

**REVISED ATTACHMENT A**  
**CPA 17-02**  
**Board of County Commissioners**

CPA 17-02, an application by the Board of County Commissioners to amend the text and the Future Land Use Plan Map Series of the Comprehensive Plan by deleting Policy I.3.2 of the Future Land Use Element; by adding Objective I.3 and associated policies to the Future Land Use Element to regulate extraction activities, and renumbering the sequential objectives and associated policies; by amending the objectives and policies of the Suwannee River System 100-Year Floodplain Special Planning Area section of the Future Land Use Element to add the Santa Fe River and the New River; by amending the Policy S.3.4 of the Suwannee River System 100-Year Floodplain Special Planning Area section of the Future Land Use Element to comply with buffer standards established for mining activities pursuant to the policies of Objective I.3 of the Future Land Use Element; by deleting Illustration A-X of the Future Land Use Plan Map Series, entitled Mining Areas; by amending Policies V.2.1 and V.2.6 of the Conservation Element to add mining activities; by amending Policy V.2.8 of the Conservation Element to replace regulating mining operations within wetlands to prohibit mining operations within wetlands; by amending Policy V.4.7 of the Conservation Element to add language to include the applicant, any proposed mining activity, and mining operation permit to the requirements of this policy.

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Amending the Future Land Use Element of the Comprehensive Plan to read, as follows:

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FUTURE LAND USE ELEMENT  
INTRODUCTION

This Future Land Use Element and Future Land Use Plan map designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. It provides for the appropriate distribution of population densities and building and structural densities and intensities. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

The following goal, objectives and policies provide for allocation of future land uses as well as guidance for its distribution. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of each of those areas. The rural character of the unincorporated areas of the County provides opportunity for guiding direction, location and concentration of future urban uses. The concentration of urban uses within urban development areas of the County will enable both public and private sectors to feasible plan for the public facilities and services needed to serve the residents of the County.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restriction throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DEVELOP IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.**

## OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas shown on the County's Future Land Use Plan Map.

These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

- OBJECTIVE I.1 The County shall continue to coordinate future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 10 percent of the total acreage within the County.
- Policy I.1.1 The location of higher density residential and high intensity commercial and industrial uses shall continue to be directed to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher density or intensity.
- Policy I.1.2 The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.
- Policy I.1.3 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can reasonably be expected to develop by the year 2015 based upon:
1. Best available population data; and
  2. Best available housing need data.
- Policy I.1.4 The County shall, prior to action on a site and development plan, provide specific standards which may include, but not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and 100-year floodplain areas).
- Policy I.1.4 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.
- Policy I.1.5 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

### PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities, (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses; and

Public uses shall be limited to an intensity of .25 floor area ratio.

## ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation.

Environmentally Sensitive Areas are lands which lie within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August 4, 1988, as amended, located along the Santa Fe River, Olustee Creek and additional areas as and identified on the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas-3 category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 5 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have an average length to average width ratio not greater than 3 to 1. Silviculture activities shall be conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, 2000. In addition, the County shall prohibit the location of intensive agricultural uses (the term intensive agriculture means all those agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection) and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits;

Environmentally Sensitive Areas-1      ≤ 1 d.u. per 40 acres

Environmentally Sensitive Areas-2      ≤ 1 d.u. per 10 acres

Environmentally Sensitive Areas-3      ≤ 1 d.u. per 5 acres

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground; and

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall be compact and contiguous and shall not be scattered throughout the development parcel.
2. The development shall provide for a minimum of a 50 foot undisturbed buffer from adjacent properties, and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
3. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

4. All internal roads shall be so located in order to minimize the number of access points to external roadways.

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and

#### RECREATION LAND USE

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses. Recreation uses shall be limited to an intensity of .25 floor area ratio.

#### RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at Residential (Low), Residential (Moderate), Residential (Medium) and Residential (High) density; within the designated urban development areas as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within Residential (Low) and Residential (Moderate) land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in Residential (Medium) and Residential (High) land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, professional and vocational services and other similar uses compatible with residential uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories, precluding the total acreage of the lot, parcel or development to be used to calculate the density;

Residential, Low Density shall be limited to a density of less than or equal to 2.0 dwelling units per acre;

Residential, Moderate Density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential, Medium Density shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and

Residential, High Density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

#### COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units and agricultural uses which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio; and

Commercial uses shall be limited to an intensity of .25 floor area ratio.

#### INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations may be approved as special exceptions or special permits.

Industrial uses shall be limited to an intensity of .25 floor area ratio.

Policy I.1.6 Lands lying within the urban development area presently served by public water and public sewer shall be allowed to be developed at a density 4 dwelling units per 1 acre.

Policy I.1.7 The County shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.8 The County shall require the development of public, private and charter school sites to be consistent with the following standards:

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

#### OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

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OBJECTIVE I.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 The County shall permit agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, professional and vocational services, conventional single family dwellings, mobile homes, churches and other houses of worship.

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

#### AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, dwelling units, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, conference centers, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet), home occupations, professional and vocational services, off site signs, explosives (manufacturing or storage), hazardous or biomedical waste storage or treatment facilities, bottled water plants, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio;

Agricultural density shall be provided in the following land use classifications:

Agriculture-1	≤ 1 d.u. per 40 acres
Agriculture-2	≤ 1 d.u. per 20 acres
Agriculture-3	≤ 1 d.u. per 10 acres
Agriculture-4	≤ 1 d.u. per 5 acres except as provided below.

Within the Agriculture-4 land use classification, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created as follows:

1. Individual lots;

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2. Subdivision lots up to 8 lots, where the subdivision has direct access to a state or County maintained road. No such lots shall derive access to the state or County maintained road and access to the subdivision shall be limited to one access point to the state or County maintained road; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

Any development which contains more than 8 lots equal to or greater than 1 acre and less than 5 acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

In addition, within the Agriculture-4 land use classification any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 5 acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. Within the Agriculture-4 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

All Planned Rural Residential Developments shall be developed as follows:

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
  - a. Wetlands;
  - b. Floodplains;
  - c. Native upland vegetation; and
  - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;

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7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include agricultural uses, which require an industrial waste permit from the Florida Department of Environmental Protection); silviculture uses and conservation uses.

It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of the Planned Rural Residential Development policies of the Future Land Use Element of this Comprehensive Plan.

The total number of lots created equal to or greater than 1 acre and less than 5 acres, within the Agriculture-4 land use classification, shall not exceed 125 lots during any calendar year. Any lots created pursuant to Policy I.2.3 shall not count towards the 125 lot capacity.

Within the Agriculture-4 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following:

1. Have direct access to a continually maintained paved or stabilized road that meets County standards;
2. Located within 1 mile of existing school bus routes;
3. Located within 12-15 minute response time for fire protection;
4. Located within 12-15 minute response time for emergency medical services; and
5. Located within 5 miles of existing neighborhood commercial use.

#### PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities) public health facilities, and educational uses; and

Public uses shall be limited to an intensity of .25 floor area ratio.

#### ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation.



Environmentally Sensitive Areas are lands which lie within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August 4, 1988, located along the Santa Fe River, along Olustee Creek and additional areas as identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas- category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 5 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have an average length to average width ratio no greater than 3 to 1. Silvicultural activities shall be conducted in accordance with the silviculture policies of this Comprehensive Plan. In addition, the County shall prohibit the location of intensive agricultural uses (the term intensive agriculture means all those agricultural uses which require a industrial waste permit from the Florida Department of Environmental Protection) and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits; and

Environmentally Sensitive Areas-1      ≤ 1 d.u. per 40 acres

Environmentally Sensitive Areas-2      ≤ 1 d.u. per 10 acres

Environmentally Sensitive Areas-3      ≤ 1 d.u. per 5 acres

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground;

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Rural Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall be compact and contiguous and shall not be scattered throughout the development parcel.
2. The development shall provide for a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
3. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
4. All internal roads shall be so located in order to minimize the number of access points to external roadways.

