

**ORDINANCE NO. 2007-14**

**AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING VOLUME II OF THE HOLMES COUNTY YEAR 2010 COMPREHENSIVE PLAN, AS AMENDED: AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT," OBJECTIVE 5, POLICY 5.1.E TO ADD STREET FRONTAGE FOOTAGE REQUIREMENTS: PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Holmes County adopted its Comprehensive Plan on August 16, 2000; and

**WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Holmes County, Florida to prepare, amend, and enforce comprehensive plans for the development of the County; and

**WHEREAS**, lack of specific language regarding lot size and frontage have been noted; and

**WHEREAS**, the Board of County Commissioners want to provide for consistent application and standards within the Comprehensive Plan;

**WHEREAS**, the Holmes County Planning Commission (LPA) conducted a public hearing and forwarded a recommendation to the Board of County Commissioners, who have conducted a public hearing, reviewed, and approved the changes to the Plan and authorized the transmittal of the proposed changes to the Florida Department of Community Affairs (DCA) for review and comment prior to considering the changes (amendments) for adoption; and

**WHEREAS**, the Board of County Commissioners, Holmes County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

**NOW THEREFORE BE IT ORDAINED** by the Board of County Commissioners of Holmes County, Florida as follows:

**Section 1. Purpose and Intent**

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local government Comprehensive Plan and land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 9J-5, Florida Administrative Code.

**Section 2. Title of Comprehensive Plan Amendment**

This Comprehensive Plan Amendment for Holmes County, Florida shall be entitled –“Comprehensive Plan Amendment 2008-01C –Crossroads Mixed Use.” This is part of the first amendment package to be submitted to the DCA for the year 2008.

### **Section 3. Changes to the Holmes County Comprehensive Plan**

Volume II of the Holmes County Comprehensive Plan, as amended, is further amended to read as set forth on the following pages attached hereto, which includes changes to the following Chapter:

Chapter 2, Future Land Use Element

### **Section 4. Future Land Use Element**

Volume II of the Holmes County Comprehensive Plan, as amended; Chapter 2, “Future Land Use Element,” Objective 5, Policy 5.1.e and all notations, references, and information shown thereon is further amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

**Objective 5** Provide densities and land use guidelines for the various categories shown on the Future Land Use Maps. Allow for orderly growth and development patterns that promote efficient use of land, continue to promote existing patterns of desirable growth, create a better economic future, desirable environs to reside and work, and a quality environment. Identify urban and rural land use areas and direct development patterns through density guidelines, intensity, and land use designations.

**Policy 5.1** The following land use categories, depicted on the Future Land Use Maps, describe the type and extent of land use allowable in specified locations in Holmes County and the municipalities of Esto, Noma, Ponce de Leon and Westville.

#### **e. Crossroads Mixed Use**

The “crossroads mixed use” land use category is established to allow for mixed use development within a 1/4 mile radius of the junction of two collector roadways, two arterial roadways, or a collector and arterial roadway (as depicted on the Holmes County Future Traffic Circulation Map).

Specific residential uses allowable in this category include single family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowable in mobile home parks and subdivisions. Gross residential density shall be as allowed in the least restrictive future land use category surrounding the “crossroads mixed use” land use category.

Non-residential uses allowable in this category include neighborhood business or commercial uses, farm buildings (barns, equipment sheds, stables, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource-based recreational facilities and publicly-owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable water wells, public supply water treatment plants, and waste water treatment facilities where necessary. Non-residential uses are required to submit either a minor or major development plan pursuant to LDR regulations and are limited to a maximum 75% impervious surface coverage.

Street Frontage shall have no less than the State of Florida Department of Transportation standards for driveway separation for the road classification abutting the property. When a road classification allows frontage less than 75 feet, single-family residential lots will be no less than 75 feet at their narrowest dimension.

#### **Section 5. Severability**

If any section, sentence, clause, or phrase of this Ordinance is declared to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

#### **Section 6. Inclusion in the Code**


It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by Section 125.68, Florida Statutes (2007); and that the sections, subsections, and other provisions of this Ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

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**Section 7. Effective Date**

This Ordinance shall become effective upon filing with the Department of State.  
DONE AND ENACTED by the Board of county Commissioners of Holmes County,  
Florida this 27<sup>th</sup> day of May, 2008.

BOARD OF COUNTY COMMISSIONERS  
OF HOLMES COUNTY, FLORIDA

By:   
Raymon Thomas, Chairman

ATTEST: CODY TAYLOR  
CLERK OF THE COURT

By:   
Clerk  
(SEAL)