

# Putnam County Comprehensive Plan 2035



**PUTNAM COUNTY COMPREHENSIVE PLAN**

**FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

This section proposes 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 A.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 supports the rural and agrarian nature of the County while providing 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 the Federal Emergency Management Agency (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 is strongly encouraged to protect wetlands and water bodies by following Best Management Practices (BMPs) as provided by the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD), the Suwanee River Water Management District (SRWMD), and the Florida

Department of Agricultural and Consumer Services (FDACS). Silviculture is strongly encouraged to follow the most recent editions of "Silviculture Best Management Practices" published by the, Florida Division of Forestry (FDOF).

- d. Essential public services and appurtenant structures.
3. The following uses shall not be permitted in areas of special flood hazard:
  - a. Land uses requiring the storage, disposal, generation or use of hazardous waste and or materials.
  - 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 Federal Emergency Management Agency (FEMA) regulations:
  1. Residential structures in all areas of special flood hazard must be elevated consistent with the requirements of the 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 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 permitted in the floodway with certification (with supporting technical data) by a registered professional engineer demonstrating that encroachments will maintain or reduce 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 (SCS), 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 Land Development Code.
  3. Dredging and filling of lands within floodplains shall be permitted so long as it does not adversely impact the natural functions of the 100-year floodplain, and shall be carried out, only in strict accordance with state or federal permits.

4. Hazardous waste shall not be generated, stored, or disposed of within the 100-year floodplain.
  5. Use of septic tanks in the 100-year floodplain and floodways shall comply with the regulations of the County Health Department in compliance with Florida Department of Health (FDOH) 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 maintain or reduce flood levels of the base flood discharge and will maintain or enhance 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 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 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 Transportation Element.

- A. Additional drainage and stormwater management requirements are contained in the Land Development Code.
- B. Open space requirements will meet the Level of Service (LOS) adopted in the Recreation and Open Space Element.
- C. Where commercial uses are located adjacent to medium or high density residential use (defined as 6 dwelling units per acre or greater), traffic interconnections between the uses/properties will be provided to reduce external trips on the road network.
- 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 regulated by the Land Development Code.

**Policy A.1.2.2:** The County shall utilize the most recent version of 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 to upgrade the quality of existing neighborhoods and hurricane damaged areas.

**Objective A.1.3:** Putnam County shall strive to eliminate or reduce 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 provisions regarding the elimination of nonconforming land uses and the regulation of change of use or establishment of uses which are inconsistent with the Future Land Use Map 2035.

**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 subdivisions.

**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.

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

**Policy A.1.4.1:** The County shall assume an active role in agricultural protection by making information available to landowners 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 continuation of agricultural uses within the County. 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 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 F.A.C.

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

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

**Policy A.1.4.8:** The County shall continue to enforce regulations that require the preservation or restoration of a vegetated upland buffer or filter for any waterfront development consistent with Article 6 of the Land Development Code. Development and land use activities listed below in Sections A through F shall be allowed when permitted by the land use designation; the impacts are limited to the minimum necessary to allow the use of the property; and the site development or use is in compliance with the FDOH, FDEP, SJRWMD, SRWMD, and the U.S Army Corps of Engineers (USACE) regulations for permitting and mitigation. In addition, the County shall only approve subdivision plats or non-residential site plans which do not 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 issue building permits for

development of lots with sufficient buildable 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 is strongly encouraged to follow best management practices as provided by FDEP and FDACS.
- D. Silviculture is strongly encouraged to follow the most recent editions of the best management practices and management guideline manuals of FDOF.
- E. Mining excavation shall not occur within 500 feet of the mean high water line 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.1.4.9:** Development in and adjacent to wetlands shall be subject to the following:

- A. All applicable local, 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 shall require all new subdivision 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 FDOH 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 and the site development or use complies with DOH, FDEP, SJRWMD, SRWMD and USACE 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 subject to Environmental Resource Permit requirements of SJRWMD, SRWMD, and/or FDEP.
  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 is strongly encouraged to maintain the natural hydrology and function of wetland areas in accord with the most recent version of SCS guidelines and by following BMP's published by FDEP and DACS for the use.
  5. Silviculture is strongly encouraged to follow the most recent editions of the "Silviculture Best Management Practices" published by the FDOF.
  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 are excluded 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 consistent with the vegetated buffer and use restrictions of the adopted Comprehensive Plan. Development in water bodies shall be allowed only for uses permitted by FDEP, SJRWMD, SRWMD, and the USACE, as applicable.

**Policy A.1.4.10:** 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 LOS standards.

**Policy A.1.4.11:** The County shall continue to implement its Master Stormwater Management Plan through the Five-Year Schedule of Capital Improvements.

**Policy A.1.4.12:** Riverfront and lakefront development shall be designed so as not to affect the 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.1.4.8.

**Policy A.1.4.13:** The County shall, through available state and federal funding programs, promote the acquisition of floodplains along the St. Johns and Ocklawaha Rivers and their tributaries.

**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 A.1.5.1:** 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 Florida Bureau of Historic Resources (FBHR), 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 Map FLU-2 of the Future Land Use Map Series.
- B. The Board of County Commissioners created the Melrose Historical District Committee, as provided in the Land Development Code. 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 Map FLU-2 of the Future Land Use Map Series. 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 infilling 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.

**Policy A.1.6.4:** By 2027 the County should anticipate future growth facilitated by expanded infrastructure occurring both within the County and outside the County as follows:

- A. Prepare for growth around the U.S. 17 corridor in north Putnam County by undertaking a corridor study in the area and incorporate the study

results into the Comprehensive Plan within one year of the study's adoption. The study limits and other parameters will be determined at the time of the study but shall be sufficient to outline a mix of future land uses, access requirements and other study parameters necessary to accommodate future growth.

- B. Prepare for growth around the SR 20 corridor in west Putnam County by undertaking a corridor study in the area and incorporate the study results into the Comprehensive Plan within one year of the study's adoption. The study limits and other parameters will be determined at the time of the study but shall be sufficient to outline a mix of future land uses, access requirements and other study parameters necessary to accommodate future growth.
- C. Prepare for growth around the U.S. 17 corridor in south Putnam County by undertaking a corridor study in the area and incorporate the study results into the Comprehensive Plan within one year of the study's adoption. The study limits and other parameters will be determined at the time of the study but shall be sufficient to outline a mix of future land uses, access requirements and other study parameters necessary to accommodate future growth.
- D. Prepare for growth around the SR 207 corridor in east Putnam County by undertaking a corridor study in the area and incorporate the study results into the Comprehensive Plan within one year of the study's adoption. The study limits and other parameters will be determined at the time of the study but shall be sufficient to outline a mix of future land uses, access requirements and other study parameters necessary to accommodate future growth.

**Policy A.1.6.5:** All applications for Comprehensive Plan future land use amendment shall provide justification for the need for the proposed map amendment and demonstrate how the proposed amendment would minimize or altogether avoid urban sprawl as defined herein.

**Policy A.1.6.6:** The County shall review proposed Comprehensive Plan text amendments, Comprehensive Plan future land use amendments, and rezonings to analyze whether the proposal would contribute to urban sprawl as defined herein.

**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 requiring 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:** 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.B.4.

**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 15 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
  - c. Residential development shall be allowed from a density of one (1) dwelling unit per acre to twenty-four (24) units per acre. Residential density in excess of two (2) dwelling units per acre shall require 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.
  - 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. 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 is allowed up to 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 be allowed up to 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 Ratios and impervious surface coverages allowed are as follows:

For non-residential uses the maximum Floor Area Ratio is 1:1 and the maximum Impervious Surface coverage is 85 percent.

For residential uses the maximum Floor Area Ratio is 0.7:1 the maximum Impervious Surface coverage 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.

- 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
- b. Residential development shall be allowed at a density of 12 dwelling units per acre. 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. 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 be allowed up to 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 Reserve Area shall be allowed up to 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 and the maximum Impervious Surface coverage is 80 percent. The maximum residential Floor Area Ratio is 0.5:1 and the maximum Impervious Surface coverage 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.
- 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
- 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. 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 be allowed up to 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, 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
  - b. Residential development shall be allowed at a density of one dwelling unit per 2.5 acres except that within the Military Restriction Overlay Zones (MROZ) residential development shall be limited to a maximum of 1 dwelling unit per 5 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per acre if the parcel abuts and directly accesses a paved road. Property shall be eligible for density up to a maximum of 2 dwelling units per acre if each of the following conditions are met:
    - The parcel abuts and directly accesses a paved road; and,
    - The development is serviced by community scaled central water and/or sewer service consistent with applicable state law; and,
    - The development is not located in Special Flood Hazard Area.
  - c. 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.
  - d. Neighborhood Commercial Uses may be permitted when approved through a Planned Unit Development (PUD) zoning district in compliance with the requirements for PUDs 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.

- e. Industrial Uses are not permitted.
- f. 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.
- g. 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 George's Lake, Crescent Lake, Lake George and the St. John's 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. The density of any of the uses listed in item 2 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 0.5:1. The maximum Impervious Surface coverage allowed for residential uses is 50 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 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
- 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. Neighbor Commercial Uses shall be located on paved local roadways or higher roadway functional classification. Community 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. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
  - 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 airports, 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 Utility Facilities and Services Types 1, 2, 3, and 4 are permitted subject to compliance with standards provided in the Land Development Code. Community Utility 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.
- 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 are strongly encouraged to comply with best management practices as provided for in Policy A.1.4.8.
  - 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 facility 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 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.
- 9. Agriculture:** The Agriculture category on the Future Land Use Map consists of areas used for cropland, pasture/rangeland, silviculture and other agricultural activities, vacant land, and residential parcels of land, some of which currently 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 are strongly encouraged to comply with best management practices as provided for in Policy A.1.4.8.
  - b. Residential development shall be allowed at a density of 1 dwelling unit per 10 acres except that within the Military Restriction Overlay Zones (MROZ) residential development shall be limited to a maximum of 1 dwelling unit per 20 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres for parcels abutting or having direct access to a County-maintained road, with the exception of new platted subdivisions which shall be limited to a maximum of 1 dwelling unit per 10 acres. 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, paved 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 area shall be allowed up to 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.
  - 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 area shall be allowed up to 10 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. 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 be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as an appropriate future land use.
  - g. Impervious surface coverage for residential land uses is up to 50 percent. Impervious surface coverage for non-residential land uses is up to 85 percent. The actual 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. 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, Dunn's 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 Fowler's 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.
- 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 allowed up to a 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 allowed up to 10 percent impervious surface coverage on a site.

**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 Future Land Use 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) A development that 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 estoppel, which are based upon the following two-part test for vested rights:
      - (a) Upon some act or omission of the County,
      - (b) a property owner relying in good faith 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 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, does not meet the minimum lot area requirement, and would exceed the maximum density allowed by the Future Land Use Category in which it is located, may be developed with 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, 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.
  - e. A parcel so created cannot be further subdivided utilizing this exception.
4. 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.
5. 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 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.
  - c. 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.
  - d. 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.
  - e. 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.
6. Linear facilities necessary for the distribution or transmission of gas, electricity or water, are permitted in all future land use categories and zoning districts and are consistent with both the Putnam County Comprehensive Plan and the Land Development Code. Linear facilities include, but are not limited to, pipes, cables, utility tunnels, power lines, towers, poles, tracks or the like.

**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 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 MROZ, as shown on Map #16 of the Future Land Use Map Series, that would result in an increase, above the minimum density permitted pursuant to FLUE Policy A.1.9.3, in the total number of dwelling units 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/sea level rise resistant equipment along the St. John's River and its tributaries and strongly encourage private utilities and entities likewise to protect against storm surge/sea level rise 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 Municipal Services Benefit Units (MSBU) 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 A.1.15:** Putnam County shall consider energy demand, supply and infrastructure in land use planning.

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

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

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

**Policy A.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.

## 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; activities of activity-based uses include, but are not limited to tennis/pickle ball, 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”)

**Antiquated Subdivision** means a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision’s zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the County.

**Applicant or Developer or Owner** means any individual, corporation, business trust, estate trust, partnership, association, two or more persons who have a joint or common interest, governmental agency, or any other legal entity, which has submits an Application.

**Application** means an application presented to the County containing the information required for a particular action.

**Aquifer** a body of permeable rock that can contain or transmit groundwater. The Floridan aquifer is the principal source of water supply in most of north Florida.

**Arterial Road** means a signalized roadway that serves primarily through traffic and secondarily abutting properties.

**Available** as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:

- a) For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.

- b) For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.
- c) For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.
- d) For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights-of-way or easements.

**Blight or blighted area** means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. d) Unsanitary or unsafe conditions.
- e) Deterioration of site or other improvements.
- f) Inadequate and outdated building density patterns.
- g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h) Tax or special assessment delinquency exceeding the fair value of the land.
- i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

- n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

**Brownfield** real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination Rule 376.79(3), Florida Administrative Code (F.A.C.)

**Collector Road** provides access to non-residential uses and connects lower order roadways to arterial roadways.

**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.

**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.

**Concurrency Management System** means the procedures and processes utilized by the County to assure that final development orders and final development permits are not issued unless the necessary facilities to support the development are available concurrent with the impacts of development.

**Concurrency Reservation Certificate** means the official document issued by the Department upon finding that an application for the certificate in reference to a specific final development order or final development permit for a particular development will not result in the reduction of the adopted level of service standards for impacted potable

water, sanitary sewer, parks and recreation, drainage, and solid waste, as set for in the Plan.

**Density** means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

**Development** the carrying out of any building activities or mining operation or the making of any material change in the use or appearance of any structure or land and/or the dividing of land into three or more parcels.

**Development Order** any order granting, denying, or granting with conditions an application or a development permit (cross reference 380.04 F.S.)

**Dwelling** means any building, or part thereof occupied in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently, with cooking and sanitary facilities.

**Easement** a grant by a property owner of title for the right of use of his/her land by another party for a specific purpose

**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.

**FAR** see Floor Area Ratio

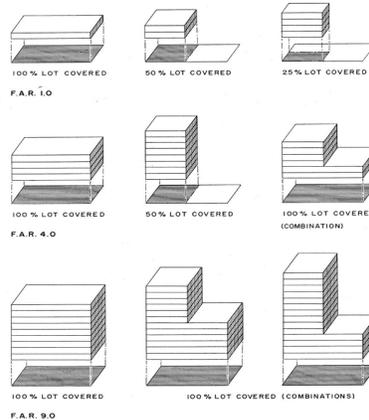
**Floodplains** means land area subject to inundation by flood waters from a river, watercourse, lake, or coastal waters. Floodplains are delineated according to their estimated frequency of flooding.

**Floor Area** means the sum of the gross horizontal area of all floors in a structure or building measured from the exterior walls or from the centerline of walls separating two (2) attached buildings.

**Floor Area Ratio (FAR)** is the gross floor area of all buildings on a lot divided by the lot area. A floor area ratio is obtained by the following simple formula:

$$F A R = \text{Floor area} / \text{Lot area}$$

In practice, this ratio is constant for a zone. A floor area ratio of 1.0 means that floor area may equal lot area. FAR 5.0 means that the floor area may be up to five times as large as the lot area; and FAR 0.5 that it may be no more than half the lot area.



**Frontage** distance measured along a public highway or road right-of-way except in water abutted property.

**Greyfields** mean real estate or land which has been previously developed and used.

**Heir** any person related to the head of household or their spouse through either adoption or by blood to the third degree.

**High Recharge Area** means areas contributing significant volumes of water which add to the storage and flow of an aquifer through vertical movement from the land surface.

**Historical Resource** any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. The properties may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.

**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 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.

**Infill** means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place

**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.

**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.

**Internal Trip Capture** means trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

**Land Development Code or Land Development Regulations** means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

**Level of Service** means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each facility.

**Lot of Record** a lot whose existence, location, and dimensions have been legally recorded or registered in a deed or on a plat prior to December 19, 1991.

**Low Income Housing** means housing for one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the County, or the nonmetropolitan median for the state, whichever is greatest.

**Manufactured Home (Mobile Home prior to 1976)** any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development.

**Mixed Use** a real estate project characterized by two or more uses developed in conformance with a coherent plan which stipulates the type and scale of uses.

**Modular home** designed, built, permitted and inspected to the Florida Building Code (FBC) and must be installed on permanent foundations designed and built specifically for that home.

**Moderate Income Housing** means housing for one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the County, or the nonmetropolitan median for the state, whichever is greatest.

**Multi-family** residential (also known as multi-dwelling unit) is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.

**Natural Resources** means those resources enumerated in Section 163.3177, Florida Statutes and those resources that, in an altered state, continue to provide some or all of their previous or new resource functions.

**Neighborhood Commercial** means Commercial Uses, which serve the daily needs of contiguous neighborhoods. Neighborhood Commercial uses include, but are not limited to, retail sales and services.

**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.

**Open Space** a required exterior open area clear from the ground upward devoid of residential and commercial buildings, accessory structures and impervious areas, except however, those buildings and structures used exclusively for recreational purposes.

**Parcel of Land** means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit which has been used or developed as a unit.

**Planned Unit Development (PUD)** land under unified control which is planned, programmed and constructed as a whole in a single development or by a series of prescheduled development phases according to an officially approved final development plan. Such PUD does not necessarily correspond to property development and use regulations of the standard zoning district in which the property was previously placed. There is not minimum acreage size requirements for a PUD.

**Plat** a map or delineated representation of a subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable section of the County Land Development Code and Florida Statutes.

**Residential Aviation Community** is defined as a community with development features designed to accommodate airplanes and may include residential dwellings, hangars, runways, common areas and taxiways.

**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, venues for events such as weddings and reunions.

**Setback** horizontal distance between the lot, or parcel boundary and the front, rear or side of the outside edge of the structure footprint (i.e exterior wall), which shall include screened enclosures.

**Strip Commercial Land Uses** shall be defined as commercial uses adjacent to roadways that are located to outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscape buffers. Strip commercial land uses do not include outparcels in shopping centers, malls, or similar developments where access is provided internally from the shopping centers, malls, or similar developments, or via a system of shared or common driveways.

**Subdivision** the division and recording in accordance with law of a parcel of land into three or more lots or blocks for the purpose of transfer of ownership for development, sale, or lease.

**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 of 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 which 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.

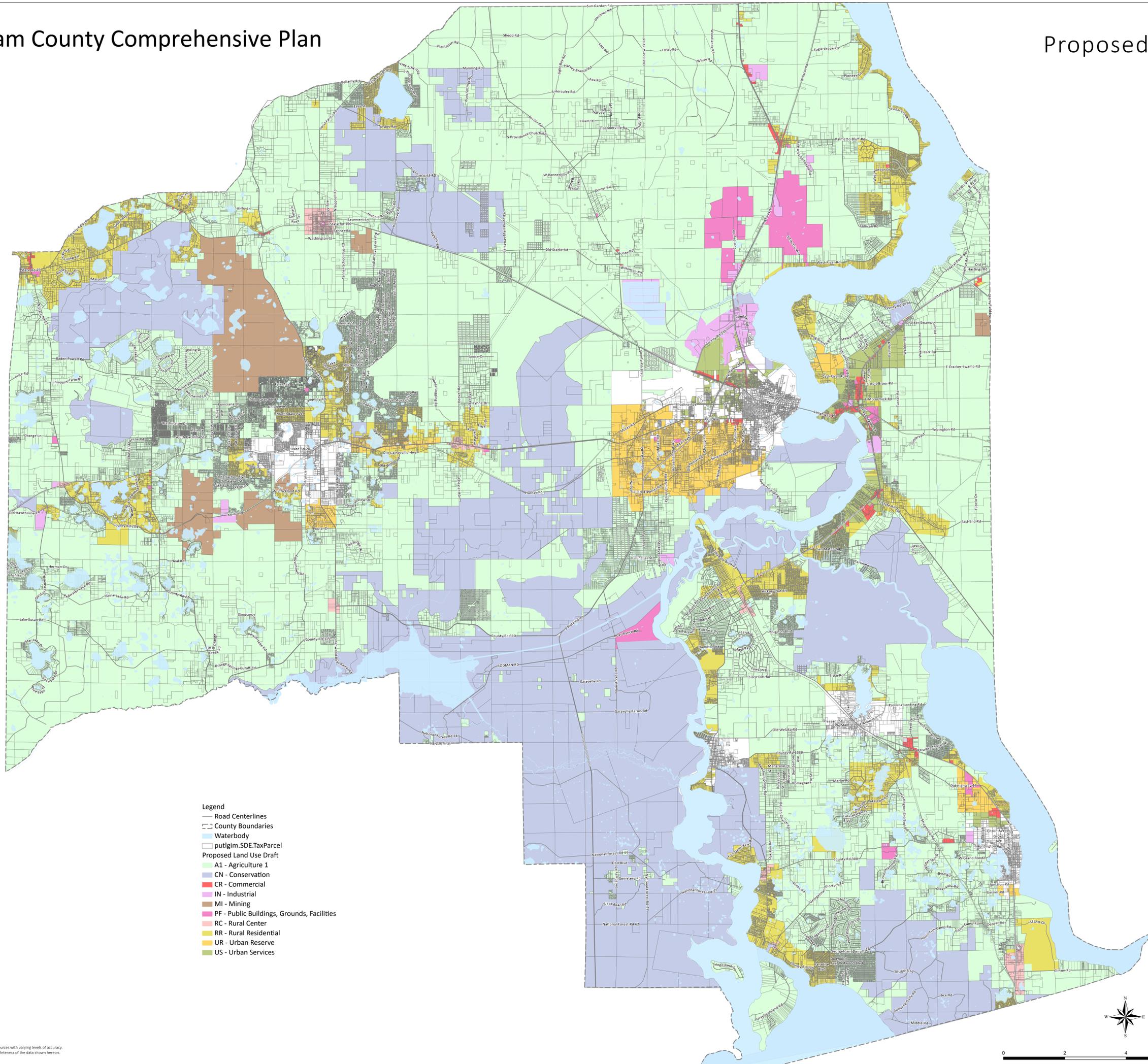
**Water Dependent Components** means the physical structures of water-dependent uses that provide access to the water, such as docks, wharfs, lifts, ramps, piers, boat slips, and other support structures over water.

