

many areas. This was seen as prohibitive for the necessary development of neighborhood and community shopping centers (shopping centers with one or more anchors such as supermarkets) to serve the expected population increase. Such shopping centers require greater parcel depth to accommodate access, turning and loading areas for large trucks, as well as parking and stormwater control. The Future Land Use Element policies encourage the addition of commercial lands to infill parcels and discourage the addition of freestanding or strip commercial uses.

Figure 1 – Community Parks

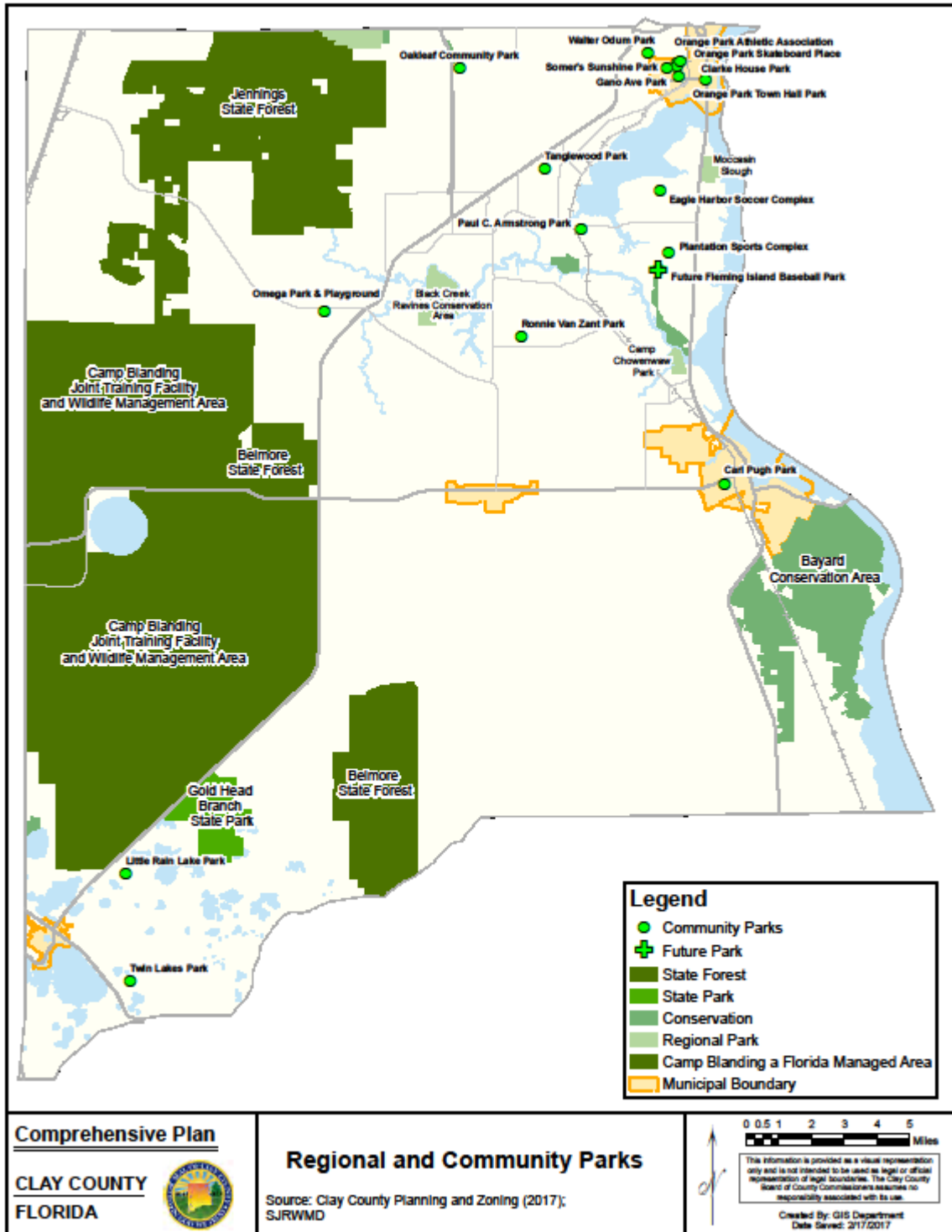


Figure 2 – Neighborhood Parks

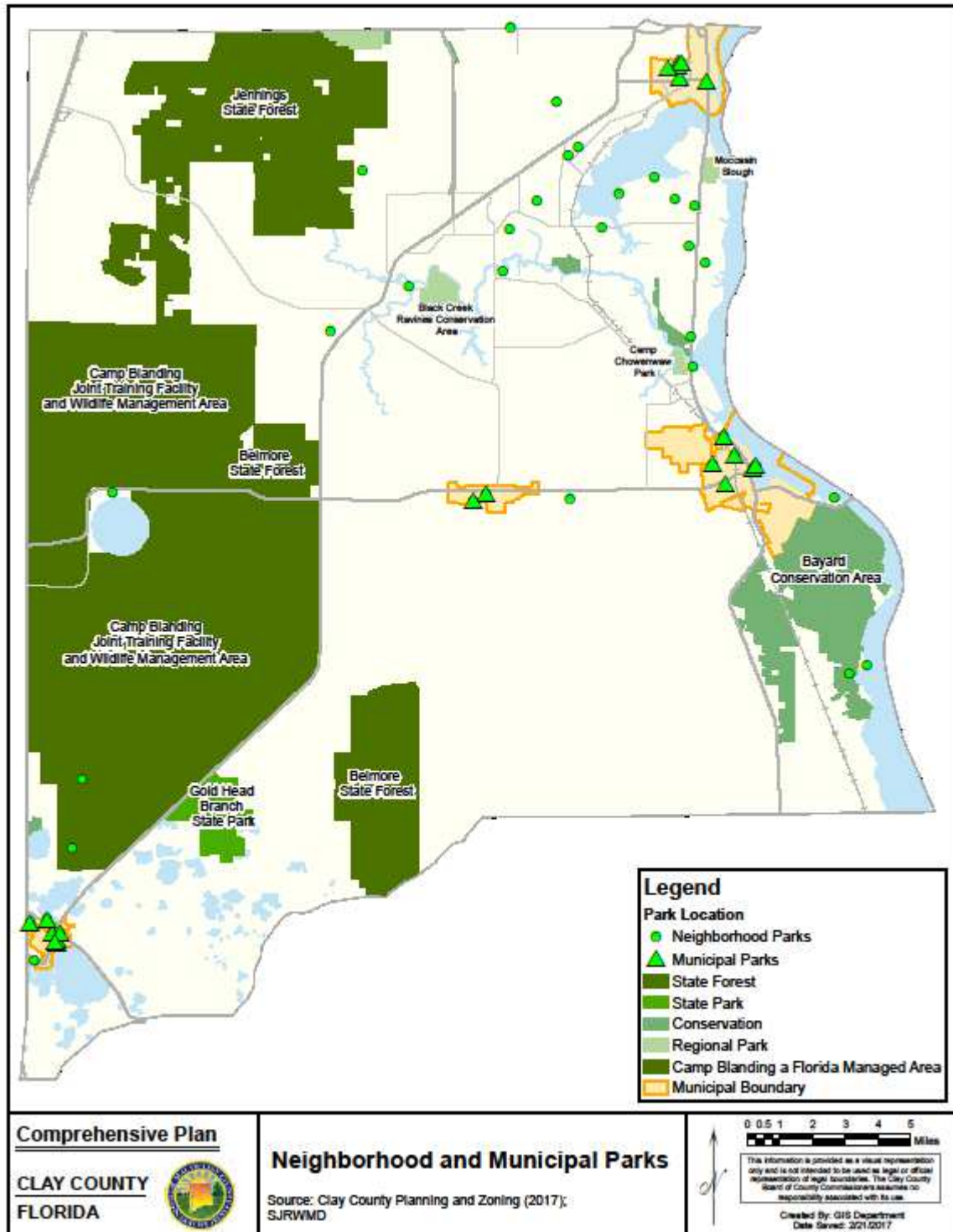


Figure 3 – Boat Ramps

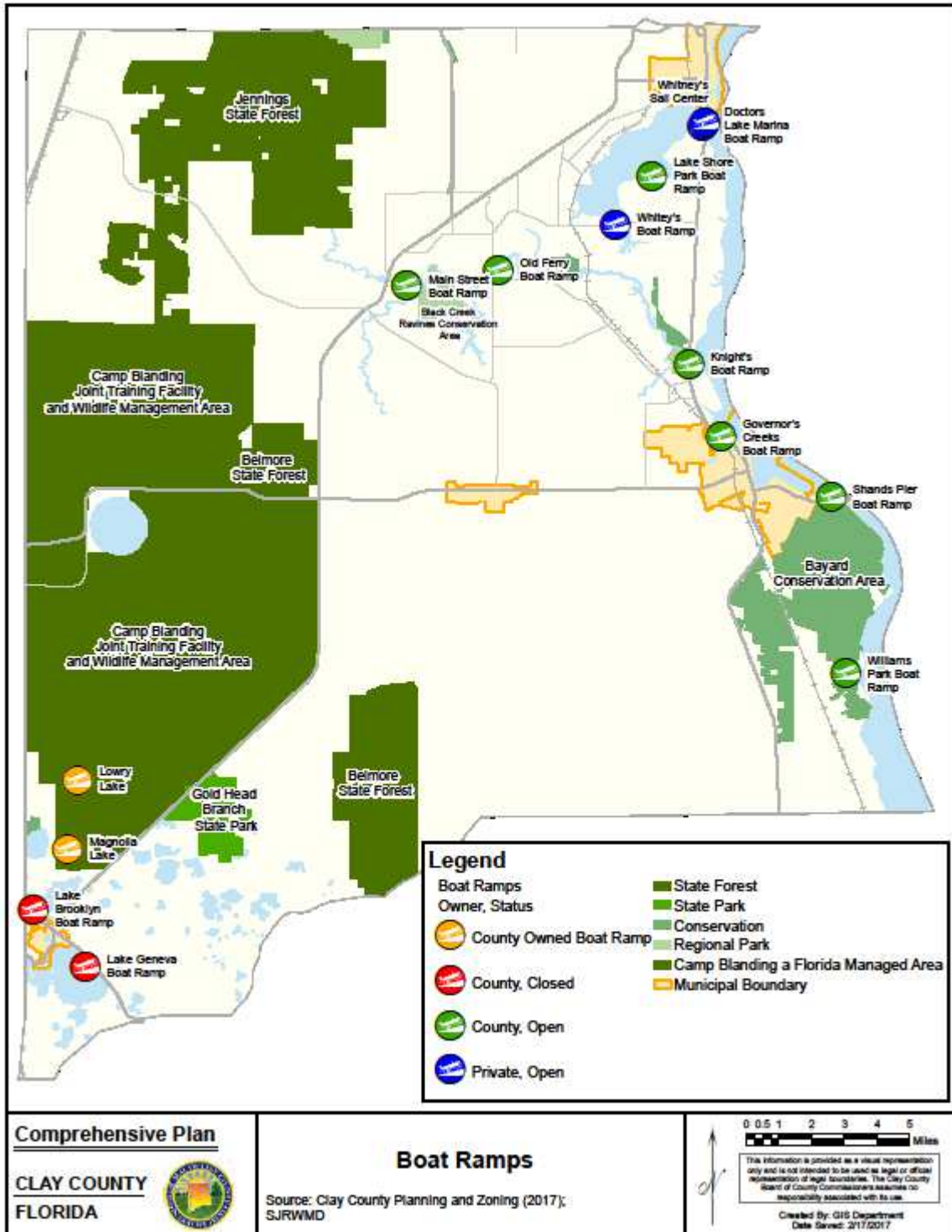


Figure 4 – School Location Map

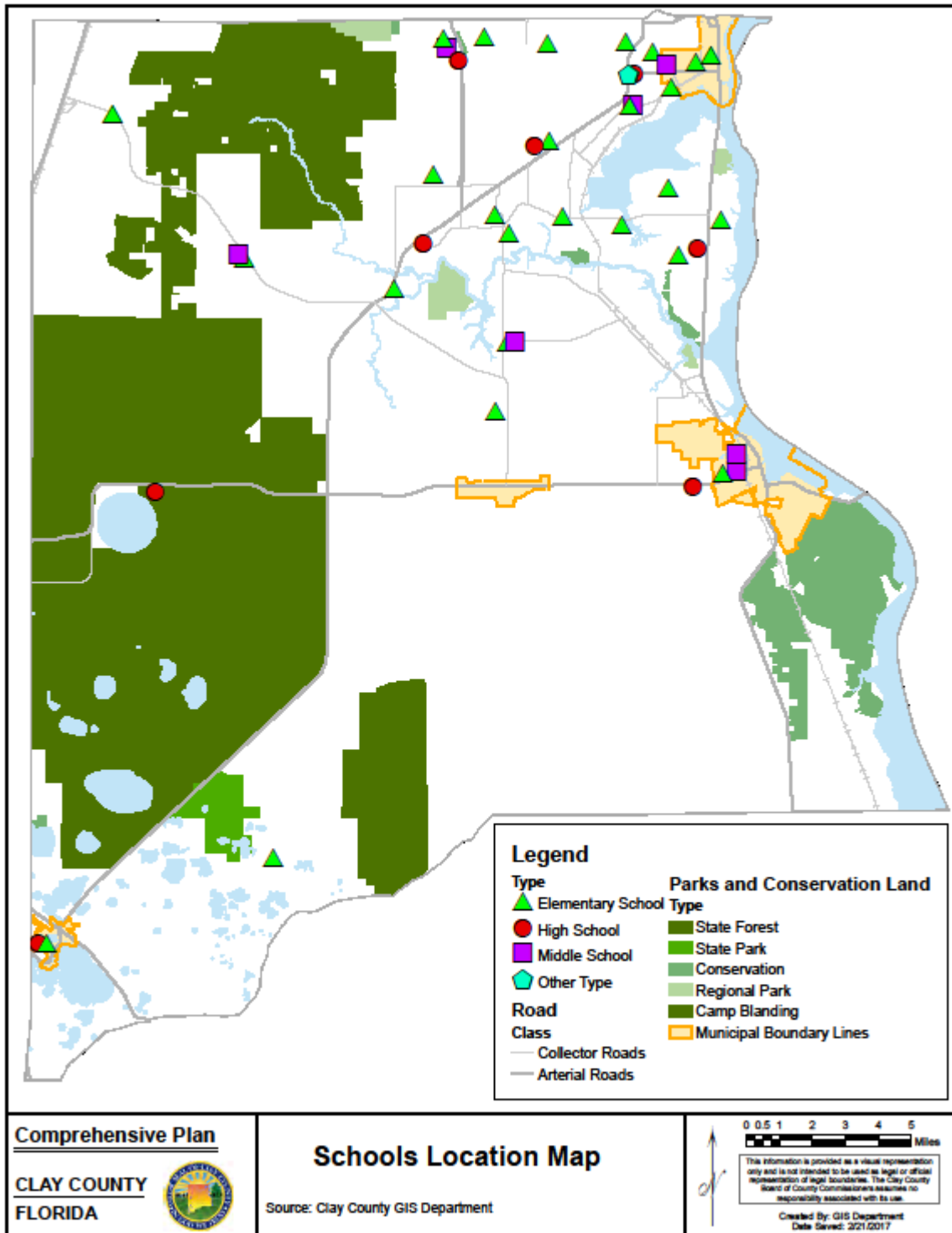
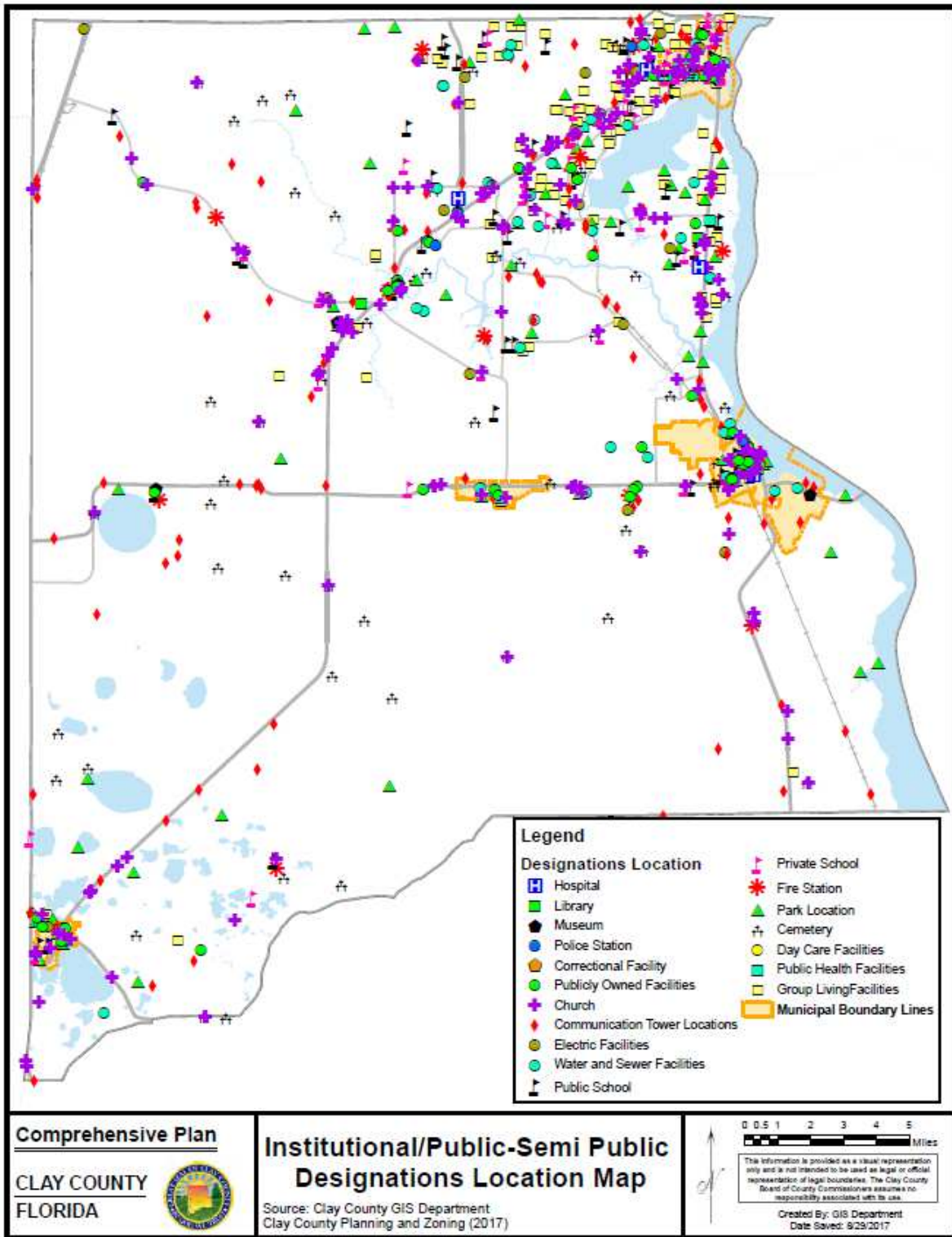


Figure 5 – Institutional/Public-Semi Public Designations



Industrial Designation

This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use Map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by the Land Development Regulations.

Industrial Park Designation

This designation accommodates major industrial activities and supporting commercial and/or office uses. The supporting uses are subordinate to and incidental to serve the industrial population and capture its internal trip circulation. The supporting uses do not consume land areas greater than 10% of the developed portion of the industrial park. The Industrial Park designation should be located close to transport facilities, especially where more than one transport modalities coincide; major thoroughfares (designated major collector or better), railroads, airports and/or navigable rivers.

Mining Designation

Areas with this designation are intended for mining and quarrying of significant mineral resources (see **Figure 24**) over the course of the planning period. These areas have been designated based on existing mining operations, future planned mining activities, and the compatibility of these areas with surrounding uses on the Future Land Use Map.

