

Our Sustainability Initiatives

GOAL 1.A: TO MAINTAIN AND IMPROVE THE QUALITY OF LIFE FOR ALL CITIZENS, INCLUDING SOCIAL AND ECONOMIC ASPECTS, WHILE PROTECTING AND ENHANCING OUR AREA NATURAL AND HISTORICAL RESOURCES.

Objective 1.1: Maintain a Future Land Use Map to coordinate Future Land Use categories considering the compatibility of existing uses, the conservation of natural resources, and the availability of facilities and services.

Policy 1.1.1: The Holmes County Future Land Use Map, and the Future Land Use Maps of Esto, Noma, Ponce de Leon, and Westville are adopted as part of this Comprehensive Plan (Maps 1 – 5). The Future Land Use categories and corresponding standards are as follows:

a) **CONSERVATION**

Purpose and Intent: This category is generally applied to lands which have been determined suitable for preservation such as those lands identified as environmentally sensitive, owned by a public entity or non-profit organization, or which have been placed in a conservation easement. The intent is to provide areas for the conservation and protection of environmentally sensitive areas, land and water resources, and critical habitats.

Density: None.

Impervious Surface Area: That which is associated with American Disability Act (ADA) parking needs for allowed uses is exempt from impervious surface calculations. Non-ADA parking areas shall be developed as pervious or semi-pervious areas. No greater than 0.05 lot coverage is allowed per parcel.

Allowable Uses: Those associated with passive recreational activities such as walking paths, boardwalks, hiking paths, observation points or towers, boat ramps, access to the water, and other non-intrusive activities. Only necessary utilities are allowable, which serve the passive recreational activity within this category.

Development Restrictions: No development shall occur within fifty (50) feet of the Florida Department of Environmental Protection (DEP) or U.S. Army Corps of Engineers wetland jurisdictional line, except for pedestrian pathways or boat accessways to access the water.

Location Criteria: This category may be assigned to lands anywhere within Holmes County.

b) **RECREATION**

Purpose and Intent: This category is applied to lands intended for active and/or passive recreational activities for public or private use. The intent is to provide adequate space for a variety of active and passive recreational activities to our residents.

Density: None.

Impervious Surface Area: No greater than 0.40 lot coverage.

Allowable Uses: Uses specifically intended for recreational purposes; campgrounds including recreational vehicle parks; public water and sewer utilities.

Development Restrictions: No permanent lodging (e.g. hotel/motel) is allowable. Transient lodging is permissible in the form of a campground which includes the use of a recreational vehicle.

Location Criteria: Lands must be resource or facility oriented and used for permanent recreational space. This category may be assigned to lands anywhere in Holmes County.

c) **AGRICULTURE**

Purpose and Intent: This category is applied to lands that are used for the production and harvesting of food or livestock facilities. The intent is to retain and support the agrarian uses within Holmes County.

Density: No greater than one unit per forty (40) acres analyzed cumulatively throughout the category within the unincorporated portion of Holmes County. The County shall keep a record and report this status to the Board of County Commissioners annually. Once this threshold has been met at a County level, no density in this category shall exceed one dwelling unit per forty (40) acres.

No greater than one unit per acre is allowable under the following conditions:

- i. If five or more lots are created, access to each lot shall be provided by a county or state-maintained roadway.
- ii. Newly created lots in this category must have a minimum two-hundred (200) feet of frontage along said roadway.
- iii. When two or less lots are created, access may be provided by a recorded easement. However, flag lots are not permissible.

No greater than one unit per half acre is allowed under the following conditions:

- i. The requirements of Policy 1.1.1 c) i, and iii are met.
- ii. A conservation subdivision is created.
- iii. The road frontage minimum shall be one-hundred (100) feet.
- iv. The gross density cannot exceed one unit per acre within the project or subdivision boundary.
- v. The remaining unused acreage must remain undeveloped in perpetuity, except for passive recreational common facilities to the development, and be placed into a conservation

easement, or be subject to a Development Agreement to transfer the density onto the portion of the project site to be used residentially.

- vi. Easements used according to this provision must be recorded and/or be held by a third party.

Impervious Surface Area: No greater than 0.50 lot coverage.

