

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide for distribution of future land use, as well as guidance for such future land uses. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the urban development areas of the County should enable both the public and private sectors to feasibly plan for the logical provision of needed public facilities and services to serve the residents of the County.

TAYLOR COUNTY VISION 2060 PLAN

Vision Statement

By the year 2060, citizens of Taylor County should be able to describe their county and communities in these terms:

Taylor County is a harmonious community which has been able to maintain its rural and small town character and quality of life. Taylor County is a community committed to community-wide excellence in its educational, medical, employment and recreational opportunities. We pride ourselves in our respect for our tradition and heritage and we are excited about our future.

We have been able to manage our growth and protect our natural resources environment and small town atmosphere. Through growth management and ongoing planning, Taylor County has become a county of opportunity. We have well planned and fully served residential villages with protected open spaces which reflect our rural heritage. Our living places and work places are connected by well designed, functional transportation corridors. Our air is clear and our water is pure. Our historic heritage as the “Tree Capital of the South” has been preserved through careful and thoughtful planning.

Vision 2060 Plan

The Vision 2060 Plan is not a regulatory document. It is an incentive-based approach that provides guidance to the community over a 50-year outlook. It is a tool that can be used as a “roadmap” for future land use decisions. No existing land use rights are changed or modified by adoption of the Vision 2060 Plan.

The typical standards described in the Hierarchy of Place are intended to explain the anticipated characteristics of each community type. They are not intended to be regulatory requirements, but may provide guidance for future updates to the Comprehensive Plan and/or Land Development Code.

Adoption of the Vision 2060 Plan by the Taylor County Board of County Commissioners does not automatically grant the increased land use rights described in the Taylor County Vision 2060. Specific Elements of the Comprehensive Plan may be amended at appropriate times to facilitate implementation of the Vision 2060 Plan. Land owners will have the option to apply for the development rights described in the Taylor County Vision 2060 through Comprehensive Plan Amendments. The current land use designations, or the current vested land use, remain in place until specific Comprehensive Plan Amendments are approved by the Taylor County Board of County Commissioners.

While the Vision 2060 Plan will serve as a guide to the County as it considers amendments to its Comprehensive Plan, it is recognized that future amendments to the Plan must be consistent with the requirements of Chapter 163, Part II, Florida Statutes.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS OR POTENTIAL TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES

FOR MIXED USE URBAN DEVELOPMENT AREAS

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

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

OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan.

Policy I.1.1 The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Traffic Circulation Map where public or private facilities are available or are an integral part of a development proposal to support such higher density or intensity

Policy I.1.1.b The County shall seek an interlocal agreement with the City which would provide for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to a proposed industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs.

Policy I.1.2 The County's land development regulations shall be based on and

be consistent with the following standards for residential densities:

- A. No public water or sewer system is required.

Residential low density of less than or equal to 2.0 dwelling units per acre;

- B. Either a public water or sewer system is required.

Residential medium density of greater than 2.0 dwelling units per acre, but less than or equal to 4.0 dwelling units per acre;

- C. Both public water and sewer systems are required.

Residential medium-high density of greater than 4.0 dwelling units per acre, but less than or equal to 8.0 dwelling units per acre; and

- D. Both public water and sewer systems are required.

Residential high density of greater than 8.0 dwelling units per acre, but less than or equal to 20.0 dwelling units per acre.

Within the Steinhatchee Area, residential density within those areas served by both public water and sewer systems shall not exceed 12 dwelling units per acre. In addition, the building height within the Steinhatchee Area shall not exceed 32 feet.

The Steinhatchee Area is described, as follows: Commence at the point of intersection of the North boundary line of McCain Tower Road and the West boundary line of State Road 51, located in Section 18, Township 9 South, Range 10 East, Taylor County, Florida; thence run East to the West boundary line of the Steinhatchee River for a Point of Beginning; thence run West to the point of intersection of the West boundary line of State Road 51 and the North boundary line of McCain Tower Road; continue West along said North boundary line of McCain Tower Road through Section 18, Township 9 South, Range 10 East and Sections 13, 14 and 15, Township 9 South, Range 9 East to the intersection of County Road 361 (Beach Road); continue West across County Road 361 and through Sections 15 and 16, Township 9 South, Range 9 East to the half section line

of Section 16, Township 9 South, Range 9 East; thence run South through Sections 16 and 21, Township 9 South, Range 9 East to the Gulf of Mexico; thence run Southerly, Easterly and Northerly along the shore line of the Gulf of Mexico and the Northwesterly boundary of the Steinhatchee River back to the Point of Beginning.

- Policy I.1.3 The County shall designate land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.
- Policy I.1.4 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 2020 35 based upon: (1) best available population data; and (2) best available housing need data.
- Policy I.1.5 The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).
- Policy I.1.6 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within areas which are or will be served by public facilities and services to established Level of Service Standards.
- Policy I.1.7 The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as Urban Development Areas to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of residential neighborhoods.
- Policy I.1.8 The County shall examine the Perry-Foley Airport industrial sites and prepare a special study area plan for industrial, commercial, airport and aviation related uses. The Comprehensive Plan shall be amended accordingly when such plan is adopted by the County.

- Policy I.1.9 If property has been determined by the State of Florida, through final agency action, to be sovereign lands, density may not be transferred from those sovereign submerged lands for the purpose of private development.
- Policy I.1.10 With the assistance of the State of Florida, Department of Community Affairs, the County will conduct a comprehensive planning analysis for the coastal high hazard area. This analysis shall be completed by February 2010 and shall address patterns of existing development, the need for future development, protection of natural resources, provision of public facilities, and hurricane evacuation and sheltering. By February 2012, the County shall address the problems and opportunities identified in the planning analysis and will consider proposed amendments to its Comprehensive Plan pursuant to Florida law. As a part of the comprehensive planning analysis and comprehensive plan amendment process, the County will emphasize public participation and community collaboration.

OBJECTIVES AND POLICIES

FOR RURAL AREAS

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

OBJECTIVE I.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses whose intensities are characteristic of and compatible with rural areas.

Policy I.2.1 The County shall permit agricultural, silvicultural, conservation, recreation and public uses, as well as residential uses which are consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.

Policy I.2.2 The County shall permit commercial and industrial uses which are compatible and consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.

Policy I.2.3 The County, as part of the site plan review process for public facilities, shall establish provisions whereby these public facilities shall be so located as to discourage the proliferation of urban sprawl.

Policy I.2.4 The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as agricultural to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of the surrounding population.

Policy 1.2.5 The County shall prohibit the use of any land within the unincorporated area of the County for a military missile testing/bombing range. Such use is incompatible with the County's vision of the future. Military testing/bombing ranges shall not be allowed as a permitted use in any land use category.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 The County shall continue to maintain land development regulations to implement the Comprehensive Plan.

