

## CHAPTER 7

### FUTURE LAND USE ELEMENT

Section 7.01 Purpose: The purpose of this element is the designation of future land use patterns as reflected in the goals, objectives and policies in this Ordinance.

Section 7.02 Existing Land Use Data: This element is based upon the data requirements pursuant to 9J-5.005(2) and 9J-5.006 (1), F.A.C. Reference paragraph 5.03 Support Documents, 5.06 Data and Analysis and Chapter 4, Foundation Document.

Section 7.03 Land Use Analysis: This element is also based upon the analysis requirements pursuant to 9J-5.005(2) and 9J-5.006(2), F.A.C. Reference paragraph 5.03 Support Documents, 5.06 Data and Analysis and 5.07 Population Projections and Chapter 4, Foundation Documents.

Section 7.04 Goals, Objectives and Policies: The Goals, Objectives and Policies of this element are as follows:

GOAL 7.A - Manage the future development of the city in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Objective 7.A.1 - Coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services by implementing Policies 7.A.1.1 and 7.A.1.2, among others, and by including regulations within the LDC and adopting such code within the time frame specified within s.163.3202(1), F.S.

Policy 7.A.1.1 - The City has adopted a Land Development Code (LDC) pursuant to the requirements of Chapter 163.3202, F.S. and within the time frame specified by Rule in the F.A.C. (February 1, 1991).

Policy 7.A.1.2 - The Land Development Code shall contain specific and detailed provisions to implement this Ordinance including, as a minimum, the following:

- a. Regulation of the subdivision of land;
- b. Regulation of the use of land by zoning districts which implement the land-use categories shown on the future land-use maps (Figures 7-1, 7-2, and 7-3) (also, see Policy 7.A.3.4).
- c. Ensure compatibility of adjacent land uses.
- d. Provide for open space (reference Chapter 12 of this Ordinance);
- e. Protect potable water wellfields and sources (reference Policy 11.B.2.1);

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- f. Regulation of areas subject to seasonal or periodic flooding (reference Policy 7.A.4.3);
- g. Continue to provide for drainage and stormwater management (reference Objectives 10.C.1 and 10.C.2);
- h. Protect the environmentally sensitive lands designated within the LDC (reference Policy 11.B.3.3);
- i. Continue the regulation of signage (reference Ordinance 493, Ordinance 590 (or any amendments or successor ordinances which may be adopted by the City) and Chapter 16 of the City Code);
- j. Implement the Concurrency Management System described in Chapter 6 of this Ordinance; and
- k. Insure adequate, safe and convenient on-site traffic flow and parking (reference Policy 8.C.3.1).

Policy 7.A.1.3 – The City shall integrate land use and water resource planning to verify that sufficient supply of potable water is available at time of development.

Objective 7.A.2 - The City shall continually encourage and support the redevelopment and renewal of blighted or under-utilized areas by implementing Policies 7.A.2.1 through 7.A.2.4, among others, and by including provisions within the LDC (reference Policy 7.A.1.1).

Policy 7.A.2.1 - The City shall direct its Community Development Block Grant efforts to those areas within the City demonstrating greatest need. Areas of greatest need shall be defined as those areas within the City meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development.

Policy 7.A.2.2 - The Land Development Code shall contain requirements for new development to utilize existing water, sewer and solid waste collection systems in order to discourage urban sprawl and encourage commercial re-development.

Policy 7.A.2.3 - New development will be located in conformance with the categories shown on the Future Land Use Maps (Figures 7-1, 7-2 and 7-3) and with the following standards:

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- a. Neighborhood commercial facilities shall be allowed and encouraged in those transitional areas within the City where successful mixed use developments have occurred.
- b. Employment centers will be allowed and encouraged whenever practical, near medium density residential areas so that traffic congestion and circulation is minimized during peak driving times. Any time a new employment center (industrial or commercial activities) is approved for development, satisfactory buffering, set backs and landscape requirements consistent with the City Code shall be required. Further, any time new industrial uses abut existing residential uses a minimum twenty (20) foot green belt (buffer) shall be required.

