

## GOALS, OBJECTIVES AND POLICIES

### FUTURE LAND USE ELEMENT

**Goal 1:** To ensure that the character and location of land uses allow for appropriate economic benefit and support the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**Objective 1:** To manage future growth and development and implement the Plan Goals and Objectives through the preparation, adoption, implementation and enforcement of land development regulations.

**Policy 1.1:** The land development regulations contain specific and detailed provisions that shall implement the adopted Comprehensive Plan policies and at a minimum:

- 1) Regulate the subdivision of land;
- 2) Regulate the use of land and water consistent with this element, ensure the compatibility of adjacent land uses and provide for open space;
- 3) Protect the environmentally sensitive lands designated on the Future Land Use Map or referenced in the Conservation Element;
- 4) Regulate and protect the natural attributes of areas subject to periodic flooding and provide drainage and stormwater management;
- 5) Regulate land clearing and tree cutting associated with development;
- 6) Protect potable water wellfields and aquifer recharge areas;
- 7) Regulate signage;
- 8) Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- 9) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public County facilities below the level of service standards adopted in this comprehensive plan; and
- 10) Identify and preserve historically significant resources.

**Policy 1.2:** The Future Land Use Map and the Land Development Codes adopted to implement this Comprehensive Plan shall be based on and be consistent with the following land use classifications and density standards:

#### **1.2.1. Conservation:**

- 1) Description - This is the most restrictive land use designation and is intended to provide for areas which are under public ownership for preservation and limited resource management purposes. This designation includes the National Forest, which is restricted from development, as well as the National Wildlife Refuge. It is herein noted that any land use designation can contain areas which may be considered Conservation Areas. It is not the

County's intent to attempt to identify all conservation or environmentally significant land within this designation. Individual site review to identify conservation areas will be an ongoing process conducted through the technical review requirements of the existing and amended Land Development Code.

2) Permitted/Prohibited Uses

- (a) Very limited public or private development may be permitted. Lands under private ownership, not leased by a federal or state agency, shall be limited to a maximum residential density as identified in the Rural-1 land use designation and development will be permitted only if it meets the performance standards that assure protection of water quality, natural water flow patterns, and vitality of plant and animal communities. The term development shall have the same definition as provided in Section 380.04, F.S.
- (b) Public recreational uses shall be permitted in this designation, but shall be limited to resource management uses.
- (c) Forestry activities on public lands shall be limited to that required for habitat management purposes under the specific direction and authority of the government agency responsible for the property. Large scale commercial, agricultural and/or forestry activities on public lands shall be prohibited.
- (d) Residential uses shall only be permitted at very low densities or as an accessory use to a permitted resource management use, such as housing for forestry workers or managers.
- (e) Existing ~~and new~~ agricultural ~~or new or existing~~ and silviculture activities shall be permitted. New agricultural and silviculture activities shall be permitted on privately owned land within the conservation land use category outside of the Coastal High Hazard Area. The harvesting of trees shall be allowed pursuant to the practices outlined in the publications titled "Silviculture Best Management Practices 2008" (Florida Department of Agriculture and Consumer Services, Chapter 373, and 403, F.S., and Rule 62-25, F.A.C.) and "Management Guidelines for Forested Wetlands in Florida" (Florida Department of Agriculture and Consumer Services, Division of Forestry, and Florida Forestry Association) and Chapters 373 and 403, F.S. When these requirements are amended from time to time, the plan shall be amended to include the revised documents.

Comment [aw1]: ORC – Policy edits based on ORC report item #5.

3) Density/Intensity limitations

- (a) Land in this designation may not be subdivided.
- (b) Overall residential density, where permitted, shall not exceed one (1) unit per forty (40) acres.
- (c) Non-residential uses shall not exceed a floor-area ratio (FAR) of 0.05.
- (d) Where privately owned lands are enclosed or surrounded by this land use designation in Wakulla County, the land may be utilized pursuant to the Rural-1 land use designation. Existing agricultural activities, including silviculture, shall be allowed pursuant to the practices outlined in the publications titled "Silviculture Best

Management Practices" (Florida Department of Agriculture and Consumer Services, Division of Forestry).

4) Special Development Standards

- (a) All development shall, in addition to meeting the standards of the Comprehensive Plan, meet the standards of any applicable land management plan of any agency responsible for the property in question.

**1.2.2. Agriculture (Primary Agriculture):**

1) Description - This designation is designed to address large scale timber industry and/or farming activities on privately owned property, along with limited non-agricultural uses.

2) Permitted/Prohibited Uses

- (a) Forestry and agricultural uses and processing activities shall be permitted (including ancillary processing uses such as sawmills.)
- (b) Residential uses shall only be permitted at very low densities or as an accessory use to a permitted resource management use, such as housing for forestry workers or managers.
- (c) Public uses including schools shall be permitted in this designation. Public land uses may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.
- (d) Areas lying contiguous to Urban Service Areas and/or private ownership may be developed as PUD's so as to protect the environmentally sensitive areas. The density and intensity shall be based on the land use designation contiguous to it. Density transfer within a PUD shall not exceed the overall "density to acreage" provisions of the overlying FLUM land use designations.

3) Density/Intensity Limitations

- (a) Overall residential density shall not exceed one (1) unit per twenty (20) acres.
- (b) Non-residential uses shall not exceed a floor-area ratio (FAR) of 0.05.
- (c) In calculating residential density areas which are habitats for threatened or endangered species, the density shall be maintained at the residential land use density for that land use classification. Actual development shall be addressed by transfer of density in the land development codes. (see PUD provisions)
- (d) In calculating residential density areas which are in wetlands, overall density shall be permitted at one unit per forty (40) acres. (See Density Clustering Provisions)

4) Special Development Standards

- (a) Residential development shall be arranged so as to utilize a limited number of access

points from arterial or collector roads and so as to reduce the visibility of the development from such roads to the maximum extent feasible.

### **1.2.3. Rural-1 (Agriculture/Rural Fringe):**

- 1) Description - This is a more conventional agriculture and low density residential designation designed to provide for general agricultural and forestry activities along with limited residential and non-residential use or service uses in the outlying areas which are not expected to become urban during the planning period.
- 2) Permitted/Prohibited Uses
  - (a) Agricultural and forestry activities, along with accessory uses, shall be permitted
  - (b) Residential development at very low densities shall be permitted and shall be limited to development not relying on future extension of urban services.
  - (c) Public uses including schools shall be permitted in this designation. Public land uses may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.
- 3) Density/intensity Limitations
  - (a) Non-residential uses shall not exceed a floor-area ratio (FAR) of 0.05.

Overall residential density may be permitted at densities up to one unit per five (5) acres on paved County or state roadways, or one (1) dwelling unit to ten (10) acres on unpaved roadways. The actual density permitted shall be based on access, as follows:

Where average lot sizes (exclusive of open space in cluster of PUD developments) are greater than five (5) acres but less than ten (10) acres, each lot shall have frontage on a paved road or on a private road meeting the standards of the Traffic Circulation Element Policy 2.3.

Where average lot size (exclusive of open space in cluster or PUD developments) are ten (10) acres or more, unpaved access shall be provided.
  - (b) In calculating residential density, areas which are habitats for threatened or endangered species, the density shall be maintained at the residential land use density for that land use classification. Actual development shall be addressed by transfer of density in the Land Development Code.
  - (c) In calculating residential density, areas which are in wetlands, the density shall be permitted at an overall density of one unit per twenty (20) acres.
  - (d) In all cases, the gross density of a subdivision shall not exceed one (1) dwelling unit to five (5) acres.
- 4) Special Development Standards

- (a) While residential development may be permitted at a density greater than one dwelling unit per ten (10) acres, any such development shall be arranged so as to utilize a limited number of access points from any arterial or collector road and so as to reduce the visibility of the development from such road to the maximum extent possible.
  - (b) Where permitted by this Comprehensive Plan, commercial development may be located in clusters of four (4) buildings or less with no more than 15,000 square feet of floor area, at an intersection of two (2) arterial roads or an arterial and collector road. Such non-residential development may be allowed within one-quarter mile of the intersection. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.
- 5) For subdivisions up to forty (40) acres in area containing up to eight (8) lots:
- (a) Individual lots shall be five (5) acres in size or greater unless the lots are clustered to provide common open space for the subdivision. Lots shall not be less than one (1) acre in area if clustered. The following provisions in (7) and (8)(a) may also be applied to subdivisions of forty (40) acres or less.
- 6) For subdivisions greater than forty (40) acres but one hundred sixty (160) acres in size or less containing up to thirty-two (32) lots:
- (a) Individual lots shall be five (5) acres in size or larger and the subdivision shall have direct access to a paved arterial or collector roadway and internal local roads within the subdivision shall be paved to County standards; or
  - (b) Lots must be at least one(1) acre in size and the lots shall be clustered in order to provide eighty (80) percent of the land area in open space.
- 7) The following in (a) below, may be applied to subdivisions of greater than forty (40) acres, and equal to or less than one hundred sixty (160) acres in size.
- (a) Subdivisions larger than one hundred sixty (160) acres: all lots shall be clustered on twenty (20) percent of the site with the remaining site acreage maintained as open space. Lot size shall be one (1) acre or greater. The subdivision shall have paved access to a paved arterial or collector roadway. All internal local roads within the subdivision shall be paved to County standards.
  - (b) Open space, as applied in this policy, means either allowing the land and vegetative cover to remain in its natural state or in an agricultural (which includes silviculture, specialty farms and similar uses) related land use. Passive recreational activities including hunting, fishing, hiking, and other activities which do not significantly modify the landscape are consistent with the definition of open space uses.
- 8) The County will ensure through this policy, its land development regulations, and development orders and permits, that the open space provided through this open space/clustering option is maintained over time. Such open space shall not be developed except through the application of a Comprehensive Plan amendment determined to be in

compliance by the Florida Department of Community Affairs.

- 9) The aggregation of contiguous parcels of land for proposed development which do not meet the standards listed above for the larger parcels, once aggregated, shall be prohibited. The addition of parcels to expand previously developed areas shall meet the standards established for the total size of the aggregated parcel.
- 10) Development in the Rural-1 use designation may occur at a density of one (1) dwelling unit per ten (10) acres or a lesser density without the above clustering/open space or roadway paving requirements.
- 11) Development of new parcels resulting from the subdivision of land after these policies are effective shall meet the lot size, clustering/open space, and roadway paving requirements for development of the parent parcel based on the size of the parent parcel at the time the policies are effective. The size of this parent parcel shall be based on the combination of adjacent undeveloped parcels under single ownership.

#### **1.2.4. Rural-2:**

- 1) Description - This designation provides for development of rural areas near emerging urban areas with a range of agricultural, residential, and supporting limited commercial activities. In addition, this classification includes some existing subdivisions. Specific areas for residential and commercial development in this designation are not shown on the map but are governed by the policies in this section which include criteria for the different kinds of development. The Rural-2 land use designation also identifies existing rural enclaves that are isolated from traditional rural or urban services such as central water and sewer service. A rural enclave consists of one (1) or more future land use designations, zoning districts, existing land uses, or historical communities. A rural enclave designation does not guarantee increased density or intensity, but recognizes development trends of the past.
- 2) Permitted/Prohibited Uses
  - (a) General agriculture and forestry activities shall be permitted, along with accessory uses.
  - (b) Residential development shall be permitted.
  - (c) Commercial development shall be permitted along arterial and collector roads but only where the access requirements set forth below are met.
  - (d) Public land uses including schools may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.
  - (e) Industrial uses are not permitted.
- 3) Density/Intensity Limitations
  - (a) Non-residential uses shall not exceed a floor-area ratio (F.A.R.) of 0.15 and individual activities shall not exceed fifteen thousand (15,000) square feet in floor area.

