developed land, existing and established agricultural uses are allowable, but new agricultural uses shall not be established.

## **Medium Density Residential**

This category allows for residential development at a maximum density of 4-8 dwelling units per acre. This district is provided to provide transition between areas designated for low-density residential development and areas designated for higher density/more urban residential development. The Comprehensive Plan provides for infrastructure necessary to support medium density development. Appropriate non-residential uses are limited to parks and recreational activities, public uses, and civic uses.

## **Established Residential**

Residential neighborhoods at a variety of densities exist, fully or partially developed at the time of enactment of this Code. The established residential district is provided to identify such districts, provide appropriate standards for the protection of such areas, and for the continued development of the area consistent with the established development program. Appropriate uses are limited to residential development at existing densities, parks and recreation uses, and only those public uses necessary for the protection of health and safety.

## **Commercial**

This category provides for a predominance of general and high intensity commercial activity, as well as professional service and office uses, institutional and public service/utility uses, as well as residential at-a maximum of 1 to 16 units per acre. Residential uses are limited to upper floors above ground floor commercial or office uses. Urban infrastructure is provided or planned to provide service to the commercial district. In areas where residential is mixed with commercial or other uses, commercial use shall be predominant. This district also encompasses established commercial and office development where this use should be maintained and or expanded.

## **Public Service**

This category provides for educational uses, recreational

uses, and public facilities, grouped into one district pursuant to Rule 9J-5, F.A.C. Uses in this category include only institutional, outdoor recreational, and public service/utility. Appropriate infrastructure is provided or planned to support these uses.

### **Mixed Use**

Properties designated mixed use shall include a mixture of land uses, with at least three (3) permitted land uses required for each development. Permitted land uses for this district consist of low, medium, and high density housing (45% minimum); professional offices, and low intensity commercial in those areas which front and arterial or collector roadway as stipulated in the City's Land Development Regulations (20% maximum); parks and recreation, and open space (10% minimum); public facilities and institutional uses. Densities and intensities of use will be the same as stated in policy A-3, Future Land Use Element and further defined in the Land Development Code, unless addressed below.

Parcels under five (5) acres in size designated Mixed Use will be allowed to develop using only one of the permitted uses, with the intent that those parcels and surrounding Mixed Use areas attempt to maintain a mixture of land uses similar to the designated percentages for the district.

- (a) Density Allowed: This category allows for a residential density of 1 to 16 units per acre. Residential uses are limited to 50% lot coverage and 2 ½ stories (35 feet) in height.
- (b) Intensity allowed: The intensity of non-residential uses shall not exceed 70% of lot coverage and a floor area ratio of 1.75 (175%). Non-residential uses are limited to 2 ½ stories (35 feet) in height.
- (c) Commercial Uses: Commercial land uses shall be limited to collector and arterial road intersections, intersection of subdivision collectors and arterial or collector roads, and

areas that are specifically designated and platted for neighborhood commercial uses as part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one-mile segment of a collector or arterial roadway.

Urban infrastructure is provided or planned to provide service to the mixed use district. This is not the highest intensity district in the jurisdiction, and does not provide for regional-scale commercial, office, or other uses on a regional scale, consistent with the infrastructure plans in the Comprehensive Plan.

### **Urban Development**

This category provides for the widest range of mixed uses and the highest density and intensity of development. Residential uses are allowed to a maximum density of 1 to 16 units per acre. Commercial, office, institutional, industrial, recreation facilities and park lands, and public uses are allowed, including re scale developments. Urban infrastructure exists or is planned for expansion, extension., or installation to serve the allowable densities and intensities of development. Development standards are provided which support the mixed use, intense development of the district.

### **Industrial**

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial district allows for any industrial use, transportation, communication, or utility use, and is intended to provide appropriate areas for industrial activity. Further, this district is established to protect industrial areas from encroachment of other uses which may be inconsistent with the character of the area. Appropriate infrastructure is provided or planned to serve the area.