Policy I.3.1 The County's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- (c) Protect environmentally sensitive lands identified within the Conservation Element;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Protect potable water wellfields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Ensure safe and convenient onsite traffic flow and vehicle parking space; and

- (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Policy I.3.2

The County shall maintain the rural character of rural areas by limiting development activity to those areas whose intensities are characteristic of and compatible with rural areas. Land use definitions specifying densities and intensities of residential and nonresidential uses in rural and urban development areas will be specified by policy and are as follows:

Agriculture 1

Areas now used and appropriate for continued use primarily in very large-scale agricultural activities, primarily timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves and forestry. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per twenty acres; however, transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitations, provided that all other applicable requirements are met during development. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property (minimum lot size one (1) acre), leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%. Public uses may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%.

Agriculture 2

Areas now used and appropriate for continued use primarily in medium to large-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 10 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density

limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%.

Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

Agricultural/Rural Residential

Areas now used and appropriate for continued use primarily in small to medium-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry.

Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 5 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 60%.

Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 40%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more

homes, a church, a cemetery, an old schoolhouse, and/or a general store.

Conservation

Area with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such protective treatment. Limited use for passive recreation is appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Residential use may be allowable not to exceed one unit per 40 acres.

Mixed Use: Rural Residential

The rural residential classification is intended for rural areas which are undergoing transition from primarily agricultural to a mixed use and eventually will be predominantly residential; associated business activity is also appropriate. Residential uses will account for approximately 75% of the total land use in these areas, while the remaining land use may consist of a mix of commercial, small-scale industrial and public uses. To ensure a compatible mix of uses, landscaped buffer areas will be required between residential and non-residential uses. The land development regulations will also have standards for building placement. Density ranges up to 1 unit per 2 acres. The intensity, as measured by land coverage, shall not exceed 50 percent for all uses. In addition, public, charter, and private elementary and middle schools are permitted within the mixed use rural residential land use classification.

Mixed Use: Urban Development Residential Medium-High Density

This land use category is intended for a mix of residential and business uses generally adjacent to existing and urbanizing areas. It is designed to accommodate the needs of residents in the unincorporated area and the areas adjacent to incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher to medium density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density of 8 units per acre. Public uses are

also permissible. The intensity of development, as measured by impervious surface ratio, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within this land use classification.

Mixed Use Medium-High Density is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

- (a) Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.
- (b) Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
- (c) Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
- (d) Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
- (e) All development within the Mixed Use classification shall be

required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

Mixed Use: Urban Development

This land use category is intended for a mix of residential and business uses generally adjacent to existing urbanized areas. It is designed to accommodate the needs of residents in the unincorporated area and the adjacent incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density as outlined in the Future Land Use element of this Comprehensive Plan. Public uses are also permissible. The intensity of development, as measured by land coverage, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within the mixed use: urban development land use classification.

Mixed Use (Urban Development) is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

- (a) Residential land uses shall comprise a minimum of 50

percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.

- (b) Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
- (c) Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
- (d) Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
- (e) All development within the Mixed Use classification shall be required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

Water Oriented Commercial

This land use category is primarily designed for commercial uses related to water oriented activities including, but not limited to, tourism-oriented hotels and motels, restaurants, recreational vehicle parks, boat ramps, bait and tackle shops, campgrounds, and marine-related specialty retail shops. Docking space, accessory to a permitted use and limited to transient use except for the owner, employee, lessee, custodian or watchman living in a permitted accessory dwelling unit as described below, may be permitted by special exception subject to approval of all applicable outside agency permits by all such agencies. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 50 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 60 percent.

Industrial

This category of land use is intended for industry such as wood product processing, warehousing, storage, manufacturing, airport and aviation related uses, as well as public, charter and private schools teaching industrial arts curriculum. Limited commercial uses are also permissible consistent with the industrial character of the area. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 75 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 80 percent. The floor area ratio (FAR) shall not exceed .25.

~~Electrical Power Generating Facility 1~~

~~This land use category is intended for electrical power generating~~

~~facilities consisting of no more than three power plant units, with their directly associated facilities, producing a total of no more than 1,200 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:~~

- ~~(a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.~~
- ~~(b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.~~

~~In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to which:~~

- ~~(a) The site is nearby to industrial or utility uses, and/or accessible by fuel transportation facilities.~~
- ~~(b) Nearby existing residential development is relatively sparse,~~

~~adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.~~

- ~~(c) — There is a water source that is adequate for plant operation based on the best available data and analysis.~~
- ~~(d) — Natural resources will be protected in accordance with the Comprehensive Plan.~~
- ~~(e) — The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and~~
- ~~(f) — The site will allow connection to the existing and planned high-voltage electrical transmission line network in an effective manner.~~

~~The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses:~~

- ~~(a) — Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;~~
- ~~(b) — Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purpose of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;~~
- ~~(c) — Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;~~

- ~~(d) — Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;~~
- ~~(e) — Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;~~
- ~~(f) — Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;~~
- ~~(g) — Shall include the best available control technology for protecting air quality consistent with state and federal standards;~~
- ~~(h) — Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;~~
- ~~(i) — Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;~~
- ~~(j) — Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;~~
- ~~(k) — Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and~~
- ~~(l) — Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.~~

~~Electrical Power Generating Facility 2~~

~~This land use category is intended for electrical power generating facilities consisting of no more than four power plant units, with their~~

~~directly associated facilities, producing a total of no more than 2,000 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 350 employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:~~

- ~~(a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.~~
- ~~(b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.~~

~~In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:~~

- ~~(a) The site is nearby to industrial or utility uses, and/or accessible by fuel transportation facilities;~~

- ~~(b) — Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units, directly associated facilities and related uses and existing residential units;~~
- ~~(c) — There is a water source that is adequate for plant operation based on the best available data and analysis;~~
- ~~(d) — Natural resources will be protected in accordance with the Comprehensive Plan;~~
- ~~(e) — The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and~~
- ~~(f) — The site will allow connection to the existing and planned high-voltage electrical transmission line network in an effective manner.~~

~~The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:~~

- ~~(a) — Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided, however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;~~
- ~~(b) — Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;~~

- ~~(c) — Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;~~
- ~~(d) — Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;~~
- ~~(e) — Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;~~
- ~~(f) — Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;~~
- ~~(g) — Shall include the best available control technology for protecting air quality consistent with state and federal standards;~~
- ~~(h) — Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;~~
- ~~(i) — Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;~~
- ~~(j) — Shall provide compensatory storage for developments in the 100-year floodplain consistent with local and state standards;~~
- ~~(k) — Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and~~
- ~~(l) — Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.~~

Public

This land use category provides for educational uses, recreation uses, conservation and public facilities. Uses in this category include only institutional, recreation, conservation and public service/utility. Intensity, as measured by land coverage shall not exceed 50 percent for institutional uses, and 25 percent for all other allowed uses. The floor area ratio (FAR) shall not exceed .25.