- (b) Non-residential development shall be located on lots of at least one (1) acre.
  - (c) Residential development may be permitted at densities up to one (1) unit per two (2) acres with connection to central water service or one (1) dwelling unit per five (5) acres without. The actual density permitted shall be based on access, as follows:
    - 1. Where average lot sizes (exclusive of open space in cluster or PUD developments) are less than five (5) acres, each lot shall have frontage on a paved public road or on a private road maintained by an owners association and meeting the standards of Traffic Circulation Element Policy 2.3.
    - 2. Where average lot sizes (exclusive of open space in cluster or PUD developments) are greater than five (5) acres but less than ten (10) acres, each lot shall have frontage on a public road or on a private road meeting the standards of Traffic Circulation Element Policy 2.3.
    - 3. Where average lot sizes (exclusive of open space in cluster or PUD developments) are ten (10) acres or more, access shall be provided.
  - (d) In calculating residential density, areas which are habitats for threatened or endangered species, the density shall be maintained at the residential land use density for that land use designation. Actual development shall be addressed by transfer of density in the Land Development Code.
  - (e) In calculating residential density, areas which are wetlands the density shall be permitted at an overall density of one (1) unit per twenty (20) acres.
- 4) Special Development Standards
- (a) Commercial development may be permitted only where the parcel has access to an arterial or collector road. Access to roads should be from frontage or side roads rather than directly. Access to commercial areas located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element.
  - (b) Where permitted, new commercial developments shall be located in clusters with no more than four (4) individual establishments totaling not more than fifteen thousand (15,000) square feet in floor area. Where permitted by the Comprehensive Plan, proposed new commercial rezonings shall be permitted only within one-quarter (1/4) mile of an intersection of two (2) arterial roads, or an arterial and collector roads. There shall be a limit of one (1) cluster within each intersection quadrant. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.
  - (c) Non-residential development in structures over five thousand (5,000) gross square feet in area shall have connection to public water service and fire protection consistent with Land Development Code requirements.

- (d) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer facilities (including package plants).

**1.2.5. Urban-1 (Urban Fringe):**

- 1) Description - This designation provides for higher density development in rural areas which are near urban areas or which are intended to become urban during the planning period. When full urban services are in place, an area designated for Urban-1 shall be converted to Urban-2 through the plan amendment process. This designation also accommodates existing clusters of development not strictly consistent with the Rural designation.
- 2) Permitted/Prohibited Uses
  - (a) Residential development shall be permitted.
  - (b) Commercial development shall be permitted.
  - (c) Public uses including schools shall be permitted. Public land uses may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code, Section 3-21, (Code dated July 23, 1985, as amended).
  - (d) Light industrial and manufacturing uses may be permitted subject to the locational and compatibility standards in (4) below.
- 3) Density/Intensity Limitations
  - (a) Residential development shall be permitted at a density not to exceed two (2) units per acre with connection to central sewer and water, and one (1) unit per acre with connection to central water and where soil tests determine suitability for septic tanks.
  - (b) In addition to (a) above, residential development within the "Panacea Area Sewer System" service area as identified in the data analysis section of the Infrastructure Element, densities at two (2) units per acre shall require installation of and connection to the sewer system.
  - (c) Non-residential development shall not exceed a floor-area ratio (FAR) of 0.3 with connection to central water and sewer (including package plants) and 0.15 where connection to central water and sewer are not available but fire protection is deemed adequate through a concurrency determination at the Technical Review process.
  - (d) In calculating residential density, areas which are habitats for threatened or endangered species, the density shall be maintained at the residential land use density for that land use classification. Actual development shall be addressed by transfer of density in the Land Development Code.
  - (e) In calculating residential density, areas which are in wetlands, the density shall be permitted at an overall density of one (1) unit per twenty (20) acres.

## 4) Special Development Standards

- (a) Commercial development shall be permitted only where the parcel has access to an arterial or collector road. Access to roads should be from frontage or side roads rather than directly. Access to commercial areas located along principal arterials shall be set back sufficiently to accommodate future right-of-way identified in the Traffic Circulation Element.
- (b) Commercial developments located outside of the area defined in Policy 1.2.5(4)(g) shall be required to be located in clusters of not more than four (4) establishments and be limited to a maximum of fifteen thousand (15,000) square feet in floor area per intersection quadrant. New commercial development shall be permitted only within one quarter mile of an intersection of two (2) arterial roads or an arterial and a collector road. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.
- (c) Non-residential development in structures over five thousand (5,000) gross square feet in area shall have public water service and meet fire flow concurrency as determined by the Technical Review Committee process.
- (d) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer facilities (including package plants) and meet fire flow concurrency as determined by the Technical Review Committee process.
- (e) Proposed non-residential land uses may be permitted if the proposed use is not harmful or inconsistent with surrounding land uses. Development approval shall be subject to review and approval by the Planning Department and local planning agency pursuant to the review procedures identified in the Land Development Code. Land use approval shall be contingent upon Comprehensive Plan consistency and a showing that needed facilities and service capacity are available concurrent with the proposal's impacts. development approval may be scape buffers, screening walls, or other similar requirements to ensure compatibility.
- (f) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where required by the Land Development Code.
- (g) A maximum floor area ratio of 0.30 shall be allowed for commercial development located within the Enterprise Zone and lying within the area defined as Crawfordville with a Future Land Use Map designation of Urban 1 on the Wakulla County Future Land Use Map. Connections to sanitary sewer service and potable central water supply service must be obtained in the above-described area to achieve the 0.30 floor area ratio.
- (h) A total combined commercial square footage limitation of 300,000 square feet will apply to all new commercial development occurring within the area defined in

Comment [aw2]: Deleted unnecessary period (.)

Comment [aw3]: ORC- Corrected spelling of "Sanitary".

Policy 1.2.5(4)(g). The Wakulla County Community Development Department will be responsible for monitoring and inventorying the 300,000 commercial square footage limitation. The commercial square foot limitation will apply only until additional improvements or alternatives are planned for or funded that will provide for additional traffic capacity for critical areas of US 319 occurring within the area defined in Policy 1.2.5(4)(g).

- 5) Of the thirty one (31) acres of land changed from Rural- 2 to Urban-1 by Ordinance 2007-04, all of the land is restricted to residential use only.

#### **1.2.6. Urban-2 (Urban Services):**

- 1) Description - This land use designation supports the urban service areas identified in Objective 2. The designation permits a range of residential and non-residential development, according to the criteria below.
- 2) Permitted/Prohibited Uses
  - (a) Residential, commercial and light industrial uses may be permitted.
  - (b) Agricultural and forestry activities which produce odors or rely on unrestricted applications of pesticides or other similar materials shall be limited in proximity to residential areas.
  - (c) Public land uses including schools may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code, Section 3-21, (Code dated July 23, 1985, as amended).
- 3) Density/Intensity Limitations
  - (a) In areas outside of the coastal high-hazard area, residential development may be permitted up to a density of ten (10) units per acre with connection to central water and sewer (including package plants). Where these services are not available, density shall be limited to one unit per acre.
  - (b) Within the coastal high-hazard area, development shall be permitted at densities not to exceed four (4) units per acre in areas with connection to central water and sewer (including package plants), and one unit per acre where not available. This allows for rearrangement of lots and clustering without substantially increasing the overall additional level of development.
  - (c) Non-residential development shall be allowed at a maximum floor-area ratio (FAR) of 0.5 with connections to central water and sewer and 0.15 where connections to central water and sewer are not available.
  - (d) In calculating residential densities, areas which are habitats for threatened or endangered species, the density shall be maintained at the residential land use density for that land use classification. Actual development shall be addressed by transfer of density in the Land Development Code.

- (e) In calculating residential densities which are in wetlands the density shall be permitted at an overall density of one unit per twenty (20) acres.
- 4) Special Development Standards
- (a) Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial or collector road.
  - (b) Commercial uses located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element.
  - (c) Non-residential development in structures over five thousand (5,000) gross square feet in area shall connect to public water service and meet fire flow concurrency pursuant to the County Land Development Code.
  - (d) School, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer and water facilities (including package plants.)
  - (e) Proposed non-residential land uses may be permitted if the proposed use is not harmful or inconsistent with surrounding land uses. Development approval shall be subject to review and approval by the Local Planning Agency pursuant to the review procedures identified in the Land Development Code. Land use approval shall be contingent upon Plan consistency and a showing that needed facilities and service capacity are available concurrent with the proposal's impacts. Development approval may require additional landscape buffers, screening walls, or other similar requirements to ensure compatibility.
  - (f) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff review and the public hearing process before the local planning agency and County Commission.
- 5) Of the 35.78 acres designated Urban-2 by Ordinance No. 2006-10, not less than 80% may be utilized for residential purposes, and not more than 20% may be utilized for commercial use.

**1.2.7. Commercial (Non-Urban):**

- 1) Description - This designation is specifically intended to address larger commercial activities not addressed by the limited commercial development allowed in the Rural and Urban classifications.
- 2) Permitted/Prohibited Uses
- (a) Commercial retail, office and service uses shall be permitted.
  - (b) Public land uses including schools may be permitted within this land use designation subject to staff technical review process and/or public hearing, and approval process if compatible and consistent with the land use designation and

established as a Conditional Use in the Wakulla County Land Development Code, Section 3-21, (Code dated July 23, 1985, as amended).

3) Density/Intensity Limitations

- (a) Non-residential development shall be allowed at a maximum floor-area ratio (FAR) of 0.50 with connections to central water and sewer (including package plants) and 0.25 where connections to central water and sewer are not available, and shall be subject to fire flow concurrency review and approval through the Technical Review Committee determination procedures and the County Land Development Code.

4) Special Development Standards

- (a) Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial or collector road.
- (b) Commercial uses located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element.
- (c) Non-residential development in structures over five thousand (5,000) gross square feet in area shall connect to public water service and meet fire flow concurrency pursuant to the County Land Development Code.
- (d) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer and water facilities (including package plants.)
- (e) New commercial development shall be permitted only within one mile of an intersection of two (2) arterial roads or an arterial and collector roads. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.
- (f) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where applicable as identified in the County Land Development Code.

**1.2.8. Industrial:**

The County desires to further expand industrial land uses to provide a better job base and economic development potential in the County. Therefore, the County will actively pursue various mechanisms such as industrial development grants, economic development grants, and joint county/private sector land use proposals to further this goal. At the appropriate amendment intervals, the County will redesignate areas to promote this objective. The County finds that industrial or industrial/office land uses are consistent with the intent and purpose of this Plan.

- 1) Description - This designation reserves land for industrial activities.
- 2) Permitted/Prohibited Uses

- (a) Industrial activities, including manufacturing, processing, warehousing and storage activities shall be permitted.
  - (b) Commercial retail, office and service uses shall also be permitted.
  - (c) Public land uses including schools may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code, Section 3-21, (Code dated July 23, 1985, as amended).
- 3) Density/Intensity Limitations.
- (a) Development shall be allowed at a maximum floor-area ratio (FAR) of 0.4 where central water and sewer (including package plants) are available and 0.15 where not available.
- 4) Special Development Standards
- (a) Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial or collector road.
  - (b) Commercial uses located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element.
  - (c) Non-residential development in structures over five thousand (5,000) gross square feet in area shall have public water service and met minimum fire flow requirements identified in the County Land Development Code.
  - (d) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer facilities (including package plants.)
  - (e) Industrial areas shall be buffered from adjoining development.
  - (f) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission pursuant to policies identified in the County Land Development Code.

#### **1.2.9 Sustainable Community:**

- 1) Description - This mixed use designation promotes the creation of self-contained new communities in unincorporated Wakulla County. The designation provides for an integrated mix of land uses which address the social, environmental, economic, and infrastructure needs of the county into the next century. Distinguishable features of a Sustainable Community may include pedestrian and unpaved bicycle trails; public transit and alternative transportation modes; public open spaces; nature parks, conservation areas,

environmental preserves and greenway linkages; facilities for public and higher education; police and fire protection services; building energy efficiency; crime prevention through environmental design (CPTED); affordable housing; and commercial and light industrial areas located in proximity to residential areas. The designation of Sustainable Community shall be applied by Wakulla County to further six broad principles of sustainability;

- \* Restoring key ecosystems;
- \* Achieving a cleaner, healthy environment;
- \* Limiting urban sprawl;
- \* Protecting wildlife and natural areas;
- \* Protecting natural groundwater resources and aquifer recharge areas;
- \* Advancing the efficient use of land and other resources;
- \* Creating quality communities and jobs.
- \* Minimizing external traffic impacts and maximizing internal capture rates.

A Sustainable Community is a development that will not customarily be built-out within less than a ten (10) year planning time frame. During this period, long-term sustainable development patterns will be promoted, as outlined in *Best Development Practices* (DCA, March 1997) and *Pedestrian and Transit Friendly Designs* (FDOT March 1996), as it may be amended.