Heavy mineral mining that restores all impacted Conservation land use to its pre-mining condition and function shall be considered a temporary non-residential use. Upon submittal to the County for approval to commence mining, the County shall permit the temporary impacts to Conservation land uses caused by said heavy mineral mining if total restoration is evidenced by the terms of the permit(s) issued for the mining activity by the applicable regulatory agencies.

Agriculture Designation

This classification is intended for those areas of the County designated as appropriate locations for all types of agricultural pursuits including crop production, pasture land for grazing cattle and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands account for an important segment of the Clay County economy and play a vital role in the conservation of the County's natural resources.

These uses are generally characterized by being situated in areas removed from urban services, having very sparse densities and exhibiting a rural character. The Plan recognizes the value of these lands for agricultural and silvicultural activities, at both a small and large scale, and, therefore, recognizes their potential suitability for limited residential development at a density of one unit per twenty gross acres.

Conservation Designation

The conservation areas (**Figure 25**) are lands that will provide for the conservation and protection of Clay County's natural resources in order to prevent any degradation to the major natural resources. These areas include most creek, stream or river banks, major drainage ways, major wetlands, poor soils, FEMA defined floodways, and some shorelines.

The major wetlands and other natural resource areas identified on the Future Land Use Map will be protected by appropriate Land Development Regulations.

Conservation use boundaries illustrated on the Future Land Use Map are general delineations and require further documentation on a site specific basis. A more specific determination of wetlands should be sought by the owner/developer during the development process in conjunction with all applicable permitting agencies. This specific site determination of conservation uses shall override the general determination on the Future Land Use Map.