Aviation Related Commercial

Permissible uses in this land use category are limited to those uses which are characterized by the aviation industry or provide necessary services to aviation-related uses. Such uses may be of industrial, commercial, institutional or office character if related to aviation. Government uses, other public uses and essential services such as utilities and communications are also permissible. Intensity, as measured by land coverage, shall not exceed 60 percent. The floor area ratio (FAR) shall not exceed .25.

Policy I.3.3

The County shall provide for dwelling unit densities in the rural areas by land classification, as described above and summarized below. The land classifications are delineated on the Future Land Use Plan Map.

<u>Classification</u>	<u>Maximum Density</u>
Agricultural-1	≤1 d.u. per 20 acres
Agricultural-2	≤1 d.u. per 10 acres
Agriculture/Rural Residential	≤1 d.u. per 5 acres
Conservation	≤1 d.u. per 40 acres
Mixed Use Rural Residential	≤1 d.u. per 2 acres
Mixed Use - Urban Development	≤2 d.u. per acre except as outlined in the Future Land Use Element of this Comprehensive Plan

Policy I.3.4

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

- (a) The proposed school location shall be compatible with present and projected use of adjacent property;
- (b) Adequate public facilities and services are, or will be available concurrent with the development of the school;

- (c) There are no significant environmental constraints that would preclude development of an educational facility on the site;
- (d) There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
- (e) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- (f) The proposed site can accommodate the required parking and circulation of vehicles on the site; and
- (g) Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.3.5

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

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

~~Policy I.3.6~~

~~At the approximately 2,997-acre Taylor Energy Center site proposed for designation on the Future Land Use Plan Map as Electrical Power Generating Facility 2, no more than one power plant unit with a net electrical power output of 800 MW and zero discharge of wastewater from power plant units and directly associated facilities into wetlands and riverine systems shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. [Comprehensive Plan Amendment No. 05-5]~~

- OBJECTIVE I.4 The County shall continue to regulate the location of land development consistent with topography and soil conditions.
- Policy I.4.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.
- OBJECTIVE I.5 The County shall continue to require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standards, consistent with the requirements of concurrency.
- Policy I.5.1 The County continue to maintain procedures for the review of proposed development to determine it's impact on level of service standards for public facilities and shall require that level of service standards be met concurrently with the impact of development.
- OBJECTIVE I.6 The County shall continue to require that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy I.6.1 The County shall limit mining activity to those areas designated on the Future Land Use Plan Map as Agricultural-1 and Agricultural-2, and shall require compliance with state and/or federal permitting requirements and regulations.
- Policy I.6.2 The County shall include provisions for adequate drainage, stormwater management, open space and convenient on site traffic flow for all development.
- Policy I.6.3 The County shall limit the intensity of development by requiring that the length of lots less than 5 10 acres in size does not exceed three times the width of lots which are less than ten acres within all land use categories which permit dwelling units.
- Policy I.6.4 The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the requirements of the program.
- Policy I.6.5 The County shall require that new development, or other newly permitted land uses, shall be compatible with previously existing land uses or shall provide appropriate buffers to protect existing land uses from adverse impacts of the new development.

- OBJECTIVE I.7 The County shall continue to identify and designate blighted areas which may be feasible for redevelopment or renewal, through the updating of the housing condition survey ~~based on the Affordable Housing Needs Assessment prepared by the Shimberg Center for Affordable Housing.~~
- Policy I.7.1 The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds, through its preliminary investigations, there is a competitive feasibility to receive such funding.
- Policy I.7.2 The County shall encourage the private sector to participate in programs to redevelop and renew any identified blighted areas.
- OBJECTIVE I.8 The County shall continue to work towards the reduction of uses inconsistent with the County's character and future land uses, establishing such inconsistent uses as non-conformities, and shall continue to govern the continuation, reduction or elimination of these non-conformities.
- Policy I.8.1 Vacant or unimproved lots or parcels which are non-conforming as to size for residential use for single family, duplex, or triplex units only, and which can individually be identified and described from documents recorded in the Public Records of the County on June 29, 1990, the date of adoption of this Comprehensive Plan shall continue to be eligible for the issuance of residential building permits, subject to all other provisions of the plan, including setbacks and concurrency.
- Policy I.8.2 Nonconforming residential lots or parcels may continue in residential use until their separate identity is lost or there is a change in use.
- Policy I.8.3 Other nonconforming uses which are in existence at the time of adoption of this Comprehensive Plan shall be allowed to continue until their natural demise. Nonconforming uses which are terminated shall not be allowed to resume as a nonconformity. The activity or operation of a nonconforming use may be suspended, however, for up to one year by the current owner without losing the right to resume the activity or operation of the nonconforming use.
- Policy I.8.4 Nonconforming structures or structures on nonconforming parcels may be rebuilt or repaired if destroyed or damaged by fire, windstorm, or other cause, subject to compliance with the building codes, regulations and permitting requirements then in effect, to the

extent possible. Such rebuilding or repair shall not increase the extent of the nonconformity. However, provided that, any such redevelopment shall allow the replacement of the same number of dwelling units that lawfully existed prior to destruction or damage.

Policy I.8.5 Normal maintenance or repair of nonconforming structures shall be allowed, subject to current permitting regulations and building codes. Expansions of the size of nonconforming structures which increase the degree of nonconformity shall not be allowed.

Policy I.8.6 The County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual. The minimum size parcel to which this policy shall apply shall be one acre.

OBJECTIVE I.9 The County shall continue to use a Historic Preservation Agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Policy I.9.1 The County shall maintain a listing of all known prehistoric and historic sites having particular significance to the history of the County, state or nation, whose locations have been documented and can be physically located within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated as new documented information regarding the prehistoric or historic significance of a site is identified and provided to the County.

Policy I.9.2 The County shall maintain criteria for designating historic structures and sites and further, establish guidelines for the

maintenance and adaptive reuse of historic structures and sites.

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

OBJECTIVE I.10 The County shall continue to protect natural resources and environmentally sensitive lands (including wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.10.1 The County shall continue to protect community potable water supply wells by restricting uses within the 300 foot area designed by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect on January 1, 2003. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area,

as defined by Chapter 62-730, Florida Administrative Code in effect on January 1, 2003 and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 in effect on January 1, 2003 except local traffic serving facilities within the wellfield protection area.

Policy I.10.2 The County shall continue to allow mitigation of the adverse effects of land uses on environmentally sensitive areas. The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity, and economic and recreational value of these areas is maintained.

Policy I.10.3 As part of the County's development review process, environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as high groundwater aquifer recharge areas. Where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall provide for the conservation of wetlands by prohibiting development which alters the natural function of wetlands. Mitigation efforts shall be required for activities which alter the natural function of wetlands in accordance with Chapter 40B-400, Florida Administrative Code in effect January 1, 2005. Such mitigation efforts shall result in no net loss of wetland functions and all restored or created wetlands shall be of the same ecological type, nature and function.

