

**EVALUATION AND APPRAISAL REPORT
SECTION A. FUTURE LAND USE ELEMENT**

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Prepared August, 1998, by the Putnam County Planning, Zoning and Building Department
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I. General Status of Future Land Use Element

Below is an analysis of the Future Land Use Element. The analysis is divided into four parts. Part A is an assessment of the background document on which the adopted portion of the element is based. Part B identifies recommended changes to the goals, objectives and policies based on the assessment of the background document and any changes to growth management laws and rules. Please note, further assessment of the objectives and policies is the subject of Section II of this document which includes additional recommendations for amendments to the objectives and policies and provides an assessment of the plan at the date of the EAR. Part C is an assessment of adopted figures, such as maps and lists, which includes a recommendation regarding whether to retain, delete or amend them. Part D is an assessment of adopted tables which includes a recommendation regarding whether to retain, delete or amend them.

The assessments in Parts A through D include where appropriate the following:

- < summary statements regarding the data and analysis at time of plan adoption
- < identification of changes in conditions described in the element since plan adoption including current conditions
- < provision of a new existing land use map
- < provision of a new table of existing land uses
- < provision of a new existing traffic circulation map
- < a summary of the condition and quality of all natural resources
- < identification of changes made to the element since adoption of the plan including background information, map changes and amendments to adopted maps and text (see Appendix 1)
- < identification of problems specifically listed in Rule 9J-5.0053(6)(a)4.a.-o.(each element will not include all items listed in a.-o., see Appendix 2)
- < identification of other unanticipated and unforeseen problems and opportunities and their impact on the comprehensive plan
- < statements regarding the effect on the comprehensive plan of changes to the State Comprehensive Plan, Strategic Regional Policy Plan, Rule 9J-5, F.A.C., and Chapter 163, Part II, F.S.
- < identification of any needed actions to address the issues raised in this section including provision of new, revised, minimum 5-year and minimum 10 year time frames and population

projections; updated population projections; new and revised goals, objectives, and policies; revised future conditions maps; new capital improvements element; new monitoring and evaluation procedures; and studies to be completed.

A. Background Document - There have been no revisions to the background portion of the Future Land Use Element since the Plan was adopted in December 1991.

Section I. Introduction - This section provides a general description of Putnam County and of the existing land uses that are inventoried in Section II.

Recommendation - Review and correct the general description of the County. The existing land use categories described in Section I need to be compared with and made consistent with those inventoried and mapped in Section II. The introduction should also mention the other sections of the document.

Section II. Inventory - The inventory includes descriptions of existing land uses and natural resources, existing land use tables, existing land use maps for 5 planning districts in the County, and several maps of natural resources. The section includes an explanation of the methodology for determining the list of existing land uses and how they are mapped. There are discrepancies between the categories listed in the existing land use table and the existing land use map. Between 1991 and 1999, there were 3 state forests established in Putnam County as well as other acquisitions of property for conservation purposes, Florida Rock Industries and RGC Mineral Sands expanded their mining areas, the City of Palatka, City of Crescent City and the Town of Welaka expanded their municipal boundaries, and the St. Johns River Water Management District mapped the natural resources shown in Figures A-7 through A-12. Sec. 9J-5.006(1)(b)1., F.A.C., was amended to require existing and planned public potable waterwells and wellhead protection areas to be shown on the existing land use map or map series.

Recommendation - Consider amending the existing land use map to delete the 5 planning districts maps (Figures A-1 through A-6). Update the inventory to present date. Include the City of Crescent City after the Town of Welaka. The categories on the tables and maps do not correspond and need to be corrected. Update the existing land use map to show the mining areas of RGC Mineral Sands, and Florida Rock, to show current municipal limits of Palatka, Crescent City and Welaka which expanded by annexation, to correctly identify the old Robert's Dairy property which is shown as industrial, and to show as Conservation the 3 State Forests as well as other property acquired for conservation purposes. The Map should be re-evaluated at the section level in the more developed areas of the County. Provide an updated existing land use table A-1 to correspond with the corrected map. Update Table A-2 to correct company names and locations. Replace Figures A-7 through A-12 with maps from the water management district. After correcting the maps and tables correct the corresponding text. Include existing and planned public potable waterwells and wellhead protection areas on the existing land use map series.

Section III. Analysis - The analysis includes a review of factors that affect development and a determination of future land uses. The factors reviewed included availability of building sites, availability of employment, traffic circulation, sanitary sewer, solid waste, drainage, potable water, waterwells, and cones of influence, land adjacent to County boundaries, locally undesirable land uses,

and areas of critical state concern.

The only demographics provided in 1991 were population projections by planning district in Table A-3. The projections were based on 1980 census data plus building permit information, and consideration of two DRI size developments that were in the review process. The figures were not revised after the 1990 census or after both DRI size development plans were abandoned. The actual growth figures are much lower. The 1990 population projection for the unincorporated area was 55,031, but the 1990 census total was 50,348. The April 1, 1998 estimate by the Bureau of Economic and Business Research for the unincorporated area was 56,123, which is much lower than the 70,000+ projected in 1991.

The subsection on availability of building sites utilizes acreages from Table A-1 Existing Land Use which is described above in Section II - Inventory. The County contains several old recorded plats without adequate infrastructure which are not evaluated here. The subsection on availability of employment provides some labor force information but does not provide locations of major employers.

The subsections on traffic circulation, sanitary sewer, solid waste, drainage and potable water restate information from the Traffic Circulation Element and the Infrastructure (or Public Facilities) Element. The 1998 conditions are covered in detail in the sections of this report regarding these elements. The subsection on water wells and cones of influence mentions municipal and private waterwells serving the public but does not identify where they are located, as is required by s. 9J-5.006(1)(b)1., F.A.C.

The subsection on land adjacent to County boundaries includes statements regarding neighboring counties and municipalities within the County. The information regarding the surrounding Counties is still valid. The information on municipalities is not very detailed. The subsection on LULUs has not been updated. The County was not in an area of critical State concern in 1991 and still is not in 1999.

The part of the analysis section entitled "Determination of Future Land Uses" does not correspond with the future land uses depicted on the map. Some of the subsections in this part cover the same topics as are covered in the subsections under "Factors That Affect Development".

Recommendation - In general, we should consider dropping planning districts and review development characteristics based on census tracts and possibly block areas in some parts of the County. The subsection on demographics needs to be updated to include current population estimates and projections. The subsection on availability of building sites needs to be updated to provide current acreages and to evaluate the existing subdivision situation. The subsection on availability of employment needs to be updated and locations of major employers should be provided. The subsections on traffic circulation, sanitary sewer, solid waste, drainage and potable water should be updated consistent with the updates of the Traffic Circulation Element and the Infrastructure Element. The subsection on waterwells and cones of influence needs to be changed to reference information included in the existing land use map series showing existing and planned public potable waterwells and wellhead protection areas, as required by an amendment to s. 9J-5.006(1)(b)1., F.A.C. More detail regarding the existing land uses in, and adjacent to, the municipalities in the County should be provided. The LULU subsection should be updated, as it still contains a reference to the Comprehensive Regional Policy Plan. The analysis entitled "Determination of Future Land Uses" needs to be completely reassessed and integrated with Section IV. below. Add a statement that the

County analyzes proposed development and redevelopment based on appropriate recommendations contained in existing hazard mitigation reports. Appropriate recommendations made in any future hazard mitigation reports will be incorporated into the development analysis.

Section IV. Descriptions of Future Land Uses - This section provides descriptions of future land uses and land use allocations. The descriptions of the future land use categories do not correspond to the descriptions adopted in the plan and shown on the Future Land Use Map. The allocations are provided by planning district in Table A-11.

Recommendation - Rewrite this section based on the future land use categories described in the adopted portion of the plan and the adopted map. See also comments under Section III above. The section should include detailed descriptions of each urban service, urban reserve and rural center area on the map. We should consider providing detailed descriptions of areas designated commercial, industrial, mining, conservation, public buildings, grounds and other public facilities.

Section V. Private Property Rights - This section states local governments must establish standards within their land development regulations which provide property owners with assurance that their concerns will be considered before changes in land use are made. Since this section was written there have been changes in state law providing for property owner rights and for dispute resolution processes.

Recommendation - Update the section consistent with changes in State law.

B. Goals, Objectives and Policies - Several amendments to the resource protection, vesting, map interpretation and map exception policies in this element were adopted in Ordinance 93-19 pursuant to a compliance agreement with DCA to bring the plan into compliance with growth management laws and rules. In the adopted plan there is a reference to an ordinance in brackets after each objective and policy amended since plan adoption. The review of the existing subdivision situation may require additional objectives and policies. On July 10, 1997, the Northeast Florida Regional Planning Council adopted their Strategic Regional Policy Plan (SRPP) to replace the Comprehensive Regional Policy Plan (CRPP). Changes to Sec. 163.3177(6)(a), F.S. require the identification of land uses in which public schools will be an allowable use. The County's FLU element will need to be amended to incorporate this change.

Recommendation - After completing the review of the existing subdivision situation, add any necessary objectives and policies. All proposed amendments to the goals, objectives and policies of Putnam County's plan must be reviewed for consistency with the SRPP and the State Plan. This will take place as the amendments to implement the findings in this report are prepared for public hearings. Delete all references to the CRPP. By October 1, 1999, the County will amend the Future Land Use element to identify those land use categories in which public schools will be an allowable use.

C. Adopted Figures (Maps) - Sec. 9J-5.006(4)(b)1. was amended to require the future land use map or map series to show existing and planned public potable waterwells and well head protection areas. In the analysis of the background document above, it was noted that the natural resources maps are to

be updated including the map depicting public waterwell locations. Figure A-15C depicting existing and planned water well locations was added by Ord. 93-19.

Sec. 9J-5.006(4)(a)11., F.A.C. was amended to include transportation concurrency areas on the future land use map or map series. The County has not designated any transportation concurrency management areas, but may consider some in revisions to the traffic circulation element.

