

Board of County Commissioners

Agenda Request

Date of Meeting: June 1, 2015

Date Submitted: May 15, 2015

To: Honorable Chairman and Members of the Board

From: David Edwards, County Administrator
Luis Serna, AICP, Planning and Community Development Director

Subject: Request Board Approval to Conduct a Public Hearing and Consider Transmittal of Comprehensive Plan Text Amendment Amending Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element to Increase the Number of Intersections Eligible for Commercial Development, CP15-01

Statement of Issue:

This agenda item requests the Board to consider for transmittal the amending of Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element pertaining to the number of intersections eligible for commercial development.

Background:

On February 2, 2015, the Board directed staff to prepare a draft Ordinance to revise the Future Land Use Element of the Comprehensive Plan to increase the number of intersections eligible for commercial development. On March 23, 2015, staff presented to the Board a draft Ordinance amending Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element, and the Board directed staff to schedule and advertise public hearings for this Ordinance. The public hearing notice for the proposed amendment was advertised in *The Wakulla News* on April 16, 2015 (Attachment 1).

On May 11, 2015, the Planning Commission voted 6 to 2 to recommend the proposed amendment for transmittal. One citizen spoke against the transmittal of the proposed amendment, citing potential impacts from commercial development on rural areas, the Primary Springs Protection Zone, and other environmentally sensitive areas.

Analysis:

The attached draft (Attachment 2) would revise Policies 1.2.3, 1.2.4, 1.2.5, and 1.2.12 of the Future Land Use Element to increase the number of intersections eligible for commercial development. The current policies affect commercial development in the Rural-1, Rural-2, Rural-3, and Urban-1 Future Land Use districts. These districts contain special development standards requiring that commercial development be limited to either at or within a quarter mile of the intersection of two arterials or an arterial and collector road.

Request Board Approval to Conduct a Public Hearing and Consider Transmittal of Comprehensive Plan Text Amendment Amending Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element to Increase the Number of Intersections Eligible for Commercial Development, CP15-01

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The proposed revision would allow commercial development to be located either at or within a quarter mile of the intersection of a minor and major collector, collector and arterial, or two arterials. Note that all commercial development would first require that the property be appropriately zoned.

The Ordinance would have the effect of increasing opportunities for commercial development. The map, included as Attachment 3, identifies existing intersections that have the potential for commercial development and those additional intersections that would be eligible if this amendment were approved. Currently there are 21 intersections eligible for potential commercial development. The proposed amendment would add 16 eligible intersections, primarily in the central portion of the County. The proposed amendment would also address existing commercial activities that do not currently conform to the existing Policies.

The location of neighborhood serving commercial uses near residences can be beneficial to reducing the number of trips on public roadways and helping create a sense of place for neighborhoods. Negative impacts from commercial development are more typically associated with linear development along roadways. While the proposed revisions will increase the number of areas eligible for commercial development, they contain distance and size restrictions that will prevent uncontrolled, strip development and its associated negative effects.

Should the Board of County Commissioners vote to transmit the proposed Text Amendment, staff will submit the Amendment to the Florida Department of Economic Opportunity and other State agencies for review. Subsequently, staff will bring the Application back before the Board for final adoption, after considering any comments resulting from the State agencies' review

Budgetary Impact:

None.

Options:

1. Conduct the Public Hearing and transmit the proposed Comprehensive Plan Amendment for the amending of Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element pertaining to the number of intersections eligible for commercial development.
2. Conduct the Public Hearing and do not transmit the proposed Comprehensive Plan Amendment for the amending of Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element pertaining to the number of intersections eligible for commercial development.
3. Board Direction.

Recommendation:

Option #1

Attachment(s):

1. Advertisement

Request Board Approval to Conduct a Public Hearing and Consider Transmittal of Comprehensive Plan Text Amendment Amending Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element to Increase the Number of Intersections Eligible for Commercial Development, CP15-01

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2. Draft Ordinance
 3. Intersection Map