#### RECREATION LAND USE

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

Recreation uses shall be limited to an intensity of .25 floor area ratio.

#### COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, churches and other houses of worship, agricultural uses, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses shall be allowed and be subject to an intensity of .25 floor area ratio; and

Commercial uses shall be limited to an intensity of .25 floor area ratio.

#### INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, offsite signs, truck stops and automobile service stations and other similar uses compatible with industrial uses and agricultural uses and residential dwelling uses which existed on the date of plan adoption shall be allowed and be subject to an intensity of .25 floor area ratio; and

Industrial uses shall be limited to an intensity of .25 floor area ratio.

Policy 1.2.2.(a) The property known as the Union County Industrial Park, containing approximately 795 acres, is hereby assigned a future land use designation of Industrial Land Use as defined in the Union County Comprehensive Plan pursuant to Ordinance No. 09-3 and as shown on the Future Land Use Map ("Union County Industrial Park").

The Union County Industrial Park, as more particularly described in Ordinance No. 09-3, shall be limited to the following maximum levels of development and special conditions which are subject to the availability of adequate public facilities and services at the adopted levels of service:

1. The maximum square footage for all development of this parcel shall not exceed 6,100,000 square feet of industrial use. Any proposed changes to increase the allowable density or intensity of development on the subject property shall be subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to a comprehensive plan.
2. An initial level of development shall be allowed consisting of 2,500,000 square feet of industrial uses. This initial development is the maximum amount of development which would be allowed through 2013.
3. A minimum of 10 percent of the parcel shall remain as undisturbed open space.
4. Potable water and sanitary sewer utilities will be provided by a centralized community or regional level water and sewage system capable of serving all proposed uses within the parcel at the time of development. Potable water and wastewater will be provided by a private entity.
5. Industrial uses and/or development will be prohibited within all preserved wetlands and wetlands buffers.

Policy I.2.3 Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

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- Policy I.2.4 The County shall regulate the location of resource based activities, such as bottled water manufactures, or activities which may be a threat to public safety, such as ammunition manufacturers, as special exceptions or special permits.
- Policy I.2.5 All parcels of record at the adoption of the Comprehensive Plan shall be allowed to be developed at a maximum of twenty percent (20%) of gross area into lots having a minimum of one acre per home and in accordance with the County's subdivision ordinance.
- Policy I.2.6 Parcels of land under individual ownership may be sold for purposes of residential dwelling units at a maximum rate of two 1-acre tracts per year and will be exempt from requirements to plat.

**OBJECTIVE I.3 Regulate extraction activities so that they do not adversely affect the quality of air, groundwater, surface water, land and wildlife.**

**Policy I.3.1 The County shall prohibit mining operations in wetlands and adjacent to lakes, rivers, streams and creeks.**

**Policy I.3.2 The County shall develop a comprehensive approach to mineral resources. Existing land development regulations that address mineral resources shall be reviewed, consolidated, and revised to provide for comprehensive natural resource protection. Revisions shall include the following:**

- 1. Prohibition of mining and excavation in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map.**
- 2. Provisions for avoidance, minimization and mitigation of adverse impacts, including but not limited to impacts related to noise, lighting, traffic, wildlife habitat, listed species, air, surface water and groundwater quality and quantity.**
- 3. Standards for reclamation and reuse that provide for restoration of the functions of natural systems.**

**Policy I.3.3 The land development regulations shall address mining, land excavation and filling activities, and shall include provisions for reclamation and reuse, and assure successful completion of approved reclamation and reuse plans. Mining, land excavation and filling activities shall be consistent with the land development regulations which shall provide for permit requirements and standards for site location, site design, environmental protection and reclamation.**

**Policy I.3.4 The quality and quantity of ground and surface waters shall not be significantly altered through extraction operations. Potential groundwater impacts shall be evaluated by the applicant prior to commencement of mining activities as part of the permitting process. Water quality and quantity monitoring activities at extraction sites shall be reviewed by the County. Costs for providing water quality and quantity monitoring at extraction sites shall be borne by the extractor.**