There are still several areas in the County that the Future Land Use designations are incorrect, including areas annexed by Palatka, City of Crescent City and Welaka between 1991 and 1999. Based upon the small number of future land use map amendments between 1991 and 1999 that were not corrections to the map, new development has occurred in areas where it was projected in the Comprehensive Plan. This also means that between 1991 and 1999, new development has occurred generally in appropriately designated areas, and in areas where levels of service of public facilities have been adequate. Development impacts on environmentally sensitive areas has been negligible.

Maps A-9, A-10, A-12 and A-13 are natural resource maps which were required to be adopted as part of the future land use map series by state law. There are better maps available. Maps A-15A and A-15B were adopted by Ord. 93-19. The maps showing existing recreation and open space sites and planned recreation sites that were required to be adopted as part of the future land use map series, have not been updated to show the planned sites have been developed and more sites have been acquired.

Recommendation - Amend figure A-15C to update locations of existing and planned public potable waterwells and to show well head protection areas. If the traffic circulation element identifies a need for transportation concurrency management areas, show them on the future land use map. Adopt updated natural resource maps - specifically flood hazard areas, wetlands, soils, and minerals. Continue to submit amendments prepared by staff to correct Figure A-15, Future Land Use Map (FLUM). Amend the FLUM to remove areas from the County which were annexed by the City of Palatka, the City of Crescent City and the Town of Welaka and add as conservation to FLUM public and private lands intended for preservation, including Dunns Creek parcel purchased by the Nature Conservancy and the Etonia State Forest. Replace figures A-9, A-10, A-12 and A-13 with improved and updated maps. Combine figures A-15A and A-15B to provide current recreation site locations.

D. Adopted Tables - There are no adopted tables in the Future Land Use Element

II. Achievement of Future Land Use Objectives

Section 9J-5.0053(6)(a)3 of the Florida Administrative Code (F.A.C.) requires the County to complete an analysis to determine whether or not the objectives adopted in the County's Comprehensive Plan were achieved between December 1991 and June 1999. Below is an analysis of the Future Land Use objectives. Under each objective is a statement indicating what measure should be used to determine whether or not the objective has been achieved, a status statement regarding what has been done to meet the objective, and a recommendation to retain, amend or delete the objective. Following the analysis of the objective, each policy under the objective is analyzed. The analysis includes a recommendation to retain, amend or delete the policy, and statements regarding how the policy has been implemented.

Section 9J-5.0053(6)(a)5. F.A.C., requires the County's Evaluation and Appraisal Report to include a description of unanticipated and unforeseen problems and opportunities which have occurred since plan adoption, and a description of their impact on the plan. The County is faced with a basic problem in achieving the objectives of the Plan. There has been a general lack of funds available to hire the necessary staff and/or equipment required to fully implement the policies to achieve the objectives.

GOAL 1 [9J-5006(3)a, FS 187.201(16)3]: Maintain and manage the County's natural resources and quality of life by establishing a pattern of development that is harmonious with the County's natural environment and provides a desired lifestyle for County residents.

Objective A.1.1 [9J-5.006(3)(b)1; FS 187.201(16)1, 5]: Upon Plan adoption, in order to achieve maximum utilization of land by reducing sprawl and thereby providing the opportunity for improved use of resources (both man-made and natural), the County shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions and the availability of facilities and services through implementing the following policies:

***Measure:** Development review procedures are in place to address proper location of development.*

***Status:** Pursuant to County Ordinances and State law, this objective is addressed in all development review procedures requiring Board approval including zoning actions, subdivision actions, and comprehensive plan amendments. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective. Objective is met.*

***Recommendation:** Amend Objective A.1.1. by deleting "Upon plan adoption" and adding "continue to" after "the County shall". Add policies to consider potential negative impacts of one type of development on another, and the possible need for one type of development to support another, reference other applicable policies regarding development impact on resources or other development.*

Policy A.1.1.1 [Rev. 93-19; 9J-5.006(3)(c)1, 2 & 6; FS 187.201(25)2; identical to Policy E.1.2.17]: Putnam County shall use the latest version of the Flood Insurance Rate Maps provided by FEMA to determine the location of areas of special flood hazard which include the 100-year floodplain and floodways within the 100-year floodplain. The County shall provide specifications for regulating development and land use activities within these areas in

its Land Development Regulations. The specifications will include the following which will be in effect upon Plan adoption:

A. Development and land use activities listed below shall be allowed in areas of special flood hazard and are subject to meeting the requirements provided in Sections B and C below.

1. New residential development shall be limited to the lowest density of the future land use category in which the property is located except for lots existing on December 19, 1991 at 5:00 p.m. which cannot meet this requirement. These lots will be considered lots of record and may be developed with one residence.

2. The following may be permitted in land use categories that allow such non-residential development or land use activity:

a. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps.

b. Water dependent components of commercial development such as port facilities, marinas, fish camps, and commercial fishing and shellfishing operations.

c. General Agriculture shall protect wetlands and water bodies by following BMPs as provided in Policies A.1.4.9 and E.1.3.5 and E.1.2.8.

d. Silviculture shall follow the most recent editions of the best management practices and management guideline manuals of the Florida Department of Agriculture and Consumer Services, Division of Forestry as provided in Policy A.1.4.9 and identical Policy E.1.3.5.

e. Mining activities shall be located a minimum of 500 feet from a water body as currently required by Section 24-5 of the County Zoning Ordinance 88-1, as amended by Ordinance 91-31.

f. Essential public services.

3. The following uses shall be prohibited in areas of special flood hazard:

a. Land uses requiring the storage, disposal, generation or use of hazardous waste.

b. Landfills

c. Underground storage of toxic materials

d. Auto salvage yards

e. Junkyards

B. The County will incorporate the existing Flood Control Ordinance 87-1 into the Land Development Regulations which includes the following requirements in compliance with FEMA regulations:

1. Residential structures in all areas of special flood hazard must be elevated one (1) foot above the base flood elevation.
2. Non-residential structures in all areas of special flood hazard must either be elevated one (1) foot above the base flood elevation or flood-proofed as certified by a registered professional engineer or architect.
3. New construction, fill, and other improvements are prohibited in the floodway unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels of the base flood discharge.

C. Development in areas of special flood hazard shall comply with the following:

1. Applications for subdivision approval shall include a soils map indicating the location on the property of soil types identified by U.S. Soil Conservation Service descriptions and a map showing any portions of the property located in areas of special flood hazard as currently required by Ordinance 83-9, County Subdivision Regulations.
2. Development proposals for sites larger than 5 acres or greater than 50 lots shall provide base flood elevation data as currently required by federal regulations and County Flood Control Ordinance 87-1.
3. Dredging and filling of lands within floodplains shall not be permitted to adversely impact upon the natural functions of the 100-year floodplain, and shall be carried out, only in strict accordance with state or federal permits.
4. All proposed development shall be located or clustered on the portions of the site outside areas of special flood hazard wherever possible.
5. No hazardous waste shall be generated, stored, or disposed of within the 100-year floodplain;
6. Use of septic tanks in the 10-year floodplain and floodways will be restricted by the County Health Department in compliance with Sec. 10D-6.0471, FAC.

Amend Policy A.1.1.1 to delete references to existing County Ordinances and replace with reference to land development code. Pursuant to the County Ordinances cited in the policy, and state laws, this

policy is implemented through the development review process. Replace A10D-6.0471" reference with ADOH On Site Sewage Treatment and Disposal System Standards in A.1.1.1.C.6. After consultation with the SJRWMD, add language to discourage changing the future land use designation in the floodplain, unless it can be demonstrated that such changes will not reduce the water resource-related benefits provided by the floodplain, and encourage clustering on upland portions of properties, outside of areas in the 100-year floodplain, and direct more intense uses away from flood prone areas The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.1.2 [9J-5.006(3)(c)6; FS 187.201(25)(a)(b)2, 5]: Putnam County shall adopt a site plan review ordinance which requires that any required permits, from the appropriate county, state and federal agencies be secured prior to the issuance of a building permit.

Amend policy A.1.1.2. to state the land development code will include this type of site plan review process, rework wording on when other permits should be required in the building permit process. Currently, the zoning approval and building permit and inspection processes address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.1.3 [9J-5.006(3)(c)3]: Developments which provide centralized water or sewer systems as a condition of development shall be required to ensure that the capacities of the proposed system are designed and constructed to meet the full build-out requirements of the project and provide a maintenance plan that will ensure operation of the system after completion of the project.

Retain Policy A.1.1.3. The County's regulations do not cover assurances of continued operation or discontinuance of use if systems are not maintained by developer or successors. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.1.4 [9J-5.006(3)(c)4]: The County Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facility Element; open space requirements as addressed in the Recreation and Open Space Element; and, on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element.

A. Drainage and stormwater management will identify interim measures to be adopted until a County-wide Stormwater Master Drainage Plan is adopted.

B. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.

C. On-site traffic will, at a minimum, require that adjacent commercial, high density/medium density (or combinations thereof) properties provide interconnections to reduce requirements

for road trips.

D. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.

Amend Policy A.1.1.4 to delete references to current or interim ordinances and replace with reference to land development code. This policy is addressed in the County's drainage ordinance, reservation of green space regulations, zoning ordinance, and development review processes which include review of applicable comprehensive plan objectives and policies. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.1.5 [9J-5.006(3)(c)1]: The County shall review its zoning code to ensure that current signage regulations preserve the rural character of Putnam County. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall be discussed in public hearing and proposed changes considered for adoption by the Board of County Commissioners.

