



**PUTNAM COUNTY COMPREHENSIVE PLAN**

**EXHIBIT AA**

**FUTURE LAND USE ELEMENT**

## PUTNAM COUNTY COMPREHENSIVE PLAN

### A. Future Land Use Element Goals, Objectives, Policies

This section proposed objectives and policies, which will assist Putnam County Commissioners and residents in their efforts to guide and manage future development and growth. Further, the formulation and implementation of land use management plans, programs and projects to be used by Putnam County in attaining the stated goals are to be guided by the related planning policies.

**GOAL 1:** Maintain and manage the County's natural resources and quality of life by establishing a pattern of development that is harmonious with the County's natural environment and provides a desired lifestyle for County residents.

**Objective A.1.1:** In order to achieve maximum utilization of land by reducing sprawl and thereby providing the opportunity for improved use of resources (both man-made and natural), the County shall continue to coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions and the availability of facilities and services through implementing the following policies:

**Policy A.1.1.1:** Putnam County shall use the latest version of the Flood Insurance Rate Maps provided by FEMA to determine the location of areas of special flood hazard, which include the 100-year floodplain and floodways within the 100-year floodplain. The County shall provide specifications for regulating development and land use activities within these areas in its Land Development Code. The specifications will include the following minimum standards:

- A. Development and land use activities listed below shall be allowed in areas of special flood hazard and are subject to meeting the requirements provided in Sections B and C below.
  1. New residential development shall be limited to the lowest density of the future land use category in which the property is located, except for lots existing on December 19, 1991 at 5:00 p.m., which cannot meet this requirement. These lots, existing prior to or on 12/19/91, will be considered lots of record and may be developed with one residence.
  2. The following may be permitted in land use categories that allow non-residential development or land use activity:
    - a. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps. Private water dependent structures such as boathouses, docks and bulkheads as permitted by applicable Federal, State, and local agencies
    - b. Water dependent components of commercial development such as port facilities, marinas, fish camps, and commercial fishing and shell fishing operations.
    - c. General Agriculture shall protect wetlands and water bodies by following BMPs as provided by the Florida Department of Environmental Protection and Florida Department of Agricultural and Consumer Services.

- d. Silviculture shall follow the most recent editions of “Silviculture Best Management Practices” published by the Florida Department of Agriculture and Consumer Services, Division of Forestry.
  - e. Essential public services and appurtenant structures.
3. The following uses shall be prohibited in areas of special flood hazard:
    - a. Land uses requiring the storage, disposal, generation or use of hazardous waste.
    - b. Landfills
    - c. Underground storage of toxic materials
    - d. Auto salvage yards
    - e. Junkyards
- B. The County shall implement the following requirements of the Land Development Code in compliance with FEMA regulations:
1. Residential structures in all areas of special flood hazard must be elevated consistent with the requirements of the County Land Development Code and the Florida Building Code.
  2. Non-residential structures in all areas of special flood hazard must either be elevated consistent with the requirements of the County Land Development Code and the Florida Building Code or flood-proofed as certified by a registered professional engineer or architect.
  3. New construction, fill, and other improvements are prohibited in the floodway unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels of the base flood discharge.
- C. Development in areas of special flood hazard shall comply with the following:
1. Applications for subdivision approval shall include a soils map indicating the location on the property of soil types identified by U.S. Soil Conservation Service, descriptions and a map showing any portions of the property located in areas of special flood hazard as required by the Land Development Code.
  2. Development proposals for sites larger than 5 acres or greater than 50 lots shall provide base flood elevation data as currently required by federal regulations and resources protection standards of the County’s Land Development Code.
  3. Dredging and filling of lands within floodplains shall not be permitted to adversely impact upon the natural functions of the 100-year floodplain, and shall be carried out, only in strict accordance with state or federal permits.
  4. No hazardous waste shall be generated, stored, or disposed of within the 100-year floodplain.

5. Use of septic tanks in the 100-year floodplain and floodways shall be restricted by the County Health Department in compliance with Department of Health Onsite Sewage Treatment and Disposal System standards.
- D. Requests for future land use map amendments in the 100-year floodplain shall demonstrate that the proposed use will not result in any increase in flood levels of the base flood discharge or reduce other water resource related benefits of the floodplain.
- E. The County encourages the clustering of development on upland portions of properties and areas outside the 100-year floodplain. More intense developments will be directed away from flood prone areas.

**Policy A.1.1.2:** Developments that provide centralized water or sewer systems as a condition of development shall be required to ensure that the capacities of the proposed system are designed and constructed to meet the full build-out requirements of the project concurrent with those impacts. The County's concurrency management system shall be implemented through the Land Development Code.

**Policy A.1.1.3:** The County Land Development Code shall address drainage and stormwater issues as identified in the Infrastructure Element; open space requirements as addressed in the Recreation and Open Space Element; and, on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element.

- A. Additional drainage and stormwater management requirements are contained in the Land Development Code
- B. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.
- C. On-site traffic will, at a minimum, require that adjacent commercial, high density (9+ units per acre)/medium density (6 to 8 units per acre) (or combinations thereof) properties provide interconnections to reduce requirements for road trips.
- D. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.

**Policy A.1.1.4:** The County shall implement the sign regulations in its Land Development Code to ensure that current signage regulations preserve the rural character of Putnam County.

**Objective A.1.2:** Putnam County shall provide incentives for the redevelopment of blighted properties, and underdeveloped sites through implementing the following policies:

**Policy A.1.2.1:** The County shall first actively encourage the upgrading or revitalization of deteriorating or incompatible commercial sites, and in the few instances where the need may be found to exist, the County shall promote revitalization through methods such as provision of common parking areas, store front renewal, and sign control. If it is determined that the expansion or replacement of the commercial uses are inappropriately located or shall have an adverse impact on surrounding uses, the uses or expansion shall be prohibited as regulated in the County Land Development Code.

**Policy A.1.2.2:** The County shall utilize the Florida Building Code, the 1997 Unsafe Building Abatement Code, as amended, and the 1994 Standard Housing Code, as amended, collectively as the minimum housing code. The minimum housing code shall be utilized to upgrade existing housing within designated revitalization areas.

**Policy A.1.2.3:** The County shall make available to the public, published information on methods of obtaining revenues for the rehabilitation of substandard dwelling units and non-residential structures.

**Policy A.1.2.4:** Capital expenditures for public infrastructure and supporting facilities and services will be concentrated so as to upgrade the quality of existing neighborhoods and hurricane damaged areas.

**Objective A.1.3:** Putnam County shall act to eliminate or reduce land uses inconsistent with the uses identified on the Future Land Use Map and associated adopted Goals, Objectives and Policies through implementing the following policies:

**Policy A.1.3.1:** The Land Development Code shall continue to be the primary mechanism to enforce its current provisions regarding the elimination of nonconforming land uses and regulation of change of use or establishment of use land uses which are inconsistent with the Future Land Use Map 2015-2025 or cannot be made compatible with adjacent land uses. The requirements of this provision shall be *enforced* upon application for building permits to repair or improve such structures.

**Policy A.1.3.2:** Adequate buffering and separation between land uses of different densities and intensities shall be provided in accordance with the Land Development Code to minimize compatibility issues.

**Policy A.1.3.3:** The County's Land Development Code shall be the mechanism that ensures that land use categories are regulated in accordance with the Future Land Use Map and that controls subdivisions and the use of land in areas of special flood hazard consistent with the requirements of Policy A.1.1.1.

**Policy A.1.3.4:** The County shall continue to follow the subdivision vesting determination process as established in the Land Development code for recorded and unrecorded lots.

**Policy A.1.3.5:** The County shall continue to evaluate antiquated subdivisions for the purpose of lot reconfiguration and to identify related changes to subdivision and layout regulations in the Land Development Code, and lot reconfiguration incentives.

**Objective A.1.4:** Putnam County shall manage natural resources through implementing the following policies.

**Policy A.1.4.1:** Putnam County shall assume an active role in agricultural protection by making available to landowners information regarding the benefits that may be derived through participation in established agricultural land protection programs such as agricultural exemptions reviewed by the Putnam County Greenbelt Advisory Board, and ensuring that parcels of land are being used in accordance with the land use designations as shown on the Future Land Use Map.

**Policy A.1.4.2:** The Land Development Code shall provide protection measures for the premature removal or conversion of agricultural lands. The county shall analyze land use changes and development activities proposed adjacent to existing agricultural areas to ensure compatibility with agricultural uses. Land uses shall be administered in strict conformance with the Future Land Use Map and the specified density, intensity and land use allocation thresholds.

**Policy A.1.4.3:** Residential, commercial or industrial uses shall not be permitted as a mixed use in the agricultural area where such uses will adversely impact on the agricultural productivity of the area. For example, community reaction to agriculture odors and noises or livestock reaction to development noises and activities that could result in litigation requiring reduced levels of agricultural activity.

**Policy A.1.4.4:** Potable water wells as defined in Chapter 62-521, F.A.C. shall be protected from adverse impacts of new development by requiring a minimum of 500-foot setback (wellhead protection area) around each wellhead. Proposed uses shall comply with the groundwater protection measures in wellhead protection areas as specified in Chapter 62-521.400 F.A.C.

**Policy A.1.4.5:** The County shall require paved roads in new residential subdivisions to reduce soil erosion.

**Policy A.1.4.6:** The County shall implement the resource protection and design standards of the adopted Land Development Code that specify on-site erosion control practices during new construction, which will reduce soil erosion from wind and water. Controls shall include such techniques as spreading hay or other mulch materials over potential erosion areas, lining drainage swales with sod, burlap or other appropriate material, spraying non-polluting binding materials over the site, etc.

