

ARTICLE I

FUTURE LAND USE ELEMENT

INTRODUCTION

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

PERMITTED USES, SPECIAL USES, AND COMPATIBILITY

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

Before any special use permit shall be granted, the County shall make a specific finding that the granting of the special use permit will not adversely affect the public health, safety and welfare. Before any special use permit shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (b) Off-street parking and loading areas;
- (c) Refuse and service areas;
- (d) Utilities, with reference to locations, availability and compatibility;
- (e) Screening and buffering with reference to type, dimensions and character;
- (f) Signs, if any, and proposed exterior lighting;
- (g) Required yards and other open space;
- and (h) Considerations relating to general compatibility with adjacent properties and natural resources.

In addition, any non-agriculturally related special use permit granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special use permit use. The purpose of the buffer is to protect agriculture land uses from the special use.

The buffer should function to:

- (a) Screen the special use permit use from the adjacent farming activities; and
- (b) Provide protection to the agricultural land use from intrusive activities of the special use permit. by limiting access to the adjacent agricultural land use.

Further, the buffer must minimize the negative impacts of the uses upon each other, such that the long-term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

VISION STATEMENT

Rural communities working in harmony to provide opportunities for all its citizens through balanced growth and enhanced education, while preserving our proud heritage, natural resources and agriculture.

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 TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The County shall continue to direct future population growth and associated development to appropriate areas within the County in order to promote orderly development.

Policy I.1.1 The location of higher density residential and high intensity commercial and industrial uses shall be directed to areas adjacent to arterial or collector roads identified on the County Future Transportation Map where public facilities are available to support such higher density or intensity.

Policy I.1.2 The County shall allocate amounts and mixes of land uses for agricultural, residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

Policy I.1.3. The County's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2040 based on: (1) best available population data; and (2) best available housing need data.

Policy I.1.4 The County shall, prior to action on a site and development plan, determine the sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development so that proposed urban development near agricultural or forested areas, wetlands and 100-year floodplain areas avoids adverse impact upon such areas.

Policy I.1.5 The County shall regulate future development in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Policy I.1.6 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities.

Policy I.1.6.1 **AGRICULTURAL LAND USE**

a. Agriculture-1

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture uses and dwelling units. Silviculture activity shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. The County shall prohibit intensive agriculture uses requiring an industrial wastewater permit from the Florida Department of Environmental Protection in the Agriculture-1 land use classification. In addition, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

Agricultural density shall be as provided below.

Agriculture-1 < 1 d.u. per 2 acres

b. Agriculture-2 through Agriculture-5

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units.

In Agriculture-2 through Agriculture-5 land use classifications, structures involving farm animals and livestock shall be located no closer than 45 feet of any lot line.

In addition, in Agriculture-2 through Agriculture-5 land use classifications, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Intensive agriculture means any agricultural use requiring an industrial wastewater permit from the Florida Department of Environmental Protection. Intensive agriculture uses shall be allowed only in Agriculture-2 through Agriculture-5 land use classifications inclusive, and shall first obtain a special use permit from the County. However, existing intensive agriculture uses as of the date of adoption of this policy, will not be required to obtain a special use permit approval from the County for those existing intensive agriculture uses. However, expansion or change of existing intensive agriculture uses after the date of adoption of this policy, for which an industrial wastewater permit is required from the Florida Department of Environmental Protection for that expansion or change, will require a special use permit from the County, unless

the expansion or change is required by the Florida Department of Environmental Protection to maintain the same livestock population of the activity as existed on the date of adoption of this policy.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet.

Dwelling unit densities in agriculture land use classifications are, as follows:

Agriculture-5 < 1 dwelling unit per 40 acres

Agriculture-4 < 1 dwelling unit per 20 acres

Agriculture-3 < 1 dwelling unit per 10 acres

Agriculture-2 < 1 dwelling unit per 5 acres

Within the Agriculture-2 and 3 land use classifications, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification shall be maintained on site. Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of the road paving policy contained within this plan element. Within the Agriculture -2 or 3 land use classifications, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture - 3 classification and per 5 acres within the Agriculture - 2 classification shall be maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1. All Planned Rural Residential Developments shall be developed, as follows:

1. the development shall maintain a minimum 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49 (unless this Comprehensive Plan is amended to permit more than 49 lots);
2. the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. the development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active

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

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

Undeveloped areas means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include intensive agricultural uses); silvicultural uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Policy I.1.6.2

SILVICULTURE/AGRICULTURE

Lands classified as Silviculture/Agriculture shall be lands which are predominantly used for silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, limited agriculture uses as described below, dwelling units, development units, archery ranges, rifle, shotgun and pistol ranges, and hunting and fishing camps and uses customarily accessory and clearly incidental and subordinate to such uses, may be allowed by Special Use Permit, in accordance with the County's Land Development Code. In addition, telecommunications towers are allowed by Special Use Permit. Development units, are structures commonly associated with row crops, pasture, hunting or silviculture activities such as barns, outbuildings and sheds, vehicle storage, small mill operations, and small office structures, provided that, any structures involving farm animals and livestock shall be no closer than 45 feet of any lot line.

