

EXHIBIT L

INTRODUCTION

Branan Field Master Plan

The Clay County Board of County Commissioners established the Branan Field Sector Plan in April of 2000 by adopting a set of Goals, Objectives and Policies (GOPs). These GOPs have been revised to further reinforce the urban form established by the Sector Plan and to implement the Master Plan. These GOPs are not associated with statutory Sector Plans or Specific Area Plans.

BF FLU GOAL 1 Establish a process and specific development criteria applicable to lands within the Branan Field Master Plan Area that implements a long-range systems planning approach to natural resource protection and transportation planning; ensures availability of suitable land for public facilities; defines desirable development patterns; provides incentives for implementation; and requires financial feasibility for the provision of infrastructure prior to development.

BF FLU OBJ 1.1 The County will establish incentives to preserve transportation corridors, the Primary Conservation Network (BF PCN), public recreation sites, and public facilities to ensure development consistent with these Goals, Objectives and Policies.

BF FLU POLICY 1.1.1

The County will implement standards which may include an Adequate Public Facilities requirement program, the establishment of special taxing districts, and/or special impact fees to preserve public infrastructure and facilities consistent with the Master Plan.

BF FLU OBJ 1.2 The County will guide development within the Master Plan Area and protect the ability to implement the Branan Field Plan.

BF FLU POLICY 1.2.1

Lands within the BF Master Plan Area shall be subject to the Goals, Objectives and Policies of the Branan Field Elements, as well as those of the 2040 Comprehensive Plan. In the event of conflict between the two, the area of conflict will be resolved in favor of the more specific Branan Field Elements. However if elements of the 2040 Plan are more stringent, they will prevail.

BF FLU POLICY 1.2.2

The County shall review all proposed development for consistency with the Branan Field Master Plan Area Future Road Network (the Dashed Line Roads) which is part of the Master Plan. The County will act to protect the intent of the Road Network prior to the approval of development plans.

BF FLU OBJ 1.3 The County will establish a long range strategic planning approach to natural resource protection and will regulate new development within the Master Plan Area to ensure the preservation and protection of wetlands and upland native vegetation communities.

BF FLU POLICY 1.3.1

Prior to or concurrent with development of the Master Plan, the County shall implement the Primary Conservation Network (BF PCN) within the BF Master Plan Area protecting environmentally sensitive lands, hydrologically sensitive lands and preserving wildlife habitat.

The implementation plan shall include coordination with state and federal agencies and other groups to pursue matching grants for the acquisition of BF PCN lands.

BF FLU POLICY 1.3.2

Natural water bodies and major drainage features within the BF Master Plan Area shall be protected with the establishment of the BF PCN.

The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a minimum of 200 feet in width or a minimum of 25 feet from the jurisdictional wetland line, whichever is greater.

Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established land trust, or the County. These lands shall be deeded to one of these agencies or to the homeowners' association, with specific restrictions prohibiting development or disturbance except for environmental management or by the creation of hiking trails.

BF FLU POLICY 1.3.3

The County will coordinate its resources with existing state and federal programs that provide funding assistance to acquire environmentally sensitive lands. The County will provide assistance to landowners within the BF PCN boundary with submittal, supported by the Master Plan, to the appropriate agencies for consideration of purchase.

BF FLU POLICY 1.3.4

Land Development Regulations shall implement the land use categories within the Master Plan Area. The land use regulations will provide for higher density through an enhanced density program, mixed uses, and other innovative approaches to conserve open space and environmentally sensitive areas. Proposed developments shall be evaluated for conformance with the Branan Field land development regulations through review of development submittals and written narratives.

BF FLU OBJ 1.4 The County shall define specific development standards in land development regulations to guide development within the Master Plan.

BF FLU POLICY 1.4.1

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU) and BF Rural Neighborhood Center (BF RNC). The location and mix of development shall be consistent with the Master Plan Land Use Map.

BF FLU POLICY 1.4.2

BF Master Planned Community (BF MPC)

1) *Land Use*

The BF Master Planned Community (BF MPC) land use category provides the opportunity for a mix of uses in one project, but may be developed as a combination of individual projects, the density and development characteristics to be determined relative to activity centers, neighborhood centers, PCN and existing development characteristics. The BF MPC is characterized by a mix of residential, recreation and neighborhood commercial uses within clearly defined neighborhoods. Civic buildings for education, community meetings, religion and culture serve as landmarks by being centrally located either in or in close proximity to neighborhood centers. This balanced mix of land uses allows for increased efficiency and economy by providing home, work, and service places in close proximity to each other.

2) *Density*

The density range in the Master Planned Community is one dwelling unit per three gross acres to 12 dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of 2 to 5 units per gross acre at any time, across the total BF MPC areas. Higher density and senior housing, when provided, will be placed adjacent to the Neighborhood Centers, Community Centers, Activity Centers and transit lines to provide travel opportunities for the least mobile residents. The density will be reduced based on distance from Neighborhood Centers, Community Centers

and Activity Centers, placing housing with lower densities near conservation areas.

3) *BF MPC Neighborhood Principles*

Planning within the BF MPC should be in the form of complete and integrated neighborhoods containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the BF MPC residents. Each neighborhood should be designed so that housing is generally within a 1 mile radius of a Neighborhood Center (shops, services and civic uses) or Community Center. This radius may be increased where natural features or community facilities and services interrupt such design. The requirement for a Neighborhood Center may be eliminated when development is less than 3 units per gross acre (Contemporary Residential). The BF MPC should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Local and collector streets and pedestrian/bike paths should contribute to a system of fully-connected routes from individual neighborhoods to the Neighborhood Center, Community Center, activity nodes and other neighborhoods. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting.

Neighborhoods within the BF MPC should have well defined edges and centers with common areas where neighbors can interact. The common area may take the form of a park, playground or recreation center provided it fits the population it is intended to serve. Edges should be defined, whenever possible, by natural buffers such as tree screens, wetlands, and/or lakes, rather than physical barriers such as walls or fences.