Allowable Uses: Agriculture, aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production; single family detached dwelling units; co-housing; home occupations; retail uses are allowable only when associated with the agrarian uses described herein, such as roadside produce stands or markets when the food sold is grown on site; houses of worship; public or private K-12 schools; natural and resource-based recreational uses; recreational uses except campgrounds or recreational vehicle uses; utilities including renewable energy power generation. Temporary uses such as those for a short-term event are allowable pursuant to the Land Development Code.

In addition, a use which creates high wage employment opportunities for six or greater employees may be permitted as a conditional use or special exception if it lies within the Economic Overlay Incentive Zone as outlined in this Element. In this case, the impervious surface area may increase to no more than 0.70 lot coverage.

Development Restrictions: Where potable water is available for connection, or is available from a public utility, water lines shall be installed and sized for the provision of fire protection.

Location Criteria: This designation shall not be used for lands within the Urban Service Boundary.

d) **HISTORIC**

Purpose and Intent: This category shall be applied to lands that have been identified as historically or archeologically significant by the Board of County Commissioners. There is no restriction to the type of use this category may be applied to. However, a finding must be made that the use is one that is either listed or eligible for inclusion on the Florida Master Site File, or is listed on the National Register of Historic Places, or has otherwise by resolution or ordinance been deemed historically significant.

The development parameters of this category are those that are historically accurate to those structures or uses on the particular site.

e) **RESIDENTIAL, RURAL**

Purpose and Intent: This category is applied to lands used for residential uses in a rural setting. The intent is to allow for residential development in combination with small-scale or micro agriculture activities.

Density: No greater than one dwelling unit per ten (10) acres analyzed cumulatively throughout the category within the unincorporated portion of Holmes County. The County shall keep a record

and report this status to the Board of County Commissioners annually. Once this threshold has been met at a County level, no density in this category shall exceed one dwelling unit per ten (10) acres.

No greater than one unit per half acre is allowable under the following conditions:

- i. Where applicable, there must be sufficient area for the dwelling, a well, and on-site sewage treatment (septic tank and drainfield) for each lot created.
- ii. Newly created lots in this category must have a minimum one-hundred (100) feet of frontage along a county or state-maintained roadway, unless two or less lots are created.
- iii. When two or less lots are created, access may be provided by a recorded easement.

Impervious Surface Area: No greater than 0.50 lot coverage.

Allowable Uses: Residential uses; co-housing; home occupations; community residential facilities, small-scale or micro agriculture; houses of worship; small farming buildings when a principal use exists; seasonal roadside retail produce stands; public or private K-12 schools; natural and resource-based recreational facilities; public parks; utility services excluding generation, or treatment facilities with a capacity of greater than 0.25 million gallons daily.

Development Restrictions: Where potable water is available for connection, or is available from a public utility, water lines shall be installed and sized for the provision of fire protection.

Location Criteria: This category may be assigned to lands anywhere in Holmes County outside of the Urban Service Boundary.

f) **RESIDENTIAL, LOW DENSITY**

Purpose and Intent: This category is applied to lands used for residential uses where public utility systems are available to connect to individual lots. The intent is to allow greater density and housing types accordingly, when in close proximity to city services.

Density: No more than four net dwelling units per acre within the project boundary or subdivision. No more than six (6) dwelling units to the net acre within the project boundary or subdivision is allowable when the development includes a minimum twenty (20) percent affordable housing at one hundred twenty (120) percent of the Average Median Income (AMI). The affordable housing component must be included in a land trust, developers agreement, or other legal and binding means for a period of no less than twenty (20) years.

Impervious Surface Area: No greater than 0.60 lot coverage. No greater than 0.70 lot coverage for affordable housing developments subject to the criteria listed in this Policy.

Allowable Uses: Residential uses; co-housing; home occupations; houses of worship; public or private K-12 schools; natural and resource-based recreational facilities; public parks; assisted living, nursing home, senior housing facilities and other community residential facilities; utility

services when the generation or treatment facility has a capacity of less than 0.15 million gallons daily.

Development Restrictions: Housing types are limited to single-family detached, duplex, triplex, and quadraplex developments.

Location Criteria: This category may be applied to lands where public potable water and sanitary sewer services are available for connection to the development.

g) **RESIDENTIAL, MEDIUM DENSITY**

Purpose and Intent: This category is applied to lands used for residential uses where public utility systems are available to connect to individual lots.