Densities in the Silviculture/Agriculture land use classification are, as follows:
Silviculture/Agriculture < 1 dwelling unit per 160 acres and < 1
development unit per 80 acres

Within the Silviculture/Agriculture land use classification, intensive agriculture uses shall be prohibited. Grazing of livestock on pasture lands shall be allowed and row crops planted on a rotational basis between the harvesting of timber and planting of trees as part of silviculture activities shall also be allowed. All agricultural uses and activities shall maintain a 50-foot natural buffer around all wetlands.

Policy I.1.6.3

PUBLIC LAND USE

Lands classified as public consist of public, charter and private schools, public buildings and grounds, other public facilities, (including sewer facilities, solid waste transfer stations, solid waste processing and recycling facilities, land clearing debris disposal facilities, drainage facilities, and potable water facilities), public health facilities and educational uses. Landfills, meaning the final disposal site for solid wastes, are not authorized as a permitted use within this land use category. Facilities which accept for disposal only land clearing debris and which are authorized to operate under a general permit issued by the Florida Department of Environmental Protection pursuant to Rule 62-701,803, Florida Administrative Code, or current applicable statute, are not considered "landfills" for purposes of this section, and are an authorized use within lands designated "public," subject to the requirements otherwise provided herein. "Land clearing debris" means rocks, soils, tree remains, trees and other vegetative matter which normally results from land clearing or land development operations for a construction project. Land clearing debris does not include vegetative matter from lawn maintenance, commercial or residential landscape maintenance, right-of-way or easement maintenance, fanning operations, nursery operations, or any other sources not related directly to a construction project; and

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

Policy I.1.6.4

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands;

Conservation uses include public access, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

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

Policy I.1.6.5

ENVIRONMENTALLY SENSITIVE LAND USE

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

These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas. Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August 16, 1988, located on the Suwannee and Santa Fe Rivers and identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length to width ratio not greater than 3 to 1. Silviculture uses shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, the County shall prohibit the location of intensive agriculture uses and non-residential uses such as industrial activities and non-surfacewater dependent commercial uses within these areas. Resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District, or current applicable statute, surfacewater dependent commercial uses (such as marinas) and new campgrounds (including sites for travel trailers) of less than or equal to 100 campsites subject to maintaining a minimum distance from another campground within the Environmentally Sensitive Area of ½ mile, may be allowed as special use permits and limited to an intensity of .25 floor area ratio; and

Environmentally Sensitive Areas-1 < 1 d.u. per 40 acres
Environmentally Sensitive Areas-2 < 1 d.u. per 10 acres

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

1. the development shall maintain 50 percent of the total land area as an undeveloped area;
2. the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. the development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplain; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the policies within the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan;
6. the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation; and
7. all internal roads shall be so located in order to minimize the number of access points to external roadways.

Policy I. 1.6.6

RECREATION LAND USE

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

Recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

Policy I.1.6.7

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, other compatible uses in accordance with the County's Land Development Code may be approved as special use permits and be subject to an intensity of less than or equal to .25 floor area ratio; and

Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

NOTE: The Future Land Use Plan Map shall not be amended to add new commercial land use designations in areas designated Agriculture-2 through Agriculture-5.

Policy I.1.6.8

INDUSTRIAL LAND USES

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, other compatible uses in accordance with the County's Land Development Code may be approved as special use permits and will be subject to an intensity of less than or equal to .25 floor area ratio;

- Policy I.1.6.9 The use and future development of the 348+/- acres of the Ginnie Springs property shall be governed under the special exception and site plan approved by the Gilchrist County Zoning Board on January 14, 1991.
- Policy I.1.6.10 Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the plan. Such a provision shall apply only once to any individual.
- Policy I.1.6.11 The County shall address potential incompatible land use situations which may result between residential and agricultural land uses by requiring that before approval may be granted for an intensive agricultural use as defined herein the following requirements shall be met.
1. Divided animal holding lots, manure holding lagoons, and land areas to which effluent or scraped solids are applied are not located within five hundred (500) feet of a wetland, stream, river, or other surface water body;
 2. The proposed facility is not located within a 100-year floodplain as depicted on the current U.S. Federal Emergency Management Agency Flood Insurance Rate Map;
 3. The proposed facility is adequately screened and buffered to promote compatibility with adjacent agricultural and nonagricultural land uses, which include residential structures;
 4. The proposed facility does not exceed the maximum intensity, volume or capacity requirements for the type of proposed facility, as established by any Florida Department of Environmental Protection permit or Florida Department of Agriculture and Consumer Services permit;
 5. The proposed facility provides for an inspect/compliance monitoring program pursuant to any required Florida Department of Environmental Protection wastewater permit to ensure that the facility does not create a public health hazard;
 6. The proposed facility adequately controls point and nonpoint source runoff and ensures proper treatment of point and nonpoint source runoff to prevent adverse impacts to, or degradation of, the quality of surface or groundwater; the drainage system design shall provide for the attenuation/ retention of point and nonpoint source runoff from the proposed site, and water released from the site post-development shall not exceed pre-development in conformity;
 7. Soil conditions and characteristics are shown to be suitable for the proposed facility at the proposed site;

8. The use of land by the proposed facility will not contaminate, degrade or adversely affect the quality of groundwater or potable water supply sources based upon scientific methodology;
9. No cutting, clearing, grading or filling shall commence on any proposed site unless and until appropriate devices have been installed to minimize pollution, control erosion and removal of sediment from point and nonpoint source runoff; and
10. The applicant has applied for all applicable federal, state and regional permits or equivalent.