Amend Policy A.1.1.5. to delete the reference to the zoning ordinance and to reference land development code, and delete second sentence. The County has a sign ordinance. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.2 [9J-5.006(3)(b)2]: Upon Plan adoption, Putnam County shall provide incentives for the redevelopment and renewal of blighted properties through implementing the following policies:

Measure: *Number and type of incentives for redevelopment provided.*

Status: *The County has obtained Rural Economic Development grants; Community development block grants, SHIP funds and Florida Fix funds. County regulations do not include positive incentives for redevelopment. The only incentives are to process blighted development through the codes enforcement process. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Amend Objective A.1.2 to remove "Upon plan adoption", to add underdeveloped sites, and to delete "and renewal". Add policies to inventory underdeveloped and blighted sites, to commit the County to pursuing state, federal and private funding to redevelop blighted areas, and to provide any other appropriate incentives.*

Policy A.1.2.1 [9J-5.006(3)(c)1,2,4]: Land Development Regulations shall be updated which require the upgrading or revitalization of deteriorating or incompatible commercial sites, in the few instances where the need may be found to exist, through methods such as provision of common parking areas, store front renewal, sign control. The expansion or replacement of commercial uses which are inappropriately located or have adverse impact on surrounding uses shall be prohibited through implementing the land use spatial distribution as depicted on the County FLUM and the nonconforming land use construction restrictions of the County Zoning Code.

Amend Policy A.1.2.1. to delete the term "updating", to delete reference to the zoning code, and to clarify that the program should consist of first considering improvements which could make existing sites more compatible with other development as an alternative to full restriction or elimination as a nonconforming use. The County's zoning ordinance, codes enforcement ordinance, housing code and building code address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.2.2 [9J-5.006(3)(c)7]: The County shall adopt Land Development Regulations which continue to provide for the Southern Building Code Congress Standard Building Code and Standard Housing Code as a minimum housing code. The minimum housing code shall be utilized to upgrade existing housing within designated revitalization areas. Designation of proposed revitalization sites will be made subsequent to area housing surveys conducted by the County.

Amend Policy A.1.2.2. to correct reference to land development code. The County has adopted the housing code and building code specified in this policy. The housing element identified areas of substandard housing. No new area housing surveys have been conducted by the County. . According to Administration, no area housing surveys have been conducted by the Affordable Housing Committee. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.3 [9J-5.006(3)(b)3; 187.201(16)(a)]: Upon plan adoption, Putnam County shall act to eliminate or reduce land uses inconsistent with the uses identified on the Future Land Use Map and associated adopted Goals, Objectives and Policies through implementing the following policies:

Measure: *Number of inconsistent land uses, and number eliminated.*

Status: *The County is working towards correcting the future land use map and zoning map. The County's zoning ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Revise objective to delete "Upon plan adoption" from the text.*

Policy A.1.3.1 [9J-5.006(3)(c)2,7]: Land Development Regulations, specifically the County Zoning Code, shall be revised to reinforce its current provisions regarding the elimination of nonconforming land uses by expanding the definition of nonconforming land uses to include all uses which are inconsistent with the Future Land Use Map 2001 or cannot be made compatible with adjacent land uses. The requirements of this provision shall be enforced upon application for building permits to repair or improve such structures.

Amend Policy A.1.3.1. to delete reference to zoning ordinance, to make proper reference to land development code, and to include restricting change or establishment of use. The County's zoning ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.3.2 [9J-5.006(3)(c)2,7]: Land Development Regulations shall be adopted which require adequate buffering and separation between land uses of different densities or

intensities of use so as to minimize interference between uses equal to the minimum required adjacent yard distance of the less intense land use and a wall or opaque shrubbery barrier at least six feet in height.

Amend Policy A.1.3.2. to make proper reference to the land development code, and separate into more than one sentence. The County's zoning ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.3.3 [Rev. 93-19; 9J-5.006(3)(c)1]: The County's Subdivision Regulation and Zoning Code shall be reviewed and where necessary revised to ensure that land use categories are regulated in accordance with the Future Land Use Map and that controls are adopted for the regulation of subdivisions and the use of land in areas of special flood hazard consistent with the requirements of Policy A.1.1.1 and identical Policy E.1.2.17.

Amend Policy A.1.3.3 to delete reference to the subdivision regulations and zoning code and state the land development code will contain the specified regulations. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

New Policy A.1.3.4: *Add a policy to address subdivision vesting determinations and establish timframes. Reference process in A.1.9.3.B.2*

New Policy A.1.3.5: *Add policy to address funding for lot reconsolidation.*

Objective A.1.4 [9J-5.006(3)(b)4; 187.201(23)(a)(b)1]: Upon plan adoption Putnam County shall manage natural resources through implementing the following policies.

Measure: *Assess policies A.1.4.1. through A.1.4.18. for implementation status.*

Status: *The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Amend objective to delete "Upon plan adoption".*

Policy A.1.4.1 [9J-5.006(3)(c)7]: Putnam County shall assume an active role in agricultural protection by making available to landowners information regarding the benefits that may be derived through participation in established agricultural land protection programs such as Greenbelt taxing districts, and ensuring that parcels of land are being used in accordance with the land use designations as shown on the Future Land Use Map.

Retain Policy A.1.41. Property Appraiser's Office provides information regarding agricultural assessment. Check with Agricultural Center regarding their provision of greenbelt or other type of agricultural protection program info. The County's development review procedures address consistency with land use designations on the Future Land Use Map. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.2 [9J-5.006(3)(c)1,3]: Land development regulations shall be adopted which will prevent development which removes agricultural lands from production before

development pressure warrants such land use changes. In particular, land uses shall be administered in strict conformance with the Future Land Use Map which maintains silviculture land use at 1 unit per 10 acres to 1 unit per 20 acres; agricultural land use in primarily 1 unit per 5 acres to 1 unit per 10 acres; and rural residential land use at 1 unit per acre to 1 unit per 5 acres; within the requirements of concurrency as defined in the Concurrency Management Plan and 9J-5.0055(2)(a), (b), and (c).

Amend Policy A.1.4.2. to make proper reference to land development code and to remove specific density ranges as they are covered elsewhere. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.3 [9J-5.006(3)(c)2]: Residential, commercial or industrial uses shall not be permitted as a mixed use in the agricultural area where such uses will adversely impact on the agricultural productivity of the area. For example: Community reaction to agriculture odors and noises or livestock reaction to development noises and activities that could result in litigation requiring reduced levels of agricultural activity.

Retain Policy A.1.4.3. . The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.4 [9J-5.006 (3)(c)2]: Areas designated as Conservation on the Future Land Use map shall limit development as follows:

- A. On privately owned Conservation designated lands permit only low density residential at one unit per 10 acres or other low intensity activity that shall be subject to standards contained the several other policies in this comprehensive plan which would prevent adverse environmental impacts on hydrology, water quality or endangered or threatened species known habitat.
- B. Recreational development must be compatible with the surrounding land uses and shall be subject to standards adopted in the land development regulations. (See Policy A.1.9.3.A.11.)
- C. All Conservation designated land use on the Future Land Use map that is under public ownership will be permitted to have no development except that required for the "Public Good" such as to improve drainage or transportation, reduce fire hazard, recreational use, etc. If any other development is to be permitted, an amendment to the land use designation shall be required in accordance with Section 163.3187, FS. (See Policy A.1.9.3.A.11.)

Delete Policy A.1.4.4., as Policy A.1.9.3.A.11 should be where these statements are made. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.5 [9J-5.006(3)(c)2,6]: Public water well fields shall be protected from adverse

impacts of development by requiring a 200-foot arbitrary fixed buffer of nonpolluting land uses Radii Zone around each well field as described in the SJRWMD publication "Guide to Groundwater Protection in Florida", Volume 1, October 1990, page 55. When sufficient data are provided by the SJRWMD and SRWMD to more accurately calculate appropriate buffer zones around well heads based upon Time-of-Travel (TOT), these 100-foot zones shall be expanded or contracted as the calculation may dictate.

Amend Policy A.1.4.5 SJRWMD did not provide any information on an updated A Guide to Groundwater Protection in Florida, ≅ therefore the current reference should remain. The buffer zone is set at 200 feet and 100 feet, 200 feet is correct. The County will amend this policy based on draft policies and comments pertaining to wellhead protection and stormwater quality supplied by the SJRWMD. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.6 [9J-5.006(3)(c)2,6]: Residential water wells shall be protected from the use or storage of hazardous materials, petroleum and petroleum products as defined in SARA, Title III (Consolidated List of Hazardous Materials) within the Reasonable Fixed Radius Zone through the Land Development Regulations.

Retain Policy A.1.4.6. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.7 [9J-5.006(3)(c)4]: The County shall require paved roads in new residential subdivisions to reduce soil erosion.

Retain Policy A.1.4.7. The County's subdivision regulations address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.8 [9J-5.006(3)(c)6]: Land development regulations shall specify on-site erosion control practices during new construction which will reduce soil erosion from wind and water. Controls shall include such techniques as spreading hay or other mulch materials over potential erosion areas, lining drainage swales with sand, sod or burlap, spraying non-polluting binding materials over the site, etc.

Amend Policy A.1.4.8. to be identical to Policy E.1.3.4 (both policies may need to be amended). The County's subdivision, drainage and flood protection regulations address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.9 [Rev. 93-19; 9J-5.006(3)(c)6; identical to Policy E.1.3.5]: The County shall inform the Division of Forestry, the Department of Environmental Protection and the Agricultural Soil and Water Conservation District of violations to ensure that agriculture (row crops, ranching, etc.) and silviculture follow Best Management Practices (BMPs) as contained

in the following:

A. Pages 7-6 through 7-13 of the "Florida Non-Point Source Management Plan, Volume Two", May 1989, DER, applicable to general agriculture.

B. "Silviculture Best Management Practices Manual", (Revised May 1990, Florida Department of Agriculture and Consumer Services, Division of Forestry); and "Management Guidelines for Forested Wetlands in Florida" (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association), applicable to silviculture. Upon implementation by the Department of Agriculture and Consumer Services, silviculture shall follow BMPs provided in the 1993 revision of "Silviculture Best Management Practices Manual" which will replace the May 1990 revision of the same document and will also replace "Management Guidelines for Forested Wetlands in Florida" (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association).

Amend Policy A.1.4.9. to reference only the 1993 document in section B.

Policy A.1.4.10 [9J-5.006(3)(c)6]: By June 1992, the County shall adopt Land Use Regulations that continue to embrace current state regulations to prohibit mining operations which would harm the groundwater supplies of existing users.