**Wetlands** swamps and wet woodlands characterized by hydric soils, specific vegetation and plant communities.

**Putnam County Comprehensive Plan  
Goals, Objectives, and Policies  
Acronyms**

ACOE - Army Corps of Engineers  
BMP - Best Management Practice  
CBDG - Community Development Block Grant  
DOI - Department of the Interior  
EPA - Environmental Protection Agency  
FAA - Federal Aviation Administration  
FAC - Florida Administrative Code  
FDACS - Florida Department of Agriculture and Consumer Services  
FDEO - Florida Department of Economic Opportunity  
FDEP - Florida Department of Environmental Protection  
FDLE - Florida Department of Law Enforcement  
FDOC - Florida Department of Corrections  
FDOF - Florida Division of Forestry  
FDOH - Florida Department of Health  
FOOT - Florida Department of Transportation  
FDHR - Florida Division of Historical Resources  
FEMA - Federal Emergency Management Agency  
FFWCC - Florida Fish and Wildlife Conservation Commission  
FIHS - Florida Intrastate Highway System  
FHWA - Federal Highway Administration  
FLUM - Future Land Use Map  
FS - Florida Statutes  
FSA - Farm Service Agency  
FTA - Federal Transit Administration  
FWS - Fish and Wildlife Service  
LEED - Leadership in Energy and Environment  
LOS - Level of Service  
LULU – Locally Unacceptable Land Use  
MOA - Military Operating Area  
MPO - Metropolitan Planning Organization

MROZ - Military Restriction Overlay Zone  
MSBU - Municipal Service Benefit Unit  
NEFRC - Northeast Florida Regional Council  
NEPA-National Environmental Policy Act  
NFTPO - North Florida Transportation Planning Organization  
NHTSA - National Highway Transportation Safety Administration  
NRCS - Natural Resources Conservation Service  
PUD - Planned Unit Development  
SIS-Strategic Intermodal System  
SJRWMD - St. Johns River Water Management District  
SRWMD - Suwanee River Water Management District  
TOR - Transfer of Development Rights  
TSM - Transportation Systems Management  
USDOL - United States Department of Labor  
USDOT - United States Department of Transportation  
USFS - United States Forest Service  
WSFWP - Water Supply Facilities Work Plan

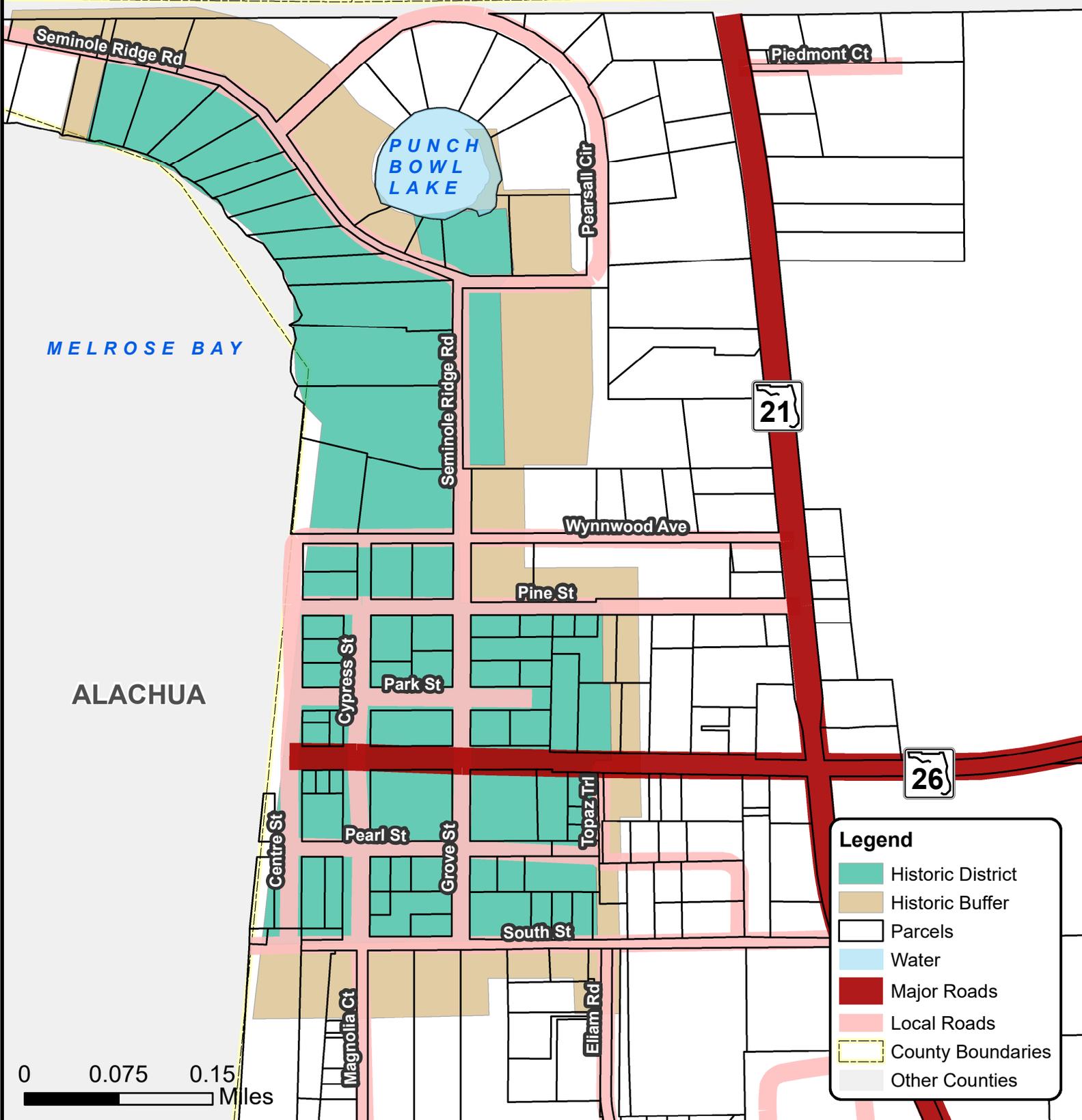


- Legend**
- Road Centerlines
  - County Boundaries
  - Waterbody
  - putgim.SDE.TaxParcel
  - Proposed Land Use Draft**
  - A1 - Agriculture 1
  - CN - Conservation
  - CR - Commercial
  - IN - Industrial
  - MI - Mining
  - PF - Public Buildings, Grounds, Facilities
  - RC - Rural Center
  - RR - Rural Residential
  - UR - Urban Reserve
  - US - Urban Services



BRADFORD

CLAY



**Legend**

- Historic District
- Historic Buffer
- Parcels
- Water
- Major Roads
- Local Roads
- County Boundaries
- Other Counties

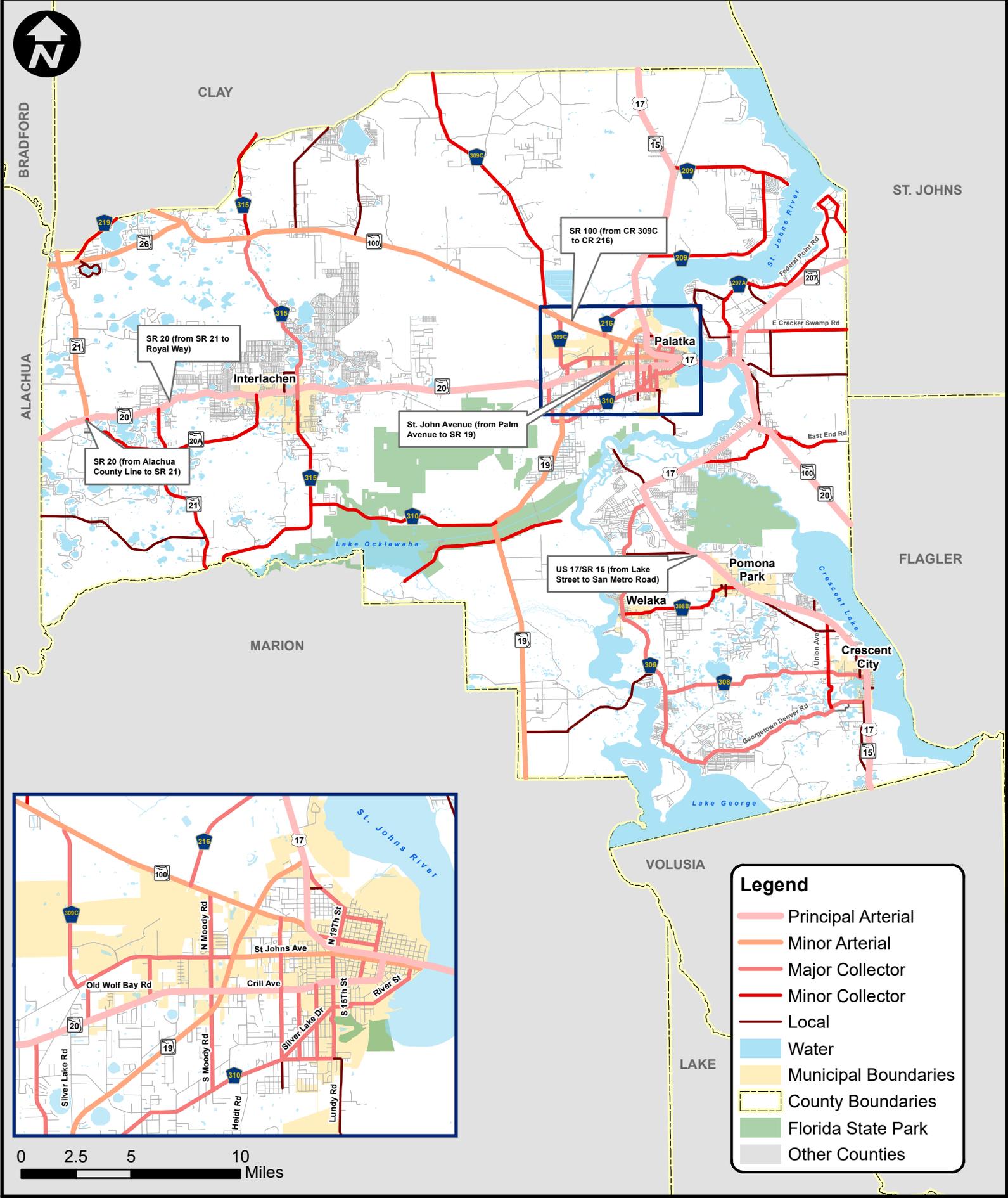
**FLU MAP 2: Historic District Map**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2010



Prepared by Kimley-Horn  
 Source: Putnam County GIS

**Kimley»Horn**



**FLU MAP 3: Roadway Functional Classification Map**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021

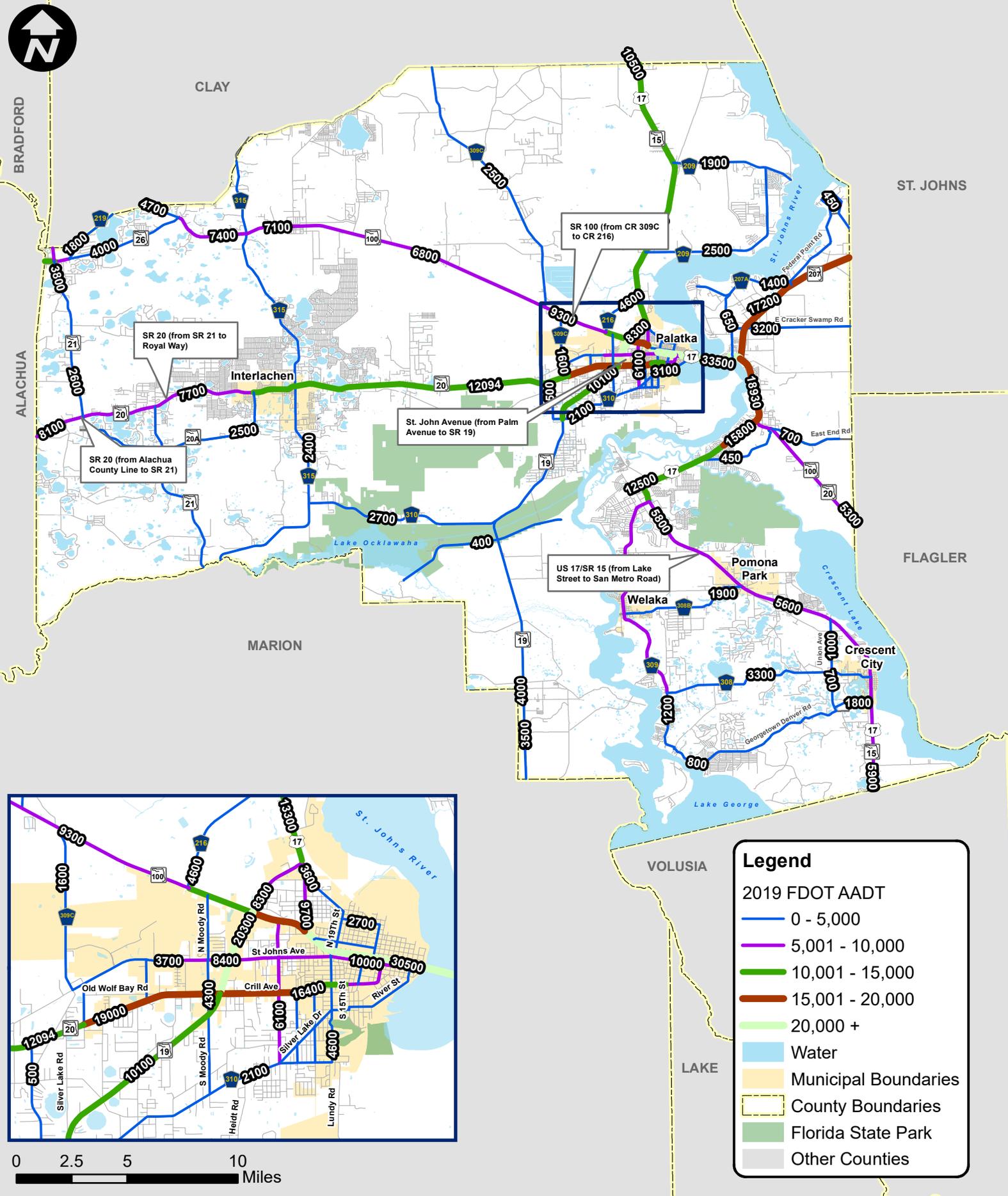
**Legend**

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Water
- Municipal Boundaries
- County Boundaries
- Florida State Park
- Other Counties



Prepared by Kimley-Horn  
Source: FDOT GIS





**FLU MAP 4: Existing Number of Lanes & 2019/2020 AADTs Map**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021



Prepared by Kimley-Horn  
 Source: FDOT GIS





BRADFORD

ALACHUA

CLAY

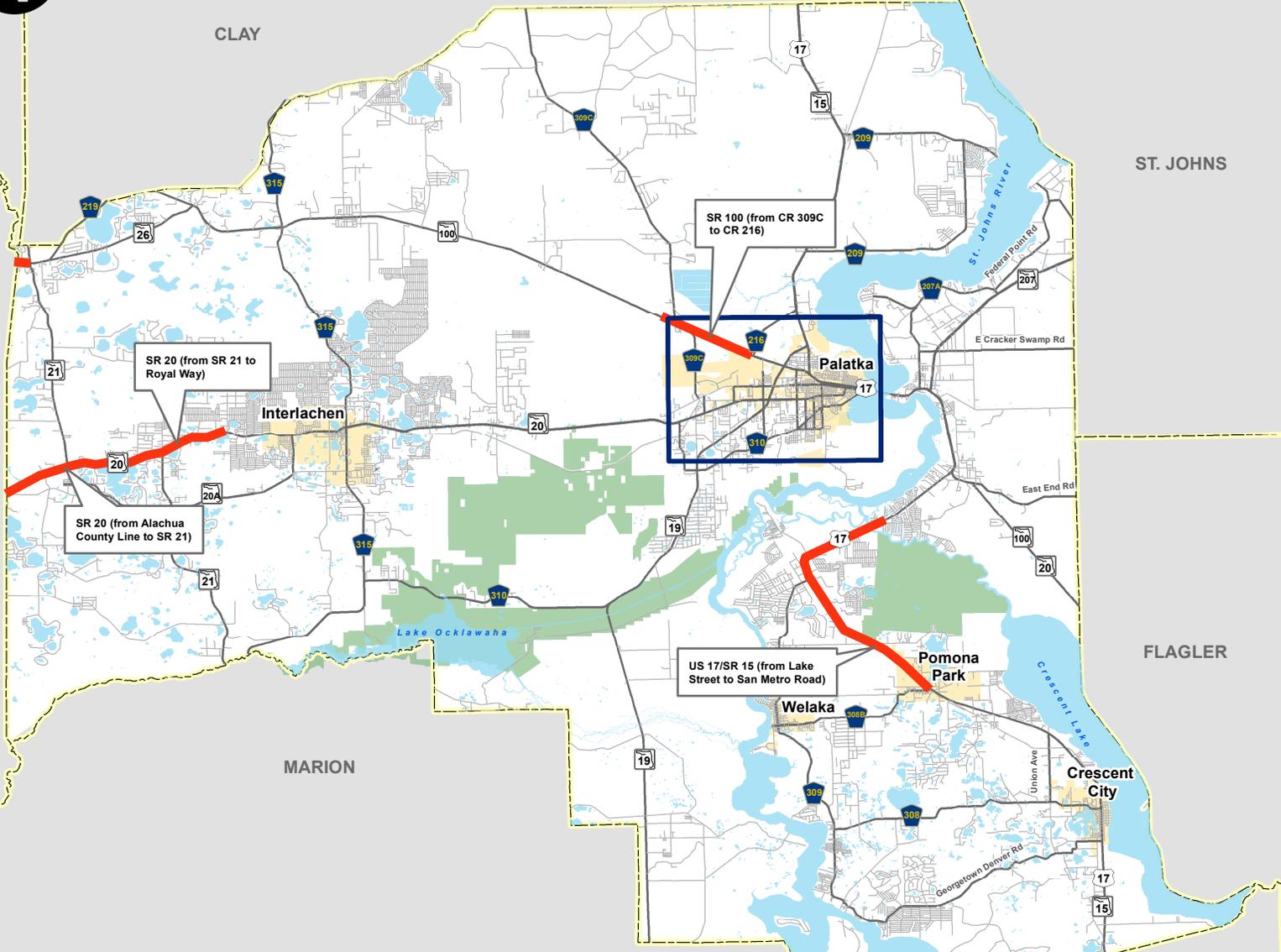
ST. JOHNS

FLAGLER

MARION

VOLUSIA

LAKE



**Legend**

- Deficient Segments 2025
- Water
- Municipal Boundaries
- County Boundaries
- Florida State Park
- Other Counties





BRADFORD

ALACHUA

CLAY

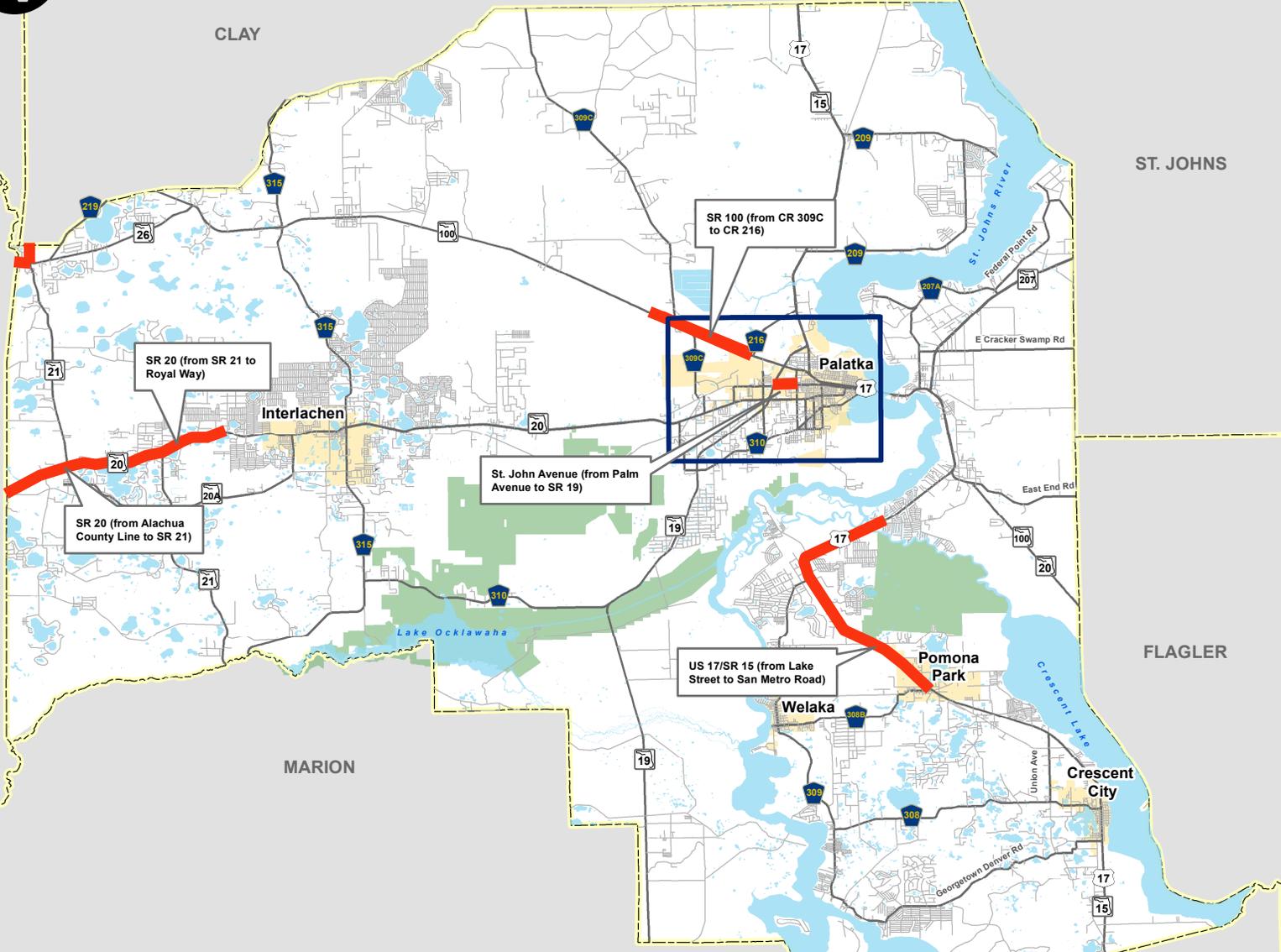
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FLAGLER

MARION

VOLUSIA

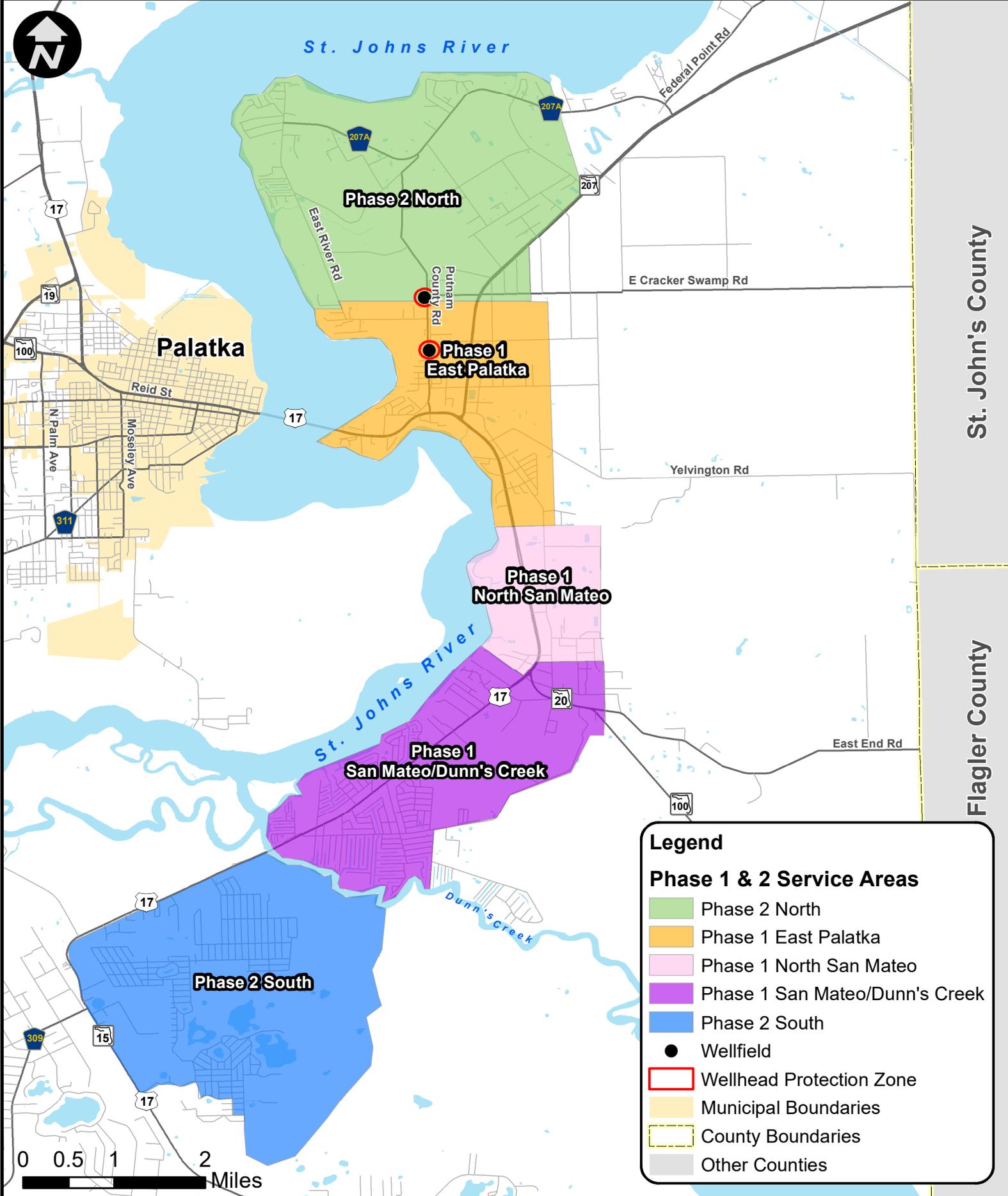
LAKE



**Legend**

- Deficient Segments 2035
- Water
- Municipal Boundaries
- County Boundaries
- Florida State Park
- Other Counties