OBJECTIVE I.2

In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet shall be required along the affected rear and/or side yards of the site which abuts lands within a residential land use category.

Policy I.2.1

The County's shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.

Policy I.2.2

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

1. Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs; service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners; and commercial establishments that are directly related to nature-based tourism and recreation.

In addition, other compatible uses in accordance with the County's Land Development Code may be allowed as special use permits and will be subject to an intensity of .25 Floor Area Ratio.

Commercial establishments that are directly related to nature-based tourism and recreation, as listed above, are limited to: the uses in accordance with the County's Land Development Code.

2. Neighborhood Commercial activities shall be located within one quarter mile of an intersection of an arterial with a collector road or an intersection of two collector roads;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and
5. Neighborhood Commercial uses shall be limited to an intensity of .25 floor area ratio.

Policy I.2.3.

The County shall require a special use permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit). The County shall require that mining operations be limited to lands within the County outside of subdivisions and those unapproved (unrecorded) subdivisions which have been recognized by the County as being statutorily vested; and outside of areas designated on the Future Land Use Plan Map as Environmentally Sensitive Areas, Conservation, Silviculture/Agriculture and Recreation; and, in accordance with the following criteria.

1. The filing of a mining master plan with the Board of County Commissioners, which shall:
 - (a) describe the boundaries of the areas of proposed mining;
 - (b) describe the location of existing or proposed processing facilities, highways and railroads;
 - (c) provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;
 - (d) describe the mining process to be conducted; and
 - (e) describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.
2. Upon review of the mining master plan the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations being reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:
 - (a) Land areas not less than 3 feet above the ground water table, that have been graded to a level, gently rolling, sloping or terraced topography, with major continuous slopes no steeper than 4 horizontal to 1 vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.
 - (b) Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than 4 horizontal to 1 vertical out to 6 foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.

- (c) Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the area. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.
- (d) The extraction of peat shall be prohibited in areas classified as Silviculture/Agriculture on the County's Future Land Use Plan Map.
- (e) Other standards set forth in Chapter 62C-16, Florida Administrative Code, or current applicable statute, Mine Reclamation, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code, or current applicable statute.
- (f) Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as surfacewater and groundwater resources, wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities, which cannot be restored, based upon competent and substantial scientific evidence. Environmentally sensitive lands, such as wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.
- (g) Mining operations shall provide a minimum of a 200 foot buffer from adjacent properties.

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

For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of

vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.

- Policy I.2.4 The County shall include provisions for drainage, which implement the level of service standard policies contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy I.2.5 The County shall maximize the conservation and protection of open space, by requiring that minimum percentages of Planned Residential Developments sites shall be set aside as undeveloped area as provided within the land use classification and standards for density and intensity policies of this plan element.
- Policy I.2.6 National Flood Insurance Program requirements shall be required for all development within the areas of special flood hazard, floodways, and areas of shallow flooding.
- Policy I.2.7 Convenient on-site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual, or current applicable statute. In addition, the County shall require off-street parking to be provided for residential, commercial and industrial uses based upon intensity of use. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size, plus a 5 foot access aisle.
- Policy I. 2.8 The County shall limit the intensity of development by requiring that the length of lots less than 5 acres does not exceed 3 times the width of lots for the location of dwelling units within all land use categories which permit dwelling units. In addition, within all new subdivisions, including Planned Residential Developments and Planned Rural Residential Developments, containing lots less than 10 acres in size, the County shall require all roads in a new subdivision be paved to County standards.
- Policy I. 2.9 The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.
- OBJECTIVE I.3 The County shall continue to identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey using the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing.
- Policy I. 3.1 The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.4

The County shall continue to work towards the elimination or reduction of uses inconsistent with the County's character and future land uses through establishing such inconsistent uses as non-conformities.

Policy I.4.1

The County hereby establishes the following provisions for nonconforming lots, structures and uses of land or structures.

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 12 months.
2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.4.2