## 2) Permitted/Prohibited Uses

- (a) This is a mixed use designation in which suburban or exurban residential is the predominant use. Various types of residential and non-residential uses may be permitted at intensities consistent with the community character and the natural environment. Heavy industrial use and similarly incompatible uses shall be prohibited. This mixed use designation is generally appropriate in areas where there are crossroads with good access near which development should be concentrated, such as in the county's Enterprise Zones and urban service areas, with connections to central sewer and water.
- (b) Agricultural and forestry activities which produce odors or rely on unrestricted applications of pesticides or other similar materials shall be limited in proximity to residential areas.
- (c) Disposal of residual solids from wastewater treatment or septic tanks shall be prohibited if odors would adversely affect the use of adjacent properties, or leeching would increase levels of nitrogen or phosphorus in ground or surface waters.
- (d) Public land uses, including schools, may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.

## 3) Density/Intensity Limitations

- (a) Sustainable Community designations shall only be applied to areas of sufficient size to ensure that meaningful scale and mixture of use is achieved.

- (b) Residential development outside the coastal high hazard area may be permitted at a density of 10 dwelling units per acre with connections to central water and sewer.
- (c) Residential Development within the coastal high-hazard area shall be permitted at densities not to exceed four (4) units per acre with connections to central water and sewer (including package plants). However, a Sustainable Community Designation may not be approved within the coastal high-hazard area if it would result in an increase in residential development potential.
- (d) Non-residential development shall be allowed at a maximum floor-area ratio (FAR) of 0.5 with connections to central water and sewer.
- (e) Each Development shall contain the following percentage distribution of mix of uses:

Land Use Category	Density/Intensity	Distribution of Mix Min. — Maximum %
Residential	10 du/acre*	40%-48%
Commercial (Retail/Office)	.5 FAR	7%-12%
Industrial	.5 FAR	0-15%
Open Space**	N/A	Minimum of 45%
*Except within Coastal High Hazard areas		
**Open Space: Within the Sustainable Community land use category, open space is intended to consist of naturally vegetated areas, and natural resource features such as wetlands, streams, habitats and karst features. Passive uses including nature trails, unpaved bike/pedestrian trails, paved bike/pedestrian trails not exceeding 6 feet in width, and habitat observation areas shall be allowed. Residential and non-residential uses including yards for such development shall be non residential uses including yards for such development shall be prohibited within areas designated as open space, with the exception of structures for the care taking and for management and maintenance structures for the care taking and for management and maintenance of the areas.		

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- (f) Each development shall ensure that the ratio of non-residential development providing job potential is approximately 1.5 jobs to 1 residential unit calculated based on the assumptions that commercial/retail and industrial result in approximately 1 job per 500 square feet, office results in approximately 1 job per 200 square feet and the average household size is approximately 2.57 persons; with an acceptable range of 1.0 -1.7 to 1. The housing provided should include opportunities for a range of units affordable based on income wages earned associated with the provided non-residential uses.
- 4) Properties may only be developed or redeveloped after being rezoned to Planned Unit Development (PUD).The Land Use Plan for each PUD shall identify all

land uses, infrastructure, open space, recreational and common areas, phasing, alternate transportation modes, and environmental features and constraints. At the time of the initial PUD approval, all common open space within the sustainable community shall be encumbered with a conservation easement. The Land Development Regulations shall be amended to address native plant species utilization, and requirements for identification and consideration of specific site characteristics.

#### 5) Special Development Standards

- (a) Concurrency exceptions or alternative LOS measures may be permitted through the use of techniques consistent with Chapter 163, Part II, Florida Statutes. An amendment to the comprehensive plan is necessary to establish a concurrency exemption or alternative LOS measure.
- (b) Non-residential land uses may be permitted if the proposed use is not harmful to or inconsistent with the principles of sustainability set forth in Policy 1.2.9(1).
- (c) Non-residential development should be clustered to provide open spaces and buffers and shall be subject to review and approval pursuant to the review procedures identified in the Land Development Code.
- (d) Non-residential development of structures over 5,000 gross square feet in area shall meet fire flow concurrency pursuant to the Land Development Code.
- (e) Commercial uses located along principal arteries shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element and buffer zones as specified by the Land Development Code.
- (f) Significant environmental areas such as wetlands and listed species habitat shall be conserved in their natural state. These areas may be deeded to non-profit organizations for preservation and conservation. Ownership may be public or made subject to deed restrictions. Where alteration cannot be avoided appropriate mitigation shall be required.
- (g) Where areas exist which are habitat for state and federally listed species or locally significant ecological communities, contain isolated wetlands, or where lands are set aside as open spaces, the density of residential use shall be maintained, as addressed by transfer of development rights in the Land Development Code. Open space shall be planned to maximize connectivity among habitats, to maintain separations between urban and suburban areas, and rural areas, to minimize sprawl, to connect other open space, park or greenway corridors within and adjacent to the Sustainable Community, and to preserve viability of existing biological communities. Open space networks shall be identified and mapped. To the maximum extent possible, open space will be connected to existing public protected areas, existing conservation areas, and riparian or coastal buffers to establish and maintain large unfragmented areas of open space. Within the development, open space shall be contiguous, and shall maintain connectivity, to the maximum extent possible, with adjacent open space.
- (h) Preference shall be given to preservation of quality native vegetation as landscaping in non-residential areas, rather than clearing and replanting.

- (i) Native trees shall be conserved in accordance with the designation and criteria in the Land Development Code.
- (j) The construction of all buildings shall be in compliance with the Florida Energy Efficiency Code and each developer must conference with County staff to discuss energy consumption reduction.
- (k) Each development shall be supported by a needs analysis on a County-wide basis that assesses the current and future land use needs for both residential and non-residential uses. These needs analyses shall be updated to reflect the Decennial Census and adopted within one year of the official release of the Census data.
- (l) Each development shall prepare a Stormwater Management Plan and demonstrate that the cumulative impacts of development result in no net increase in nutrient loading for nitrates. If located within the Wakulla Springs Contribution Area as defined in exhibit B.1 or where there are special features such as high aquifer recharge areas, karst features, and sink holes, the development shall include a Stormwater Management Plan with special provisions to address these features.
- (m) Each development shall participate in the Transit/TDM plan required by Transportation Policy (TCE policy) 1.5., shall be designed to result in a minimum internal capture rate of 15% for trips, and shall make provisions for implementing Transit/TDM measures. The Transit/TDM measures shall include, but not be limited to, provision of on-site park and ride facilities, implementation of measures identified in the Transit/TDM plan when developed, and incorporation of pedestrian and transit friendly design consideration.
- (n) Each development shall be designed to incorporate an overall pedestrian/bikeway network which links open space, residential and non-residential development within the Sustainable Community, as well as connecting to other open space, and bike and pedestrian facilities off-site when feasible.
- (o) Each sustainable development shall reduce water usage by implementing water conservation measures and requiring water flow reduction devices.
- (p) A Landscape Management Plan shall be required as a pre-requisite for approval of PUDs within the Sustainable Community land use category. The Landscape Management Plan shall minimize use of maintained turf, require predominant use of native vegetation, minimize the need for irrigation, fertilization, and chemical applications, provide for property owner education, implementation and enforcement, and identify management practices to be implemented including maintenance responsibilities and any conservation easement requirements applying to open space.
- (q) Each development shall be phased and monitored to ensure compliance with the adopted roadway levels of service as implemented through the Wakulla County concurrency management process.

#### 6) Administration

In recognition of the complexity of the Sustainable Community Designation the developer shall be required to provide an annual report to Wakulla County which addresses development which has occurred within the previous year, development anticipated in the upcoming year and compliance with the requirements identified herein. When requesting development permits the applicant shall demonstrate to the satisfaction of Wakulla County that all applicable requirements have been met.

**Future Land Use Policy 1.2.9.1****1.2.9.1: Northeast Wakulla County Sustainable Community:**

## 1) Development:

The 606+/- acres designated as Sustainable Community by Ordinance No. 2003-23, Amended Ordinance No. 2005-01, and Ordinance 2005- 59 shall be subject to the following limitations and standards:

- (a) The Northeast Wakulla County Sustainable Community shall be consistent with the general requirements of the Sustainable Community land use category Policy 1.2.9. The Northeast Wakulla County Sustainable Community PUD(s) shall include planning to facilitate a community design at buildout that provides for and encourages the internalization of vehicular traffic, provides for a comprehensive system of pedestrian and bicycle ways, and provides interconnected undisturbed open space areas. Open space areas shall be shown as part of the PUD(s) master plans(s).
- (b) The Sustainable Community shall be limited to the following maximum levels of development that includes the following phases and thresholds as specified below and is based on the availability of adequate public facilities and services at the locally adopted levels of service. Each stage of development is required to be reviewed and submitted in its entirety and shall be designed to function as an inter-related mix with all previously completed stages including the initial phase.

650 single-family units;  
150 multi-family units;  
350,000 square feet of retail/commercial space;  
and 100,000 square feet of office space.

## 1. An initial level shall consist of:

300 single-family units;  
50 multi-family units;  
157,500 square feet of retail/commercial; and  
42,000 square feet of office

2. Subsequent to build-out of the first phase as outlined above, an additional 100 single-family units (for a total of 400 single-family units), 45,000 square feet of retail/commercial (for a total of 202,500 square feet) and 12,000 square feet of office (for a total of 54,000 square feet) shall be allowed subsequent to demonstration by the developer to Wakulla County that adequate public facilities and services at the locally adopted levels of service are available, and that the following criteria have been met that:

- a) Retail/commercial development in the amount of 157,500 sf and office development in the amount of 42,000 sf (or an equivalent combination of commercial/retail and office resulting in identical job creation) have been completed and occupied. Development created in Opportunity Park may be applied to this requirement but cannot count towards more than the equivalent of 20,000 sf of office or 71,000 sf of retail/commercial (equal to 45% of the required levels of the non-residential development);

- b) Based on a nitrate loading study, performed by a licensed professional using professionally acceptable methodology approved by the NFWFMD and the DEP, the cumulative development, including the initial level of development set forth in Policy 1.2.9.1.(b)(1) and the additional level of development set forth in Policy 1.2.9.1.(b)(2), will result in no net increase in nutrient or phosphorus loading to groundwater; and
  - c) Adequate public facilities and services are available at the locally adopted level of service. Additionally, for transportation, demonstration of participation in the County Transit/TDM program. The Developer shall demonstrate to Wakulla County that the first phase of the development results in a minimum of 15% internal vehicular capture during the pm peak hour for new trips associated with the mix of land uses proposed. The provision of a comprehensive system of interconnected pedestrian and bicycle ways shall reduce the required internal vehicular trip capture rate requirement to 10%.
3. Subsequent to build-out of the first and second phases as outlined above, an additional 250 single-family units (for a total of 650 units), 100 multi-family units (for a total of 150 units), 147,500 sf of commercial/retail (for a total of 350,000 square feet) and 46,000 sf of office (for a total of 100,000 square feet) shall be allowed pursuant to the demonstration of the following:
- a) Compliance with requirements in 1.2.9.1(2) (a-c);
  - b) Retail/commercial sf of 200,000 and office sf of 54,000 (or an equivalent combination of commercial/retail and office resulting in identical job creation) have been completed and occupied. Development within Opportunity Park may contribute up to 50% of these square footage requirements;
  - c) Based on a nitrate loading study, performed by a licensed professional using professionally acceptable methodology approved by the NFWFMD and the DEP, development at the maximum level specified in 1.2.9.1.(b) will result in no net increase in nutrient or phosphorus loading to groundwater. The study can take into account specific on-site activities or compensatory reduction off-site through the expansion of AWT service;
  - d) Adequate public facilities and services are provided at the adopted level of service including identification and scheduling of any needed roadway improvements to address deficiencies in the SR 363 (Woodville Highway) Corridor in both Leon and Wakulla County. Demonstration of participation in the County Transit/TDM program and a minimum of 15% internal vehicular trip capture for the development is also maintained. The provision of a comprehensive system of interconnected pedestrian and bicycle ways shall reduce the required internal vehicular trip capture rate requirement to 10%; and
  - e) Completion of the County needs analysis required in Future Land Use Element Policy 1.2.11
- (c) A school site of not less than 40 acres shall be provided.
- (d) Sanitary Sewer: Sewage treatment facilities to serve this site shall be designed and constructed to Advanced Wastewater Treatment (AWT) standards consistent with Chapter 403.086(4)(a) F.S., including water re-use;