Density: No more than ten (10) net dwelling units per acre within the project boundary. No more than fifteen (15) net dwelling units to the acre within the project boundary may be allowable when the development includes a minimum twenty (20) percent affordable housing at one hundred twenty (120) percent of the Average Median Income (AMI). The affordable housing component must be included in a land trust, developers agreement, or other legal means for a period of no less than twenty (20) years.

Impervious Surface Area: No greater than 0.60 lot coverage. No greater than 0.70 lot coverage for affordable housing developments subject to the criteria listed in this Policy.

Allowable Uses: Residential uses; co-housing; home occupations; houses of worship; public or private K-12 schools; natural and resource-based recreational facilities; public parks; assisted living, nursing home, senior housing facilities and other community residential facilities; utility services when the generation or treatment facility has a capacity of less than 0.15 million gallons daily.

Location Criteria: This category may be applied to lands within the Urban Service Boundary where public potable water and sanitary sewer services are available for connection to the development.

h) **PLANNED DEVELOPMENT (PUD)**

Purpose and Intent: This category is applied to lands designed and planned for a mixture of three or more uses within the same plan of development. This category is intended to contain a variety of uses, diversity of building arrangements, structures, and housing types and densities.

Density: No less than four dwelling units per acre as an average of the entire project. No greater than ten (10) dwelling units to the acre as an average for the entire project. For portions of the project abutting lands deemed environmentally sensitive, a minimum of one acre is the required lot size. If the development occurs under the Live Local Act, then those development parameters apply.

Impervious Surface Area: No greater than 0.70 coverage as measured in the overall development plan of the area dedicated for non-residential uses.

Allowable Uses: Residential uses; co-housing; home occupations; commercial uses; institutional uses as described in the Institutional Future Land Use category; light manufacturing; natural and resource-based recreational facilities; public parks; utility services.

Development Restrictions: The PUD category has the following requirements:

- a) A project in this category must be submitted for review to the County as one project, but may include phasing. The phasing schedule must show the final built-out development plan in the initial submission. All development within each phase must be complete or under construction within twenty (20) years.
- b) Centralized water and sewer services must be available to serve the development.
- c) Open space and/or public recreational areas shall comprise a minimum of fifteen (15) of the gross acreage of the project. This area may be counted as one of the required three uses only when the space is planned for passive or active recreational activities.
- d) Non-residential uses must comprise at least ten (10) percent of the total project area. This may be calculated by land area, or by use square footage when a mixture of uses is contained within one structure.
- e) A minimum of forty (40) acres is required for this category.

Location Criteria: This category may only be applied to lands where connection to a public water and sewer utility is available. This category may not be assigned to lands where individual well and on-site sewage treatment facilities (septic tanks) are necessary to provide utility service.

i) **MIXED USE, URBAN**

Purpose and Intent: This category is an infill category applied to lands used for a variety of purposes within an urbanized area, and meant to allow infill development or redevelopment.

Density: No more than four (4) dwelling units per acre. No more than five (5) dwelling units to the acre is allowable when the development includes a minimum twenty (20) percent affordable housing at one hundred twenty (120) percent of the Average Median Income (AMI). The affordable housing component must be included in a land trust, developers agreement, or other legal means for a period of no less than twenty (20) years. If the development occurs under the Live Local Act, then those development parameters apply.

Impervious Surface Area: No greater than 0.60 lot coverage. No greater than 0.70 lot coverage for affordable housing developments subject to the criteria listed in this Policy.

Allowable Uses: Residential uses; home occupations; houses of worship; public or private K-12 schools; natural and resource-based recreational facilities; assisted living, nursing home, senior housing facilities and other community residential facilities; public parks; commercial uses; light manufacturing; utility services.

Location Criteria: This category may only be applied to lands which are in the vicinity of parcels that are mostly built out. For the purpose of this policy, “vicinity” is defined as a half-mile radius of the subject parcel. “Mostly built out” is defined as at least seventy-five (75) percent of the parcels are classified as a non-vacant classification within the vicinity, as determined by review of the Holmes County Property Appraiser data.

j) **CROSSROADS MIXED USE**

Purpose and Intent: This category is established to allow for a mixture of uses in close proximity to each other.

Density: No greater than one dwelling unit per half acre when the parcel(s) is serviced by a well and on-site sewage treatment (septic tank). If the project boundary and all development is serviced by a public utility, then up to five (5) dwelling units to the acre is allowed. If the development occurs under the Live Local Act, then those development parameters apply.