The size of the green belt shall be determined by the size and characteristics of the project. All employment center projects one (1) acre or less shall be required to have at least a twenty (20) foot green belt. All projects of one acre or more may be required to have up to a fifty (50) foot green belt depending upon the proposed land use and activities associated with the development.

- c. Except as provided in paragraph b above, new industrial development shall locate on, or be connected to, arterial or collector roadways; and
- d. Also, see Policy 7.A.8.2.

Policy 7.A.2.4 - The LDC shall contain the standard unsafe building code and the City shall continue to implement the provisions of said building code (also, see Policy 9.A.2.2).

Objective 7.A.3 - The City shall encourage and provide for the elimination or reduction of uses inconsistent with the community's character and future land uses by implementing Policies 7.A.3.1 through 7.A.3.6, among others. Regulations necessary to implement the policy standards shall be included within the LDC (reference Policy 7.A.1.1).

Policy 7.A.3.1 - The LDC shall contain provisions to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Maps or the City's Zoning Ordinance (or any amendments or successor ordinances which may be adopted by the City).

Policy 7.A.3.2 - The LDC shall contain provisions which ensure that all future development is consistent with accepted planning practices and principles as well as natural area limitations.

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The provisions (regulations) will address items such as conservation of resources, efficiency of use and development, aesthetic appeal, short and long term impacts of proposed development plans.

Policy 7.A.3.3 - Expansion or replacement of land uses which are in-consistent or incompatible with the Future Land Use Maps shall be prohibited (also, see Policy 7.A.2.3).

Policy 7.A.3.4 - The LDC, adopted pursuant to Policy 7.A.1.1 shall include regulations pursuant to Policy 7.A.1.2 (b) with the following densities:

- a. Low density residential development includes 1.0 dwelling units per gross acre through 6.0 dwelling units per gross acre;
- b. Medium density residential development includes from 6.10 dwelling units per gross acre through 15.0 dwelling units per gross acre; and
- c. Other land use categories shall be regulated by the height, area and bulk restrictions contained within the City's Zoning Ordinance and the commercial and industrial land use categories shall be governed by floor area ratios as follows:  

Commercial = .89  
Industrial = .77
- d. Compatible uses ancillary to the residential land use categories will be allowed under stipulated conditions;
- e. Also, see Policy 7.A.8.2.

Policy 7.A.3.5 - The City shall continue enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classification districts, and restoration and occupancy of damaged buildings pursuant to Ordinance 590 (the Zoning Ordinance, or any amendments or successor ordinances which may be adopted by the City) of the City as a means to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Maps and the community's character.

Policy 7.A.3.6 - The standards for densities or intensities of use for each land use category shall be as reflected on the Future Land Use Maps and as defined within the LDC (reference Policy 7.A.1.1). The LDC shall include the City's Zoning Ordinance (or any amendments or successor

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ordinances which may be adopted by the City) and the intensities of use regulated by said Ordinance will be made part of the LDC.

Objective 7.A.4 - The City continually shall insure the protection of natural and historic resources by implementing Policies 7.A.4.1 through 7.A.4.6, upon adoption of the LDC (reference Policy 7.A.1.1).

Policy 7.A.4.1 - The LDC shall contain provisions that promote the natural functions of identified wetlands and wetlands enhancement projects will be encouraged or required where appropriate. Appropriate shall be defined as any time a proposed project directly impacts, alters or damages a functioning wetland (Reference Policies 11.A.1.2, 11.A.1.7 and 11.A.2.2).

Policy 7.A.4.2 - The LDC shall include regulations that control the extraction of natural resources and such extraction shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur. Note: There are no active planned or expected resource extraction activities within the City. Should such activities occur all applicable state and federal permits will be required in advance of permitting the activity. Minimal degradation shall be determined by the state or federal regulatory agencies issuing permits for such resource extraction activities.