Amend Policy A.1.4.10 to make proper reference to the land development code . The County's zoning ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.11 [9J-05.006(3)(c)2]: Reclamation of mined lands shall be subject to applicable state regulations.

Retain Policy A.1.4.11. The County's zoning ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.12 [Rev. 93-19; 9J-5.006(3)(c)4 & 6; identical to Policy E.1.2.5]: The County shall adopt and enforce regulations that require the preservation or restoration of a vegetated upland buffer or filter for any waterfront development. The buffer strip shall provide for sheet flow of the surface runoff, and shall be a minimum of 50 feet in width, except as provided below. Development and land use activities excepted below in Sections B. through G. shall be allowed only when permitted by the land use designation; site characteristics are such that impacts cannot be avoided; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use is in compliance with HRS, DEP, WMD, and COE regulations for permitting and mitigation.

A. It is certified that either the existing condition or a buffer has been established which meets the USDA SCS specifications in the Code 393 Field Office Technical Guide, Florida

Supplement dated January, 1988, for a minimum design width of:

1. 15 feet in areas of less than four and one-half percent slope where the vegetation is ground cover species or mixed woody (trees and shrubs) and ground cover species.
 2. 25 feet in areas of four and one-half percent or greater slope where the vegetation is ground cover species or mixed woody (trees and shrubs) and ground cover species.
 3. 30 feet in areas of less than four and one-half percent slope where the vegetation is only woody species (trees and shrubs).
 4. 50 feet in areas of four and one-half percent or greater slope where the vegetation is only woody species (trees and shrubs).
- B. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps.
- C. Water dependent components of commercial development such as port facilities, marinas, fish camps, and commercial fishing and shellfishing operations.
- D. General Agriculture shall follow BMPs as provided in Policies A.1.4.9 and E.1.3.5 and E.1.2.8.
- E. Silviculture shall follow the most recent editions of the best management practices and management guideline manuals of the Florida Department of Agriculture and Consumer Services, Division of Forestry as provided in Policy A.1.4.9 and identical Policy E.1.3.5.
- F. Mining activities shall be located a minimum of 500 feet from a water body as currently required by Section 24-5 of the County Zoning Ordinance 88-1, as amended by Ordinance 91-31.
- G. Essential public services.

Amend Policy A.1.4.12. after consultation with the water management districts, change the minimum buffer requirement in A.1.4.12.A.1 to a 25 foot average minimum upland buffer to be provided to all wetlands and waterbodies as required in SJRWMD wetland rules. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.13 [Rev. 93-19; 9J-5.006(3)(c)4&6; identical to Policy E.1.2.18]: Subsequent to Plan adoption development in and adjacent to wetland and water bodies shall be subject to the following:

- A. All applicable state and federal regulations for permitting and mitigation must be met prior to the County issuing any construction permits. This will be enforced through the site plan review process required by Policy A.1.1.2.

B. The County through its subdivision regulations shall require all new lots to have adequate area to meet the 20 foot wetland buffer requirements of Policy D.1.6.4 and the water body buffer requirements of Policy A.1.4.12 and identical Policy E.1.2.5. In addition if the new lot will be serviced by an onsite septic system it must comply with the following:

1. The usable land requirements and wetland and water body setbacks of Chapter 10D-6 of the Florida Administrative Code must be met.
2. If the new lot is within 500 feet of the mean or ordinary high water line of a water body, it must have 100 feet of frontage along the water body; and when developed, the septic system must meet the special design standards currently provided in Ordinance 87-5 which will be incorporated into the land development regulations and the system must be set back 100 feet from the mean or ordinary high water line.

C. The County shall ensure the protection of wetlands by requiring structures and other site improvements to be located outside of wetlands and the 20 foot buffer required by Policy D.1.6.4 except as provided below. All exceptions are applicable only when the land use designation on the property permits the development or land use activity listed below; site characteristics are such that wetland impacts cannot be avoided; the impacts are limited to the minimum necessary to allow the permitted use of the property; and the site development or use complies with HRS, DEP, WMD, and COE regulations for permitting and mitigation.

1. Residential lots of record existing on, or before the adoption of the comprehensive plan on December 19, 1991 at 5:00 p.m. which do not contain sufficient uplands to permit development of a residence without encroaching into wetlands, may be developed with one residential dwelling.
2. Resource-based recreational facilities such as trails, boardwalks, piers, and boat ramps.
3. Water dependent components of commercial development such as port facilities, marinas, fish camps, and commercial fishing and shellfishing operations.
4. General Agriculture shall maintain the natural hydrology and function of wetland areas in accord with the most recent version of USDA SCS guidelines established in the 1985 Food Securities Act and amended in 1990; and by following BMPs as provided in Policies A.1.4.9 and E.1.3.5 and E.1.2.8.
5. Silviculture shall follow the most recent editions of the best management practices and management guideline manuals of the Florida Department of Agriculture and Consumer Services, Division of Forestry as provided in Policy A.1.4.9 and identical Policy E.1.3.5.
6. Mining activities shall be located a minimum of 500 feet from a water body as

currently required by Section 24-5 of the County Zoning Ordinance 88-1, as amended by Ordinance 91-31.

7. Essential public services.

D. Transfer of density from wetlands to the upland portion of a site shall be permitted through approval of appropriate Planned Unit Development (PUD) Zoning applications and by establishing flexibility in the lot area requirements in the various zoning districts established in the Land Development Regulations. The wetland area will be included in calculating the gross density applicable to a property.

E. Wetland and water body protection shall be considered when the County evaluates variance requests for setback modifications that would move development away from wetlands and water bodies.

F. Development in the area adjacent to water bodies shall be limited according to vegetated buffer and use restrictions of Policy A.1.4.12 and the 50 foot building setback required by Policy A.1.4.17. Development in water bodies shall be allowed only for uses permitted by DEP and COE.

Amend Policy A.1.4.13.C after consultation with the water management districts, change the 20-foot buffer to an average minimum of 25 feet around a wetland per District-Rule. F.A.C. 40-C-4. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.14 [9J-5.006(3)(c)4]: By June 1992, the County shall adopt an interim storm water management ordinance which will regulate the quality and quantity of stormwater run-off for all development. Upon plan adoption, the criteria contained in Policy D.1.2.3 shall be enforced.

Amend Policy A.1.4.14 to delete interim storm water ordinance statement, and replace "upon plan adoption with a proper reference to the land development code. The drainage ordinance addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.15 [Rev. 98-2; 9J-5.006(3)(c)4]: By 1999, the County shall initiate the development of a Master Stormwater Management Plan.

Retain Policy A.1.4.15. The plan has not been initiated, but will be in 2000.

Policy A.1.4.16 [9J-5.006(3)(c)4]: By June 1992, the County shall adopt Land Use Regulations which endorse current state codes, Chapter 40C-40,025, FAC and Rule 17-302.55, FAC, for maintaining the quality of surface waters in rivers, streams and lakes.

Amend Policy A.1.4.16 to replace June 1992 with an appropriate reference to the land development code, or delete policy as it may not be necessary if we coordinate development review with appropriate state agencies. If policy is maintained add reference to water management district rules F.A.C. 40-C-4, 40C-40, 40C-41, 40C-42, 40C-44, 40C-400, which regulate the discharge of pollutants

to wetlands and waterbodies. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.17 [9J-5.006(3)(c)4]: Riverfront and lakefront development shall be designed so as not to affect the water quality of adjacent waters. Design standards shall include: density; set back of sanitary sewer drainfield (septic tank) from the mean high water line or the ordinary water line and a 50-foot set-back required between building site and water body, as well as the requirements of Policy A.1.4.12.

Retain Policy A.1.4.17. The County's development review procedures, the zoning ordinance, and the septic tank regulations address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.4.18 [9J-5.006(3)(c)6]: The County shall, through available state and federal programs, promote the acquisition of floodplains along the St. Johns and Ocklawaha Rivers.

Retain Policy A.1.4.18. The County is not active in these programs.

Objective A.1.5 [9J-5.006(3)(b)4; FS 187.201(16)(a)(b)5]: The County shall adopt Land Development Regulations, and upon plan adoption, shall implement the following policies, which provide incentives to maintain and restore historically significant areas and structures within Putnam County.

Measure: *Regulations adopted. Number of historically significant areas and structures maintained and restored.*

Status: *The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *. Rewrite Objective to be more specific and measurable after input has been received from the Department of Historical Resources (DHR). Putnam County has a current copy of the Florida Master Site File, and will update Table a-10, Structural Historic Sites, Putnam County and add non-structural sites in the background document. The County will apply to DHR for grant funding to conduct a systematic cultural resource assessment.*

Policy A.1.5.1 [9J-5.006(3)(c)8]: Significant historic resources shall be protected through designation as historic sites by the state or County. Such designated sites shall require plan review procedures for proposed alterations or remodeling that will ensure through the permitting process that the proposed activity will not degrade or destroy the historical/archaeologic significance of the site.

Amend Policy A.1.5.1. to remove reference to state, as the state does not designate sites, and to include restrictions for development of all sites within a historic district. The County has not designated any historic sites, and the State does not designate sites. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.5.2 [9J-5.006(3)(c)8]: Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse

shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/ rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.

Retain Policy A.1.5.2. No requests have been made to alter use of a structure that would require application of this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.5.3 [9J-5.006(3)(c)8]: Proposed development on adjacent properties shall be reviewed at the time of issuing a building permit to determine its potential impacts on known historic sites. Where such construction or other development activity may impact adversely on a historic/archaeologic site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the Board of County Commissioners) before a permit is issued.

Amend Policy A.1.5.3. to refer to Aknown significant historic sites≡ at the end of the first sentence. Also consider protection of historic sites from impacts of adjacent development through the development review process, and to include these regulations in the land development code. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.5.4 [9J-5.006(3)(c)8]: The County shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist in Putnam County.

Amend Policy A.1.5.4 to remove the word any. The County has not requested funding for field surveys. Technical support may require an interagency agreement. The County will apply to DHR for grant funding to conduct a systematic cultural resource assessment.