1. Prior to any development, the wastewater treatment facility and associated spray field shall be upgraded to provide 600,000 gallons per day of AWT capacity. It shall be upgraded and designed to use wastewater re-use as the primary means of effluent disposal contingent on available demand. All development within this "Sustainable Community" shall be served by the central wastewater treatment facility at a treatment level of AWT. At no time shall development within this "Sustainable Community" be served by on-site systems or at a treatment level less than AWT.
  2. No rapid infiltration basins shall be utilized for effluent disposal.
  3. Water reuse, defined as treated, recycled effluent from the AWT plant, shall be used for this Sustainable Community. At the time the on-site wastewater infrastructure is constructed the water reuse infrastructure (defined as all piping necessary to serve all development within this Sustainable Community with recycled water from the AWT plant) shall also be constructed. All development within the Sustainable Community shall be required to implement water re-use. All common areas that require watering shall incorporate water reuse.
- (e) Stormwater measures shall include the following:
1. Specific facilities:
    - a) Roadside swales shall be required in lieu of curb and gutter for all streets excluding SR 363 (Woodville Highway) and Commerce Boulevard.
    - b) Rooftop drainage shall be directed to vegetated areas and swales, and away from impervious surfaces;
    - c) Commercial/retail and office land uses within this Sustainable Community shall utilize pervious pavement for parking lots and be maintained properly. Alternative materials may be used in limited areas with extreme load bearing such as delivery and loading areas and high traffic areas such as entrances and exitways where it can be demonstrated that pervious applications are not feasible or appropriate.
    - d) A Stormwater Management Plan shall be required, and must be in accordance with the karst criteria of the St. Johns River Water Management District. As part of the required Stormwater Management Plan, a hydrologic balance analysis must be provided to demonstrate that post-development stormwater impacts will not exceed pre-development stormwater impacts. Post-development stormwater quality and quantity must equal pre-development stormwater quality and quantity.
    - e) Integrated pest management and best management practices for fertilization shall be followed and mechanisms for enforcement of such practices shall be developed and implemented.
- (f) A minimum of four groundwater monitoring wells shall be established within this Sustainable Community to document groundwater trends and impacts, and to ensure that best management practices being used are protecting groundwater resources. DEP and the NFWFMD shall approve the location of the wells to be used for sampling. Prior to any on-site development activities (including

grading and movement of soils) the developer shall gather samples to establish pre-development (background) water quality conditions. Sampling shall be performed semi-annually and the results provided to the NFWFMD, DEP and DCA within 30 days of sampling. Sampling parameters shall include but not be limited to nitrogen and phosphorus series and total suspended solids. If the monitoring indicates a degradation in water quality based on the established statistical criteria as directed by NFWFMD and DEP, no further development shall be permitted until the developer implements corrective actions that alleviate the identified water quality issue(s).

- (g) Open Space: This Sustainable Community shall maintain a minimum of 45% of the gross land area as common open space, as defined in Policy 1.2.9(3)(e). Such open space shall be recorded on the plat. At the time of the initial PUD approval all common open space shall be encumbered by a conservation easement. The primary purposes of open space include permanent protection of land so that it will function naturally for recharge, reduction of maintained landscape surface area, reduction of nutrient inputs and water withdrawals from the aquifer, provision of wildlife habitat, and protection of groundwater quality. The open space shall include any karst features on-site. The open space shall consider the NFWFMD watershed management priorities and the FNAI Integrated Habitat Rankings and, where possible, maintain linkages.
- (h) Covenants and restrictions and site plan provisions shall include the following:
1. Parcel Coverage:
    - a) For residential, the development shall require that 50% of the gross acreage of the individual parcel (square footage) be left in predevelopment native vegetation or if replanting is needed a variety of appropriate native vegetation may be used; and
    - b) for non-residential, the development shall require that 35% of the gross acreage of the individual parcel (square footage) be left in predevelopment native vegetation or if replanting is needed a variety of appropriate native vegetation may be used.
  2. Clearing: To ensure the protection of existing native vegetation, development standards shall require that only the footprint of development and a ten (10) foot buffer will be cleared during the site preparation and construction stage. Areas of native vegetation must be “flagged” for protection from vehicles and machinery and the utmost due care shall be taken to protect native vegetation growing on-site. Fuel management activity for wildfire mitigation, such as thinning and removal of under-story and pruning of over-story limbs, shall be allowed as necessary to maintain a defensible space buffer.
  3. BMPs: All development shall require best management practices as dictated by the principles and practices of the Florida Yards and Neighborhoods Program. Material on the Florida Yards and Neighborhoods Program shall be given to landowners/developers by the County prior to commencing any on-site activities. An annual Florida Yards and Neighborhoods Program Education Workshop shall be conducted by the County within this Sustainable Community to increase awareness of the potential groundwater impacts from landscape and turfgrass maintenance practices.

- a) Parks, preserves, and open space shall be managed, where soils permit, for maintenance and creation of historic Wakulla Sand Hills habitat.
- b) The County shall address inter-county impacts attributable to this Sustainable Community along the Woodville Highway Corridor through participation in local coordinative programs and by developer mitigation.
- c) The County shall implement the following transportation measures associated with the development identified in Policy 1.2.9.1.b. Activities shall include, but are not limited to:
  1. Participation in the Leon County Capital Regional Planning Transportation Agency (CRPTA) and CRPTA Planning Process for development of a Long Range Transportation Plan (LRTP) to address issues within the Woodville Highway Corridor, including potential improvements and non-automotive transportation opportunities;
  2. Coordination by June 30, 2012, with the CRPTA and FDOT to conduct an analysis of the Woodville Highway Corridor to determine what short-term and long-term improvements will be needed to maintain adopted level of service including consideration of development of additional inter-county links;
  3. Revision of the Comprehensive Plan to include a revised projected future traffic circulation map and other revisions as applicable to ensure consistency with requirements in 9J-5.019(4) and (5), FAC, and to implement Wakulla County's transportation concurrency management system;
  4. Participation in the Transit/TDM Program as established by Transportation Policy 1.5;
  5. By June 30, 2012 Wakulla County shall develop an interlocal agreement with Leon County that addresses how the two counties will coordinate to study and resolve the anticipated transportation impacts on the Woodville Highway (SR 363 corridor) from the Sustainable Community Development as identified in Policy 1.2.9.1.b.

**Policy 1.2.10 Bloxham Special Area Plan:**

Policy 1.2.10 Special Area Plan (SAP) #1 is located at SR 319 and CR 267 and is the property contained in Comprehensive Plan Amendment CP03-12 adopted September 2, 2004. It is identified as "SAP #1" on the FLUM and is subject to the following:

- 1) SAP #1 consists of 468.98 acres with a maximum residential density of 1 unit per acre and a maximum of 15,000 s.f. of commercial space at the intersection of CR 267 and SR 319 that does not exceed a Floor Area Ratio (FAR) of .15. To achieve the maximum residential density, developments within SAP #1 shall be served by central potable water and sanitary sewer, and the extension of the existing line to the site shall be made a condition of PUD approval if density exceeding one residential unit per five acres is sought. Without central

potable water and sanitary sewer, the maximum density shall be one residential unit per five acres; however, without central water and sewer, no more than 60 dwelling units may be constructed within SAP#1. No development within SAP #1 shall exceed the thresholds for a Development of Regional Impact pursuant to Section 380.06, F.S.

- 2) In order to mitigate the contribution of nitrates to Wakulla Springs with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, special design and best management practices (BMPs) shall be instituted for all development of property in SAP #1.
- 3) The following information is required prior to any subdivision or commercial site plan to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to Wakulla Springs:
  - (a) An analysis of the site to determine the location and nature of sinkholes, piping and other karstic features of the property, such as stream sinks and other direct connections to the aquifer.
  - (b) Geophysical analyses to determine the depth to the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of protective clay layers over the aquifer.
  - (c) If on-site disposal systems are to be used in any portion of the development, a soils analysis shall be required to determine the permeability of the soil and likelihood of percolation of septic effluent into the Floridan Aquifer.
  - (d) A comparative nitrate loading analysis for the proposed development be prepared by a licensed professional using professionally acceptable methodology based on the existing land use at the time of this amendment versus the proposed land use activity at buildout. The analysis may take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer. The analysis must demonstrate, with all factors taken into account, that there is no substantial increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.
- 4) The following BMPs shall be instituted to reduce nitrate loading within SAP #1:
  - (a) Stormwater
    - (i) Roadside swales shall be used for all residential development with no use of curb and gutter.
    - (ii) Ditch blocks or raised driveway culverts shall be utilized except when not physically feasible because of soils, topography, stormwater or groundwater as determined by a professional engineer on residential frontages to promote retention/infiltration within the swale.
    - (iii) A provision for residential lots shall be included in the Architectural Control Committee section of the covenants and restrictions for the SAP#1 to require that stormwater shall be directed to the front, rear and

sideyard areas through vegetated areas or swales prior to discharge to the stormwater conveyance system. Exceptions to this provision may be made on a case-by-case basis if the lot slope elevation or other drainage requirements make it necessary in the opinion of a professional engineer to drain directly to the roadway swale system or stormwater management facility.

- (iv) Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.
- (v) Developments within SAP #1 shall utilize the St. Johns River Water Management District karst sensitive criteria found in SJRWMD Rule 40C-41.063 (7)(a) *ERPs - Surface Water Management Basin Criteria* and SJRWMD Rule 40C-42, Part II *Criteria for Evaluation, Section 9.11 Sensitive Karst Area Basin Design Criteria*.

Sensitive karst features, including open sinks, relic sinks with a direct connection to the aquifer and spring to sink systems, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional using a professionally acceptable methodology for suitability of water retention using generally accepted geo-technical practices with an emphasis on identification of direct connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement. Any subdivision approval by the county shall require stormwater engineering design and Florida Department of Environmental Protection (FDEP) permits prior to commencement of development activities.

Sensitive karst features will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d.) herein. Based on Data and Analysis submitted with the comprehensive plan amendment, sensitive karst features on SAP#1 are defined as any open sinks, relic sinks with a direct connection to the aquifer and spring to sink systems.

(b) Landscaping

- (i) Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the deeded lot area.
- (ii) Turf grasses and landscape vegetation common to the area shall be used. Landscape vegetation shall be drought tolerant. A list of drought tolerant plants is maintained by the NFWMD and available for reference.
- (iii) All development shall require best management practices as dictated by the principles and practices of the Florida Yards and Neighborhoods Program. Material on the Florida Yards and Neighborhood Program

shall be given to landowners/developers by the developer prior to commencement of any on-site activities within lots.

- (c) Housing subdivision design
- (i) The requirements for stormwater design and landscaping in (a.) and (b.) above respectively shall be incorporated into restrictive covenants that can be enforced by the developers, homeowners or property owners associations, landowners within SAP #1 or the county to ensure that the design requirements are being followed.
  - (ii) The studies required in item (3.) above shall be used to characterize on-site soils and determine locations of geologic features including, sinkholes, solution pipes, depressions and depth of soil to limerock. Sensitive karst features like open sinks and spring to sink systems shall be protected pursuant to 4.(a).(v.) above.
  - (iii) An average buffer area setback of 100' shall be provided for areas adjacent to the Apalachicola National Forest except in those locations where a powerline buffer of at least 100' currently abuts the adjacent boundaries of SAP #1 and the Apalachicola National Forest. In those locations where a powerline easement currently provides at least a 100-foot buffer, a 30-foot buffer will be provided in SAP #1. In all other cases the National Forest buffer shall be 100'. The buffer area shall remain in its natural state and be identified on the plat so that a conservation easement may be placed on it. It shall thereafter be used solely for passive recreation subject to permitted activities in subparagraph (d.) herein.
  - (iv) Wetlands will be identified and mapped through a field survey and a jurisdictional determination will be made by the appropriate agency (FDEP and/or the U.S. Army Corps of Engineers). Jurisdictional wetlands are subject to the provisions of this Comprehensive Plan and Land Development Regulations. They are also subject to the regulatory controls of the jurisdictional agency(s). Non-jurisdictional wetlands will be set aside and maintained in a natural state, except, they may be incorporated into the stormwater management plan pursuant to permit approval from the FDEP.
- (d) Planning design standards and approvals
- (i) Areas set aside to remain in a natural state within SAP #1 shall constitute no less than 45% of the total 468.98 acres, or a minimum of 211.49 acres, shall be located outside deeded lots, and must be identified and recorded in conservation easements as each subdivision is platted. Areas remaining in a natural state and those to be included in the 45% minimum shall include the following: wetlands and wetland areas (subject to any use for stormwater management), sensitive karst features and their buffers, buffers adjacent to the Apalachicola National Forest and perimeter buffers. For purposes of this Special Area Plan policy, "natural state" shall be defined as allowing for no disturbance except for removal of native vegetation less than 2" DBH, exotic or noxious plants,

or downed trees. It is intended that vegetation such as briars, kudzu and those plants with similar characteristics may be removed.

