

## **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.

### **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 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 2015 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.

## 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.

## 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

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 publicly owned and operated central potable water system when available,. When the publicly owned and operated centralized 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.

#### 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.

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

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.

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 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  $\frac{1}{2}$  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.