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

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

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the County prior to adoption of this policy, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this policy. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads

and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

3. Presumptive vesting for consistency and concurrency – any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
4. Presumptive vesting for density only, all lots of record as of the adoption of this policy, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, no more than 4 such lots shall be contiguous as of the adoption of this policy to any other lot(s) owned or under contract for deed to the person(s) applying for the single family residence building permit. Where there are more than 4 contiguous lots of record, as of the date of adoption of this policy, those lots or portions thereof exceeding the 4 lots and not meeting the required density requirement shall be required to combine such lots to meet the density requirement if such lots are located without a subdivision or if such lots are located within a recorded or unrecorded subdivision unless;
 - (a) Such subdivisions have direct access to a County paved road and in which all lots front on a continually maintained paved or stabilized road that meets County standards; and
 - (b) Such lots within such recorded or unrecorded subdivisions in which the sale of individual lots to persons by the original subdivider has occurred at the following rates;
 - (1) At least 85 percent of the total number of lots are sold prior to the date of adoption of this policy, if the subdivision was created prior to July 3, 1972;
 - (2) At least 60 percent of the total number of lots are sold by the date of adoption of this policy, if the subdivision was created from July 3, 1972 to December 31, 1987;
 - (3) At least 50 percent of the total number of lots are sold by December 31, 1993 if the subdivision was created in 1988;
 - (4) At least 50 percent of the total number of lots are sold by December 31, 1994 if the subdivision was created in 1989;
 - (5) At least 50 percent of the total number of lots are sold by December 31, 1995 if the subdivision was created in 1990;
 - (6) At least 50 percent of the total number of lots are sold by December 31, 1996 if the subdivision was created in 1991.

All lots presumptively vested by this policy shall not be required to file an application to preserve their vested rights in this regard.

OBJECTIVE I.5

The County shall use the Florida Department of State, Division of Historical Resources 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. The Florida Department of State, Division of Historical Resources shall review applications for historic designation

- Policy I.5.1 The County shall refer to the Florida Department of State, Division of Historical Resources listing of all known prehistoric and historic sites within the unincorporated area of the County.
- OBJECTIVE I.6 The County shall continue to enforce regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplain). 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 persists in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps, 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.6.1 The County shall continue to include provisions for the protection of community potable water supply wells by prohibiting new land uses which require or involve storage, use or manufacture of regulated materials as defined by Chapter 38F41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan, or current applicable statute, within the 300 foot area designated by this Comprehensive Plan as a well field protection area. All new well field 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 of such regulated materials shall be allowed in the well field protection area, except local traffic serving facilities within the well field protection area.
- Policy I.6.2 The County shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.
- Policy I.6.3 The County shall protect high groundwater aquifer recharge areas by preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction, modification and closure to be regulated by the Water Management District and Florida Department of Health (in particular, abandoned wells shall be closed in accordance with Chapter 64E-8, Florida Administrative Code in effect upon adoption of this Comprehensive Plan, or current applicable statute); and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater.

These provisions will be applied to all High Groundwater Aquifer Recharge Areas as identified within the High Groundwater Aquifer Recharge Map contained within Appendix A of this Comprehensive Plan.

- Policy I.6.4 The County shall, through stormwater management and land use design provisions, minimize the direct surface run-off into freshwater springs.
- Policy I.6.5 The County's high groundwater aquifer recharge areas are shown on the High Groundwater Aquifer Recharge Map contained within Appendix A of this Comprehensive Plan, which is based upon the maps prepared by the Water Management District identifying high groundwater aquifer recharge areas.
- OBJECTIVE I.7.1 The County shall continue to use 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, or current applicable statute.
- Policy I.7.1 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.8 The County shall request assistance from the Water Management District with the review of subdivision plat construction plans, of all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.
- Policy I.8.1 The County shall require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the County.
- OBJECTIVE I.9 The County shall maintain regulations, which regulate the location of development consistent with United States Department of the Interior, Geological Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service, Soil Section, Soil Survey for the County.
- Policy I.9.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.
- OBJECTIVE I.10 The County shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.10.1 The County shall maintain procedures for the review of proposed development to determine its impact on level of service standards for public facilities so that such

public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.

OBJECTIVE I.11 The County shall maintain Planned Residential Development Regulations. The purpose of the Planned Residential Development Regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to: (1) Encourage the development of land as planned residential developments; (2) Encourage flexible and creative concepts of site planning; (3) Preserve the natural amenities of the land by encouraging scenic and function open areas; (4) Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements; (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and (6) Provide a stable environmental character compatible with surrounding areas.

Policy I.11.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain minimum provisions, as follows:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this plan element and ensure the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.12 The County shall continue to enforce the airport related land use restrictions as provided in this plan element.

Policy I.12.1 Airport related land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use.

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

OBJECTIVE I.13 Upon adoption of this Objective, the County shall approve telecommunication towers by special use permit. Telecommunication towers will be considered for special use permit review in all land use categories.

Policy I.13.1 The following standards shall apply to all new or expanded telecommunications towers, except telecommunications towers used for governmental purposes and located on property, rights-of-way, or easements owned by any governmental entity. Regardless of the land use category in which telecommunications tower or antenna is located, the tower or antenna shall meet the following standards:

- (a) Camouflaged towers shall be permitted within 1 times the height of the tower from recorded or unrecorded approved subdivisions;
- (b) towers that are not lit shall be at least 5 times the height of the tower or 450 feet, whichever is greater, from recorded or unrecorded approved subdivisions;
- (c) towers that are lit at night with red lights shall be at least 7 times the height of the tower from recorded or unrecorded approved subdivisions;
- (d) towers that are lit at night with white lights shall be at least 20 times the height of the tower from recorded or unrecorded approved subdivisions;
- (e) every reasonable effort shall be made to locate telecommunications towers in an Agriculture-4, Agriculture-5, Silviculture/Agriculture, Commercial, or Industrial land use categories; and
- (f) telecommunications towers shall be prohibited within a recorded or unrecorded approved subdivision.