Objective A.1.6 [9J-5.006(3)(b)7]: Upon plan adoption, Putnam County shall discourage urban sprawl by immediately implementing the following policies. Further, Land Development Regulations shall also be adopted that implement the following policies:

Measure: Implementation status of policies. Land development regulations adopted..

Status: *Implementation status of policies is provided following each policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Amend Objective to delete upon plan adoption, and to provide a proper reference to the land development code. Add the following definition of urban sprawl as defined in 9J-5.003(140), Florida Administrative Code, AUrban sprawl≡ means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or 8 The creation of areas of urban development or uses which fail to maximize the use*

of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

Policy A.1.6.1 [9J-5.006(3)(c)]: Provide incentives which direct development infilling in areas of the County which have in place infrastructure facilities with excess LOS capacities. These incentives may include, but not be limited to, the following examples: providing a greater density of development through special use designations under the County Zoning Code or providing for a 1-year extension in the construction of recreational facilities as provided in 9J-5.0055(2)(b) 1 and 2.

Amend Policy A.1.6.1. to clearly delineate incentives and delete incorrect 9J-5 reference. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.6.2 [9J-5.006(3)(c)3]: Minimize scattered and highway strip commercial by creating commercial areas allocating development to occur in a planned and compact manner through in-filling and within designated commercial nodes, neighborhood commercial and rural centers as indicated in Policy A.1.9.3.

Amend Policy A.1.6.2. to clarify where commercial development should occur. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.6.3 [9J-5.006(3)(c)3]: Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan and: for potable water, sewer, solid waste, and drainage meet the provisions of 9J-5.0055(2)(a); for parks and recreation meet the provisions of 9J-5.0055(2)(b); and for roads meet the provisions of 9J-5.0055(2)(c), FAC.

Amend Policy A.1.6.3. to update 9J-5 reference to 9J-5.0055(3)(a), (b), and (c). The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.7 [9J-5.006(3)(b)8; FS 187.201(17)(a)]: Upon plan adoption, through the development review process Putnam County shall ensure the availability of suitable land for utility facilities necessary to support proposed development.

Measure: *Development review process includes review for availability of suitable land for utility facilities necessary to support proposed development.*

Status: *The County's development review procedures address this objective. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Amend Objective to delete Upon plan adoption and to make proper reference to the land development code. Consider adding a policy to ensure adequate land is set aside within a development site for utilities which will be provided on site (for example - stormwater management*

facilities or a package treatment plant).

Policy A.1.7.1 [9J-5.006(3)(c)4]: Criteria to be used in approving proposed development shall be: access to highways, specific parking-space requirements, levels of buffering of the project. Specific criteria shall be as contained in Policies: A.1.3.2, B.1.4.4 and B.1.4.5 and other criteria identified in the adopted Comprehensive Plan and Land Development Regulations.

Delete Policy A.1.7.1 because it is unrelated to the objective. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.7.2 [9J-5.006(3)(c)3]: Commercial development adjacent to Highway and Interstate roadways and interchanges shall provide sufficient depth to allow adequate set back distances and clearance to access ramps as defined by FDOT to accommodate possible future roadway improvements.

Delete Policy A.1.7.2. because it is unrelated to the objective. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.7.3 [9J-5.006(3)(c)3; FS 187.201(16)(a) & (b)4]: Land suitable for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map and a means shall be established for acquiring the sites through the development review process.

Retain Policy A.1.7.3. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.8 [9J-5.006(3)(b)9; FS 187.201(16)(b)3]: Upon plan adoption, Putnam County shall enforce the following policies supporting this objective and shall, by June 1992, adopt appropriate Land Development Regulations which contain provisions for mixed land use development techniques. These Land Development Regulations shall promote the following: flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space; development that is adapted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns; and a mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

Measure: *Land Development Regulations adopted which contain provisions for mixed land use development techniques.*

Status: *The County's zoning ordinance and development review procedures address this objective. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Amend Objective to delete reference to plan adoption and to make proper reference to land development code. Review policies below with Policy A.1.9.3.C PUD, A.1.9.4 Point Score, Policy D.1.3.2 and Policy A.1.9.3.A.4 Rural Residential floating zone and make changes if*

necessary.

Policy A.1.8.1 [9J-5.006(3)(c)5]: Land development regulations shall include alternative land use control techniques and programs such as Planned Unit Development. Planned Unit Developments may be used to protect agricultural and environmentally sensitive areas but also may be used to increase the potential for developing water/sewer systems and more effective drainage systems. PUDs also shall benefit from the potential of receiving "density bonuses" for incorporating into the development benefits which serve a public good.

Amend Policy A.1.8.1. as noted under recommendation for Objective A.1.8 above. The County's Zoning Ordinance and development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.8.2 [9J-5.006(3)(c)5]: Land Development Regulations shall include provisions for Planned Unit Development as an optional overlay designation. PUDs shall be permitted within any land use area provided the proposed development is shown to be consistent with the goals, objectives and policies of the Plan, with the Plan's Future Land Use Element, and with the standards and criteria stated in the PUD section of the County Unified Land Development Regulations.

Amend Policy A.1.8.2. as noted under recommendation for Objective A.1.8 above and change reference to overlay zone to floating zone. The County's zoning ordinance and development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.8.3 [9J-5.010(3)(b)1,3]: Land Development Regulations shall be structured to provide definite benefits for developer application of innovative and efficient land development techniques, for example:

A. Additional density bonuses shall be allowed for developments which integrate into their design particular features of significant public benefit. These may include, but are not limited to, bonuses for the provision of low and moderate income housing units, the installation or extension of potable water and/or sanitary sewer systems, and the allowance of open space or the saving of habitat which supports an endangered or threatened species.

B. To promote infill, delays may be granted for the availability of infrastructure where such action will not adversely affect public health, safety or welfare, in accordance with 9J-5.0055(2)(b)1.

Amend Policy A.1.8.3. as noted under recommendation for Objective A.1.8 above. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.9 [FS 187.201(2)(b)2]: Upon plan adoption, the County shall enforce the following policies supporting this objective and shall, by June 1992, manage future growth and development through the preparation, adoption, implementation and enforcement of land development regulations.

Measure: Land development regulations adopted and enforced.

Status: The County is enforcing the following policies through the County's development review procedures. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.

Recommendation: Amend Objective to delete reference to plan adoption and make a proper reference to the land development code. Revise policies or add a new policy under this objective to addresses division of lands into four or more parcels.

Policy A.1.9.1: Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan.

Amend Policy A.1.9.1. to make a proper reference to the land development code. The County's development review procedures address this policy. The County has not adopted all required land development regulations. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.9.2 [9J-5.006(3)(c)7]: Land development regulations shall be adopted which address the location and intensity of land uses in accordance with the Future Land Use Map and the policies and regulations which describe the categories, acreage allocations, densities and intensities of land use contained in this Element.

Amend Policy A.1.9.1. to make a proper reference to the land development code. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.9.3 [Rev. 93-19; 9J-5.006(3)(c)7]: Land development regulations adopted to implement this Plan shall be based on the following land use standards:

Amend Policy A.1.9.3. as described in comments noted under the sections of the Policy. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

A. Land Use Categories

1. Urban Service Area (3,240 acres): The Urban Service Area category depicted on the Future Land Use Map consists of areas adjacent to municipalities where urban type infrastructure has been provided and areas that are developing in a manner that would require the provision of complete urban type infrastructure within the next 10 years. Urban type infrastructure includes central water and sewer systems and major paved streets or highways. Future development shall be allowed as follows:

- a. Residential development shall be allowed within the range of one dwelling unit per acre up to a maximum of 9 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4.
- b. Neighborhood and community commercial development shall be located on sites that are readily accessible to the intended market or service area and do not require

heavy vehicle traffic to pass through established neighborhoods.

c. Commercial acreage in each distinct Urban Service Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Commercial.

d. The maximum commercial floor area ratio shall be 0.7:1 and the maximum impervious surface area permitted shall be 50 percent of the site.

e. Industrial development shall be located on sites that are accessible from residential areas where workers are expected to live; accessible to necessary transportation facilities; do not require heavy vehicle traffic to pass through established neighborhoods; and are sufficiently separated from residential areas to minimize adverse impacts of noise, glare or fumes. Maximum permitted floor area ratio shall be 1:1 and maximum permitted impervious surface area shall be 80 percent of the site.

f. Industrial acreage in each distinct Urban Service Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Industrial.

g. Public buildings and grounds shall be located on sites that are readily accessible to the intended service area and do not require heavy vehicle traffic to pass through established neighborhoods; and other public facilities shall be located as required by the facility type. The maximum floor area ratio and the maximum impervious surface area allowed on a site shall be as provided in Policy A.1.9.3.A.8.

h. Acreage for public buildings and grounds and other public facilities in each distinct Urban Service Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Public Building and Grounds and Other Public Facilities.

Amend Policy A.1.9.3.A.1 to delete acreage, provide acreage in background document. Add impervious surface area to residential and add impervious surface area and floor area to public buildings and grounds.

2. Urban Reserve (9,350 acres): The Urban Reserve land use category depicted on the Future Land Use Map consists of areas in close proximity to municipalities where either development of urban type density or intensity has occurred but has not been provided with the full range of urban type infrastructure or development of urban type density or intensity is very likely to occur in the next 10 years. Future development shall be allowed as follows:

a. Residential development shall be allowed within the range of one dwelling unit per acre up to a maximum of 4 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4.

b. Neighborhood and community commercial development shall be located on sites that are readily accessible to the intended market or service area and do

not require heavy vehicle traffic to pass through established neighborhoods.

c. Commercial acreage in each distinct Urban Reserve Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Commercial.

d. The maximum commercial floor area ratio shall be 0.7:1 and the maximum impervious surface area permitted shall be 50 percent of the site.

e. Industrial development shall be located on sites that are accessible from residential areas where workers are expected to live; accessible to necessary transportation facilities; do not require heavy vehicle traffic to pass through established neighborhoods; and are sufficiently separated from residential areas to minimize adverse impacts of noise, glare or fumes. Maximum permitted floor area ratio shall be 1:1 and maximum permitted impervious surface area shall be 80 percent of the site.

f. Industrial acreage in each distinct Urban Reserve Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Industrial.

g. Public buildings and grounds shall be located on sites that are readily accessible to the intended service area and do not require heavy vehicle traffic to pass through established neighborhoods; and other public facilities shall be located as required by the facility type. The maximum floor area ratio and the maximum impervious surface area allowed on a site shall be as provided in Policy A.1.9.3.A.8.

h. Acreage for public buildings and grounds and other public facilities in each distinct Urban Reserve Area shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Public Building and Grounds and Other Public Facilities.