Development rights within conservation areas are granted at a density of one unit per 100 acres. If permitted by appropriate regulatory agencies, access roads and residential development within this designation are allowed.

Heavy mineral mining that restores all impacted Conservation land use to its pre-mining condition and function shall be considered a temporary non-residential use. Upon submittal to the County for approval to commence mining, the County shall permit the temporary impacts to Conservation land uses caused by said heavy mineral mining if total restoration is evidenced by the terms of the permit(s) issued for the mining activity by the applicable regulatory agencies.

Recreation/Preservation Designation

All lands within the recreation/preservation classification (**Figure 25**) are owned by public or quasi-public entities. The lands are held for use as non-profit public recreation and open space amenities, and include natural resource land management and associated uses. Those owned and maintained by public agencies and open to the public comprise the inventory of regional park facilities in Clay County.

Military Reservation Designation

All lands and land uses within the military reservation classification are under the control of the United States Military Institutions or the State of Florida Armory Board. Camp Blanding on the west side of the County is operated by the Florida National Guard and is also a wildlife/fish management area. Non-military uses may be permitted subject to amendment of the Future Land Use Map to depict the applicable land use designation for the portion of the reservation for which non-military use is proposed. Non-residential land uses within the boundaries of a military reservation shall be subject to the density and intensity requirements of the applicable non-residential land use category listed in Future Land Use Element policies.

