

Appendix 10.5

Land Use Plan Descriptions

10.5 Land Use Plan Descriptions

The current Putnam County Comprehensive Plan Future Land Use Map (FLUM) designation for the entire Seminole Generating Station (SGS) site, including the area for the proposed Seminole Combined-Cycle Facility (SCCF), is Public Facilities (PF), which is consistent with power plant generating facilities use. The Putnam County Board of County Commissioners (BOCC) adopted the PF FLUM designation for the SGS site on March 14, 2017.

This appendix provides copies of the following excerpts from the Putnam County Comprehensive Plan:

- Cover page of the Putnam County Comprehensive Plan Future Land Use Element
- Objective A.1.7 and Policies A.1.7.1 through A.1.7.4 addressing availability of land for utilities
- Policy A.1.9.3 A. 8. Public Facilities land use category description
- Policy A.1.9.3 B. 5. Planned Unit Development
- Policy A.1.9.3 B. 7. Linear facilities
- Comprehensive Plan definitions - Community Facilities and Services

Attachment



PUTNAM COUNTY COMPREHENSIVE PLAN

EXHIBIT AA

FUTURE LAND USE ELEMENT

- E. There shall be a Historic District Protection Zone (a.k.a. Historic District Buffer Zone) as defined by Figure A-4. Development within this zone shall be reviewed by the County to determine whether it will negatively impact the Melrose Historic District and require sufficient buffering and screening in accordance with the Land Development Code where the county determines that there is a potential for a negative impact.
- F. Old growth trees shall be protected within the historic district boundaries pursuant to the process and standards established by the Historic District Committee. Old growth trees will be any tree that is over fifteen (15) years old.

Objective A.1.6: Putnam County shall discourage urban sprawl by immediately implementing the following policies. Further, regulations in the Land Development Code shall implement the following policies:

Policy A.1.6.1: The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.

Policy A.1.6.2: Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling and within designated commercial nodes (at the confluence of collector or arterial roads) in the Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3

Policy A.1.6.3: Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.

Objective A.1.7: Putnam County shall ensure the availability of suitable land for utility facilities necessary to support proposed development through the development review process as regulated in the Land Development Code.

Policy A.1.7.1: Land suitable for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map and a means shall be established for acquiring the sites through the development review process.

Policy A.1.7.2: All suitability analyses for utility sites which would require an amendment to the Future Land Use Map shall be conducted at the Future Land Use Map amendment stage of the process.

Policy A.1.7.3: Criteria, including but not limited to, access, buffering, environmental constraints, proximity to existing and future population centers, and compatibility to adjacent properties shall be considered when reviewing siting of future utility facilities.

Policy A.1.7.4: Consistent with Section 163.3208, F.S., new electric substations shall be permissible in all future land use categories in the County, except within the Conservation future land use category.

Objective A.1.8: Putnam County's Land Development Code shall continue to maintain provisions for mixed land use development techniques.

Policy A.1.8.1: These mixed land use development techniques shall promote the following:

boundary line of the SPDW Special Planning Area, except within preserved wetland areas. An 8 foot high masonry wall and a vegetative buffer at least 9 feet in width shall be installed and maintained along the north boundary line of the SPDW Special Planning Area adjacent to the Clifton Road right-of-way.

- 4) In the event of a conflict between the special conditions and development standards established in Policy A.1.9.3.6.h. and any other goal, objective, or policy in this comprehensive plan, the more strict provisions shall control.
-
7. **Mining:** The Mining category on the Future Land Use Map consists of areas of potentially valuable minerals or extractable resources currently under ownership or lease for present or future planned mining activities. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
 - a. Activities permitted shall include the appropriate use, reclamation and protection of areas suitable for the extraction of minerals and extractable resources, in accord with the environmental protection policies of the Plan.
 - b. Mining area ownerships and leaseholds that have been approved for mining operations by Putnam County, prior to the adoption of this Plan, shall have a continuing right to conduct mining operations. After Plan adoption, proposed mining areas shall be permitted only after zoning review and approval.
 - c. Mined out, reclaimed and restored areas shall be reviewed under the comprehensive plan and placed in other land use categories after a comprehensive plan land use amendment in accordance with Section 163.3184, FS.
 - d. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the land development code. Agricultural activities must comply with best management practices as provided for in Policy A.1.4.9 and Policy E.1.3.5.
 - e. Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
 - f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
 8. **Public Facilities:** The Public Facilities category on the Future Land Use Map consists of areas either in use or appropriate for Community Facilities and Services. Additional locations for Community Facilities and Services are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
 - a. Existing Agricultural Uses will be subject to the non-conforming use provisions of the land development code.