### **Special Development District**

Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling

units per acre). Parks and Recreation activity, Conservation and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf cart crossings, water dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

**Policy I.A.4:** Residential development projects within the Special Development District category that consist of greater than 100 lots are required to be developed consistent with the following guidelines.

1. All development must be clustered on 69% of the parcel with the remaining 30% of the parcel placed in an open space tract or easement (no less than 9%), or golf course development (no more than 22%). Significant wetland, floodplain, listed species habitat, and productive agriculture or timber lands should be protected within the open space tract or easement or golf course development.
2. Subdivisions must be designed to have a well-connected street system that facilitates pedestrian use.
3. The development will be served by a sanitary sewer system with off-site disposal.
4. The minimum lot size will be one quarter acre.
5. Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling units per acre), Parks and Recreation activity, Conservation, and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf crossings, water

dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

**Policy I.A.5:** The Land Development Code shall include standards for required landscape buffering of incompatible uses and provision of open space and recreation sufficient to maintain projected levels of acreage per person.

**Policy I.A.6:** The City will develop land use planning techniques in the Land Development Code which will minimize the undesirable side effects associated with agriculture or silviculture.

**Policy I.A.7:** The Land Development Code shall provide opportunities for innovative and development techniques such as planned developments. Such planned development projects (PDPs) shall be compatible with the uses permitted within the land use districts in which they are approved, and shall provide for flexibility in site planning such as clustering of development and the provision of open space. Residential planned development projects shall allow RC (neighborhood retail commercial) uses not to exceed five (5) percent of the total acreage devoted to residential uses.

**Policy I.A.8:** The City shall integrate land use and water resource planning to verify a sufficient supply of potable water is available at time of development.

**Policy I.A.9:** Outdoor Lighting: Within the incorporated limits of the City of Freeport, new development, as part of the development order application process, will be required to provide shielding for outdoor lighting which will reduce night sky glare and limit light bleed-over onto adjoining properties, with the exception of the up-lighting of the City, State or National Flag.

**Objective I.B: New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards.**

**Policy I.B.1:** New uses will be located in conformance with the standards shown below unless the developer can clearly demonstrate an unforeseen need for additional acreage in the proposed Land Use Category:

Future Land Use

Projected Acreage/Person



	2000	2010	2020
Environmental/Conservation	0.41	0.34	0.26
Rural Development	.1.96	1.39	1.07
Low Density Residential	0.55	0.24	0.19
Established Residential	0.16	0.11	0.09
Commercial	0.05	0.03	0.03
Public Service	0.11	0.16	0.12
Mixed Use	0.54	0.45	0.35
Urban Development	0.58	0.61	0.32
Industrial	0.14	0.10	0.79
Agriculture	0.87	1.32	1.02
Special Development	0.67	0.47	0.37
Annexed – no land use assigned	2.53	0.0	0.00
Rural Village	0.00	1.02	0.79
Recreation	0.02	0.11	0.09
Total:		8.97	4.34

**Policy I.B.2** The Urban Service Area Boundary Area Map is hereby incorporated by reference into the Future Land Use Map Series as an overlay zone.

**Policy I.B.3.** The City will utilize its adopted Urban Service Area Boundary Area Map of the Future Land Use Map Series as a guide when making planning decisions pertaining to land use changes and new development.

**Objective I.C: The City will ensure that all future development is consistent with accepted planning principles and natural area limitations.**

**Policy I.C.1:**The City has included provisions in the Land Development Code to eliminate uses that are inconsistent with the Future Land Use Map.

**Policy I.C.2:** The City has enacted and will, as necessary, consider additional impact fees which fairly attribute the costs of development to those generating the impacts.

**Objective I.D: All development orders and permits for all development undertaken after adoption of this Plan, including any redevelopment activities, shall be issued only if there are**

**adequate public facilities and services available concurrent with the impacts of proposed development.**

**Policy I.D.1:** The City will make a finding that adequate public facilities as defined by the Level of Service standards are available prior to issuing building permits.