Figure 6 – Mineral Resources Map

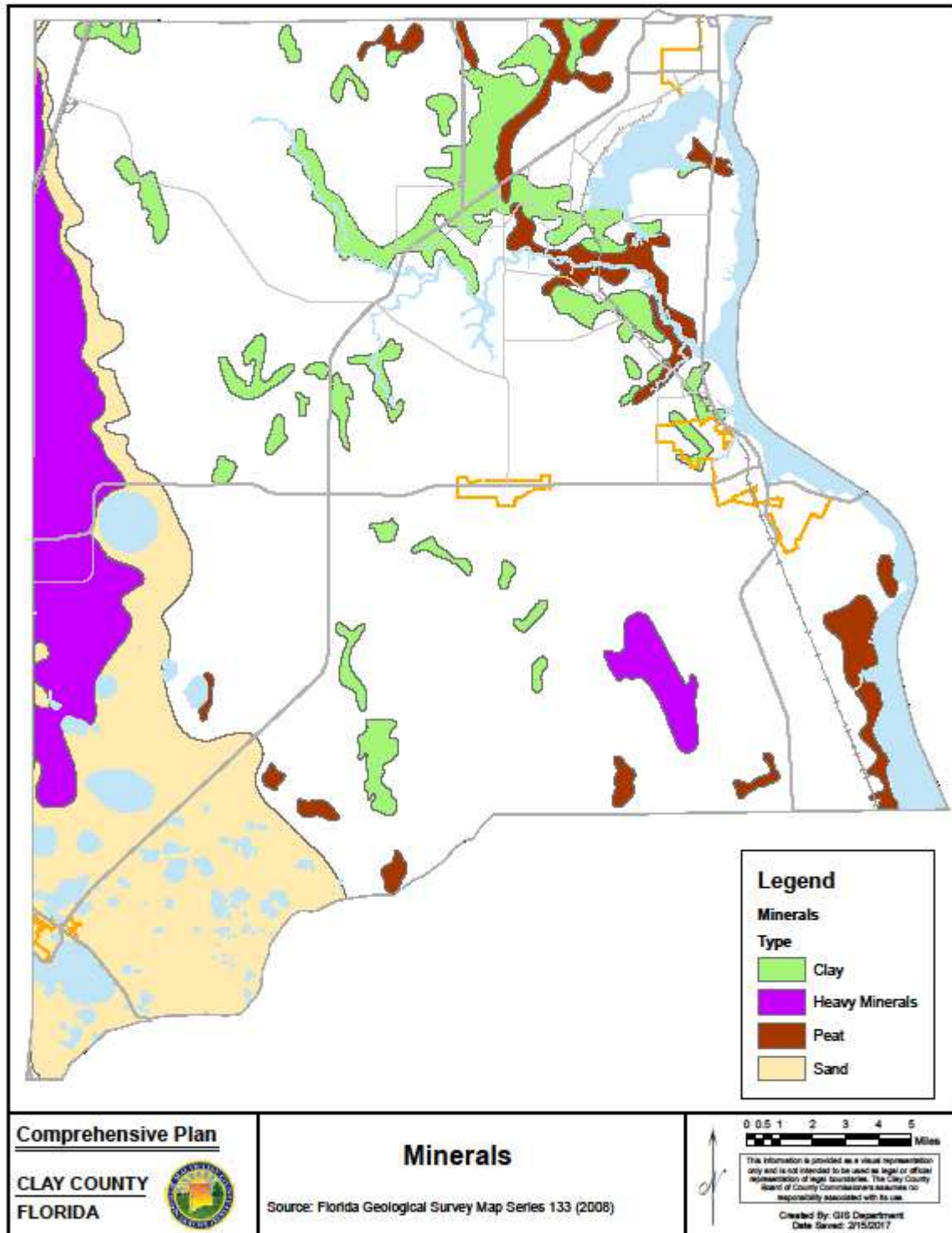


Figure 7 – Conservation, Recreation/Preservation Map

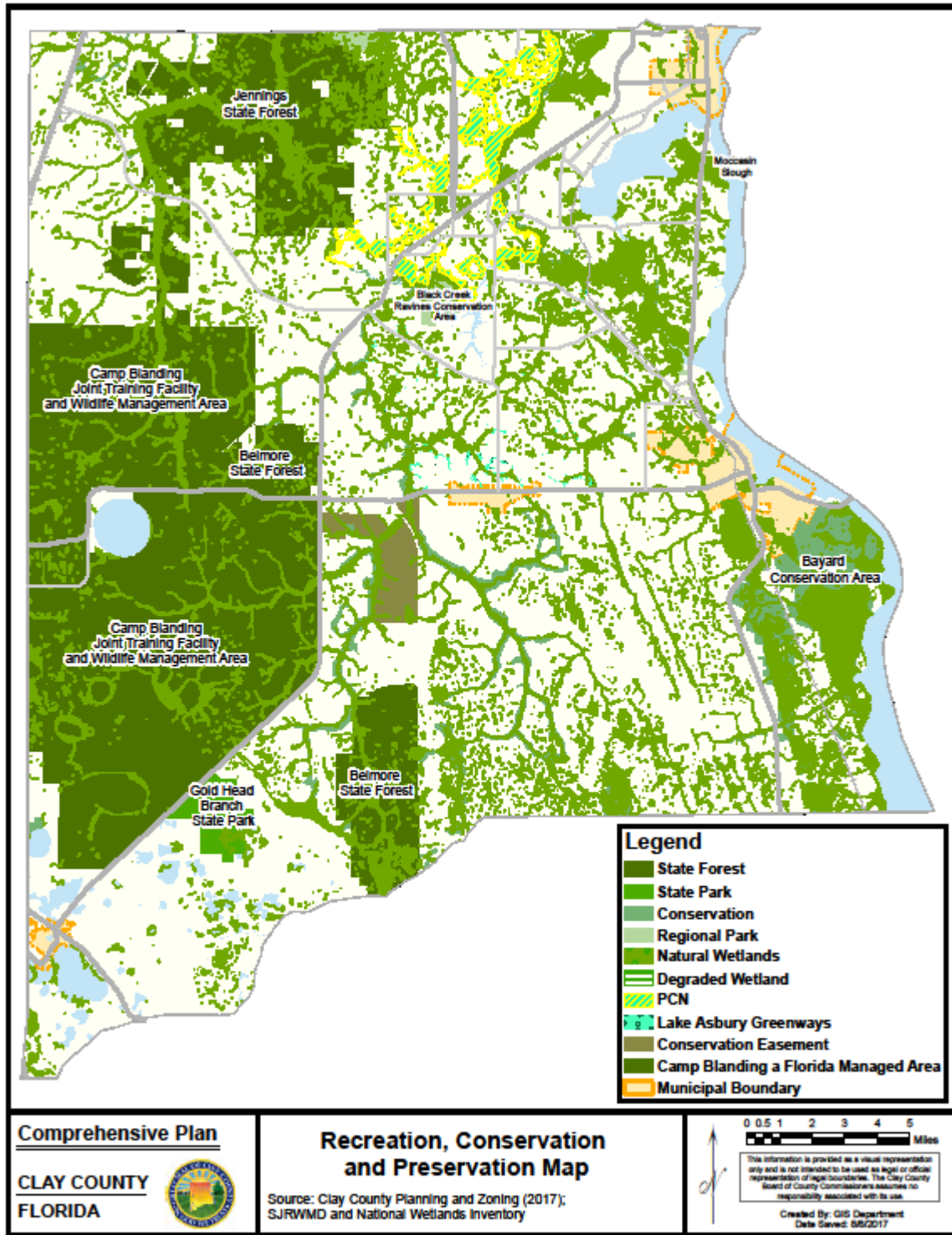


Figure 8 – 2040 Future Land Use Map

F. Major Local Issues

Five (5) major local issues regarding the future of Clay County were developed by consolidating public input gathered at ten community meetings held throughout the County and the results of an online survey of County residents:

Major Issue 1

Infrastructure (including roads, parks and recreation, libraries and fire stations) is lagging behind development

The public expressed their desire for no more residential development until supporting infrastructure (especially roadway capacity) catches up. They stressed new development should pay for impacts (impact fees) and asked the County to consider financing alternatives such as Tax Increment Financing and public/private partnerships. The public repeatedly commented on the need more funding for the Library System to provide service to the entire county; the need for more fire stations; and a desire for community-scaled parks to include amenities such as athletic fields for baseball, soccer, lacrosse, Frisbee golf, pickle ball courts and fee based dog parks.