- b. Limited residential uses that are accessory to a principal use will be permitted subject to detailed and specific standards of the land development code and the following conditions:
 - (i) The site must contain a conforming public facilities use;
 - (ii) The residential unit must be occupied by the owner or employees of the public facilities use on the site;
 - (iii) The residential unit must be accessory in use and size; and
 - (iv) The residential unit must be located on the same site as the public facilities
 - c. Compatible commercial and industrial development related to a public facility use is permitted.
 - d. Community Facilities and Services Types 1, 2, 3 and 4 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.
 - e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.
 - f. The maximum permitted Floor Area Ratio is 0.5:1. The maximum permitted Impervious Surface area is 70 percent. The actual maximum Floor Area Ratio Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.
- 9. Agriculture I:** The Agriculture I category on the Future Land Use Map consists of areas used for cropland, pasture and other agricultural activities, vacant land, and residential parcels of land some of which exceed the Density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.
- a. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the land development code. Agricultural activities must comply with best management practices as provided for in Policy A.1.4.9 and identical Policy E.1.3.5.
 - b. Residential development shall be allowed at a density of 1 dwelling unit per 10 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres subject to a density determination made according to the point score methodology provided in Policy A.1.9.4. Vested subdivisions, which exceed the maximum density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the land development code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.

- d. The development does not have significant adverse effect on natural resources or surrounding agricultural uses, as shown by meeting the requirements of the several goals, objectives and policies of the Comprehensive Plan.
 - e. The development meets all requirements of local building and zoning codes.
 - f. The developer shall provide for all infrastructures in accordance with Comprehensive Plan requirements for Levels of Service and concurrency.
5. Planned Unit Development (PUD) Zoning
- a. PUD Zoning may be applied as an optional zoning district within any future land use designation. The approval of a PUD application will not require a land use amendment provided the proposed PUD:
 - (i) Is shown to be consistent with the goals, objectives and policies of the Plan and the applicable standards and criteria of the County land development regulations;
 - (ii) Does not increase the Intensity or Density of use defined for the underlying land use or qualifies for additional Density bonuses to the underlying land use category based upon the provision of design features of significant public benefit.
6. Site Specific Future Land Use Standards
- a. Development of the River Bend Estate project site, Future Land Use Map amendments by Hansford et.al. (MA-06-05) and McGee (MA-06-09), is limited to a maximum density established and adopted by Ordinances #2007-25 and #2007-26 and an Agreement approved 08/14/07.
 - b. Development of the Wal-Mart Distribution Center, Future Land Use Map amendment by Froelich Brothers/Wal-Mart (MA-06-010), is limited to a maximum intensity established and adopted by Ordinance # 2007-27 and a Memorandum of Understanding adopted 08/28/07. Development is also subject to a Stipulated Settlement Agreement with the Florida Department of Community Affairs approved 9/23/08 and a remedial amendment adopted by Ordinance #2008-32 on 9/23/08.
 - c. Development of the Hutchins Enterprises Future Land Use Map amendment (MA-07-002) is limited to a maximum density and intensity established by Ordinance # 2007-45 and an Agreement adopted 12-11-07. Density is limited to one (1) dwelling unit per five (5) acres.
 - d. Development of the Industrial site of Future Land Use Map amendment (MA-07-012) is limited by an Agreement which limits maximum intensity to 375,000 square feet of light industry. The FLUM amendment with Agreement was adopted by Ordinance # 2008-21 on 6/24/08.
 - e. Development of the Industrial site of Future Land Use Map amendment by A&S Timber (MA-07-014) is limited by an Agreement that limits intensity to 1,700,000 square feet of light industry and 120,000 square feet of commercial.