Impervious Surface Area: No greater than 0.60 lot coverage for residential uses. For non-residential uses, no greater than 0.70 lot coverage is permitted.

Maximum Height: No greater than 48 feet.

Allowable Uses: Residential uses; co-housing; home occupations; commercial uses with total square footage of 12,000 square feet or less; houses of worship; public or private K-12 schools; natural and resource-based recreational facilities; public parks; assisted living, nursing home, senior housing facilities and other community residential facilities; utility services.

Development Restrictions: Expansion of this category can only occur when a demonstration of need is made and validated to the respective quadrant of the County. The quadrant shall be the NW, SW, NE, or SE quadrant of Holmes County.

At least twenty (20) percent of each Crossroads Mixed Use area must be developed with commercial or industrial uses.

Location Criteria: This category may only be applied to lands within a quarter mile radius of the junction of two collector roadways, two arterial roadways, or a collector and arterial roadway.

k) **COMMERCIAL**

Purpose and Intent: This category is applied to lands used for retail, office, and other commercial trade uses. The intent is to provide areas for uses and services providing daily needs.

Density: None, unless the development is occurring as under the conditions of the Florida Live Local Act or is a mobile home park where ownership of the land is retained by one property owner.

Impervious Surface Area: No greater than 0.75 lot coverage.

Floor Area Ratio: No greater than 1.0.

Maximum Height: No greater than 48 feet.

Allowable Uses: Mobile homes parks, office, retail, wholesale, professional services, post-secondary educational operations including technical and/or vocational schools; houses of worship; manufacturing when the operations are entirely within the structure and product no noise, smoke, glare, fumes, aroma, or other nuisances; public utilities.

Development Restrictions: Developments are required to provided connectivity (access) between commercial uses. If a vacant parcel is adjacent, a stub-out for vehicular access is required. Developments are encouraged to build with zero side setbacks with more than one business or operation per parcel to prevent sprawling commercial structures on individual lots.

Location Criteria: Within the Urban Service Boundary, or abutting an arterial or collector roadway.

l) **INSTITUTIONAL**

Purpose and Intent: This category is applied to lands used for public or semi-public uses. The intent is to provide areas for community needs and activities.

Density: None.

Impervious Surface Area: No greater than 0.60 lot coverage.

Maximum Height: No greater than 48 feet except steeples attached to a house of worship are not considered in the height limitation.

Allowable Uses: Residential uses; houses of worship; public or private K-12 schools; government facilities and offices; libraries; emergency services; airports; natural and resource-based recreational facilities; health care facilities; assisted living, nursing home, and senior housing facilities; public parks; public utility services.

Development Restrictions: All development must have public right-of-way access.

Location Criteria: This category is allowable anywhere within Holmes County.

m) **INDUSTRIAL**

Purpose and Intent: This category is applied to lands used for industrial, manufacturing, and/or distribution purposes. The intent is to provide areas for industries providing higher wage employment.

Density: None, unless the development is occurring under the conditions of the Florida Live Local Act.

Impervious Surface Area: No greater than 0.80 lot coverage.

Allowable Uses: Production and/or distribution of goods; manufacturing; mining activities; wholesale business; warehousing; industrial plants; borrow pits; utility services.

Development Restrictions: Extensive vegetative buffer requirements shall be required when the use is adjacent to residential uses.

Location Criteria: This category is allowable anywhere within Holmes County, except within environmentally sensitive areas such as floodplains unless the use is water dependent.

Policy 1.1.2: A subdivision plat is required as applied to Florida Statutes. Subdivision improvements shall be required when three (3) or more lots are created. This shall include stormwater improvements.

Policy 1.1.3: Public utilities that provide sanitary water and sewer services are allowable in any Future Land Use category. If a treatment facility is adjacent to a residential subdivision or an established residential neighborhood, or where otherwise the average density of residential development is one unit to the acre or greater as measured within a 1,000 feet boundary from the proposed utility use, additional compatibility criteria shall be included in the Land Development Code, but at minimum:

- a) A minimum fifteen (15) foot vegetated buffer shall be provided by the utility along the abutting property line so that noise, lighting, aroma, or other nuisance conditions produced by the use are minimized. Installed vegetation must be at minimum six (6) feet in height at planting.
- b) A forty (40) foot structural setback is required from the abutting property line to the residential uses.