Policy I.10.4 Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 40 acres. In addition, such development activity shall comply with the following densities and performance standards:

- (a) Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level;
- (b) Clearing or removal of native vegetation shall not exceed $\frac{1}{2}$ acre per 5 acres. Exotic vegetation may be removed without

regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the applicable ½ acre limitation, it is replanted with native wetland vegetation; and

- (c) Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

OBJECTIVE I.11 The County shall continue to maintain a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

Policy I.11.1 The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The County shall permit the installation of public utilities needed to provide essential service to existing and future land uses in all land use classifications.

Policy I.12.1 Public utilities needed to provide essential service to existing land uses and to such future land uses as are authorized by other plan elements shall be permitted in all of the land use classifications conforming to appropriate location criteria.

OBJECTIVE 1.13 The County shall establish land use criteria which give priority to the siting and development of water-dependent uses along coastal lands, as compared with other uses.

Policy I.13.1 The County recognizes the need to establish the public interest in achieving a balance between competing waterfront land uses and the limited amount of shoreline available for such uses. The County shall utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water dependent uses when allowed within applicable land use districts. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority.

1. Water-dependent uses such as fish, shellfish and wildlife production, recreation, water dependent industry and utilities, marinas and navigation;

2. Water-related uses such as certain utilities, commerce and industrial uses;
3. Water-enhanced uses such as some recreation uses; and
4. Non-water dependent or related activities such as residential.

Policy I.13.2 The County shall continue participating in the Waterfronts Florida Partnership Program in order to revitalize, renew and promote interest in waterfront districts.

Policy I.13.3 The County shall continue to pursue grant funds from the Florida Communities Trust or other sources to increase public accessibility to coastal resources, including public marinas, fishing piers, or recreational trails.

OBJECTIVE 1.14 The County shall promote a sustainable and efficient land use pattern by encouraging development to incorporate the following development strategies.

Policy I.14.1 The County shall encourage sustainable community development that conserves energy, water resources and reduces greenhouse gas emissions through innovative, energy-efficient building construction strategies, consistent with recognized green building standards. These strategies may include the following:

- A) Implement the sustainable land use pattern described by the Vision 2060 Plan through Comprehensive Plan Amendments to the County's Future Land Use Map;
- B) Require a mixture of uses and diversity of housing types for each Vision 2060 Plan land use category and Urban Planning Area designated on the Future Land Use Map;
- C) Require compact development within the Urban Planning Areas of the Future Land Use Map to preserve open space, increase energy efficiency, and reduce the overall development footprint of the County;
- D) Coordinate with landowners to provide a connected network of community amenities, including parks, multi-use pathways, and open space to emphasize pedestrian and bicycle mobility.
- E) Encourage other alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;
- F) Develop incentives for water conservation;
- G) Incorporate Florida Waterwise landscaping to reduce the use of potable water at new public buildings;
- H) Encourage development on previously-used sites where infrastructure already exists;
- I) Encourage development adjacent to existing developed areas;

- J) Protect and enhance natural systems; and
- K) Use surface waters, conservation lands and environmental open space as a visual amenity.

OBJECTIVES AND POLICIES

OPTIONAL VISION 2060 PLAN OVERLAY

The Vision 2060 Plan was created by the community to promote sustainable land use and development patterns that enhance the quality of life for Taylor County citizens, support economic vitality, and accommodate anticipated population growth and development in an environmentally acceptable manner. Therefore, in order to promote development as described in the Vision 2060 Plan, the County hereby establishes the following Objectives I.15 through I.20 and related Policies. A landowner may choose to apply for land use classifications described in Policies I.16.9, I.16.10, and I.17.3 when proposing an amendment to the Comprehensive Plan, which a landowner may choose to implement. Landowners who choose not to implement the vision may continue to develop consistent with the Future Land Use Map and all applicable plan provisions.

OBJECTIVE I.15 In order to provide opportunities for new growth while preserving open space and agricultural land, the County shall establish planning areas designated for urban development.

Policy I.15.1 The County shall encourage the provision of infrastructure investments inside of the Urban Service Areas, consistent with the Vision 2060 Plan. Urban Services Areas shall be designated for urban development and redevelopment. Services and infrastructure, including potable water and wastewater, shall be provided within the Urban Services Areas.

Policy I.15.2 The location of Urban Service Areas shall be consistent with the Vision 2060 Plan. Urban Service Area boundaries are approximate and may be amended by the Board of County Commissioners.

Policy I.15.3 The Urban Service Areas shall consist of two separate districts, consistent with the Vision 2060 Plan. The Urban District shall be centered on and around the City of Perry. The Coastal District shall be proximate to the Gulf of Mexico coastline and include the communities of Steinhatchee, Keaton Beach, and Deckle Beach.

OBJECTIVE I.16 The County shall encourage new development and redevelopment to be in the form of complete neighborhoods, which may include residential, non-residential, and civic land uses. Two or more neighborhoods may form a village.

Policy I.16.1 In order to implement the compact urban form described in the Vision 2060 Plan, residential development sites shall meet the minimum net density requirements described in Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

- Policy I.16.2 Residential density beyond the minimum net density requirements may be permitted by the Board of County Commissioners if the new development includes workforce housing to provide a variety of housing choices, energy and water efficient development, or through density transfer or clustering. Residential density shall not exceed the maximum net density described in Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
- Policy I.16.3 Total residential units shall be calculated using gross acreage of a project area boundary and the applicable permitted density. Minimum net residential density calculations shall not include wetlands, waterbodies, or stormwater retention facilities.
- Policy I.16.4 The County shall promote compact new development to encourage pedestrian and other non-vehicular trips.
- Policy I. 16.5 The County shall require a variety of housing types, including but not limited to single family detached, townhomes, and apartments, within residential neighborhoods of the Urban Planning Areas. These housing types shall be organized around the Village Center.
- Development within a coastal Planning Area shall be organized as a Coastal Village and shall be a minimum of 1,000 gross acres in size and a maximum of 3,500 gross acres in size. A Coastal Village shall have a Coastal Village Center, which shall occupy at least ten (10) percent of the Village gross land area, or up to 300 gross acres.
- Coastal Planning Areas #1 and #7 may each contain up to two Coastal Villages. When two Coastal Villages are used, each Coastal Village shall be a minimum of 1,000 gross acres in size and the combined maximum size shall not exceed 3,000 gross acres. When one Coastal Village is used, the maximum size shall not exceed 3,500 gross acres in size. Each Coastal Village shall include a Coastal Village Center.
- Residential development within a Coastal Village(s) shall be organized into three tiers, as described in Figure I. The first tier, the Coastal Village Center, shall have a minimum net density of 7.0 units per acre. Residential development in the second tier, located within ¼ mile from the boundary of the Coastal Village Center, shall have a minimum net density of 5.0 units per acre. Residential density in the third tier shall have a minimum net density of 3.0 units per acre.