The FLUM amendment with Agreement was adopted by Ordinance # 2008-22 on 6/24/08.

- f. Development of large scale Future Land Use Map amendment by Town Center of Merryfield (LM-09-004) is limited by an Agreement that limits intensity and density to 20,000 square feet of commercial, 75,000 square feet of office floor area, 75,000 square feet of light industrial building area and up to 21 single family residential units on a minimum lot area of one acre. The Project shall be served by a central water system. Phase I of the project shall be limited to a maximum of 20,000 square feet of Commercial/Retail building area and 75,000 square feet of Industrial (warehousing) building area for which central water is currently available. No development beyond Phase I shall be approved until Putnam County receives written confirmation that additional central water capacity is available to accommodate the proposed phase(s). A performance-based, enhanced, on-site treatment and disposal system shall be used for wastewater treatment until such time that central wastewater services is available to the site. The FLUM amendment with Agreement was adopted by Ordinance #2009-60 on December 22, 2009.

7. *Linear facilities necessary for the distribution or transmission of gas, electricity or water, are permitted in all future land use categories and zoning districts and are consistent with both the Putnam County Comprehensive Plan and the Land Development Code. Linear facilities include, but are not limited to, pipes, cables, utility tunnels, power lines, towers, poles, tracks or the like.*

Policy A.1.9.4: The following point score methodology shall be use as the basis for determining the maximum residential Density allowed for parcels of land designated Agriculture I, Agriculture II, Rural Residential, Urban Reserve and Urban Service land use categories as depicted on the Future Land Use Map. This policy establishes the maximum Density allowed for future development in the applicable future land use designations; however the applicable zoning district will establish the minimum lot size. The lot size allowed by zoning may vary so long as the maximum Density is not exceeded for any legally established parcel of land that existed on or before December 19, 1991 at 5:00 p.m. The purpose of allowing variations in lot size is to encourage the clustering of residential development and preservation of environmentally sensitive lands and open space. The land development code will specify appropriate mechanisms to ensure that the maximum Density is not exceeded on any parcel of land.

Residential Density shall be expressed in terms of the number of dwelling units allowed per net acre of land. The net acreage of any parcel of land is determined by subtracting the total acreage of any surface water body such as lakes, rivers and creeks from the total acreage of a parcel of land. For purposes of residential Density, vegetated wetlands shall not be considered surface water body. For example, if the point score methodology determines the maximum Density allowed on a 10-acre parcel is one dwelling unit per net acre, and the parcel of land contains 2 acres of surface water and 2 acres of vegetated wetland, then the parcel of land could contain up to a maximum of 8 dwelling units. The 8 dwelling units would be required to be sited on the 6 acres of upland.

conformity with the provisions of the comprehensive plan and ultimately returns the property to private ownership.

Policy A.1.14.2: Putnam County will encourage and assist private landowners to work towards solutions to the platted lands problem through participation in applicable state land acquisition programs.

Comprehensive Plan Definitions The following definitions shall be used in review or interpretation of this Comprehensive Plan. Where a definition contained within this section is different or inconsistent with the definition contained in enabling State legislation, the definition contained herein shall be utilized.

ACTIVITY-BASED RECREATIONAL USES means recreational activities providing the participant user with a built court, field or structure for a specific activity or activities of activity-based uses include, but are not limited to, playgrounds, softball and baseball fields, basketball courts and recreation centers.