Policy 1.1.4: Mobile homes as defined by Section 320.01, Florida Statutes and clarified for the purpose of implementation of this policy is one that was built on an integral, permanent chassis before June 15, 1976, are not allowed within Holmes County for permanent dwelling use outside of an authorized mobile home park. Manufactured homes, as defined by the same Statute, are permitted as residential structures. Manufactured homes are subject to the density requirements of the Future Land Use category in which they are sited.

Policy 1.1.5: Nothing in this Plan shall be interpreted to construe that the use of a manufactured, mobile home, or other modular or manufactured building cannot be used for non-residential purposes, subject to other requirements of the Plan and the Land Development Code.

Policy 1.1.6: Recreational Vehicles (RVs), as defined by Section 320.01, Florida Statutes, shall not be allowed as permanent residential dwelling units in any Future Land Use category. While in use, RVs must be located in a permitted RV park. RVs may be used for extended temporary housing during a declaration of emergency.

Policy 1.1.7: A subdivision plat is required as applied to Florida Statutes. Subdivision improvements shall be required when three (3) or more lots are created. This shall include stormwater improvements. In addition:

- a) When a cumulative division of property meets the threshold as mentioned in this policy, a subdivision plat shall be required of the property owner.
- b) The County may approve a Family Homestead Subdivision Exception of a legally created lot or parcel that conforms to the requirements of the density of the Future Land Use category under the following conditions:
 - i. The land must be designated as Agriculture on the Future Land Use Map.
 - ii. This exception shall not be approved within a platted subdivision.
 - iii. The grantor and grantee must be related. This relation is limited to a parent, step-parent, adopted parent, grandparent, child, step-child, or adopted child.
 - iv. The use of the parcel must be for residential purposes only, the dwelling must be the homestead of the grantee.
 - v. The grantee must be eighteen (18) years old or older.
 - vi. The grantee must retain ownership of the land for a minimum of five years. This requirement shall be recorded in the conveyance of the property in the deed restrictions.

Objective 1.2: Foster the development of an inclusive community that reduces or eliminates sprawling development patterns.

Policy 1.2.1: The Planned Unit Development, Mixed Use Urban, and Crossroads Mixed Use categories are established to discourage and/or prevent the development of strip commercial centers or stand-alone retail stores. A mixture of uses shall be developed within those categories.

Policy 1.2.2: To allow park access to all residents, passive park space shall be allowable in any Future Land Use category. Active park space shall be allowable in any Future Land Use category except Conservation, Historic, Agriculture, and Industrial, unless the use is deemed historic within the Historic category.

Policy 1.2.3: Diverse housing projects and developments are supported to allow differing housing types which provide affordability at various income ranges. Diversity can be in the form of housing type or size, in addition to the lot size created as part of the subdivision process.

Policy 1.2.4: Urban sprawl is not a desirable development pattern and shall be minimized or eliminated within Holmes County. The creation of the Crossroads Mixed Use and PUD categories provide for non-residential uses within the rural areas of the County. To aid in the prevention or reduction of sprawling development:

- a) The extension of public water or sewer services outside of Esto, Noma, Ponce de Leon or Westville is not allowed. Annexation shall be required to provide city services to areas in the unincorporated portion of the County.
- b) PUDs may develop public water and sewer systems to serve the project.
- c) Development along an arterial or collector roadway shall not be that which is commonly considered “strip development”, constructed in a linear fashion. Alternatively, compact development patterns shall occur with depth from the roadway, with shared parking and access.

Policy 1.2.5: When an application for an amendment from the Agriculture or Rural Residential category is requested, the application must demonstrate the following:

- a) There is a need for the additional density to provide housing for the project population of Holmes County.
- b) The amendment will not result in urban sprawl.
- c) That there is a functional relationship of the proposed amendment to other more densely or intensely designated or developed lands.
- d) The needed capacity of water and sewer services is available.
- e) The location of the request in relation to existing urban and suburban areas.

Policy 1.2.6: When an application for an expansion of the Urban Service Boundary (USB) is received by Holmes County, the applicant shall demonstrate the following:

- a) Water and sewer services are available concurrent with the timing of the development proposed that necessitates the boundary change.
- b) There is a need for the boundary change. This is demonstrated through population projections compared to existing housing stock/vacancies, lack of available vacant land within the USB, and/or lack of commercial use space.
- c) Expansion of the boundary does not negatively impact environmentally sensitive lands or resources.