Additionally, because the site is currently a monoculture of planted pines, selective clearing and replanting with native vegetation may be performed within areas identified as natural state areas for the sole purpose of enhancing the environmental function of these areas. Accordingly, further permitted activities in natural state areas include:

No row thinning and aesthetic cutting of the existing pines.

Existing planted pines may be removed and replanted with hardwoods and long leaf pines. Where live oaks and other native hardwoods exist, selective clearing of planted pines shall be permitted in order to promote the growth of the native hardwood trees.

Small areas consisting of no more than two acres, and no more than 20 acres in the aggregate may be cleared entirely for the purpose of providing foraging acres for wildlife.

The above 45% figure shall apply to the entire area within SAP#1. It shall also be required within each plat. If 45% of platted area is not actually contained within the boundary of the plat, the developer shall make up the required difference by placing the additional required natural area outside of the plat under deed restrictions. Under such deed restrictions, the additional required natural state area must be placed in a conservation easement when the property it is part of is subdivided. While deed restricted, the additional "natural state area" which is needed to make up the 45% area within a particular plat may not be developed and is subject to the same prohibitions as a natural state area under a conservation easement. Accordingly, the county shall have authority to enforce any such deed restrictions in the interim until the conservation easement is in place.

- (ii) Approval of development plans utilizing the standards within this SAP shall occur at the preliminary plat approval stage of subdivision platting or at commercial site plan approval by Wakulla County.

**Policy 1.2.10.2 Special Area Plan (SAP) # 2** is located on the north side of Wakulla/Arran Road approximately one mile east of US Highway 319 and is the property contained in Comprehensive Plan Amendment CPA 04-16 adopted September 6, 2005 and is identified as "SAP #2" on the FLUM and is subject to the following:

- 1) SAP #2 consists of 70.47 acres with a land use category of Urban 1 with a maximum of 141 lots and a maximum residential density of two units to one acre. The minimum residential lot size shall be 0.25 acre. To achieve the maximum residential density, development within SAP #2 shall be served by central potable water and sanitary sewer.
- 2) In order to protect groundwater quality and natural resources of Wakulla County, the following requirements shall be instituted for the property contained in SAP #2:
  - (a) The wetlands generally depicted on the map submitted July 29, 2005 as data and analysis in support of CPA 04-16, along with a 50 foot buffer surrounding such wetlands shall not be developed but instead shall be placed in a conservation easement.

- (b) The two active karst features identified in the map referred to in (a) above should also be placed in a conservation easement which will include 50 feet outward from the top of the rim and further, there shall be no direct discharge of on-site stormwater into the two such features. (Ord. No. 2005-43, Exh. 1 and 2, 8-9-05)

**Policy 1.2.10.3. Spring Creek Highway Special Area Plan:**

Special Area Plan (SAP) #3 consists of 156.47 acres located on Spring Creek Highway between Wakulla-Arran Road and Shadeville Road and is the property contained in Comprehensive Plan Amendment CP05-30 adopted October 2, 2006. It is identified as "SAP #3" on the FLUM and is subject to the following:

In order to mitigate the contribution of nitrates to Wakulla Springs with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, the following design standards and best management practices (BMPs) shall be instituted to reduce nitrate loading in SAP #3:

- a) Retention ponds shall be constructed to be large enough to manage all of the prospected runoff that will be generated by impervious surfaces onsite such that there is no offsite runoff;
- b) Retention ponds shall be constructed that provide for natural nutrient and contaminant removal from runoff prior to infiltration;
- c) Construction activities that will remove or disturb the clay layer beneath the property that overlies the limestone surface shall be prohibited;
- d) Pervious concrete or other pervious materials shall be utilized as much as possible to reduce surface runoff;
- e) A 100 foot naturally vegetated buffer shall be required around karst features, regardless of whether the karst feature is connected or unconnected to an aquifer;
- f) A 50 foot naturally vegetated buffer shall be required on the portion of the property that is adjacent to Wakulla Springs State Park.
- g) All open spaces, except for active parks and playgrounds, shall utilize xeriscape techniques or other appropriate techniques in order to minimize or preferably eliminate the need for fertilizers in such areas;
- h) The Developer shall coordinate with the Florida Department of Environmental Protection, the Northwest Florida Water Management District, Wakulla County, and the Florida Department of Community Affairs to publish an educational flyer describing Wakulla Cave, its significance to water quality at Wakulla Spring, and its proximity to homes in the community. The flyer shall include a set of guidelines that homeowners can follow to minimize the impact of potentially harmful activities to Wakulla Cave and Wakulla Springs;
- i) The project site shall have a minimum of 35% open space; and
- j) A naturally vegetated greenway shall be required over that part of the site which overlies the Wakulla Cave system, which shall be incorporated into an open space greenway that follows the conduits across the site, along with a trail and kiosks along the paths that include:
  - i. Area-wide and site-scale maps of the cave system relative to the property layout and surrounding cultural features; and
  - ii. Guidelines that can be followed to minimize the impact of potentially harmful personal activities to Wakulla Cave and Wakulla Springs;

- k) A conservation easement shall be granted to the State on the greenway and buffer portions of the property. No development shall occur within the conservation easement and only passive activities shall be allowed.

**Policy 1.2.11:** The County shall maintain an up-to-date land use needs analysis including residential and non-residential land uses. The needs analysis shall be conducted using a professionally accepted methodology approved by the Planning Department. All proposed amendments to the Future Land Use Map shall provide a land use needs analysis as data and analysis. These needs analyses shall be updated to reflect the Decennial Census and adopted within one year of the official release of the Census data.

**Policy 1.2.11.1 Conservation Residential:**

- 1) This category is generally intended for large, private tracts of land that are appropriate for low density residential development and the protection of natural and cultural resources. An important objective of this category is to allow for low density residential development that accentuates and celebrates the natural environment and is designed to accommodate the natural setting instead of altering the natural setting to fit the design of the development. Natural resources including wetlands, habitat, and groundwater resources may be included within this category. In order to minimize disturbance, preserve large open spaces and provide shared access, clustering development on portions of a site is encouraged in this category. Other important objectives are to promote the use of native vegetation, to minimize impervious surfaces, to protect archeological and other cultural resources, and to manage, enhance, and restore natural ecosystems through controlled burning, thinning, and other restoration methods. This category may be located in rural or semi-rural areas that are readily distinguishable by the presence of significant natural water features such as rivers, creeks, marshes and lakes. Due to the specific and strict conservation requirements set forth herein, this category is not intended to promote inefficient traditional suburban development patterns that my promulgate urban sprawl.
- 2) Permitted Uses: Residential single-family detached, passive recreational uses, active recreational uses, related infrastructure, silviculture, and accessory uses such as community gathering facilities and other amenities for residents and their guests. Free-standing non-residential or commercial uses intended to serve non-residents are not permitted.
- 3) Density/Intensity: Maximum overall gross density on the entire site shall not exceed 1 dwelling unit per 3 acres, subject to the following: Minimum lot size is 0.25 of an acre. The maximum overall impervious surface coverage (including residential uses, recreational uses, accessory uses, and infrastructure) shall not exceed 20% of the entire site.
- 4) Specific Restrictions:
  - (a) Impacts to wetlands for the construction of home sites shall not be permitted. Impacts to wetlands are limited to roadway, pedestrian and utility crossings, accessory and recreational uses and for enhancement, restoration and mitigation activities such as controlled fire burns and fire breaks/fire lines for fire suppression, as permitted by the applicable federal and state agencies with jurisdiction. Other wetlands shall be identified and placed in conservation easements, as required by

federal, state and local agencies with jurisdiction.

- (b) Common open space, defined as all land in a subdivision, excluding platted lots and platted road rights of way, will comprise a minimum of 33% of total acres and may include the following:
  - Wetlands; sensitive karst features including sinkholes, depressional areas with links to groundwater conduits and high vulnerability areas as indicated by the Florida Aquifer Vulnerability Assessment (FAVA) and their buffers; buffers adjacent to natural resources such as the Apalachicola National Forest, and habitat supporting listed species
- (c) The stormwater management system will be designed to be as natural as possible, subject to approval by the governmental agencies with jurisdiction. Use of techniques like Vegetated Natural Buffers (VNB's) instead of traditional stormwater management ponds is encouraged where practical.
- (d) The stormwater management system will comply with the water quality standards for Outstanding Florida Waters (OFW).
- (e) Internal circulation system shall be designed to promote pedestrian and bicycle opportunities for residents by providing a functional and integrated system of pedestrian paths, bicycle paths, and nature trails.
- (f) Central potable water and central sanitary sewer facilities shall be required within this category.
- (g) Individual single-family docks will be limited. Community or common docks and fishing piers are allowed.
- (h) Marinas with services such as fueling, pump-out, electrical power, etc. are prohibited. No commercial slip rentals will be allowed. Boat ramps are allowed, provided they are located in areas that minimize impacts to natural resources.
- (i) Native vegetation will be encouraged for residential lots and common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida's Water Management Districts.
- (j) Building height no greater than 35 feet as measured from the first habitable floor level of a structure to the average height of the roof peaks.
- (k) This category may be implemented through a Planned Unit Development zoning district or any other zoning district found consistent with this category.

- (l) The application of this category may require accompanying Special Area Plan (SAP) text policies with special design considerations and Best Management Practices (BMP's) to address natural resource protection, groundwater quality and quantity protection, and the provision of adequate facilities and services. The applicability of a SAP shall be made at the time this category is requested as part of an amendment to the Future Land Use Map (FLUM) of Wakulla County.
- (m) Applicants seeking this category as part of an amendment to the FLUM of Wakulla County shall prepare and submit appropriate data and analysis consistent with the applicable provisions of Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code

**Policy 1.2.12 Rural-3 (Rural Residential):**

- 1) Description - This designation provides for the development of transitional rural residential areas and is generally characterized by a more compact development pattern that is readily distinguishable from surrounding rural or semi-rural lands. This designation may only be used on lands located adjacent to arterial or major collector roads and on lands that have at least one common boundary with lands designated as Rural 2 or higher density. As an incentive to restrict the use of septic tanks in order to reduce a potential source of groundwater pollutants, development of these lands may occur at higher densities if central water and sewer services are available or extended to the site, but at lower densities if central water and sewer services are not available or not extended to the site. Density is set at a maximum of one (1) dwelling unit per one (1) acre with central water and sewer, a level that will enable the economic feasibility of central services, but at the same time will not greatly depart from lower rural or semi-rural densities. Density is set at a maximum of one (1) dwelling unit per five (5) acres without central water and central sewer.
- 2) Permitted/Prohibited Uses
  - (a) General agriculture and forestry activities shall be permitted, along with accessory uses.
  - (b) Residential development shall be permitted, except that mobile homes are prohibited.
  - (c) Commercial development shall be permitted along arterial and collector roads but only where the access requirements set forth below are met.
  - (d) Public land uses, including schools
  - (e) Industrial uses are not permitted
- 3) Density/Intensity Limitations
  - (a) Non-residential uses shall not exceed a floor area ratio (F.A.R.) of 0.15 and

individual activities shall not exceed fifteen thousand (15,000) square feet in floor area.

- (b) Non-residential development shall be located on lots of at least one (1) acre.
  
- (c) Residential development may be permitted at densities up to one (1) dwelling unit per Five (5) acres without central water or central sewer or one (1) dwelling unit per one (1) acre with central water and sewer. The actual density permitted shall be based on access, as follows:
  - 1. Where average lot sizes (exclusive of open space in cluster or PUD developments) are less than five (5) acres, each lot shall have frontage on a paved public road or on a private road maintained by an owner's association and meeting the standards of Traffic Circulation Element Policy 2.3.
  
  - 2. Where average lot sizes (exclusive of open space in cluster or PUD developments) are greater than five (5) acres but less than ten (10) acres, each lot shall have frontage on a public road or on a private road meeting the standards of Traffic Circulation Element Policy 2.3.
  
  - 3. Where average lot sizes (exclusive of open space in cluster or PUD developments) are ten (10) acres or more, access shall be provided.