Policy 7.A.4.3 - The City shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the F.E.M.A. to determine the location of the 100-year floodplain and flood prone areas. The City shall include provisions within the LDC to regulate construction within the 100-year floodplain and flood prone areas.

Policy 7.A.4.4 - The LDC shall include provisions which will require identification and preservation of significant archeological and/or historic sites or structures within the City. At a minimum, the provisions will require the identification of protection of any site or resource within the City listed on the Florida Master Site File.

Policy 7.A.4.5 - The LDC shall contain regulations which must be followed any time a proposed development may impact an historic site within the City. Note: The Florida Department of State, Division of Historic Resources has identified ten (10) sites within the City which have potential historic significance. Protection of these sites will be accomplished through regulations contained within the LDC (reference Table 4-1, Foundation Documents). The regulations will include requirements which provide for the cessation of land disturbing activities anytime artifacts with potential historical significance are revealed during construction activities on any site with potential historic significance. The purpose of the cessation is to allow time to determine the significance of any artifacts or historical evidence found on the site. The cessation may be

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lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of Secretary of State, Division of Historical Resources.

Policy 7.A.4.6 - Development within designated conservation areas or Agriculture-restricted land-use areas shall be limited to recreational/open space uses and other similar low intensity uses as defined in the LDC (reference Figures 7-1, 7-2 and 7-3).

Objective 7.A.5 - Coordinate coastal area population densities with the Okaloosa County Hurricane Evacuation Plan upon adoption of this Ordinance (reference Chapter 11 of this Ordinance).

Policy 7.A.5.1 - Population density shall be limited to those densities reflected on the Future Land Use Maps (Figure 7-1, Figure 7-2 and Figure 7-3) and as described in Policy 7.A.3.4.

Policy 7.A.5.2 - The City shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Tri-State Hurricane Evacuation Study, U.S. Army Corps of Engineers, June 1986, (reference Appendix C of the Study) (also, see Policies 11.A.7.1 and 11.A.7.2). The City shall promote, through the political process, the improvements by its involvement and interaction with the Fort Walton Beach MPO and the Florida DOT.

Objective 7.A.6 - The City shall discourage the proliferation of urban sprawl by encouraging redevelopment consistent with the Future Land Use Maps upon adoption of this Ordinance.

Policy 7.A.6.1 - The City shall prioritize its Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of existing obsolete or worn out facilities in order to provide infrastructure capacity necessary to private sector development or redevelopment activities (reference Policy 14.A.1.3 of this Ordinance).

Policy 7.A.6.2 - The City shall pursue the rehabilitation and reuse of governmental facilities, structures and buildings as the preferred alternative to new construction (reference Policy 14.A.1.4 of this Ordinance).

Policy 7.A.6.3 - The City shall use its fiscal resources to encourage "infill" development (reference Chapter 14 of this Ordinance). Note: There is no opportunity for "leap-frog" development within Niceville inasmuch as the City can experience only infill type developments (also, see Policy 7.A.2.3).

Policy 7.A.6.4 - Public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment and maximize their efficiency (reference Table 14-1). Cost alternatives, impacts on the environment and levels of efficiency shall be determined during

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the design phase and bid process utilized by the City to accomplish the installation or location of public facilities and/or services (reference Policies 8.D.2.4, 8.D.2.6, 8.E.3.1, 10.A.2.1, 10.A.2.2, 10.A.2.3, 10.B.1.2, 10.B.1.3, 10.C.2.1, 10.D.2.2, 11.A.1.3 and 11.A.11.3).

Objective 7.A.7 - The City shall insure the availability of suitable land for utility facilities necessary to support proposed development through provisions within the LDC or acquisition of land by the City (reference Policies 7.A.1.1, 8.E.3.1, Table 14-1 and Chapter 6 of this Ordinance).

Policy 7.A.7.1 - The City shall include land acquisition within its Capital Improvements Element (reference Chapter 14) and within its Capital Improvements Program (reference Policy 14.A.5.1) when necessary to provide public lands for utility facilities.