**Policy A.1.4.7:** The County shall inform the Division of Forestry, the Department of Environmental Protection and the Agricultural Soil and Water Conservation District of violations to ensure that agriculture (row crops, ranching, etc.) and silviculture follow Best Management Practices (BMPs) as contained in the publication "Silviculture Best Management Practices".

**Policy A.1.4.8:** Reclamation of mined lands shall be subject to applicable state regulations.

**Policy A.1.4.9:** The County shall continue to enforce regulations that require the preservation or restoration of a vegetated upland buffer or filter for any waterfront development. The buffer strip shall provide for sheet flow of the surface runoff, and shall be a minimum of 50 feet in width, except as provided in Sections A through F below. In addition, a minimum 25-foot upland buffer shall be maintained between development and jurisdictional wetlands. Development and land use activities excepted below in Sections A through F shall be allowed only when permitted by the land use designation; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use is in compliance with the Department of Health, DEP, WMD, and COE regulations for permitting and mitigation. In addition, the County shall not approve any subdivision plats or non-residential site plans which would result in encroachment into the required buffers or insufficient buildable area to maintain required

buffers. All new subdivision plats shall show the jurisdictional wetland line, the vegetated upland buffer from jurisdictional wetlands and the 50-foot water front buffer strip and setback. The County shall not issue building permits for development of lots with insufficient build able area to maintain required buffers if the lots were created after December 19, 1991.

- A. Resource-based recreational facilities such as trails, boardwalks, piers, docks, and boat ramps. Private water-dependent structures such as, but not limited to, boathouses, docks, and bulkheads as permitted by the applicable Federal, State and Local agencies.
- B. Water dependent components of commercial development such as port facilities, marinas camps, and commercial fishing and shell fishing operations.
- C. General Agriculture shall follow Best Management Practices as provided by the Florida Department of Environmental Protection and the Florida Department of Agriculture and Consumer Services.
- D. Silviculture shall follow the most recent editions of the best management practices and management guideline manuals of the Florida Department of Agriculture and Consumer Services, Division of Forestry.
- E. Mining excavation shall not occur within 500 feet of the mean high water mark of a natural water body; except that when the water body is located entirely within the property boundaries of the mining operation, the setback for actual excavation areas may under certain conditions be reduced to 50 feet consistent with regulations of Article 3 of the adopted Land Development Code.
- F. Essential public services and appurtenant structures.

**Policy A.1.4.10:** Development in and adjacent to wetlands shall be subject to the following:

- A. All applicable state and federal regulations for permitting and mitigation must be met. This will be enforced through the site plan review process as provided in the adopted Land Development Code
- B. The County through implementation of its subdivision regulations shall require all new lots to have adequate area to meet a minimum 25 foot upland buffer of native vegetation between development and jurisdictional wetlands and the water body buffer requirements of the Land Development Code. In addition, all new subdivision plats and non-residential site plans must show the mean or ordinary high water line of water bodies, jurisdictional wetlands and the required buffers.

If the new lot will be serviced by an onsite septic system it must comply with the following:

- 1. The usable land requirements and wetland and water body setbacks as required by the Department of Health standards for Onsite Sewage Treatment and Disposal Systems.

2. If the new lot is within 500 feet of the mean or ordinary high water line of a water body, it must have 100 feet of frontage along the water body; and when developed, the septic system must meet the special design standards currently provided in the adopted Land Development Code and the system must be setback a minimum of 100 feet from the mean or ordinary high water line.
- C. The County shall ensure the protection of wetlands by requiring structures and other site improvements to be located outside of wetlands and the upland buffer of native vegetation except as provided below. All exceptions are applicable only when the land use designation on the property permits the development or land use activity listed below; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use complies with DOH, FDEP, WMD, and COE regulations for permitting and mitigation.
1. Residential lots of record existing on, or before the adoption of the comprehensive plan on December 19, 1991 at 5:00 p.m. which do not contain sufficient uplands to permit development of a residence without encroaching into wetlands, may be developed with one residential dwelling.
  2. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps. Private water-dependent structures, such as boat houses, docks and bulkheads as permitted by the applicable Federal, State and local agencies.
  3. Water dependent components of commercial development such as port facilities, marinas, fish camps, and commercial fishing and shell fishing operations.
  4. General Agriculture shall maintain the natural hydrology and function of wetland areas in accord with the most recent version of USDA SCS guidelines established in the 1985 Food Securities Act and amended in 1990; and by following BMP's published by FDEP and the Florida Department of Agriculture and Consumer Services for the use.
  5. Silviculture shall follow the most recent editions of the "Silviculture Best Management Practices" published by the Florida Department of Agriculture and Consumer Services, Division of Forestry.
  6. Essential public services and appurtenant structures.
- D. Transfer of density from wetlands to the upland portion of a site shall be permitted by establishing flexibility in the lot area requirements in the various zoning districts established in the Land Development Code. The wetland area will be included in calculating the gross density applicable to a property if the wetlands are preserved and development occurs on uplands outside the required buffer. Surface water bodies will not be included in calculating the density applicable to a property.
- E. Wetland and water body protection shall be considered when the County evaluates variance requests for setback modifications that would move development away from wetlands and water bodies.

F. Development in the area adjacent to water bodies shall be limited according to vegetated buffer and use restrictions adopted in the Future Land Use Element and other applicable elements of the Plan. Development in water bodies shall be allowed only for uses permitted by FDEP, WMD and the ACOE, as applicable.

**Policy A.1.4.11:** The County shall continue to regulate the quality and quantity of stormwater run-off for all development through the resource protection standards and development design standards of the adopted Land Development Code and the adopted stormwater management system level of service standards.

**Policy A.1.4.12:** The County shall continue to implement its Master Stormwater Management Plan through the Five-Year Schedule of Capital Improvements.

**Policy A.1.4.13:** Riverfront and lakefront development shall be designed so as not to affect the water quality of adjacent waters. Design standards shall include: density; set back of 100 feet between the sanitary sewer drain field (septic tank) and the mean high water line or the ordinary water line, as well as the requirements of Policy A.1.4.10.

**Policy A.1.4.14:** The County shall, through available state and federal programs, promote the acquisition of floodplains along the St. Johns and Ocklawaha Rivers.

**Objective A.1.5:** The County shall maintain regulations in its Land Development Code to implement the following policies, which provide incentives to maintain and restore historically significant areas and structures within Putnam County.

**Policy A1.5.1:** Significant historic resources shall be protected through designation as historic sites and through designation of historic districts by the County. The standards for protection, rehabilitation and maintenance of historic resources shall govern the review of proposed alteration and remodeling of historic structures.

**Policy A.1.5.2:** Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/ rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.

**Policy A.1.5.3:** Proposed development on adjacent properties shall be reviewed at the time of issuing a building permit to determine its potential impacts on known significant historic sites. Where such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method) before a permit is issued.

**Policy A.1.5.4:** The County shall seek funding and technical support from the Department of State, Bureau of Historic Resources, and other agencies to review and conduct further field surveys to conduct and update historical/archaeological surveys in Putnam County.

**Policy A.1.5.5:** The County shall attempt to preserve and enhance the character of the Melrose Historic District through the establishment of Land Development Code regulations that allow for the creation of a Historic District Committee and provide criteria for the Historic District Committee to create architectural standards and regulated work items.

- A. The Melrose Historic District shall include the area designated in Figure A-4.
- B. The Board of County Commissioners shall create the necessary Historical District Committee, as provided in the Land Development Code with residents of the district. The Committee shall establish and implement architectural guidelines and regulated work items that preserve and enhance the character of the Melrose Historic District.
- C. Commercial uses in the historic district shall be of the type and variety that will not generate large amounts of traffic, have outside storage, or adversely impact the architectural character of any historic building in which such a commercial use proposes to locate.
- D. New development within the boundaries of the Historic District shall be of an architectural style that is compatible with the architecture in the District and with standards established by the Historic District Committee.
- E. There shall be a Historic District Protection Zone (a.k.a. Historic District Buffer Zone) as defined by Figure A-4. Development within this zone shall be reviewed by the County to determine whether it will negatively impact the Melrose Historic District and require sufficient buffering and screening in accordance with the Land Development Code where the county determines that there is a potential for a negative impact.
- F. Old growth trees shall be protected within the historic district boundaries pursuant to the process and standards established by the Historic District Committee. Old growth trees will be any tree that is over fifteen (15) years old.

**Objective A.1.6:** Putnam County shall discourage urban sprawl by immediately implementing the following policies. Further, regulations in the Land Development Code shall implement the following policies:

**Policy A.1.6.1:** The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.

**Policy A.1.6.2:** Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling and within designated commercial nodes (at the confluence of collector or arterial roads) in the Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3

**Policy A.1.6.3:** Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.

**Objective A.1.7:** Putnam County shall ensure the availability of suitable land for utility facilities necessary to support proposed development through the development review process as regulated in the Land Development Code.

**Policy A.1.7.1:** Land suitable for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map and a means shall be established for acquiring the sites through the development review process.

**Policy A.1.7.2:** All suitability analyses for utility sites which would require an amendment to the Future Land Use Map shall be conducted at the Future Land Use Map amendment stage of the process.

**Policy A.1.7.3:** Criteria, including but not limited to, access, buffering, environmental constraints, proximity to existing and future population centers, and compatibility to adjacent properties shall be considered when reviewing siting of future utility facilities.

**Policy A.1.7.4:** Consistent with Section 163.3208, F.S., new electric substations shall be permissible in all future land use categories in the County, except within the Conservation future land use category.