**Policy I.3.5 Extraction operations shall minimize potential adverse impacts to surrounding areas and use specific mitigation criteria to minimize air, noise and traffic impacts.**

**Policy I.3.6 Buffer zones shall be established adjacent to surface waters and wetlands and existing parks and preserves so that they will not be adversely impacted by extraction activities.**

**Policy I.3.7**      **Mining activities shall be prohibited in recorded subdivisions, established residential areas, or in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map. New residential developments shall be restricted in the vicinity of operating mines or shall provide for adequate buffers and noise abatement. Areas containing sources of commercially valuable minerals, in areas determined suitable by the County for mining and where a mining operation permit has been approved by the County, shall be protected from the encroachment of incompatible land uses.**

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

**OBJECTIVE I.34**    The County shall continue to include within the site plan review process that adjacent land uses shall not be adversely impacted by any change in land use by requiring a landscaped buffer of not less than 10 feet along the affected rear and/or side yards which abut lands within a residential land use category.

**Policy I.34.1**      Neighborhood commercial activities are small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria:

1.    Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, professional and vocational services and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions or special permits and be subject to an intensity .25 floor area ratio.
2.    Neighborhood commercial uses shall be located within one quarter mile of the intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road;
3.    Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio;
4.    Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
5.    Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage;
6.    Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications; and
7.    Neighborhood commercial uses shall be limited to a maximum lot coverage for buildings not to exceed 40 percent of the site.

**Policy I.3.2** ~~The County shall require that mining operations be limited to those areas shown in Appendix A of the Future Land Use Map Series of this Comprehensive Plan entitled Mining Areas, provided no mining or borrow pit operations shall be allowed within a recorded subdivision. An amendment of this Comprehensive Plan shall be required to add or delete mining areas from this illustration. All such mining activities shall be conducted in accordance with the following criteria:~~

- 1. The filing of a mining master plan with the Board of County Commissioners, which shall:**
  - a. Describe the boundaries of the areas of proposed mining;**
  - b. Describe the location of existing or proposed processing facilities, highways and railroads;**
  - c. Provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;**
  - d. Describe the mining process to be conducted; and**
  - e. Describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.**
- 2. Upon review of the mining master plan the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations be reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:**
  - a. Land areas not less than 3 feet above the ground water table, that have been graded to a level, gently rolling, sloping or terraced topography, with major continuous slopes no steeper than 4 horizontal to 1 vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.**
  - b. Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than 4 horizontal to 1 vertical out to 6 foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.**
  - c. Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the area. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.**
  - d. Other standards set forth in Chapter 62C-16, Florida Administrative Code, Mine Reclamation, in effect on January 1, 2003, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code, in effect on January 1, 2003.**

- e. ~~— Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as surface water and groundwater resources, wetlands, floodplains endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities which cannot be restored, based upon competent and substantial scientific evidence presented to the County at the time the master mining plan is reviewed by the Board of County Commissioners. Environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.~~
- f. ~~— Mining operations shall provide a minimum of a 200 foot buffer from adjacent properties.~~

~~For the purposes of this Comprehensive Plan "restoration" when used in conjunction with mining operations shall mean the recontouring and revegetation of lands, which will return the type, nature, and function of the ecosystem to the condition in existence immediately prior to mining operations. The County shall recognize technological limitations and economic considerations concerning the methods and practices to be used to restore environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities. However, such considerations shall not result in environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, not being restored to the same type, nature and function ecosystem. For example, restoration shall be considered accomplished when immature trees are used; mature trees are not required to be replanted in areas where mature trees were removed to allow for mining.~~

~~For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.~~

Policy I.~~34.32~~

Convenient on site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual in effect on January 1, 2003.