Addressing the issue of infrastructure timing has two components – funding and growth management. The County has begun to address the funding component by adopting the additional gas tax and the study of impact fees. The other aspect is limiting growth to an area where the efficient provision of infrastructure and services is possible. The Centralized Water and Sewer Service Area Map illustrates the proposed areas as planned to be serviced by an independent utility. These areas are far in advance of that needed to serve the projected 2040 population. Proposed policy revisions include a shift from the Centralized Water and Sewer Service Area Map as the guide for growth to an Urban Service Area that is determined by the County. A proposed Urban Service Area Map is included with these revisions along with provisions for expansion of the Urban Service Area.

Major Issue 2

Transportation networks for auto, bicycle and pedestrian need better connectivity and improvements for safety and efficiency

The public commented on the need for addressing deteriorating roads, better street lighting, and signal synchronization; providing more connectivity of roads to offer relief to Blanding Boulevard traffic (Cheswick Oaks Drive, College Drive Extension and connection at Loch Rane); the need for bike lanes/paths and an interconnected system of pedestrian/bicycle trails that includes conservation areas.

The current objectives and policies address this issue adequately.

Major Issue 3

Develop a balanced economic environment that focuses on the strengths of the County's resources (natural, built and human)

The public commented on the need for employment opportunities in the fields of manufacturing, light (clean) industrial, logistics, and high tech. Comments included the need to refurbish/complete empty commercial to prevent blight and before new construction; provide incentives to keep agriculture industry active; and the need for small business retention and incentives. On more than one occasion the public stressed the need for a mix of job opportunities for professionals and for young adults, as well as more nightlife/family entertainment options.

The current objectives and policies address this issue adequately.

Major Issue 4

Ensure the health and vitality of the natural environment

The public commented on the need for water quality protection (spring and lakes) and aquifer protection pointing to negative impacts from the drawdown of lakes. The public expressed a need to maintain the rural character of the County’s existing rural areas.

The current objectives and policies address this issue adequately. The application and review process may need require additional procedures.

Major Issue 5

Provision of recreational opportunities for the entire County

The public commented on the need for community-scaled parks to include amenities such as athletic fields for baseball, soccer, lacrosse, Frisbee golf, pickle ball courts and fee based dog parks. They also prefer recreational opportunities/activities for all ages with extended hours and sufficient lighting.

As with Issue 1, limiting development to a more compact area will make the provision of infrastructure and services more cost effective and efficient.

G. Matrix for Evaluating Plan Policies

As part of the evaluation of the 2025 Comprehensive Plan’s Future Land Use Element, the County evaluated of each goal, objective and policy against the following six criteria to determine if any modifications to them are necessary or recommended.

1. Does the objective or policy have a measurable target?
2. Are there definitions of the terms contained in the objective or policy?
3. Has the objective or policy been achieved?
4. Is the objective or policy related to one or more of the County-identified major issues?
5. Is the objective or policy required to be included in the Comp Plan by statute?
6. Does the objective or policy support other objectives or policies?

Future Land Use	Measurable Target	Defined Terms	Achieved	Major Issue	Statute Requires	Supports Others	Observations
GOAL 1	No	No	Ongoing	Yes	Yes	No	Add definition of development
OBJ 1.1	No	No	Ongoing	Yes	Yes	No	Add definitions for public facilities and level of service
POLICY 1.1.1	Some	No	Yes	Yes	Yes	No	Add definition of subdivision of land, adjacent land use, periodic flooding, development order, water wellfields, aquifer

Future Land Use	Measurable Target	Defined Terms	Achieved	Major Issue	Statute Requires	Supports Others	Observations
POLICY 1.1.2	No	No	Yes	Yes	Yes	No	Add definition of topography
POLICY 1.1.3	Yes	No	Yes	Yes	Yes	Yes	References the Capital Improvements Element. LOS of what? Consider refining policy
POLICY 1.1.4	Yes	No	Yes	Yes	No	No	
POLICY 1.1.5	Yes	No	Yes	Yes	Yes	No	Add definition of Concurrency Management System
POLICY 1.1.6	Yes	Yes	Yes	Yes	Yes	No	Move development permit to definitions
OBJ 1.2	No	No	Ongoing	Yes	Yes	No	Add definition of Urban Sprawl
POLICY 1.2.1	Yes	Yes	Yes	Yes	Yes	No	Add urban (intensity), gross density to definitions; revise policy to include 'urban service area'
POLICY 1.2.2	No	Yes	Partial	Yes	Yes	No	Move to definitions, update map annually, reword policy
POLICY 1.2.3	No	Yes	Yes	Yes	No	No	Add definition for Agreements to Serve
POLICY 1.2.4	Yes	Yes	Yes	Yes	Yes	No	Move "available" to the definition section
POLICY 1.2.5	No	No	Yes	Yes	Yes	No	
POLICY 1.2.6	No	No	Yes	Yes	Yes	Yes	References the Transportation Element
POLICY 1.2.7	No	No	Yes	Yes	No	No	
POLICY 1.2.8	Yes?	Yes	Yes	Yes	No	No	Add definitions for collector, arterial, Land Development Code, Subdivision Regulations, access easement, existing easement
POLICY 1.2.9	No	No	Yes	No	No	No	Add definition of Plat
POLICY 1.2.10	No	No	No	Yes	Yes	Yes	References the Recreation and Open Space Element
POLICY 1.2.11	No	No	Partial	Yes	Yes	No	Add definition of blight, County passed "blight" ordinance – need to implement
POLICY 1.2.12	No	No	No	Yes	Yes	No	An inventory has yet to be completed.
OBJ 1.3	No	No	Yes	Yes	Yes	No	Add definition of intensity
POLICY 1.3.1	Some	Yes	Partial	Yes	Yes	Yes	References other FLU policies. 1.3.1.o. (2) not completed
POLICY 1.3.2	No	Yes	Partial	No	Yes	No	Define Institutional/Public-Semi Public, update map annually
POLICY 1.3.3	No	No	Yes	Yes	Yes	Yes	References another FLU policy. Add definition for dwelling unit, clustering, low & moderate income housing, FAR,
POLICY 1.3.4	Yes	No	Partial	No	Yes	No	Add definition for development tract, open space, a subdivision, passive recreation, threatened and endangered wildlife and plant species, sandhill natural community, scrub community; developments have not been required to provide environmental studies with application
POLICY 1.3.5	Yes	No	Yes	No	Yes	No	Radial distance or by road/sidewalk?
POLICY 1.3.6	Yes	No	Yes	No	Yes	No	
POLICY 1.3.7	Some	No	Yes	No	No	No	Refine "predominately surrounded"
POLICY 1.3.8	No	Yes	Yes	No	Yes	No	Add definition for infill and Unified Plan, revise policy to include Planned Commercial Development