**Objective A.1.8:** Putnam County's Land Development Code shall continue to maintain provisions for mixed land use development techniques.

**Policy A.1.8.1:** These mixed land use development techniques shall promote the following:

- A. Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;
- B. Development that is adapted to natural features in the landscape such as wetlands,
- C. A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

**Policy A.1.8.2:** The Land Development Code shall include provisions for a Planned Unit Development as an optional overlay designation zoning district as described in Policy A.1.9.3.C.

**Policy A.1.8.3:** The Land Development Code shall provide definite benefits for developer application of innovative and efficient land development techniques, for example: additional Density bonuses shall be allowed for developments which integrate into their design features of significant public benefit, which may include, but shall not be limited to, bonuses for the provision of conventional single and multi-family low and moderate income housing units, the installation or extension of potable water and/or sanitary sewer systems, public access and boat ramps to waterways, and the allowance of open space or the preservation of habitat which supports an endangered or threatened species.

**Objective A.1.9:** The County shall enforce the following policies to manage future growth and development through the preparation, adoption, implementation and enforcement of future land use categories and land development regulations.

**Policy A.1.9.1:** The Land Development Code shall continue to contain specific and detailed provisions required to implement the adopted Comprehensive Plan.

**Policy A.1.9.2:** The Land Development Code shall contain regulations which address the location and intensity of land uses in accordance with the Future Land Use Map and the policies guidelines and standards which describe the categories, Densities and Intensities of land use contained in this Element.

**Policy A.1.9.3:** Land Development Code regulations adopted to implement this Plan shall be based on the intent of the following future land use category descriptions, guidelines and standards:

A. Future Land Use Categories: The Future Land Use Map depicts generalized future land use categories. The future land use categories outline the general direction of future development and redevelopment of the County in the future. Each category permits a range of land uses, Densities and Intensities that will be implemented through specific and detailed standards provided in the County's land development regulations. The intent of the future land use descriptions is to provide a general explanation of the types of development patterns, forms, and typical uses found in each of the future land use categories. Each of the future land use categories include standards that establish maximum thresholds of Density and Intensity of use that may vary and be further regulated only with a more restrictive standard through the various zoning districts specified in the implementing land development regulations.

**1. Urban Service Area:** The Urban Service Area category on the Future Land Use Map consists of areas where urban type infrastructure has been provided or will be provided in the next 10 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Future development will be encouraged to locate in these areas as infill where urban type infrastructure exists or is planned to exist and funded to support such uses.
- b. Property currently zoned for agriculture is considered a "holding" zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
- c. Residential development shall be allowed at a density of one dwelling unit per acre. An increase in density is allowed up to a maximum of 12 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4. Residential Density will not exceed two (2) dwelling units per acre without a community scale potable water or sanitary sewer system. Residential density up to 12 units per acre must be based on the availability of community scale potable water and central sewer. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.

- d. Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.3.A.5.c. under the Commercial Future Land Use category shall apply. In addition, future Commercial Uses will be discouraged from locating in a strip pattern along roadways. Commercial acreage in each distinct Urban Service Area shall not exceed 25 percent of its total land area without a comprehensive plan amendment to designate the area as Commercial future land use. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.
  - e. Industrial Uses are permitted. Heavy and light industrial are both allowed in accordance with the requirements for Industrial Uses in Policy A.1.9.3.A.6.d. under the Industrial Future Land Use Category. Industrial acreage in each distinct Urban Service Area shall not exceed 20 percent of its total land area without a comprehensive plan amendment to designate the area as Industrial future land use.
  - f. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Type 4 water and wastewater facilities with a capacity of greater than 500,000 gallons per day (gpd) may be permitted when formally identified by the Board of County Commissioners to serve as a regional facility provider. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Service Area shall not exceed 15 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
  - g. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
  - h. The maximum Floor Area Ratio allowed for non-residential uses is 1:1. The maximum Impervious Surface coverage for non-residential uses is 85 percent. The maximum Floor Area Ratio for residential uses is 0.7:1. The maximum Impervious Surface coverage for residential uses is 50 percent. The actual maximum Floor Area Ratio and Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
2. **Urban Reserve:** The Urban Reserve category on the Future Land Use Map consists of areas in close proximity to municipalities or adjacent to designated Urban Service areas. Many of these areas have not been provided with the full range of urban type infrastructure. Future development in this category is expected to be at a lower Density and Intensity of use than the Urban Service designations. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
- b. Residential development shall be allowed at a density of one dwelling unit per acre. An increase in density is allowed up to a maximum of 4 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4. Residential Density will not exceed two (2) dwelling units per acre without a community scale potable water and/or sanitary sewer system, consistent with applicable state law. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.
- c. Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.3.A.5.c. under the Commercial Future Land Use category shall apply. In addition, future Commercial Uses will be discouraged from locating in a strip pattern along roadways. Commercial acreage in each distinct Urban Reserve Area shall not exceed 20 percent of its total land area without a comprehensive plan amendment to designate the area as Commercial future land use. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.
- d. Industrial Uses are permitted. Heavy and light industrial are both allowed in accordance with the requirements for Industrial Uses in Policy A.1.9.3.A.6.d. under the Industrial Future Land Use Category. Industrial acreage in each distinct Urban Service Area shall not exceed 15 percent of its total land area without a comprehensive plan amendment to designate the area as Industrial future land use.
- e. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Type 4 water and wastewater facilities with a capacity of greater than 500,000 gallons per day (gpd) may be permitted when formally identified by the Board of county Commissioners to serve as a regional facility provider. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Service Area shall not exceed 10 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
- f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.

- g. The maximum non-residential Floor Area Ratio is 0.85:1. The maximum Impervious Surface coverage for non-residential uses is 80 percent. The maximum residential Floor Area Ratio is 0.5:1. The maximum Impervious Surface coverage for residential uses is 50 percent. The actual maximum Floor Area Ratio and Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.

**3. Rural Center:** The Rural Center category the Future Land Use Map consists of areas in the County that are focal points of existing and future development in the rural areas of the County. Rural Centers typically include some or all of the following: the intersection of two rural collector and/or arterial roadways; commercial buildings; existing public and community buildings; and developing subdivisions. For the more defined and settled Rural Centers, the boundaries are drawn around locations of existing development and shaped by the presence of natural or man-made features that restrict development. It is intended that Rural Centers include a mix of uses located in a compact, contiguous pattern that support the surrounding rural lands. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
- b. Residential development shall be allowed within a density range of one dwelling unit per acre up to a maximum of 4 dwelling units per acre. Residential development in excess of 2 dwelling units per acre shall be serviced by a central, community scale potable water and/or sanitary sewer system, consistent with applicable state law. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.
- c. Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.3.A.5.c. under the Commercial Future Land Use category shall apply. In addition, future Commercial Uses will be discouraged from locating in a strip pattern along roadways. Commercial acreage in each distinct Rural Center shall not exceed 35 percent of its total land area without a comprehensive plan amendment to designate the area as Commercial future land use. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.

- d. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Type 4 water and wastewater treatment facilities with a capacity of greater than 500,000 gallons per day may be permitted when formally identified by the Board of County Commissioners to serve as a regional facility provider. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Rural Center shall not exceed 25 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
  - e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
  - f. The maximum non-residential floor area ratio is 0.7:1. The maximum impervious surface area for non-residential uses is 75 percent. The maximum residential floor area ratio for residential uses is 0.5:1. The maximum impervious surface area for residential uses is 50 percent. The actual maximum floor area ratio and impervious surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- 4. Rural Residential:** The Rural Residential category on the Future Land Use Map consists of areas located adjacent to municipalities, and areas designated Urban Service, Urban Reserve, and Rural Center; areas interspersed within the active agricultural areas; and areas around water bodies. In certain locations the Rural Residential category provides a transition of land use, Density and Intensity between the rural areas designated Agriculture I or II, and the municipalities and areas designated Urban Service, Urban Reserve, and Rural Center. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Limited Agricultural Uses are permitted and are subject to further regulation in the land development code. New Intensive Agricultural Uses are prohibited. Property currently zoned for agriculture is considered a “holding” zone and may be used for Agricultural Uses other than Intensive Agricultural Uses. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
  - b. Residential development shall be allowed at a density of one dwelling unit per 5 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4. Vested subdivisions, which exceed the maximum Density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the land

development code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.

- c. Neighborhood Commercial Uses may be permitted when approved through a PUD zoning district in compliance with the requirements for PUD's in the Land Development Code and the following guidelines and standards. Neighborhood Commercial Uses must be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification and prohibit the location interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic. Neighborhood Commercial Uses must be developed at a size and scale compatible with the surrounding residential area and the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern that is characterized by a continuous linear commercial frontage along the roadway. Commercial acreage in each distinct Rural Residential area shall not exceed 10 percent of its total land area without a comprehensive plan amendment to designate the area as Commercial future land use.
- d. Industrial Uses are not permitted.
- e. Community Facilities and Services Types 1 and 2 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services must be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods. The location, scale and intensity of Community Facilities and Services Types 1 and 2 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services acreage in each distinct Rural Residential area shall not exceed 20 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
- f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code. The location, scale and intensity of activity and resource-based recreational uses shall be compatible with the overall character of the existing and future development of the area. Certain resource-based recreational uses shall be further regulated as follows:
  - 1. Marinas and fish camps will be permitted only adjacent to Georges Lake, Crescent Lake, Lake George and the St. Johns River and its major tributaries and are subject to compliance with detailed and specific standards of the land development regulations.
  - 2. Marinas, fish camps, campgrounds and other camps may be limited in scale in the development review process to mitigate impacts on the natural resources they utilize and to mitigate impacts on adjacent residential development.