**Policy I.D.2:** Public facilities and services shall be located to minimize their cost, minimize their impacts on the natural environment and maximize their efficiency.

**Policy I.D.3:** The City will use the Equivalent Residential Unit Determination System for determining the impact of a development upon wastewater facilities (refer to Infrastructure Element for details.) No development will be approved which results in reducing the established Level of Service standard set for wastewater.

**Policy I.D.4:** The City will evaluate the impact development proposals upon traffic circulation using the Trip Generation Table presented in the Traffic Circulation Element. No development will be approved which degrades the established Level of Service standard for traffic circulation.

**Objective I.E: The City will ensure that sufficient land is available for utility facilities necessary to support proposed development by including a line item in, the Five Year Capital Improvements Plan for utility facility land acquisition.**

**Objective I.F: The City will reduce urban sprawl and encourage compact development within Freeport through use of various development limitations in the Land Development Code.**

**Policy I.F.1:** The Land Development Code will allow increased development densities within presently developed areas and very low development densities within currently undeveloped areas.

**Policy I.F.2:** The Land Development Code will discourage the proliferation of urban sprawl by allowing higher development densities in areas with existing or planned public services and not permitting development in areas in which public services are not projected for extension.

**Objective I.G: The City will continue to eliminate non-compatible and inconsistent land uses on a continuing basis.**

**Policy I.G.1:** Expansion or replacement of land uses which are incompatible, as defined in the Future Land Use Map, shall be prohibited.

**Policy I.G.2:** The City will define the terms "incompatible" and "inconsistent" in the Land Development Code.

**Objective I.H: After adoption of this Plan, the City will ensure protection of historical and natural resources of the area by requiring developers to provide project information and request a historical assessment by the Bureau of Historic Preservation for any project involving significant historical and natural resources. Projects proposed which would cause significant harm in the estimation of the Bureau of Historic Preservation will not be permitted by the City of Freeport.**

**Policy I.H.1:** The City will require developers to be cognizant of potential modern historical and archaeological resources during the development process and take appropriate steps to protect any such discovered resources.

**Policy I.H.2:** The City will identify and require when economically feasible, the preservation of significant historic structures relating to both ancient and modern history.

**Policy I.H.3** The City will use the latest version of the Flood Damage Prevention Ordinance promulgated by the Federal Emergency Management Administration to determine the elevation line of the 100-year floodplain areas unless substantial evidence to the satisfaction of the City Engineer is provided to the contrary.

**Objective I.I: The City will actively seek funds to redevelop and renew blighted areas within Freeport.**

**Policy I.I.1:** The City of Freeport will submit Community Development Block Grant funding requests for redevelopment and renewal of blighted areas.

**Policy I.I.2:** The City will seek additional sources of funding for redevelopment and renewal of blighted areas.

**Objective I.J: The City has executed interlocal agreements with the School Board, municipalities and Walton County providing for**

**close coordination and evaluation of development proposals.**

**Policy I.J.1:** The City's Land Development Code will delineate the specific process to be used to advise the School Board, municipalities and the County of proposed developments which would impact their jurisdiction.

**Objective I.K: The City has developed and will continue to use the existing informal conflict resolution process with other local governments in the County.**

**Policy I.K.1:** The Comprehensive Plan Committee will function as the initial agency to mediate comprehensive planning conflicts.

**Policy I.K.2:** The informal mediation process established by Rule of the West Florida Regional Planning Council will be used to mediate conflicts which cannot be resolved by the Comprehensive Plan Committee.

**Objective I.L: The City will use the established procedures to coordinate the impacts of all development proposed by the Plan with appropriate aspects of the Walton County Comprehensive Plan.**

**Policy I.L.1:** The City will continue to use the established procedures whereby affected municipalities and Walton County will be afforded the opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.

**Policy I.L.2:** The City will use the established procedures in their internal review of development proposals that identify the effects, if any, on the comprehensive plans of adjacent municipalities and the County.