St. John's County

Flagler County

**Legend**

**Phase 1 & 2 Service Areas**

- Phase 2 North
- Phase 1 East Palatka
- Phase 1 North San Mateo
- Phase 1 San Mateo/Dunn's Creek
- Phase 2 South
- Wellfield
- Wellhead Protection Zone
- Municipal Boundaries
- County Boundaries
- Other Counties



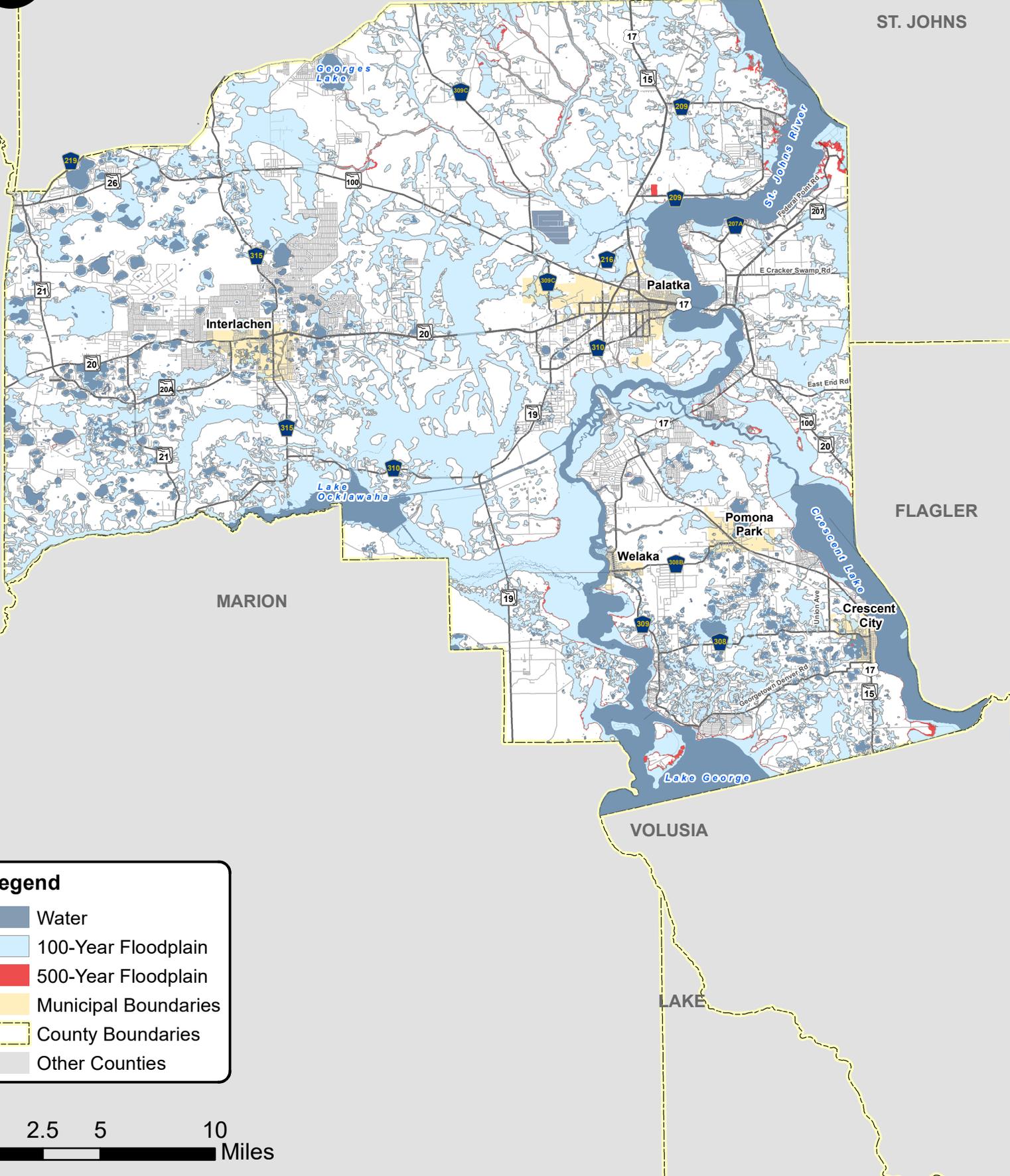


CLAY

ST. JOHNS

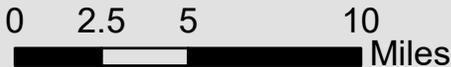
BRADFORD

ALACHUA



**Legend**

-  Water
-  100-Year Floodplain
-  500-Year Floodplain
-  Municipal Boundaries
-  County Boundaries
-  Other Counties



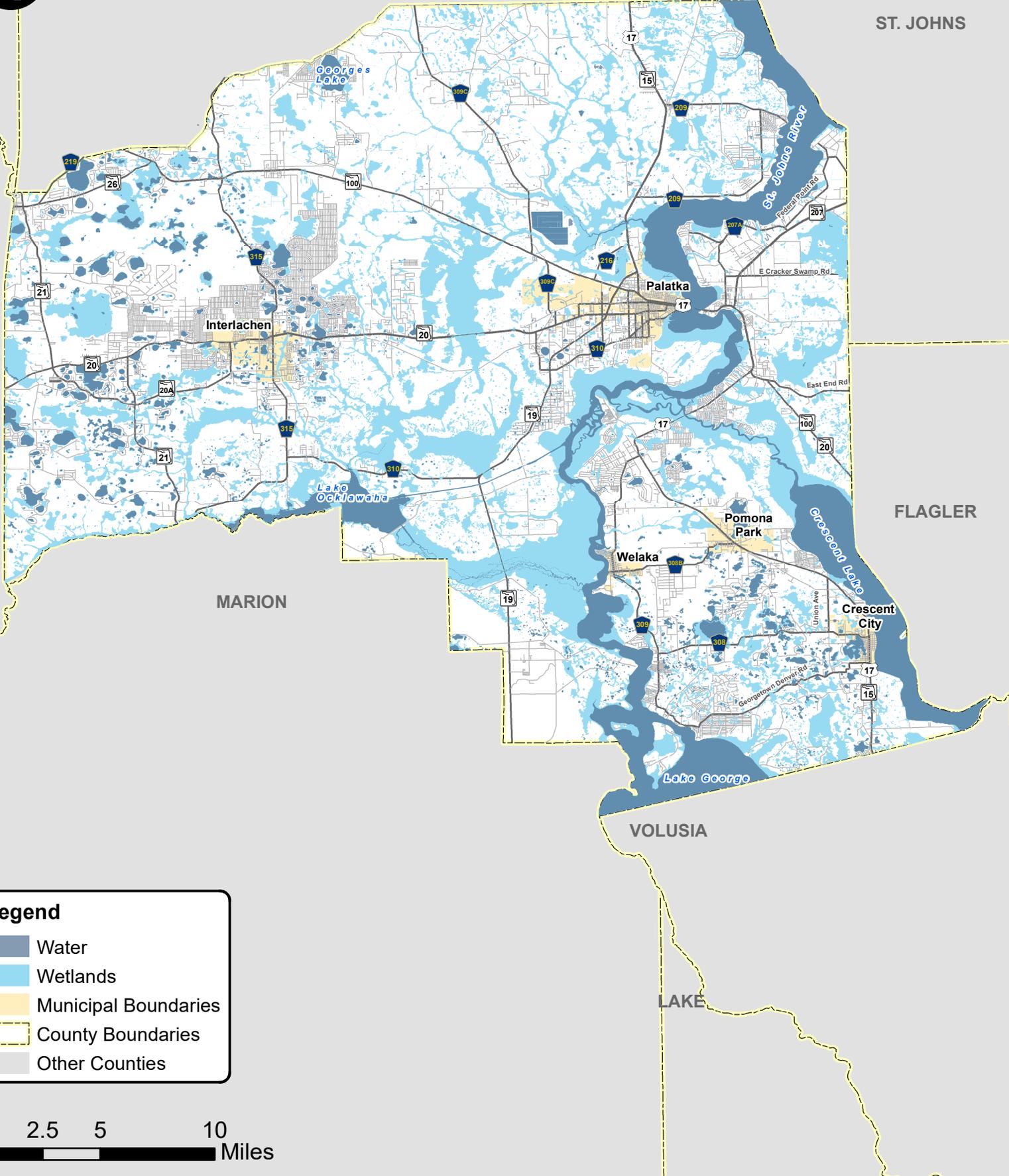


BRADFORD

ALACHUA

CLAY

ST. JOHNS



MARION

FLAGLER

VOLUSIA

LAKE

**Legend**

-  Water
-  Wetlands
-  Municipal Boundaries
-  County Boundaries
-  Other Counties

0 2.5 5 10  
 Miles

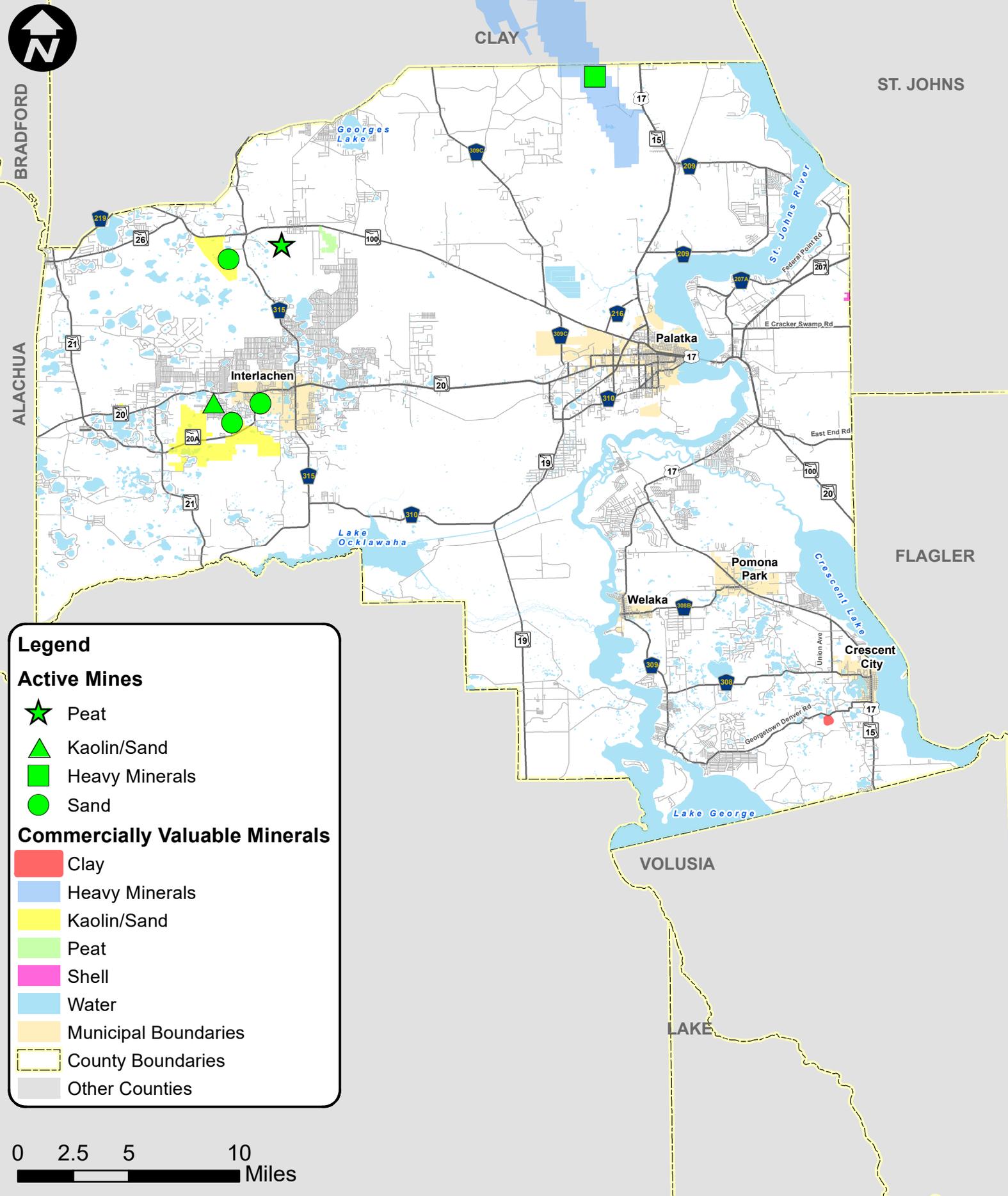
**FLU MAP 9: Wetland Cover**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021



Prepared by Kimley-Horn  
 Source: Putnam County GIS

**Kimley»Horn**



**Legend**

**Active Mines**

- ★ Peat
- ▲ Kaolin/Sand
- Heavy Minerals
- Sand

**Commercially Valuable Minerals**

- Clay
- Heavy Minerals
- Kaolin/Sand
- Peat
- Shell
- Water
- Municipal Boundaries
- County Boundaries
- Other Counties



**FLU MAP 10: Valuable Mineral Map**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021



Prepared by Kimley-Horn  
 Source: Putnam County GIS



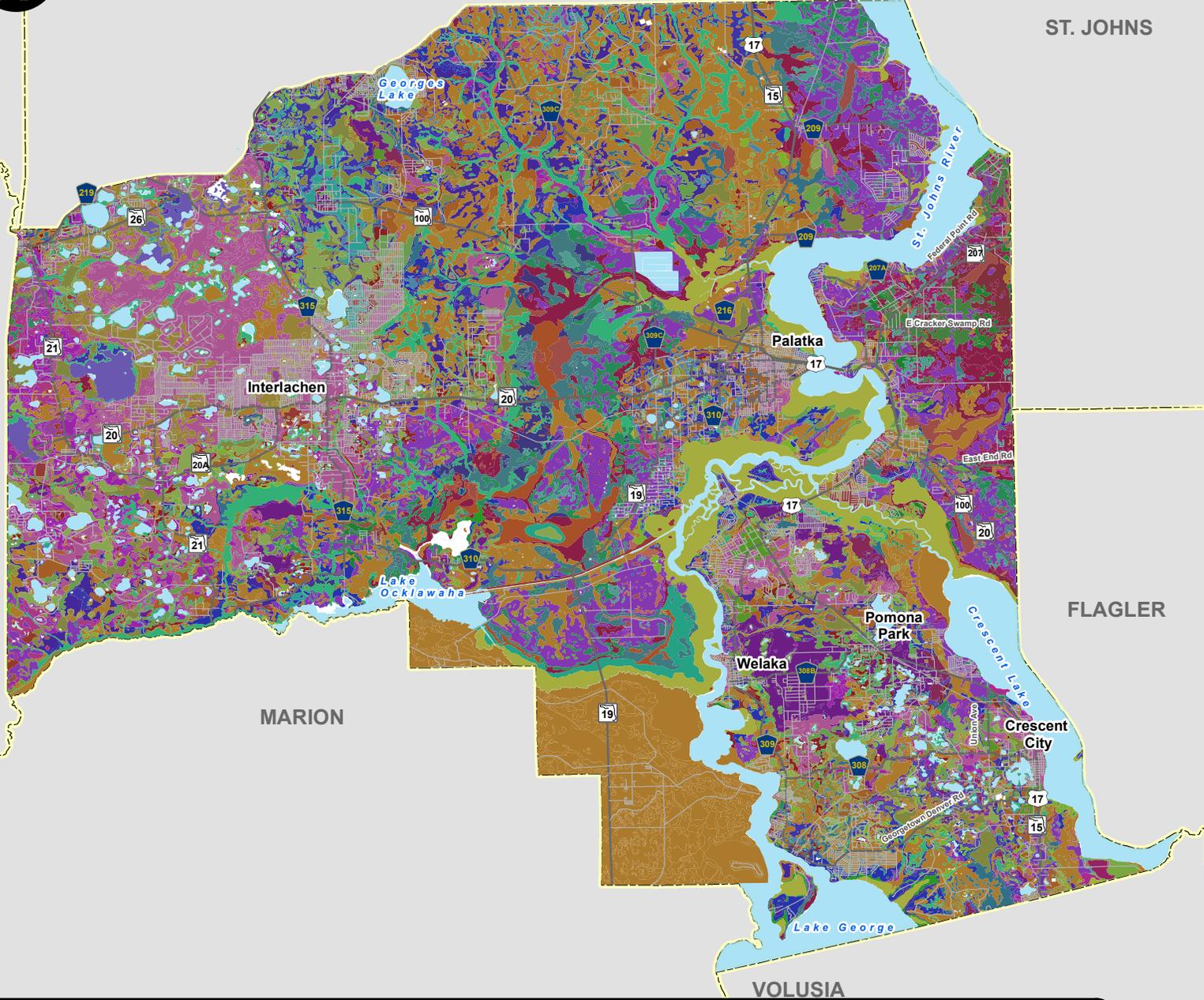


BRADFORD

ALACHUA

CLAY

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MARION

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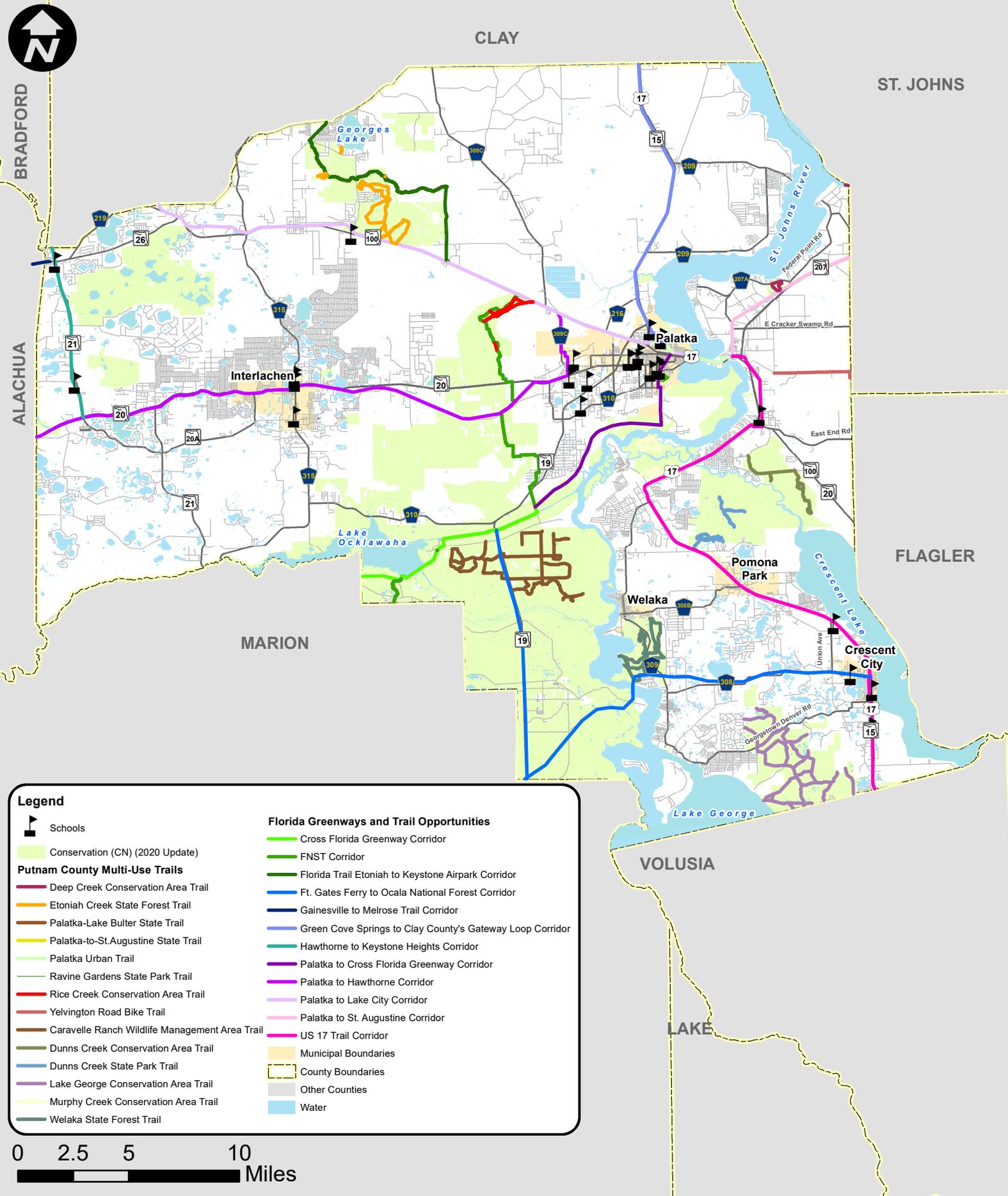
Legend

Soil Classifications

Adamsville	Candler	Holopaw	Meadowbrook	Osier	Riviera	Troup
Allanton and Rutlege	Cassia	Hontoon	Millhopper	Paisley	Rutlege-Osier	Udorthents
Apopka	Centenary	Hurricane	Monteochal	Palmetto	Samsula	Wabasso
Arents	Deland	Immokalee	Mulat	Paola	Sapelo	Wauberg
Astatula	EauGallie	Kershaw	Myakka	Pelham	Shenks	Wauchula
Astor	Electra	Lake	Narcoossees	Penney	Sparr	Winder
Blanton	Florahome	Leon	Newnan	Placid	St. Johns	Zolfo
Bluff	Floridana	Lochloosas	Okeechobee	Plummer	Surrency	Water
Bonneau	Foxworth	Lynn Haven	Ona	Pomona	Tavares	County Boundaries
	Goldhead	Malabar	Orsino	Pompano	Terra Ceia	Other Counties
	Hobe	Manatee	Ortega	Ridgewood	Tomoka	