4) Special Development Standards

(a) Non-Residential Development

i. Commercial development shall be permitted only where the parcel has access to an arterial or collector road. Access to roads should be from frontage or side roads rather than directly. Access to commercial areas located along principal arterials shall be set back sufficiently to accommodate future right-of-way identified in the Traffic Circulation Element.

ii. Where permitted, commercial developments located outside of the area described in Land Use Policy 1.2.5 shall be required to be located in clusters of not more than four (4) establishments and be limited to a maximum of fifteen thousand (15,000) square feet in floor area per intersection quadrant. New commercial development shall be permitted only within one quarter mile of an intersection of two (2) arterial roads or an arterial and a collector road. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation, to the fullest extent possible.

iii. Non-residential development in structures over five thousand (5,000) gross

square feet in areas shall have public water service and meet fire flow concurrency as determined by the Technical Review Committee.

iv. Schools, nursing facilities, and all activities used by over fifty (50) persons at one time shall have central sewer facilities and meet fire flow concurrency as determined by the Technical Review Committee.

v. Proposed non-residential land uses may be permitted if the proposed use is not harmful or, inconsistent with surrounding land uses. Development approval shall be subject to review and approval by the Planning Department and local planning agency pursuant to the review procedures identified in the Land Development Code. Land use approval shall be contingent upon Plan consistency and a showing that needed facilities and service capacity are available concurrent with the proposal's impacts. Development approval may require landscape buffers, screening walls, or other similar requirements to ensure compatibility.

vi. Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where required by the Land Development Code.

b) Developments within the Wakulla Spring Contributory Area as defined by the Northwest Florida Water Management District shall incorporate the following requirements.

i. The Wakulla Springs Contributory Area is defined by the Northwest Florida Water Management District and is shown on Figure 56 of the "*Nitrate Loading as an Indicator of Non-Point Source Pollution in the Lower St. Marks-Wakulla Rivers Watershed. Water Resources Special Report 02-1.*" Northwest Florida Water Management District (April 2002).

ii. Special mitigation considerations to reduce possible groundwater impacts from nitrates are required for developments within the Wakulla Springs Contributory Area.

iii. Design considerations and Best Management Practices (BMPs) to reduce groundwater impacts from nitrates shall be incorporated into a special area plan (SAP) to be adopted into the comprehensive plan as part of the Future Land Use Element (FLUE).

**Policy 1.2.13 Public Facilities:**

- 1) Description — The land use category is intended for activities and facilities for public uses such as, governmental, schools, fire stations and similar public buildings. There is no residential density or commercial intensity standards associated with this category.
- 2) Permitted/Prohibited Uses

- (a) Residential development shall be prohibited.
  - (b) Commercial development shall be prohibited.
  - (c) Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for transportation, communications, maintenance and equipment storage, sewer, drainage, and potable water.
  - (d) Public primary or secondary schools, vocational and technical schools, technology training facilities, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated.
- 3) Intensity Limitations
- (a) Development shall not exceed a floor-area ratio (FAR) of 0.5 where central water and sewer (including package plants) are available and 0.20 where not available but fire protection is deemed adequate through a concurrency determination at the Technical Review process.
- 4) Special Development Standards
- (a) Public facility uses may be permitted if the proposed use is not harmful or inconsistent with surrounding land uses. Development approval shall be subject to review and approval by the Planning Department and local planning agency pursuant to the review procedures identified in the Land Development Code. Land use approval shall be contingent upon Plan consistency and a showing that needed facilities and service capacities are available concurrent with the proposal's impacts. Development approval may require landscape buffers, screening walls, or other similar requirements to ensure compatibility.
  - (b) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where required by the Land Development Code.

**Policy 1.3: Vesting:** Consistent with the provisions set forth in Section 163.3202, F.S., Wakulla County's Land Development Code shall be revised to assure that vested individual lots or parcels established by deed of record or contract sale, and recorded subdivisions existing at the date of the adoption of this plan that are made non-conforming by the residential densities established in this plan shall not be denied reasonable use. For the purposes of this policy, reasonable use shall mean a use consistent with the normal and customary use of the parcel and similar parcels in the area which use is conducted in compliance with all applicable standards other than density standards. Notwithstanding this policy, any parcel may be developed consistent with the finding of a court of competent jurisdiction that failure to permit the development constitutes a denial of a reasonable beneficial use which is tantamount to confiscation.

The land development regulations shall provide for exceptions to the density limitations and to the requirements for infrastructure as follows:

**Policy 1.3.1 Vested Rights Provision:** The County shall establish administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against provisions of the Comprehensive Plan. These administrative procedures shall provide determinations for the consistency of development with the densities and intensities set forth in the Plan and that the development is not subject to the concurrency requirements of the Plan.

**Policy 1.3.2:** Applications for vesting determinations shall be evaluated pursuant to the following criteria:

- 1) Common Law Vesting: A right to develop or to continue the development of property notwithstanding the Comprehensive Plan may be found to exist whenever the applicant provides by a preponderance of evidence that the applicant, acting in good faith and reasonable reliance upon some official act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
- 2) Statutory Vesting: The right of any person to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the County prior to the date of Comprehensive Plan adoption, substantial development has occurred on a significant portion of the development authorized in the final development order, and is completed or development is continuing in good faith as of the date of Comprehensive Plan adoption.
- 3) A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed the development activity to commence on the land for which the development order was issued.
- 4) "Substantial development" shall mean that all required permits necessary to commence and continue development have been obtained; permitted clearing and grading has commenced on any significant portion of the development; and the actual construction of the water and sewer lines, or streets, or the water management systems on that portion of the development is complete or is progressing in a manner that significantly moves the entire development towards completion.

**Policy 1.4:** Land development regulations shall be adopted which address the location and extent of non-residential land uses in accordance with the Future Land Use Map and the Policies and descriptions of types, sizes, densities and intensities of land uses contained in this Element. The use of any land for the purpose of: growing plants, crops, trees, and other agricultural or forestry products; raising live-stock; or for other agricultural purposes, shall not be deemed, for the purpose of this plan, to be considered "development".

**Policy 1.5:** Land development regulations shall contain performance standards which:

- 1) Address buffering and open space requirements;
- 2) Address historically significant properties meriting protection;
- 3) Address the protection of springs, springsheds, groundwater, drinking water; and
- 4) Address protection of wildlife, recharge and water quality in 100 year floodplains, sinkholes, wetlands and important upland habitats.

**Policy 1.6:** Land development regulations shall provide:

- 1) Stormwater management regulations which require treatment pursuant to state and federal requirements to improve water quality before discharge to wetland, surface water bodies or groundwater and which require the maintenance of a pre-development water flow;
- 2) Protection of potable water wellfield cones of influence by restricting land uses which are characterized by hazardous and/or toxic materials (including, but not limited to, gas stations, petroleum storage and pesticide storage and handling), by regulating the amounts of hazardous/toxic materials which can be kept within wellfield areas and by establishing standards for storage and handling facilities. Such restrictions shall be applied within one thousand (1,000) feet of wellheads, unless a study of groundwater flow indicates otherwise;
- 3) Protection for the County's potable water service by creating wellhead protection areas and zones of exclusion. All land within a one thousand (1,000) foot radius of an existing or planned well shall be designated as a wellhead protection area.
- 4) All land within a three hundred (300) foot radius from a well shall be designated Zones of Exclusion. No development activities will be permitted within Zones of exclusion.
- 5) Within wellhead protection areas, the following will be prohibited: (1) landfills; (2) facilities for the bulk storage, handling or processing of hazardous and toxic materials; (3) activities that require the storage, use, handling, production or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.; (4) feedlots or other commercial animal facilities; (5) wastewater treatment plants, percolation ponds and similar facilities; (6) mines; (7) excavation of waterways or stormwater management facilities which intersect the water table.
- 6) Private wells are not included in this policy.

**Policy 1.7:** The County shall recognize the unique nature of the unincorporated Crawfordville area, recognize Crawfordville as the central business and economic center of Wakulla County, respond to the findings from the Crawfordville Visioning exercises and the recommendations from the Wakulla County Economic Diversification Plan, and promote economic development within Crawfordville by establishing in the Land Development Code regulations, a Crawfordville Special Overlay District that addresses the following:

- 1) Access Management
- 2) Requirements for sidewalks and bicycle facilities
- 3) Road widths and roadway landscaping
- 4) Lighting requirements
- 5) Outdoor gathering spaces
- 6) New retail and shopping businesses
- 7) Increased building height allowances

- 8) Lot setbacks
- 9) Crosswalks and pedestrian signals
- 10) Architectural guidelines for residential and commercial developments
- 11) Traffic calming
- 12) Sign guidelines
- 13) Transit
- 14) Eco-tourism
- 15) Level of Service standards

**Policy 1.8:** The County shall establish guidelines in the Land Development Code to create the Medart and Wakulla Station Special Overlay Districts to address growth and development within the Medart and Wakulla Station communities.

**Policy 1.9:** The County shall recognize the importance of the Big Bend Scenic Byway and will consider developing design standards for properties along the Nationally Designated Scenic Byway for inclusion in the Land Development Code.

**OBJECTIVE 2:** To direct future urban development to Urban-2 Services Areas as shown on the Future Land Use Map or to Enterprise Zones or areas with mixed use land use designations, where the provisions of services and facilities will be ensured and where sprawl will be discouraged. Where policies to implement this objective require revision of the land development codes, this shall be accomplished in accordance with Section 163.3202, F.S..

**Policy 2.1:** Establish Service Areas at Panacea and Shell Point, which conform to areas served by central sewer and water as designated on the Future Land Use Map as Urban 2.

**Policy 2.2:** The County shall evaluate the feasibility of establishing an urban service area in the Crawfordville area.

**Policy 2.3:** The County shall evaluate the feasibility of establishing an urban service area in the northeastern part of the County (along the Woodville Road).

**Policy 2.4:** Evaluation of future areas for designation as urban service areas shall include consideration of the need for and ability to provide local streets, drainage, water, and sewer systems.

**Policy 2.5:** Future development requiring access or connection to public facilities shall be located within any of the service areas.

**Policy 2.6:** Where an area is evaluated in the future for designation as an urban service area, all possible funding sources will be sought to construct central sewage treatment facilities and to expand public water systems.

**Policy 2.7:** Within service areas, new residential subdivisions at densities of one (1) or more units per acre shall be permitted only when central water and sewer facilities, drainage, paved streets, street signs and open space are available, or will be provided concurrent with impacts of

development. Existing development shall be required to connect to central water and central sewer systems when such services are available.

**Policy 2.8:** Services will be located in such a way as to promote new development in vacant parcels lying between other developed parcels within urbanizing areas and to discourage sprawl.

**Policy 2.9:** Urban sprawl shall be discouraged through land development regulations that establish a gradient of densities on lands designated as residential on the Future Land Use Map and lying more distant from the centers of urbanizing areas.

**OBJECTIVE 3:** To encourage the continuing use of land for agriculture through adoption of land use regulations which permit agricultural activities and supporting land uses and which limit non-agricultural development in agricultural areas.

**Policy 3.1:** Present and future zoning of lands as Agriculture may be deemed compatible and consistent on lands designated for future residential use on the Future Land Use Map.

**OBJECTIVE 4:** To direct future development and redevelopment activities into Enterprise Zones and other appropriate areas as depicted on the Future Land Use Map, consistent with sound planning principles, goals, objectives and policies contained within the plan, and the desired community character. The land development codes shall be revised to provide innovative land development techniques (such as clustering, development rights transfer, public agency land purchases within the coastal high hazardous zones, land banking and conservation easements) In addition, the land development codes shall be revised to include special transfers of development rights which apply only in areas designated as mixed use for which densities, intensities, and distribution of the mix is specified.

**Policy 4.1:** The land development regulations shall provide for Planned Unit Development and/or cluster development opportunities to encourage innovative land use patterns. Such regulations shall provide, at a minimum, the following:

- 1) Planned Unit Developments (PUDs) shall be permitted in all land use designations, as specified, with the exception of lands totally within the Conservation land use designations, and shall be clearly used to provide for development activities not suitable for management under the conventional zoning classifications. PUD development sites that include Conservation and other land use designations shall be clustered away from the Conservation designated areas. PUD proposals in any land use designation may be approved only where the property abuts or has paved access to a paved arterial or County roadway. Suitability for the management of the development as a PUD shall be determined under the following subpolicies:
  - (a) PUDs shall only be located in areas where there is adequate infrastructure either in existence or programmed as needed to serve the PUD. Where infrastructure would be needed beyond the time frame of current County facility programming, the PUD shall be phased so that the future phases can be reviewed against future facility programming prior to final approvals. Where a PUD proposes to provide its own infrastructure, public facility improvements shall be reviewed as provided in Policy 3.1 of the Capital Improvements Element.
  - (b) As PUDs provide a mechanism for innovative design and arrangement of land uses, as well as an increased opportunity for preservation of sensitive resources, all

minimum requirements for protection and enhancement of important natural areas shall be met and the applicant shall show how the design exceeds these standards.