Figure 1

	<u>Size</u>	<u>Minimum Net Density</u>
<u>Tier 1 (Coastal Village Center)</u>	<u>10% of the Village gross land area, or up to 300 gross acres</u>	<u>7.0 du/net acre</u>
<u>Tier 2 (Coastal Village Neighborhood)</u>	<u>n/a</u>	<u>5.0 du/net acre</u>
<u>Tier 3 (Suburban Neighborhood)</u>	<u>n/a</u>	<u>3.0 du/net acre</u>

Policy I.16.6 The County shall promote neighborhood design standards that require multiple ingress and egress points and interconnected street systems to enhance connectivity between neighborhoods, reduce traffic backlogs, and provide multiple emergency access points.

Policy I.16.7 The County shall identify and designate one or more sites as a Regional Employment Center District, intended for industrial, business, office, research park use, and support residential use where appropriate.

Policy I.16.8 The County shall designate at least one Regional Employment Center “mega-site” to accommodate a major employer(s). Such employer(s) could be characterized by a low development footprint and large buffers around the use.

Policy I.16.9 The County hereby establishes the following land use categories for sustainable development patterns within the Urban Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Urban District are as follows:

(a) Urban Village

The Urban Village is intended to include the most intense developments in Taylor County. It is a combination of the existing built environment and new development in the form of infill, redevelopment, and complementary new construction within and immediately adjacent to Perry. The Urban Village Center is a cultural, economic, and population center of the County and the Nature Coast region. The minimum net residential density for this land use classification is 5 units per acre. The maximum net residential density is 24 dwelling units acre. The maximum FAR for any non-residential development site is 1.0. The Urban Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(b) Compact Mixed Use Village

The Compact Mixed Use Village is a medium density, mixed use community, located outside of and adjacent to the Urban Village. It may contain between two and four neighborhoods, each within a quarter-mile walk of a central elementary school and / or public park. A mixed use village center may be located at the intersection of the neighborhoods, and shall provide sufficient non-residential land to support the daily needs of the village residents. The minimum net residential density of this land use classification is 4 units per acre. The maximum net residential density is 22 dwelling units per acre. The maximum FAR for any non-residential development site is 0.75. A Compacted Mixed Use Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(c) Suburban Village

The Suburban Village is a medium density development located within the Urban District. The primary use is residential. It may also contain neighborhood commercial, office, and service uses. The minimum net residential density of this land use is 3 units per acre. The maximum net residential density is 12 dwelling units per acre. The maximum FAR for any non-residential development site is 0.40. A Suburban Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(d) Regional Employment Center

The Regional Employment Center provides a designated area for employment-based development, including but not limited to industrial, airport and logistical support uses, manufacturing, energy, green industries, higher education campuses (college campus or research park) and business/office parks. Different uses may be broken into separate development sites within a Regional Employment Center. It may contain multifamily residential and commercial uses located close to major roadway corridors to promote a jobs-housing balance, but the primary purpose of the Regional Employment Center is to accommodate employment-based development. Residential should be compatible with, and may provide a transition between, the Regional Employment Center and adjacent urban land uses. The maximum net residential density is 22 dwelling units per acre. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.75. A Regional Employment Center shall

include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

Policy I.16.10 The County hereby establishes the following land use categories for sustainable development patterns within the Urban Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Coastal District are as follows:

(a) Coastal Village Center

The Coastal Village Center is a mixed use center, located adjacent to, and serving, one or more Coastal Villages. It has a mix of uses, including residential, commercial, office, educational, and institutional. The minimum net residential density of this land use classification is 7 units per acre. The maximum net residential density is 12 dwelling units per acre. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.50. A Coastal Village Center shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(b) Coastal Village

The Coastal Village is a medium density village in close proximity to the Taylor County coastal resources. The minimum net residential density of this land use classification is 3 units per acre. The maximum net residential density is 5 dwelling units per acre. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.40. A Coastal Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications. Coastal Village Center shall be a permitted use within the Coastal Village land use classification, provided that the development program for a Planning Area does not exceed the maximum permitted by Table I-2.

(c) Coastal Settlement

Density and uses within the Coastal Settlement land use category shall be as specified in the Taylor County Comprehensive Plan.

OBJECTIVE I.17 In order to provide opportunities for new growth while preserving open space and agricultural land, the County shall establish planning areas

designated for rural development.

Policy I.17.1 The Rural Service Area shall consist of lands not located within an Urban Services Area, as designated on the Vision 2060 Plan.

Policy I.17.2 The Rural Service Area shall be designated for rural development and conservation. Incentives, such as Transfer of Development Rights, shall be provided to encourage the preservation of land. Limited public services may be provided in the Rural Service Area. The provision of public infrastructure shall not be encouraged, except for water delivery systems to provide fire protection or centralized wastewater treatment systems when units are clustered or adjacent to sensitive environmental resources.

Policy I.17.3 The County hereby establishes the following land use categories for sustainable development patterns within the Rural Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Rural Services Area are as follows:

(a) Rural Village

The Rural Village is an extension and expansion of existing rural communities and may be located within the Rural Services Area only. The Rural Village has neighborhood commercial and services designed to serve the surrounding rural community. Rural Villages should be no larger than 2,500 units. The minimum net residential density of this land use classification is 0.5 units per acre. The maximum net residential density is 3 dwelling units per acre, when clustered. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.25. A Rural Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(b) Rural Settlement

The Rural Settlement is intended for the Rural Service Area only. It represents a traditional development pattern in Taylor County, and may be an expansion of existing communities, such as Salem and Lake Bird. The Rural Settlement has limited neighborhood commercial and services designed to serve the surrounding rural community. Rural Settlements should be no larger than 1,000 units. The minimum net residential density of this land use classification is 0.5 units per acre. The maximum net residential density is 2 dwelling units per acre, when clustered. The maximum Floor Area Ratio (FAR) for any non-residential

development site is 0.25. A Rural Settlement shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(c) Conservation Community

This community type is permitted in Rural Service Area only. Residential units should be clustered to limit the total development footprint and to preserve open space to the greatest extent practical. The Conservation Community should be no larger than 1,500 units. Overall development density must be consistent with the existing Future Land Use Map designation, and should be clustered at a minimum net residential density of 1 unit per developed acre. The remaining land that is not developed is to be preserved for agricultural uses, including but not limited to silviculture, open space, or nature-based recreation. The net residential maximum density is 2 dwelling units per acre, when clustered. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.15. A Conservation Community shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(d) Ecological Village

This community type is located within or in close proximity to state-owned lands on the Gulf Coast or river systems. Ecological Villages are designed to be very low-intensity land uses that provide facilities and access to outdoor recreation, such as hunting, fishing, hiking, and trail riding. Public access to water resources for both motorized and non-motorized boats is provided where possible. The maximum net residential density is 1 dwelling unit per acre, when clustered. The maximum Floor Area Ratio (FAR) for any non-residential development site is 0.15. An Ecological Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

(e) Agriculture-Transfer (A-T)

This land use classification is established for the purpose of assigning and transferring existing density to Urban and Rural Planning Areas on the 2035 Future Land Use Map, in accordance with existing underlying density. Uses shall be as specified in the Agriculture-2 land use category; however, residential dwelling units shall not be permitted in Agriculture-Transfer land use and may only be used when transferred to urban and rural planning areas upon

approval of a DRI.