The BF MPC development pattern is arranged in the form of villages, with three zones encouraged within each village. Starting with the business and civic core known as the Neighborhood Center, this zone is intended to serve local residents. The Village Zone occupies the area around the Neighborhood Center. This zone is characterized by denser multi-family, townhome, and small-lot single family residential units. The Suburban zone is located around the Village Zone or may be immediately adjacent to Neighborhood Centers. A designated Activity or Community Center may substitute for the Neighborhood Center. Neighborhood Centers, when provided, may be located as little as one

and one-half miles apart (to promote walking from adjacent dwellings) and must be located at least one mile from Activity or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center.

4) *Residential Development Classifications.*

Residential development within the BF MPC category shall be classified under three distinct types: Contemporary Residential, TND Moderate and TND High. Contemporary Residential is for development that is less than 3 units per gross acre, and will have few design standards other than neighborhood connectivity. Residential development between 3 and 6 units per gross acre will be TND Moderate, and along with connectivity will required some basic TND elements like short blocks, maximum front setbacks, and recessed garages. All development greater than 6 units per gross acre must meet TND Moderate standards, and must also provide alleys for parking purposes. Six or more units per acre may be developed as multi-family or attached single-family.

5) *Neighborhood Center Principles*

Each neighborhood within the BF MPC land use category should have a minimum of one Neighborhood Center that serves as the focus of the community combining neighborhood commercial (service-oriented small office, retail and small grocery), civic uses and public facilities such as fire stations and post offices.

The Neighborhood Center must be designed to provide connections to the pedestrian/bike path system and to integrate with the collector streets within the neighborhoods. The Neighborhood Center should maintain a minimum separation of approximately one and one-half miles from Activity Center or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center.

The size of each Neighborhood Center shall be two to ten acres with a maximum of eight acres designated as commercial. Neighborhood Centers shall not be required when there is a designated Activity or Community Center serving residents living within a one and one-half mile radius or when the surrounding residential density is less than 3 units per acre (Contemporary Residential). Neighborhood Centers should be located adjacent to or within walking distance of schools whenever possible. The maximum floor area ratio (FAR) for each non-

residential development within the Neighborhood Center shall not exceed 70%.

The quantification of uses within the Master Planned Community Neighborhood Center designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office	0%	40%
Commercial/Retail	50%	80%
Public Parks/Open Space	5%	30%

6) *Specialized Open Space*

Each development within BF MPC land use should include specialized open space in the form of squares, greens and neighborhood parks whose frequent use is encouraged through placement and design. The level of service for neighborhood parks is set in the BF Recreation and Open Space Element. Specialized open space shall be calculated during development review of site plans. Retention facilities when designed as a functional amenity, wetlands, and natural water bodies may constitute up to 25% of the required open space. When possible, the natural terrain, drainage and vegetation of the area should be preserved within parks or open space.

Neighborhood parks within the BF MPC shall be equipped with playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses.

7) *Recreation*

The BF MPC shall include a minimum of 5% of the developable land designated as Community Parks. Community Park locations within the BF MPC areas will be designated during development review. Determination of need will be based on the LOS standard identified in the BF Recreation and Open Space Element.

BF FLU POLICY 1.4.3

BF Rural Suburbs (BF RS)

1) *Land Use*

The BF Rural Suburbs (BF RS) land use category is a reflection of the current lifestyle associated with the Master Plan Area. Existing residents expressed their desire to see a land use form that represented this rural character as a viable lifestyle alternative. Development within

the BF Rural Suburbs is characterized predominately by large lots served by wells and septic tanks that provide a lifestyle attractive to a range of income levels and maintains compatibility with the character of existing development.

Permitted uses include single-family residential as well as agricultural uses on properties greater than two acres in size. Specific Permitted uses will be listed in the Branran Field land development regulations.

2) *Density*

Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However gross density can be as high as one unit per acre, subject to a density bonus program. Through this program higher densities can be obtained through the following measures which are more specifically described in the Branran Field Land Development Regulation:

- a) Provision of vegetative buffers along the perimeter of the master parcel. These buffers shall be a minimum average of 50 feet in width and shall minimize the visual and noise impact on surrounding properties as well as provide for additional water quality and wildlife habitat areas; and
- b) One dwelling unit per two gross acres will be allowed when development is adjacent to one or more of the following land uses: Activity Center, Community Center, Master Planned Community, or any other land use that allows densities of greater than one unit per two gross acres. In this case, “adjacent” requires that the property in question share a property boundary with one or more of the above land uses. Lands across a road classified as collector or below shall be counted in this calculation; and
- c) Inclusion of uplands in the BF Primary Conservation Network. Ten units per acre of additional density is available for each acre of new upland BF PCN lands that are immediately adjacent to the existing BF PCN or that will function as a corridor providing for wildlife movement between BF PCN lands. If BF PCN lands are not located on a site, two units per acre of density is available for each acre of non-PCN uplands, preferably, or areas dominated by ecologically sensitive communities like longleaf pine, turkey oak, or sand hill communities. Such lands must be contiguous areas that are at least two acres in size. In the absence of these two types of non-PCN

density bonus lands, open space should be forested areas or an extension of required perimeter buffers.

Septic tanks and wells shall be allowed for single-family units on existing lots of record as of the adoption date of this plan. New commercial, except within the BF Rural Activity Center, must tie into central water and sewer. Residential subdivisions may also be served by well and septic meeting the following thresholds: no more than fifty units, an overall gross density of no greater than two-and-one-half units per acre, and no lots smaller than three-quarters of an acre.

3) *Recreation*

Neighborhood and Community Parks will be designated during development review. Neighborhood parks are not required for development not utilizing the density bonus program. Determination of need will be based on the LOS standard identified in the Branan Field Recreation and Open Space Element.