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LAKE

**Legend**

- Schools
- Conservation (CN) (2020 Update)
- Putnam County Multi-Use Trails**
  - Deep Creek Conservation Area Trail
  - Etoniah Creek State Forest Trail
  - Palatka-Lake Butler State Trail
  - Palatka-to-St. Augustine State Trail
  - Palatka Urban Trail
  - Ravine Gardens State Park Trail
  - Rice Creek Conservation Area Trail
  - Yelvington Road Bike Trail
  - Caravelle Ranch Wildlife Management Area Trail
  - Dunns Creek Conservation Area Trail
  - Dunns Creek State Park Trail
  - Lake George Conservation Area Trail
  - Murphy Creek Conservation Area Trail
  - Welaka State Forest Trail
- Florida Greenways and Trail Opportunities**
  - Cross Florida Greenway Corridor
  - FNST Corridor
  - Florida Trail Etoniah to Keystone Airpark Corridor
  - Ft. Gates Ferry to Ocala National Forest Corridor
  - Gainesville to Melrose Trail Corridor
  - Green Cove Springs to Clay County's Gateway Loop Corridor
  - Hawthorne to Keystone Heights Corridor
  - Palatka to Cross Florida Greenway Corridor
  - Palatka to Hawthorne Corridor
  - Palatka to Lake City Corridor
  - Palatka to St. Augustine Corridor
  - US 17 Trail Corridor
- Municipal Boundaries
- County Boundaries
- Other Counties
- Water



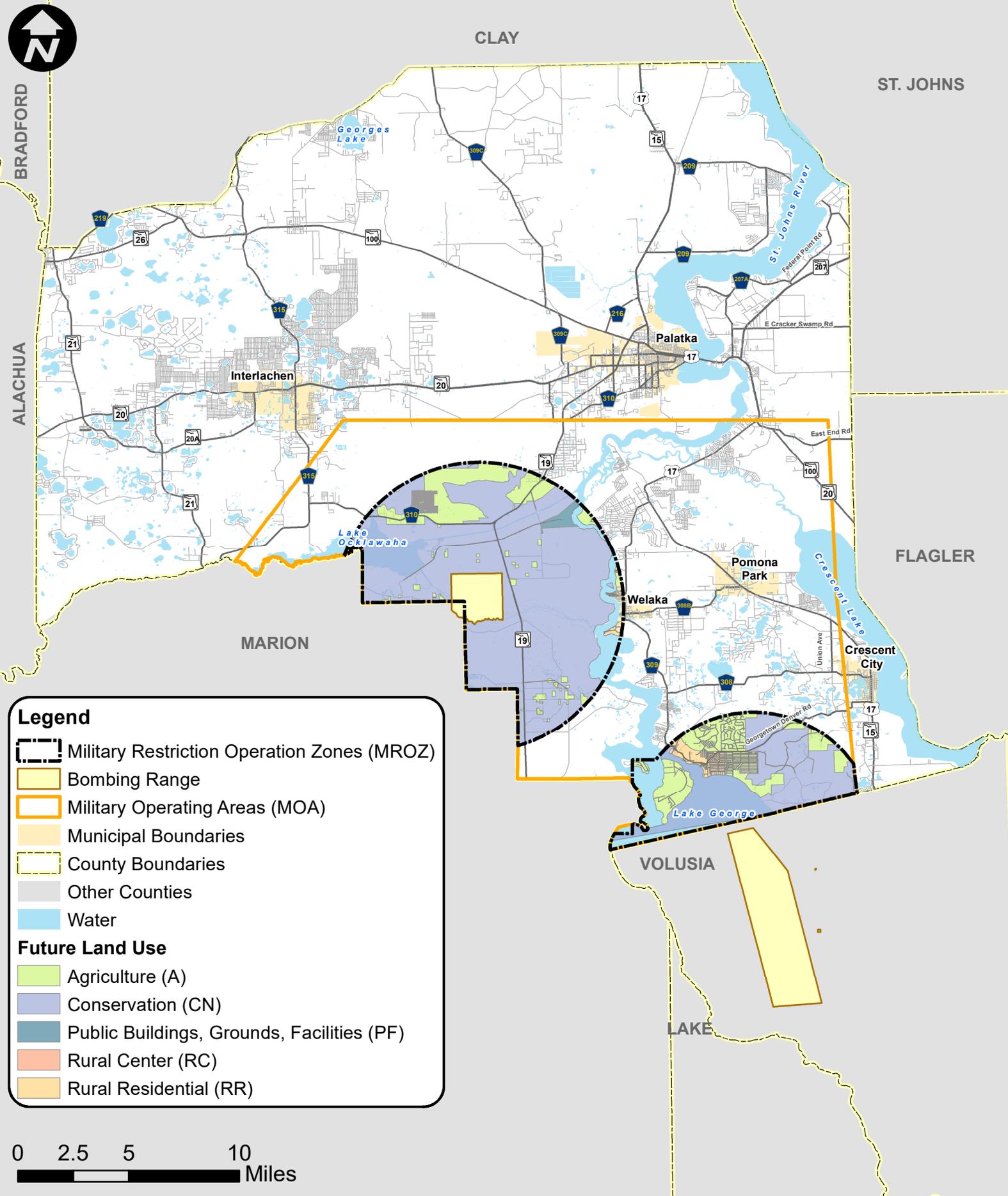
**FLU MAP 14: Planned/Proposed Multi-Use Trails**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021



Prepared by Kimley-Horn  
 Source: Putnam County GIS





**FLU MAP 16: Military Operating Areas**  
**Putnam County Comprehensive Plan**  
**2019-2035**

06/07/2021



Prepared by Kimley-Horn  
 Source: Putnam County GIS



**PUTNAM COUNTY COMPREHENSIVE PLAN**

**TRANSPORTATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL B.1:** Develop and maintain a well-balanced and integrated transportation system which provides for the safe, convenient, and efficient movement of people and goods throughout Putnam County, and which is consistent with desired land use patterns, conserves energy, and protects the natural environment.

**Objective B.1.1:** The County shall provide for a safe, convenient and efficient motorized and non-motorized transportation system by correcting all existing roadway deficiencies identified in this Plan and maintain the adopted level of service standards in the future on a priority basis.

**Policy B.1.1.1:** The County hereby adopts the following peak hour Level of Service (LOS) standards for each listed facility type:

- A. Principal arterials –
  - LOS D– Multi-Lane
  - LOS D – Two-Lane
- B. Collectors and minor arterials – LOS D
- C. Local roadways – LOS D
- D. State Highway System / Strategic Intermodal System –
  - LOS D – Rural Multi-Lane
  - LOS D – Rural Two-Lane
  - LOS D – Urban and transition urban

As the minimum for the level of service standard for a roadway in the State Highway System, or Strategic Intermodal System, the County will use the standards adopted by the Florida Department of Transportation (FDOT) unless data and analysis clearly establish that designation of the roadway as backlogged and is necessary to further the achievement of important planning goals and policies and FDOT approves of the designation.

Provisions which allow operation of road segments below the adopted level of service standards are included in the County's Concurrency Management System and are consistent with applicable State laws and rules.

**Policy B.1.1.2:** The County shall use operational improvements on non-state roadways when warranted to ensure efficient and safe traffic flow to and from new developments. The adopted levels of service standards for all transportation infrastructure within the County's Comprehensive Plan shall be maintained and the transportation concurrency management provisions shall be demonstrated. If adversities are identified, a mitigation plan shall be developed and implemented where as a result of the mitigation plan, the roadways operate under acceptable levels of service. The following techniques may be considered:

- A. Scheduling of Facility Modifications
- B. Alternative Concurrency Provisions

C. Proportionate Share Payments

D. Development design including a mix of uses, intensity and density which reduce dependency on single occupancy vehicles.

E. Combination of Mitigation Techniques

The aforementioned options must mitigate the adversities identified. The mitigation plan is subject to the approval of the Director of Public Works or the County Commission. Adversities identified on Strategic Intermodal System (SIS) facilities are subject to the concurrence of the FDOT.

**Policy B.1.1.3:** The County will continue to update, as needed, the County Traffic Circulation Plan for prioritizing the needs for paving the unpaved roads within the County (i.e. Better Place Plan Dirt to Road Plan).

**Policy B.1.1.4:** All developments shall comply with County or FDOT (if a State facility or access) road design standards. These standards will include a requirement to pave all internal roadways for all new subdivisions over a certain size, as determined in the Land Development Code, and participate in access road improvements caused by the proposed development project.

**Policy B.1.1.5:** Pursuant to the County's Concurrency Management System as adopted in the Land Development Code, the County shall ensure that the necessary transportation infrastructure are in place when a development permit is issued, or are subject to the condition that the necessary transportation facilities will be in place when the impacts of development occur.

**Policy B.1.1.6:** The County shall consider maximizing the traffic-carrying capacity and operational efficiency of a roadway through Transportation System Management (TSM) measures incorporated into the Land Development Code. A list of such measures includes, but is not limited to: encourage off-peak use of transportation facilities by providing information to those concerned on any efforts in a regional TSM program (i.e. staggered work hours), improve signal timings through continued dialogue with FDOT, reduce the number of curb and median cuts, reduce on-street parking, and improve pedestrian access.

**Policy B.1.1.7:** The County shall pursue federal, state, and local funding sources which could supplement the Putnam County Public Works budget for road construction and maintenance.

**Policy B.1.1.8:** As part of the County's Concurrency Management System, the County shall maintain a comprehensive roadway database for annually monitoring those roadways with the adopted LOS as determined by the Concurrency Management System consistent with the provisions outlined in Chapter 163 F.S. If necessary, any developer doing a major traffic study to meet the County's concurrency system shall be required to provide all necessary data and analysis as part of the major traffic study consistent with the requirements of the County's Concurrency Management System adopted in the Land Development Code.

**Objective B.1.2:** Putnam County shall continue to identify transportation improvement

needs, including road paving, and establish a priority schedule, which will be updated annually.

**Policy B.1.2.1:** The County shall cooperate with bordering counties and municipalities within the County in order to maintain the adopted level of service and periodically updated and prioritized according to the criteria specified in Policy B.1.2.2. The County Commission will actively participate in annually setting priorities and work with the FDOT with a list of its adopted priorities annually as part of the FDOT process of developing its Five-Year Work Program.

**Policy B.1.2.2:** Proposed roadway projects for the Future Traffic Circulation Plan (FTCP) shall be evaluated and ranked in order of priority according to the following criteria as adopted in Ordinance 93-11, as may be amended from time to time:

- A. Annual maintenance costs
- B. Daily and peak hour traffic demands
- C. Functional classification of road
- D. Safety
- E. Continuity of system
- F. Availability of right-of-way
- G. Drainage
- H. Number of driveways
- I. Projects should be implemented with available funds based upon capital cost effectiveness (i.e. capital cost/total annual person trips = cost per person trip).

All paved road improvement projects involving reconstruction, resurfacing or surface treatment shall be selected using the appropriate Pavement Conditions Index to establish the priority.

**Objective B.1.3:** The County shall identify collector and arterial right-of-way needs and establish a priority schedule for acquisition of future right-of-way and protection of existing and future right-of-way from building encroachment.

**Policy B.1.3.1:** The County will endeavor to ensure continuity of the state, regional, and local roadway network and to protect future network corridors from development and other encroachments. The protection of the necessary rights-of-way may include developer donation as part of the land development review process.

**Policy B.1.3.2:** The County shall continue to implement minimum right-of-way requirements for new roadways containing the following provisions:

- A. Arterial roadways – 150 ft. right-of-way
- B. Collector roadways – 80 ft. right-of-way
- C. Local roadways – 66 ft. right-of-way \*

\*It should be recognized that some types of development contain situations

where roadway construction requirements for right-of-way may vary; therefore, the application of right-of-way requirements shall be applied on a case to case basis or as stipulated by the criteria outlined in the Land Development Code.

**Policy B.1.3.3:** The County shall continue to require new subdivisions to construct adequate roads and drainage as part of the subdivision review and approval process.

**Objective B.1.4:** The County shall encourage growth to occur in a planned and orderly manner which is compatible with the framework established in the Future Land Use Element.

**Policy B.1.4.1:** The County shall review development proposals for consistency with the requirements of the County’s adopted Concurrency Management System to ensure the availability of existing roadway capacity to serve project traffic and maintain acceptable operating conditions.

**Policy B.1.4.2:** Putnam County shall ensure that no proposed developments receive development approval where traffic from the proposed project will have an impact on a roadway operating below the adopted level of service standard, or which will operate below the established level of service with the additional traffic from the project, pursuant to the County’s adopted Concurrency Management Ordinance. When project traffic impacts a roadway segment operating below the established level of service, the development approval shall be conditioned on the roadway improvements being appropriately mitigated.

**Policy B.1.4.3:** The County shall review all proposed transportation plans and improvements to determine the impacts such projects or proposals will have on the County's Future Traffic Circulation Improvement Plan.

**Policy B.1.4.4:** Putnam County shall minimize the connection of access points of driveways and roads to roadways through the use of land development regulations addressing subdivision requirements, access management, and State driveway permitting procedures. County land development regulations limit driveway spacing according to the following schedule (except for State facilities whereas the FDOT access management requirements will be implemented):

Adjoining Road Posted Speed Limit	Minimum Access Spacing (feet)
25 mph	80
30 mph	105
35 mph	145
40 mph	185
45 mph	200

For roadways designated as part of the Florida Intrastate Highway System (FIHS) and/or Strategic Intermodal Systems (SIS), which includes State Road 20 from the Alachua / Putnam County line to State Road 19; State Road 19 from its intersection with SR 20 to State Road 100; State Road 100 from its intersection with SR19 to its intersection with US 17; SR100 and US 17 to their intersection with SR 207; SR 207 to the Putnam/St. John's County line, driveway and road access will be limited pursuant to FDOT requirements.

**Policy B.1.4.5:** Putnam County shall review all plans for new residential subdivisions or commercial development as well as proposed highway improvements for the potential of connecting residential areas to park and recreation areas, schools and major shopping centers, to determine the need for pedestrian ways and bikeways consistent with the County's Land Development Code.

**Policy B.1.4.6:** Pursuant to the County Land Development Code, the County will review all proposed subdivision or commercial developments located on State or County Roads for their accommodation of bicycle and pedestrian traffic needs and the County shall provide comments to FDOT for any proposed widening projects on State roadways.

**Policy B.1.4.7:** The County's development review standards will require all types of development to pay their equitable impact costs of needed on-site, as well as off-site, improvements through dedication or fees in accordance with the Land Development Code.

**Objective B.1.5:** In cooperation with its five municipalities, adjacent Counties, and the FDOT, the County will plan and develop a transportation system that preserves environmentally sensitive areas and historic properties, conserves energy and natural resources, and promotes community aesthetic values.

**Policy B.1.5.1:** In establishing priorities for the FDOT Five-Year Work Program, the County will conserve and protect the character of neighborhoods and historic properties from the avoidable intrusion of major thoroughfares.

**Policy B.1.5.2:** In the construction of new County Roads, the County will continue to first avoid, second minimize, and third mitigate impacts to environmentally areas. However, if no feasible alternative exists, needed transportation facility improvements may traverse areas that are environmentally and/or aesthetically sensitive; however, such access should be limited and design techniques, in consultation with the St. John's River Water Management District (WMD) the Suwanee River Water Management District (SRWMD) and the Florida Department of Environmental Protection (FDEP), should be used to minimize the negative impact upon the natural and community systems.

**Policy B.1.5.3:** The County shall continue to coordinate with the Putnam County Transportation Committee, the Municipal Service Benefit Unit (MSBU) Advisory Committees, and the County's Transit Authority in order to inform residents of action taken under this element and to ensure the responsiveness of the County's transportation planning process to the needs of County Residents.

**Objective B.1.6:** Putnam County shall pursue the execution of interlocal agreements with FDOT, its five municipalities, and the seven adjacent counties in an effort to coordinate with related local, state, regional, and federal agencies for an integrated, cost effective transportation system.

**Policy B.1.6.1:** The County shall coordinate roadway improvements with affected counties and municipalities and the FDOT to ensure the availability of revenue.

**Policy B.1.6.2:** The County Commissioners, through input from its Public Works and Planning Departments, shall participate in FDOT Five-Year Construction Program workshops and provide FDOT with a prioritized list of roadway improvements based on the criteria established in this plan and the Land Development Code.

**Policy B.1.6.3:** The County shall coordinate with the incorporated municipalities within Putnam County to review the compatibility of the transportation plans specified in this element, or as amended in the future.

**Policy B.1.6.4:** Although the County is located outside the limits of any Metropolitan Planning Organization, the County is afforded a non-voting seat on the North Florida Transportation Planning Organization (NFTPO). Transportation related intergovernmental coordination, funding, and planning shall be accomplished through continued cooperation and communication with the FDOT, NFTPO, and the Northeast Florida Regional Council (NEFRC) and other contiguous councils when and where appropriate.

**Policy B.1.6.5:** County transportation services for the transportation disadvantaged provided by the Community Transportation Coordinator should work to eliminate duplication of services through the joint-use of programs, and continue coordination with the NEFRC which serves as the “Designated Official Planning Agency” for the Putnam County Transportation Disadvantaged Program.

**Policy B.1.6.6:** State, regional, and local agencies providing planning and operating assistance in transporting the disadvantaged should encourage participation of private for profit and private non-profit organizations who comply with federal and State standards and can provide Transportation Disadvantaged Service with the most cost-effective and efficient manner available.

**Objective B.1.7:** In an effort to reduce the use of single-occupancy vehicles and lessen roadway congestion, and support the commuter market the County shall encourage alternative modes of travel through the development of multi-modal corridors.

**Policy B.1.7.1:** The County shall coordinate with Ride Solution, or approved provider with the establishment and expansion of the transportation services.

**Policy B.1.7.2:** The County shall pursue an agreement with the Ride Solution or approved provider to cooperatively fund the transit routes.

**Policy B.1.7.3:** The County shall contribute towards the development of park and ride facilities. Said contribution may take the form of funding, use of County land, and/or cooperative efforts with local municipalities within Putnam County. Specifically, the County shall coordinate with the City of Palatka and Ride Solution or approved

provider to identify and secure a park and ride facility to serve intra-county and the commuter market.

**Objective B.1.8:** Putnam County shall seek ways and opportunities to implement strategies regarding reduction in vehicles miles traveled.

**Policy B.1.8.1:** The County shall encourage the promotion of improved accessibility to job centers and further support job generating land uses to capture local trips and reduce vehicle miles traveled.

- A. The County shall guide developments to improve the bicycle and pedestrian facilities network such that all significant commercial, employment and recreational centers are accessible via a bikeway and/or pedestrian routes.
- B. Putnam County shall promote that developments be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to future transit without requiring use of the major thoroughfare system.

**Policy B.1.8.2:** Putnam County shall assist in providing public transportation to reduce vehicle-miles-traveled and green-house gas production.

**Policy B.1.8.3:** The County shall encourage mixed-use, walkable, compact developments that balance the need for sufficient density to support future transit service with the scale of the adjacent community.

**Policy B.1.8.4:** The County shall encourage and plan for alternative modes of travel such as walking, bicycling, and transit.

**Policy B.1.8.5:** Putnam County shall encourage higher density and clustered development patterns and promote Transit-Oriented Developments.

**Policy B.1.8.6:** The County shall continue to coordinate planning efforts with the NEFRC, FDOT, and the NFTPO to enhance transportation planning and encourage the development of a higher modal split.

**PUTNAM COUNTY COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

**GOALS, OBJECTIVES, AND POLICIES**

**GOAL C.1:** Stimulate the housing industry to provide safe and sanitary housing in numbers and types sufficient to meet the needs and choices of the County's current and projected populations.

**Objective C.1.1:** The County shall continue to assist the private sector to deliver additional dwelling units of various types, sizes, and costs to meet the demand of new units by 2035 necessary to house the County's anticipated population, including special needs household and farm workers.

**Policy C.1.1.1:** The County shall develop and maintain partnerships between public and private sector sponsors of affordable/workforce housing programs.

**Policy C.1.1.2:** The County shall continue the interlocal supportive partnerships with the County's municipalities to identify and implement programs that will be jointly beneficial in developing adequate and affordable housing for very low, low and moderate income households.

**Policy C.1.1.3:** The County shall provide information and technical assistance to the development community regarding incentives available within the County for the siting and construction of housing in sufficient numbers and types to meet County needs.

**Policy C.1.1.4:** The County shall continue coordination with state and federal agencies, as well as the agricultural community to upgrade available housing for farming and migratory families.

**Policy C.1.1.5:** The County's Future Land Use Map shall include adequate amounts of lands and densities to accommodate the projected housing growth.

**Objective C.1.2:** The County shall continue to support the efforts of the private sector to reduce the number of substandard units identified in the County.

**Policy C.1.2.1:** The County shall continue to pursue and use Community Development Block Grant (CDBG), the State Housing Initiatives Partnership, emergency weatherization, public/private partnerships, community redevelopment programs, appropriate land development regulations and other available housing-related grant revenues to rehabilitate substandard housing and eliminate blighted neighborhoods.

**Policy C.1.2.2:** The County shall make available to the public published information on methods of obtaining revenues for the rehabilitation of substandard dwelling units.

**Policy C.1.2.3:** The County shall continue to assist neighborhood improvements by providing code enforcement assistance, providing County resources to assist in neighborhood "clean-up" campaigns, assisting homeowners, property owners and civic associations with Special Area Plans, and prioritizing capital and/or operating maintenance budgets to support improvements in such neighborhoods.

**Policy C.1.2.4:** The County shall continue to enforce the most recent editions of the Florida Building Code and the Standard Housing Code as specified by the Land Development Code.

**Policy C.1.2.5:** Putnam County shall ensure the protection of existing and future residential neighborhoods through the administration and enforcement of zoning

regulations and other relevant provisions of the Land Development Code. Rezoning, special use permits, and variances shall be reviewed to ensure that incompatible non-residential uses do not encroach upon or adversely affect residential neighborhoods.

**Policy C.1.2.6:** Capital expenditures for public infrastructure and supporting facilities and services will be concentrated to upgrade the quality of our communities.

**Objective C.1.3:** The County shall identify and assist the private sector in providing sufficient and appropriate residential sites to accommodate the development of a wide range of housing options and costs including affordable housing for the very low, low and moderate income households and high income households projected to occur in the County.

**Policy C.1.3.1:** The County shall ensure reasonable and uniform enforcement of local zoning and inspection procedures with respect to the placement of mobile and manufactured homes in accordance with Section 320.8285 and 553.38 Florida Statutes.

**Policy C.1.3.2:** The County shall continue to allow mobile home parks in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and they should be located within reasonable proximity to community facilities.

**Objective C.1.4:** The County shall continue to ensure that sites are available to locate group homes and foster care facilities throughout the County and that over concentration of such facilities in any particular residential area is avoided consistent with the separation standards required by State law.

**Policy C.1.4.1:** The County shall ensure non-discriminatory standards and criteria for the siting of foster care and group homes in accordance with Section 419.001(2) and (3)(c), F.S.

**Policy C.1.4.2:** The County shall continue to pursue federal/state funding grants for the construction of group/foster care housing for the elderly and infirm.

**Policy C.1.4.3:** Putnam County regulatory ordinances shall allow fair housing opportunities to all residents regardless of age, race, handicap, disability, sex or family size in accordance with the Florida Fair Housing Act, Chapter 760, Part II F.S.

**Policy C.1.4.4:** Putnam County shall review all requests for group homes (through rezoning and/or special use) to ensure that applicable State criteria, including minimum separation between such facilities, is met.

**Objective C.1.5:** The County shall continue to reinforce its policies regarding the identification, rehabilitation and conservation of historically significant structures within the unincorporated area of Putnam County.

**Policy C.1.5.1:** The County shall continue to pursue grant funding in order to fund and update the historic and archaeological resources survey.

**Policy C.1.5.2:** The County shall provide to owners of recognized historical

properties informational announcements and publications on grant and low interest funding for the purpose of rehabilitating structures of historic significance.