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Policy I.~~34.43~~**34.43** The County shall limit the intensity of development by requiring that the average length of lots less than 5 acres in size does not exceed 3 times the average width of lots for the location of dwelling units within all land use classifications which permit dwelling units. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing more than eight lots any of which lots are equal to or less than ten acres in size, the County shall require that all roads be paved to County standards. Within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing eight or less lots any of which are equal to or less than ten acres in size, the County shall require that all roads be stabilized to County standards. This policy shall not apply to an existing County maintained road located outside of a new subdivision, Planned Residential Development or Planned Rural Residential Development.

Policy I.~~34.54~~**34.54** The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

OBJECTIVE I.5 The County shall continue to work towards the elimination or reduction of uses inconsistent with the County's character and future land uses, provided that no dwelling unit, which was lawful prior to the adoption of this Comprehensive Plan, shall be considered or classified as a non-conforming inconsistent use through establishing such inconsistent uses as non-conformities.

Policy I.5.1 The County hereby establishes the following provisions for nonconforming uses:

1. Nonconforming uses cannot be expanded;
2. A nonconforming use which is discontinued for more than two years may not be re-established;
3. A nonconforming use which suffers damage of up to 100 percent of its assessed value may rebuild to its pre-damage footprint and conditions, provided, that rebuilding is commenced within six months of the date of damage; and
4. Single family dwelling units existing, as of the date of adoption of this policy, are considered to be conforming uses and are not subject to the provisions of this policy.

In addition, ordinary repair and maintenance of nonconforming uses is permitted.

Policy I.5.2 The County hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, or acting in reliance of laws existing at the time of such action has made a change in position or has incurred obligations and expenses that it would be inequitable and unjust to destroy the right to develop or to continue the development of the property.

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2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid development order was issued by the County prior to adoption of this Comprehensive Plan.
3. Presumptive vesting for consistency and concurrency - any structure on which construction has been permitted shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
4. Presumptive vesting for density only - the following category shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard. All parcels of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without.

OBJECTIVE I.6 The County shall continue to use a historic preservation agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.6.1 The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated annually by the County Historic Preservation Agency.

Policy I.6.2 The County shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
2. The relationship between such work and other structures on the historic housing site;
3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

OBJECTIVE I.7 The County shall continue to enforce regulations to protect natural resources and Environmentally Sensitive Areas-1 lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are



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typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.7.1 The County shall continue to protect community potable water supply wells by restricting uses within the 500-foot area designated by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect on January 1, 2003. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code in effect on January 1, 2003 and Code of Florida Regulations, Title 40, Parts 302 in effect on January 1, 2003 and 355, and Title 49, Part 172 in effect on January 1, 2003 except local traffic serving facilities within the wellfield protection area.

Policy I.7.2 The County shall regulate the location of piers and walkways within a wetland. In addition, the County shall regulate the location of any dwelling unit within a wetland in accordance with the wetland policies contained within the Conservation Element of this Comprehensive Plan.

Policy I.7.3 The County shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used as part of a designed stormwater disposal system; requiring well construction, modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health (in particular, abandoned wells shall be closed in accordance with Chapter 62-28, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect on January 1, 2003); and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater.

These provisions will be applied to all High Groundwater Aquifer Recharge Areas as identified within the high groundwater aquifer recharge areas policy contained within the Future Land Use element of this Comprehensive Plan.

Policy I.7.4 The County shall through stormwater management and land use design provisions minimize the direct surface run-off into freshwater springs.

OBJECTIVE I.8 The County shall continue to coordinate all Future Land Use Plan Map amendments with local, state and regional organizations and agencies to assist the County with the identification of any potential impacts to regional resources which may be caused by the development, to regional resources identified in the Suwannee River Regional Resource Planning and Management Plan prepared pursuant to Chapter 380, Florida Statutes.

Policy I.8.1 The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

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OBJECTIVE I.9 The County shall request assistance from the Water Management District with the review of subdivision plat construction plans of all proposed subdivision plats within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.

Policy. I.9.1 The County shall require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin.

OBJECTIVE I.10 The County shall continue to regulate the location of development consistent with United States Department of Interior Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service, Soil Survey for the County.