Objective 1.3: Holmes County and the Towns of Esto, Noma, Ponce de Leon, and Westville shall ensure the compatibility of uses when new land uses or development is considered.

Policy 1.3.1: New commercial and industrial uses or development shall be designed to eliminate or minimize the impacts on adjacent residential uses. Impacts may be mitigated in the form of additional setbacks, increased vegetative buffering, or limiting the new building envelope to a percentage of the size of the existing development pattern. Such measures shall be included in the Land Development Code.

Policy 1.3.2: New commercial and industrial uses or development shall provide transitional development design techniques within the development proposal, to provide adequate integration of differing uses to each other.

Policy 1.3.3: When new commercial uses or development is located in a primarily residential area:

- a) Signage of new commercial uses or development shall be minimal in order to be less intrusive to the existing residential development. Minimal signage shall be defined as one sign per parcel, to include wall and ground mounted signs.
- b) The commercial use must be categorized as one with a neighborhood-level intensity. Neighborhood-level intensity is defined as a retail store, small dining establishment (with no drive-through window), or personal and professional office usage of 15,000 square feet or less of heated and cooled space. Personal office services include child day cares, medical offices, dentist offices, and other similar uses.

For the purpose of implementation of this policy, “primarily residential” is defined as land usage of greater than fifty (50) percent residential, based upon the Holmes County Property Appraiser land use tax codes, as measured within area a quarter mile of the site.

Policy 1.3.4: A determination of compatibility shall be presented by an applicant for any commercial or industrial development. “Compatibility” is as defined in Section 163.3164, Florida Statutes. Such analysis shall specifically include the study of the impacts to those parcels abutting the subject site, in addition to an area of a quarter mile radius of the request. Additional compatibility performance measures shall be included in the Land Development Code.

Policy 1.3.5: Holmes County shall evaluate proposed uses in proximity to the airport in order to ensure the compatibility of the proposed use with airport operations. No new use shall inhibit the airport operations.

Policy 1.3.6: Holmes County shall coordinate with the Tri-County Airport Authority regarding development applications and Future Land Use Map amendments proposed for property adjacent to the airport.

Policy 1.3.7: In conjunction with the Tri-County Airport Authority, the County will develop and adopt airport protection land use regulations for an identified airport hazard area.

Objective 1.4: Protect important historical and archaeological resources.

Policy 1.4.1: The preservation and protection of housing resources and places identified as historically significant, listed on the National Register of Historical Places, or otherwise deemed important to the history of Holmes County, shall be promoted as a high priority.

Policy 1.4.2: The rehabilitation and adaptive reuse of historically significant housing shall be supported.

Policy 1.4.3: The County and the Towns of Esto, Noma, Ponce de Leon, and Westville shall support property owners of historically significant structures when State and Federal historic preservation assistance funding or programs are sought by the owner.

Our Economic Initiatives

GOAL 1.B: Foster a strong economic environment to create opportunities for job and income diversity.

Objective 1.5: Understanding that targeting specific areas of Holmes County is an economic development strategy necessary to create incentives and leverage funding, county staff will work with the local economic development agency to identify appropriate locations for the creation of an Economic Incentive Overlay Zone.

Policy 1.5.1: Create programs that attract industries which create high wage employment opportunities. “High wage” for the purpose of this policy is defined as a financial reimbursement to an individual that is at minimum a per capita wage of the median household income for Holmes County.

Policy 1.5.2: The Holmes County Board of County Commissioners shall consider incentivizing development that creates five (5) or more permanent jobs through measures outlined in the Land Development Code.

Policy 1.5.3: The Holmes County Board of County Commissioners shall closely work with the local economic development agency to prioritize potential lands for an inventory of major employment development-ready sites.

Policy 1.5.4: Holmes County shall assist property owners in the conversion of land to the appropriate Future Land Use category within those areas targeted for economic development. Assistance may be in the form of reduced or eliminated application fees, or other incentives.

Policy 1.5.5: Work with the Holmes County Development Commission to implement an economic development plan and/or strategy.

Policy 1.5.6: Place high priority to the creation of opportunities for, expansion of, and retention of industry sectors that align with Holmes County’s strengths, assets, and community vision.