**NOTICE OF COMPRE-
HENSIVE PLAN TEXT
AMENDMENT TRANSMITTAL
PUBLIC HEARINGS**

The Wakulla County Planning Commission and Wakulla County Board of County Commissioners propose to consider the following applications and/or adopt the following by ordinance and have scheduled Public Hearings before the Wakulla County Planning Commission on Monday, May 11, 2015, beginning at 7:00 P.M. and before the Wakulla County Board of County Commissioners on Monday, June 1, 2015, beginning at 5:00 P.M., or as soon thereafter as the matter can be heard. All public hearings will be held at the County Commission Chambers located west of the County Courthouse at 29 Arran Road, Crawfordville, Florida 32327. Interested parties are invited to attend and present testimony. The proposed amendments are included in proposed ordinances entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA; AMENDING POLICY 1.2.3, POLICY 1.2.4, POLICY 1.2.5, AND POLICY 1.2.12 OF THE FUTURE LAND USE ELEMENT OF THE WAKULLA COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN, AS ADOPTED BY ORDINANCE NO. 10-05, AS AMENDED; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING SEVERABILITY AND FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

1. Application for Comprehensive Plan Text Amendment: CP15-01

Applicant: Wakulla County
Proposal: Transmittal of Comprehensive Plan text amendment amending Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element regarding intersections eligible for commercial development.

Hearings Required: Planning Commission:
Monday, May 11, 2015 @ 7:00 PM

Board of County Commissioners:
Monday, June 1, 2015 @ 5:00 PM

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA; AMENDING POLICY 12.1 OF THE CONSERVATION ELEMENT OF THE WAKULLA COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN, AS ADOPTED BY ORDINANCE NO. 10-08, AS AMENDED; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING SEVERABILITY AND FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

1. Application for Comprehensive Plan Text Amendment: CP15-02

Applicant: Wakulla County
Proposal: Transmittal of Comprehensive Plan text amendment amending Policy 12.1 of the Conservation Element regarding increases in density in the Primary Springs Protection Zone

Hearings Required: Planning Commission:
Monday, May 11, 2015 @ 7:00 PM

Board of County Commissioners:
Monday, June 1, 2015 @ 5:00 PM

**NO FINAL ACTION ADOPTING THE PROPOSED AMENDMENT
WILL BE TAKEN AT THESE MEETINGS.**

Copies of applications, draft ordinances, and any related public record files may be viewed at the Wakulla County Planning and Community Development Department located at 11 Dream Fountain Road, Crawfordville, FL 32327, 8 AM to 4:30 PM MTWTF; Phone (850) 926-3693. Any person desiring to appeal any decision made with regard to this matter must ensure a verbatim transcript or copy is made of the testimony and exhibits presented at said hearings. Persons with a disability needing a special accommodation should contact the Wakulla County Board of County Commissioners Administration Office at least two (2) days prior to the meeting at (850) 926-0919; Hearing & Voice Impaired at 1-800-955-8771; or email at ADARequests@mywakulla.com.

ORDINANCE NUMBER 2015-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA; AMENDING POLICY 1.2.3, POLICY 1.2.4, POLICY 1.2.5, AND POLICY 1.2.12 OF THE FUTURE LAND USE ELEMENT OF THE WAKULLA COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN, AS ADOPTED BY ORDINANCE NO. 10-05, AS AMENDED; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING SEVERABILITY AND FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wakulla County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the "Act"), empowers and requires the Wakulla County Board of County Commissioners to: (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Wakulla County Planning Commission has been established and designated as the Local Planning Agency (LPA) for unincorporated Wakulla County, Florida, pursuant to section 163.3174, Florida Statutes; and

WHEREAS, the LPA and the Board have in the preparation of the Text Amendment to the Comprehensive Growth Management Plan held public hearings, workshops and meetings as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

WHEREAS, the Wakulla County Board of County Commissioners (Board) held its transmittal hearing to consider the recommendation of the Local Planning Agency on _____ and transmitted the proposed Text Amendment to the Department of Economic Opportunity ("DEO"), in its role as the State land planning agency, and to other State review agencies; and

WHEREAS, the DEO, by letter dated _____, notified the County of receipt of the Amendment; and

WHEREAS, ___ comments were received from DEO or other reviewing agency within 30 days of receipt of the Amendment; and

WHEREAS, on or about _____, the County scheduled and advertised the adoption hearing for the Text Amendment to the Comprehensive Growth Management Plan in The Wakulla News, a local newspaper of general circulation, for _____; and

WHEREAS, on or about _____, the Board held a duly advertised public hearing in accordance with Section 163.3184, Florida Statutes, to consider and receive all oral and written comments relating to the proposed Text Amendment, including the data collection and analyses package, the Wakulla County Planning Commission recommendations; and

WHEREAS, in exercise of its statutory authority, the Wakulla County Board of County Commissioners has determined it necessary and desirable to amend Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element to further preserve and enhance present advantages; encourage the most appropriate use of land, water, and natural resources consistent with public interest; overcome present handicaps; and deal effectively and efficiently with future growth and problems that may result from the use and development of land within Wakulla County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY FLORIDA, AS FOLLOWS:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Chapter 163, Part II, Florida Statutes, Chapter 125, Florida Statutes, and the Wakulla County Home Rule Charter.