Policy I. 17.4 Regional Employment Center shall be a permitted land use within the Rural Services Area, consistent with the Vision 2060 Plan. No residential use shall be permitted in Rural Planning Area #18, except for limited dwelling units for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) permitted as an accessory use as part of an approved site plan where located on the same lot or parcel. A minimum average 100-foot buffer shall be required where adjacent to state-owned lands.

<u>Table I-1: Summary of the Vision 2060 Plan Land Use Classifications</u>					
<u>Community Type</u>	<u>Minimum Net Density (1)</u>	<u>Maximum Net Density (2)</u>	<u>Maximum Floor Area Ratio (3)</u>	<u>Typical Open Space (4)</u>	<u>Allowable Uses and Typical Mixture (5)</u>
<u>Urban Village</u>	<u>5 dwelling units per acre</u>	<u>24 dwelling units per acre</u>	<u>1.0</u>	<u>20%</u>	<u>Residential: 40% - 70%</u> <u>Commercial: 20 – 40%</u> <u>Office: 10 – 30%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Compact Mixed Use Community</u>	<u>4 dwelling units per acre</u>	<u>22 dwelling units per acre</u>	<u>0.75</u>	<u>30%</u>	<u>Residential: 40% - 70%</u> <u>Commercial: 10% - 30%</u> <u>Office: 5% - 30%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Suburban Village</u>	<u>3 dwelling units per acre</u>	<u>12 dwelling units per acre</u>	<u>0.40</u>	<u>30%</u>	<u>Residential: 60% - 80%</u> <u>Commercial/Office: 5% -15%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Regional Employment Center</u>	<u>n/a</u>	<u>22 dwelling units per acre</u>	<u>0.75</u>	<u>30%</u>	<u>Residential: 0% - 25%</u> <u>Commercial: 10% - 25%</u> <u>Industrial/Warehousing: 10% - 60%</u> <u>Business/Office Parks: 10% - 60%</u> <u>Educational/Training Campus: 0% - 15%</u> <u>Medical Campus: 0% - 15%</u>
<u>Coastal Village Center</u>	<u>7 dwelling units per acre</u>	<u>12 dwelling units per acre</u>	<u>0.50</u>	<u>25%</u>	<u>Residential: 30% - 70%</u> <u>Commercial: 20% - 40%</u> <u>Office: 20% - 40%</u> <u>Institutional/Schools: 5% - 20%</u>
<u>Coastal Village</u>	<u>3 dwelling units per acre</u>	<u>5 dwelling units per acre</u>	<u>0.40</u>	<u>30%</u>	<u>Residential: 40% - 70%</u> <u>Commercial: 5% -15%</u> <u>Office: 5% -15%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Coastal Settlement</u>	<u>Density and intensity shall be as specified in the Taylor County Comprehensive Plan</u>			<u>40%</u>	<u>Uses shall be as specified in the Taylor County Comprehensive Plan</u>
<u>Rural Settlement</u>	<u>0.5 dwelling unit per acre (when clustered)</u>	<u>2 dwelling units per acre (when clustered)</u>	<u>0.25</u>	<u>40%</u>	<u>Residential: 50% - 80%</u> <u>Commercial/Office: 5% - 20%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Rural Village</u>	<u>0.5 dwelling units per acre (when clustered)</u>	<u>3 dwelling units per acre (when clustered)</u>	<u>0.25</u>	<u>40%</u>	<u>Residential: 50% - 80%</u> <u>Commercial/Office: 10% - 30%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Conservation Community</u>	<u>1 dwelling unit per acre (when clustered)</u>	<u>2 dwelling units per acre (when clustered)</u>	<u>0.15</u>	<u>60%</u>	<u>Residential: 50% - 70%</u> <u>Commercial/Office: 5% - 20%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Ecological Village</u>	<u>Density is based on existing land use entitlements</u>	<u>1 dwelling unit per net (when clustered)</u>	<u>0.15</u>	<u>60%</u>	<u>Residential: 60% - 80%</u> <u>Commercial/Office: 5% - 20%</u> <u>Institutional/Schools: 5% - 15%</u>
<u>Agriculture-Transfer</u>	<u>Residential Use not permitted</u>	<u>Residential Use not permitted</u>	<u>n/a</u>	<u>100%</u>	<u>Uses shall be as specified in the Agriculture-2 land use category</u>

Table I-1Notes:

(1) Total residential units are calculated using gross acreage of a project area boundary and the applicable permitted density. Minimum net density does not include wetlands, waterbodies or stormwater retention facilities, but does include stormwater conveyance systems.

(2) The Board of County Commissioners may permit the maximum net density for inclusion of work force housing, energy and water efficient development, or through a transfer of development rights.

(3) FAR applies to non-residential development sites only, and not to gross acreage of a village.

(4) Open Space shall be computed based on gross acreage. Open Space includes parks, wetlands, and stormwater management areas. Up to 50% of open space may consist of wetlands or stormwater management facilities designed for use as a visual or recreational amenity. Open space should complement or incorporate natural resources within Planning Areas when possible.

(5) Land use percentages are intended to achieve a mixture of uses, provide jobs-to-housing balance, and provide a spatial relationship between housing and services. The actual mixture of uses shall be established during Conceptual Master Plan for an entire Village and Planned Unit Development site plan Review process.

OBJECTIVE I.18 The County shall permit the clustering of existing development rights, when consistent with the Vision 2060 Plan, in order to create a compact development pattern and reduce the overall development footprint within the County.

Policy I.18.1 Density clustering shall be defined as the redistribution of residential units within a project area boundary.

Policy I.18.2 Density transferring shall be defined as the redistribution of residential units from one project area boundary (sending area) to a separate project area boundary (receiving area).

Policy I.18.3 The designation of areas for sending and receiving density transfer units are identified on the Future Land Use Map. The existing land uses of the density transfer sending areas is Agriculture-Transfer on the Future Land Use Map. The number of dwelling units transferred to the receiving areas shall be identified with the Development of Regional Impact (DRI) application.

