

Policy I-1.4.5 Rural Transition Future Land Use Category

The Rural Transition Future Land Use Category is intended to address “edge” conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. These “edges” represent areas where lower rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques.

This Future Land Use Category provides for residential development at densities equal to or less than **one (1) dwelling unit per five (5) net buildable acres**, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

Alternatively, residential development not to exceed a maximum density of **one (1) dwelling unit per three (3) net buildable acres** may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed **a maximum density of one (1) dwelling unit per one (1) net buildable acre** may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law.

A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a fourth alternative, residential development not to exceed a maximum density of two (2) dwelling units per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a Rural Conservation Subdivision utilizing a PUD zoning and meeting the following the restrictions:

1. Minimum Size: The PUD must contain a minimum of 100 acres of net buildable area.
2. Location: A portion of the PUD must be within one (1) mile from any utility service area boundary or utility connection, public or private.
3. Central Utilities: Development of the property must include central potable water, central waste water and provide infrastructure for the future connection to a re-use water system for landscape irrigation.
4. Open Space: A minimum of fifty percent (50%) the net buildable area of the PUD shall be designated as open space as an amenity and buffer for the parcel and shall be configured with connections between major open spaces. The required minimum open space shall be dedicated by plat or other legal instrument to the County or Home Owner's Association (HOA) duly created for the property. A management plan shall be prepared and approved to provide minimal enhancement where appropriate and long term maintenance of the open space.
5. Perimeter Buffer: To the extent practicable and except in areas required for access, a minimum 50 foot (50') buffer shall be established around the perimeter of the property. Said buffer shall count towards the minimum open space requirement.
6. Wetlands: There shall be no encroachments into wetlands located on any parcel within the PUD.
7. 100 year Flood: There shall be no encroachments into the 100 year flood areas on any parcel within the PUD.
8. In order to minimize impervious areas the following must be included within the PUD:
 - a. Roadway width: Allow for a maximum of 9 feet of paved surface for all travel lanes that are internal to the property, unless additional paved surface for travel lanes is required for fire or EMS service. An additional 3 ft. of pavement may be provided for bicycle lanes on each travel lane;
 - b. Cluster the higher density portions of the development in order to reduce overall road length;
 - c. Limit the front residential building setbacks to a maximum of 22 feet (including porches) to shorten drive ways on all lots less than 60 feet in width;
 - d. Install porous pavement / pavers for all access drives and parking; and
 - e. Allow shared driveways for higher density single family homes.
9. Housing Types: A minimum 10% of the lot sizes shall be less than 5,000 square feet and a maximum of 20% of the lot sizes shall be greater than 10,000 square feet.
10. Impervious Surface Ratio: Shall be allowed up to 75% for individual home sites containing less than 7,000 square feet.
11. Community Garden: Areas within the open space shall provide for a community garden opportunity.
12. Private Irrigation Wells: When reclaimed water is being provided by a utility through a point of connection, the use of water for landscape irrigation from a well is not authorized, unless the reclaimed

water supply becomes unavailable or a consumptive use permit for the use of water from the well is obtained from the St. Johns River Water Management District pursuant to Part II, Chapter 373, F.S.

13. Landscape: A Florida-friendly landscaping plan should be used in all areas to decrease water and fertilizer requirements while increasing disease and drought resistance of the plants.

14. Stormwater:

- a. To the extent feasible or as required by the applicable water management district, stormwater runoff should be infiltrated rather than discharged off-site. Soils on the proposed site have a high infiltration capacity and much of the existing natural drainage is to localized depressions. Stormwater treatment ponds should not discharge to sinkholes.
- b. On-site stormwater treatment can be provided in rain garden depressions and road-side swales for medium and low density residential lots. One or more larger stormwater treatment pond is likely to be needed for more dense residential area. These can be designed as wetlands with native plantings to aid nutrient removal and create attractive natural appearing water features.
- c. Avoid stormwater pipes for collection systems, but if necessary in higher density areas, roof downspouts should not be directly connected and runoff from any other impervious areas should discharge to vegetated areas before reaching a piped system.

The maximum Impervious Surface Ratio within this category shall be 0.30, except for agricultural uses, civic uses, Economic Development Overlay District and recreational uses, and all rural support uses within Rural Support Corridors, for which the maximum impervious surface ratio shall be 0.50.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations;
- Rural Support uses as provided for in this Comprehensive Plan; and
- Economic Development Overlay Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Daycare services;
- Outdoor Sports and recreation clubs;
- Civic uses;
- Animal specialty services;
- Unpaved airstrips;
- Public order and safety;
- Utilities; and
- Ports and Marinas