(c) Land uses shall be limited to those allowed in the applicable land use designation. Density and/or intensity of use may not exceed the density or intensity otherwise permitted under the land use designation in question, provided that the regulations may permit a density increase if requirements are exceeded with respect to:

(1) Dedication or permanent preservation of open space and natural areas;

(2) Provision of public facilities serving areas with existing deficiencies outside the development;

(3) Provision of low and moderate income housing as part of the overall housing in the development; and

(4) Provision of employment opportunities in the resulting development. The maximum density increase for any one factor listed above shall be ten (10) percent and the overall density increase shall be limited to twenty-five (25) percent.

(d) PUDs shall only be permitted on the basis of a general plan of development approved by the Board of County Commissioners and including a statement of specifications as to the development and operation of activities in the project. The land development regulations shall provide for the periodic review and revision of the plan and specifications as needed (initiated by the Board of County Commissioners.)

- 2) Clustering of development to preserve open space area and to protect and enhance environmentally sensitive area shall be permitted in all land use categories. The open space created by clustering of development shall be at least one-half(½) of the total land and shall be conveyed to a public agency or to a non-profit organization, including a home owners association, established for the purpose of owning and managing such lands in perpetuity. The rules may provide for the overall increase in the density of up to twenty-five (25) percent for the development, provided that the open space requirement shall be increased by two-thirds (2/3) of the total land area. The percentage increase shall be proportional to the amount of increase in open space and/or environmentally sensitive areas which are preserved.
- 3) The Land Development Code shall provide that the Board of County Commissioners may direct a development to be undertaken under the cluster or PUD provisions where twenty (20) percent or more of the site contains significant natural resource areas which require protection (including limitation of the extent of development in coastal areas.) The Board may also direct that a development be undertaken under the PUD provisions where the economic, infrastructure or land use management needs of the community would best be served by such an approach.

**Policy 4.2:** Planned Unit Developments, Development of Regional Impact and Florida Quality Developments shall be considered permitted land uses as specified in each land use designation except Agriculture and Conservation, but shall remain subject to the County's technical review process and approval procedures established in the Land Development Code.

**Policy 4.3:** Residential development of forty (40) units or more should be planned as neighborhoods which may include non-residential uses such as schools, recreation/open space, public facilities and neighborhood commercial.

**Policy 4.4:** Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed traffic onto arterial roads and highways and avoiding the use of cul-de-sacs, if possible.

**Policy 4.5:** Subdivisions shall be designed so that individual lots have access to the internal street system and lots along the periphery are buffered from major roads and incompatible land uses.

**Policy 4.6:** Neighborhood commercial uses may be permitted within areas designated for residential development provided that these activities are compatible with the adjacent land uses.

**Policy 4.7:** All commercial developments shall include adequate off-street parking and loading facilities.

**OBJECTIVE 5:** To ensure the protection of natural and historic resources and limit development where severe topographical and/or soil conditions exist.

**Policy 5.1:** Areas designated on the Future Land Use Map as Conservation use shall limit development as follows:

- 1) Residential development shall not exceed a density of one (1) unit per forty (40) acres and shall be subject to environmental performance standards which would prevent adverse environmental impacts.
  - (a) Concerning FLUE Policies 5.1(1) and 5.2(2), it is the County's policy and position that mitigation is an option of last resort in order to avoid a taking as determined by a Court of competent jurisdiction. The County's policy is that the primary option is not to permit development where the development will adversely impact a natural resource when other options are available. Other options shall include clustering of development away from an identified natural resource, providing for the transfer of density, variances from setback requirements, land banking, or other options that will allow otherwise lawful development and preserve natural resources.
  - (b) An environmental assessment of a proposed development site shall be provided to the Planning Department at a pre-application conference showing the vegetative and habitat potential of the land area proposed for development.
  - (c) Property which involves water bodies or wetlands that are part of a larger system either entirely on site, or adjacent to the proposed development site, shall be assessed to ascertain the impacts created by the development on the wetland or water body system. The applicant may be required to submit additional information, as determined by the Planning Department, to reasonably make the environmental impact assessment and determine necessary mitigation.
- 2) Recreational development must be compatible with the surrounding environment. At the time a recreational development proposal is reviewed, performance standards that ensure natural resource protection and compatibility with adjacent land use designations (existing and planned) will be applied to the development permit as a condition of approval.

**Policy 5.2:** Within areas designated on the Future Land Use Map as Conservation:

- 1) Lands owned or leased by a federal or state government agency shall be regulated by that agency's management plan;
- 2) Lands under private ownership, not leased by a federal or state agency, shall be limited to a maximum residential density as identified in the Rural-1 land use designation and development will be permitted only if it meets performance standards according to "Silviculture Best Management Practices 2008" and "Management Guidelines for Forested Wetlands in Florida" Florida Department of Agriculture and Consumer Services, and Chapters 373 and 403, F.S., that ensure protection of water quality, natural water flow patterns, and vitality of plant and animal communities as they may be amended.
  - (a) Water quality; post development runoff from such sites shall not exceed the pre-development run off rate or degrade existing water quality flowing from the property prior to site development.
  - (b) The natural flow patterns shall not be altered without an environmental assessment to confirm that the change will better or enhance existing conditions.
  - (c) An environmental assessment as identified in Section FLUE Policy 5.1(1) above may be required to determine if vital plant or animal communities will be adversely impacted by a development proposal, and what needed mitigation will be recommended by County staff.

**Policy 5.3:** Silviculture activities performed according to "Silviculture Best Management Practices 2008", and "Management Guidelines for Forested Wetlands in Florida," Florida Department of Agriculture and Consumer Services, and Chapters 373 and 403, F.S., and Rule 62-25 F.A.C. as they may be amended, are permitted on conservation lands in accordance with Future Land Use Policy 1.2. 1.

**Policy 5.4:** Species of flora and fauna, including those in the County that are listed by the Federal or State government as endangered, threatened or species of special concern shall be protected. Performance standards for development shall be adopted in the land development codes to protect these species and their habitats. Open space shall be maintained at a minimum of forty (40) percent of the gross site acreage, and open space may include wetlands, uplands, or locally significant archaeological or natural resource areas. Densities shall not exceed FLUM designation requirements but may be clustered to allow the transfer of density from environmentally sensitive areas to development areas in such a way as to maintain gross density allocations consistent with related FLUE and CE objectives and policies.

- 1) The performance standards in the Land Development Codes shall include development conditions for such species found on a proposed development site, such as the habitat protection guidelines produced by the Florida Fish and Wildlife Conservation Commission and other general guidelines or site specific approval conditions as recommended by County staff during development plan review or public hearing procedures.

**Policy 5.5:** Potable water well and prime aquifer recharge areas, shall be protected from adverse impacts of development. This shall be achieved by such activities as, but not limited to, adoption of land development regulations regulating the storage of hazardous and toxic materials in such areas (through land banking, clustering, transferable development rights, conservation easement, and PUD development pursuant to the County Land Development Code).

**Policy 5.6:** Proposals for development shall not be approved by the County if the proposed development is inconsistent with performance standards regulating development within designated conservation land use areas as defined in the Land Development Code.

- 1) Clustering is an approved method of achieving the intent of this policy.
- 2) For upland clustering, additional density may be allowed for preservation of riverine, floodplain, or wetland areas.
- 3) Transfer development rights and special density bonuses for threatened or endangered species habitat identification and preservation may be employed.
- 4) The maximum overall density shall be governed by this Future Land Use Element.

**Policy 5.7:** The Land Development Code shall establish procedures to ensure that the developer of any site shall be responsible for the on-site management of surface water runoff so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

**Policy 5.8:** The Land Development Code shall address and limit activities that have the potential to contaminate water, soil or crops. Specific changes shall include, but are not limited to, restrictions on storage and handling of toxic and hazardous materials and wastes, through land banking, clustering, transferable development rights, conservation easement, and PUD development pursuant to the County Land Development Code.

**Policy 5.9:** Extraction of natural resources shall be permitted only when compatible with existing and proposed land uses and will only be considered after having received the appropriate state and regional permits.

**Policy 5.10:** A Reclamation Plan shall be submitted as part of the required application for an extractive use permit (example: mining of minerals or peat).

**Policy 5.11:** Where historic resources are designated on the National Register of Historic Places, Florida Department of State, Historical Resources Division, Master Site File, or by the County as sites of local historic interest, such areas will be protected by standards applicable to development of nearby properties. Such standards shall address such features as but not limited to, height, bulk, and setbacks of structures; placement and size of signs; location of off-street parking areas; and land use. The County shall actively seek grants for the restoration or preservation of historic resources.

**Policy 5.12:** Proposed development in areas of severe soil limitations or topographic conditions, as identified in the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Wakulla County, Florida (dated March 1991), shall be subject to density limitations and performance standards.

The land development regulations shall establish these limitations and standards, including, but not limited to, the requirement that all development not served by sewer systems meet Florida Department of Health and Rehabilitative Services (HRS) standards for septic systems, Rule 10D-6, F.A.C., and requirements that certification of soil suitability be submitted for the technical review process prior to permitting of commercial buildings.

**Policy 5.13:** The County shall incorporate Low Impact Development principles into the Land Development Code.

**OBJECTIVE 6:** To increase and broaden the economic base through planning, development and redevelopment activities within urbanizing service areas, industrial areas, Enterprise Zones, and Sustainable Communities as shown on the Future Land Use Map.

**Policy 6.1:** The County shall cooperate with the private and public sector to develop an industrial park with required facilities and services to attract business and light industries. In addition, the county shall revise the land development codes to provide for expedited processing of land use approvals within Enterprise Zones, to attract business and light industry.

**Policy 6.2:** The aquacultural industry shall be encouraged through actively seeking grants at all government levels and through attracting established, non-polluting, aquaculture businesses in an effort to rejuvenate the depressed seafood industry in the County.

**Policy 6.3:** The County shall protect water quality, shorelines and grass beds important to the commercial and recreational fishing industry by cooperating with state, regional, and federal water quality management agencies to ensure that existing activities and new development in the County complies with applicable water quality regulations.

**Policy 6.4:** Commercial development and redevelopment shall be encouraged in areas of substandard structures within service areas. Specific actions to accomplish this may include, but are not limited to, preferential utility connection fees, special land use standards, and higher priority for infrastructure improvements.

**Policy 6.5:** The County shall undertake redevelopment efforts directed at encouraging the redevelopment of urban areas where economic conditions have deteriorated. These efforts shall include, but are not limited to, seeking grants for infrastructure improvements and assisting in development of employment and housing opportunities.

**Policy 6.6:** The County shall create a special overlay district for the Crawfordville area that encourages and focuses development and economic development and that creates a more attractive and walkable environment in the area through changes in land use regulations and incentives.

**OBJECTIVE 7:** To issue all development orders and permits for future development and redevelopment activities only if facilities and services necessary to meet level of service standards (which are adopted as part of this plan) are available concurrent with the impact of development, and only if land necessary to provide such services and facilities is available and where such facilities and services exists. Where facilities and services are inadequate at the time of permitting, this objective can be met by conditioning development orders and permits on the availability of such services and facilities at the time impacts of development occur.

**Policy 7.1:** Higher densities and intensities of development shall be located within urbanizing service areas, Enterprise Zones, or Sustainable Communities, where public facilities are available.

**Policy 7.2:** The development of residential, commercial and industrial land shall be phased in conjunction with the provision of supporting public facilities.

**Policy 7.3:** Public facilities and utilities shall be located to maximize the efficiency of the services provided, minimize their cost and minimize their impacts on the natural environment.

**Policy 7.4:** Schools shall be located in proximity to urban residential areas to the extent possible, and public facilities, such as parks, libraries and community centers shall be collocated with schools to the extent possible.

**Policy 7.5:** All development in areas without central sewer services shall be governed by the provisions of Section 381.272 F.S., regulating on-site sewage disposal systems; and, Rule 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities, unless otherwise specified. For all new construction, only performance-based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed, pursuant to Infrastructure Policy 1.3.1.

**OBJECTIVE 8:** To eliminate inconsistencies between the Future Land Use Map (FLUM) and the existing zoning atlas and regulations by way of a County-wide rezoning program involving all undeveloped properties which have zoning classifications inconsistent with the FLUM.

**Policy 8.1:** The rezoning procedures shall provide for adequate notice to all affected property owners, and for citizen participation through public hearings with the local planning agency and the Board of County Commissioners.