Policy 7.A.7.2 - The City shall continue to require dedication of adequate rights-of-way pursuant to Appendix A of the City Code (Ordinance 162, as amended) Article IV, Section 3(13) for use as roadways and by utilities for extensions or improvements.

Objective 7.A.8 - The LDC shall allow and encourage the use of innovative land development techniques including, but not limited to, provisions for planned unit development, cluster housing and other approaches to mixed-use development (reference Policy 7.A.1.1 of this Ordinance and Ordinance 590 (or any amendments or successor ordinances which may be adopted by the City) of the City of Niceville).

Policy 7.A.8.1 - The City shall continue to allow the use of the planned unit development technique enacted within Ordinance 590 (the Zoning Ordinance, or any amendments or successor ordinances which may be adopted by the City) of the City of Niceville.

Policy 7.A.8.2 - The LDC shall contain the Zoning Ordinance (Ordinance No. 590, or any amendments or successor ordinances which may be adopted by the City) and provisions which, at a minimum, contain:

- a. Density, lot coverage requirements and height variations through the provision of two or more zoning districts designed to implement the commercial and/or planned unit development categories;
- b. Sight and sound buffers between residential uses and more intensive uses;
- c. Planned unit developments shall be encouraged to include local or neighborhood convenience facilities within such developments when appropriate;

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- d. Cluster housing pursuant to Ordinance 590 (or any amendments or successor ordinances which may be adopted by the City); and
- e. The LDC will contain provisions pursuant to Policy 8.C.3.1.

Objective 7.A.9 - The City shall identify the land use categories in which public schools are an allowable use and ensure that sufficient land is available in those categories to meet the projected needs for schools, in coordination with the Okaloosa County School Board, by implementing Policies 7.A.9.1 through 7.A.9.4.

Policy 7.A.9.1 - The City shall encourage the location of schools proximate to urban residential areas to the extent possible.

Policy 7.A.9.2 - The City shall seek to collocate public facilities such as parks, libraries and community centers with schools to the extent possible.

Policy 7.A.9.3 - Public schools are an allowable use in the following land use categories shown on the Future Land Use Maps (reference Section 7.05);

- a. Residential (low density and medium density);
- b. Commercial use;
- c. Industrial use;
- d. Mixed use; and
- e. Public lands.

Policy 7.A.9.4 - The City will cooperate with officials of the Okaloosa County School Board and other local governments in order to establish school location criteria and identify areas where schools will be needed in the future. The Okaloosa County Comprehensive Plan Committee shall be the vehicle used to facilitate the cooperation herein described.

Objective 7.A.10 - The City of Niceville will encourage large scale proposed developments to be designated “Master Planned Development” and to complete a comprehensive analysis of the project’s impacts within the City. The City will also encourage the development to follow energy efficient town planning principles in order to reduce vehicle miles traveled

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(VMT) in the City and to reduce vehicle emissions by encouraging the use of other modes of transportation such as transit, bicycle, pedestrian and ride sharing.

Policy 7.A.10.1 - Master Planned Development - Master Planned Developments (MPD) are large scale projects that require a comprehensive analysis of a specified area of the City which is used to guide the timing, location, type and amount of future development. MPDs include developments that are mixed-use, large-scale, and may be located in new towns, highway corridors and interchanges, areas of rapid growth or land use changes, and areas with sensitive environmental resources or other areas where a comprehensive review is warranted.

A Master Planned Development shall address the following issues, where applicable:

- a. The following systems, services and resources shall be identified, inventoried and evaluated:
  1. Environmental and natural resources and systems including native habitats, listed species, wetlands, drainage, soils and water quality.
  2. Community services including potable water, sanitary sewer, solid waste services, drainage, education facilities, recreation facilities and open space.
  3. Transportation resources including capital improvements planning, access management, existing and future levels of service, pedestrian and bicycle circulation.
  4. Land uses including generalized existing and future land uses and residential development potential.
- b. Determine how levels of service for existing and future populations are or will be met for transportation, potable water, sewer, drainage, solid waste, education, recreation and any other facilities and services for which level of service standards have been established.
- c. Establish specific standards for the protection of natural resources, including listed species and natural habitat.
- d. Identify the future land uses proposed including their maximum, gross densi-

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ties and intensities and the distribution by percentage of the various land uses.