3. The density of any of the uses listed in item 2 above cannot exceed 12 units or spaces per acre. The appropriate number of units can be lowered as part of the development review process.
  - g. The maximum Floor Area Ratio allowed for residential uses and non-residential uses is 0.4:1. The maximum Impervious Surface coverage allowed for residential uses is 40 percent. The maximum Impervious Surface coverage allowed for non-residential uses is 70 percent. The actual maximum Floor Area Ratio and Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- 5. Commercial:** The Commercial category on the Future Land Use Map consists of areas intended to serve as the primary commercial locations in the future. These areas are located in close proximity to concentrations of population and have good access to arterial and collector roads. Additional commercial locations are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and Policy E.1.3.5.
  - b. Limited residential uses that are accessory to a Commercial Use will be permitted subject to detailed and specific standards provided in the land development code, and subject to the following conditions:
    - (i) The site must contain a conforming commercial use;
    - (ii) The residential unit must be occupied by the owner or employees of the commercial use on the site;
    - (iii) The residential unit must be accessory in use and size; and
    - (iv) The residential unit must be located on the same site as the commercial use.
  - c. Neighborhood Commercial development and Community Commercial development are permitted. Commercial Uses will be directed to Nodal Areas, large and contiguous commercial districts, and appropriate commercial infill locations. Commercial Uses shall be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification; are accessible to their intended market or service area; and do not require significant non-residential vehicular traffic to pass through established neighborhoods. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.

- d. Limited light industrial uses associated with a primary Commercial Use are permitted. Examples of such uses include, but are not limited to, flex office and warehouse buildings, building contractor offices with limited outdoor storage, and research and development parks that may involve some light manufacturing or processing.
  - e. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
  - f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
  - g. The maximum permitted Floor Area Ratio is 1:1. The maximum permitted Impervious Surface area is 85 percent. The maximum Floor Area Ratio and Impervious Surface coverage allowed for any development may vary based on the applicable zoning district regulations, but development will not exceed the standards specified above.
- 6. Industrial:** The Industrial category on the Future Land Use Map consists of areas intended to be the primary industrial locations in the future. Additional industrial locations are allowed in several other future land use categories associated with the manufacturing, assembly, processing or storage of products. Future development shall be allowed as follows: The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and Policy E.1.3.5.
  - b. Limited residential uses that are accessory to an Industrial Use will be permitted subject to detailed and specific standards provided in the land development code, and the following conditions:
    - (i) The site must contain a conforming industrial use;
    - (ii) The residential unit must be occupied by the owner or employees of the industrial use on the site;
    - (iii) The residential unit must be accessory in use and size; and
    - (iv) The residential unit must be located on the same site as the industrial use.

- c. Commercial Uses are permitted. Commercial Uses will be directed to Nodal Areas, large and contiguous commercial districts, and appropriate commercial locations such as business and industrial parks where industrial uses may also exist. Commercial development shall be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification; are accessible to their intended market or service area; and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
- d. Heavy and light industrial uses are both allowed. The difference between heavy industrial and light industrial is determined by scale and impact resulting from noise, odor, dust, smoke, fumes, glare, amount and type of heavy truck traffic, amount and type of hazardous and toxic waste storage, transport, use and generation and similar potential community impacts. Industrial Uses shall be located on sites that utilize existing utilities or resources; utilize one or more transportation facilities such as air ports, water ports, collector roads, arterial roads, and railroads; do not require significant non-residential vehicular traffic to pass through established neighborhoods; and are sufficiently separated and/or buffered when necessary from residential and other urban uses to minimize adverse impacts of noise, glare, dust, smoke, odor or fumes.
- e. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
- f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
- g. The maximum permitted Floor Area Ratio is 1:1. The maximum permitted Impervious Surface coverage is 85 percent. The actual maximum Floor Area Ratio and Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- h. In order to strengthen the planning process, the industrial property described below shall be subject to the special conditions and development standards set forth in the following provisions.
  - 1) The industrial property described below is hereby designated as the South Putnam Distribution Warehouse Special Planning Area (“SPDW Special Planning Area”):

A tract of land situated in Sections 8, 9, 16 and 17, Township 13 South, Range 28 East. Putnam County, Florida; Being more particularly describes as follows:

Commence at the Southwest corner of Section 8, Township 13 South, Range 28 East, Putnam County, Florida; Thence run along the South line of said Section, North 88°04'41" East for a distance of 3099.03 feet to the Point of Beginning; Thence departing the South line of said Section run North 01°41'31" West a distance of 297.03 feet; thence run South 88°18'29" West for a distance of 300.00 feet; Thence run North 01°41'31" West for a distance of 1016.00 feet to the South right of way line of Clifton Road as described in Official Records Book 58, Page 325; Thence run along said right of way line, North 88°18'29" East for a distance of 2518.49 feet; Thence departing said right of way line run South 02°01'09" East for a distance of 3824.04 feet to the Putnam County line; Thence run along said County line, South 74°18'40" West for a distance of 51.46 feet to the East line of the Northeast Quarter of Section 17, Township 13 South, Range 28 East; Thence run South 74°16'03" West to the intersection of the South line of the Northeast Quarter of said Section 17 and said County line for a distance of 391.59 feet; Thence run along said South line, South 87°50'50" West for a distance of 2285.18 feet to the West line of the Northeast Quarter of said Section 17; thence run along said West line, North 01°24'29" West for a distance of 1129.00 feet; Thence departing said West line run North 87°57'43" East for a distance of 469.01 feet; Thence run North 01°41'31" West for a distance of 1504.96 feet to the Point of Beginning.

Containing 9,593,210, Square Feet or 220.23 acres more or less.

- 2) The SPDW Special Planning Area shall be subject to the following special conditions:
  - (i) The SPDW Special Planning Area shall be limited to a water treatment plant and ancillary facilities and distribution and warehouse uses, including ancillary uses of truck maintenance garage with truck wash; fuel islands; fire services facilities; and security gatehouses.
  - (ii) Prior to any development activity, a delineation of the extent of wetlands and a survey to determine the presence or absence of protected species shall be completed. If the environmental assessment identifies the presence of any protected species, proper protection for the species shall be provided in accordance with the requirements of the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and the County. If the wetlands delineation identifies the presence of any jurisdictional wetlands, the requirements of the applicable environmental agency and the County shall be complied with.

- (iii) Potable water and sanitary sewer utilities to the SPDW Special Planning Area shall be provided by a centralized, community or regional level water and sewage system capable of serving all proposed uses within the SPDW Special Planning Area at the time of development.
  - (iv) Access to the SPDW Special Planning Area shall be provided from US 17 by a paved road to be constructed south of the road known as Crawford Road (“Connector Road”).
  - (v) The following transportation improvements shall be completed prior to the issuance of a certificate of occupancy:
    - a. a northbound to eastbound right-turn lane at the intersection of US 17 and the Connector Road;
    - b. a southbound to eastbound left-turn lane at the intersection of US 17 and the Connector Road; and
    - c. an exclusive westbound to southbound left-turn lane and an exclusive westbound to northbound right-turn lane at the intersection of US 17 and the Connector Road.
  - (vi) If determined to be needed by the Florida Department of Transportation, a traffic signal at the intersection of US 17 and the Connector Road shall be installed.
  - (vii) Any needed infrastructure improvements shall be funded through state economic development grants or by a private party.
- 3) The SPDW Special Planning Area shall be subject to the following development standards:
- (i) The maximum Floor Area Ratio for all development within the SPDW Special Planning Area shall be 0.125:1.
  - (ii) The total impervious surface including all paved surfaces shall not exceed 40 percent.
  - (iii) A minimum of 10 percent of the SPDW Special Planning Area shall remain as undisturbed open space. Buffer areas shall be considered open space for purposes of this development standard.
  - (iv) The maximum building height of any building shall not exceed 112 feet from the exterior grade at the highest point of the roof structure.

- (v) Buildings and loading areas shall be a minimum of 300 feet from the north boundary line, with the exception of a guard house to provide security along the northern internal access way, which shall be 150 feet from the north boundary. Building and loading areas shall be a minimum of 100 feet from the east and west boundary lines of the SPDW Special Planning Area. Parking lots shall be a minimum of 50 feet from the east and west boundary lines of the SPDW Special Planning Area. Buildings, loading areas and parking lots shall be a minimum of 300 feet from the south boundary line of the SPDW Special Planning Area.
  - (vi) A buffer consisting of trees planted every 50 feet within 8 feet from the boundary line of the SPDW Special Planning Area shall be installed and maintained on the east and west boundary lines of the SPDW Special Planning Area, except within preserved wetland areas. A vegetative buffer shall be installed and maintained on the southern boundary line of the SPDW Special Planning Area, except within preserved wetland areas. An 8 foot high masonry wall and a vegetative buffer at least 9 feet in width shall be installed and maintained along the north boundary line of the SPDW Special Planning Area adjacent to the Clifton Road right-of-way.
- 4) In the event of a conflict between the special conditions and development standards established in Policy A.1.9.3.6.h. and any other goal, objective, or policy in this comprehensive plan, the more strict provisions shall control.
- 7. Mining:** The Mining category on the Future Land Use Map consists of areas of potentially valuable minerals or extractable resources currently under ownership or lease for present or future planned mining activities. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Activities permitted shall include the appropriate use, reclamation and protection of areas suitable for the extraction of minerals and extractable resources, in accord with the environmental protection policies of the Plan.
  - b. Mining area ownerships and leaseholds that have been approved for mining operations by Putnam County, prior to the adoption of this Plan, shall have a continuing right to conduct mining operations. After Plan adoption, proposed mining areas shall be permitted only after zoning review and approval.
  - c. Mined out, reclaimed and restored areas shall be reviewed under the comprehensive plan and placed in other land use categories after a comprehensive plan land use amendment in accordance with Section 163.3184, FS.

