

# DRAFT COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TEXT AMENDMENTS<sup>1</sup>

## FUTURE LAND USE ELEMENT

### Policy 9.4.1

Purpose: To provide land for timber, row crop farming and related agriculture **and compatible** activities. The Agriculture land use category, accounts for about 86% of the land area in Calhoun County and includes mainly timberlands. Other land uses include cropland, pasture land, and other agricultural uses in large scale land holdings. The lands are primarily timber production holdings.

[density omitted]

Uses: Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units, agricultural support services, structures and facilities related to agricultural activities, agricultural product processing facilities, vacant land, places of worship, public facilities and grounds, public utilities, oil and gas exploration, development, and production, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered.

## CONSERVATION ELEMENT

### MINERAL RESOURCES

#### MINING

OBJECTIVE 8A: Mining activity shall be regulated to ensure no adverse effect upon the quality of air, groundwater, surface water and wildlife.

Policy 8.1: A mining operation water use plan must be prepared and approved before new mining operations are permitted.

Policy 8.2: A minimum 50 foot natural setback shall be established and maintained for all mining activities. In addition, the County may require a vegetative or structural buffer between mining activities and adjacent existing and future uses.

Policy 8.3: A reclamation plan shall be approved by the County before mining activities are permitted.

---

<sup>1</sup> Proposed new language indicated by underlining; deletions of existing language by ~~strikethrough~~; new language since transmittal on 10-24-17 is indicated in **bold**.

Policy 8.4: The natural function of wetlands, and flood plains of the Chipola River and the Apalachicola River shall be protected by prohibiting mining in 100 year flood plain areas, wetlands and within 100 feet of the Apalachicola River.

#### OIL AND GAS EXPLORATION, DEVELOPMENT, AND PRODUCTION

OBJECTIVE 8B: Oil and gas exploration, development, and production shall be regulated consistent with state and federal permitting requirements.

Policy 8.5: In those areas of the County where oil and gas exploration, development, and production facilities are an allowable use, such use shall be subject to all applicable regional, state and federal requirements for drilling, production, and transportation. Drilling, operations, site design and stormwater management activities are regulated by the Florida Department of Environmental Protection (FDEP). This requirement shall be deemed satisfied upon issuance of the applicable FDEP permits, in compliance with **Part IV of Chapter 373, F.S., Chapter 62-330 Florida Administrative Code** and the criteria established in Chapter 62C-25 through 62C-30, Florida Administrative Code, as those rules exist as of **January 9, 2018, the adoption date** of this amendment to the County's Comprehensive Plan.

Policy 8.6: Notwithstanding other provisions of this Comprehensive Plan and the Land Development Code, oil and gas exploration, development, and production is permitted subject to the following requirements:

- a. **MayShall** be allowed in or near wetlands where activities and/or development mitigates any unavoidable impacts to wetlands consistent with state and federal standards as determined by the appropriate state and federal agencies through FDEP or the United States Army Corps of Engineers;
- b. **MayShall** be allowed in the floodplain and shall comply with the Calhoun County Floodplain Management Ordinance. **To the extent a floodplain development permit or approval is required, the applicant shall demonstrate that proposed development, including well heads and onsite storage, will be designed to operate safely in flood hazard areas.** Further, the storage of crude oil, or the use or storage of the drilling fluids, produced waters, and other wastes associated with the exploration for, or development and production of, crude oil or natural gas, which are regulated under chapter 377, Florida Statutes, may be allowed in the floodplain.
- c. **MayShall** be allowed in high or prime aquifer recharge areas subject to review by the Northwest Florida Water Management District **for appropriate safeguards to protect aquifer zones.** The developer shall provide documentation demonstrating coordination during the conditional use review process.
- d. **May be allowed where activities and/or development provides the highest protection to the Apalachicola and Chipola Rivers, state designated Outstanding**

**Florida Waters, in conformance with the Florida Department of Environmental Protection's policy under section 62-302.700, Florida Administrative Code.**

- e. **Shall be subject to the conditional use review requirements of the Land Development Code.**

# CALHOUN COUNTY LAND DEVELOPMENT CODE

## ARTICLE III

### DEVELOPMENT AND SUBDIVISION REVIEW PROCEDURES

#### 3.13.00 PLANNING REVIEW

A. Types of Development Subject to Planning Review: The following types of development are subject to planning review and approval:

1. Development within the conservation or environmentally sensitive areas;
2. All commercial and office development;
3. All multiple family development, mobile home parks and townhouses;
4. Public facilities;
5. Churches, community houses, group homes;
6. Boat ramps, marinas, parks, recreational vehicle facilities; and
7. Subdivisions and planned unit developments shall follow the subdivision review procedures contained in Section 3.16.00 of this Code.
8. Development which does not apply as eligible for the Staff Review process or the Full Review Process.
9. Oil and gas exploration, development, and production subject to conditional use approval and state drilling and operating permits.