- e. The City of Niceville Comprehensive Plan Future Transportation Map series reflects the roadway facilities needed to maintain the adopted level of service standards. The Traffic Circulation Element Future Transportation Map series shall be amended as necessary to reflect roadway or multi-modal improvements necessary to maintain the adopted level of service standards based on the proposed Master Planned Development. Capital projects shall be incorporated into the Capital Improvements Element through a comprehensive plan amendment.

Policy 7.A.10.1.1 Ruckel Properties MPD – Ruckel Properties MPD is consistent with the comprehensive plan provisions for a master planned development (MPD) as outlined in Policy 7.A.10.1 of the Future Land Use Element. As required, the Ruckel MPD is supported by a comprehensive analysis of the suitability of the area proposed for development as well as the proposed impacts from the area’s development. This analysis can be used by the City to guide the timing, location, type and amount of future development.

Ruckel Properties MPD is to be developed consistent with energy efficient planning principles. The MPD is envisioned to provide the daily needs of its residents by establishing a functional and integrated mix of uses including residential (single and multi-family), retail/commercial, office, light industrial, civic/institutional, research and development, recreation/open space and supporting infrastructure (e.g. roads, sidewalks, trails, water, sewer, etc.). The maximum residential density for the planning area is 4.0 residential units per gross residential area as applied throughout the MPD boundary and the non-residential land use intensity shall not exceed .3 Floor Area Ratio (FAR). The non-residential uses (retail/commercial, office, research and development and light industrial) shall not exceed 20% of the site. All development must be clustered on the non-sensitive portions of the site. A minimum of 20% open space shall be required which includes wetlands and environmentally sensitive areas and stormwater facilities. Permitted land use activities include agricultural, silvicultural, recreation and the private air strip.

In order to ensure the compatibility of the Ruckel MPD with the surrounding off-site residential properties along Forest Road and Rocky Bayou Drive, any uses proposed in these areas will be designed in a manner that are compatible with those uses or will be adequately buffered consistent with the City’s comprehensive plan and land development code.

No development can occur within the wetlands on-site and buffer areas which are associated with the Turkey Hen Creek except for conservation or passive recreational uses including but not

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limited to trails, boardwalks, pedestrian crossings, foot bridges, viewing kiosks, multi-modal trails and road crossings. To ensure no development will occur in the creek system, the area is designated with a Conservation Overlay on the City's Future Land Use Map, which restricts development to conservation and passive recreation uses as specified above but permits the underlying density from the MPD category to be applied to the developable upland portions of the Ruckel property. A minimum 25 foot vegetative buffer shall be retained from the jurisdictional wetland boundary associated with the Turkey Hen Creek to prevent erosion and trap the sediment from overland runoff. Additionally, the site will develop in accordance with the stormwater requirements for an OFW waterbody to ensure no degradation of Turkey Hen Creek and Rocky Bayou. Finally, the Turkey Hen Creek provides suitable habitat for the Okaloosa Darter. Before new development commences on-site, through the permitting process, the Developer shall coordinate with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife to ensure any listed species are protected on site which shall include the development of a Resource Management Plan consistent with the provisions in Objective 11.B.4 and supporting policies of the City of Niceville Conservation Element. The Resource Management Plan shall consider, but not be limited to, the following:

- The amount of required buffer to protect the Okaloosa Darter
- Active management of the Turkey Hen Creek
- Restoration and enhancements of the wetlands associated with the Turkey Hen Creek
- Discouraging the use of fertilizers to protect nutrient loading in Turkey Hen Creek
- Use of Best Management Practices for any listed species, habitat and protection of resources
- Plan for bridging and crossings of the Turkey Hen Creek
- Wildlife corridors including the protection of the Black Bear

The Resource Management Plan shall be reviewed and approved by the U.S. Fish and Wildlife and the Florida Fish and Wildlife Conservation Commission.