**Policy 8.2:** Regulations for buffering of incompatible land uses shall be set forth in the County's land development regulations.

**Policy 8.3:** An existing land use that is inconsistent with this plan shall not be used as a basis for a land use or zoning change on other property in the area.

**Policy 8.4:** The local planning agency and Planning Department shall continue the efforts to bring individual parcels into consistency with the Land Development Code by the following means:

- 1) Parcels being considered for amendment to the FLUM shall be concurrently evaluated for rezoning to the most appropriate zoning district.
- 2) Parcels seeking site plan approval shall continue to be designed, developed, and used for activities allowed by the appropriate zoning district.
- 3) Property owners will be asked to continue the policy of agreeing to future land use/zoning regulations as they request development approval.

**Policy 8.5:** The County shall institute the rezoning of prioritized Planning Areas with ten (10) percent of the parcels on the tax roll being visited annually.

**OBJECTIVE 9:** To inventory and map existing non-conforming land uses and lots of record in a GIS as defined by the Comprehensive Plan and monitor these uses in order to reduce and/or eliminate non-conformity.

**Policy 9.1:** Unless a property complies with the locational criteria established in the FLUE and related FLUM series, the County shall not grant land use changes to a non-conforming land use or lot of record for the purpose of lessening the restrictions on that property and thereby making the land use or lot of record conforming (example: a salvage yard would not be changed to Industrial only because it had been in existence for a significant period of time).

**Policy 9.2:** Expansion or replacement of existing land uses which are incompatible with the FLUM shall be prohibited.

**OBJECTIVE 10:** To adopt non-conforming land use reduction procedures as part of the land development regulations to ensure that those existing uses which are not conforming with the FLUM or the Plan, are gradually reduced or eliminated where possible.

**Policy 10.1:** At a minimum, the following shall be included within the reduction procedures:

- 1) Existing non-conforming land uses damaged beyond fifty (50) percent of their assessed value by natural or man-made causes, shall not be allowed to be reconstructed to a land use that does not conform to the Comprehensive Plan.
- 2) Existing non-conforming land uses shall not be reestablished if the use or activity ceases for a period of one hundred eighty (180) days.
- 3) Additions or expansions to existing non-conforming land uses shall not be permitted.

**OBJECTIVE 11:** To evaluate the current development regulations and adopt revisions to address current issues before the County.

**Policy 11.1:** The County shall adopt implementation policies to address land use compatibility and to determine residential density allocation, density transfer, and transition of existing rural development areas;

**Policy 11.2:** The Land Development Code shall be amended to provide locational criteria and compatibility determination standards for land uses such as communication towers, structure heights, including buffering and landscaping requirements.

**OBJECTIVE 12:** To provide a formal process for intergovernmental coordination between the County, its municipalities, and adjoining counties and cities to ensure consistent land use patterns.

**Policy 12.1:** The local planning agency shall have the responsibility for directing an effective intergovernmental coordination program.

**Policy 12.2:** The County shall request input from adjoining governments and the public to coordinate responsibilities and comment on land development proposals that are located within a proximity to common boundaries that is appropriate for each development proposal.

**Policy 12.3:** The County shall establish a procedure for staff to participate in intergovernmental coordination activities with other governmental entities when proposed municipal annexations or development approvals are suggested and County LOS standards may be affected.

**Policy 12.4:** The County shall participate in local government review and adoption proceedings of comprehensive plans and plan amendments for municipalities within Wakulla County and adjacent counties or municipalities.

**OBJECTIVE 13:** To Protect Wakulla County's springs and water quality.

**Policy 13.1:** Where lots of record are too small to accommodate development in compliance with the buffers set forth in the Conservation Element Policy 13.1, reasonable use shall be established provided that the building and associated paved areas are located as far away from the karst features identified in the Conservation Element Policy 13.1 as possible and further provided that a vegetated

swale and berm are located between the development and the karst feature. The vegetated swale and berm shall be designed to direct drainage away from the karst feature. A PUD application must be used for any multi-unit development on a lot of record.

**Policy 13.2:** The County may provide an alternative buffer to those established in Policies 13.1 if the size, geological conditions and design of a proposed development (clustering) allow attainment of a level of groundwater protection equivalent to that produced by the design standards of Policy 13.1, where the following conditions are met:

- 1) The proposed development is processed as a Planned Unit Development; and
- 2) As part of the PUD process, the applicant agrees to reimburse the county for its costs in employing a licensed Professional Geologist and licensed professional engineer to make necessary measurements, analyze data, define an alternative buffer and provide a written report that includes a professional opinion that the proposed alternative buffer will provide a level of groundwater protection equivalent to that expected from the design standards of policy 13.1. Except for lots of record, an alternative buffer shall not be less than 50 feet.

**Policy 13.3:** In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the springs, rivers and coastal waters, and loss of water clarity, and to foster long-term stewardship, special design and best management practices (BMPs) as set forth in policies 13.4 through 13.11 shall be instituted for all proposed development.

**Policy 13.4:** Proposed amendments to the Future Land Use Map (FLUM) shall meet the following criteria:

- 1) Demonstrate that the proposed uses will be developed consistent with conservation, best management practices or clustering design techniques; and
- 2) Demonstrate that there will be no concentration or storage of hazardous materials without secondary containment.

**Policy 13.5:** The minimum open space ratio for all development within Rural 1, Rural 2 and Rural 3 land use categories shall be 20 percent. All open space shall be contiguous with protected open space on adjacent parcels to the maximum extent feasible.

Comment [aw5]: ORC – Removed unnecessary comma (,).

**Policy 13.6:** Drainage for streets and roads shall be provided through roadside swales and berms. Curb and gutter design shall be discouraged unless beneficial for removal and treatment of stormwater.

**Policy 13.7:** The following information is required prior to any new development in excess of one acre to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to surface waters:

- 1) An analysis of the site to determine the location and nature of potential karst features identified in the Conservation Element Policy 13.1 on the property that may have direct connections to the aquifer;
- 2) If site analysis determines a likelihood of direct connection to the aquifer, a geophysical analyses to determine the depth of the water table, and thickness and extent of protective clay layers over the aquifer; and
- 3) If the geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis for the proposed development shall be prepared and certified by a licensed

professional geologist using professionally acceptable methodology based on the existing land use designation at the time of this amendment versus the proposed land use activity at build-out. The analysis shall take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer and/or storm-water facility. The analysis must demonstrate, with all factors taken into account, that there is no significant measurable net increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.

**Policy 13.8:** All development shall require best management practices, such as those included in the principles and practices of the Florida Yards and Neighborhood Program, and incorporate these practices into development orders and covenants and restrictions for subdivisions.

**Policy 13.9:** Landscaping standards shall encourage plant materials to be native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also encourage retention of existing native species rather than planting new vegetation.

**Policy 13.10:** ~~Within one year from the effective date of this plan amendment~~ **By 2012**, Wakulla County shall establish guidelines for managing existing and future lawns and landscapes at all public facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

**Comment [aw6]:** ORC – Milestone added to address ORC item #2. Milestone based on direction from Wakulla staff.

**Policy 13.11:** Minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development allowed under the existing land use designation. This will minimize the removal of existing trees and native vegetation and minimize soil compaction by delineating the smallest disturbance area feasible

**OBJECTIVE 14:** To reduce greenhouse gas emissions through effective land use regulations and incentives.

**Policy 14.1:** The County shall discourage urban sprawl through the establishment of Urban Service Areas or Special Overlay Districts and other innovative land use practices.

**Policy 14.2:** The County shall promote compact energy efficient land use patterns through the County's Land Development Code.

**Policy 14.3:** The County shall develop greenhouse gas reduction strategies for incorporation into the Land Development Code **by 2015**.

**Comment [aw7]:** ORC – Milestone added to address ORC item #4. 2015 milestone based on direction from Wakulla staff.

**Goal 2: Panacea Special Overlay District**

To ensure that future growth and development sustain, improve, and preserve the character of Panacea as a recreational and commercial working waterfront community in a manner that is consistent with the Panacea Vision 2020 plan and the existing character of the area.

**Objective 1: (Overlay District Established)**

The County shall establish the Panacea Special Overlay District within the area generally located in the unincorporated community of Panacea and made a part hereof. The Panacea Special Overlay District shall include all parcels of land adjacent to and within 300 feet of the center line of U.S. 98 from its intersection with Bottoms Road to the north, extending southerly to its intersection with Chattahoochee Street to the south; and to include all parcels of land adjacent to

and within 300 feet of the center line of Walker Street east of U.S. 98; and all parcels of land adjacent to and within 300 feet of the center line of Rock Landing Road east of U.S. 98. The Panacea Special Overlay District shall include a Downtown Sub-district.

**Policy 1.1:** The County shall establish the Panacea Special Overlay District on the Future Land Use Map and Wakulla County Zoning Atlas.

**Policy 1.2:** The County shall amend the Wakulla County Land Development Code to include the Panacea Special Overlay District.

**Policy 1.3:** To promote coordination of and public participation in planning and decision-making, ~~the current Citizens' Advisory Committee for~~ the Panacea Special Overlay District shall ~~serve as~~ maintain a Voluntary Review Board ~~throughout the remainder of 2009~~ for all proposed developments and redevelopments within the Panacea Special Overlay District boundary. ~~Subsequently, the~~ Voluntary Review Board shall consist of five Panacea members who own and reside in a residential property or own an operating business within the Panacea Special Overlay District. Members will serve on a volunteer basis. Wakulla County shall develop and approve membership guidelines for the Voluntary Review Board. Should more than five Panacea residents volunteer, then the Wakulla County Board of County Commissioners shall consider increasing membership on a discretionary basis.

**Comment [aw8]:** ORC - 2009 milestone removed and Policy revised to address ORC report item #3.

Submission of development or redevelopment plans to the Voluntary Review board shall be encouraged, but not required, by the County. The Voluntary Review Board shall assist property owners and developers in ensuring that proposed developments and redevelopments are consistent with the Wakulla County Comprehensive Plan and Land Development Code, both as amended to include the Panacea Special Overlay District. Wakulla County staff shall facilitate committee meetings. The Voluntary Review Board shall have no authority over proposed developments within Panacea and shall serve only in an advisory capacity to the Wakulla County Board of County Commissioners.

**Objective 2 (Commercial Development and Redevelopment):**

Improve the economic viability of existing businesses and encourage redevelopment and clustering of new commercial businesses within the Panacea Special Overlay District in a manner consistent with the Panacea Vision 2020 Plan.

**Policy 2.1:** The County shall provide technical assistance and incentives to help existing businesses renovate, reconstruct, or redevelop ("redevelopments") and new businesses develop within the Panacea Special Overlay District in a manner consistent with the Panacea Vision 2020 Plan.

**Policy 2.2:** The County shall develop a Stormwater Management Plan for the Panacea Special Overlay District by 2011 to reduce runoff and sediment discharge, and to protect the water quality of Dickerson Bay.

**Objective 3 (Downtown Sub-District):**

The County shall establish a Downtown Sub-district along the U.S. 98 corridor from Dickson Bay Road to Rock Landing Road to focus public and private investment in businesses and amenities associated with a recreational and commercial working waterfront downtown business district.

**Policy 3.1:** The County shall recognize the Downtown Sub-district along the U.S. 98 corridor as a segment of the Big Bend Scenic Byway, a Florida State Scenic Highway, and support initiatives

identified in the Big Bend Scenic Byway Corridor Management Plan that are consistent with the purpose and intent of the Panacea Special Overlay District.

**Policy 3.2:** The County shall coordinate with the Florida Department of Transportation (FDOT) on enhancements to the U.S. 98 corridor that support right-of-way improvements associated with a State Scenic Highway including but not limited to traffic calming measures, public parking, sidewalks, landscaping, and signage.

**Policy 3.3:** The County shall provide tax incentives, density bonuses and other mechanisms to encourage private investment in the Downtown Sub-district for development and redevelopment of retail businesses.

**Objective 4 (Historic Preservation):**

The County shall support and encourage the protection of the unique character of the Panacea Overlay District area through the preservation of its historic structures and local character.

**Policy 4.1:** The County shall conduct a historic survey of the Overlay area and seek to incorporate appropriate sites into the National Register of Historic Places to document the community's history.

**Policy 4.2:** The County shall encourage rehabilitation of existing structures in a manner which is compatible with the historic look and character of the community. In addition, new development will be encouraged to incorporate a look that is compatible with historic Panacea.