Future Land Use	Measurable Target	Defined Terms	Achieved	Major Issue	Statute Requires	Supports Others	Observations
POLICY 1.3.9	No	Yes	No?	No	Yes	No	Add definition for strip commercial, zone of influence, outparcels
POLICY 1.3.10	Yes	No	No	No	No	No	Move to collection of development rights policies in FLU
OBJ 1.4	No	No	Yes	No	No	No	Add definition for vesting
POLICY 1.4.1	No	No	Yes	No	No	No	
POLICY 1.4.2	Yes	No	Yes	No	No	No	Add definition for frontage, stormwater management system,
POLICY 1.4.3	No	No	Yes	No	No	No	Add definition for equitable vested rights
POLICY 1.4.4	No	No	Yes	No	No	No	Add definition for DRI; does this apply to original plan or each time adopted?
POLICY 1.4.5	Yes	Yes	Yes	No	No	No	Add definition of lot of record
POLICY 1.4.5.1	No	No	Yes	No	No	No	Move to collection of development rights policies in FLU
POLICY 1.4.5.2	Yes	No	Yes	No	No	No	Move to collection of development rights policies in FLU
POLICY 1.4.6	No	No	Yes	No	No	No	Add definition for heir
POLICY 1.4.7	Yes	No	Yes	No	No	No	Add definition for Homestead Exemption
OBJ 1.5	No	No	Yes	No	Yes	No	
POLICY 1.5.1	No	No	Yes	No	Yes	No	
POLICY 1.5.2	No	No	Yes	No	No	No	Add definition for adjacent
POLICY 1.5.3	No	yes	Yes	No	Yes	No	Add definition for low-income housing
POLICY 1.5.4	No	No	No	No	Yes	No	Not permitted in RA, RB, RC, RD, RE, RMHP, or Lake Asbury or BF; correct then delete policy? Policy says land use categories
POLICY 1.5.5	No	No	Yes	No	Yes	No	
POLICY 1.5.6	Yes	No	Yes	No	Yes	No	
POLICY 1.5.7	Yes	No	Yes	Yes	Yes	No	
OBJ 1.6	No	No	No	No	Yes	No	Add definition for historical significance, historic resource inventory
POLICY 1.6.1	No	No	Partial	No	Yes	No	Add definition for Certified Local Government, historic district; County has not adopted a historic district overlay
OBJ 1.7	No	No	Yes	Yes	Yes	No	Add definitions for floodplains, wetlands, native vegetation communities
POLICY 1.7.1	No	No	Yes	Yes	Yes	Yes	References the Conservation Element. Add definition for "high recharge" area
POLICY 1.7.2	No	No	Yes	Yes	Yes	Yes	References the Conservation Element. Add definition for environmentally sensitive areas
POLICY 1.7.3	No	No	Yes	Yes	Yes	Yes	References the Conservation Element.
POLICY 1.7.4	No	No	Yes	Yes	Yes	No	
POLICY 1.7.5	Yes	No	Yes	Yes	Yes	No	
POLICY 1.7.6	No	No	Yes	No	Yes	No	

Future Land Use	Measurable Target	Defined Terms	Achieved	Major Issue	Statute Requires	Supports Others	Observations
POLICY 1.7.7	No	No	No	Yes	Yes	Yes	References the Conservation Element. Proposed developments are not required to submit environmental info other than wetlands. Consider procedural changes. Policy says "may"
POLICY 1.7.8	No	No	No	Yes	Yes	Yes	References the Conservation Element. Proposed developments are not required to submit environmental info other than wetlands. Consider procedural changes.
POLICY 1.7.9	No	No	Yes	Yes	Yes	No	
POLICY 1.7.10	No	No	Yes	Yes	Yes	No	See Intergovernmental. Possibly need procedural changes to fully implement this at the development proposal level.
POLICY 1.7.11	No	No	Yes	Yes	Yes	No	
POLICY 1.7.12	No	No	Yes?	Yes	Yes	Yes	References the Conservation Element. Add definition for Manatee Protection Plan
OBJ 1.8	No	No	Yes	No	Yes	No	Objective is very vague. Consider revision.
POLICY 1.8.1	No	No	Yes	Yes	Yes	No	Add definitions for mixed uses, puds, internal trip capture
POLICY 1.8.2	Yes	No	Yes?	Yes	Yes	No	Add definition of borrow pit, including threshold
POLICY 1.8.3	No	No	Yes	No	Yes	No	
POLICY 1.8.4	Some	No	Yes	Yes	Yes	No	
POLICY 1.8.5	Yes	No	Yes	Yes	Yes	No	
OBJ 1.9	No	No	Yes	Yes	Yes	No	
POLICY 1.9.1	No	No	Yes	Yes	Yes	No	
POLICY 1.9.2	No	No	No	Yes	Yes	Yes	References the Community Facilities Element. Add definition for Master Stormwater Management Plan
POLICY 1.9.3	No	No	Yes	Yes	Yes	No	Add definition of Solid Waste Master Plan
POLICY 1.9.4	No	No	Yes	Yes	Yes	Yes	References the Community Facilities Element.
GOAL 2	No	No	Yes	Yes	Yes	No	Add definition for greenhouse gas
OBJ 2.1	No	No	Yes	Yes	No	No	Consider rewording
POLICY 2.1.1	No	No	Yes	Yes	Yes	NO	Add definition for energy/resource efficient homes, Smart Growth concepts, vehicle miles travelled
POLICY 2.1.2	No	No	Yes	Yes	Yes	No	
POLICY 2.1.3	No	No	Yes	Yes	Yes	No	Add definition for transit oriented development
OBJ 2.2	No	No	Yes	Yes	Yes	No	
POLICY 2.2.1	Yes	No	Yes	Yes	Yes	No	Add definition for site facilities
POLICY 2.2.2	No	No	No	Yes	Yes	No	Add definition for Employee Assisted Housing Program
POLICY 2.2.3	No	No	Yes	Yes	Yes	No	Revise policy for clarity
POLICY 2.2.4	No	No	Yes	Yes	Yes	No	
OBJ 2.3	No	No	Yes	Yes	Yes	No	
POLICY 2.3.1	No	No	Yes	Yes	Yes	No	Add definition for Amenities
POLICY 2.3.2	No	No	Yes	Yes	Yes	No	Add definitions for grayfields and brownfields
POLICY 2.3.3	No	No	Yes	Yes	Yes	No	
OBJ 2.4	No	No	Yes	Yes	Yes	No	
POLICY 2.4.1	No	Yes	Yes	Yes	Yes	No	Add definition for TDR

Future Land Use	Measurable Target	Defined Terms	Achieved	Major Issue	Statute Requires	Supports Others	Observations
POLICY 2.4.2	No	No	No?	No	Yes	No	Need to add to LDRs
POLICY 2.4.3	No	No	Yes	No	Yes	No	
POLICY 2.4.4	Yes	No	Yes	Yes	Yes	No	Add definition for density sending area (DSA), density receiving area (DRA), development rights
POLICY 2.4.5	No	No	Yes	Yes	Yes	No	Revise to include urban service area
POLICY 2.4.6	No	No	Yes	Yes	Yes	No	Add definition for Density/Intensity Rating System
POLICY 2.4.7	No	No	Yes	Yes	Yes	No	
POLICY 2.4.8	No	No	Yes	Yes	Yes	No	
POLICY 2.4.9	No	No	Yes	Yes	Yes	No	
POLICY 2.4.10	Yes	No	Yes	Yes	Yes	No	Add definition for TDR Deed of Transfer
GOAL 3	No	No	Yes	Yes	Yes	No	
OBJ 3.1	No	Yes	Yes	Yes	Yes	No	Add definition for Impact Area Map, LUPZ
POLICY 3.1.1	No	No	Yes	Yes	Yes	No	
POLICY 3.1.2	Yes	No	Yes	Yes	Yes	No	
POLICY 3.1.3	Yes	No	Yes	Yes	Yes	No	Add definition for noise sensitive land uses
POLICY 3.1.4	Yes	No	Yes	Yes	Yes	No	Add definition for CARS
POLICY 3.1.5	Yes	No	Yes	Yes	Yes	No	
POLICY 3.1.6	Yes	No	Yes	Yes	Yes	No	
POLICY 3.1.7	Yes	No	Yes	Yes	Yes	No	Add definition for potential peak noise area
OBJ 3.2	No	No	Yes	Yes	Yes	No	
POLICY 3.2.1	Yes	No	Yes	Yes	Yes	No	
POLICY 3.2.2	Yes	No	Yes	Yes	Yes	No	

H. Assessment of Changes to Florida Statutes

As part of the evaluation of the 2025 Comprehensive Plan's Future Land Use Element, the County examined changes in state statutory requirements since 2009, the last update of the Comprehensive Plan.