The mix of uses and distribution of uses as a percent of the entire MPD acreage (including the Conservation areas) are as follows:

Residential (single and multi-family)	50% - 75%
Commercial	
(including Retail and Office):	2% - 20%
Light Industrial:	>1% - 10%
Public:	1% - 7%

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Recreation/Open Space (including Stormwater Management and Drainage Facilities, wetlands, environmentally sensitive and Natural Areas): 20% - 35%

The approval of development orders shall be consistent with this policy and other comprehensive plan goals, objectives, policies and future conditions maps.

Section 7.05 Future Land Use Maps: The following Future Land Use Map Series is, by reference, made a part of this Ordinance including all future amendments, revisions and updates:

- (1) Map No. 7-1 City of Niceville (Northeast) Future Land Use Map, dated January 1990 and as prepared by Barrett, Daffin and Carlan, Inc.
- (2) Map No. 7-2 City of Niceville (Northwest) Future Land Use Map, dated January 1990 and as prepared by Barrett, Daffin and Carlan, Inc.
- (3) Map No. 7-3 City of Niceville (South) Future Land Use Map, dated January 1990 and as prepared by Barrett, Daffin and Carlan, Inc.
  - a. The following generalized land use categories are shown on the Future Land Use Maps identified above (Maps 7-1, 7-2 and 7-3).
    1. Residential (low density and medium density);
    2. Commercial use;
    3. Industrial use;
    4. Recreational use;
    5. Conservation;
    6. Mixed-use (planned unit development);
    7. Public lands (includes educational facilities, public buildings and grounds and other public facilities); and
    8. Agricultural (restricted).

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b. Public water wells, shores, estuaries, bayous and other water bodies are all shown on the Future Land Use Maps No. 7-1, 7-2, and 7-3.

- (4) Wetlands are shown on Figure 7-4 titled, City of Niceville Generalized Wetlands as prepared by Barrett, Daffin and Carlan, Inc. and dated January 1990.
- (5) Soil associations are shown on Figure 7-5, titled, Soil Associations as prepared by the Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning, soil ratings and limitations and features affecting selected uses by soil association, November, 1973.

Section 7.06 Land Use Map Series: It is the intent of this Ordinance that the maps described in Section 7.05 above be the Future Land Use Map Series for the City of Niceville.

Section 7.07 Amendments: The Future Land Use Map Series may be amended by following the requirements in Section 5.13 of this Ordinance. However, it is not necessary to amend the Future Land Use Maps when a re-zoning occurs within the same land use category or when a down zoning occurs to lessen density or intensity of development within the same land use category.

Section 7.08 Zoning Maps: The LDC shall contain the Zoning Ordinance of the City of Niceville (Ordinance 590, or any amendments or successor ordinances which may be adopted by the City) as well as the Zoning Maps adopted pursuant to said Ordinance. The Zoning Ordinance (or any amendments or successor ordinances which may be adopted by the City) and Zoning Maps are designed to implement the Future Land Use Maps. Thus, within any given future land use category there may be one or more zoning district designations. For example, the future land use commercial category may include several zoning districts within the category and such districts will be delineated on the Zoning Maps as opposed to the Future Land Use Maps (reference Policy 7.A.3.1).

Section 7.09 Implementation: The Future Land Use Map Series will be implemented through inclusion within the LDC of the necessary regulatory devices to promote, control and regulate land uses. These devices include, but are not limited to, a zoning ordinance (or any amendments or successor ordinances which may be adopted by the City), a subdivision ordinance, a standard building code and the several ordinances necessary to implement Policy 7.A.1.2 as well as other ordinances controlling land development or construction practices.

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