OBJECTIVE I.14 Within areas designated as rural or agricultural on the Future Land Use Map, the County shall provide for Rural Florida Destination Village developments

("RFDs") as approved by a plan amendment to this comprehensive plan. RFDs are intended to provide Gilchrist County with resort-based economic development opportunities on rural and agricultural lands by attracting visitors to enjoy a "real Florida" experience based on rural landscapes, active agriculture, and the surrounding North Florida region's unique natural environment of forests, springs, rivers and tidelands. A Gilchrist County RFD shall be a second home and visitor destination community designed to provide visitors and part time residents with a Florida rural village experience characterized by the following:

1. The form of the community shall be based on traditional Florida settlements, with a clustered energy-efficient land use pattern of village retail, office, residential and civic uses such as churches, community centers and pavilions organized around a main public square, with additional public squares as organizing elements for the design of neighborhoods within the community. An RFD must contain a mix of housing types, from small to large floor plans and from low to high density, consistent with historic village and small town development patterns in Florida.
2. At least 50% of the residences in an RFD must be within 1300 feet of the main public square.
3. At least 70% of the land in the RFD shall be dedicated through community association documents to open areas, made up of:
 - (a) Civic uses,
 - (b) Recreation uses,
 - (c) Open space uses, or
 - (d) Other public uses with no vertical structures.

At least half of the area designated as recreation and open space lands must be one or a combination of grass, native trees and shrubs, agriculture or silviculture.

4. RFDs shall be located based on transportation node -advantaged settlement sites, such as sites where roads intersect, where roads or train tracks cross rivers, and airports. The transportation node must be within 1,300 feet of the RFD main public plaza;
5. There must be a centrally managed pool of rental housing, which may consist of one or a combination of lodging types, including inns, lodges, hotel, bed & breakfast, apartment, townhouse, and detached residence.
6. To prevent conflict with adjacent land uses, the RFD shall be surrounded on all sides by a dedicated vegetated buffer not less than 150 feet wide.
7. All occupied buildings shall be connected to a central water supply and wastewater system. Wastewater shall be treated to an advanced level of nutrient removal meeting the highest state standards for springhead protection and 100% of the wastewater shall be used onsite for irrigation.

Policy I.14.1

An RFD must be approved by amendment to this Comprehensive Plan. Approval requires both a Future Land Use Map amendment and a Comprehensive Plan text amendment for a specific RFD development. RFD Comprehensive Plan amendments for specific RFD developments must include a concept plan and text with sufficient detail to demonstrate that the proposed RFD conforms with all of the characteristics of RFDs described in Objective I.14 and with Policy I.14.2. In order to gain experience with the impacts of this new economic development activity on Gilchrist County capital facilities, the County shall approve no more than five RFDs before the completion of the EAR report scheduled for 2016.

Policy I.14.2

In addition to the characteristics specified in Objective I.14, an RFD shall comply with the following development standards:

1. **Minimum Parcel Size.** In order to have a sufficient parcel size to provide the mix of residential types, neighborhood commercial, civic, recreational amenities and open space requirements for an RFD while providing the external buffering required to be compatible with surrounding rural and agricultural uses, the minimum parcel size for an RFD shall be 320 acres.
2. **Densities/Intensities.** Any combination of residential density and housing types is permitted as long as the overall gross density does not exceed one dwelling unit per gross acre. Commercial uses in an RFD shall have a gross floor area no greater than 100,000 square feet and no less than 20,000 square feet. Lodges, inns, hotels, bed and breakfast and similar lodging uses shall have a gross floor area no greater than 100,000 square feet and no less than 10,000 square feet. Civic uses, including community centers, churches, fire stations, theaters, pavilions, and similar public meeting and gathering places, shall not be limited.
3. **External Compatibility.** All land uses proposed within a RFD shall be compatible with existing and planned uses of properties surrounding the RFD; that is, internal uses shall be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly negatively impacted, directly or indirectly by such uses.
4. **Open areas.** At least 70% of the area within an RFD shall be three or more of the following uses: (1) civic, (2) recreation, (3) open space (including agriculture), or (4) other public uses with no vertical structures. These areas shall be dedicated in perpetuity to an incorporated entity with the explicit legal capacity to lien property for non-payment of assessments and fees, such as a homeowner association or community development district (CDD). Civic uses include community centers, churches, fire stations, theaters, pavilions, and similar public meeting and gathering places. Recreation areas include, but are not limited to external and internal buffer areas, conservation areas, native habitats, active and passive parks, stormwater management areas, golf courses, tennis courts, swimming pools, equestrian centers and trails, hiking/running trails, firearms shooting ranges, field archery, boating facilities, and other commonly owned recreation facilities open to the sky, with vertical structures appurtenant to the recreation use such as barns, pavilions, equipment storage, and recreation facility management offices.

Open space areas include agriculture and undeveloped lands suitable for passive recreation or conservation uses.