Objective 1.6: Maximize economic opportunities by facilitating the growth and diversification of commercial and industrial development.

Policy 1.6.1: Holmes County staff shall work with the regional economic development organizations, including Florida’s Great Northwest and Opportunity Florida, to maximize economic opportunities and target industry sectors for our region and asset.

Policy 1.6.2: Holmes County shall consider the provision of incentives to major employers targeted to specific industry clusters suitable for our area.

Policy 1.6.3: Recognizing locally-owned businesses and existing assets, including home-based businesses, vendors at markets, and pop-up markets have a greater impact to the local economy than non-local businesses, Holmes County shall work to provide avenues for such small businesses and start-ups to occur. These initiatives may include:

- a) Flexible locational regulations or criteria.
- b) Support of business incubators.
- c) Allowance of temporary uses classified as “pop-up markets” in those Future Land Use categories that allow for non-residential uses.

Policy 1.6.4: Support of the creation of spaces that foster entrepreneurship such as maker spaces, business incubators, farmer’s markets, and commercial kitchens shall be provided as the ways, means, and opportunities become available.

Policy 1.6.5: To reduce the potential of solely residential development of the Crossroads Mixed Use areas, each mapped Crossroads Mixed Use Future Land Use area shall contain no more than seventy-five (75) residential uses.

- a) Accordingly, Holmes County shall maintain an updated analysis of the mixture of uses within each Crossroads Mixed Use area to determine the consistency of this policy with actual circumstances.

Policy 1.6.6: Explore and seek opportunities with the Rural and Economic Development Initiative (REDI) for better and focused economic efforts.

Policy 1.6.7: Support efforts to improve the quality of public school student work experiences through coordinated efforts with the Holmes District School Board.

- a) Efforts may include, but are not limited to, opportunities to hire student workers for summer or other part-time employment within city town and county departments.

Policy 1.6.8: Holmes County shall work with local businesses, small manufacturers, and food artisan businesses to assist in the evaluation of the Land Development Code to identify barriers and codes that inhibit business diversity and opportunity.

Policy 1.6.9: Embrace the experiences of our natural environment and support eco-friendly tourism opportunities.

Our Housing Initiatives

GOAL 1.C: Enable and promote the provision of adequate, safe, and affordable housing for existing and future populations regardless of race, color, ancestry, sex, financial status, familial status, marital status, age, ability, religion, or national origin.

Objective 1.7: Assist the private sector in the creation and/or preservation of affordable and diverse housing opportunities.

Policy 1.7.1: Supply information and technical assistance to private sector developers that intend to meet the future housing need of county residents through affordable housing options.

Policy 1.7.2: Pursuant to §166.0451, the County and the Towns of Esto, Noma, Ponce de Leon, and Westville shall inventory County- or City-owned real property, as applicable, which is held fee simple. Said properties shall be evaluated and a determination shall be made if such property is suitable for use as affordable housing. This inventory shall be reviewed and updated every three years, and made available to the public.

Policy 1.7.3: Those Future Land Use categories that allow residential development which also have public utility connection available may include the construction of any type of housing, so long as adequate water and sewer facilities are available for connection and service, and the density is met.

Policy 1.7.4: The dispersion of newly built affordable housing units shall be promoted, so that the housing types are integrated throughout the community. Areas within close proximity to daily needs and services, such as schools, shopping, employment, and child care facilities shall be preferred.

Policy 1.7.5: Expand housing diversity to provide for the use of non-traditional housing development alternatives, such as co-housing.

Policy 1.7.6: An expedited conceptual plan review process shall be considered for affordable housing development that are applying for Low-Income Housing Tax Credits.

Policy 1.7.7: The construction or provision of housing by the use of an accessory dwelling unit shall be allowable by right regardless of the allowable maximum density of the Future Land Use category in which the housing lies. Only one accessory dwelling unit (ADU) per lot or parcel is allowable, and may only be constructed or used when a primary structure is occupied. Adequate sanitary sewer services must be available to the ADU.

Policy 1.7.8: Continuously review all pertinent ordinances and regulations for the purpose of streamlining requirements to increase private sector participation in meeting housing needs.