Policy I.18.4 Development of the Urban and Rural Planning Areas designated on the Future Land Use Map shall require Development of Regional Impact (DRI) review and approval, except for Regional Employment Centers in Planning Areas 11, 12, and 18, consistent with Policy I.19.2. In conjunction with the DRI application, a legal description for specific Agriculture-Transfer sending areas corresponding with a specific Planning Area shall be required. The amount of Agriculture-Transfer acreage identified and legally described shall be proportionate to the number of dwelling units transferred from

the sending area into the Planning Area.

Policy I.18.5 Agriculture-Transfer sending areas for urban development shall be located in close proximity to the Urban Planning Areas that receive the transferred units. Whenever possible, the Agriculture-Transfer sending areas shall be contiguous to the Urban Planning Areas to create a greenbelt and define the limits of development. Agriculture-Transfer sending areas shall contain a mixture of uplands and wetlands to support wildlife mobility.

Policy I.18.6 Agriculture-Transfer sending areas for rural development need not be contiguous to the Rural Planning Areas that are to receive the transferred units. If not contiguous, lands that provide wildlife habitat; buffer wetlands, rivers, and surface water; or contain a mixture of uplands and wetlands shall be given priority for selection as Agriculture-Transfer sending area.

Policy I.18.7 The total acreage of Agriculture-Transfer on the Future Land Use Map is 82,797 acres. The total number of units transferred from the Agriculture-Transfer lands to Urban and Rural Planning Areas is 8,990 units.

Policy I.18.7.a Urban Planning Areas: Proposed residential development for Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15, and 16 that exceeds the 2035 Population Projections shall require transfer of allocated development rights from lands designated as Agriculture-Transfer on the 2035 Future Land Use Map. 6,367 dwelling units shall be transferred from 56,567 acres of Agriculture-Transfer land and sent to the Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15 and 16 designated on the Future Land Use Map.

Policy I.18.7.b Rural Planning Areas: Rural Planning Areas 14 and 19 shall receive development rights from Agriculture-Transfer lands of the 2035 Future Land Use Map 2,623 dwelling units shall be transferred from 26,230 acres of Agriculture-Transfer land and sent to the Rural Planning Areas 14 and 19 designated on the Future Land Use Map.

Policy I.18.8 In the event that transferred density is not used in an Urban or Rural Planning Area, density may be transferred back to Agriculture-Transfer lands in conjunction with a Comprehensive Plan Amendment, which may change the land use back to the original classification (Agriculture-2 or Agriculture Rural Residential).

Policy I.18.9 Agriculture-Transfer lands managed for timber production shall continue to use silviculture Best Management Practices as prescribed by the Florida Division of Forestry's 2008 Silviculture Best Management Practices manual, or a different manual mutually agreed to by the County, the landowner, and the Department of Community Affairs.

OBJECTIVE I.19 The County shall establish Urban Planning Areas and Rural Planning Areas in order to implement the Vision 2060 Plan, catalyze economic growth, stimulate job creation, and advance the Taylor County Economic Development Plan.

Policy I.19.1 The development anticipated by the implementation of the Taylor County Economic Development plan is proposed for the ten (10) Urban Planning Areas and three (3) Rural Planning Areas, as designated on the 2035 Future Land Use Map. However, the County may propose additional Planning Areas to accommodate economic development, as appropriate.

Policy I.19.2 A Master DRI, consistent with the requirements of Section 380.06(21), Florida Statutes, shall be filed for all Planning Areas, except for Regional Employment Centers located at Planning Areas 11, 12, and 18. If development within a Regional Employment Center exceeds an applicable DRI guideline or standard, it shall be subject to a separate DRI review. Planning Areas subject to the Master DRI shall require incremental Development of Regional Impact (DRI) review and shall be consistent with the Master DRI Development Order. The approval of Planning Areas through the incremental DRI process shall be consistent with the requirements for infrastructure outlined within the long term list of capital improvements of the Master DRI Development Order. Capital improvements included and required for each incremental DRI shall be incorporated into the local government Capital Improvements Element as required by law. This Policy shall not preclude the developer/owner from choosing to include a Regional Employment Center in the Master DRI Agreement and application, or from proposing to amend the Master DRI development order to add a Regional Employment Center in the future.

Policy I.19.3 The Development Program for each Planning Area shall be consistent with Table I-2: Planning Areas, which describes the anticipated urban form at buildout.

<u>Table I-2: Planning Areas</u>	
<u>Planning Area 1</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Coastal Village</u>	
<u>Total Acres</u>	<u>7,942 acres</u>
<u>Maximum Residential Units</u>	<u>4,658 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>920,000SF</u>
<u>Maximum Industrial SF</u>	<u>125,000 SF</u>
<u>Planning Area 2/3</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Coastal Village</u>	
<u>Total Acres</u>	<u>2,225 acres</u>
<u>Maximum Residential Units</u>	<u>2,285 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>244,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 4/5/6</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Coastal Village</u>	
<u>Total Acres</u>	<u>2,821 acres</u>
<u>Maximum Residential Units</u>	<u>2,401 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>440,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 7</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Coastal Village</u>	
<u>Total Acres</u>	<u>3,781 acres</u>
<u>Maximum Residential Units</u>	<u>5,050 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>846,000 SF</u>
<u>Maximum Industrial SF</u>	<u>125,000 SF</u>
<u>Planning Area 8</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Coastal Village</u>	
<u>Total Acres</u>	<u>1,499 acres</u>
<u>Maximum Residential Units</u>	<u>419 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>47,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 11</u>	
<u>Planning Area Type: Urban</u>	

<u>Land Use Category: Regional Employment Center</u>	
<u>Total Acres</u>	<u>2,946 acres</u>
<u>Maximum Residential Units</u>	<u>0 units</u>
<u>Net Residential Density</u>	<u>n/a</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>120,000 SF</u>
<u>Maximum Industrial SF (1)</u>	<u>600,000 SF</u>
<u>Planning Area 12</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Regional Employment Center</u>	
<u>Total Acres</u>	<u>3,525 acres</u>
<u>Maximum Residential Units</u>	<u>0 units</u>
<u>Net Residential Density</u>	<u>n/a</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>200,000 SF</u>
<u>Maximum Industrial SF (1)</u>	<u>1,000,000 SF</u>
<u>Planning Area 13</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Suburban Village</u>	
<u>Total Acres</u>	<u>282 acres</u>
<u>Maximum Residential Units</u>	<u>910 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>20,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 14</u>	
<u>Planning Area Type: Rural</u>	
<u>Land Use Category: Conservation Community</u>	
<u>Total Acres</u>	<u>1,890 acres</u>
<u>Maximum Residential Units</u>	<u>1,066 units</u>
<u>Net Residential Density</u>	<u>See Table I-1</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>126,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 15</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Suburban Village</u>	
<u>Total Acres</u>	<u>2,886 acres</u>
<u>Maximum Residential Units</u>	<u>2,780 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>306,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>
<u>Planning Area 16</u>	
<u>Planning Area Type: Urban</u>	
<u>Land Use Category: Regional Employment Center</u>	
<u>Total Acres</u>	<u>5,120 acres</u>
<u>Maximum Residential Units</u>	<u>4,004 units</u>
<u>Net Residential Density</u>	<u>See Policy I.16.5</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>1,649,000 SF</u>