5. External Transportation Access. An RFD shall provide direct access to a major street (arterial or collector). Secondary access may be provided via local roadways.
6. Internal Transportation Access. Every dwelling unit or other permitted use shall have access to a public street either directly or by way of a private road. All transportation systems shall be designed and constructed per Gilchrist County standards. Permitted uses are not required to front on a dedicated public road. Private roads shall be constructed according to County specifications as found in Article 10, Subdivision Regulations. If the RFD contains private roads, such private roads shall be dedicated to and maintained by CDD homeowners association or similar group. An internal system of access encouraging non-vehicular transportation access shall be provided so that residents are not reliant on vehicles for internal access within the RFD. Non-vehicular transportation access may be any combination of bike lanes, sidewalks, pedestrian trail system, or the like.
7. Conservation and Environmentally Sensitive Areas. RFDs may include within their boundaries areas designated on the Comprehensive Plan as Conservation or Environmentally Sensitive, but no buildings or other development beyond facilities to manage recreation and open space use of the area such as visitor control and information offices and recreation access rentals (canoes, bicycles, etc.) shall be permitted.
8. Buffering. The developed area within the RFD shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long-term continuance of uses in either area is not threatened by such impact. A 75-foot vegetated buffer shall be maintained along all rivers, streams, and creeks, and a 50-foot vegetated buffer shall be maintained along all the shores of all lakes, ponds and wetlands. The RFD shall maintain a minimum 150-foot wide vegetated buffer, which may include recreation, agriculture or open space areas, along boundaries with external roads and adjacent properties.
9. Landscaping. Development components shall be sited to minimize impacts on existing vegetation, significant tree stands and other natural habitats. The use of native and/or naturalized vegetation is encouraged and the implementation of xeriscape principles is required for all proposed/required plantings.
10. Wastewater. A central wastewater treatment system shall be required and all inhabited structures must connect to the central system. Wastewater shall be treated to an advanced level of nutrient removal meeting the highest state standards for springshed protection.
11. Water Source and Conservation. Potable water shall be provided by a central system. Water saving devices such as low flow and low volume fixtures shall

be required. Landscape shall be irrigated with reclaimed wastewater. During the initial phase of the project, during periods of establishing new landscape materials, and during drought conditions, potable water and stormwater may be used to supplement reclaimed water to irrigate golf courses and common area open spaces consistent with County and Suwannee River Water Management District regulations.

12. Stormwater. The development shall not adversely impact the quality, quantity, or rate of pre-development discharge of stormwater. Stormwater recharged onsite shall not adversely impact the quality of the groundwater.

Policy I.14.3

An application to amend this Comprehensive Plan to approve an RFD shall include the following information:

1. Existing Conditions
 - (a) The location of existing property or right-of-way lines both for private and public property, streets, railroads, utilities, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, and any public or private easements.
 - (b) Any land encumbered by deed restrictions or other legally enforceable limitations affecting the use of the property.
 - (c) Topography of the site, with contour lines at two-foot intervals and showing all water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, vegetative cover and any known historic or archaeological resources.
 - (d) The parcel's existing land use and zoning designations.
 - (e) A depiction of the abutting property within 400 feet of the proposal, not including public right of way in the measurement showing land uses, locations of principal structures and major landscape features, densities of residential use, and traffic circulation systems.
2. A description of the proposed development activities and a conceptual plan, showing, as appropriate:
 - (a) The approximate location and intensity or density of the proposed development including types of uses, total commercial and lodging building floor area number of residential units and the approximate acreage for each use.
 - (b) A general circulation plan, showing points of ingress to and egress from the site, pedestrian ways, and bicycle paths.
 - (c) General description of proposed drainage systems.

- (d) General description of proposed potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- (e) The approximate location of proposed civic, recreation, open space, and other public use areas, with approximate size, percentage of total area and types of activities proposed to be permitted on them.
- (f) A description of lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
- (g) A description of how the plan mitigates or avoids potential conflicts between land uses.
- (h) Conceptual plan illustrating internal and perimeter buffers, and any vegetation enhancement areas.
- (i) Phasing Plan (if applicable).

Policy I.14.4

The description required by Policy I.14.3 (2) above in an application to amend this Comprehensive Plan is not intended to provide a level of detail appropriate for issuing site plan approval. The required information is intended to confirm that the proposed RFD conforms to Policies I.14.1 and 2. Procedures shall be included in the Land Development Code for issuing final development orders that authorize development within a RFD to proceed. These procedures may include the use of master plan approval, plat approval, site plan approval and construction plan approval.

Policy I.14.5

The Oak Tree Landing RFD

1. The Oak Tree Landing RFD shall encompass an area bounded on the north by County Road 232 and on the east by the Gilchrist County line, as shown on the accompanying amendment to the Future Land Use Map and the attached concept plan.
2. Consistent with Objective I.14 and Policies I.14.1-4, Oak Tree Landing has the following characteristics:
 - (a) Oak Tree Landing contains 654 +/- acres in Gilchrist County. (An additional 161 +/- acres of the project is located across the county line in Alachua County.)
 - (b) Oak Tree Landing includes an existing public airport, a transportation node advantaged feature per Objective I.14.4
 - (c) Oak Tree Landing will contain the following mix of uses:
 - (1) Detached single family residential, from bungalows to manor homes.
 - (2) Attached residential uses of various types and densities.