Policy I.10.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.

OBJECTIVE I.11 The County shall require that proposed subdivisions be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.11.1 The County shall maintain procedures for the review of proposed subdivisions to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.

OBJECTIVE I.12 The County shall maintain innovative Planned Residential Development regulations. The purpose of the Planned Residential Development regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to

1. Encourage the development of land as planned residential developments;
2. Encourage flexible and creative concepts of site planning;
3. Preserve the natural amenities of the land by encouraging scenic and function open areas;
4. Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements;
5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
6. Provide a stable environmental character compatible with surrounding areas.

Policy I.12.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain minimum provisions to:

1. Regulate the subdivision of land;
2. Protect environmentally sensitive lands identified within the Conservation Element;
3. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

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4. Protect potable water wellfields and aquifer recharge areas;
5. Regulate signage;
6. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
7. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.13 The County shall require essential services owned or operated by publicly regulated entities (electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunication and television antennas and towers) to be approved by the Board of County Commissioners. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations and cable television lines shall follow standard County approval procedures regarding public rights-of-way and new subdivisions.

Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering for approval the following essential services owned or operated by publicly regulated entities: electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers. No such service shall be sited within 200 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical stations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

OBJECTIVE I.14 The County shall continue to enforce the airport land use restrictions as provided in the airport land use restriction policy of this element.

Policy I.14.1 Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof.
2. No operations from any land use type shall produce smoke, glare, or other visual hazards within 3 statute miles of any usable runway of the airport.
3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
4. Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of and aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
5. No structure exceeding 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

SUWANNEE RIVER SYSTEM  
100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

OVERALL GOAL TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THAT PART OF THE 100 YEAR FLOOD PLAIN OF THE SANTA FE RIVER AS SHOWN ON THE FUTURE LAND USE MAP) INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.

OBJECTIVE S.1 To help ensure that proposed subdivision wholly or partially within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River**, as shown on the Future Land Use map are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within this area. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.

Policy S.1.1 The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system, **including the Santa Fe River and the New River**.

Policy S.1.2 The County shall have the Suwannee River Water Management District notified of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception or special permit hearings within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River**, as shown on the Future Land Use Map. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.

Policy S.1.3 The review of preliminary subdivision plats and site and development plans within that part of the 100 year flood plain of the Suwannee River system, **including the Santa Fe River and the New River**, as shown on the Future Land Use map shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.

OBJECTIVE S.2 The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, **including the Santa Fe River and the New River**, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.

Policy S.2.1 The County shall provide for the evaluation of unique natural areas within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River**, as shown on the Future Land Use Map during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping.

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- Policy S.2.2 The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River,** to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system, **including the Santa Fe River and the New River,** such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.4 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system, **including the Santa Fe River and the New River,** as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County shall continue to regulate land use types, densities and intensities for all lands within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map as an Environmentally Sensitive Area.
- Policy S.3.2 The areas within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map which are located outside the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas-1 and Environmentally Sensitive Areas- 3 categories, provided that within the Environmentally Sensitive Areas-3 category, dwelling units may be clustered on smaller lots with no lot being less than 2.5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site in accordance with the criteria listed in the land use classification policy of this element. All lots within Environmentally Sensitive Areas shall have a average length to average width ratio no greater than 3 to 1. In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens).
- Policy S.3.3 The County shall, inside designated urban development areas within that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per 5 acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acre, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.