Neighborhood parks shall be equipped with playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses. Community parks should be designed to serve the needs of the surrounding development offering a variety of programs and facilities such as baseball fields, swimming pools and tennis courts. Location adjacent to a school is preferred to maximize utilization of facilities.

BF FLU POLICY 1.4.4

BF Primary Conservation Network (BF PCN)

The wetland/conservation areas 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. The Primary Conservation Network (BF PCN) overlay district includes most creek and stream banks, major drainage ways, major wetlands, hydric soils, and FEMA designated 100 year floodplains.

Natural water bodies and major drainage features within the Master Plan area shall be protected with the establishment of the BF PCN.

The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and

opportunities for passive recreation. Such passive recreation elements may include pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to protect habitat areas, and similar uses for which no adverse effects to the BF PCN would result. Impacts to the network may include filling for roadway and utility construction for crossings shown on the adopted plan. Impacts to the network may also include road crossings not shown on the adopted plan where no other feasible alternatives exist, excavation of stormwater management systems when accompanied by the dedication of additional land that is generally equivalent in quality and quantity for conservation, and construction of the passive recreational facilities identified above. All roadway and utility encroachments not shown on the adopted plan should be avoided and/or minimized when possible.

The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established land trust, or the County. These lands shall be deeded to one of these agencies or the homeowners' association, with specific restrictions prohibiting development or disturbance except for environmental management or by the creation of hiking trails.

BF FLU POLICY 1.4.5

BF Community Park (BF CP)

Included in the Branan Field Land Use Map is the overlay designation of BF Community Park. All lands within the Community Park classification will be owned by public or quasi-public entities as development of surrounding lands occur. The lands will be held for use as conservation, public recreation and open space amenities.

BF Community Parks (BF CP) shall be linked to neighborhood developments and public greens by a system of roads, sidewalks and bicycle trails.

Changes in park locations shown on the Master Plan Map may be approved when justified by reasons including improved access, more suitable location, and similar factors.

BF FLU POLICY 1.4.6

BF Activity Center (BF AC)

BF Activity Centers are planned to accommodate a range of activities from employment-based office and light industrial activities to commercial services, recreational facilities, and housing. Design, aesthetics and environmental protection and enhancement shall be emphasized as part of the development. These areas shall be high-intensity, design-unified areas containing a concentration of different urban functions and housing. The concentration of these economic uses will provide the opportunity for the efficient provision of public facilities and, by concentrating these uses, the need to provide buffers for incompatible uses is minimized.

Future development in the BF Activity Centers will require a cooperative effort between both the public and the private sector to ensure that local services and infrastructure meet the anticipated demand. These locations have been targeted near two major transportation areas: (1) the area north of State Road 21 between Old Jennings Road and Branan Field Road, and (2) the future interchange at the intersection of Plantation Oaks Boulevard and the proposed Cheswick Oaks Avenue Extension.

BF Activity Centers may be designated to serve many different property owners, but will function in a manner to share facilities and services to reduce inefficiency and redundancy. These districts should provide a high development quality that emphasizes pleasant, convenient, and satisfying work conditions, along with amenities such as recreational areas, restaurants, retail services, and convenient locations relative to residential areas.

Development shall be designed to emphasize pedestrian and bicycle movement and internal and external connectivity. In particular, the land development regulations will require walkable streets and strategically located excess landscaping.

BF Activity Centers are generally designed to serve a regional population of at least 75,000. A maximum of twenty percent of each BF Activity Center may be developed to support multi-family residential uses at a density of eight to 20 units per acre.

The Master Plan Land Use Map designates approximately 1,800 acres in the BF Activity Center land use category. It is the County's intent to encourage a mix of uses within the BF Activity Center to encourage economic development and serve as a regional employment center. The mixture of

uses indicated in the following table is to be applied to the entire BF Activity Center, not individual parcels.

The quantification of uses within the BF Activity Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office and/or Light Industrial	10%	80%
Commercial/Retail	2%	65%
Residential	10%	15%
Public & Civic	5%	20%
Public Parks/Open Space	5%	10%

The maximum floor area ratio (FAR) for each non-residential development within the BF Activity Center shall not exceed 80%, with an average not to exceed 60%.

1) *Residential Development Classifications.*

Residential development within the BF Activity Center may conform with the Village Zone Standards or may be developed as multi-family with parking to the rear or within interior courtyards. TND design standards may be utilized.

BF FLU POLICY 1.4.7

BF Community Center (BF CC)

The BF Community Center (BF CC) land use category is characterized by a variety of community-scaled residential, restaurant, office and retail (including grocery store) facilities (except for 'big box' uses) intended to generally serve a population of 25,000. The BF Community Centers are 30 to 80 acres in size and located at the intersections of major collector and/or arterial roads. The BF Community Centers are intended to be a minimum of 800 feet in depth and grouped so as not to encourage strip development patterns. A maximum of twenty percent of each BF Community Center may be developed to support multi-family residential use at a density of eight to 16 units per acre.

It is the County's intent to encourage a mix of uses within the BF Community Center to serve the surrounding residential community. The mixture of uses indicated in the following table are to be applied to the entire BF Community Center, not individual parcels.

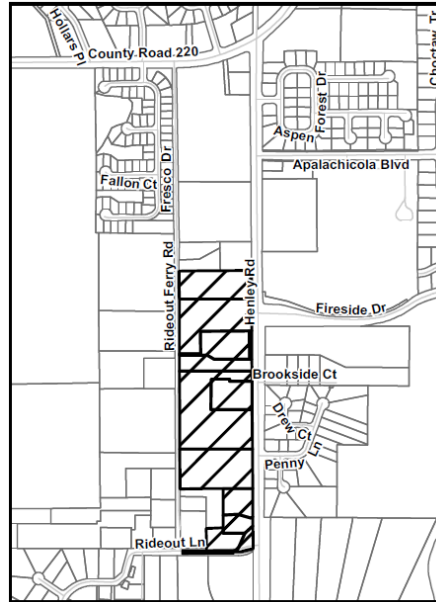
Residential development within the Community Center category must conform with the TND High standards and must also provide alleys or interior courtyards for parking purposes.