Section 2. Legislative Findings.

The above legislative findings are true and correct and are hereby incorporated herein by reference.

Section 3. Amendment to Comprehensive Growth Management Plan.

(A) The Board of County Commissioners of Wakulla County, Florida, hereby amends Policy 1.2.3, Policy 1.2.4, Policy 1.2.5, and Policy 1.2.12 of the Future Land Use Element of the Wakulla County Comprehensive Growth Management Plan, as adopted by Ordinance No. 10-05, as amended, attached hereto as Attachment A and incorporated herein by reference.

(B) The amendment was fully considered after a public hearing pursuant to legal notice duly published as required by law.

(C) To make the Wakulla County Comprehensive Growth Management Plan available to the general public, a certified copy of this Ordinance, the Comprehensive Growth Management Plan, and any Amendments thereto, shall be located in the Wakulla County Planning and Community Development Department, located at 11 Bream Fountain Road, mailing address 3093 Crawfordville Highway, Crawfordville, Florida, 32327. The Planning and Community Development Department, through its Director, shall make copies available for public inspection, and provide duplication for a reasonable publication and copy charge.

Section 4. Applicability and Effect.

The applicability and effect of the Wakulla County Comprehensive Growth Management Plan shall be as provided by the Community Planning Act, Chapter 163, Part II, Florida Statutes, and this Ordinance. Except to the extent amended herein, the Comprehensive Growth Management Plan is hereby ratified, confirmed, and remains in full force and effect.

Section 5. Severability.

If any provision or portion of this Ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all the remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6. Filing.

A Certified Copy of this Ordinance, as well as Certified Copies of the Wakulla County Comprehensive Growth Management Plan, and subsequent Amendments thereto, shall be filed with the Wakulla County Clerk of the Circuit Court.

Section 7. Effective Dates.

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies Wakulla County that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED this _____ day of _____, 2015.

BOARD OF COUNTY COMMISSIONERS
OF WAKULLA COUNTY, FLORIDA

By: _____
RALPH THOMAS, Chair

ATTEST:

BRENT X. THURMOND, Ex Officio

Clerk to the Board

APPROVED AS TO CONTENT AND FORM:

HEATHER ENCINOSA, Esq.
County Attorney

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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.~~ a minor and major collector, collector and arterial, or two (2) arterials. Such non-residential development may be allowed within one-quarter mile of the intersection. Non-residential land uses

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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.
- 12) For the 230 +/- acres changed from Agriculture to Rural 1 by Ordinance No. 2012-13 only 23 single family homes may be constructed. The construction of all buildings shall be in compliance with the Florida Energy Efficiency Code. All residences shall be built to

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Energy Star Standards. Construction to such standards shall be confirmed by inspection and certification by Wakulla County building officials.

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

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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~~; a minor and major collector, collector and arterial, or two (2) arterials. 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

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- (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;~~ minor and major collector, collector and arterial, or two (2) arterials. 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 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 technical review process and/or the public

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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 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.

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

(Words that are ~~stricken-out~~ are deletions. Words that are underlined are additions)

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- (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~~, a minor and major collector, collector and arterial, or two (2) arterials. 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

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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.

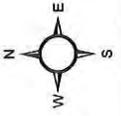
vi. Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where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