- d. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the land development code. Agricultural activities must comply with best management practices as provided for in Policy A.1.4.9 and Policy E.1.3.5.
  - e. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
  - f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
- 8. Public Facilities:** The Public Facilities category on the Future Land Use Map consists of areas either in use or appropriate for Community Facilities and Services. Additional locations for Community Facilities and Services are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Existing Agricultural Uses will be subject to the non-conforming use provisions of the land development code.
  - b. Limited residential uses that are accessory to a principal use will be permitted subject to detailed and specific standards of the land development code and the following conditions:
    - (i) The site must contain a conforming public facilities use;
    - (ii) The residential unit must be occupied by the owner or employees of the public facilities use on the site;
    - (iii) The residential unit must be accessory in use and size; and
    - (iv) The residential unit must be located on the same site as the public facilities
  - c. Compatible commercial and industrial development related to a public facility use is permitted.
  - d. Community Facilities and Services Types 1, 2, 3 and 4 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
  - e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.

- f. The maximum permitted Floor Area Ratio is 0.5:1. The maximum permitted Impervious Surface area is 70 percent. The actual maximum Floor Area Ratio Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- 9. Agriculture I:** The Agriculture I category on the Future Land Use Map consists of areas used for cropland, pasture and other agricultural activities, vacant land, and residential parcels of land some of which exceed the Density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the land development code. Agricultural activities must comply with best management practices as provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
- b. Residential development shall be allowed at a density of 1 dwelling unit per 10 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres subject to a density determination made according to the point score methodology provided in Policy A.1.9.4. Vested subdivisions, which exceed the maximum density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the land development code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.
- c. Commercial uses and Industrial uses that are directly related to Agricultural uses maybe allowed and shall be located on sites within the area they are designed to serve and are accessible by one or more transportation facilities such as airports, water ports, County roads, collector roads, arterial roads, and railroads.
- d. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods. The location, scale and intensity of Community Facilities and Services Types 1, 2 and 3 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services acreage in each distinct Agriculture I area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use. Passive energy generation projects (Solar or Wind) are permitted with approval of a PUD.

- e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code. The location, scale and intensity of activity-based recreation uses shall be compatible with the overall character of the existing and future development of the area. Activity-based recreation uses in each distinct Agriculture I area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
  - f. Rural Recreational Uses are permitted. The land development code will regulate the more intensive Rural Recreational Uses by requiring a special use permit or special exception. The land development code shall include review standards for assessing the impacts of such uses on surrounding uses. At a minimum, the review standards of the land development code shall include specific criteria for natural resource protection, and the mitigation of off-site traffic and noise impacts. The location, scale and intensity of Rural Recreational Uses shall be compatible with the overall character of the existing and future development of the area. Rural Recreation Uses in each distinct Agriculture area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as an appropriate future land use.
  - g. The maximum Impervious Surface coverage for residential land uses is 35 percent. The maximum Impervious Surface coverage for non-residential land uses is 85 percent. The actual maximum Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- 10. Agriculture II:** The Agriculture II category on the Future Land Use Map consists of areas, used for silviculture and range land and other Agricultural Uses, vacant lands, and residential parcels of land some of which exceed the density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production in the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the land development code. Agricultural activities must comply with best management practices as provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
  - b. Residential development shall be allowed at a density of 1 dwelling unit per 20 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 10 acres subject to a density determination made according to the point score methodology provided in Policy A.1.9.4. Vested subdivisions, which exceed the maximum Density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the land development code. Housing types and lot sizes

are subject to further regulation by residential zoning district standards provided in the land development code.

- c. Commercial Uses and Industrial Uses that are directly related to Agricultural uses maybe allowed and shall be located on sites within the area they are designed to serve and are accessible by one or more transportation facilities such as airports, water ports, County roads, collector roads, arterial roads, and railroads.
- d. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods. The location, scale and intensity of Community Facilities and Services Types 1, 2 and 3 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services acreage in each distinct Agriculture II area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use. Passive energy generation projects (Solar or Wind) are permitted with approval of a PUD.
- e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code. The location, scale and intensity of activity-based recreation uses shall be compatible with the overall character of the existing and future development of the area. Activity-based recreation uses in each distinct Agriculture II area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
- f. Rural Recreational Uses are permitted. The land development code will regulate the more intensive Rural Recreational Uses by requiring a special use permit or special exception. The land development code shall include review standards for assessing the impacts of such uses on surrounding uses. At a minimum, the review standards of the land development code shall include specific criteria for natural resource protection, and the mitigation of off-site traffic and noise impacts. The location, scale and intensity of Rural Recreational Uses shall be compatible with the overall character of the existing and future development of the area. Rural Recreation Uses in each distinct Agriculture II area shall not exceed 5 percent of its total land area without a comprehensive plan amendment to designate the area as an appropriate future land use.
- g. The maximum Impervious Surface coverage for residential land uses is 35 percent. The maximum Impervious Surface coverage for non-residential land uses is 85 percent. The actual maximum Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.

**11. Conservation:** The Conservation land use category depicted on the Future Land Use Map includes areas designated for the purpose of conserving or protecting natural resources including ground water, surface water, wildlife habitats, vegetative communities, floodplains, and wetlands. Areas warranting protection, which are subject to re-evaluation by the County and may result in map amendments to designate other areas as Conservation include seepage streams, slope forests, spring run streams, sand hill upland lakes, known listed species habitat, scrub uplands and longleaf pine-xeric oak vegetative communities, public and private lands acquired for the purpose of preservation, all jurisdictional wetlands adjacent to the main stem of the St. Johns River, Dunns Creek, and Crescent Lake including the wetlands associated with Murphy, Hog and Drayton Islands, all out parcels within the Ocala National Forest, and the jurisdictional wetlands of Levy's Prairie, Goodson's Prairie and Fowlers Prairie. Conservation of resources will also be accomplished in the other land use categories through implementation of environmental protection policies stated throughout the plan. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Limited Agricultural Uses are permitted and are subject to further regulation in the land development code. New Intensive Agricultural Uses are prohibited. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
- b. Residential development on public and semi-public lands will not be permitted except for uses such as residences for park managers, caretakers, owners and operators. Residential development on privately owned lands shall be limited to a maximum density of 1 dwelling unit per 30 acres.
- c. Commercial Uses are not permitted, except for Commercial Uses permitted under paragraph f. below as resource-based recreational uses.
- d. Industrial Uses are not permitted.
- e. Community Facilities and Services Types 1 and 2 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services must be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods. The location, scale and intensity of Community Facilities and Services Types 1 and 2 shall be compatible with the overall character of the existing and future development of the area.
- f. Resource-based recreational uses are permitted subject to compliance with standards provided in the land development code. The location, scale and intensity of resource based recreation uses shall be compatible with the overall character of the existing and future development of the area.
- g. All residential and non-residential development permitted in the Conservation future land use category shall be limited to 10 percent impervious surface coverage on a site.

**12. Residential Low Density:** The Residential Low Density category on the Future Land Use Map consists of areas located within 2 miles of areas designated Urban Service on the Future Land Use Map and provides a transition of land use between the rural areas designated Rural Residential and Agriculture I or II and the areas designated Urban Service. Future development shall be limited to residential land uses up to a maximum possible density of three (3) dwelling units per acre. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Residential development shall be allowed within a density range of one (1) dwelling unit per acre to up to three (3) dwelling units per acre, subject to the conditions contained in (b) (i – viii) below.
- b. Property shall only be eligible for this land use designation and densities beyond 1 dwelling unit per acre if each of the following conditions are met:
  - (i) If the property has a density point score of between 80 and 100 under Policy A.1.9.4 of the Putnam County Comprehensive Plan, then the property may be eligible for 2 dwelling units per acre. If the property has a density point score of greater than 100 under Policy A.1.9.4 of the Putnam County Comprehensive Plan, then the property may be eligible for 3 dwelling units per acre; and
  - (ii) The development will front a paved road; and
  - (iii) Community level central water and sewer service is available and shall service the entire area to be development under the Residential Low Density land use category. Community level central water and sewer service shall mean county-owned, city-owned, or county-approved regional system. Package treatment plants shall be prohibited; and
  - (iv) The proposed development for the property is within two miles of an existing Urban Service future land use designation with employment and shopping opportunities; and
  - (v) The proposed development provides for a unique and innovative development plan that avoids any impact to wetlands, areas of special flood hazard or other environmentally sensitive lands, and incorporates best practices for low impact design for irrigation and stormwater management; and
  - (vi) The development promotes multi-use sidewalks or trail systems through dedication of right-of-way and provision of such facilities through actual construction or proportionate share contributions; and

- (vii) The Board of County Commissioners specifically finds that the increased density is compatible and consistent with the topography, soils, and character of adjacent land uses in the area; and
  - (viii) The development is subject to a PUD zoning district and a binding development agreement with Putnam County that insures each of the conditions above are met.
- c. Commercial and Industrial uses are not permitted in this land use category; except that home based businesses that preserve the residential character of the neighborhood and have limited or no customer traffic may be allowed pursuant to standards and criteria provided in the Land Development Code.
  - d. Community Facilities and Services Types 1 and 2 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services Types 1 and 2 shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods. The location, scale and intensity of Community Facilities and Services Types 1 and 2 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services Types 1 and 2 acreage in each distinct Residential area shall not exceed 20 percent of its total land area without a comprehensive plan amendment to designate the area as Public Facilities future land use.
  - e. Activity-based and passive resource-based recreational uses are permitted subject to compliance with standards provided in the land development code. Campgrounds, fish camps, or any other overnight Recreational Park uses are prohibited.
  - f. The maximum Floor Area Ratio for any land use allowed under this category shall be limited to 0.5:1. The maximum Impervious Surface coverage for Residential use shall be 50%, and shall not exceed 70% maximum Impervious Surface coverage for Types 1 and 2 Community Facilities and Services uses.