The quantification of uses within the BF Community Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks/Open Space	2%	No Max

The maximum floor area ratio (FAR) for each non-residential development within the BF Community Center shall not exceed 80%, with an average not to exceed 40%.

The Clay County 2040 *Future Land Use Map* designates as Community Center for commercial purposes a narrow corridor along the north side of Doctor's Inlet Road (C.R. 220) west of Henley Road to Baxley Road and a narrow corridor south along the west side of Henley Road from C.R. 220 to the southern boundary of parcel 04-05-25-009006-000-00 where it intersects with Henley Road. This is in recognition of the property rights associated with the prior land use, as well as the need to provide non-residential uses that serve the surrounding community. The corridor currently along the west side of Henley Road designated as Community Center can be extended further to the south, for office uses only, along the west side of Henley Road from the existing terminus of the Community Center corridor (southern boundary of parcel 04-05-25-009006-000-00) to Rideout Ferry Lane (illustrated below) upon application by a landowner for a future land use amendment. The intent of this BF Community Center is to provide compatibility with the existing and planned residential development immediately to the north, while allowing a "Main Street" form of development to occur. The Land Development Regulations will include provisions to address development within the Community Center in recognition of the very linear form of the non-residential properties. The Land Development Regulations may include regulations on the scale of the development, build-to lines, and specialized access and parking requirements to prevent highway strip development.



BF FLU POLICY 1.4.8

BF Rural Activity Center (BF RAC)

The specific plan designates one rural activity center of up to 12 acres to serve the day-to-day commercial needs of the BF Rural Suburbs within Branan Field. Typical uses within the rural activity center are convenience stores, general retail stores and shops having a gross area of no more than 35,000 square feet per establishment offering merchandise reasonably related to the day-to-day needs of the community.

The maximum floor area ratio for non-residential development within the BF Rural Activity Center shall not exceed 30%. Specific development of non-residential uses shall be governed by standards adopted in the Branan Field land development regulations.

BF FLU POLICY 1.4.9

BF Mixed Use (BF MU)

The Branan Field Mixed Use (BF MU) land use category is characterized by a variety of retail facilities (including grocery stores and 'big box' uses), offices, light industrial activities and high density residential development. BF MU is intended to be contiguous tracts or parcels consisting of at least five hundred (500) gross acres adjacent to or located near major arterial roads.

This district is intended to encourage development compatible with surrounding or abutting districts, with suitable open space, landscaping and parking areas. Activities that cannot be carried on in a relatively unobtrusive manner shall be required to adequately buffer those activities from adjoining residential development.

BF MU developments are intended to include a mix of uses that provides high intensity urban functions of integrated design and character and grouped so as not to encourage strip development patterns. A maximum of twenty percent of the BF MU may be developed for multi-family residential use at a maximum density of 16 units per gross acre. Development within the BF MU category must conform to the Mixed Use Land Development Regulations.

It is the County's intent to encourage a mix of uses within the BF MU to provide regional jobs. The mixture of uses indicated in the following table is to be applied to the entire BF MU, not individual parcels.

The quantification of uses within the Branan Field Mixed Use land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office and/or Light Industrial	35%	50%
Commercial/Retail	45%	60%
Residential	0%	20%
Public Parks/Open Space	5%	No Max

The maximum floor area ratio (FAR) for each non-residential development within the BF MU shall not exceed 80% with an average not to exceed 50%.

Trips generated from the development shall not be greater than 4,604 Peak Hour trips by the year 2022.

Clay County shall annually update traffic counts, revisit its County Road System to monitor the existing level of service, and make every effort to reduce the impacts from the development to S.R. 23. If any improvements to the County Road System utilizing mobility fees, or any other available measures fail to mitigate traffic loads on S.R.23, Clay County shall develop innovative strategies to maintain or manage the required level of service. The strategies may include TCEA, MMTD, and other appropriate planning tools that can address the issues the best.

Because the Branran Field Mixed Use Land Use Category is limited to parcels of 500 acres or greater in size, prior to development of property with this designation, the property owner(s) must submit a conceptual plan for the 500+ acre area which depicts general uses, as well as an internal transportation system for automobiles and alternative forms of transportation, including pedestrian, transit and bicycles. The conceptual plan must also include a description of the funding mechanism which is to be utilized to construct the necessary internal infrastructure.

1) Gateway Overlay

Included on a portion of the Branran Field Mixed Use Land Use Category which abuts Branran Field Road is the Gateway Overlay. As the first link of the First Coast Outer Beltway, the expansion of Branran Field Road will create an opportunity to develop an aesthetically superior and functionally integrated area with a unique identity on the newest high-volume entryway into Clay County from I-10 and I-295. The Gateway shall be implemented through such features as an integrated street layout and access plan which directs traffic from an interior roadway system for direct access to individual lots located on Branran Field Road, building placement with parking to the rear and side, underground utilities, a unified sign format and place finding markers, unified street lighting and landscaping. BF MU uses allowed in the Gateway include the more intense Commercial/Retail uses and high density Residential uses with the exclusion of uses featuring outside storage. Specific Gateway design guidelines will be included in the Branran Field Master Plan Land Development Code.

2) Multi-Field Recreational Complex

Within the Branran Field Mixed Use Land Use Category is a site for a proposed Multi-Field Recreation Complex. This site is identified on the Branran Field FLUM by an asterisk and is 35 acres in size. One plan for the site features multiple baseball and softball diamonds, as well as other sports and recreational facilities and amenities. Because the facility is expected to draw participants from outside the region and outside the State, it could be a catalyst for tourist development within the BF MU such as hotels, eating places, shopping and other recreation venues.