Amend Policy A.1.9.3.A.2. to delete acreage, provide acreage in background document. Add impervious surface area to residential and add impervious surface area and floor area ratio to public buildings and grounds.

3. Rural Center (3,780 acres): The Rural Center land use category depicted on the Future Land Use Map consists of areas in the County that serve as focal points for rural development. Typically the Rural Centers include some or all of the following: the intersection of two rural collector and/or arterial roadways; commercial buildings; existing public and community buildings; and developing subdivisions. For the more defined and settled Rural Centers, the boundaries are drawn around locations of existing development and shaped by the presence of natural features that restrict development. The Rural Centers that are not clearly defined are depicted on the map as a circle with a radius of fifteen hundred feet drawn around the road intersection. The Rural Centers range in size from approximately 160 acres to 700 acres. Future development shall be allowed as follows:

a. Residential development shall be allowed within the range of one dwelling unit per

acre up to a maximum of 4 dwelling units per acre. Any residential development in excess of 2 dwelling units per acre shall be serviced by either a central water or sanitary sewer system.

b. Neighborhood and community commercial development shall be located on sites that are readily accessible to the intended market or service area and do not require heavy vehicle traffic to pass through established neighborhoods.

c. Commercial acreage in a Rural Center shall not exceed 10 percent of the total area of the rural center in which it is located without a comprehensive plan amendment to designate the area as Commercial.

d. The maximum commercial floor area ratio shall be 0.7:1 and the maximum impervious surface area permitted shall be 50 percent of the site.

e. Industrial development shall be located on sites that are accessible from residential areas where workers are expected to live; accessible to necessary transportation facilities; do not require heavy vehicle traffic to pass through established neighborhoods; and are sufficiently separated from residential areas to minimize adverse impacts of noise, glare or fumes. Maximum permitted floor area ratio shall be 1:1 and maximum permitted impervious surface area shall be 80 percent of the site.

f. Industrial acreage in a Rural Center shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Industrial.

g. Public buildings and grounds shall be located on sites that are readily accessible to the intended service area and do not require heavy vehicle traffic to pass through established neighborhoods; and other public facilities shall be located as required by the facility type. The maximum floor area ratio and the maximum impervious surface area allowed on a site shall be as provided in Policy A.1.9.3.A.8.

h. Acreage for public buildings and grounds and other public facilities in a Rural Center shall not exceed 10 percent of its total area without a comprehensive plan amendment to designate the area as Public Building and Grounds and Other Public Facilities.

Amend Policy A.1.9.3.A.3. to delete acreage, provide acreage in background document. Add impervious surface area to residential and add impervious surface area and floor area to public buildings and grounds.

4. Rural Residential (22,130 acres): The Rural Residential land use category depicted on the Future Land Use Map consists of water front development and developed areas interspersed within the active agricultural areas. These areas are somewhat isolated from the urban areas and rural centers. The development is situated primarily on large lots in the one to five acre range and is either a homestead or a second home for people who seek the quiet enjoyment of living in a rural environment. The areas depicted can be further subdivided subject to the density point score methodology provided in Policy A.1.9.4.

The Rural Residential land use category may also be applied as a floating land use category subject to meeting the standards provided below with the final density determination being made by utilizing the point score methodology provided in Policy A.1.9.4. Land use changes involving the application of the floating land use category shall be processed in the same manner as amendments for small-scale development activities allowed by Section 163.3187(1)(c), FS. During the ten year planning period, the cumulative land use changes allowed by the application of the floating land use category shall be limited to a land area equal to 10 percent of the total area shown in the Urban Service, Urban Reserve and Rural Center designations on the Future Land Use Map on the date of plan adoption unless a comprehensive plan amendment has been approved in accordance with the standard process for amendments as provided in Chapter 163.3187, FS. Additional standards that shall be applied in approving small scale land use changes to the Rural Residential category are as follows:

- a. The development shall be located within one mile of an Urban Service, Urban Reserve or Rural Center land use area; or if it is water front development, all residential lots shall have 100 feet of frontage on the water body.
- b. The proposed development shall be evaluated for its impact on agricultural areas through a soils productivity and use analysis. Portions of the site that are determined to contain soils with the highest productivity rating or are in active agriculture shall be preserved to a maximum of 75 percent of the site area and the residential development shall be clustered on the appropriate portion of the site.
- c. The proposed development shall be evaluated for its impact on environmentally significant areas. Floodplains, wetlands, moderate and high aquifer recharge areas, significant wildlife habitat and vegetative communities are areas warranting protection. Portions of the site that are determined to be environmentally significant shall be preserved to a maximum of 75 percent of the site area and the residential development shall be clustered on the appropriate portion of the site.

Amend Policy A.1.9.3.A.4. to delete acreage, provide acreage in background document. Review policies under objective A.1.8., Policy A.1.9.3.C PUD, and Policy A.1.9.4 Point Score and make changes if necessary. Add impervious surface area. Consider allowing limited commercial.

5. Commercial (2,785 acres): The Commercial land use areas depicted on the Future Land Use Map are current locations of commercial development in the County with expansion areas provided and are intended to serve as the primary commercial locations for the next 10 years. Secondary commercial locations are provided for in the policies for development in the urban service, urban reserve and rural center land use categories. Commercial land uses include activities that are predominantly associated with the sale, rental, and distribution of products or performance of service. Future development shall be allowed as follows:

- a. The maximum permitted floor area ratio for a site shall be 1:1.
- b. The maximum permitted impervious surface area shall be 70 percent of the site.

Amend Policy A.1.9.3.A.5. to delete acreage, provide acreage in background document.

6. Industrial (5,105 acres): The Industrial land use areas depicted on the Future Land Use Map are current locations of industry in the County with expansion areas provided and will serve as the primary industrial locations for the next 10 years. Secondary industrial locations are provided for in the policies for development in the urban service, urban reserve and rural center land use categories. Industrial land uses include activities that are primarily associated with the manufacturing, assembly, processing or storage of products. Future development shall be allowed as follows:

- a. The maximum permitted floor area ratio for a site shall be 1:1.
- b. The maximum permitted impervious surface area shall be 80 percent of a site.

Amend to delete acreage, provide acreage in background document.

7. Mining (12,315 acres): The Mining land use category depicted on the Future Land Use Map consists of areas of potentially valuable minerals or extractable resources currently under ownership or lease for present or future planned mining activities. Land uses allowed in the mining land use category shall be mining, silviculture and agriculture.

Activities permitted shall include the appropriate use, reclamation and protection of areas suitable for the extraction of minerals and extractable resources, in accord with the environmental protection policies of the Plan.

Mining area ownerships and leaseholds that have been approved for mining operations by Putnam County, prior to the adoption of this Plan, shall have a continuing right to conduct mining operations. After Plan adoption, proposed mining areas shall be permitted only after zoning review and approval.

Mined out, reclaimed and restored areas shall be reviewed under the comprehensive plan and placed in other land use categories after a comprehensive plan land use amendment in accordance with Section 163.3187, FS.

Amend Policy A.1.9.3.A.7. to delete acreage, provide acreage in background document.

8. Public Buildings, Grounds and Other Public Facilities: The Public Buildings, Grounds and Other Public Facilities land use category depicted on the Future Land Use Map are the primary areas for development of schools, churches, governmental buildings, activity-based and resource-based recreational areas and other public facilities such as water or wastewater treatment facilities, landfills, stormwater/drainage control structures and other public and semi-public infrastructure facilities. Secondary locations are provided for in the policies for development in the Urban Service, Urban Reserve, Rural Center and Agricultural land use categories. Future development shall be allowed as follows:

- a. The maximum permitted floor area ratio for a site shall be 0.5:1 for public buildings and grounds and 1:1 for other public facilities.

- b. The maximum permitted impervious surface area shall be 50 percent of the site for public buildings and grounds except for resource based recreation areas which shall have a maximum permitted impervious surface area of 10 percent of the site. The maximum permitted surface area for other public facilities shall be 80 percent of the site.

Amend Policy A.1.9.3.A.8. to delete acreage, provide acreage in background document.

9. Agriculture I (47,870 acres): The Agriculture I land use category depicted on the Future Land Use Map consists of areas which are primarily used for cropland and other specialized agricultural uses. Also within this area are residential parcels of land which will be subject to the vesting provisions found in Policy A.1.9.3.B. It is intended that a large share of this land will remain in active agricultural production within the ten-year planning period. In addition to agricultural uses, future development in the Agriculture I land use category shall be allowed as follows:

- a. Residential development shall be limited to a maximum density ranging from 1 dwelling unit per 5 acres to 1 dwelling unit per 10 acres subject to a density determination made according to the point score methodology provided in Policy A.1.9.4.
- b. Commercial and industrial uses that are directly related to agricultural production shall be located on sites that are accessible by major transportation facilities and within the area they are designed to serve. Development shall be limited in floor area ratio and impervious surface area on sites as provided in the Commercial and Industrial Land Use categories.
- c. Resource-based recreational uses shall be located as appropriate for the resource and development of sites shall be limited to 10 percent impervious surface area.
- d. Essential public services shall be located as required by the facility type.

Amend Policy A.1.9.3.A.9. to delete acreage, provide acreage in background document. Add impervious surface area for residential.