AGRICULTURAL USES means the use of land for agricultural purposes including but not limited to, the cultivation of crops; the keeping and raising of livestock; pasturage; silviculture; horticulture; floriculture; aquaculture; viticulture; animal and poultry husbandry; and confined feeding operations. (See also the definition of "intensive agricultural uses")

INTENSIVE AGRICULTURAL USES means Agricultural Uses which, by nature of either the customary operation of the use, or the manner in which such uses customarily utilize a site, are likely to have adverse impacts of noise, odor, dust or other adverse sensory impacts on adjacent or nearby residential uses. Such uses include, but are not limited to, slaughtering or processing of farm animals; sawmills; borrow pits of 5 acres in size or greater; and feedlots, hog farms, poultry farms and dairies which require a waste disposal permit from the Florida Department of Environmental Protection.

COMMERCIAL USE means an occupation, employment or enterprise associated with the sale, rental or distribution of products, or performance of service.

COMMUNITY COMMERCIAL means Commercial Uses, which serve the day-to-day needs and supply the more durable and permanent needs of a community. Community Commercial uses include, but are not limited to, Commercial Uses allowed in Neighborhood Commercial, home improvement centers, furniture stores, movie theaters, bowling alleys, department stores, and automobile, boat and RV sales.

NEIGHBORHOOD COMMERCIAL means Commercial Uses, which serve the daily needs of contiguous neighborhoods. Neighborhood Commercial uses include, but are not limited to, retail sales and services.

COMMUNITY FACILITIES AND SERVICES are facilities or services which may be public or privately owned, and are established and intended to provide public benefit. There are four types of Community Facilities and Services:

Type 1 are community services including, but not limited to, government buildings; libraries; religious facilities; civic and community centers; police, fire and emergency services facilities; child/day care; and schools.

Type 2 are light infrastructure facilities, including but not limited to, water wells, water tanks, sewage pump stations, electrical substations, and water and wastewater treatment plants with a capacity of less than 500,000 gallons per day.

Type 3 is post-secondary community services including but not limited to, public or private universities, colleges, and vocational/technical schools.

Type 4 are heavy infrastructure facilities, including but not limited to, maintenance yards, motor pools (vehicle maintenance facilities), airports, landfills, solid waste transfer stations, water and wastewater treatment plants with a capacity of 500,000 gallons per day or greater, power generating plants and facilities, correctional facilities and similar uses.

DENSITY for the purpose of residential Density means an objective measurement of the number of residential units allowed per net acre of land. Net acreage is determined by subtracting the acreage of Surface Water Bodies from the total acreage of a parcel of land.

ENVIRONMENTALLY SENSITIVE LANDS are land areas such as wetlands, floodplains, areas of high aquifer recharge and other lands that have been deemed as such by an appropriate federal or state agency.

FLOOR AREA RATIO is the gross floor area of all buildings on a lot divided by the lot area.

IMPERVIOUS SURFACE means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, lime rock, shell, or clay, as well as most conventionally surfaced or paved streets, roofs, sidewalks, parking lots, wet retention/detention ponds, pools and other similar structures.

INDUSTRIAL USES means uses associated with manufacturing, assembly, processing, fabrication, repair or storage of products.

INTENSITY means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground, and the measurement of or demand on facilities and services, and the allocation of typical uses within each of the future land use categories. For purposes of this plan, Floor Area Ratio, Impervious Surface coverage, the concurrency management system and the types of permitted uses in each of the future land use categories as shown on the Future Land Use Map are measures of Intensity.

NODE or NODAL AREA means the developed or developable land area at the confluence of collector or higher classified roadways, which are suitable for medium to high Densities and Intensities of use for either single, multiple or mixed use development.

RURAL RECREATIONAL USE means any commercial or non-commercial recreational activity, which by the nature of either the customary operation of the use or the noise impact of such use, requires that the use be located on a large parcel of land and may be appropriately located outside the urban area. Allowed uses shall include, but not be limited to, private non-profit camps, racetracks, gun and archery ranges, off road vehicle facilities, mud bogging and motorcycle dirt tracks and courses.

SURFACE WATER See Water Bodies.

URBAN SPRAWL means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-Intensity or low-Density urban uses, the primary indicators of which are:

- (a) Promotes, allows, or designates for development substantial areas to development as low-intensity, low-density or single use development or uses;
- (b) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;