BF FLU POLICY 1.4.10

BF Rural Neighborhood Center (BF RNC)

Rural Neighborhood Centers are planned to serve the day to day retail needs of the rural suburbs within Branran Field. They are characterized by a variety of neighborhood scaled retail facilities to serve daily needs of residents in the rural suburbs. They may include some limited office development as well. Their intent is to complement the Rural Activity Center in Branran Field by providing similar types of retail services on a more limited basis. Typical uses include convenience stores without gasoline pumps, small retail stores and boutiques, restaurants without drive-throughs, except that coffee or donut shop drive-throughs with less than 2,900 square feet shall be permitted, day cares, places of worship, private schools, grocery stores which are less than 52,000 square feet, including a drive-through for an integrated pharmacy and assisted living facilities. Rural Neighborhood Centers are not intended for use by major commercial or service establishments. In addition to small retail, professional and business offices, such as doctor offices or attorney offices are allowed. The maximum floor area ratio for development within the Rural Neighborhood Centers shall not exceed 30%. Specific uses shall be governed by standards adopted in the Branran Field Land Development Regulations. These areas are not intended to be expanded along roadways and are not intended to add to or create intersections with multiple commercial corners. Rural Neighborhood Centers may not be located closer than one mile from any other Rural Neighborhood Center, Neighborhood Center, Rural Activity Center, Mixed Use or Community Center, and must not be located immediately adjacent to a platted residential lot. They must be adjacent to minor collector, major collector, minor arterial or principal arterial roadways. The size of each Rural Neighborhood Center shall be 2 to 10 acres in size, with a maximum of 7 acres designated as retail.

BF FLU OBJ 1.5 The County will adopt rational limits on growth in order to plan and provide for public facilities and limit community impacts.

BF FLU POLICY 1.5.1

The following limitations shall be placed on growth in the Master Plan area through 2022.

Use	Limitation
Residential	21,485 units (Total)
Retail Commercial/Office	No Limit
Industrial	No limit

BF TRA GOAL 1 Establish a process and specific development criteria applicable to lands within the Master Plan that implements a long-range systems planning approach to transportation planning; ensures availability of suitable land for public facilities; and plans for the provision of infrastructure prior to development.

BF TRA OBJ 1.1 The County shall provide adequate safety and circulation designs for new or upgraded roadways in order to reduce congestion and traffic accidents.

BF TRA POLICY 1.1.1

Future local road network design within the Master Plan will be characterized by interconnected streets providing alternate travel routes to neighborhood communities, civic uses and neighborhood employment centers.

BF TRA OBJ 1.2 Develop a phased implementation program for transportation improvements to maintain the LOS standard adopted.

BF TRA POLICY 1.2.1

Rights-of-way for future transportation corridors are identified on the Master Plan *Future Land Use Map*. Whenever possible, alignments as shown on the *Future Land Use Map* shall be adhered to. At the request of the landowner or the County, minor changes in road locations and laneage may be approved administratively. For the purposes of this policy, minor changes are defined as those changes in road location that do not shift right-of-way lines by more than an average of two hundred feet, and changes in lane configuration that add or subtract more lane, excluding turning lanes. Such changes shall be consistent with the adopted Comprehensive Plan and shall be reflected on the annual update of the Comprehensive Plan maps. Comprehensive Plan amendments will be required prior to eliminating roads, adding new roads or significantly changing the location and laneage of existing roads.

BF TRA POLICY 1.2.2

To fund needed public facilities, the Master Plan shall encourage public-private partnerships and/or other strategies as identified in TRA OBJ 4.2.

BF TRA OBJ 1.3 The county shall provide a safe, convenient and efficient motorized transportation system to mitigate the negative effects of development,

including commercial, educational, public facilities, industrial and residential, on the transportation system.

BF TRA POLICY 1.3.1

All new development within the Master Plan Area adjacent to arterial or collector streets shall meet the FDOT access management guidelines or those established within the Branran Field land development regulations. Development of access control within the Master Plan shall be reflective of a unified planning approach. Individual parcel development will adhere to the unified access control established.

BF TRA POLICY 1.3.2

Other than Branran Field Road, Blanding Boulevard, the College Drive Connector and parts of C.R. 209, no other roads shall exceed 4 travel lanes.

- BF TRA OBJ 1.4** **The county shall minimize, to the extent possible, the right-of-way costs when constructing new roadway facilities and expanding existing roadway facilities by taking maximum advantage of rights-of-way established for other transportation modes and reserved right-of-way corridors, and by protecting its existing and future rights-of-way from building encroachment to the fullest extent of the law.**

BF TRA POLICY 1.4.1

The County has identified needed future transportation rights-of-way on the *Future Land Use Map* as “dashed line roads”. These rights-of-way will be acquired by the County at the time of site plan review, or at the time the County is designing the road, or when the landowner voluntarily chooses to donate this land, whichever comes first.

- BF TRA OBJ 1.5** **The County will evaluate transportation impacts of development within the Branran Field Master Plan Area as a unified plan of development.**

BF TRA POLICY 1.5.1

At the end of each phase, and at the time changes are made to the development program, and in conjunction with transportation modeling update to the TPO network, Clay County will evaluate potential impacts from development within the Branran Field Master Plan Area and make appropriate changes to capacity limits or to the Capital Improvements Program as appropriate.

- BF TRA OBJ 1.6** **Provide for non-vehicular transportation modes when planning new or upgraded roadways.**

BF TRA POLICY 1.6.1

Bicycle Planning for the Branan Field Area shall be included in the Transportation Element, Exhibit G.

BF TRA POLICY 1.6.2

The County will continue to consider space for a potential transit corridor in the FCE right-of-way.

BF TRA POLICY 1.6.3

The Branan Field land development regulations will include design standards to implement Transit Oriented Design in Activity Centers, Community Centers and Neighborhood Centers.

BF TRA OBJ 1.7

The establishment of an interconnected system of rights-of-way which provides for the safe, convenient and efficient movement of non-motorized traffic, specifically pedestrian and bicycle accommodations, throughout the county shall be accomplished by requiring pedestrian facilities on all newly constructed or improved existing minor arterials, collector roadways and local streets.