**Policy C.1.5.3:** The County shall request the Department of State, Florida Bureau of Historic Resources (FBHR) to provide technical assistance in applying for National Historical Register designation for qualified historical structures or districts in the County.

**Policy C.1.5.4:** The County shall provide exceptions in its Land Development Code to permit the use, adaptive reuse or rehabilitation of historic structures in a non-conforming setting if necessary to preserve the structure from demolition.

**Objective C.1.6:** The County shall continue to coordinate with the appropriate agencies to offer relocation assistance to County residents who are displaced by Federal, State, or local government programs and projects.

**Policy C.1.6.1:** Putnam County citizens affected by public action demolition programs shall be afforded non-discriminatory relocation treatment in accordance with the Federal Relocation Act.

**Policy C.1.6.2:** The County shall require that zoning or structure use changes be evaluated as to their impact on citizens residing in the structure and the area.

**Policy C.1.6.3:** The County shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- A. Assessment of the need for the program which will displace households
- B. Timing of the relocation
- C. Costs associated with the displacement of such households, and
- D. An assessment of the household's needs and the impact of the relocation on the household, including:
- E. Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
- F. The adequacy of public transit, if applicable at the time, to serve the displaced household.

**Objective C.1.7:** The County shall continue to ensure that housing implementation programs are in-place and available to support private sector development activities.

**Policy C.1.7.1:** The County shall adopt a Land Development Code that provides for easy reference to principles and criteria for locating low and moderate income housing, mobile home/manufactured home units and group and foster care facilities serving citizens with special needs.

**Policy C.1.7.2:** The County shall encourage development of affordable housing for extremely low, very low, low and moderate income households within its Urban Service Land Use category where central water and sewer service either exists or is available for extension and where higher densities are allowed resulting in reduced

development costs.

**Objective C.1.8:** The County shall address energy efficiency in the design and construction of new and existing housing.

**Policy C.1.8.1:** The County will encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and Leadership in Energy and Environmental Design LEED, Neighborhood Design and, where available, Energy Star and Water Star.

**Policy C.1.8.2:** The County shall provide educational materials to County residents on home energy reduction strategies.

**Policy C.1.8.3:** The County shall provide educational materials on xeriscape and placement of landscape materials to reduce energy and water consumption.

**Policy C.1.8.4:** The County shall, where feasible, encourage the retrofitting of existing structures to be more energy efficient.

**Policy C.1.8.5:** The County shall support public education in the use of renewable energy resources and energy efficient site design in all new construction, including orienting the structure to optimize solar orientation and access prevailing breezes, minimizing east-west facing windows, and maximizing natural lighting.

**Objective C.1.9:** The County will support the increased use of renewable energy resources.

**Policy C.1.9.1:** The County will support the use of alternate, renewable sources of energy including the use of solar panels in new and rehab construction.

**Policy C.1.9.2:** By December 31, 2022, the County will evaluate its Land Development Code to remove any impediments to the utilization of alternate and renewable energy sources including the use of solar panels and wind generators.

**PUTNAM COUNTY COMPREHENSIVE PLAN**

**INFRASTRUCTURE ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL D.1:** Putnam County shall ensure that sanitary sewer, potable water, solid waste and drainage facilities shall meet existing and projected demands at the Level of Service identified in this Element. Also, the County, containing land areas of high aquifer recharge capacity, shall protect and preserve this resource for the long-term benefit of its residents and all populations which draw water from this shared resource.

**Objective D.1.1:** To correct existing deficiencies as well as to coordinate the extension of facilities to meet future needs, the County shall implement the following policies.

**Policy D.1.1.1:** The County Commission shall maintain a five-year schedule of capital improvement needs for public facilities, to be reviewed annually and updated as needed in conformance with 163.3177(3)(b) Florida Statutes.

**Policy D.1.1.2:** The County shall maintain up-to-date inventories of all public facilities and identify locations required to support future development needs.

**Objective D.1.2:** The County shall regulate land use and control urban sprawl by requiring and implementing through its Land Development Code maximum use of current available and planned infrastructure facilities.

**Policy D.1.2.1:** The County shall implement the spatial distribution of land use as adopted on the Future Land Use Map. Proposed amendments shall include requisite consideration of the availability of existing and proposed infrastructure items to address the maximum development potential of the amendment and the resulting demand.

**Policy D.1.2.2:** The County shall continue to implement Land Development Code regulations that specify density bonuses for development which includes the construction of central water/sewer systems which serve that development.

### **Potable Water**

**Objective D.1.3:** The County shall maximize the use of existing infrastructure, coordinate the extension of, or increase the capacity of, potable water facilities to meet future needs.

**Policy D.1.3.1:** The County shall ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Putnam County through the endorsement of state regulations pertaining to permitting, construction and quality standards of potable water, specifically:

A. Private water wells shall be permitted and constructed in accordance with the requirements of the Florida Department of Health (FDOH). Public supply water wells shall be permitted and constructed in accordance with the requirements of the St. John's River Water Management District (SJRWMD) or the Suwannee River Water Management District (SRWMD), as jurisdictionally appropriate.

B. Water systems serving the public shall be permitted and constructed in accordance with the requirements of SJRWMD, SRWMD, the Florida Department of Environmental Protection (FDEP), and the FDOH. Water systems serving private homes shall be permitted and constructed in accordance with the requirements of the Putnam County office of FDOH.

C. Drinking water shall meet the quality standards established by FDEP and the FDOH.

D. The Level of Service for new potable water systems serving the public shall be as follows:

Land Use	LOS Standard
Residential	125 gal/cap/day
Office	150 gal/day/1,000sf
Commercial	175 gal/day/1,000sf
Industrial	25 gal/day/1,000sf
Hotel/Motel	172 gal/day/room

E. Water supply systems designed to serve the public in Putnam County shall provide storage for the number of gallons of potable water at a rate consistent with the standards of the FDEP and the FDOH.

F. A public water system in Putnam County shall provide a minimum pressure of 20 pounds per square inch at all service connections during peak water demands.

G. The County will issue construction permits once the design and location of the water supply system (including private wells) has been approved by the FDOH and/or FDEP.

**Policy D.1.3.2:** Prior to the approval of a building permit or its functional equivalent, Putnam County shall consult with the applicable potable water supplier to determine whether adequate water supplies exist to serve the development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The County shall ensure that adequate water supplies and potable water facilities shall be in place and available to serve the new development no later than the issuance of a certificate of occupancy or its functional equivalent by the County.

**Objective D.1.4:** The County shall conserve potable water resources by implementing specific measures in the policies listed below.

**Policy D.1.4.1:** The County shall request the assistance of SJRWMD, SRWMD, and other agencies to facilitate and conduct a public information program alerting residents of wasteful water practices, and encouraging responsible and practical use of potable and water resources. Through this program the County shall maintain a public awareness of the diminishing supply of potable water in the State of Florida and be prepared to explore alternative sources of water if the situation becomes exacerbated. The Planning and Development Services Department shall continue to display brochures provided by SJRWMD and SRWMD concerning water conservation techniques and where the County has control of public utilities supplying water, public information brochures shall be distributed with residents' water bills.

**Policy D.1.4.2:** The County shall enforce regulations that implement the requirements of the Florida Building Code, and continue to require low water consumption plumbing devices and other water conservation measures, such as

xeriscaping.

**Policy D.1.4.3:** To protect the long-term life of the Floridan Aquifer the County shall request the assistance of the SJRWMD and SRWMD to identify and utilize alternative sources of water for commercial, agricultural and industrial operations

**Objective D.1.5:** The County will adopt and maintain a Water Supply Facilities Work Plan (WSFWP) when required by Florida Statutes. The WSFWP shall address the water supply facilities that are necessary to serve the existing and future development that occurs within the County's jurisdictional potable water supply area.

**Policy D.1.5.1:** The Putnam County adopted first edition of the Water Supply Facilities Work Plan (WSFWP), authored by Putnam County, is incorporated in its entirety herein by reference.

**Policy D.1.5.2:** The WSFWP shall be consistent with the potable water level of service standards established in the Comprehensive Plan.

**Policy D.1.5.3:** The WSFWP shall be coordinated with the North Florida Regional Water Supply Plan and updated within 18 months of an update of the plan.

**Policy D.1.5.4:** The WSFWP shall be used to coordinate and prioritize the expansion and update of the facilities needed to meet current and future water needs. The WSFWP shall also identify the sources of water, water conservation measures, water supply projects, and agreements necessary to meet the current and projected increases in demand.

### **Sanitary Sewer**

**Objective D.1.6:** The County shall maximize the use of existing infrastructure, coordinate the extension of, and encourage the increased capacity of sanitary sewer facilities to meet future needs.

**Policy D.1.6.1:** The County shall establish the following level of service standards to ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Putnam County. The permitting, construction and standards for sanitary sewer treatment and disposal shall comply with the following:

A. Septic tanks or other domestic on-site sewage treatment and disposal system shall be installed only after a septic tank application form DH-H Form 4015 is submitted and an "Onsite Sewage Treatment and Disposal System Construction Permit" has been obtained from the Department of Health.

B. The sizing and location of sanitary sewer disposal systems (including septic tanks) shall be in accordance with Putnam County Department of Health standards for Onsite Sewage Treatment and Disposal Systems, and Ordinances 87-8 and 91-03. Putnam County Department of Health standards for onsite sewage treatment and disposal provide minimum design flows based on estimated daily sewage which will be used for level of service standards.

C. Treatment and disposal of the sewage flow from a building or establishment shall be in compliance with FDEP standards and rules when:

1. The volume of domestic sewage from an establishment exceeds 10,000 gallons per day. Putnam County Department of Health standards for onsite sewage treatment and disposal systems shall be used for determining the total daily establishment sewage flow from all sources located on one or more parcels of land.
  2. Sewage or wastewater contains industrial or toxic or hazardous chemical waste.
  3. An area is zoned for industrial or manufacturing use, or its equivalent, and where system use may be for disposing of other than domestic wastes.
- D. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in FDOH standards for onsite sewage treatment and disposal systems.
- E. Discharge water quality of wastewater treatment plants shall meet the criteria specified by the FDEP.
- F. Mandatory connections to municipally owned or investor-owned public sewerage systems shall be required as provided in Chapter 381, Florida Statutes, and any related provisions of the Florida Administrative Code (FAC).
- G. The County will issue construction permits only after the design and location of the sewage treatment system has been approved by the FDOH and/or FDEP.

**Policy 1.6.2:** In accordance with State law, the County shall allow sanitary sewer concurrency to be met by onsite sewage treatment and disposal systems approved by the FDOH.

### **Drainage**

**Objective D.1.7:** The County shall maximize the use of existing infrastructure, coordinate the extension of, or increase the capacity of stormwater management facilities to meet future needs.

**Policy D.1.7.1:** The following level of service standards for stormwater management facilities shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Stormwater management facilities shall be designed to accommodate the 25-year frequency, 24-hour duration design storm to meet the standards that follow:

Water Quantity - Peak post-development run-off rates shall not exceed peak pre-development run-off rates.

Water Quality - Stormwater treatment shall be required for all new development and redevelopment to provide a level of treatment which meets the standards of Chapter 40C-42.0265, FAC. Ambient water quality standards will be maintained in accordance with the requirements of Rule 62-302, FAC.

Wetland Stormwater Discharge - Permits for wetland stormwater discharge shall follow Rule 62-330, FAC.

Stormwater Discharge Facilities - Permits for construction of new stormwater

discharge facilities shall follow Rule 62-330, FAC.

Closed Conduits - 10 year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual, as amended from time to time.

Open Channels - 25 year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual, as amended from time to time.

Level of Service - Shall meet FDEP Stormwater Rule 62-330 (retain the first inch of stormwater for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres).

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 62-330, FAC, does not apply for concurrency determination.

Note: The FAC citations refer to these regulations as they exist at the time of adoption of this Comprehensive Plan.

### **Solid Waste**

**Objective D.1.8:** The County shall maximize the use of existing infrastructure, coordinate the extension of, or increase the capacity of solid waste facilities to meet future needs.

**Policy D.1.8.1:** The level of service standards for the County's solid waste facilities of 6.4 pounds per capita per day shall be adopted and utilized to assess adequacy of service and project the expected lifetime of the County landfill.

**Policy D.1.8.2:** The County shall maintain and annually update its interlocal agreements with the municipalities (of the County) whereby the County and municipalities commit themselves to negotiate a solid waste disposal capacity which the County will provide at its landfill to meet reasonable solid waste generation projections of local communities.

**Policy D.1.8.3:** The County shall continue its recycling effort to meet the requirements of Florida Statutes 403.706(2) and (4), and 187.201(12)(b)1. The County shall continue to provide an annual progress report to the State, pursuant to Chapter 403.706(7), Florida Statutes, regarding its recycling efforts. The County shall continue interlocal agreements with each municipality which stipulate how each municipality shall assist in meeting the requirements of the County's recycling efforts.

**Policy D.1.8.4:** All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the level of service standards for the facilities stated in this Element.

### **Natural Groundwater Aquifer Recharge**

**Objective D.1.9:** The County shall implement adopted regulations that protect the functions of natural groundwater recharge areas and natural drainage features.

**Policy D.1.9.1:** The County shall coordinate with Florida Department of

Environmental Protection to establish schedules for routine inspection of all County-owned wastewater treatment plants.

**Policy D.1.9.2:** The County shall continue to enforce Section 1A of County Ordinance 87-8, and Article 6 of the Land Development Code, which regulates wastewater effluent discharges into water bodies and their tributaries.

**Policy D.1.9.3:** The County shall endorse FDEP programs to determine all known point and nonpoint sources of pollution within the County. All discharges requiring permits shall be required to meet State Water Quality Standards. Any discharges not requiring permits shall be required to meet any existing Best Management Practices (BMPs).

**Policy D.1.9.4:** Groundwater quality within Areas of High Recharge Potential (10 inches or more per year) to the Floridan Aquifer as identified on Map 12 of the Putnam County Comprehensive Plan Future Land Use Element shall be protected through prohibition of landfills, underground storage of toxic materials and locating of hazardous waste sites within such areas, except as may be permitted by other jurisdictional agencies.

**Policy D.1.9.5:** The County shall maintain the Land Development Code article that protects Areas of High Aquifer Recharge Potential. Areas of high aquifer recharge include areas where recharge is 10 inches or more per year, as identified on Map 12 of the Putnam County Comprehensive Plan Future Land Use Element. That portion of the County that falls within the Suwannee River Water Management District is in a high aquifer recharge area. Development in these areas must provide a method of capturing storm water run-off on site in a facility that will treat it and recharge the aquifer, except that a site may be developed without addressing additional stormwater management standards particular to aquifer recharge if it has an impervious surface area of less than 50% of the total area of the site. Site specific information may be substituted for the identified map for the purpose of determining whether or not a particular site is in an area of high recharge. Approval of a required stormwater management facility by the Director of Public Works shall occur by the time of building permit application. Building permits shall not be issued unless this policy is met.

**Objective D.1.10:** The County shall take specific flood protection measures, which will protect all surface water bodies from pollutants.

**Policy D.1.10.1:** The County shall maintain the level of service standards for stormwater management adopted in this element, the Capital Improvement Element and the Land Development Code.

**Policy D.1.10.2:** The County's stormwater master plan shall be updated by 2025. Within one year after the adoption of the stormwater master plan by the Board of County Commissioners, relevant provisions of the stormwater master plan shall be incorporated into this element and the Capital Improvements Element.

The stormwater master plan shall delineate strategies for:

- A. Determining the volume, rate, timing, and pollutant load of runoffs where improvements have been made;

- B. Identifying areas which have recurring drainage problems and evaluating the extent to which water bodies are being impacted by the stormwater discharges;
- C. Determining where additional improvements are needed;
- D. A priority listing of stormwater management facilities projects based upon the criteria in Policy H.1.1.1, and costs and time associated with the completion of each project required to correct current deficiencies and meet future needs.

**Policy D.1.10.3:** The County shall implement a routine maintenance program of County-maintained drainage ditches, the costs of which are incorporated into the County's operating budget.

**Policy D.1.10.4:** The County shall continue to coordinate with the Department of Transportation (FDOT), on a routine basis, for FDOT's fulfillment of its responsibility to implement a maintenance program for drainage ditches along state maintained roads.

**Policy D.1.10.5:** The County shall require new development to establish a minimum 25-foot buffer of native vegetation adjacent to wetlands and a minimum 50-foot buffer adjacent to water bodies.

**Policy D.1.10.6:** The County shall require and implement through its Land Development Code that new construction be engineered to reduce erosion due to stormwater runoff both during and after construction. Erosion controls shall include and consist of the recommended best management practices found in Chapter 4: "Best Management Practices for Erosion and Sedimentation Control" of the Florida Erosion and Sediment Control Inspector's Manual published by FDEP.

**Policy D.1.10.7:** The County shall require and implement through its Land Development Code that surface water runoff from new construction sites not be greater than the runoff from the site prior to construction activities. Exempted from this policy are subdivisions with an approved stormwater master plan.

**Policy D.1.10.8:** The County shall reinforce FDEP regulations which state that all surface waters of the state shall at all places and at all times be free from domestic, industrial, agricultural or other man-induced non-thermal components of discharge which contribute to surface water pollution.

**Policy D.1.10.9:** The County shall ask the SJRWMD and FDEP to identify the storm water drainage from County maintained roads and facilities that is causing degradation of the St. John's River and its tributaries. Upon identification, the County shall apply for state and federal funds to improve storm water management and restore degraded aquatic ecosystems.

**Objective D.1.11:** The County shall implement the following policy to reduce the potential of groundwater contamination through wellhead intrusion into the aquifer.

**Policy D.1.11.1:** Public water wellheads shall be protected from adverse impacts of new development by requiring a minimum 500-foot radial setback (well field protection zone) around each wellhead and by limiting or prohibiting certain uses within this zone consistent with the requirements of Chapter 62-521, FAC.



**Putnam County**  
**Water Supply Facilities Work Plan**  
**(2020-2030)**

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## I. Introduction

Chapters 163 and 373, Florida Statutes (F.S.) established a link between regional water supply plans prepared by Water Management Districts and local government comprehensive plans. Water Management Districts are required by Florida Statutes to prepare a water supply plan for a 20-year planning period in order to ensure that existing water sources are adequate to meet projected water demand. Should a Water Management District determine that a local government is within a Water Resource Caution Area the local government is required to develop a 10-year water supply facilities work plan to ensure that adequate water supply is available to meet future demands. Work plans must cover a 10-year planning period, identification of water supply facilities, and identification of capital improvement projects required to provide for projected water demands. Local governments are also required to update their comprehensive plans to review goals, objective and policies as needed, to reflect the water supply facilities work plan.

Putnam County falls within the boundaries of both the St. Johns River Water Management District (SJRWMD) and the Suwanee River Water Management District (SRWMD). In January of 2017, the respective governing boards of SJRWMD and the SRWMD approved the North Florida Regional Water Supply Plan (NFRWSP). The NFRWSP is a joint regional water supply plan for 14 North Florida counties. The NFRWSP area encompasses all of Putnam County. The data and analysis provided herein is to support the development a water supply facilities work plan that is consistent with the NFRWSP.

This Work Plan addresses the planning period of 2020-2030. The work plan is adopted by reference into the County's Comprehensive Plan by Policy D.1.5.1, and, in accordance with D.1.5.2. will be updated every time the water management district governing board(s) approves an updated regional water supply plan that affects the County. This Water Supply Facilities Work Plan will focus on the unincorporated areas of Putnam County.

## II. Potable Water Suppliers and Service Agreements

### Water Suppliers

The majority of Putnam County's population utilizes domestic self-supply (DSS) and small public supply systems (systems less than 0.1 mgd) to meet their potable water needs. The remaining portion of the population utilizes centralized (large) public supply systems. Table 1 contains population and water demand projections for DSS and public supply within Putnam County through 2030. The respective population and water demand is anticipated to remain relatively steady through 2030.

**Table 1**  
**Population and Water Demand Projections for DSS and Public Supply**

	<b>2020</b>	<b>2025</b>	<b>2030</b>
DSS/small supply system projected population	55,752	56,058	56,286
DSS/small supply system projected water demand (mgd)	3.98	4.00	4.01
Large public supply system projected population	17,348	17,442	17,514
Large public supply system projected water demand (mgd)	2.24	2.25	2.25

*Source: NFRWSP (2015-2035) Appendix B*

The (large) public supply utilities within Putnam County are listed in Table 2. All of the utilities listed in the table, except for the Town of Welaka, provide potable water service to some portion of unincorporated Putnam County.

**Table 2  
Large Public Supply Utilities**

<b>Utility</b>	<b>CUP Number</b>
Putnam County BOCC	92165
Town of Interlachen	1624, 8150
City of Crescent City	1627
Melrose Water Association	7961
River Park Utilities Management Assoc.	7981
City of Palatka	8114
Town of Welaka	8168
<i>Source: NFRWSP (2015-2035)</i>	

There are multiple small public and private supply systems within Putnam County. Table 3 contains a list of small supply systems.

**Table 3  
Small Supply Systems**

<b>Entity</b>	<b>CUP Number (if applicable)</b>
St. Johns Harbor Water Association	90227
Lake Como Water Association	8072
Kirkwood Estates	8071
FGUA - Interlachen Lake Estates/Park Manor	7986
FGUA - Palm Port	8127
FGUA - Beechers Point	N/A*
FGUA - Wooten MHP	N/A*
FGUA - Saratoga Harbor	N/A*
FGUA - Welaka MHP	N/A*
FGUA - Hermit Cove	N/A*
FGUA- St. Johns Highlands	N/A*
FGUA-Siler Lake Oaks	N/A*
River Villas MHP	N/A*
St. Johns River Club Utilities	N/A*
*Suppliers fall below CUP thresholds	

**Service Agreements**

Putnam County does not have service agreements with any of the public or private potable water suppliers in the County.

**III. Potable Water Sources, Demand and Supply**

**Water Sources**

Potable water in Putnam County comes mainly from two sources the surficial aquifer and the Upper Floridan aquifer. Domestic self-supply (individual) wells are typically drilled into the surficial aquifer with some using the Upper Floridan aquifer. Governmental

owned utilities and the vast majority of the private systems draw their water from the Upper Floridan aquifer.

Putnam County operates the East Putnam County Water System (EPCWS) in the East Palatka/San Mateo area. This system features three (3) wells. The County operates the system under a consumptive use permit (CUP) [#92165] that authorizes the use of 0.543 million gallons per day (MGD). The CUP expires in 2025.

The County also operates two additional very small systems the Port Buena Vista Plant with two (2) wells and a permitted capacity of 50,000 gallons per day and Paradise View Estates with one (1) well and a permitted capacity of 5,000 gallons per day.

**Treatment**

The EPCWS has one (1) treatment plant with a permitted capacity of 0.93 MGD. Because the water from the Upper Floridan Aquifer in this area does not meet drinking water standards for Total Dissolved Solids and Chloride the County uses a reverse osmosis treatment system to deliver water within the drinking water standards. The reverse osmosis plant is capable of being expanded to 4.0 MGD when the need arises.

**Distribution**

Map A depicts the current and future service areas for the EPCWS.

**Demand and Supply**

The County currently is only averaging 0.22 MGD in annual daily flows. Demand projections found in the NFRWSP for the EPCWS are found in Table 4.