2009 Legislation

- Changes "Existing Urban service area" to "Urban service area" and revises the definition of such an area. Chapter 2009-96, section 2, Laws of Florida. Add to definitions.
- Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, Laws of Florida. Military installation compatibility has already been addressed. Add policy to address coordinated planning efforts with the City of Keystone Heights.

2011 Legislation ("Community Planning Act")

- Establishes definition for "affordable housing" [same meaning as in Section 420.0004(3)]. Section 163.3164(3) [previously in Rule Chapter 9J-5]. Add to definitions.
- Establishes definition of "antiquated subdivision." Section 163.3164(5). Add to definitions.
- Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code. No amendment necessary.
- Modifies requirements for the future land use element "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited."

2012 Legislation

- Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth. No amendment necessary.

I. Conclusions and Proposed Revisions

The Comprehensive Plan is substantively up-to-date and the County has done a good job of implementing its Comprehensive Plan. Most necessary amendments are those as required to provide greater emphasis on issues of particular importance to Clay County or for clarity.

Add the name of the Element to all GOPs to better differentiate among others in the Comprehensive Plan.

Add an Urban Service Boundary (to create more compact development area where the provision of infrastructure can be more cost efficient and rural areas are protected from premature growth)

Add a policy to conduct a special area plan study for the Orange Park Regional Activity Center
Increase density in the Urban Core to 16 du/ac if located within ¼ mile of a transit route and require a six-foot fence and spatial buffering for added height.

Move development “rights” policies that are throughout Element to one objective for easier reference and delete expired “rights”.

Removing Commercial Outdoor Recreation (COR) portion of Mixed Land Use category to create a Zoning District of the same. This would be a separate Zoning District permitted within Mixed Use developments.

Increased the density permitted for infill and TND development for the Rural Fringe, Urban Fringe and Urban Core land use designations.

Permit Low and Moderate Income or/ Elderly or Handicapped Housing to be developed within Rural Fringe, Urban Fringe and Urban Core at an additional 4 du/ac over highest density subject to locational criteria.

Policy added to coordinate with the City of Keystone Heights on the adoption and enforcement of airport protection and land use zoning regulations.

- General reorganization of objectives and policies
- Add a definitions section to the GOPs for easier reference.

The following offers easy identification of changes made to update the Future Land Use Element. New (added) language is underlined and removed (deleted) language is ~~struck through~~. Objectives and policies will be reorganized and renumbered and are shown here for textual changes. The number shown may not be the final objective or policy number.

FLU OBJ 1.1: ~~Future development will neither exceed the natural ability of the land to maintain vital natural functions, nor the availability of public facilities to support that development at the adopted level of service.~~ The County shall regulate new development to ensure the preservation and protection of floodplains, wetlands, upland native vegetative communities, wildlife and fisheries.

FLU POLICY 1.1.1: The County shall review all proposed developments in relation to specific and detailed provisions which at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water bodies consistent with this Element and ensure the compatibility of adjacent land uses
- c. Provide for open space;
- d. Ensure the protection of native vegetation and trees;
- e. Protect the conservation areas designated on the Future Land Use Map;
- f. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- g. Protect potable water wellfields and aquifer recharge areas; and
- ~~h. Ensure safe and convenient traffic flow on and off site and accommodate vehicle parking~~

needs;

- ~~i. Provide that development orders and permits issued shall not result in a reduction below the level of service standards adopted in this plan;~~
- ~~jh. Protect against adverse impacts to wildlife and their habitats; and~~
- ~~k. Ensure the availability of suitable land for utility facilities necessary to support proposed development. For privately provided facilities, this shall be accomplished through land development regulations and the development review process~~

FLU POLICY 1.1.2: (no revision)

FLU POLICY 1.1.3: Clay County shall establish and require an adequate level of service for water, wastewater, stormwater and solid waste facilities to serve the unincorporated areas as defined in the Capital Improvements Element. (changed to FLU POLICY 1.3.5)

FLU POLICY 1.1.4: (no revision but changed to FLU POLICY 1.3.6)

FLU POLICY 1.1.5: (no revision but changed to FLU POLICY 1.3.7)

FLU POLICY 1.1.6: (no revision but changed to FLU POLICY 1.3.8)

FLU OBJECTIVE 1.2: ~~Clay~~ The County shall discourage urban sprawl by directing urban growth to ~~those areas~~ the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan. (changed to FLU OBJ 1.5)

FLU POLICY 1.2.1: Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the ~~Centralized Water and Sewer Area~~ Urban Service Area except for those areas designated Rural Fringe wherein a minimum density of one unit per net acre is allowed. ~~Amendment 03-2, November 25, 2003.~~ (changed to FLU POLICY 1.5.4)

FLU POLICY 1.2.2: The Centralized Water and Sewer Service Area Map is identified in the future land use map series and shall be updated annually. ~~The Centralized Water and Sewer Service Area are designed to accommodate and encourage compact and contiguous urban development.~~

The land ~~included~~ within the Centralized Water and Sewer Service Area Map is served or is planned to be served with adequate water and sewer services, which are guaranteed through development agreements or by ‘agreements to serve’ by the Clay County Utility Authority, based on the County’s adopted level-of-service standards. ~~The Centralized Water and Sewer Service Area Map shall be updated annually.~~

Existing development within the Centralized Water and Sewer Service Area that is served by individual potable water and sewer systems may continue to be served by said individual systems. However, whenever feasible, it is recommended to consider connection to central services as specified in this Plan. In case wells or septic tanks are malfunctioning and need to be replaced, it is subject to connection to appropriate central services pursuant to Chapter 64E F.A.C. (changed to FLU POLICY 1.5.6 and 1.5.7)

FLU POLICY 1.2.3: Central water and sewer are neither intended nor required for areas outside the Urban Service Area. When population increases warrant the expansion of the Urban Service Area or

if the absence of such facilities would result in a threat to the public health or safety, the Centralized Water and Sewer Service Areas may be expanded to include undeveloped land in or near existing urban areas. Services and facilities must be guaranteed through 'agreements to serve' by the Clay County Utility Authority or any appropriate service providers. (changed to FLU POLICY 1.5.8)

FLU POLICY 1.2.4: All development, excluding development or redevelopment of vacant residential lots with densities less than 3 dwelling units per net acre, within the Centralized Water and Sewer Service Areas shall be served by central water and wastewater services, if available as described in the Definition portion of this Element. Onsite sewage treatment and disposal systems will be allowed within the Centralized Water and Sewer Service Area if central sewer is not available.