- (3) Paved runway and airport facilities, including hangars, tie-down areas, operations office, and fuel facility, but no maintenance facility.
 - (4) Residences with attached and detached private airplane hangars.
 - (5) One or more types of lodging in the form of hotels, lodges, inns, or bed & breakfasts.
 - (6) A main public square within 1300 feet of the public airport.
 - (7) Public squares and civic building sites, including a fire station and sites for buildings such as a theater, amphitheater, church and pavilion.
 - (8) Fine arts school for post-secondary and community programs in the arts.
 - (9) Golf course, driving range and putting area.
 - (10) Clubhouses for golf and tennis with integrated conference center.
 - (11) Tennis courts, swimming pools and spa.
 - (12) Sporting clay courses or similar recreational amenities.
 - (13) Agricultural fields.
 - (14) Winery and/or other agricultural processing facilities.
 - (15) Passive natural recreational areas.
 - (16) Recreational trails for walking, running and bicycling.
 - (17) Equestrian center and trail system.
 - (18) Neighborhood commercial uses.
 - (19) Neighborhood office uses.
 - (20) Golf course accessory uses, i.e. food service, pro shop.
 - (21) Maintenance facilities, offices and equipment storage for maintenance and operation of Oak Tree Landing.
- (d) Oak Tree Landing will contain a centrally managed pool of rental housing, including one or more types of lodging, such as hotel, inn, lodge, and bed and breakfasts, and apartments, townhouses, and detached residences.
- (e) At least 60% of the residences in Oak Tree Landing will be within 1300 feet of the main town square.
- (f) Oak Tree Landing residential lots and multifamily areas will have common amenities, central water and sewer utilities systems with reuse irrigation water serving all residences, and interconnecting streets and pathways in order to provide for a high quality village community that enhances opportunities for protecting the natural environment, promoting a healthy, active lifestyle and minimizing the need for vehicular traffic.
- (g) The Oak Tree Landing golf course will be designed to minimize ground disturbance and to protect the aquifer recharge area by:
- (1) Reuse irrigation water, reducing demand for groundwater use.
 - (2) Use of drought-tolerant vegetation and native species for landscaping purposes and implementation of xeriscape principles.
 - (3) Using environmentally sensitive fertilizing and pest control methods.

- (4) Designing fairway areas among natural areas and preserving and planting the maximum number of trees possible.
- (h) The Oak Tree Landing airstrip and airport facilities will be designed to FAA, FDOT and Gilchrist LDC standards.
- (i) The homes and buildings within the Oak Tree Landing RFD will be designed in the Florida vernacular architectural style within a natural setting. The proposed architecture, especially that within the Village Center shall include design elements such as houses with prominent front porches, wide roof overhangs, small front yards, rear alley-ways, metal roofs and other traditional neighborhood features emphasizing a rural ambiance, compatibility of components within distinctive neighborhoods, characteristically designed streets and public spaces, designed and coordinated entrance gateways and emphasized natural features.
- (j) Pedestrian linkages shall be provided between residential neighborhood and commercial components via a network of pathways and sidewalks.
- (k) Oak Tree Landing shall contain an overall gross density of no greater than 1.0 dwelling units per acre.
- (l) The maximum commercial gross floor area shall be no greater than 100,000 square feet and no less than 20,000 square feet, Lodge, inn, bed and breakfast and hotel uses shall be no greater than 100,000 square feet and no less than 10,000 square feet.
- (m) Perimeter buffers surrounding the Oak Tree Landing RFD shall be no less than 150 feet.
- (n) Internal buffers and landscaping shall be provided to function as buffering between intensity and diversity of uses, as streetscape enhancement, for vehicular use screening and other functional use screening and for enhancement of built and open/common space areas.
- (o) Maximum building height, excluding unoccupied architectural features such as steeples and bell or clock towers shall be 45 feet.
- (p) At least 70% of the area within Oak Tree Landing shall be open areas consisting of:
 - (1) Civic Uses,
 - (2) Recreation uses,
 - (3) Open space uses, including agricultural or
 - (4) Other public uses with no vertical structures, including a runway and taxiways.
- (q) Parking and lighting requirements shall be per Gilchrist County requirements.

- (r) All stormwater will be treated to predevelopment water quality standards and recharged on site.
- (s) All water and sewer for occupied non-residential uses shall be connected to the central water and wastewater systems.