**Table 4  
Projected Population and Water Demand  
East Putnam County Water System**

Year	Projected Population Served	Projected Water Demand (MGD)	CUP Allocation (MGD)	EPCWS WTP Capacity
2020	2,237	0.39	0.543	0.93
2025	2,249	0.39	0.543	0.93
2030	2,258	0.39	0.543*	0.93
<i>Source: NFRWSP (2015-2035), Tables B-5 and B-5a.</i>				
<i>**Note: CUP expires in 2025, therefore, existing allocation was extrapolated to 2030</i>				

As can be seen from Table A water demand in the EPCWS service area is projected to essentially remain static through 2030. With a permitted withdrawal of 0.543 MGD, there will be adequate CUP allocation and EPCWS WTP facility capacity to serve EPCWS service area’s needs through the planning period.

**IV. Water Supply Projects**

Due to the facts that there remains a large unused capacity in the EPCWS and adequate CUP allocation, no new traditional or alternative water supply projects are contemplated at this time. Except for continued expansion of the distribution system as depicted in

Figure A, there are no plans for any new potable or non-potable supply projects at this time. In addition, the NFRWSP (2015-2035) did not identify any project options relative to Putnam County.

**V. Non-potable Water**

The County does not operate a wastewater treatment plant. If and/or when feasible, the County may investigate establishing sewer service to selected areas and the provision of reclaimed water.

**VI. Water Supply Concurrency and Level of Service**

The Putnam County Comprehensive Plan identifies the following Levels of Service for potable water systems.

**Table 5  
Level of Service**

Land Use	LOS Standard
Residential	125 gal/cap/day
Office	150 gal/day/1,000sf
Commercial	175 gal/day/1,000sf
Industrial	25 gal/day/1,000sf
Hotel/Motel	172 gal/day/room

Comprehensive plan policy D.1.3.2 established enabling language for the County to coordinate its concurrency management system with its water suppliers during the development review process to ensure that there is adequate water supply and facility capacity available prior to development approval.

**VII. Water Conservation Practices**

Putnam County, as part of its consumptive use permit compliance implements a water conservation plan for the EPCWS which has the following components; water conservation, water use monitoring, water use efficiency, public education and rate structure.

**Water Use Monitoring**

- Flow meters have been installed on all withdrawal points.
- All service connections are metered, and master metering of residential and commercial establishments is prohibited.
- The treatment and distribution systems are audited annually.

**Water Use Efficiency**

- The EPCWS began operation in November 2009 and all components are relatively new with minimal water loss.
- As the system is expanded dead end mains will be eliminated.

- Daily inspections are conducted on the supply and distribution systems and all visible leaks are repaired immediately.
- Water quality testing within the distribution system daily and flushing occurs only as necessary.

**Public Education**

- As new users are connected to the system, County staff meet with each customer to discuss methods to keep household water use to a minimum.
- Monthly water bills are sent to each end user, which contain incentives to encourage efficient indoor and outdoor water use.
- Water conservation flyers and educational announcements are available in the County billing office.
- Tours of the withdrawal and treatment facility are available to all residents and organizations in the area.

**Rate Structure**

The County has implemented its potable rates and connection charges with an inclining residential rate structure.

**Conservation Policies**

The Putnam County Comprehensive Plan contains several policies that relate to water conservation as shown in Table 6.

**Table 6  
Water Conservation Policies**

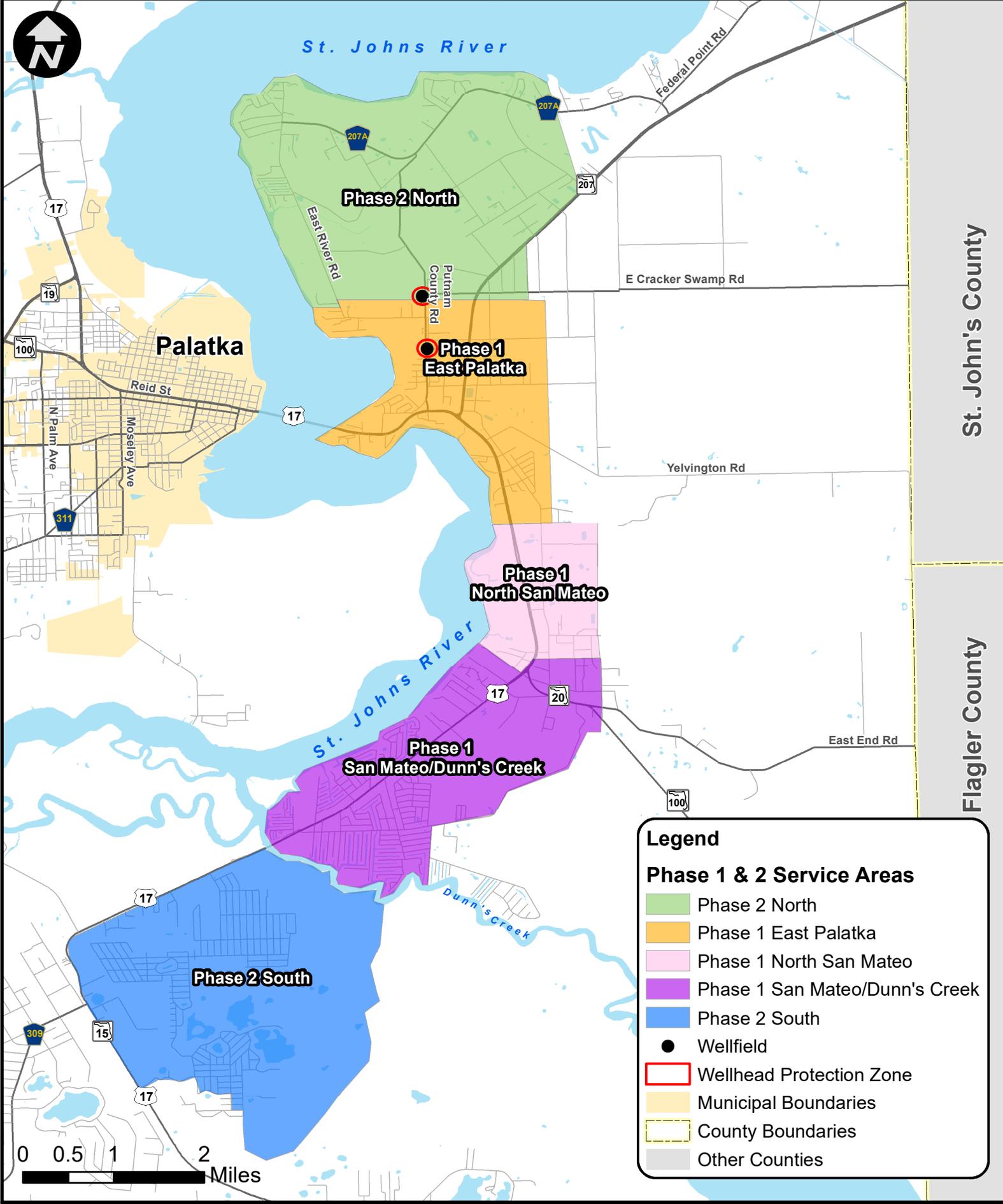
<b>Policy</b>	<b>Content subject</b>
D.1.4.1	Public awareness and intergovernmental coordination
D.1.4.2	Enforce building code and require certain conservation measures
E.1.2.12	Public awareness, plugging of unused wells, emergency water conservation
E.1.7.2	Encourage Water Star Program
E.1.7.3	Require County buildings to be Florida Water Star certified

## VIII. Water Source Protection Practices

The Putnam County Comprehensive Plan contains several policies that relate to water source protection as shown in Table 7.

**Table 7**  
**Water Source Protection Policies**

<b>Policy</b>	<b>Content subject</b>
E.1.2.7	Surface water level protection
E.1.2.13	Aquifer recharge protection
E.1.2.14	Groundwater quality protection
E.1.2.15	Protection of groundwater resources
E.1.2.16	Wellhead protection
E.1.2.17	Wellhead protection
E.4.10	Protection of groundwater
D.1.9.4	Groundwater quality protection
D.1.9.5	Aquifer recharge protection
D.1.11.1	Wellhead protection



**Legend**

**Phase 1 & 2 Service Areas**

- Phase 2 North
- Phase 1 East Palatka
- Phase 1 North San Mateo
- Phase 1 San Mateo/Dunn's Creek
- Phase 2 South
- Wellfield
- Wellhead Protection Zone
- Municipal Boundaries
- County Boundaries
- Other Counties

0 0.5 1 2 Miles



**PUTNAM COUNTY COMPREHENSIVE PLAN**

**CONSERVATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL E.1** Conserve and protect the natural resources of Putnam County to help maintain an acceptable quality of life for its citizens.

**Objective E.1.1:** The air quality in Putnam County shall be protected and improved to meet the National Ambient Air Quality Standards (NAAQS), federal, and state laws and regulations related to air quality.

**Policy E.1.1.1:** All development in the County shall participate in meeting the NAAQS as a condition of continued operation or development approval.

**Policy E.1.1.2:** The County will encourage alternatives such as composting and chipping facilities to the open burning of debris from land clearing.

**Policy E.1.1.3:** The County will participate in any statewide or regional efforts to reach satisfactory air quality at a condition equal to or better than federal and state air quality standards.

**Policy E.1.1.4:** The County shall protect and enhance air quality by:

- A. Maintaining adopted roadway levels of service;
- B. Supporting alternative modes of transportation;
- C. Requiring efficient on-site circulation movement within new developments.
- D. Promoting mixed-use communities within new development which combine living/shopping/working in close proximity.
- E. Establishing a program to reduce the number of miles of unpaved roads through a paving program and closing unnecessary roadway rights-of-way.
- F. Providing incentives to minimize land clearing and planting additional trees.

**Policy E.1.1.5:** The County will work with Federal, State, and local agencies to ensure that when lead paint and asbestos is removed from structures, it is done in ways that protect the health of Putnam County's residents and water quality.

**Policy E.1.1.6:** The County will continue the radon information program that informs the public about areas where active radon control measures are recommended.

**Policy E.1.1.7:** The County will continue to implement policies related to air quality and tobacco such as Smoke Free/Free Work place.

**Objective E.1.2:** The County shall implement the following policies that are to conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters.

**Policy E.1.2.1:** The County shall coordinate with and seek assistance from the Florida Department of Environmental Protection (FDEP) in prohibiting the dumping of raw sewage from live-aboard vessels, recreational vehicles, passenger trains and other mobile facilities situated in or transiting through the County. The County shall require sewage pumpout facilities in the design of all new or redeveloped marinas and campgrounds allowing RV's. The County will assist the public by providing information regarding FDEP's Clean Vessel Act program.

**Policy E.1.2.2:** The County shall adopt state standards of Chapter 62-761, FAC, for all underground and above ground storage tanks and attached piping located within waterfront marinas and shall participate in on-going inspections of these facilities.

**Policy E.1.2.3:** The Florida Department of Health (FDOH) shall annually monitor FDEP's routine inspection schedules for all package treatment plants as a means to ensure that these facilities continue to meet water quality standards for discharge.

**Policy E.1.2.4:** New waterfront development shall be designed so that stormwater runoff and erosion are retained on-site or are channeled so as to not degrade ambient water quality of adjacent waters.

**Policy E.1.2.5:** The County shall adopt and enforce regulations that require the preservation or restoration of a vegetated upland buffer or filter for any waterfront development. Specific standards are found in the Putnam County Land Development Code.

**Policy E.1.2.6:** Residents of waterfront developments shall be made aware, through public education, of the various techniques available to protect water quality including maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, maintenance of septic tanks, and controlled application of pesticides and fertilizers.

**Policy E.1.2.7:** Surface water withdrawals shall not reduce surface water levels below the minimums established by the St. John's River Water Management District (SJRWMD) and/or Suwannee River Water Management Districts (SRWMD). The County shall coordinate with the water management districts in reviewing land use requests to prevent excess withdrawals from lakes with established minimum surface water levels.

**Policy E.1.2.8:** Agricultural runoff shall meet State Water Quality Standards to maintain ambient water quality in accordance with the requirements of Rule 62-302, FAC.

**Policy E.1.2.9:** The County shall adopt and enforce regulations that require that new development and redevelopment be designed so that stormwater runoff is retained on-site or is channeled so as to control erosion and maintain ambient water quality in accordance with the requirements of Rule 62-302, FAC, which otherwise can adversely affect adjacent surface water bodies and wetlands.

**Policy E.1.2.10:** The County shall continue to recommend to the SJRWMD and the SRWMD that water bodies having water quality problems be included in the Surface Water Improvement and Management (SWIM) program for further analysis to determine pollution sources and feasible techniques to upgrade water quality.

**Policy E.1.2.11:** The County shall continue to enforce its prohibition of additional sewage wastewater effluent discharges into the St. John's River pursuant to criteria in the adopted Land Development Code.

**Policy E.1.2.12:** Water conservation measures shall be promoted for all water users including domestic, public, institutional, industrial, and agricultural. The County shall make available at County offices water conservation materials published by the

FDEP, SJRWMD and SRWMD.

Water conservation measures endorsed by the County include the plugging of unused flowing artesian wells, landscape watering restrictions during periods of drought, the use of drought resistant vegetation (xeriscaping) and building code criteria including the use of water-saving devices required when upgrading residential, commercial or industrial plumbing systems.

Emergency water conservation measures enacted by the SJRWMD and endorsed by the County include the "Water Shortage Plan" (Chapter 40C-21, FAC) and the "Water Conservation Rule" (Chapter 40C-2, FAC).

**Policy E.1.2.13:** Recharge functions in Areas of High Recharge Potential to the Floridan Aquifer as defined by the County as 10 inches or more per year and as identified by the SJRWMD and SRWMD shall be protected through the establishment of criteria in the Land Development Code including retention of runoff and maximum permitted coverage of impervious surfaces per lot.

**Policy E.1.2.14:** Groundwater quality within Areas of High Recharge Potential to the Floridan Aquifer as defined by the County as 10 inches or more per year and as identified by the SJRWMD and SRWMD shall be protected through prohibition of possible polluting land uses such as: landfills, hazardous waste sites, and auto salvage and junkyards; along with limitations for siting septic tanks and underground tanks which store hazardous or potentially polluting substances through the implementation of Land Development Code.

**Policy E.1.2.15:** The County shall advocate the purchase of lands, whether by the SJRWMD, SRWMD, State land-buying programs, or other means, needed to protect groundwater resources.

**Policy E.1.2.16:** 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 500-foot radial setback (wellhead protection area) around each wellhead. Proposed uses shall comply with the ground water protection measures in wellhead protection areas as specified in Chapter 62-521.400, F.A.C.

**Policy E.1.2.17:** Existing non-conforming facilities located within any designated 500 foot wellhead protection zone of a public water wellfield in the County shall be subject to the non-conforming use provisions of the Land Development Code.

**Policy E.1.2.18:** 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 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-related facilities such as 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, fish camps, and commercial fishing and shellfishing operations.

c. General Agriculture is strongly encouraged to protect wetlands and water bodies by following best management practices (BMPs).

d. Silviculture is strongly encouraged to follow the most recent editions of the BMPs and management guideline manuals of the Florida Department of Agriculture and Consumer Services, Division of Forestry.

e. Mining activities shall be prohibited within 500 feet from a formally identified State meandered water body. Mining excavation shall not occur within 500 feet of a natural water body; except that when the water body has not been meandered by the State and it 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.

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 will incorporate the following requirements into the Land Development Code in compliance with the Federal Emergency Management Agency (FEMA) regulations:

1. Residential structures in all areas of special flood hazard must be elevated one (1) foot above the base flood elevation.

2. Non-residential structures in all areas of special flood hazard must either

be elevated one (1) foot above the base flood elevation 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. Natural Resources Conservation Service (NRCS), descriptions and a map showing any portions of the property located in areas of special flood hazard as required by 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 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. All proposed development shall be located or clustered on the portions of the site outside areas of special flood hazard wherever possible.

5. No hazardous waste shall be generated, stored, or disposed of within the 100-year floodplain.

6. Use of septic tanks in the 100-year floodplain and floodways will be restricted by the County Health Department in compliance with FDOH 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 resources 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 E.1.2.18:** Development in and adjacent to wetlands and water bodies shall be subject to the following:

A. 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 required by the Land Development Code, 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; site characteristics are such that wetland impacts cannot be avoided; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the

site development or use complies with FDOH, FDEP, SJRWMD, SRWMD, and the U.S. Army Corps of Engineers (USACE) 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-related facilities, such as boathouses, 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 shellfishing 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.
5. Silviculture is strongly encouraged to 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. Mining activities shall be prohibited within 500 feet from a formally identified State meandered water body. Mining excavation shall not occur within 500 feet of a natural water body; except that when the water body has not been meandered by the State and it 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.
7. Essential public services and appurtenant structures.

B. 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 density applicable to a property if the wetlands are preserved and development occurs on uplands outside the buffer requirements. Surface water bodies will not be included in calculating the density applicable to a property.

C. 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.

D. 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, SJRWMD, SRWMD, and USACE, as applicable.

**Objective E.1.3:** The County shall implement the following policies that are to conserve, appropriately use, and protect minerals, soils, and native vegetation communities including forests.

**Policy E.1.3.1:** Existing working mining sites and sites with potential for future mineral extraction shall be identified and land uses or future land use map amendments that may diminish the long-term economic viability of the mineral resources shall be prohibited within or adjacent to these sites through the control of development densities and/or intensities as designated within the Future Land Use Element and Future Land Use Map.

**Policy E.1.3.2:** The County shall annually review mining operation progress with FDEP and other federal and state agencies to ensure that lands disrupted by mining operations are restored to aesthetically pleasing and physically useful condition at the completion of such operations through enforcement of the reclamation regulations of FAC and conditions specified in the Master Mining Plan Permit as required by the adopted Land Development Code.

**Policy E.1.3.3:** Existing agricultural areas shall be protected from premature conversion to non-agricultural uses through maintenance of densities as identified on the Future Land Use Map and consistent with Future Land Use Element Policies. The County shall analyze land use changes and development activities proposed adjacent to existing agricultural areas and ensure compatibility with agricultural uses.

**Policy E.1.3.4:** Developers shall be required to apply erosion control practices to reduce soil erosion from wind and water during and after construction activities. Controls shall be implemented as specified in Land Development Code and 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 E.1.3.5:** The County shall protect environmentally sensitive areas and native vegetative communities as follows:

A. Proposed mining activities shall be required to submit their reclamation plan to the County prior to its approval by the State of Florida Bureau of Mines, so that the County can submit any comments regarding the reclamation plan to the Bureau for consideration.

B. In the process of reviewing site plans, the County shall assess the compatibility of land use activities and development on parcels adjacent to the Ocala National Forest, Wildlife Management Areas, State or Private Preserves, or other public-owned natural resource areas.

C. The County shall maintain and distribute a recommended native plant listing and other educational materials available from the Florida Fish and Wildlife Conservation Commission, SJRWMD, SRWMD, Florida Department of Agriculture (FDACS), Division of Forestry and other state or federal agencies to increase public awareness of the need to utilize native plant species in the developed landscape and eliminate exotic nuisance plants from existing developed areas.

D. For all new development at a minimum vegetative buffers and 80 percent of landscaping of a site required by Comprehensive Plan policies and/or the implementing land development regulations shall utilize native plant species, and

exotic invasive plant species shall be prohibited. Areas required to have vegetative buffers shall preserve all existing native vegetation if present within the required buffer. All other unvegetated areas within the required vegetative buffer shall be planted with native vegetation which is adapted to that particular environment whether it is xeric, mesic or hydric.

E. The County shall use the most current information and data from the SJRWMD, SRWMD and The Florida Natural Areas Inventory (FNAI) to identify Slope Forests, Seepage Streams, Spring Run Streams, and Sandhill Upland Lakes which shall not be designated with a more intense future land use designation than already exists.

F. Development proposed on sites containing the longleaf pine-xeric oak vegetative community shall preserve a minimum of 25 percent of this communities' vegetation except for single-family residential development on existing lots of record.

G. Where feasible and appropriate, the County shall advocate purchase of lands for conservation of environmentally sensitive areas and native vegetative communities, open space and/or recreation using funds available through grants, state and federal funds and/or private organizations. The County shall also consider adopting its own land-buying program to purchase environmentally sensitive areas.

H. The County will develop a plan to restore or enhance degraded natural areas on lands acquired by the County for conservation, public outdoor recreation and open space where financially feasible and appropriate. This will include establishing a program for the removal of invasive exotic vegetation with annual monitoring.

**Policy E.1.3.6:** In the process of reviewing land use actions including Comprehensive Plan amendments and rezonings, the County shall assess the compatibility of future land use activities and development on parcels adjacent to the Ocala National Forest, Wildlife Management Areas, State or Private Preserves, or other State and Federal natural resource areas.

**Policy E.1.3.7:** The County shall ensure that land use changes or development activities proposed adjacent to recreational sites are compatible with the recreation land use.

**Policy E.1.3.8:** The County shall negotiate interlocal agreements with adjacent local jurisdictions and state/federal agencies to conserve and protect unique vegetative communities that are located within and extend beyond the immediate County line.

**Policy E.1.3.9:** Putnam County shall coordinate with the North Florida Prescribed Burn Council and other appropriate entities including the U.S. Forest Service, the Florida Division of Forestry, SJRWMD, SRWMD, in promoting prescribed burns on public lands, including county-owned lands. Promotional efforts shall include developing a public education program for local governments and the public to inform them about the importance of conducting periodic prescribed burns. Educational brochures shall be made available to the public at City Halls, the County

Courthouse, Agricultural Extension offices etc., and periodic workshops and seminars shall be held prior to each burning season.

**Policy E.1.3.10:** Putnam County shall coordinate with federal, state and local agencies or nonprofit environmental organizations in managing natural areas and open space.

**Objective E.1.4:** The County shall implement the following policies that are to conserve, appropriately use and protect marine and wildlife habitat.

**Policy E.1.4.1:** Future development sites in Putnam County containing plant or animal species listed by the U.S. Fish and Wildlife Service, FFWCC, FDEP, or FDACS as endangered, threatened or as species of special concern, shall comply with the management criteria of the U.S. Fish and Wildlife Service, FDEP and the FFWCC.

**Policy E.1.4.2:** The County shall coordinate with appropriate governmental entities to protect environmentally sensitive lands that extend into adjacent counties and municipalities.

**Policy E.1.4.3:** The County shall protect marine and wildlife habitat, including habitat of listed species, through acquisition, the establishment of public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.

**Policy E.1.4.4:** Where feasible and appropriate, the County shall advocate purchase of lands for conservation of marine and wildlife habitat, open space and/or recreation using funds available through grants, state and federal funds, matching funds and/or funds from private organizations. The County shall consider adopting a land-buying program to purchase natural areas, recreation and open space.

**Policy E.1.4.5:** The County shall request technical assistance from State agencies to study the feasibility of designating viable wildlife corridors, greenways, trails and connections of these to County facilities as identified in the Putnam County Master Trails Plan, the Putnam County Parks and Recreation Master Plan and by the St. John's River Greenprint Program. Once identified, the County may work with environmental groups, acquisition programs and applicable agencies to acquire wildlife corridor and greenway properties as conservation designated land, open space and outdoor recreation areas. The County shall also endeavor to protect appropriate lands through other means such as conservation easements, development standards or maintenance of low density land uses.

**Policy E.1.4.6:** The County shall develop a master plan, including the Putnam County Master Trails Plan, the St. John's River Greenprint Program, and the Putnam County Parks and Recreation Master Plan, to link existing and new conservation, open space and outdoor recreation areas. Land acquisition efforts will focus on establishing new linkages and enhancing existing corridors, greenways and recreation trail systems, including the acquisition of acreage for destination areas and trailheads.

**Policy E.1.4.7:** The County shall post informational signage regarding the protection of manatees at all county owned and maintained public boat ramps.