BF TRA POLICY 1.7.1

All roads within the BF Master Plan Area, with the exception of the First Coast Expressway, will have minimum five foot wide sidewalks on both sides of the road. Sidewalks that are a minimum of eight feet in width shall be separated from arterial and collector roads with a landscape strip that is at least fifteen feet in width. All roads classified as Minor Collector or above will also have minimum four foot wide dedicated or designated bicycle lanes. These standards may be substituted with an approved alternative pedestrian circulation system that accomplishes the same result in terms of pedestrian and bicycle movement, as set forth in the land development regulations.

BF TRA POLICY 1.7.2

Within the BF Master Plan Area the following guidelines shall be used to determine minimum lane widths on new or expanded roadways as defined by the proposed roadway’s functional classification.

<u>Roadway Classification</u>	<u>Pavement Width, Feet</u>
Minor Access	20
Marginal Access	20

Minor Residential	20
Minor Local Collector	30
2-Lane Local Collector Boulevard	30
4-Lane Local Collector Boulevard	56

Both outside lanes of Collector roads shall include four foot wide designated bicycle lanes.

BF TRA POLICY 1.7.3

Local and collector streets and pedestrian/bike paths will be designed so as to contribute to a system of fully connected non-vehicular routes from individual neighborhoods to Community Centers, Activity Centers, recreation facilities and other neighborhoods.

BF TRA POLICY 1.7.4

Parking lot design within the BF Master Plan Area shall support pedestrian access to non-residential and multi-family uses.

BF TRA POLICY 1.7.5

All roads within the BF Master Plan Area classified as Minor Collector or above, with the exception of First Coast Expressway, will have trees planted in the rights-of-way on both sides of the road at intervals of not more than one tree per 30 lineal feet or less than one tree per 100 lineal feet, the exact distance dependent on local conditions and the approval of the County.

BF TRA POLICY 1.7.6

The proposed roadway cross sections shall be provided in the Branan Field Master Plan Land Development Regulations to serve as a guide to all new roads and road improvements within the Branan Field Master Plan Area.

BF TRA OBJ 1.8 Provide for meaningful citizen participation in decisions that impact the transportation system.

BF TRA POLICY 1.8.1

The County will continue participation of interested residents, neighborhood and civic groups within the BF Master Plan Area in continued refinement of the transportation system.

BF TRA OBJ 1.9 Clay County shall coordinate with the FDOT, the North Florida TPO, the Clay Transit, the Jacksonville Transit Authority (JTA), the Northeast Florida Regional Transportation Commission (RTC) and the City of Jacksonville on improving access and effectiveness of regional transit service between activity centers within the Branan Field Master Plan Area and Jacksonville.

BF TRA POLICY 1.9.1

Within the Activity Center Land uses, proposed developments shall allocate space for access and amenities for the Branan Field trolley or other transit facilities as appropriate.

BF TRA OBJ 1.10 The Branan Field Master Plan shall provide for adequate pedestrian and bicycle facilities to serve the surrounding community and provide for alternative modes of transportation.

BF TRA POLICY 1.10.1

Bike lanes and sidewalks shall be provided with all major reconstruction projects within the Branan Field Master Plan Area. Where in-street bicycle lanes are deemed unsafe, a minimum eight (8) foot off-street bicycle/pedestrian path shall be provided.

BF TRA POLICY 1.10.2

Any widening improvements to S.R. 21 (Blanding Boulevard) shall include, to the greatest extent practicable, an extra-wide sidewalk (8 foot minimum recommended) with separation and landscaping between the vehicle lanes and the sidewalk, to provide a safer, more attractive walking/bicycle environment.

BF TRA POLICY 1.10.3

All local residential streets within the Branan Field Master Plan Area should be constructed with a minimum of a five (5) foot sidewalk on both sides of the road.

BF REC GOAL 1 To provide, protect, and maintain a high-quality, environmentally sensitive, accessible, economically efficient, and adequate system of recreation facilities and sites to serve the Branan Field Master Plan Area.

BF REC OBJ 1.1 From 1999 to 2040, Clay County will acquire, develop, maintain, and protect parks and recreation facilities, consistent with the needs of its population, as determined by the Master Plan recreation levels of service.

BF REC POLICY 1.1.1

The County will adopt and maintain the following recreation levels of service (LOS) for parks within the BF Master Plan Area:

Type of Park	Standard	Minimum Size
Neighborhood Park (overall)	500 SF per Single-Family Detached Unit; 150 SF per Multi-Family Unit	
Primary (Neighborhood) Park * -with facilities	Minimum 300 SF per Single-Family Detached Unit; minimum 100 SF per Multi-Family Unit (up to 60,000 SF)	15,000 SF
Pocket (Neighborhood) Parks – (for developments with 100 or more units)		7,500 SF
Neighborhood Park - Nonresidential (Plaza or Green)	200 SF per 1,000 SF Commercial Space	2,500 SF
Community Park **	500 SF per Unit	20 Acres

BF REC POLICY 1.1.2

Development of the BF Master Plan Area will include adequate lands to maintain the adopted LOS in Policy 1.1.1. The number of dwelling units approved in the BF Master Plan Area shall be the basis for determining recreational need within the BF Master Plan Area.

Community parks will be generally located as depicted on the Master Plan map. Other park types will be located during development within the BF Master Plan Area.

BF REC POLICY 1.1.3

The County may institute a countywide park impact fee.

BF REC OBJ 1.2 **The County will improve public access to existing and future recreation sites, facilities and open space systems within the BF Master Plan Area to meet the recreational needs of its residents and visitors.**

BF REC POLICY 1.2.1

Development within the BF Master Plan Area shall provide a system of bikeways, footpaths or nature trails linking recreational and open space with the residential areas.

BF REC POLICY 1.2.2

Neighborhood, Community and District parks will be located adjacent to middle and high schools, whenever possible.