**Policy A.1.9.3.B:** Exceptions to the Land Use Designations on the Future Land Use Map

- 1. Boundary Adjustments - The exact boundaries of land use designations delineated on the Map may require interpretation in order to determine the land use category applicable to certain parcels, lots, and tracts. For basic boundary adjustments, the criteria listed below shall be used to establish the location of a specific boundary line on the Future Land Use Map.
  - a. The boundary line does not obviously correspond to a major roadway right-of-way, canal, water body, section line, or any boundary delineated on the Future Land Use Map.

- b. The boundary line does not obviously correspond to a parcel or lot line existing on December 19, 1991 at 5:00 p.m., the date and time of Plan adoption.
  - c. If the location of a boundary line is subject to interpretation because it does not obviously correspond to a natural or man-made feature listed above, then the extent of the boundary adjustment and the location of the boundary line shall be determined according to the following criteria:
    - (i) The site characteristics clearly fit the description of a single land use category.
    - (ii) The boundary line may be extended up to 500 feet to incorporate the entire split lot, parcel or tract provided that no more than five additional acres are added.
    - (iii) A boundary line may be extended one time only and shall be permanently fixed and final unless changed by an approved plan amendment.
2. Vested Development - Vesting determinations will be made by the Board of County Commissioners with advice of legal counsel.
- a. Any ongoing development project may be vested from one or more policies of the Plan. In order to vest development, it must be found to be consistent with either (i) or (ii) below.
    - (i) Section 163.3167(5), FS, which provides, "Nothing in this act shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith."
    - (ii) The principles of common law equitable estoppels, which are based upon the following four-part test for vested rights:
      - (a) Upon some act or omission of the County,
      - (b) a property owner relying in good faith,
      - (c) has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights acquired, and
      - (d) that the development has commenced and is continuing in good faith.
  - b. A legally created parcel of land existing on December 19, 1991 at 5:00 p.m., the date and time of Plan adoption, that is not part of a subdivision plan subject to a vesting determination and does not meet the minimum lot area requirement would exceed the maximum Density allowed by the Future Land Use Category in which it is located, may be developed with a maximum of one residential dwelling unit. Such a parcel is exempt from the Density provisions of the plan only, and all other provisions of the plan apply.

3. Residential Density Exception for Family Members - Development of parcels of property located within Agriculture I, Agriculture II, Conservation or Rural Residential land use classifications, may exceed the Density or Intensity of use allowed by the land use category, provided:
  - a. The parcel is developed as a home site, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).
  - b. The parcel is subdivided and developed as a home site, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).
  - c. The lot or home site complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.
  - d. This exception is applied only once to any individual.
4. Limited Residential Density Exception - Each land owner in Putnam County who owns one or more parcels of property located within Agriculture I or II, or Rural Residential land use classifications that have been held by the current owner for a minimum period of five (5) years, may sell and/or develop a total of two, one acre or larger, tracts per year from one of these parcels subject to the following:
  - a. An annual threshold of no more than 25 new lots during any calendar year is established. If the new lot threshold is reached, the County shall, within one (1) year, submit a plan amendment to readdress the rural land use policies within this plan. Among other things, the plan amendment will consider the need for additional rural land use planning techniques or changes in the land use categories depicted on the Future Land Use Map and the policies herein. Similarly, if 70 percent of the threshold is reached for two consecutive years, a plan amendment will be submitted by the County.
  - b. The lot or home site complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.
  - c. In order to avoid sprawl, subdivision and development allowed pursuant to this section shall be clustered and located adjacent to any existing development on the site or adjacent to an area that was previously subdivided.
  - d. The development does not have significant adverse effect on natural resources or surrounding agricultural uses, as shown by meeting the requirements of the several goals, objectives and policies of the Comprehensive Plan.
  - e. The development meets all requirements of local building and zoning codes.
  - f. The developer shall provide for all infrastructures in accordance with Comprehensive Plan requirements for Levels of Service and concurrency.

5. Planned Unit Development (PUD) Zoning
  - a. PUD Zoning may be applied as an optional zoning district within any future land use designation. The approval of a PUD application will not require a land use amendment provided the proposed PUD:
    - (i) Is shown to be consistent with the goals, objectives and policies of the Plan and the applicable standards and criteria of the County land development regulations;
    - (ii) Does not increase the Intensity or Density of use defined for the underlying land use or qualifies for additional Density bonuses to the underlying land use category based upon the provision of design features of significant public benefit.
6. Site Specific Future Land Use Standards
  - a. Development of the River Bend Estate project site, Future Land Use Map amendments by Hansford et.al. (MA-06-05) and McGee (MA-06-09), is limited to a maximum density established and adopted by Ordinances #2007-25 and #2007-26 and an Agreement approved 08/14/07.
  - b. Development of the Wal-Mart Distribution Center, Future Land Use Map amendment by Froelich Brothers/Wal-Mart (MA-06-010), is limited to a maximum intensity established and adopted by Ordinance # 2007-27 and a Memorandum of Understanding adopted 08/28/07. Development is also subject to a Stipulated Settlement Agreement with the Florida Department of Community Affairs approved 9/23/08 and a remedial amendment adopted by Ordinance #2008-32 on 9/23/08.
  - c. Development of the Hutchins Enterprises Future Land Use Map amendment (MA-07-002) is limited to a maximum density and intensity established by Ordinance # 2007-45 and an Agreement adopted 12-11-07. Density is limited to one (1) dwelling unit per five (5) acres.
  - d. Development of the Industrial site of Future Land Use Map amendment (MA-07-012) is limited by an Agreement which limits maximum intensity to 375,000 square feet of light industry. The FLUM amendment with Agreement was adopted by Ordinance # 2008-21 on 6/24/08.
  - e. Development of the Industrial site of Future Land Use Map amendment by A&S Timber (MA-07-014) is limited by an Agreement that limits intensity to 1,700,000 square feet of light industry and 120,000 square feet of commercial. The FLUM amendment with Agreement was adopted by Ordinance # 2008-22 on 6/24/08.
  - f. Development of large scale Future Land Use Map amendment by Town Center of Merryfield (LM-09-004) is limited by an Agreement that limits intensity and density to 20,000 square feet of commercial, 75,000 square feet of office floor area, 75,000 square feet of light industrial building area and up to 21 single family residential units on a minimum lot area of one acre. The Project shall be served by a central water system. Phase I of the project shall

be limited to a maximum of 20,000 square feet of Commercial/Retail building area and 75,000 square feet of Industrial (warehousing) building area for which central water is currently available. No development beyond Phase I shall be approved until Putnam County receives written confirmation that additional central water capacity is available to accommodate the proposed phase(s). A performance-based, enhanced, on-site treatment and disposal system shall be used for wastewater treatment until such time that central wastewater services is available to the site. The FLUM amendment with Agreement was adopted by Ordinance #2009-60 on December 22, 2009.

**Policy A.1.9.4:** The following point score methodology shall be use as the basis for determining the maximum residential Density allowed for parcels of land designated Agriculture I, Agriculture II, Rural Residential, Urban Reserve and Urban Service land use categories as depicted on the Future Land Use Map. This policy establishes the maximum Density allowed for future development in the applicable future land use designations; however the applicable zoning district will establish the minimum lot size. The lot size allowed by zoning may vary so long as the maximum Density is not exceeded for any legally established parcel of land that existed on or before December 19, 1991 at 5:00 p.m. The purpose of allowing variations in lot size is to encourage the clustering of residential development and preservation of environmentally sensitive lands and open space. The land development code will specify appropriate mechanisms to ensure that the maximum Density is not exceeded on any parcel of land.

Residential Density shall be expressed in terms of the number of dwelling units allowed per net acre of land. The net acreage of any parcel of land is determined by subtracting the total acreage of any surface water body such as lakes, rivers and creeks from the total acreage of a parcel of land. For purposes of residential Density, vegetated wetlands shall not be considered surface water body. For example, if the point score methodology determines the maximum Density allowed on a 10-acre parcel is one dwelling unit per net acre, and the parcel of land contains 2 acres of surface water and 2 acres of vegetated wetland, then the parcel of land could contain up to a maximum of 8 dwelling units. The 8 dwelling units would be required to be sited on the 6 acres of upland.

FUTURE LAND USE POINT SCORE METHODOLOGY FOR RESIDENTIAL DENSITY ALLOCATION

Allowable Credit Points	Points
1. Clustering	0 - 30
2. Paved Road Access	0 - 20
3. Fire Protection	0 - 10
4. Emergency Medical Service	0 - 10
5. Affordable Housing	0 - 30
6. Central Water/Sewer	0 - 40
7. Soil Suitability for Septic Tank	0 - 15
8. Soil Suitability for Dwelling	0 - 15
9. Access to Primary and Secondary Schools	0 - 20
10. Access to work/shopping	0 - 25
11. Provision of On-site Recreation	0 - 25

A. Residential Density Allocation Schedule Notes

1. If the application of Density points to a parcel results in a fraction of a dwelling unit the fraction shall be increased to the next higher whole number if the fraction is 0.5 or larger and to the next lower whole number if the fraction is less than 0.5.
2. New residential development proposed in areas of Special Flood Hazard shall be limited to the lowest density of the future land use category in which the property is located except for lots of record existing on December 19, 1991 (5:00 P.M.), which may be developed with one residence.