10. Agriculture II (338,850 acres): The Agriculture II land use category depicted on the Future Land Use Map consists of areas which are primarily used for silviculture and range land. Also within this area are residential parcels of land which will be subject to the vesting provisions found in Policy A.1.9.3.B. It is intended that a large share of this land will remain in active agricultural production within the ten-year planning period. In addition to agricultural uses, future development in the Agriculture II land use category shall be allowed as follows:

- a. Residential development shall be limited to a maximum density ranging from 1 dwelling unit per 10 acres to 1 dwelling unit per 20 acres subject to a density determination made according to the point score methodology provided in Policy A.1.9.4.

- b. Commercial and industrial uses that are directly related to agricultural production shall be located on sites that are accessible by major transportation facilities and within the area they are designed to serve. Development shall be limited in floor area ratio and impervious surface area on sites as provided in the Commercial and Industrial Land Use categories.
- c. Resource-based recreational uses shall be located as appropriate for the resource and development shall be limited to 10 percent impervious surface area on a site.
- d. Essential public services shall be located as required by the facility type.

Amend Policy A.1.9.3.A.10. to delete acreage, provide acreage in background document.

11. Conservation (71,160 acres): The Conservation land use category depicted on the Future Land Use Map includes areas designated for the purpose of conserving or protecting natural resources including ground water, surface water, wildlife habitats, vegetative communities, floodplains, and wetlands. Areas warranting protection which are subject to re-evaluation by the County and may result in map amendments to designate other areas as Conservation are listed in Policy E.1.4.1. Conservation of resources will also be accomplished in the other land use categories through implementation of environmental protection policies stated throughout the plan. Future development in the Conservation land use category shall be allowed as follows:

- a. Residential development on public and semi-public lands will not be permitted except for uses such as caretaker residences.
- b. Residential development on privately-owned lands shall be limited to a maximum density of 1 dwelling unit per 10 acres.
- c. Non-residential development shall be limited to public or private facilities required to provide for resource based recreation, essential public services and restricted agriculture including uses such as rangeland and silviculture following best management practices as specified in Policy A.1.4.9. and identical Policy E.1.3.5. Development in resource based recreation areas shall be limited to 10 percent impervious surface area on a site.

Amend Policy A.1.9.3.A.11. to delete acreage, provide acreage in background document. Review Policy A .1.4.4 which may be deleted and make sure statements are covered. The County will redefine Conservation to be consistent with the Environmental Lands Assessment Study.

B. Exceptions to the Land Use Designations on the Future Land Use - 2001 Map

- 1. Boundary Adjustments - The exact boundaries of land use designations delineated on the Map may require interpretation in order to determine the land use category applicable to certain parcels, lots, and tracts. For basic boundary adjustments, the criteria listed below shall be used to establish the location of a specific boundary line on

the Future Land Use - 2001 Map.

- a. The boundary line does not obviously correspond to a major roadway right-of-way, canal, waterbody, section line, or any boundary delineated on the Future Land Use - 2001 Map.
- b. The boundary line does not obviously correspond to a parcel or lot line existing on December 19, 1991 at 5:00 p.m., the date and time of Plan adoption.
- c. If the location of a boundary line is subject to interpretation because it does not obviously correspond to a natural or man-made feature listed above, then the extent of the boundary adjustment and the location of the boundary line shall be determined according to the following criteria:
 - (1) The site characteristics clearly fit the description of a single land use category.
 - (2) The boundary line may be extended up to 500 feet to incorporate the entire split lot, parcel or tract provided that no more than five additional acres are added.
 - (3) A boundary line may be extended one time only and shall be permanently fixed and final unless changed by an approved plan amendment.

Retain Policy A.1.9.3.B.1.

2. Vested Development - Vesting determinations will be made by the Board of County Commissioners with advice of legal counsel.
 - a. Any on-going Development of Regional Impact or other development project may be vested from one or more policies of the Plan. In order to vest development, it must be found to be consistent with either subsection (1) or (2) below.
 - (1) Section 163.3167(8), FS, which provides, "Nothing in this act shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith."
 - (2) The principles of common law equitable estoppel, which are based upon the following four part test for vested rights:
 - (a) Upon some act or omission of the County,
 - (b) a property owner relying in good faith,
 - 8 has made such a substantial change in position
 - or has incurred such extensive obligations and

- expenses that it would be highly inequitable and unjust to destroy the rights acquired, and
- (d) that the development has commenced and is continuing in good faith.

b. A legally created parcel of land existing on December 19, 1991 at 5:00 p.m., the date and time of Plan adoption, that is not part of a subdivision plan subject to a vesting determination and does not meet the minimum lot area requirement of the Land Use Category in which it is located, may be developed with a maximum of one residential dwelling unit. Such a parcel is exempt from the density provisions of the plan only, and all other provisions of the plan apply.

Retain Policy A.1.9.3.B.2.

3. Residential Density Exception for Family Members - Development of parcels of property located within Agriculture I, Agriculture II, Conservation or Rural Residential land use classifications, may exceed the density or intensity of use allowed by the land use category, provided:

- a. The parcel is developed as a homesite, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).
- b. The parcel is subdivided and developed as a homesite, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).
- c. The lot or homesite complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.
- d. This exception is applied only once to any individual.

Consider amending Policy A.1.9.3.B.3. to include sections d and e in A.1.9.3.B.5 and reassess intent and use of these density exceptions, then amend accordingly.

4. Minimum Lot Area Exception - All legally created parcels existing on December 19, 1991, at 5:00 p.m., the date and time of Plan adoption, that are within Agriculture I, Agriculture II, Conservation or Rural Residential land use designations may be subdivided into lots or developed as homesites which are smaller than the minimum required lot area of the applicable land use category subject to the following:

- a. The total density on the parcel does not exceed the gross density permitted on the parcel as it existed on the date and time of Plan adoption.

- b. The lot or homesite complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.
- c. In order to avoid sprawl, subdivision and development allowed pursuant to this section shall be clustered and located adjacent to any existing development on the site or adjacent to an area that was previously subdivided.
- d. The development does not have significant adverse effect on natural resources or surrounding agricultural uses, as shown by meeting the requirements of the several goals, objectives and policies of the Comprehensive Plan.
- e. The development meets all requirements of local building and zoning codes.
- f. The developer shall provide for all infrastructure in accordance with Comprehensive Plan requirements for Levels of Service and concurrency.

Retain Policy A.1.9.3.B.4.

5. Limited Residential Density Exception - Each land owner in Putnam County who owns one or more parcels of property located within Agriculture I or II, or Rural Residential land use classification that have been held by the current owner for a minimum period of five (5) years, may sell and/or develop a total of two, one acre or larger, tracts per year from one of these parcels subject to the following:

- a. An annual threshold of no more than 25 new lots during any calendar year is established. If the new lot threshold is reached, the County shall, within one (1) year, submit a plan amendment to readdress the rural land use policies within this plan. Among other things, the plan amendment will consider the need for additional rural land use planning techniques or changes in the land use categories depicted on the Future Land Use Map and the policies herein. Similarly, if 70 percent of the threshold is reached for two consecutive years, a plan amendment will be submitted by the County.
- b. The lot or homesite complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.
- c. In order to avoid sprawl, subdivision and development allowed pursuant to this section shall be clustered and located adjacent to any existing development on the site or adjacent to an area that was previously subdivided.
- d. The development does not have significant adverse effect on natural resources or surrounding agricultural uses, as shown by meeting the requirements of the several goals, objectives and policies of the Comprehensive Plan.
- e. The development meets all requirements of local building and zoning codes.

f. The developer shall provide for all infrastructure in accordance with Comprehensive Plan requirements for Levels of Service and concurrency.

Amend Policy A.1.9.3.B.5 reassess intent and use of these density exceptions, then amend accordingly..

C. Overlay Land Use Classifications

1. Planned Unit Development

Review Policy A.1.9.3.C. with policies under objective A.1.8., Policy A.1.9.3.A.4 Rural Residential, Policy D.1.3.2 and Policy A.1.9.4 Point Score and make changes if necessary. Change Overlay to Floating.

Typical uses of the PUD may be: (1) to improve the use of land where topography or ecologically sensitive lands, such as wetlands, do not permit the application of the standard development pattern subdivision of land, (2) to introduce more than one land use within a development complex, for example, recreation and commercial activities within a mobile home park or, (3) to cluster homes, businesses or other uses within a development in order to improve the efficiency of supporting infrastructure.

As noted above, the PUD may contain a mixture of residential, commercial, industrial, and recreational land uses so long as these uses are made compatible through spatial or buffering techniques. The acceptable mix of land uses within a PUD in Putnam County is based upon the type and location of the PUD under review. Commercial and recreational uses within a PUD shall be planned at a level no greater than that required to support the commercial and recreational needs of the residents of the PUD. Industrial use within a mixed use PUD may draw employment from beyond the PUD, but shall primarily draw employment from within the PUD.

A PUD District shall be used to require the clustering of residential units on sites where part of the land is in a wetland, for the purpose of transferring development rights to the adjacent or non-wetland portion of the site. While the upland portion of the site might exceed the allowable density or intensity for the upland acreage, the total density or intensity of the entire site shall remain the same. In any instance where this section is invoked, the wetlands shall be required to remain as undisturbed and unaltered open space in perpetuity.

A PUD district may be used to permit and regulate mining activities and to ensure the proper reclamation of lands after mining activities cease.

A PUD district may also be used to permit and regulate an industrial or commercial activity that is below the threshold for a Chapter 380, FS, Development of Regional Impact.

The PUD Overlay may not be placed in an area of agricultural land use if the activity of

the PUD will adversely impact on the agricultural productivity of the area. For example: community reaction to farm odors or animal reaction to development noises which could result in litigation. (See Policy A.1.4.3.)

Planned Unit Development may be applied as an optional overlay district over any underlying land use. Planned Unit Developments may include a mix of any combination of land uses and may vary setback requirements after consideration of the development plan. The PUD land use overlay will not require a land use amendment so long as the proposed use does not increase the intensity or density of use defined for the underlying land use or qualifies for additional density bonuses to the underlying land use based upon the provision of design features of significant public benefit. Benefit/bonus criteria are included in policy A.1.9.4 and are to be established in the associated Land Development Regulations.