BF REC POLICY 1.2.3

Safe access and parking facilities shall be provided at future recreational sites for the handicapped consistent with ADA requirements.

BF REC OBJ 1.3

The County will coordinate with and provide technical assistance to suppliers of public recreational opportunities so that available resources and programs are maximized toward meeting the recreational needs of all segments of the BF Master Plan Area population.

BF REC POLICY 1.3.1

The County will coordinate with state and federal agencies, private organizations, and other providers of recreational and conservation lands to enhance and expand the open space and recreation system.

BF REC POLICY 1.3.2

The County will implement standards for the provision of recreation lands and facilities within the LDRs.

BF REC POLICY 1.3.3

Timing of the provision of recreation facilities required to meet the LOS associated with the BF Master Plan Area population shall be met by the end of each ten-year period following adoption of the Master Plan.

BF REC OBJ 1.4

Clay County shall ensure that an adequate amount of open space is maintained in all new residential and non-residential development within the BF Master Plan Area, and shall preserve environmentally sensitive areas and native habitats.

BF REC POLICY 1.4.1

Adequate open space in residential uses within the BF Master Plan Area will be attained through wetland buffering requirements, the integration of parks, greens, and plazas into surrounding communities and the establishment of a pedestrian/bicycle system linking neighborhoods, parks and employment centers.

BF REC POLICY 1.4.2

Environmentally sensitive areas and natural habitats within the BF Master Plan Area will be preserved by excluding development within the BF PCN. Impacts to the BF PCN network may include filling for roadway construction for crossings shown on the adopted plan. Impacts to the network may also include road crossings not shown on the adopted plan

where no other feasible alternatives exist, excavation of stormwater management systems when accompanied by the dedication of additional land that is generally equivalent in quality and quantity for conservation, and construction of the passive recreational facilities identified above. All roadway and utility encroachments not shown on the adopted plan should be avoided and/or minimized when possible.

BF REC POLICY 1.4.3

Neighborhood parks shall be provided with new developments so that all areas are within walking distance of park lands.

BF CFE GOAL 1 To implement a long-range systems planning approach to guide the development of community facilities, the water supply; preserve water quality and promote efficient water use within the Master Plan Area and to develop water, wastewater, drainage, and solid waste systems within the Master Plan Area consistent with the needs of its population.

BF CFE OBJ 1.1 The County shall maximize the use of existing facilities within the BF Master Plan Area through mandatory hookups, and prioritization of stormwater discharge alternatives.

BF CFE POLICY 1.1.1

The County shall require the utilization of a central sewer system within the Urban Service Area. The use of existing septic tanks serving land uses within the planned urban service areas may continue in a manner consistent with the requirements specified in this Master Plan.

BF CFE POLICY 1.1.2

Upon adoption of the Master Plan, the County shall permit individual wastewater disposal systems (septic tanks) for new development within the BF Rural Suburbs development form only, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter 10D-6, FAC.

BF CFE POLICY 1.1.3

Upon adoption of the Master Plan, the County shall permit individual potable water wells within the BF Rural Suburbs development form provided that such wells are allowed as regulated by County land development regulations, applicable State standards, and consistent with the Potable Water and Wastewater Master Plan.

BF CFE POLICY 1.1.4

Upon adoption of the Master Plan, the entirety of the plan area will be added to the Urban Service Area.

BF CFE POLICY 1.1.5

Drainage within the BFUSA will be primarily managed by a regional drainage system comprised of large stormwater treatment systems to handle high density areas within the BF Master Planned Community land use category.

BF CFE POLICY 1.1.6

The Comprehensive Stormwater Management Plan shall be amended as required to identify projected future drainage needs within the BF Master Plan Area based on the intensity of development within the Master Plan Area. Projects identified as required to maintain the adopted LOS shall be funded through a stormwater utility or a financially feasible program of improvements.

BF CFE POLICY 1.1.7

Within the BF Rural Suburbs, central water and sewer will be required for those developments utilizing the density bonus program and/or for developments with lots under a certain size. This requirement will be set forth within the Branran Field land development regulations.

BF CFE OBJ 1.2 Prevent further degradation of ambient water quality and conserve and protect the quantity of surface water resources within the BF Master Plan Area.

BF CFE POLICY 1.2.1

Within the BF Master Plan Area, water quality and the quantity of surface water resources will be protected with the establishment of a BF PCN.

The boundary of the BF PCN (depicted on the Branran Field Master Plan FLUM Map) shall be a minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established land trust, or the County. These lands shall be deeded to one of these agencies or the homeowners' association, with

specific restrictions prohibiting development or disturbance except for environmental management or by the creation of hiking trails.

BF CFE POLICY 1.2.2

If identified as necessary in the countywide Stormwater Management Plan, a level of service greater than currently adopted will apply. Any additionally recommended area-wide stormwater management studies will be completed prior to development within the BF Master Plan Area.

BF CFE OBJ 1.3 Create a mechanism for development to provide the land for and construction of needed public facilities within the BF Master Plan Area.

BF CFE POLICY 1.3.1

To fund needed public facilities, the Master Plan shall encourage public-private partnerships and/or other strategies as identified in TRA OBJ 4.2.

BF CFE POLICY 1.3.2

Clay County shall consider the availability of local revenue sources such as ad valorem taxes, sales & use taxes, and gas taxes, as a basis for financing needed public facilities.

BF CFE POLICY 1.3.3

Clay County shall research and apply for relevant federal and state grant programs earmarked for community development projects such as the Branan Field Plan.

BF CFE POLICY 1.3.4

Clay County may implement road and park impact fees to acquire and develop needed roads and parks.

BF CFE POLICY 1.3.5

Clay County shall investigate the establishment of dependent and independent special assessment districts within the Branan Field Master Plan Area for the provision of adequate public facilities. These districts may include, but not be limited to, Municipal Service Benefit/Taxing Units, Community Redevelopment/Tax Increment Financing Areas, and Community Development Districts.