B. Point Score Allocation Table (Maximum Score: 240 points)

<b>Unit Density Permitted by Credit Point Group (In Units per Acre)</b>					
<b>Land Use Category</b>	0 - 24	25- 49	50 – 74	75 - 99	100 & Over
AGRICULTURE II	1/20ac.	1/20ac.	1/15ac.	1/12.5ac.	1/10ac.
AGRICULTURE I	1/10ac.	1/9ac.	1/8ac.	1/6.5ac.	1/5ac.
RURAL RESIDENTIAL	1/5ac.	1/4ac.	1/3ac.	1/2ac.	1/1ac.
URBAN RESERVE	1/1ac.	1/.75ac.	2/ac.	3/ac.	4/ac.
URBAN SERVICE	1/1ac.	2/ac.	4/ac.	6/ac.	12/ac.

C. Determination of Credit Points	Points
1. Clustering of Housing Units (Open space shall be reserved solely for habitat protection, recreational use, and/or agricultural activities.)	
a. Reserve less than 25 percent of land area .....	0
b. Reserve 25-49 percent of land area .....	10
c. Reserve 50-70 percent of land area .....	20
d. Reserve over 70 percent of land area .....	30
2. Paved Road Access (Credit will be given if the road is in the adopted Capital Improvements Program.)	
a. Immediately on paved road .....	20
b. Within one quarter mile of a paved road .....	10
c. More than one-quarter mile, but no more than half mile from a paved road.....	5
d. More than one-half mile from a paved road .....	0
3. Fire Protection (all distances measured by existing roads)	
a. That portion of the property within 1 mile of a fire station .....	10
b. That portion of the property which is more than 1 mile and no more than 5 miles of from a fire station .....	5
c. Property is more than 5 miles from a fire station.....	0
4. Emergency Medical Service (all distances measured from property by existing roads)	
a. Located within 5 miles of a facility .....	10
b. Located more than 5 miles but no more than 10 mile from a facility .....	5
c. Property is more than 10 miles from a facility .....	0
5. Affordable Housing (Moderate and low income housing means an equal amount of each unit type.)	
a. Over 80 percent of units in moderate and low income housing .....	30
b. 60 to 80 percent of units in moderate and low income housing .....	25
c. 40 to 59 percent of units in moderate and low income housing .....	20
d. 20 to 39 percent of units in moderate or low income housing .....	5
e. Less than 20 percent of units in moderate or low income housing .....	0
6. Provision of Central Water/Sewer Service	
a. Central water service to the development .....	10
b. Central sewer service to the development	
b1. Less than 100,000 gpd. ....	10

b2. 100,000 gpd. Or greater but Less than 500,000 gpd. ....20

b3. 500,000 gpd. Or Greater .....30

7. Soil Suitability for "Septic Tank Absorption Fields"

    a. Soils having an SCS rating of "slight" .....15

    b. Soils having an SCS rating of "moderate" .....5

8. Soil Suitability for "Dwellings Without Basements"

    a. Soils having an SCS rating of "slight" .....15

    b. Soils having an SCS rating of "moderate" .....5

9. Access to Primary and Secondary Schools. That portion of any parcel:

    a. Within half-mile travel of an existing school and linked by  
        sidewalks/bicycle paths .....20

    b. Within one mile travel of an existing school .....15

    c. Within two mile radius of an existing school; requiring no bussing as  
        verified by the School Board .....10

10. Access to work/shopping

    a. Within 1 to 3 miles of existing work/shopping sites .....25

    b. More than 3 miles but no more than 5 miles from existing work/shopping  
        sites .....15

    c. Within 5 miles of projected work/shopping sites .....5

11. Provision of On-site Recreation

    a. Provide recreational contribution of land or cash in-lieu-of land to the  
        County, at the County's discretion, at a rate equal to 2.5 acres per 100  
        homes. ....25

    b. Provide LOS recreational facilities for development residents and facilities  
        that are available to the public .....15

    c. Provide LOS recreational facilities for residents only .....5

**Objective A.1.10:** Putnam County shall continue to implement formal procedures for the review and approval of development within the County.

**Policy A.1.10.1:** Putnam County shall establish a “Memorandum of Agreement” with local governments of adjacent counties/towns/cities to arbitrate the siting of Locally Undesirable Land Uses” (LULUs) within two (2) miles of adjacent local government boundaries and implement procedures for reviewing such cases.

**Policy A.1.10.2:** The County shall develop and adopt standards and procedures in accordance with Section 333, FS and the Land Development Code, to ensure that incompatible land uses will be restricted from placement in accident and noise zones surrounding the Palatka Municipal Airport.

**Policy A.1.10.3:** The County shall continue regulating the placement of tall structures such as high-rise buildings, or broadcast radio/TV and telecommunications towers within areas that are take-off or landing zones or are otherwise defined as areas of special safety concern, in the Land Development Code.

**Policy A.1.10.4:** The County shall coordinate with the City regarding land use issues that affect the operations at Palatka Municipal Airport.

**Policy A.1.10.5:** The County shall use the Airport and Heliport Overlay regulations in the Land Development Code to ensure that incompatible land uses shall be restricted from accident and noise zones surrounding the airport.

**Policy A.1.10.6:** The County shall continue to maintain compatibility of land uses adjacent to Palatka Municipal Airport through disallowing future land use map amendments for new residential construction within the Airport Residential Restriction Zone Map 4.4 of the Airport and Heliport Overlay regulations of the Land Development Code.

**Policy A.1.10.7:** The County shall not allow new public or private primary or secondary educational facilities within the Educational Restricted Zone, as indicated by Map 4.5 of the Airport and Heliport Overlay regulations of the Land Development Code, except for improvements and additions to existing facilities in a state college campus master plan as amended on an ongoing basis in the future, or aviation-related education facilities.

**Policy A.1.10.8:** To help ensure that future development within the Military Operating Area (MOA) will not negatively impact current and long-term viability of the bombing range installations in or near Putnam County, The County will promote health and welfare by limiting incompatible land uses, and allowing compatible land uses within the designated area in the following manner:

- a. The County shall review proposed changes to the Comprehensive Plan, plan amendments, rezoning, special use permits, variances and proposed changes to land development regulations within the Military Operating Area (MOA) of the Jacksonville Bombing Range Complex, as shown on Map #16 of the Future Land Use Map Series, for compatibility with the current and long-term viability of the existing bombing range facilities. All such land use requests shall be referred to the designated U.S. Navy officials for review and comment prior to final action by the Board.
- b. The Planning Commission shall continue to include, as an ex-officio member, a U.S. Navy representative to advise them regarding land use issues with the potential to impact U.S. Navy facilities and operations.
- c. Within the Military Restriction Overlay Zone (MROZ), as shown in Article 4 of the Land Development Code, each of the following shall apply unless written evidence is received from the U.S. Navy representative that no adverse impacts to aircraft navigation will result:

1. Prohibit any development activity within the Military Restriction Overlay Zone (MROZ), as shown on Map #16 of the Future Land Use Map Series, that would result in an increase in the total number of dwelling units allowed, pursuant to the Future Land Use Element Policy A.1.9.4, within the MROZ on the effective date of this amendment with the following exceptions:
  - a. The transfer of development rights (TDR) between parcels lying within the MROZ, or to receiving zones lying outside MROZ, shall be allowed in accordance with the TDR procedure in the Land Development Code;
  - b. Construction of family member residential units when allowed pursuant to established criteria for family member residential density exceptions;
  - c. Placement of a residential unit when allowed pursuant to established criteria for a temporary medical hardship.
2. Restrict the height of occupied structures to a maximum of 45 feet in conformance with the procedure for measuring height in the Land Development Code; and
3. Require all outdoor lighting fixtures to be shielded and direct light downward.
- d. Putnam County shall encourage the public or private acquisition of lands, conservation easements or other rights for conservation and/or recreation purposes to protect existing military installations from encroachment by incompatible uses.

**Objective A.1.11:** Putnam County shall protect private property rights and recognize the existence of private interest in land use with vesting determinations, non-conforming use and structure determinations, variances, approved development orders, and other legal devices as established in the Land Development Code and Policy A.1.9.3.B.2.

**Policy A.1.11.1:** Putnam County will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.

**Policy A.1.11.2:** Putnam County shall promote the acquisition of lands by state, county, or local government where regulation will severely limit practical use of real property.

**Objective A.1.12** Putnam County shall continue to implement the strategies and findings of the 2005 DCA “Integration of Local Mitigation Strategy in the Local Comprehensive Plan” with this comprehensive plan and coordinate with regional, state and federal agencies for funding and technical assistance.

**Policy A. 1.12.1:** Putnam County shall coordinate with counties and local governments to its east, which are along the coast, to assess future shelter needs and seek funds or donations of shelters to correct the shelter deficiency documented in the “Florida Statewide Emergency Shelter Plan”.

**Policy A.1.12.2:** Putnam County shall investigate augmenting its public facilities with storm surge resistant equipment along the St Johns River and strongly encourage private utilities and entities likewise to protect against storm surge damage along the River as a result of hurricanes.