**Objective I.M: As soon as practical after adoption of the Plan, the City will establish procedures to coordinate impacts of development proposed by the Plan with appropriate aspects of the Resource Management Plan for the Northwest Florida Coast.**

**Policy I.M.1:** The City will establish procedures whereby the Northwest Florida Coast Management Authority will be afforded the opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.

**Goal II: To preserve the history and character of Freeport, while creating a viable and sustainable community.**

**Objective II.A: To identify and preserve the history of Freeport.**

**Policy II.A.1:** The City shall create a database historical sites, historical structures, historic persons, and historic events pertinent to the City of Freeport.

**Policy II.A.2:** The City shall develop and adopt a map of the historic sites, historic structures, historic persons and historic events

**Policy II.A.3:** The City shall develop and adopt a Historical District Map, to be included in the Future Land Use Map Series of the Freeport Comprehensive Plan.

**Policy II.A.4:** The City will require an assessment of historical and archeological sites present for proposed development properties; to be included in the environmental assessment required as documentation for development applications.

**Policy II.A.5:** The City shall adopt regulations in the Freeport Land Development Code pertaining to the preservation of historic structures which provide incentives for preservation, guidelines for relocation on-site and off-site and mitigation measures for removal/demolition. These regulations shall apply to properties within the Historical District(s) of the City of Freeport.

**Objective II.B: To identify and enhance the character of Freeport based on its unique characteristics.**

**Policy II.B.1:** The City will encourage development with uses or themes which promote the historic characteristics of the City, including but not limited to ship-building, farming community, lumbering/mills/naval stores, Eglin AFB liaison, fishing village, port town.

**Policy II.B.2:** By December of 2014, the City shall adopt regulations in the Freeport Land Development Code which provide compatibility criteria and neighborhood preservation criteria for new development proposed in historic areas, or within/adjacent to existing subdivisions of record.

**Objective II.C: To create scenic corridors which are attractive, inviting and pedestrian-friendly.**

**Policy II.C.1:** The City shall create a phased Planned City Streetscape Map, to be included in the Future Land Use Map Series of the Freeport Comprehensive Plan. The Map will illustrate phased installation of multi-modal paths, landscaping, and planned community activity areas.

**Policy II.C.2:** The City shall adopt regulations as a revision to the Freeport Land Development Code which address requirements for new development proposed adjacent to the primary travel corridors within the City of Freeport, including but not limited to US 331 Business, the 331 Bypass, State Road 20 and 83A (Bay Loop). The revisions shall address at a minimum: required porches and staggered frontage facades for non-residential structures over 5,000 square feet.

**Goal III: To establish the Four Mile Creek Working Waterfront Planning Area as a recognized Waterfronts Florida Participation Program Planning Area and promote industrial/commercial water-related/water-dependent land uses within the Planning Area.**

**Objective III.A: To adopt the Four Mile Creek Working Waterfront Planning Area.**

**Policy III.A.1:** The Four Mile Creek Working Waterfront Planning Area Map contained in the Four Mile Creek Working Waterfront Vision Plan adopted (12/9/2013) by the Freeport City Council / (date) by the Walton County Board of County Commissioners is hereby incorporated by reference into the Future Land Use Map Series as an overlay zone.

**Objective III.B: To adopt the Four Mile Creek Working Waterfront Vision Plan.**

**Policy III.B.1** The Four Mile Creek Working Waterfront Vision Plan adopted (12/09/2013) by the Freeport City Council is hereby incorporated by reference.

**Objective III.C: To adopt policies in the Freeport Comprehensive Plan /Walton County Comprehensive Plan specific to the Four Mile Creek Planning Area which protect and further the vision and mission of the working waterfront within the Planning Area, pertaining to economic development, natural/cultural resource protection, public access and hazard mitigation**

**Policy III.C.1:** The properties adjacent to Four Mile Creek within the Four Mile Creek Planning Area are classified “working waterfront”. The working waterfront classification allows and promotes commercial and industrial water-related water-dependent uses

**Policy III.C.2:** Development proposals for commercial/industrial water-related/water-dependent uses within the Four Mile Creek Planning Area will receive expedited review, subject to consistency with the Four Mile Creek Vision Plan.