**Policy E.1.4.8:** In coordination with public and private conservation entities, the County shall identify, enhance and promote greenways and wildlife corridors to link existing public lands and facilities as identified in the Putnam County Strategic Conservation Plan, the Putnam County Master Trails Plan, the Putnam County Parks and Recreation Master Plan, and the St. John's River Greenprint Program for conservation, habitat preservation and recreation purposes.

**Policy E.1.4.9:** The County shall coordinate with the SJRWMD, SRWMD, and FDEP in addressing the stormwater drainage from County maintained roads and facilities that has been found to be causing degradation of the St John's River and its tributaries. Upon identification, the County shall apply for State and federal funds to improve stormwater management and restore degraded aquatic ecosystems caused by stormwater runoff.

**Objective E.1.5:** The County shall implement the following policies and continue to require that large and small quantity generators of hazardous waste shall properly dispose of their waste in accordance with federal and state law.

**Policy E.1.5.1:** Commercial generators of hazardous waste (as defined by the FDEP) shall have on-site facilities to contain and store hazardous waste in a safe manner prior to disposal by a certified handler.

**Policy E.1.5.2:** County residents and small quantity generators of hazardous waste shall be informed in accordance with Sections 403.7234 and 403.7225, FS, and through distribution of public education materials of hazardous waste disposal locations and proper methods of disposal.

**Policy E.1.5.3:** Landfills shall be monitored by the County to eliminate the illegal disposal of hazardous waste.

**Policy E.1.5.4:** The County shall prohibit landfilling of waste tires (unless shredded and mixed for cover) and batteries and require the proper disposal of hazardous waste including used automobile and truck tires and batteries as well as household hazardous waste so as to halt illegal dumping or other disposal, and protect the natural resources of the county.

**Policy E.1.5.5:** The County shall coordinate and participate with FDEP and/or the Environmental Protection Agency (EPA) in any available public educational programs or grants which will help to educate County residents and businesses regarding hazardous waste, and their proper disposal.

**Objective E.1.6:** The County shall implement the following policies to enhance the conservation of energy resources.

**Policy E.1.6.1:** The County shall encourage development with site-produced renewable energy sources such as solar wind power, bio-mass, bio-deisel, energy storage technologies, micro-grids, community battery storage of electric power, solar car charging stations or other sources or technologies.

**Policy E.1.6.2:** The County shall allow for easy, cost-effective future installations of solar systems in the design and construction of new and/or rehabilitated County buildings, such as roof orientation, roof framing to support solar panels, electrical

conduit to accept solar electric system wiring, and plumbing to support a solar hot water system.

**Policy E.1.6.3:** The County shall develop and promote programs to increase the use of alternate and renewable energy.

**Policy E.1.6.4:** The County shall encourage and reduce barriers to solar cooperatives and other community renewable energy aggregation programs.

**Policy E.1.6.5:** Through the Land Development Code, the County shall provide incentives for installing solar arrays on rooftops and other impervious spaces and remove barriers to their installation.

**Policy E.1.6.6:** To help offset carbon emissions from the use of fossil fuels and other carbon-based fuels, the County shall continue to preserve and protect mineral, soils, and native vegetation including forests.

**Objective E.1.7:** The County shall assess and address water conservation and reuse as part of the planning and development process.

**Policy E.1.7.1:** The County shall encourage energy efficiency in all new construction and renovation by education regarding the ENERGY STAR program of the EPA and the US Department of Energy.

**Policy E.1.7.2:** The County shall encourage resource efficiency in all new construction and renovation by education regarding the Water Star<sup>SM</sup> program. Florida Water Star<sup>SM</sup> is a voluntary certification program for new and existing residential and commercial developments that encourages water efficiency in household appliances, plumbing fixtures, irrigation systems and landscapes.

**Policy E.1.7.3:** As County public buildings and premises are built or upgraded, the County shall use ENERGY STAR rated or comparably efficient appliances or systems unless precluded by other requirements, and shall seek Florida Water Star certification in such projects where possible.

**Policy E.1.7.4:** The County shall promote the use of cooler roof systems with reflective coating materials.

**PUTNAM COUNTY COMPREHENSIVE PLAN**

**RECREATION & OPEN SPACE ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL F.1:** Putnam County, through meeting established levels of service, shall ensure the provision of sufficient parks and recreational facilities to meet the needs of the County's citizens and visitors.

**Objective F.1.1:** The County shall improve public access to all County recreational facilities through implementing the following policies.

**Policy F.1.1.1:** The County shall implement a program to acquire and develop rights-of-way for access to public parks and facilities where it is shown that deficiencies exist. The County Commission shall assign the Recreation Department the responsibility to identify access deficiencies to public parks and facilities.

**Policy F.1.1.2:** The County shall encourage the availability of parking at parks and recreation facilities within the County, including public boat ramps and other recreational facilities within the County. The County will then establish a strategy to correct existing deficiencies and work with responsible agencies to establish parking levels of service for various recreational facilities/sites based upon the average daily use of each facility.

**Policy F.1.1.3:** The County shall ensure that the County recreational facilities shall be accessible to the handicapped and the elderly through proper design and continued maintenance.

**Policy F.1.1.4:** The County will continue to coordinate with the Putnam County School District to establish interlocal agreements to address public use of school recreational facilities after school hours and the co-location of schools and County-owned and maintained recreational facilities.

**Policy F.1.1.5:** The County shall work with state and federal agencies to identify and correct access deficiencies and promote awareness of resource-based recreational facilities.

**Policy F.1.1.6:** The County shall ensure public access to public recreation sites and public water bodies through acquisition of land and the provision of facilities such as parking, boat ramps, canoe launches, docks, walkways and bicycle and pedestrian ways.

**Objective F.1.2:** The County shall coordinate with other public agencies and private organizations, corporations, and individuals to use all available and potential land resources to meet recreational needs.

**Policy F.1.2.1:** The County shall implement the directives of this Comprehensive Plan that provides incentives for new development to provide recreational facilities and open space to satisfy the demand created by new development. Guidelines and incentives for the provision of additional recreation and open space facilities are included in Future Land Use Element. Concurrency requirements of the Land Development Regulations will be utilized for the provision of additional recreation and open space components.

**Policy F.1.2.2:** The County shall continue to work with local civic groups in sponsoring recreational activities for the County's youth and elderly citizens.

**Policy F.1.2.3:** Wherever possible, the County shall coordinate its recreational plans with local private/civic groups to ensure that the greatest benefit is derived from County recreational funding.

**Policy F.1.2.4:** The County will work with state and federal agencies, non-profits and other groups to explore the possibility of grants, matching funds, contributions, joint-use agreements, sharing of facilities, leasing of land, and volunteer labor which will further the goal of providing a comprehensive park system that properly meets the needs of the County.

**Policy F.1.2.5:** The County will enter into interlocal agreements or other such cooperative efforts with the School District, the municipalities, regional agencies, and the state and federal governments to enhance park and recreational facilities, non-profits, trail networks and programs.

**Policy F.1.2.6:** The County shall coordinate with federal, state and other agencies and nonprofit organizations to further the completion of the Florida National Scenic Trail.

**Policy F.1.2.7:** The County will expand and diversify the types and amount of recreational programs and activities.

**Objective F.1.3.1:** The County shall continue to ensure that parks and recreational facilities are adequately and efficiently provided.

**Policy F.1.3.1:** The County shall ensure that there are sufficient park lands to meet adopted levels of service in accordance with its Concurrency Management System.

**Policy F.1.3.2** The County shall adopt an overall parkland (Community, Neighborhood, Mini-Park, and Special-Use Facilities combined) level of service of 1 acre per 500 persons.

**Policy F.1.3.3:** The County shall improve any existing deficiencies in parks and recreation facilities through budgeting for such improvements in its 5-year Schedule of Capital Improvements. In order to improve funding availability for recreation facilities Putnam County shall consider partnerships with the private sector in participating in the development of these facilities.

**Policy F.1.3.4:** Where of mutual benefit, as determined by the participating jurisdictions, the County shall enter into interlocal agreements with local municipalities and adjacent counties to meet the recreational needs of Putnam County residents.

**Policy F.1.3.5:** Designated public open space/recreational lands shall be identified in the Future Land Use Element and on the Future Land Use Map or map series. These lands shall be protected from adjacent incompatible land uses and development through the adoption and implementation of land development regulations that control land use and density as outlined in the Future Land Use Element.

**Policy F.1.3.6:** Lakes and waterways, including the St. John's River, are included in the County's inventory of public and private recreational sites.

**Objective F.1.4:** The County shall assist in the provision of open space by public agencies and private enterprise.

**Policy F.1.4.1:** The County shall continue to require open space through minimum setback and maximum lot coverage criteria and through incentives for additional open space in its Land Development Code as a prerequisite of development approval.

**Policy F.1.4.2:** When deemed appropriate by the Board of County Commissioners, the County shall consider the implementation of “Fair Share” exactions as a means of raising revenue to purchase land, construct recreational facilities and/or reserve open space.

**Policy F.1.4.3:** The County shall support the Putnam County Chamber of Commerce’s efforts to encourage cooperation with the private sector in meeting recreational/open space needs of County residents; particularly, those needs that cannot efficiently be provided by the public sector, such as movie theaters, bowling alleys, golf courses and other recreational opportunities.

**Objective F.1.5:** The County will review the Parks and Recreation Master Plan that serves as the long-range policy plan for the County park system.

**Policy F.1.5.1:** The Parks and Recreation Master Plan will provide an inventory and evaluation of the County’s park acreage, type and amount of facilities and general condition of facilities.

**Policy F.1.5.2:** The Parks and Recreation Master Plan will establish a systematic approach to surveying users of park facilities and other residents of Putnam County as to their needs, desires, preferences and evaluations of park sites, facilities and programs. The results of the user and resident surveys will become an integral part of the parks planning and decision-making process for park sites, facilities and programs.

**Policy F.1.5.3:** The Parks and Recreation Master Plan will include a management plan component that protects the County’s investment in park facilities by recommending a process for proper maintenance and maximizing programs utilizing the park sites and facilities. The management plan component shall also include criteria for prioritizing recreation site and facility improvements after due public notice.

**Policy F.1.5.4:** The Parks and Recreation Master Plan will include policy regarding the conversion of parklands, access easements and open space to other uses. Such conversions shall be considered only after due public notice and approval granted only for an overriding public benefit and consistency with this plan.

**Policy F.1.5.5:** The Parks and Recreation Master Plan will include a prioritization of capital improvements that will be coordinated with and included in the County’s Five Year Schedule of Capital Improvements.

**Policy F.1.5.6:** The Parks and Recreation Master Plan shall be reviewed and updated every 5 years, at a minimum.

**Objective F.1.6: Level of Service Updates.** The County shall review and, if necessary, update the Parks level of service standards annually.

**Policy F.1.6.1:** Putnam County, as part of its capital improvements planning process, will evaluate the level of service standards for parks and recreation facilities.

**Policy F.1.6.2:** Minimum land requirements needed to comply with the above LOS standard shall be monitored and evaluated at least once a year through the County's Concurrency Management System. Procedures for monitoring the LOS shall be included within this system.

**Objective F.1.7: Park Maintenance.** The County shall maintain and improve all County parks in a manner that is consistent with the recreation needs of the County residents, and maximizing the potential of individual features.

**Policy F.1.7.1:** The County's parks and recreational facilities shall be renovated and/ or upgraded as needed to provide improved recreational opportunities.

**Policy F.1.7.2:** The County shall continue to maintain existing lights for evening recreation activities.

**Policy F.1.7.3:** The County shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated every year.

**PUTNAM COUNTY COMPREHENSIVE PLAN**  
**INTERGOVERNMENTAL COORDINATION ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**GOAL G.1** Improve coordination between Putnam County and adjacent local governments and local, regional, and state agencies in order to coordinate all development activities, preserve the quality of life, and maximize use of available resources.

**Objective G.1.1** Putnam County shall ensure that the County, through its Land Development Regulations, coordinates its Comprehensive Plan with the plans of its local governments, adjacent counties, adjacent municipalities, the regional water supply plans of the water management districts, and other units of the County which provide services but do not have regulatory authority over the use of land such as the School District of Putnam County, an appropriate housing authority, and the Putnam County Port Authority.

**Policy G.1.1.1** The County Planning and Development Services Department shall review School District plans, plans of its local governments, plans of adjacent counties and municipalities, and plans of other units of local government providing services but not having regulatory authority for the coordination of planning activities required by elements of the County Comprehensive Plan. At a minimum, plan review and coordination shall be required for the following activities:

- A. Proposed utility extensions by municipal public works departments within the unincorporated County;
- B. Proposed new school sites in the unincorporated County;
- C. Proposed County or Florida Department of Transportation (FDOT) road projects in the unincorporated County;
- D. Proposed large scale land use amendments of municipalities and adjacent counties;
- E. Proposed municipal annexations;
- F. Proposed Locally Unacceptable Land Uses (LULU's) such as landfills, powerlines, hazardous waste processing facilities, prisons, mines, etc.;
- G. Proposed conservation areas, greenways, wildlife corridors, hiking and bicycling trails and other open space projects in adjacent counties;
- H. Proposed conservation areas, greenways, wildlife corridors, hiking and bicycling trails in the unincorporated and incorporated county proposed by local state, federal, and local agencies or nonprofit organizations.

**Policy G.1.1.2** Development orders shall be reviewed by the County for consistency with local municipalities and adjacent counties' comprehensive plans and comments shall be submitted to the appropriate local governments.

**Policy G.1.1.3** The County will coordinate with the St. John's and Suwannee River Water Management Districts (SJRWMD and SRWMD) to ensure that policies outlined in the regional water supply plans do not conflict with policies in the Putnam County Comprehensive Plan.

**Policy G.1.1.4** Putnam County shall coordinate with federal, state and local agencies or nonprofit environmental organizations in managing natural areas and open space.

**Objective G.1.2** Putnam County shall maintain coordinating relationships with adjacent local governments to ensure the compatibility of adjacent land uses, development proposed in the local Comprehensive Plan, and the preservation of wildlife and plant habitats.

**Policy G.1.2.1** The Putnam County Planning and Development Services Department shall review proposed land use activities (land use amendments/rezonings, site plan and subdivision review, and annexations) proposed by Putnam's municipalities and adjacent counties that impact Putnam County land uses and provide comments and recommendations to the land use change process.

**Policy G.1.2.2** Putnam County shall use the Northeast Florida Regional Council's "Dispute Resolution Process" in resolving conflicts with neighboring jurisdictions regarding land use and the protection of natural resources. Additionally, the County will participate in NEFRC-sponsored workshops relating to land planning.

**Policy G.1.2.3** Putnam County shall continue to comply with State procedures in all annexation activities.

**Objective G.1.3** Putnam County shall continue implementation of regulations in the Land Development Code which ensure that the County establishes procedures to coordinate proposed amendments to the Comprehensive Plan with adjacent local government and adjacent County plans, the Strategic Regional Policy Plan, the State Comprehensive Plan, and the regional water supply plans.

**Policy G.1.3.1** The County, through the County Planning and Development Services Department, shall review and coordinate the elements of its Comprehensive Plan with the plans and amendments of the County's municipalities, adjacent counties, and adjacent municipalities.

**Policy G.1.3.2** The County Planning and Development Services Department shall provide potentially affected adjacent local governments with copies of proposed amendments to the Comprehensive Plan and notices for meetings to consider the amendments and will request that adjacent local governments provide the same in order to review concurrency and land use issues with existing comprehensive plans.

**Objective G.1.4** The County shall ensure coordination of adopted levels of service for public facilities with the state, regional or local entities which have operational and maintenance responsibility for such facilities.

**Policy G.1.4.1** Putnam County shall continue to utilize the Florida Department of Health (FDOH) local office for the permitting and inspection of private wells and septic tanks. Any deficiencies or violations found by FDOH will be corrected by the owner of the facility.

**Policy G.1.4.2** Putnam County shall continue to rely on the Florida Department of Environmental Protection (FDEP) for the permitting and inspection of potable water and sanitary sewer treatment plants. Any deficiencies or violations found by FDEP will be corrected by the owner of the facility.

**Policy G.1.4.3** Putnam County shall continue to review adopted plans and

programs of the FDOT relating to the construction and maintenance of state roads and associated drainage facilities which meet the requirements of state regulations and the LOS identified in the County Comprehensive Plan. The County Public Works and Planning Departments shall participate in FDOT 5-year construction program workshops to further County interests.

**Policy G.1.4.4** Upon initiation by the County's municipalities, Putnam County shall negotiate with the County's municipalities agreements to provide those local governments with a reasonable level of cubic yard disposal space within the County landfills.

**Policy G.1.4.5** Putnam County shall coordinate with state agencies and County municipalities in providing information to its respective residents regarding the conservation of water resources and the disposal of hazardous waste.

**Policy G.1.4.6** The County shall coordinate with the Florida Bureau of Historic Preservation (FBHP) in securing grant information to assist in establishing programs for surveying County sites of potential historical significance.

**Objective G.1.5** Putnam County shall coordinate with related local, state, regional, and federal agencies for an integrated, cost-effective transportation program.

**Policy G.1.5.1** The County Public Works Department shall establish a regular review of roadway improvement programs before approval of the final annual capital improvements plan between the County and surrounding counties and municipalities within Putnam County and FDOT to ensure effective application of available revenue.

**Policy G.1.5.2** Although the County is located outside the limits of any Metropolitan Planning Organization (MPO), intergovernmental coordination with MPOs and Regional Planning Council in North Florida will continue when and where appropriate.

**Objective G.1.6:** Putnam County shall coordinate with the Putnam County School District for collaborative planning purposes.

**Policy G.1.6.1:** Review annually the interlocal agreement with the School District of Putnam County to ensure inclusion of: review of population projection figures; corroboration on public school facilities siting, infrastructure and safety needs of schools; creation of a public, private, charter school capital facilities program; the use of schools by the public, including use as emergency shelters.

**Policy G.1.6.2:** Putnam County shall participate in any scheduled joint meetings with all participants identified in the Interlocal Agreement for Coordinated Land Use and Public School Facility Planning.

**Objective G.1.7:** The County shall coordinate with all applicable local, State, and Federal agencies regarding its water supply planning.

**Policy G.1.7.1:** The County will coordinate its water supply planning with SJRWMD, SRWMD, the County's water suppliers, and local governments.

**Policy G.1.7.2:** The County will exchange water supply and demand information,

including population projections, with the SJRWMD, SRWMD, NEFRC, the County's water suppliers, and local governments through water supply planning workgroups and through meetings on an as-needed basis. In addition, the County will monitor and participate in its water suppliers' water supply planning processes, including updates to any water supply facilities work plans and consumptive use permits, to ensure that the water suppliers account for and meet the County's current and future water needs.

**Policy G.1.7.3:** The County will participate in the updates of the North Florida Regional Water Supply Plan, and in other water supply development-related initiatives facilitated by SJRWMD and SRWMD that affect the County, to enable the County to continue to have an effective water supply plan.

# **PUTNAM COUNTY COMPREHENSIVE PLAN**

## **CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES**

**GOAL H.1** To provide a financially feasible plan by which the County can provide public facilities, recreational facilities and roads for its residents concurrent with new development in an amount which meets or exceeds adopted standards for Level of Service (LOS).

**Objective H.1.1** Maintain review and update as needed the Schedule of Capital Improvements outlining the estimated cost, the timing, the general location, and projected revenue source for each new or renovated public facility identified in this Plan.

**Policy H.1.1.1** Review all current deficiencies reported in the Comprehensive Plan and identify facility needs in accordance with the following criteria:

- A. Facilities that are needed to protect, or that eliminate a hazard to, the public health, welfare or safety.
- B. Facilities that must be upgraded to eliminate existing capacity deficits.
- C. Facilities required to serve development areas that have vested development approval prior to the adoption of the plan.
- D. Facilities required to serve redevelopment areas identified in the Comprehensive Plan.
- E. Facilities needed to provide service to new development in accord with the future land use element of the plan.
- F. Facilities that will serve the identified needs in future plans of the St. John's River and Suwannee River Water Management Districts and other state agencies that may provide public facilities within the County.

**Policy H.1.1.2:** Review projects with each department and appropriate consultants or other sources to provide best cost and time estimates for each proposed facility.

**Policy H.1.1.3** Include all identified facility needs identified in the Infrastructure, Recreation and Open Space, and Transportation Elements.

**Policy H.1.1.4:** The County shall adopt a Capital Budget as part of the annual budgeting process.

**Objective H.1.2** The County shall continue its annual process of assessment of inefficient, worn-out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement.

**Policy H.1.2.1** County departments shall review capital facilities annually to determine the extent of effective economic life remaining in each facility.

**Policy H.1.2.2** County departments shall estimate the construction and associated costs for each facility proposed for replacement within the Five Year Schedule of Capital Improvements period.

**Policy H.1.2.3** County departments shall annually review outmoded and other economically inefficient public facilities for replacement through requests for funding from the Five Year Schedule of Capital Improvements.

**Objective H.1.3** The County shall maintain and annually update a Five Year Schedule of Capital Improvements (Tables HH-1 Thru HH-3) to coordinate and accommodate land use decisions and desired future growth in accord with the provisions of the Comprehensive Plan detailing the timing and expenditures costing more than \$25,000

necessary for each new or to-be-renovated public facility, with funding sources.

**Policy H.1.3.1** Annually review for new and additional public infrastructure needs as detailed in the Comprehensive Plan with the advice of the County department heads and the public.

**Policy H.1.3.2** Review projects with each department and appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility or addition.

**Policy H.1.3.3** Review outstanding land development orders to ensure public facility obligations are included in the schedule of capital improvements.

**Policy H.1.3.4** Review all proposed new capital facilities against the criteria contained in the various Comprehensive Plan Elements to ensure that the proposed facilities are in conformance with the planned goals and objectives of Putnam County.

**Policy H.1.3.5** Include adoption of an annual Capital Budget with an annually updated Five Year Schedule of Improvements at the time of the adoption of the annual governmental budget of Putnam County.

**GOAL H.2** Coordinate land use decisions with projected new or improved public facilities to meet the adopted level of service.

**Objective H.2.1** All new development or redevelopment shall be provided with infrastructure at the adopted level of service, as set forth in the Comprehensive Plan.

**Policy H.2.1.1** Review land use decision impacts and timing against existing and future facilities as proposed in the schedule of Capital Improvements for maintenance of adopted level of service.

**Policy H.2.1.2** Pursuant to the adopted Concurrency Management Ordinance, the County shall certify that adopted levels of service will be maintained concurrent with project needs before the project is permitted to be heard by the County Planning Commission for approval of development orders, or building permits are issued.

**Policy H.2.1.3** The County shall require each applicant to pay his share of the cost of upgrading or expanding existing County facilities, or to construct new facilities, as necessary in order to maintain the level of service required to be provided in the Comprehensive Plan before a building permit is issued.

**GOAL H.3** Require future development to pay their fair share of the costs of providing public infrastructure at the levels of service included in the Comprehensive Plan.

**Objective H.3.1** The County shall maintain and enforce regulations in its Land Development Code to obtain fair share exaction from developers to hold harmless present residents and taxpayers of Putnam County for the provision of public infrastructure at the adopted level of service.

**Policy H.3.1.1** Set fair share exaction where necessary by evaluating impact of new development against level of service, existing facilities capacity and the fair share cost of improving infrastructure capacity to maintain an adequate level of service.

**Policy H.3.1.2** Collect a fair share exaction in those cases where the new development will create the necessity that Putnam County construct new capital facilities or expand existing capital facilities to maintain a required level of service.