Policy A.1.9.4: Upon Plan adoption, the following point-score methodology shall be used as the basis for determining the residential density allocation earned by a proposed development in the Agriculture I, Agriculture II, Rural Residential, Urban Reserve and Urban Service land use categories depicted on the Future Land Use Map. Low density residential shall be no greater than two units per acre; medium density residential shall be greater than two units per acre and up to six units per acre; and high density residential shall be greater than six units per acre up to nine units per acre.

Amend Policy A.1.9.4. Review policies under objective A.1.8., Policy A.1.9.3.C PUD, and Policy A.1.9.3.A.4 Rural Residential, and make changes if necessary. Also review Sections I-V below and delete these and add appropriate statements to coordinate with the definitions in Policy A.1.9.3.A., and modify the criteria if necessary. Readdress the Density Bonus System below after reevaluating the system also make bonus criteria more specific. Update planning period reference in V. Urban Service Point-Score methodology. Delete A.1.9.4.B.5, affordable housing bonus. Assess point score criteria under A.1.9.4.B.1 regarding whether or not clustering due to non-development of wetlands should be credited under the point score criteria and amend policy if necessary. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

FUTURE LAND USE POINT-SCORE METHODOLOGY FOR RESIDENTIAL DENSITY ALLOCATION

I. AGRICULTURE II (One unit per 10 acres to one unit per 20 acres): Agriculture II includes agricultural lands in the distinctly rural areas in which land is intended to be used predominately for silviculture and/or livestock pasture. Land in this category may be developed at a residential bonus density ranging between one unit per 10 acres and a base of one unit per 20 acres. The maximum density permitted shall not exceed one unit per 10 acres and shall be dependent upon the residential density allocation earned by the proposed development.

II. AGRICULTURE I (One unit per 5 acres to one unit per 10 acres): Agriculture I land classification is meant to establish distinctly rural areas in which land is used predominately for the cultivation of row crops and/or livestock.

III. RURAL RESIDENTIAL (Rural Residential): (No greater than one unit per acre to one unit per 5 acres) Rural Residential land classification is for lands at the fringe of developing areas some of which may still be used for small scale agricultural activities. These lands shall be reserved in sufficiently large parcels to permit further subdivision of land when population growth beyond the current planning period establishes a demand for additional higher density housing.

IV. URBAN RESERVE (One unit per acre to four units per acre): Urban Reserve is a denser land use category. This category includes those portions of the County that are to be developed in a more urban land density, reflecting the growth of the various municipalities and high density centers, but one that does not yet require the provision of public water and sewer infrastructure though it does have paved roads. Therefore, its upper limit is at the density where public infrastructure becomes mandatory.

V. URBAN SERVICE (One unit per acre to nine units per acre): The Urban Service Area is that area of the County which is expected to experience the greatest growth during the planning period 1991-2001. The Urban Service Area is located adjacent to areas of the County already experiencing highest growth (towns/cities) and have the potential for implementing central water and sewer service because of the present and projected density. Urban Service land use is meant for those areas that are expected to be urban or commercial hubs and will be served by the usual urban public infrastructure services through expanding municipalities or the inception of public service MSBU or like units.

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

Allocation of minimum residential land use lot size (density) within each land use classification area shall be based upon the following credit point-score system:

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

Land Use Category	Unit Density Permitted by Credit Point Group (In Units per Acre)				
	0 - 25	25 - 50	50 - 75	75 - 100	100 & Over
<hr/>					

AGRICULTURE II	1/20ac.	1/20ac.	1/15ac.	1/12.5ac.	1/10ac.
AGRICULTURE I	1/10ac.	1/9ac.	1/8ac.	1/6.5ac.	1/5ac.
RURAL RESIDENTIAL	1/5ac.	1/4ac.	1/3ac.	1/2ac.	1/1ac.
URBAN RESERVE	1/1ac.	1/.75ac.	2/ac.	3/ac.	4/ac.
URBAN SERVICE	1/1ac.	2/ac.	4/ac.	6/ac.	9/ac.

B. Determination of Credit Points Points

1. Clustering of Housing Units (Open space shall be reserved solely for habitat protection, recreational use, and/or agricultural activities.)

- | | |
|--|----|
| a. Reserve less than 25 percent of land area | 0 |
| b. Reserve 25-50 percent of land area | 10 |
| c. Reserve 50-70 percent of land area | 20 |
| d. Reserve over 70 percent of land area | 30 |

2. Paved Road Access (Credit will be given if the road is in the adopted Capital Improvements Program.)

- | | |
|--|----|
| a. Immediately on paved road | 20 |
| b. Within one-quarter mile of a paved road | 10 |
| c. Within one-half mile of a paved road | 5 |
| d. Beyond one-half mile | 0 |

3. Fire Protection (all distances measured by existing roads)

- | | |
|---|----|
| a. That portion of the property within 1 mile of a fire station | 10 |
| b. That portion of the property within 1 to 5 miles of a fire station | 5 |
| c. Property is more than 5 miles from a fire station | 0 |

4. Emergency Medical Service (all distances measured from property by existing roads)

- | | |
|---|----|
| a. Located within 5 miles of a facility | 10 |
| b. Located within 5 to 10 miles of a facility | 5 |
| c. Property is more than 10 miles from a facility | 0 |

5. Affordable Housing (Moderate and low income housing means an equal amount of each unit type.)

- | | |
|---|----|
| a. Over 80 percent of units in moderate and low income housing | 30 |
| b. 60 to 80 percent of units in moderate and low income housing | 25 |

c. 40 to 60 percent of units in moderate and low income housing	20
d. 20 to 40 percent of units in moderate or low income housing	5
e. Less than 20 percent of units in moderate or low income housing	0
6. Provision of Central Water/Sewer Service	
a. Central water service to the development	10
b. Central sewer service to the development	15
c. Central water and sewer service to the development	40
7. Soil Suitability for "Septic Tank Absorption Fields"	
a. Soils having an SCS rating of "slight"	15
b. Soils having an SCS rating of "moderate"	5
8. Soil Suitability for "Dwellings Without Basements"	
a. Soils having an SCS rating of "slight"	15
b. Soils having an SCS rating of "moderate"	5
9. Access to Primary and Secondary Schools. That portion of any parcel:	
a. Within half-mile travel of an existing school and linked by sidewalks/bicycle paths	20
b. Within one mile travel of an existing school	15
c. Within two mile radius of an existing school; requiring no bussing as verified by the School Board	10
10. Access to work/shopping	
a. Within 1 to 3 miles of existing work/shopping sites	25
b. Within 3 to 5 miles of existing work/shopping sites	15
c. Within 5 miles of projected work/shopping sites	5
11. Provision of On-site Recreation	
a. Provide recreational contribution of land or cash in-lieu-of land to the County, at the County's discretion, at a rate equal to 2.5 acres per 100 homes.	25
b. Provide LOS recreational facilities for development residents and facilities that are available to the public	15

- c. Provide LOS recreational facilities for residents only

5

C. Residential Density Allocation Schedule Notes

1. If the application of density points to a parcel results in a fraction of a dwelling unit, the fraction shall be increased to the next higher whole number if the fraction is 0.5 or larger and to the next lower whole number if the fraction is less than 0.5.

Objective A.1.10 [FS 187.201(25)(b)2; 187.201(16)(b)5]: Putnam County shall establish and implement formal procedures for the review and approval of development within the County:

Measure: Development review procedures as defined in the policies below are adopted and implemented

Status: The County's zoning ordinance and development review procedures address this objective. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.

Recommendation: Amend Objective to delete upon plan adoption and make proper reference to the land development code.

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

Retain Policy A.1.10.1. Memorandum of Agreement or interlocal agreement with the County's five municipalities, 7 adjacent counties, two municipalities in adjacent counties have not been completed. These jurisdictions are notified of any land use actions within near them.

Policy A.1.10.2 [9J-5.006(3)(c)2]: The County shall develop and adopt standards and procedures in accordance with Section 333, FS, to ensure that incompatible land uses will be restricted from placement in accident and noise zones surrounding the Kay Larkin Airport.

Amend Policy A.1.10.2. if necessary to correct reference to the types of protection zones around the airport. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.10.3 [9J-5.006(3)(c)2]: The County shall not permit the placement of tall structures such as high-rise buildings or radio/TV towers within areas that are take-off or landing zones or are otherwise defined as areas of special safety concern.

Amend Policy A.1.10.3. if necessary to correct reference to the types of protection zones around the airport. The County's zoning ordinance and development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.10.4 [9J-5.006(3)(c)2]: The County shall coordinate with the City regarding land use issues that affect the operations at Kay Larkin Airport.

Retain Policy A.1.10.4. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy. This may require an interlocal agreement with Palatka.

Policy A.1.10.5 [9J-5.006(3)(c)2]: Within one year of Plan submittal, the County shall establish and adopt land development regulations to ensure that incompatible land uses shall be restricted from accident and noise zones surrounding the airport through the use of overlay zoning.

Amend Policy A.1.10.5. if necessary to correct reference to the types of protection zones around the airport. Also change reference to land development code. The County's zoning ordinance and development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Objective A.1.11 [187.201(15)(b)1,2,3]: Putnam County shall protect private property rights and recognize the existence of private interest in land use.

Measure: *Number of court rulings or alternative dispute resolutions finding a County land use action has violated private property rights.*

Status: *The County has not been found by judgement or ruling to have violated private property rights. The County's development review procedures address this objective. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

Recommendation: *Retain objective.*

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

Retain Policy A.1.11.1. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.11.2 [187.201(15)(b)3]: Putnam County shall promote the acquisition of lands by state, county, or local government where regulation will severely limit practical use of real property.

Retain Policy A.1.11.2. The County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.

Policy A.1.11.3: This Plan shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, FS, or who has been issued a final local development order and development has commenced and is continuing in good faith.

Delete Policy A.1.11.3 and make reference to Policy A.1.9.3.B.2 regarding vesting which includes the

statement provided in this policy.

Add Objective A.1.12. and supporting policies per 9J-5.006(3)(b)6 requirement which shall coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any appropriate interagency hazard mitigation report recommendations.