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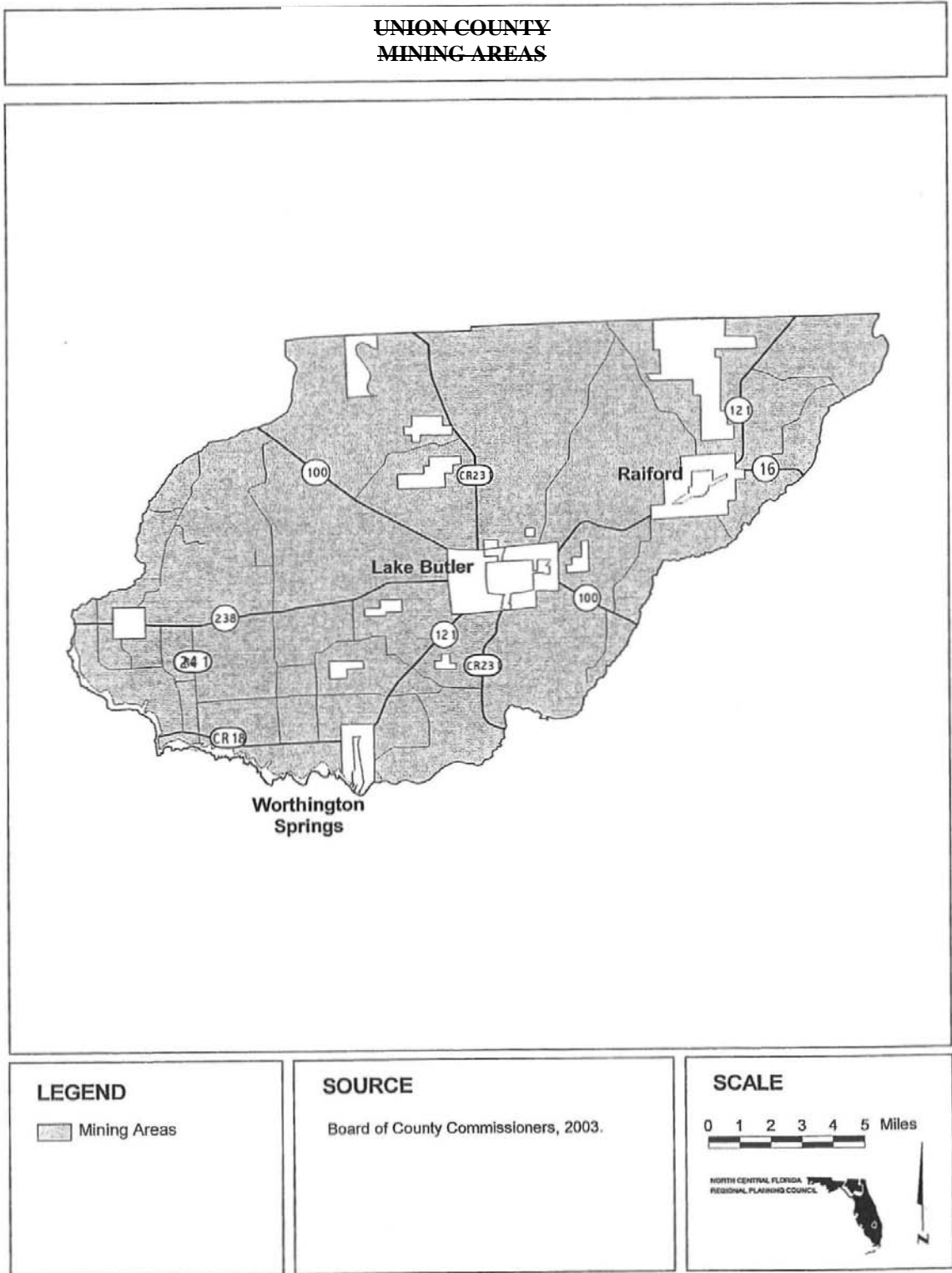
- Policy S.3.4           The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Santa Fe River **and the New River**, be maintained for all single-family residential and agricultural uses and silvicultural activities. **Mining activities shall comply with buffer standards established pursuant to the policies of Objective I.3.** All other permitted land uses shall conform to the variable buffer requirements contained in Rule 40B-4.3030~~(4)~~ **(15)**, Florida Administrative Code, as administered by the Water Management District, ~~in effect on January 1, 2003 as amended.~~ Exceptions shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- OBJECTIVE S.4       The County shall ensure that all development and redevelopment occurring in that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management Districts.
- Policy S.4.1           The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map.
- Policy S.4.2           The County shall require all habitable structures be elevated no less than 1 foot above the 100-year flood elevation without the use of fill materials in the regulatory floodway of the Suwannee River system, **including the Santa Fe River and the New River**.
- Policy S.4.3           The County shall require all road construction and improvement projects within that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