**GOAL H.4** All new and existing construction be provided with infrastructure adequate to meet the adopted level of service standards.

**Objective H.4.1** The County shall enforce Level of Service (LOS) standards against which the adequacy and deficiencies of infrastructure facilities shall be measured for the purposes of concurrency management.

**Policy H.4.1.1** The County shall ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Putnam County through the endorsement of state regulations pertaining to permitting, construction and quality standards of potable water, specifically:

A. Private water wells shall be permitted and constructed in accordance with the requirements of the Florida Department of Health (FDOH). Public supply water wells shall be permitted and constructed in accordance with the requirements of the St. John's River Water Management District (SJRWMD) or the Suwannee River Water Management District (SRWMD), as jurisdictionally appropriate.

B. Water systems serving the public shall be permitted and constructed in accordance with the requirements of SJRWMD, SRWMD, the Florida Department of Environmental Protection (FDEP), and the FDOH. Water systems serving private homes shall be permitted and constructed in accordance with the requirements of the Putnam County office of FDOH.

C. Drinking water shall meet the quality standards established by FDEP and the FDOH.

D. The Level of Service for new potable water systems serving the public shall be as follows:

Land Use	LOS Standard
Residential	125 gal/cap/day
Office	150 gal/day/1,000sf
Commercial	175 gal/day/1,000sf
Industrial	25 gal/day/1,000sf
Hotel/Motel	172 gal/day/room

E. Water supply systems designed to serve the public in Putnam County shall provide storage for the number of gallons of potable water at a rate consistent with the standards of the FDEP and the FDOH.

F. A public water system in Putnam County shall provide a minimum pressure of 20 pounds per square inch at all service connections during peak water demands.

G. The County will issue construction permits once the design and location of the water supply system (including private wells) has been approved by the FDOH and/or FDEP.

H. Putnam County shall not issue a building or other development order in any case where the above standards for potable water levels of service are not met.

**Policy H.4.1.2** The County shall establish the following level of service standards to ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Putnam County.

Putnam County shall not issue a building or other development order in any case where the standards for sanitary wastewater treatment levels of service are not met. The permitting, construction and standards for sanitary sewer treatment and disposal shall comply with the following:

A. Septic tank or other domestic on-site sewage treatment and disposal system shall be installed only after the applicable application form is submitted and an "Onsite Sewage Treatment and Disposal System Construction Permit" has been obtained from the FDOH.

B. The sizing and location of sanitary sewer disposal systems (including septic tanks) shall be in accordance with Putnam County Department of Health standards for Onsite Sewage Treatment and Disposal Systems, and Ordinances 87-8 and 91-03. Putnam County Department of Health standards for onsite sewage treatment and disposal provide minimum design flows based on estimated daily sewage which will be used for level of service standards.

C. Treatment and disposal of the sewage flow from a building or establishment shall be in compliance with FDEP standards and rules when:

1. The volume of domestic sewage from an establishment exceeds 10,000 gallons per day. FDOH standards for Onsite Sewage Treatment and Disposal Systems shall be used for determining the total daily establishment sewage flow from all sources located on one or more parcels of land.
2. Sewage or wastewater contains industrial or toxic or hazardous chemical waste.
3. An area is zoned for industrial or manufacturing use, or its equivalent, and where system use may be for disposing of other than domestic wastes.

D. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in DOH standards for Onsite Sewage Treatment and Disposal Systems.

E. Discharge water quality of wastewater treatment plants shall meet the criteria specified by the FDEP.

F. Mandatory connections to municipally or county owned or investor-owned public sewerage systems shall be required as provided in Chapter 381, Florida Statutes and any related Rules in the Florida Administrative Code.

G. The County will not issue construction permits unless the design and location of the sewage treatment system has been approved by the FDOH and/or FDEP.

**Policy H.4.1.3** The following level of service standards for drainage facilities shall be used as the basis for determining the availability of facility capacity and the

demand generated by a development.

Stormwater management facilities shall be designed to accommodate the 25-year frequency, 24-hour duration design storm to meet the standards that follow:

Water Quantity - Peak post-development run-off rates shall not exceed peak pre-development run-off rates in accordance with the Putnam County Land Development Code.

Water Quality - Stormwater treatment shall be required for all new development and redevelopment to provide a level of treatment which meets the standards of Chapter 40C-42.0265, FAC. Ambient water quality standards will be maintained in accordance with the requirements of Rule 62-302, FAC.

Wetland Stormwater Discharge - Permits for wetland stormwater discharge shall follow Rule 62-330, FAC.

Stormwater Discharge Facilities - Permits for construction of new stormwater discharge facilities shall follow Rule 62-330, FAC.

Closed Conduits - 10 year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual.

Open Channels – 25-year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual. Open channel waterways shall not overflow their banks at design flood conditions.

Drainage Channels- Shall follow the regulations found in Articles 7 and 12 of the adopted Putnam County Land Development Code.

Level of Service - Shall meet FDEP Stormwater Drainage Rule 62-330, FAC (retain the first inch of storm-water for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres).

The standards stated above shall pertain to all new development and redevelopment. The exemption regarding project size thresholds provided in Rule 62-330, FAC, does not apply for concurrency determination.

**Policy H.4.1.4** Putnam County shall not issue a building or other development order in any case where the above standards for drainage facility levels of service are not met.

**Policy H.4.1.5** The level of service standards for the County's solid waste facilities of 6.4 pounds per capita per day shall be adopted and utilized to assess adequacy of service and project the expected lifetime of the County landfill. Putnam County shall not issue a building or other development order in any case where the standards for solid waste disposal levels of service are not met.

**Policy H.4.1.6** The County shall adopt an overall parkland (Community, Neighborhood, Mini-Park, and Special-Use Facilities combined) levels of service of 1 acre per 500 persons.

**Policy H.4.1.7:** The acceptable operating level of service (LOS) standards for State and County roads in Putnam County shall be the base LOS standards listed below.

Putnam County shall not issue a building permit or other development order where an evaluation of a proposed development completed according to requirements in the County's Concurrency Management System indicates the impact of the proposed development exceeds the roadway level of service standards.

The County hereby adopts the following peak hour LOS standards for each listed facility type:

1. Principal arterials –  
LOS D - Multi-Lane  
LOS D -Two-Lane
2. Collectors and minor arterials - LOS D
3. Local roadways - LOS D
4. State Highway System / Strategic Intermodal System (SIS)  
LOS D – Rural Multi-Lane  
LOS D – Rural -Two-Lane  
LOS D – Urban and transition urban

**Policy H.4.1.8:** Require all applicants to provide evidence to the Building Official that infrastructure supplying the needed levels of service will be available concurrent with development impact before a development order is issued.

**Table HH-1  
SOLID WASTE**

<b>Project</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>TOTAL</b>	<b>FUNDING SOURCE</b>
Central L/F Phase II, Cell 1 Partial Closure		400,000				400,000	Sanitation Fund
Interlachen C/C Improvements	50,000	200,000				250,000	Sanitation Fund
Pole Barn Improvements	35,000	50,000	50,000	50,000	50,000	235,000	Sanitation Fund
Huntington L/F Closure Improvements	50,000	50,000	50,000	50,000	50,000	250,000	Sanitation Fund
Leachate Collection System Improvements	200,000	50,000	50,000	50,000	50,000	400,000	Sanitation Fund
Central Phase 1 Closure Improvements	50,000	50,000	50,000	50,000	50,000	250,000	Sanitation Fund
Central L/F Phase III, Landfill Expansion	3,000,000					3,000,000	Sanitation Fund
Central L/F Phase II, Cell 2 Partial Closure		1,000,000	1,000,000			2,000,000	Sanitation Fund
Central L/F Phase II, Cell 3 Partial Closure		1,000,000	1,000,000			2,000,000	Sanitation Fund
Central L/F Phase I, Landfill Mining		1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	Sanitation Fund
Onsite Leachate Treatment Construction	200,000	100,000				300,000	Sanitation Fund

**Table HH-2  
DRAINAGE**

<b>Project</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>TOTAL</b>	<b>FUNDING SOURCE</b>
Road Drainage Improvements	510,000					510,000	General Fund
Towels Drainage	228,537					228,537	Grant Funding
East Putnam Drainage Project	955,998					955,998	Direct Appropriation
St. Johns Avenue Drainage	4,480,868					4,480,868	CDBG-DR & HMPG
Various Drainage repair/replacement	200,000	638,550	419,230	419,230	419,230	2,096,240	Transportation Fund

**Table HH-3  
ROAD/BRIDGES**

<b>Projects</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>TOTAL</b>	<b>FUNDING SOURCE</b>
Resurfacing projects	1,200,000	1,000,000	1,000,000	1,000,000	1,000,000	5,200,000	Second Local Option Gas Tax
Resurfacing Projects	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	Better Place Plan
Dirt to Pave	5,719,523					5,719,523	Better Place Plan
Sidewalk on St. Johns Ave. from Sports Complex to SR 19	1,100,185					1,100,185	Grant Funds
Crescent City Bike Trail	777,787					777,787	Grant Funds
Paving Lake Susan Rd	444,000					444,000	Grant Funding
St. Johns Ave. repairing from Palm Ave. to Railroad	921,872					921,872	Grant Funding
CR 310 Deep Creek Bridge	1,584,778					1,584,778	Grant Funding
CR309D Etoniah Creek Bridge	2,957,795					2,957,795	Grant Funding
Various Bridge repair/replacement	700,000	2,200,000	1,450,000	1,450,000	1,450,000	7,250,000	Transportation Fund
Resurfacing CR 315 from SR 20 to SR 100	4,000,000					4,000,000	FDOT
Drayton Island Rd. over St. Johns River	4,257,737					4,257,737	FDOT
Sidewalk S. Palm from Druid to	64,000	320,000				384,000	FDOT

Capital Improvement

Goals, Objectives, and Policies

Silverlake Dr.							
SR 100 @ East End Rd Intersection Improvements	1,912,962					1,912,962	FDOT
SR 100 from SJRWMD to US17 Resurfacing		6,474,063				6,474,063	
US 17 from North Boundary Rd to SR 207 Resurfacing							
US 17 from CR 309 to W of Dunn Crk Bridge Add Lanes		3,465,779		32,065,408			
US 17 from W of Dunn Crk to Horse Landing Rd. Add Lanes & Reconstruction							
US 17 from West River Rd to Clay County Line Resurfacing		12,514,754				12,514,754	
SR 20 from Alachua County Line to SW 56th Ave. Add Lanes & reconstruct	2,366,963					2,366,963	FDOT
SR 20 from SW 56th Ave. to CR 315 Add Lanes & Reconstruct	1,853,794					1,853,794	
CR 315 from SR 20 to SR 100 Resurfacing	4,000,000					4,000,000	FDOT

**PUTNAM COUNTY COMPREHENSIVE PLAN**

**ECONOMIC DEVELOPMENT ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL I.1:** Putnam County shall work to develop a positive business environment by addressing economic issues that are important in facilitating the expansion of the County's tax base and economic base.

**Objective I.1.1:** The Putnam County Commission shall designate an Economic Development Representative/Agency.

**Policy I.1.1.1:** The designated economic development representative shall serve as the lead agency for coordination of County economic development activities and initiatives.

**Objective I.1.2:** The County will annually fund all or part of the implementation of this element through a contractual agreement with a knowledgeable designated-economic development representative. Specific responsibilities shall be set forth in such agreement to ensure compliance with this element and the Comprehensive Plan.

**Policy I.1.2.1:** The County or the designated economic development representative shall annually update the five-year strategic plan in order to attract appropriate business and industry. The County shall reference the updated five year strategic plan produced by the designated economic development representative to attract appropriate business and industry.

**Policy I.1.2.2:** The County or the designated economic development representative shall create or maintain the following with the resources available:

- A. An updated inventory of available industrial sites and buildings
- B. A record of available electricity, water, sewer, and natural gas capacity and its per unit cost.
- C. An inventory of Putnam County labor force characteristics.
- D. Demographic and statistical Putnam County data in order to distribute promotional information.

**Policy I.1.2.3:** The designated economic development representative shall be responsible for coordination of visits by prospective business and industry representatives and serve as the liaison with governmental agencies. Confidentiality will be maintained in accordance with law and accepted economic development practices.

**Policy I.1.2.4:** The County shall coordinate the expansion and enhancement of the overall transportation network with the economic development representative, the Florida Department of Transportation, and local governments to provide reasonable access to agricultural, commercial, industrial, and business locations throughout the County.

**Objective I.1.3 :** The County shall continue to encourage the use of innovative methods of financing for infrastructure and services, wherever possible, in order to minimize increases in the current and future tax burden.

**Policy I.1.3.1:** The County and the designated economic development representative shall continue to initiate efforts and support the efforts of other agencies to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities.

**Policy I.1.3.2:** Recognizing the current trend towards decentralization or elimination of federal financial assistance for community and economic development projects, the County and/or the designated economic development representative should support and encourage the development of public/private partnerships.

**Policy I.1.3.3 :** The County shall participate in the review of grant proposals and may support proposals relating to economic development.

**Policy I.1.3.4 :** The County shall continue to encourage the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged through current programs and incentives.

**Objective I.1.4:** Putnam County, in coordination with the designated economic development representative, shall continue to negotiate intergovernmental agreements with County municipal governments to protect the integrity of existing municipal and county infrastructure and to promote the development of appropriate new infrastructure within planned growth areas of the County to facilitate economic development.

**Policy I.1.4.1:** The County shall continue to establish cooperative agreements with municipal governments to provide public water and sewer facilities for unincorporated areas of the County where economic growth is occurring.

**Policy I.1.4.2:** The County shall work with municipalities providing infrastructure services to unincorporated areas to encourage the expansion of water and sewer capacity beyond city limits and to review the feasibility and desirability of annexation of these areas into the servicing municipality.

**Policy I.1.4.3:** The economic development representative shall maintain a working relationship with railroad companies to maintain active rail lines to service existing and future business and industrial areas.

**Objective I.1.5:** Putnam County shall implement the objectives and policies of this Economic Development Element through appropriate techniques which include careful evaluation of proposed County actions for conformance with the policies in this Element and land use regulations. All objectives and policies within the Comprehensive Plan shall be considered when making growth management decisions.

**Policy I.1.5.1:** The County or the designated economic development representative will set forth guidelines for economic development for business and industrial growth matters and coordinate these with the County's Comprehensive Plan and Land Development Code. Such guidelines should be reviewed annually to ensure consistency with this plan.

**Policy I.1.5.2:** Ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the

County.

**Policy I.1.5.3:** The County and its designated economic development representative shall monitor the Future Land Use Element of the Comprehensive Plan to ensure that appropriate quantities of land are available to support actual/projected commercial/industrial growth.

**Policy I.1.5.4:** The County and its designated economic development representative shall cooperatively promote the provision and maintenance of sufficient public infrastructure to serve the growth needs of new and expanding business and industry.

**Policy I.1.5.5:** Putnam County shall implement the objectives and policies of this Economic Development Element through appropriate techniques which include careful evaluation of proposed County actions for conformance with the policies in this Element and land use regulations. All objectives and policies within the Comprehensive Plan shall be considered when making growth management decisions.

**GOAL I.2:** To create and maintain a diversified and stable economic environment that will support and enhance the standard of living of all citizens, and be compatible with the growth management and environmental goals of the County.

**Objective I.2.1:** All existing business and industry are recognized as vital to the County's economy and the expansion of existing business and industry is an integral component in the diversification of the economic base. The County and the designated economic development representative shall promote the expansion of existing business and industry.

**Policy I.2.1.1:** The County and its designated economic development representative shall continue to encourage expansion of existing business and industry and/or development of new business and industry in appropriate locations within designated areas as feasible and applicable, in order to maximize the use of existing public services and infrastructure.

**Policy I.2.1.2:** The County, through its economic development representative, shall encourage the location of business and industry in areas designated for future infrastructure improvements in the County's Infrastructure Element and Capital Improvements Program.

**Policy I.2.1.3:** Putnam County shall provide opportunity for expansion of existing business and industry and the location of new business and industry by taking action to improve public service and coordination components that increase the County's competitive position in the marketplace. These improvements include transportation resources, labor supply, available land and buildings, business support services, local government cooperation and the quantity and quality of educational, recreational, and community services.

**Policy I.2.1.4:** The County shall ensure that the Future Land Use Element provides for ample agricultural, commercial, and industrial land uses to allow for a viable economy.

**Policy I.2.1.5:** The County, with its designated economic development representative, shall encourage clustering of major commercial and industrial activities in locations that:

- A. Are in close proximity to principle arterials;
- B. Have access to appropriate utilities (water, sewer, electricity, natural gas, telephone) or allow for provision of these utilities;
- C. Have on-site rail facilities, when appropriate;
- D. Have access to mass transit routes;
- E. Minimize impacts to the natural environment and adjacent land uses;
- F. Have access to barge port facilities, when appropriate.

**Objective I.2.2:** The County, in coordination with and through its designated economic development representative, shall provide and promote programs that are designed to expand and enhance the diversity of the County's economic base.

**Policy I.2.2.1:** The County shall support the expansion of the Economic Development Program being directed by its designated economic development representative, as applicable and appropriate, to fulfill the needs of targeted business and industry.

**Policy I.2.2.2:** The County shall promote economic diversity and growth by creating an environment which encourages entrepreneurs to engage in business and industrial activities, and also encourages the continuance of a vital agricultural industry. Programs fostered by local organizations and institutions to teach entrepreneurship skills to interested students and residents shall be an integral part of the economic diversity strategy.

**Policy I.2.2.3:** The designated economic development representative shall continue programs that assist existing business and industry in expansion efforts.

**Policy I.2.2.4:** The designated economic development representative shall continue programs that encourage and assist in the location of new business and industry that build on the economic base.

**Policy I.2.2.5:** The County and its designated economic development representative shall continue to implement a strategy to provide financial or other incentives to assist in the expansion of business and industry.

**Policy I.2.2.6:** The County Planning and Development Services Department and the designated economic development representative shall elicit feedback from organizations representing the commercial, industrial and agricultural industries in Putnam County to enhance economic diversity.

**Policy I.2.2.7:** The County shall continue a program of economic diversification to mitigate the impact of any significant economic downturns of existing business and industry.

**Objective I.2.3:** The County economy will be diversified through growth in commercial/industrial and business sectors serving tourists, seasonal residents, and

retired persons. Putnam County will work actively to provide a diversified and desirable environment necessary to attract and retain the commercial/industrial and serving tourists, seasonal residents, and retired persons while maintaining a high standard of living. To attract businesses serving tourist, seasonal residents, and retired persons, the public services and County characteristics that will be supported include an exemplary public education system; moderate local tax rates; adequate utilities, improved transportation infrastructure; consistently enforced land use regulations, quality parks and recreation facilities; quality health care; environmental resources; and effective public safety.

**Policy I.2.3.1:** The County shall vigorously pursue State, Federal and private grant funds that may be applicable to recreational and infrastructure improvements as well as other activities that enhance the County's competitive position in attracting new business and industry.

**Objective I.2.4:** The County shall, through consistent implementation of its Land Development Code, protect its environmental resources and shall seek to maintain and improve its recreational resources in order to provide an attractive environment for businesses and industry and their employees.

**Policy I.2.4.1:** The County will ensure that the types of new and expanding business and industry in Putnam County will contribute to maintaining a clean environment by meeting all applicable local, state and federal guidelines.

**Policy I.2.4.2:** The Putnam County Board of County Commissioners shall continue to provide funding as feasible and practical to foster promotion of Putnam County as a tourist destination.

**Objective I.2.5:** The County will support the development and expansion of veteran, minority and other state and federally recognized owned business and industry, and assist in obtaining funds from appropriate governmental agencies for the development of these businesses.

**Policy I.2.5.1:** The Board of County Commissioners shall continue to ensure that the County's purchasing policies provide equal access.

**Policy I.2.5.2:** The County with and through its designated economic development representative shall encourage veteran, minority and other state and federally recognized owned businesses to obtain State and Federal funds to promote the development of those businesses and industries.

**GOAL I.3:** To achieve a coordinated and stable economy that is compatible with growth and will provide maximum employment opportunities for all citizens in Putnam County.

**Objective I.3.1:** The County shall facilitate and participate in the coordination of economic development activity in Putnam County by fostering partnerships among educational institutions, financial institutions, government, the County's designated economic development representative, utility service providers, business organizations, trade associations, not-for profits, and others to enhance development of a positive business, living and working climate.

**Policy I.3.1.1:** The County shall coordinate economic development and planning

efforts with its designated economic development representative and other public and private entities, as required, to share economic growth initiatives.

**Policy I.3.1.2:** The County, through its designated economic development representative, will develop and maintain relationships with appropriate state, federal, and local agencies involved in economic development. The resources of private site location consultants will also be utilized.

**Policy I.3.1.3:** The designated economic development representative shall consider non-traditional industries for recruitment.

**Policy I.3.1.4:** The County shall assist the efforts of its designated economic development representative to enlarge the base of industrial support services to recruit and serve major employers.

**Objective I.3.2:** Ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the County.

**Policy I.3.2.1:** The County and its designated economic development representative shall continue to monitor the Future Land Use Element of the Comprehensive Plan to ensure that appropriate quantities of land are available to support actual/projected commercial/industrial growth.

**Policy I.3.2.2:** Ensure the provision and maintenance of sufficient public infrastructure to serve the growth needs of new and expanding business and industry.

**Policy I.3.2.3:** The County, in consultation with its designated economic development representative, shall continue to evaluate and incorporate land use regulations into the Putnam County Land Development Code, as specified by Section 163.3202 (1), Florida Statutes, to implement the adopted Comprehensive Plan and accomplish directives of the economic development element.

**Objective I.3.3:** Expand employment opportunities and income earning potential for County residents by ensuring that employment opportunities are available for all residents of Putnam County, with emphasis on employment for those at or near the poverty level.

**Policy I.3.3.1:** The County and its designated economic development representative shall encourage the location of business and industry that will utilize the existing labor force and provide competitive salaries.

**Policy I.3.3.2:** The designated economic development representative shall coordinate educational, vocational, and trade association technical training opportunities with the needs of new and existing employers.

**Policy I.3.3.3:** The County shall encourage development of employment opportunities and training that will develop and maintain a qualified and competitively compensated workforce.

**Policy I.3.3.4:** The designated economic development representative shall monitor underemployment in the county and assist in reducing underemployment through recruitment of targeted business and industry that will utilize and train the local labor

force to be utilized as the majority of their employees.

**Policy I.3.3.5:** The County and its designated economic development representative shall continue to encourage efforts to attract additional Master's Degree level programs to the Putnam County Campus of the St. John's River State College.

**Policy I.3.3.6:** The County and its designated economic development representative shall continue to encourage the expansion of existing and new vocational facilities and services.

**Objective I.3.4:** The County, through its designated economic development representative shall compile and maintain a Targeted Industries List. This list shall be reviewed and updated every five years. This list shall be made available to the public at the Putnam County Administration Office.

**Policy I.3.4.1:** The County with its designated economic development representative shall establish and carry out the economic development marketing plan to recruit business and industry and shall incorporate into its annual budget a reasonable sum to fund implementation of the plan. The plan shall be reviewed as prescribed in Policy I.1.2.1.

**Policy I.3.4.2:** The County through its designated economic development representative will continue to undertake marketing efforts that may include advertising to attract business and industry.

**Policy I.3.4.3:** Industries and businesses that are willing to participate in the training of skilled and unskilled workers through available local training sources should be given a high priority and encouraged to locate in Putnam County.

**Policy I.3.4.4:** The County shall assist the efforts of its designated economic development representative to enlarge the base of industrial support services to recruit and serve major employers.