BF CFE POLICY 1.3.6

Clay County shall encourage master development of all or substantial portions of the Branan Field Master Plan Area in order to maximize the potential for the utilization of multiple financial mechanisms.

BF CON GOAL 1 To implement a long-range systems planning approach to preserve, conserve and appropriately manage the natural resources of the Branan Field BF Master Plan Area and provide protection of environmentally sensitive lands.

BF CON OBJ 1.1 The County will maintain air quality within the BF Master Plan Area in order to exceed minimum air quality standards established by the Florida Department of Environmental Protection, Rule 62-204.240 FAC or the Environmental Protection Agency (40 CFR Part 50).

BF CON POLICY 1.1.1

The LDRs will require development standards for landscaping and vegetative buffers between arterial roadways and residential neighborhoods as well as tree planting requirements along transportation corridors.

BF CON POLICY 1.1.2

Development will include the provisions of bike/pedestrian paths and public transit as connections between the mixed land uses within the BF Master Plan Area to minimize mobile pollution.

BF CON POLICY 1.1.3

The County will designate and reserve the transit corridor (approximately 25 feet in width) to ensure availability when implementation of service occurs in later phases.

BF CON POLICY 1.1.4

The County will develop Transportation Demand Management (TDM) strategies within the Branan Field land development regulations for development within the Activity Centers. Such strategies shall include reserved/preferential parking for ridesharers, the identification of transit routes and stops on a traffic circulation plan for the two Activity Centers, and the identification of transit routes and stops on development plans.

BF CON OBJ 1.2 Prevent further degradation of ambient water quality and conserve and protect the quantity of surface water resources within the BF Master Plan Area.

BF CON POLICY 1.2.1

Within the District, water quality and the quantity of surface water resources will be protected with the establishment of a BF PCN.

The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a minimum of 200 feet in width or a minimum of 25 feet from the jurisdictional wetland line, whichever is greater.

Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established land trust, or the County. These lands shall be deeded to one of these agencies or the homeowners' association, with specific restrictions prohibiting development or disturbance except for environmental management or by the creation of hiking trails.

In order to encourage conservation of land within the BF PCN and add value to such lands, the owner/developer may retain ownership of land dedicated for the BF PCN for the purpose of providing mitigation for development of other land within the County. Such mitigation would be subject to review and approval of the appropriate local, state and federal regulatory agencies.

BF CON POLICY 1.2.2

If identified as necessary in the countywide Stormwater Management Plan, a level of service greater than currently adopted will apply. Any additionally recommended area-wide stormwater management studies will be completed prior to development within the BF Master Plan Area.

BF CON OBJ 1.3 **The County shall regulate new development to ensure the preservation and protection of floodplains, wetlands, upland native vegetation communities and wildlife within the BF Master Plan Area.**

BF CON POLICY 1.3.1

Concurrent with development, the County will implement the BF PCN.

BF CON POLICY 1.3.2

Mining activities shall be prohibited within the BF PCN.

BF CON POLICY 1.3.3

The location of future roadway crossings within the BF PCN should be avoided when feasible. If unavoidable, roadway crossings will be planned to minimize interruption of the BF PCN and provide safe crossing areas or underpasses as appropriate. The smaller urban roadways can be designed with standard culverts and traffic calming devices that would reduce possible road kill, while larger roadways will be designed with large box culverts, bridges with multi-leveled underpasses, or other techniques to minimize the

risk of road kill. Existing bridge structures and crossing locations should be redesigned as future improvement of each structure is continued. Additional measures (i.e. fencing, retaining walls, etc.) should also be incorporated to direct animals to the specially treated crossing locations.

BF CON OBJ 1.4 **The Branan Field Master Plan shall identify a contiguous network of significant wetland and upland systems designated as the BF PCN. The County shall utilize the BF PCN to protect the natural environment in the BF Master Plan Area from development to ensure the most desirable habitat for existing vegetation and wildlife.**

BF CON POLICY 1.4.1

Impacts to the network may include filling for roadway and utility construction for crossings shown on the adopted plan. Impacts to the network may also include road crossings not shown on the adopted plan where no other feasible alternatives exist, excavation of stormwater management systems when accompanied by the dedication of additional land that is generally equivalent in quality and quantity for conservation, and construction of the passive recreational facilities identified above. All roadway and utility encroachments not shown on the adopted plan should be avoided and/or minimized when possible.

BF CON POLICY 1.4.2

The County shall implement the BF PCN through the development review process on a case-by-case basis through a combination of incentives, acquisition and design guidelines. The BF PCN may be utilized to provide for mitigation, to meet open space/buffer requirements, to serve as passive recreation, or for density transfers.

BF CON POLICY 1.4.3

The County shall adopt a management plan for the BF PCN prior to the end of the first phase.

BF CON POLICY 1.4.4

A wildlife crossing shall be required at Branan Field Road at the BF PCN crossing concurrent with improvements of this road.

Definitions

Branan Field Adequate Public Facilities identified the method for each new development to donate land for planned road and other public facilities or pay a fee equal to 5 percent of the value of the developable land, for which there is an active development approval. Public facilities, in order of priority are: roads, fire stations, libraries, transit facilities, greenway trails, community parks, regional retention and Primary Conservation Network.

County shall be Clay County, Florida

First Coast Expressway (FCE), previously identified as the First Coast Outer Beltway, being a limited access divided highway from Interstate 10 in Duval County through Clay County, particularly passing through the Clay County's Lake Asbury Master Plan Area and Branam Field Master Plan Area to Interstate 95 in St. Johns County. Construction of the FCE is expected to begin in 2019.

Net Density is that density that may be achieved when only upland areas of the property are considered, and all other development requirements are met.

Gross Density is that density that can be attributed to an entire property, regardless of the amount of upland, however that density may only be applied within the upland areas, and must meet all other development requirements.

Appendix

FIGURES

Figure 1. 2040 Branan Field Future Land Use Map

Figure 1 – 2040 Branan Field Future Land Use Map