**Policy III.C.3:** Within the Four Mile Creek Planning Area, except within previously approved platted subdivisions which have covenants & restrictions which conflict with this policy, residential uses proposed in development order applications are considered ancillary to the primary use of commercial/industrial water-related/water-dependent uses and must be clearly designed to be a secondary supporting use for the primary commercial/industrial water-related/water-dependent use of the development project or the development order application must be a non-residential supporting use to the existing water-related/water-dependent uses within the Four Mile Creek Planning Area, such as lodging, restaurants, retail associated with water-related /water-dependent uses, campgrounds, services associated with water-related/water-dependent uses, such fishing guides, canoe/kayak rentals, wildlife tour-guides, and other similar uses.

**Policy III.C.4:** On any parcel of record within the Four Mile Creek Planning Area, an owner’s residence or a manager’s residence is allowed.

**Policy III.C.5:** Within the Four Mile Creek Planning Area, except within approved platted subdivisions which have covenants and restrictions which conflict with this policy, commercial and recreational fishermen are allowed to store/ maintain their vessels and supplies at their residences.

**Policy III.C.6:** The City of Freeport will plan to locate and develop a city-owned seafood market docking facility, to be annually leased to commercial fishermen, in the following preferential order: 1) Four Mile Creek Planning Area fishermen 2) Freeport Area fishermen, 3) Central/South Walton fishermen, 4) all others.

**Policy III.C.7:** The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional permanent moorings/mooring fields for short term docking; for commercial and recreational vessels.

**GOAL IV: Collaborate with the Walton County School Board to ensure high quality public school facilities to meet the needs of the existing and future population.**

**Objective IV.A: Designate sufficient land areas for schools in proximity to residential development to meet projected school needs.**

**Policy IV.A.1:** Future schools shall be an allowable use in all land use categories except the Industrial and Conservation land use categories.

**Objective IV.B: Enhance community/neighborhood design through school facility design and siting standards.**

**Policy IV.B.1:** Site future schools near urban residential areas preferably within walking distance of the primary residential areas to be served.

**Policy IV.B.2:** Give priority to the co-location of public facilities such as parks, libraries and community centers with public schools.

**Policy IV.B.3:** Encourage the siting and design of school facilities so that they are compatible with surrounding uses.



**Objective IV.C: Encourage sustainable design and development of educational facilities.**

**Policy IV.C.1:** Encourage the use of sustainable design and performance standards to reduce lifetime cost.

**Policy IV.C.2:** Encourage the design and development of education facilities to serve as public shelters for emergency management purposes.

**Objective IV.D: Provide “Safe Ways to School”.**

**Policy IV.D.1:** All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes.

**Policy IV.D.2:** Reduce hazardous walking conditions consistent with Florida’s Safe Ways to Schools program;

- a. New development adjacent to school properties shall be required to provide a right-of-way and a direct access path for pedestrian travel to existing and planned school sites and shall connect to the neighborhood’s existing pedestrian network.
- b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks (complete, unobstructed, continuous with a minimum width of five feet (5’) along the corridor that directly serves the school or qualifies as an acceptable designed walk or bicycle route to the school.
- c. Ensure continuous pedestrian access to public schools with priority to be given to cases of hazardous walking conditions as defined by state statute.
- d. Evaluate school zones to consider the safe crossing of children along major roadways.

**Policy IV.D.3:** Collaborate with the County and School Board on transit and bus routes to better serve citizens and students.

**Objective IV.E.: Ensure the provision of on-site and off-site improvements required to support educational facilities.**

**Policy IV.E.1:** The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new

school or the proposed renovation, expansion or closure of an existing school.