**Objective A.1.13:** Locate schools in a manner consistent with the Putnam County Comprehensive Plan, proximate to urban residential areas and collocated with public facilities such as parks, libraries and community centers with schools to the extent possible.

**Policy A.1.13.1:** The site for private or public schools shall be located within lands designated Urban Reserve, Urban Service, Rural Center, Public Facilities or Commercial on the Future Land Use Map. In addition to these listed land use categories, schools may also be located in other land use categories if adjacent to an existing school site, except lands designated Industrial or Mining on the Future Land Use Map. Private or public schools may only be located within or abutting lands designated Industrial or Mining when needed to enhance technical or vocational schools.

**Policy A.1.13.2:** Proposed school sites should be located away from major arterial roadways, industrial uses (except where needed to enhance technical and vocational schools), railroads, airports and similar land use to avoid noise, odors, dust, traffic impacts and hazards.

**Policy A.1.13.3:** Disrupting influences caused by school yard noise and traffic should be minimized when possible by avoiding adjacent land uses such as hospitals, adult communities, nursing homes and similar land uses or by providing an appropriate buffer from these areas.

**Policy A.1.13.4:** Whenever feasible community facilities such as libraries, parks and community centers should be collocated with schools.

**Objective A.1.14:** Putnam County has a supply of platted lands which is greater than the long term need. These platted lands may exist on or near environmentally sensitive lands and/or create additional roadway and drainage problems, the County will continue to reduce the number of platted vacant lots.

**Policy A.1.14.1:** Putnam County will reduce the number of platted lots through the following measures:

- A. Establishing criteria for the purpose of identifying antiquated subdivisions. In instances where antiquated subdivisions are predominantly or entirely under one owner, the County may assist private owners with assembly, vacation of plats, including the closing of unused or unnecessary public rights of way, and/or replatting for eventual development or other purposes. In instances where antiquated subdivisions are subject to multiple lot ownership the County may assist groups of private lot owners to vacate and replat portions of subdivisions, where practical, including the closing of unused or unnecessary public rights-of-way.
- B. Encourage the build-out of vacant lots in subdivisions determined not to be antiquated subdivisions. The county may encourage construction on such lots by providing additional infrastructure by use of MSBU's or other appropriate means.

- C. Public acquisition of platted lots which have been identified as providing a public benefit for the purpose of establishing park and recreational facilities, outdoor education, or environmentally sensitive lands for preservation, using public funds as appropriate and available.
- D. Consider selective acquisition of individual lots through use of the tax deed process for tax delinquent land, where the county is the certificate holder, or outright purchase from private owners of lots located in areas determined to be appropriate for redevelopment, for use in property assemblage, of exchange, establishing deed restrictions, or transfers of Density or development rights, where such action facilitates bringing such land into conformity with the provisions of the comprehensive plan and ultimately returns the property to private ownership.

**Policy A.1.14.2:** Putnam County will encourage and assist private landowners to work towards solutions to the platted lands problem through participation in applicable state land acquisition programs.

**Objective 1.15:** Putnam County shall consider energy demand, supply and infrastructure in land use planning.

**Policy 1.15.1:** The County shall promote more compact and energy/ resource efficient residential development patterns where the location is in close proximity to transit, work, and services to reduce vehicle miles traveled.

**Policy 1.15.2:** Putnam County shall encourage infill development of existing vacant properties to facilitate the use and expansion of transit-oriented systems.

**Policy 1.15.3:** The County shall promote integrated land use patterns linking residential and non-residential areas where feasible.

**Policy 1.15.4:** Putnam County with the assistance of the NEFRC shall continue to monitor and assess the percentage of commuters traveling in and outside of the County for employment.

**Policy 1.15.5:** Putnam County shall promote the establishment of Passive Energy generation projects to facilitate the reduction of fossil and other carbon-based fuel energy demand and the reduction of greenhouse gas emissions.

**Comprehensive Plan Definitions** The following definitions shall be used in review or interpretation of this Comprehensive Plan. Where a definition contained within this section is different or inconsistent with the definition contained in enabling State legislation the definition contained herein shall be utilized.

**ACTIVITY-BASED RECREATIONAL USES** means recreational activities providing the participant user with a built court, field or structure for a specific activity or activities of activity-based uses include, but are not limited to, playgrounds, softball and baseball fields, basketball courts and recreation centers.

**AGRICULTURAL USES** means the use of land for agricultural purposes including but not limited to, the cultivation of crops; the keeping and raising of livestock; pasturage; silviculture; horticulture; floriculture; aquaculture; viticulture; animal and poultry husbandry; and confined feeding operations. (See also the definition of “intensive agricultural uses”)

**INTENSIVE AGRICULTURAL USES** means Agricultural Uses which, by nature of either the customary operation of the use, or the manner in which such uses customarily utilize a site, are likely to have adverse impacts of noise, odor, dust or other adverse sensory impacts on adjacent or nearby residential uses. Such uses include, but are not limited to, slaughtering or processing of farm animals; sawmills; borrow pits of 5 acres in size or greater; and feedlots, hog farms, poultry farms and dairies which require a waste disposal permit from the Florida Department of Environmental Protection.

**COMMERCIAL USE** means an occupation, employment or enterprise associated with the sale, rental or distribution of products, or performance of service.

**COMMUNITY COMMERCIAL** means Commercial Uses, which serve the day-to-day needs and supply the more durable and permanent needs of a community. Community Commercial uses include, but are not limited to, Commercial Uses allowed in Neighborhood Commercial, home improvement centers, furniture stores, movie theaters, bowling alleys, department stores, and automobile, boat and RV sales.

**NEIGHBORHOOD COMMERCIAL** means Commercial Uses, which serve the daily needs of contiguous neighborhoods.

**COMMUNITY FACILITIES AND SERVICES** are facilities or services which may be public or privately owned, and are established and intended to provide public benefit. There are four types of Community Facilities and Services:

Type 1 are community services including, but not limited to, government buildings; libraries; religious facilities; civic and community centers; police, fire and emergency services facilities; child/day care; and schools.

Type 2 are light infrastructure facilities, including but not limited to, water wells, water tanks, sewage pump stations, electrical substations, and water and wastewater treatment plants with a capacity of less than 500,000 gallons per day.

Type 3 is post-secondary community services including but not limited to, public or private universities, colleges, and vocational/technical schools.

Type 4 are heavy infrastructure facilities, including but not limited to, maintenance yards, motor pools (vehicle maintenance facilities), airports, landfills, solid waste transfer stations, water and wastewater treatment plants with a capacity of 500,000 gallons per day or greater, power generating plants and facilities, correctional facilities and similar uses.

**DENSITY** for the purpose of residential Density means an objective measurement of the number of residential units allowed per net acre of land. Net acreage is determined by subtracting the acreage of Surface Water Bodies from the total acreage of a parcel of land.

**ENVIRONMENTALLY SENSITIVE LANDS** are land areas such as wetlands, floodplains, areas of high aquifer recharge and other lands that have been deemed as such by an appropriate federal or state agency.

**FLOOR AREA RATIO** is the gross floor area of all buildings on a lot divided by the lot area.

**IMPERVIOUS SURFACE** means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, lime rock, shell, or clay, as well as most conventionally surfaced or paved streets, roofs, sidewalks, parking lots, wet retention/detention ponds, pools and other similar structures.

**INDUSTRIAL USES** means uses associated with manufacturing, assembly, processing, fabrication, repair or storage of products.

**INTENSITY** means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground, and the measurement of or demand on facilities and services, and the allocation of typical uses within each of the future land use categories. For purposes of this plan, Floor Area Ratio, Impervious Surface coverage, the concurrency management system and the types of permitted uses in each of the future land use categories as shown on the Future Land Use Map are measures of Intensity.

**NODE or NODAL AREA** means the developed or developable land area at the confluence of collector or higher classified roadways, which are suitable for medium to high Densities and Intensities of use for either single, multiple or mixed use development.

**RURAL RECREATIONAL USE** means any commercial or non-commercial recreational activity, which by the nature of either the customary operation of the use or the noise impact of such use, requires that the use be located on a large parcel of land and may be appropriately located outside the urban area. Allowed uses shall include, but not be limited to, private non-profit camps, racetracks, gun and archery ranges, off road vehicle facilities, mud bogging and motorcycle dirt tracks and courses.

**SURFACE WATER** See Water Bodies.

**URBAN SPRAWL** means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-Intensity or low-Density urban uses, the primary indicators of which are:

(a) Promotes, allows, or designates for development substantial areas to development as low-intensity, low-density or single use development or uses;

- (b) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;
- (c) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- (d) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- (e) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agriculture and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
- (f) Fails to maximize use of existing public facilities and services.(g) Fails to maximize use of future public facilities and services.
- (h) Allows for land use patterns or timing disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
- (i) Fails to provide a clear separation between rural and urban uses,
- (j) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- (k) Fails to encourage a functional mix of uses.
- (l) Results in poor accessibility among linked or related land uses.
- (m) Results in the loss of significant amounts of functional open space.

**WATER BODIES or SURFACE WATER BODIES** for the purpose of determining permitted Density and implementing resource protection standards, shall be defined to include river, lake, creek or pond beds and any other permanently or historically water-covered land that occurs naturally at the intended site up to the mean high water level. Maintained drainage ditches and retention ponds are not considered Water Bodies or Surface Water Bodies in the context of determining permitted Density and implementing resource protection standards.

**WATER DEPENDENT COMPONENTS** means the physical structures of water-dependent uses that provide access to the water, such as docks, wharfs, lifts, ramps, piers, boat slips, and other support structures over water.