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Deleting Illustration A-X of the Future Land Use Map Series;

**~~ILLUSTRATION A-X~~**



Amending the Conservation Element of the Comprehensive Plan to read, as follows:

V

CONSERVATION ELEMENT

CONSERVATION GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The County shall continue to enforce provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The County shall require that all appropriate air quality permits necessary for the activity to be identified prior to the issuance of the development order, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, shall require a 500-foot wellfield protection areas around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The County, as part of the development review process, shall require the coordination of development plans **and mining activities** with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.

Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including:

1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
3. Any wetland.

Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.



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- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agriculture, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture activities within buffer areas subject to the provisions of the silviculture policies of this element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development, **and mining activity**, to maintain the natural functions of wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within that part of the 100-year floodplain of the Santa Fe River as shown on the Future Land Use map by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the interim shall continue to enforce the provisions of the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.
- Policy V.2.8 Where the alternative of clustering all structures on the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands and ~~**regulating**~~ **prohibiting** mining operations within wetlands as provided for in the mining ~~**policy**~~ **ies** contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 40B-400, Florida Administrative Code, in effect on January 1, 2003. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.
- Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:
1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.

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2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/2 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown in Appendix A, and more specifically described and defined as follows: Wetlands mean those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Olustee Creek and Santa Fe River), as classified by the Florida Department of Environmental Protection, in effect upon adoption of this policy. This buffer shall be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management

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District, in effect on January 1, 2003. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silvicultural activities within the buffer areas shall be conducted in accordance with the silviculture policies of this element.

Policy V.2.16 Silviculture activities shall be conducted in accordance with the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, 2000. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District, in effect on January 1, 2003.

OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.

Policy V.3.1 The County shall require that any mining permit be granted in conformance with the mining policies of this Comprehensive Plan and further, that such permit be coordinated with the Florida Department of Environmental Protection.

Policy V.3.2 The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District's review and comment regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.

Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

Policy V.3.4 Following the publication of Critical Wildlife Conservation Areas by the Florida Fish and Wildlife Conservation Commission, the County shall apply the provisions of the critical wildlife habitat policy contained within this element to the areas identified as wildlife habitats and unique vegetative communities.

OBJECTIVE V.4 The County shall continue to identify and protect native wildlife and their habitats, including state and federally protected plants and animal species (endangered, threatened and species of special concern) within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.

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- Policy V.4.1 The County shall cooperate in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.2 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.3 The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.5 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.6 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.7 The developer of any proposed development **or the applicant for any proposed mining activity which is** equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development **or proposed mining activity** which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat, ~~or~~ site and development plan, **or mining operation permit** is reviewed by the County, the developer **or applicant** shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development **or any proposed mining activity** within these areas, such evaluation shall consist of a survey of the development site **or mining activity area** conducted by the developer **or applicant** to identify the presence of any state and federally protected plant and animal species.
- If protected species are found on the site/**area** or would be affected by the development **or mining activity**, a specific management plan shall be required from the developer **or applicant**, including necessary modifications to the proposed development **or proposed mining activity**, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the

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conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites **or proposed mining activity area** and protect these natural resources from the impacts of development **or mining activity** by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development **or mining activity** approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended February 27, 2003, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated July 17, 2001;
2. Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2001;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001.

The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated July 17, 2001, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2003, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

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- Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated May July 17, 2001, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.
- OBJECTIVE V.6 The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1 The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.
- Policy V.6.2 The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- OBJECTIVE V.7 The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1 The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:
1. Limit impervious surfaces by size of residential lots and for non- residential use;
  2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;
  3. Require a protection zone around sinkholes with direct connection to the aquifer;
  4. Require a site analysis for structure location if sinkholes or karst features are present on site;
  5. Require swales where appropriate;
  6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
  7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.