Policy 1.7.9: If a mixed-use or multifamily residential development project located in a the Commercial, Industrial, Crossroads Mixed Use, PUD, or Mixed Use Urban Future Land Use category will include at

least forty (40) percent of the project’s residential units as affordable for a minimum of thirty (30) years, Holmes County will not require a proposed multifamily development to obtain a Future Land Use Map amendment when at least sixty-five (65) percent of the total square footage is used for residential purposes. The maximum density allowed is fifteen (15) dwelling units to the acre, and is dependent upon the available of water and sewer services.

“Affordable” shall be defined as in §420.0004, Florida Statutes.

Policy 1.7.10: For those projects considered under Policy 1.7.9, the project must be administratively approved if the development satisfies the Land Development Code requirements for the development of multifamily structures, and is otherwise consistent with this Plan.

Policy 1.7.11: Holmes County and the Towns of Esto, Noma, Ponce de Leon, and Westville shall support and promote the adaptive reuse of structures to facilitate the repurposing of existing vacant structures for affordable housing.

Policy 1.7.12: Affordable or workforce housing as a use shall not be prohibited in any Future Land Use category that allows for residential development, nor in any Future Land Use category that allows for such development that meets the requirements of the Florida Live Local Act.

Policy 1.7.13: Holmes County shall continuously review plans and programs of other similarly characterized counties to ensure housing opportunity efforts are current and model exemplary efforts.

Policy 1.7.14: State and federal housing plans prepared on behalf of Holmes County or a Town that adopts this Plan must be found consistent with all of the Goals, Objectives, and Policies of this Plan prior to adoption or acceptance for implementation.

Policy 1.7.15: Missing middle housing, or housing that provides a housing type in structure greater than a single-family detached home but less than a high-density multi-family structure, is promoted by Holmes County and the Towns of Esto, Noma, Ponce de Leon, and Westville. Attached housing structures create greater housing opportunities, and therefore are permissible in categories that provide for greater density when public water and sewer facilities are available.

Objective 1.8: Eliminate substandard housing conditions through rehabilitation or demolition.

Policy 1.8.1: Use Community Development Block Grant funding as well as other Federal, State, and local programs to implement a Housing Rehabilitation program.

Policy 1.8.2: A nuisance ordinance shall be established to address dilapidated and otherwise substandard housing.

Policy 1.8.3: Holmes County and the Towns of Esto, Noma, Ponce de Leon, and Westville shall create a uniform Relocation Assistance Program and Real Property Acquisition Program or policies for persons that will be displaced by local government action.

Policy 1.8.4: When persons are displaced by local government action, reasonably located, standard housing at affordable costs shall be made available to persons displaced through public action prior to their displacement.

Policy 1.8.5: Replacement housing units shall not be issued a Certificate of Occupancy until the replaced housing unit is removed from the property, unless the density for the parcel allows for more than one dwelling unit or the original housing unit will be used as an ADU and is deemed safe and satisfactory as a living quarter.

Policy 1.8.6: Recreational Vehicles (RVs) shall not be allowed as permanent residential dwelling units in any Future Land Use category. RVs may be used for extended temporary housing during a declaration of emergency.

Policy 1.8.7: Implement a hazardous building ordinance to require the conservation, rehabilitation or demolition of housing and other structures that pose a threat to public safety.

Policy 1.8.8: Implement a program to support the rehabilitation of blighted housing to enhance or repair individual structures through an application process.

Policy 1.8.9: Continue to support the implementation and continued use of any housing assistance program.

Objective 1.9: Support the location of community residential homes and other appropriate special needs communities.

Policy 1.9.1: Single structure group homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and allowed in Future Land Use categories that allow for residential uses without development approval from county staff, so long as they meet the criteria of §419.001.

Policy 1.9.2: The County shall avoid concentrating group homes in order to maintain the existing integrity and character of the area subject to the agency request. A home that is located within a radius of 1,000 feet of another existing community residential home in a residential or agricultural zone shall be deemed an over concentration of such homes that substantially alters the nature and character of the area and shall not be permitted.

Policy 1.9.3: Densities for farmworker housing is allowable in excess of the maximum densities shown in the Plan within the Agriculture Future Land Use category. Such housing must be approved by special exception or conditional use by the Board of County Commissioners. The applicant must demonstrate

that the housing is solely for the purpose of housing farm employees and their families while performing agricultural labor. The housing must be located on a single parcel of land where an active farming activity occurs.