<u>Maximum Industrial SF (1)</u>	<u>400,000 SF</u>
<u>Planning Area 18</u>	
<u>Planning Area Type: Rural</u>	
<u>Land Use Category: Regional Employment Center</u>	
<u>Total Acres</u>	<u>8,092 acres</u>
<u>Maximum Residential Units (unless consistent with FLU Policy I.17.4)</u>	<u>0 units</u>
<u>Net Residential Density</u>	<u>n/a</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>0 SF</u>
<u>Maximum Industrial SF (1)</u>	<u>3,000,000 SF</u>
<u>Planning Area 19</u>	
<u>Planning Area Type: Rural</u>	
<u>Land Use Category: Rural Village</u>	
<u>Total Acres</u>	<u>2,280 acres</u>
<u>Maximum Residential Units</u>	<u>2,100 units</u>
<u>Net Residential Density</u>	<u>See Table I-1</u>
<u>Maximum Non-Residential SF (Office /Retail/ Hotel/Medical/ Recreation)</u>	<u>236,000 SF</u>
<u>Maximum Industrial SF</u>	<u>0 SF</u>

Note: (1) Unless consistent with Policy I.19.4

Policy I.19.4 In order to respond to market conditions and address the County's status as a Rural Area of Critical Economic Concern, the industrial use development program described for Planning Areas 11, 12, 16, and 18 in Table I-2 may be redistributed within those Planning Areas, provided that the change maintains the mixture of uses described on Table I-1 and does not cause traffic to operate below the County's adopted Level of Service standard.

Policy I.19.5 The Urban and Rural Planning Areas are intended to be mixed-use communities and not single-use development. In order to ensure that a mixture of non-residential development occurs in conjunction with residential units, all Planning Area of 4,000 units or more, or combination of Planning Areas of 4,000 units or more within the coastal area, shall be consistent with Table I-3: Linkage Requirements. The County shall evaluate the application and consistency with the linkage requirements at the time of Planned Unit Development (PUD) site plan application.

<u>Table I-3: Linkage Requirements</u>		
<u>Number of Units (1)</u>	<u>General services provided</u>	<u>Minimum Retail Required</u>
<u>Up to 25% of total residential units</u>	<u>Convenience retail</u>	<u>At least 5% of maximum retail development program for Planning Area.</u>
<u>Up to 50% of total residential units</u>	<u>Neighborhood retail, personal services</u>	<u>At least 15% of maximum retail development program for Planning Area.</u>
<u>Up to 75% of total residential units</u>	<u>Community retail, grocery store and attached retail, merchandise</u>	<u>At least 40% of maximum retail development program for Planning Area.</u>

Wetland impacts within Planning Areas shall be avoided and minimized through application of the Comprehensive Plan, Land Development Code, and applicable state and federal wetlands permitting programs administered by the Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the United States Army Corps of Engineers. Residential and non-residential building footprints shall minimize impacts to the natural functions of wetlands to the greatest extent practicable, utilizing uplands acreage whenever feasible and practicable.

The following definitions for “low quality wetlands” and “high quality wetlands” are applicable to those areas within the Planning Area boundaries and shall be applied at the time of Incremental Development of Regional Impact review or Conceptual Master Plan review for development that does not exceed applicable DRI standards and guidelines within Regional Employment Centers located at Planning Areas 11, 12, and 18.

“Low quality wetlands” means wetlands that meet at least one of the following criteria:

- a. Any wetland planted in pine or otherwise disturbed by silviculture activities;
- b. Any wetland consisting of a ditch, man-made canal or borrow pit;
- c. Any wetland containing paved or maintained roads, timber roads or utility rights-of-way; or
- d. Any wetlands that have been degraded to the extent that more than 50% of the wetlands contain exotic, non-native or nuisance invasive plant species.

The planting of new pines, creation of new timber roads, or granting of new utility rights-of-way in wetlands shall not cause high quality wetlands to be reclassified as low quality wetlands.

“High quality wetlands” means all wetlands that do not qualify as low quality wetlands under the foregoing definition. High quality wetlands shall be protected with a naturally vegetated buffer of at least 25’ measured from the delineated edge of the wetlands.

Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency or agencies for roads, utility lines, passive recreational trails, water access, or wetlands maintenance and restoration; provided, however, that impacts to high quality wetlands may be allowed in cases where no other feasible and practicable

alternative is available that will allow a reasonable beneficial use of the land.

Policy I.19.7 Urban Planning Area 7 shall provide a minimum average 100-foot buffer from Blue Creek. Urban Planning Area 15 shall provide a minimum average 100-foot buffer from Rocky Creek. Passive recreation, including trails, boat ramps, bridges, and boardwalks, and roads and utility crossings shall be allowed within the buffer, subject to approval by state permitting agencies.

Policy I.19.8 Where adjacent to state-managed lands, the use of Florida Division of Forestry Firewise principles shall be evaluated during the DRI review process and incorporated into the Planning Area Development Order, as appropriate. Uses that are sensitive to prescribed burning and smoke, such as schools or medical clinics, shall be appropriately sited. Hunting in state-managed lands is a pre-existing use and shall be considered during the DRI review process.

Policy I.19.9 Additional Urban or Rural Planning Areas may be designated on the Future Land Use Map in conjunction with a future Comprehensive Plan Amendment.

Objective I.20 Development within Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, and 16 will result in compact urban communities that are both functionally and visually distinct from the surrounding agricultural areas and the neighborhoods within the Planning Areas will be interconnected .

Policy I.20.1 At the time of the Incremental Development of Regional Impact (DRI) the Master Plan (Map H) will show how the neighborhoods within the Planning Areas are interconnected with the Coastal Village Center. The Master Plan will also show street, bicycle and pedestrian connectivity between neighborhoods and commercial developments, civic uses, and parks with the goal of making neighborhoods more accessible, walkable, and pedestrian friendly. Street alignments should be sensitive to natural features, topography, and layout of adjacent development. The neighborhoods will be designed such that residential, commercial, and industrial development takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.

OBJECTIVE I.21 In order to promote sustainable land use, the County shall encourage

land owners to apply for land use rights described in the Vision 2060 Plan.

Policy I.21.1 All land use change requests related to the Vision 2060 Plan shall be processed as Comprehensive Plan Amendments.

Policy I.21.2 All land use change requests related to the Vision 2060 Plan must be approved by the Board of County Commissioners.

Policy I.21.3 All applicants shall demonstrate that the proposed project meets the purpose and intent of the Vision 2060 Plan through approval of a Conceptual Master Plan for an entire Village in conjunction with approval of Planned Unit Development site plan application.