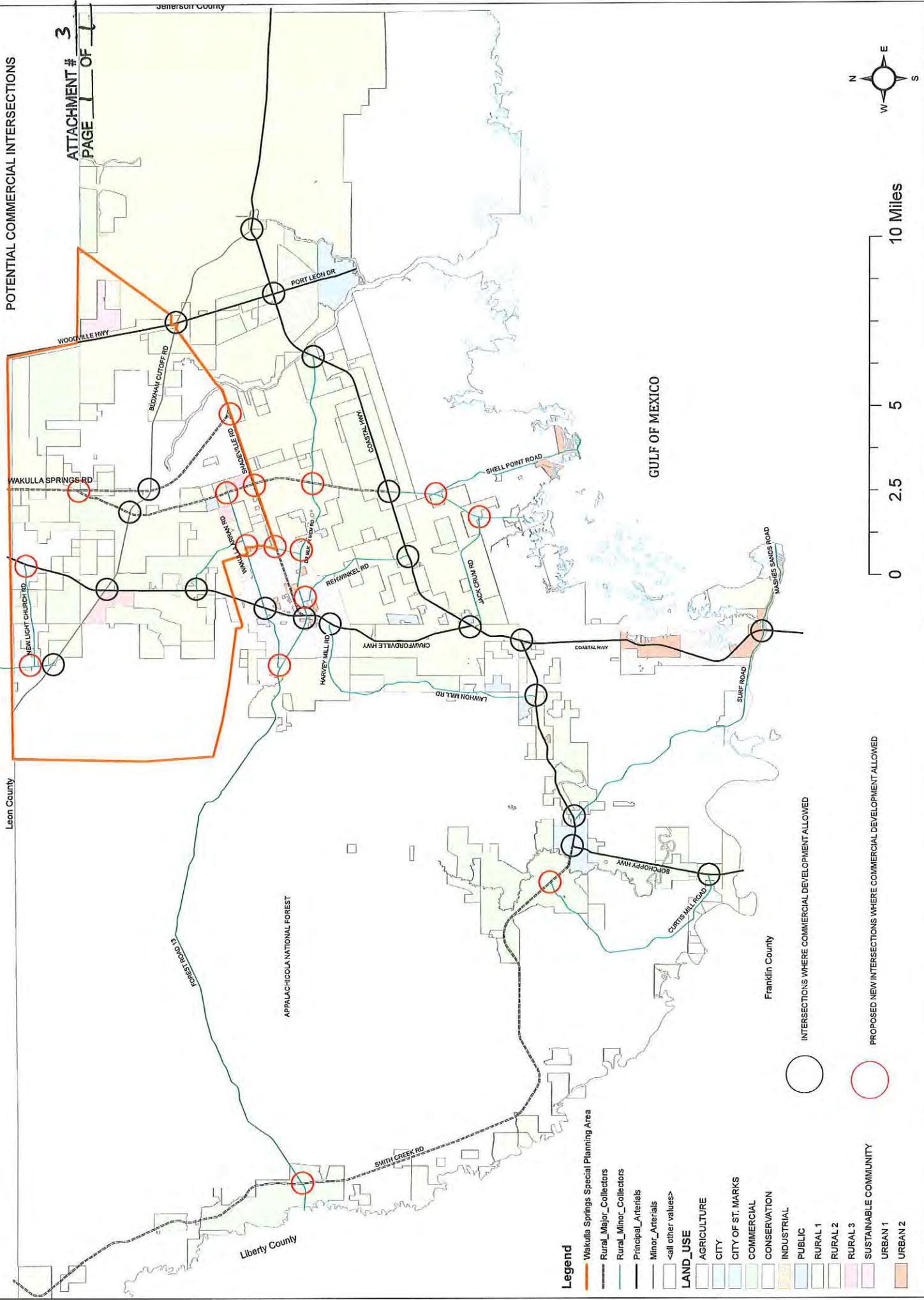


10 Miles

5

2.5

0



Legend

- Wakulla Springs Special Planning Area
 - Rural_Major_Collectors
 - Rural_Minor_Collectors
 - Principal_Arterials
 - Minor_Arterials
 - <all other values>
- LAND_USE**
- AGRICULTURE
 - CITY
 - CITY OF ST. MARKS
 - COMMERCIAL
 - CONSERVATION
 - INDUSTRIAL
 - PUBLIC
 - RURAL 1
 - RURAL 2
 - RURAL 3
 - SUSTAINABLE COMMUNITY
 - URBAN 1
 - URBAN 2
- INTERSECTIONS WHERE COMMERCIAL DEVELOPMENT ALLOWED
- PROPOSED NEW INTERSECTIONS WHERE COMMERCIAL DEVELOPMENT ALLOWED

Leon County

Jensen County

Liberty County

APPALACHICOLA NATIONAL FOREST

GULF OF MEXICO

Franklin County

WOODVILLE HWY

BLOOMHURST RD

WAKULLA SPRINGS RD

US HIGHWAY 90

US HIGHWAY 92

REINHWEL RD

HARVEY MILL RD

CRAMFORDALE HWY

LAWSON MILL RD

COASTAL HWY

SMITH CREEK RD

CORTEZ MILL ROAD

SOPHOPHY HWY

SHELL POINT ROAD

JACK CRUIN RD

WAKULLA SPRINGS RD

SURF ROAD

WAKULLA SPRINGS RD

WAKULLA SPRINGS RD

WAKULLA SPRINGS RD