~~"Available," (Chapter 381.0065(2)(a) F.S.) as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:~~

- ~~a. For a residential subdivision lot, a single family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right of way that abuts the property line of the lot, residence, or establishment.~~
- ~~b. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right of way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights of way or easements.~~
- ~~c. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one fourth mile of the development as measured and accessed via existing easements or rights of way.~~
- ~~d. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights of way or easements.~~

The use of existing onsite sewage treatment and disposal systems serving land use within the Centralized Water and Sewer Service Areas of the County as depicted on the *Centralized Water and Sewer Service Area Map*, may continue in a manner consistent with the requirements specified by Chapter 381.00655(2)(b) F.S.: A publicly owned or investor-owned sewerage system may, with the approval of the County Health Department, waive the requirement of mandatory onsite sewage disposal connection if it determines that such connection is not required in the public interest due to public health considerations. (changed to FLU POLICY 1.5.9 and the Definition section)

FLU POLICY 1.2.5: ~~Central water and sewer are neither intended nor required for areas outside the Centralized Water and Sewer Service Area. Lines may be extended if the absence of such facilities would result in a threat to the public health or safety.~~ Existing non-contiguous industrial lands outside the existing water and sewer service area may be served by on-site central water and sewer services. (changed to FLU POLICIES 1.5.8 and 1.5.10)

FLU POLICY 1.2.6: (no revision but changed to FLU POLICY 1.5.14)

FLU POLICY 1.2.7: Commercial, Business Park, and Industrial development shall be served by continuous paved access. Improvement of non-paved County or private roads shall be required where necessary to provide continuous access. *Remedial Plan Amendment 03-1, November 22, 2005.* (changed to FLU POLICY 1.5.15)

FLU POLICY 1.2.8: Access management controls, including, but not limited to, joint driveways, frontage roads, and cross access agreements along collector and arterial roadways shall be applied to all development and redevelopment proposals consistent with the provisions contained within the Land Development Code. The Land Development Code shall also include Subdivision Regulations which require all residential lots to have vehicular access to the internal street system. (~~CPA Cycle 08-2~~)

Within the limits of the Urban Service Area~~Central Water and Sewer Area~~, lots may be developed utilizing existing access easements provided that the improvements associated with access (including roads, sidewalks, drainage and street trees) shall be provided at the County paved road standards. For purposes of this policy, existing easement shall be defined as those easements created prior to August 1, 1996. A maximum of 20 lots shall be permitted access to any single easement located within the ~~Central Water and Sewer Area~~Urban Service Area.

When access by easement is provided to residential lots not included within a plat, the minimum width of the easement shall be 30 feet; when a plat is required, the minimum width of the easement shall be 40 feet. (changed to FLU POLICY 1.5.16)

FLU POLICY 1.2.9: (no revision but changed to FLU POLICY 1.5.17)

FLU POLICY 1.2.10: (no revision but changed to FLU POLICY 1.5.18)

FLU POLICY 1.2.11: (no revision but changed to FLU POLICY 1.5.19)

FLU POLICY 1.2.12: (no revision but changed to FLU POLICY 1.5.20)

FLU OBJ 1.3: (no revision but changed to FLU OBJ 1.4)

FLU POLICY 1.3.1: The Future Land Use categories are declared to be a part of the adopted Future Land Use Policies. The categories have been developed to help in the determination of where development should occur over the planning period and are described below:

- a. Agriculture – “AG” (Rural): This classification is intended for those areas of the County designated as appropriate locations for all types of agricultural pursuits including crop production, pasture land for grazing cattle and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands account for an important segment of the Clay County economy and play a vital role in the conservation of the County's natural resources.

These uses are generally characterized by being situated in areas removed from urban services, having very sparse densities and exhibiting a rural character. The Plan recognizes the value of these lands for agricultural and silvicultural activities, at both a small and large scale, and, therefore, recognizes their potential suitability for limited residential development at a density of one unit per twenty gross acres.

- b. Agriculture/Residential – “AR” (Semi-Rural): This designation allows a final transition between suburban residential densities and major agricultural and silvicultural activities. The very low density of one dwelling unit per ten gross acres allows individual family agricultural operations. This designation accommodates the existing rural pattern of residential use that has adequate access and is suitable for continued low density development. Some locations in Agriculture /Residential may qualify for a density of one unit per five gross acres if the requirements of tract size, clustering and points in Future Land Use Objective 3 1.4 and its policies.
- c. Rural Residential – “RR” (Exurban): These areas will serve as a transition between areas with planned urban services, agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban level public services if feasible. Rural residential areas will provide a low density residential character.

Designation of these areas on the Future Land Use Map is based on recognizing a number of existing and future development factors. These include areas with soil conditions suitable for individual wells and septic systems; existing rural subdivisions with little or no infrastructure improvements, including unpaved roads; small farm or recreational and low intensity institutional uses; and areas which are in close proximity to but outside of, planned urban services and are not anticipated to develop at an intensity to require significant urban services within the planning period.

Allowable residential density under this category shall be one dwelling unit per 5 net acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use Objective 1.34 and its policies are met.

- d. Rural Reserve – “RRSV” (Transitioning Suburban): Land within the Rural Reserve land use category functions as a transition between suburban and exurban/rural densities and is intended for lands that may be served by central services. The Rural Reserve Land Use Category is intended for application to lands that are located near existing development of both rural and suburban densities: adjacent to suburban developments that may be served by central water and sewer and that are served by paved roads as well as near the older, existing development within the county that exhibit more rural character with densities of less than 1 unit per 2 gross acres and which may not be served by paved roads.

The maximum residential density permitted is 1.5 dwelling units per gross acre. Vegetated perimeter buffers that include preserved or planted vegetation and provide an effective visual screen (at least 85% opacity within three years) are required at a minimum width of 50 feet. The perimeter buffer is calculated at 2.5 percent of the average lot width and depth. Perimeter buffers would also apply along roadways. ~~Perimeter buffers must include preserved or planted vegetation to provide an effective visual screen for development.~~

In calculating the average parcel width or depth, the length of either the width or depth may be reduced if wetlands with the following characteristics cross the perimeter:

- (1) Wetland must be a vegetated wetland or preserve area that will not be developed.

- (2) Wetland or preserve area must have a depth of at least 50 feet measured at the property line.

The Rural Reserve Land Use Category may include up to 25 percent of the developed dwelling units as multi-family units.

At least 35% of a parcel must be preserved as permanent open space. This may include perimeter buffers, wetlands, wetland-upland buffers, parks, and other open space (not including retention ponds). At least 5% of a development parcel must be used as active recreation open space. *Amendment 07-1, May 2007.*

- e. Rural Fringe – “RF” (Suburban): This designation is reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer service can be easily provided. Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

A maximum density of 7 units per net acre may be allowed within the Rural Fringe designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations.

- f. Urban Fringe - “UF” (Urban): This designation is reserved for land accessible to existing urban services and located in the immediate expansion area where extension of public services can be easily provided. Densities in this area shall be a minimum of ~~one~~ two units per net acre and a maximum of four units per net acre. This density category is generally characterized by single family attached/detached housing units. ~~A maximum 6 units per acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.~~

A maximum density of 14 units per net acre may be allowed within the Urban Fringe designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum of 10 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

- g. Urban Core (10) - “UC-10” (Urban): This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification ~~is generally characterized by single family housing, including~~ includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing.

Areas within this category may be suitable for a higher intensity use, upward to a maximum of

ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation on the *Future Land Use Map* for the provision of housing for the elderly or handicapped and housing for very low-, low-income and moderate-income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

- h. Urban Core (16) - “UC-16” (Urban): This designation is intended for land within the core of urban service areas and accessible to employment centers. Permitted density within this area may be up to 16 units per net acre. The site must be served by central utility services and located within ¼ mile of a transit route. Where adjacent to single, two or three family residential, a six foot in height masonry wall (architecturally finished on all sides and if block wall, painted on all sides) or a six foot in height solid wooden fence with finished side out, shall be required in addition to the perimeter buffer requirements of Article VI of the Land Development Regulations.

A maximum density of 20 units per net acre may be allowed within the Urban Core (16) designation on the *Future Land Use Map* for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations.

- hi. Commercial – “COM”: The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type commercial uses.

The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. ~~The full retail commercialization of an intersection however shall be avoided unless sufficient justification of need is provided.~~ The development shall create a commercial node, not a strip, with a mixture of retail, office, and hotel uses.

~~The planned and coordinated development of live/work units or upper story attached residential uses may be permitted within the Commercial areas. A maximum of 1 dwelling unit per 1,000 commercial leasable floor areas may be allowed if it satisfies an examination of the following:~~

- ~~1. Compatibility with surrounding uses;~~