ARTICLE S

SUWANNEE RIVER SYSTEM

100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

- OVERALL GOAL** TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THE 100 YEAR FLOODPLAIN OF THE SUWANNEE RIVER IN THE COUNTY) INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.
- OBJECTIVE S.1** To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue to coordinate provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
- Policy S.1.1** The County shall request the Suwannee River Water Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.
- Policy S.1.2.** The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special use permit hearings within the 100-year floodplain of the Suwannee River System. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and comments on the potential impact of such plans or proposals on the natural resources of the Suwannee River System.
- Policy S.1.3** The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover and critical wildlife habitat areas.
- OBJECTIVE S.2** The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1** The County shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process, meaning the platting of subdivisions, Planned Residential Developments, and resource based activities (and incidental commercial uses located with such activities). The identification of such areas shall be based on

the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

- Policy S.2.2 The County shall require a 10 foot undisturbed vegetative buffer on public lands along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site specific review.
- Policy S.2.3 The County shall participate in the acquisition planning process (prior to actual purchase) of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
- Policy S.2.4 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained so as to prevent potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.5 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.
- OBEJECTIVE S.3 The County shall continue to regulate land use types, densities, and intensities for all lands within the 10-year, 25-year, 50-year and 100-year floodplain of the Suwannee River system as such delineations of the respective floodplain boundaries are made available by the Water Management District.
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
- Policy S.3.2 The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, effective at the time this comprehensive plan was initially adopted (dated August 16, 1988), of the Suwannee River system shall conform with the densities specified within the Environmentally Sensitive Areas-1 and Environmentally Sensitive Areas-2 categories, provided that within the Environmentally Sensitive Areas-1 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site in accordance with the criteria listed in the land use classification policies of this plan element. All lots within Environmentally Sensitive Areas shall have a length to width ratio no greater than 3 to 1. In addition, the County shall prohibit, within the 100-year floodplain of the Suwannee River System, intensive agriculture, non residential uses such as industrial activities and non water dependent commercial uses

within these areas (Resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 408-2, Rules of the Suwannee River Water Management District, water dependent commercial uses (such as marinas) and campgrounds (including sites for travel trailers) of less than or equal to 100 campsites subject to maintaining a minimum distance from another campground within the 100-year floodplain of the Suwannee River System of ½ mile may be allowed as special [use permits](#) and be subject to an intensity of less than or equal to .25 floor area ratio. However, the existing campgrounds located at [Ellie Rays](#), Blue Springs, Ginnie Springs, Hart Springs and Otter Springs, as of the date of adoption of this policy, may be expanded provided that the expansion is approved as a special [use permit](#). In addition, such expansion shall be subject to an intensity of less than or equal to .25 floor area ratio and the combined number of existing campsites and additional campsites shall be less than or equal to 400 campsites.

Policy S.3.3 The County shall, within the 100-year floodplain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1 dwelling units per 10 acres in areas not served by centralized potable water systems and sanitary sewer systems and 4 dwelling units per acre, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4 dwelling units per acre.

Policy S.3.4 Those lands within the 100-year floodplain as designated by the Suwannee River Water Management District along the Santa Fe and Suwannee River, for which a registered surveyor's benchmark shows is entirely above the 100-year floodplain, shall be permitted to be developed at a dwelling unit density as high as 1 dwelling unit per acre.

Policy S.3.5 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Santa Fe and Suwannee Rivers be maintained for all single-family residential and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 4084.3030(4), Florida Administrative Code, or current applicable statute, as administered by the Water Management District, in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas.

OBJECTIVE S.4 The County shall continue to ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.

Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.

Policy S.4.2

The County shall require all habitable structures be elevated no less than 1 foot above the 100-year flood elevation, without the use of fill materials within the regulatory floodway of the Suwannee River system.

Policy S.4.3

The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River System be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of storm water runoff and any increase in pollutant loading to the receiving waters.

Five-Year Schedule of Capital Improvements

Recreation & Open Space					
Project Description	Type	Schedule (FY)	Projected Cost	Location	Revenue Source
Tudeen Boat Ramp Improvements	Construction	2020/21		Tudeen Boat Ramp	FWC FBIP Grant
Santa Fe Boat Ramp Restrooms	Construction	2021		Santa Fe Boat Ramp	FWC FBIP Grant
Hart Springs Improvements	Construction	2023	TBD	Hart Springs	SPRINGS Grant
Hart Springs Park Improvements	Construction	2022	TBD	Hart Springs	FDEP FRDAP Grant
Hart Springs Park Improvements	Construction	2023	TBD	Hart Springs	FDEP FRDAP Grant

FDOT Work Program Schedule for Gilchrist County					
Project Description	Type	Schedule (FY)	Projected Cost	Location	Revenue Source
Resurfacing	Construction	2021	\$3.5M	CR 232 from SR 129 to SR 47	FDOT
Road Reconstruction	Construction	2022	\$3.8M	NW 30th/NW 20th Avenue from CR 129 to CR 340	FDOT
Resurfacing	Construction	2023	\$4.72M	CR 138 From SR 129 to SR 47	FDOT
	Construction		TBD	SE 80th Avenue from SR 26 South to SE 80th Street	FDOT
	Construction		TBD	NE 30th Street from SR 47 to NE 58th Terrace	FDOT
	Construction		TBD	SW 10th Street from Wannee Boat Ramp to CR 341	FDOT

County Buildings and Facilities					
Project Description	Type	Schedule (FY)	Projected Cost	Location	Revenue Source
ADA Ramp	Construction	2022	TBD	County Commission Meeting Room	TBD
New Jail Facility	Construction	2022	TBD	TBD	TBD
Storm Hardening	Renovation	2022	TBD	Dispatch	TBD