

Underlined language below for Goal 18 will replace the current Goal 18 language in the Lee Plan.

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**GOAL 18: BAYSHORE COMMUNITY PLAN.** Manage future growth in the Bayshore Community Plan area so as to: maintain a low-density development pattern; support commercial agricultural operations and homestead agricultural and equestrian activities; minimize potential damage to property caused by flooding; and, protect and conserve water supply.

**OBJECTIVE 18.1: LAND USE.** Support low-density residential development, limited commercial development, and active agricultural and recreational uses within the Bayshore Community Plan area.

**POLICY 18.1.1:** Utilize the planned development process for all residential developments containing ten or more dwelling units to ensure compatibility with the surrounding uses.

**POLICY 18.1.2:** ~~The use of bonus density, including Transferable Development Units, is prohibited within the boundaries of the Bayshore Community Plan area. All lots within the DR/GR and Open Lands future land use categories must be a minimum of 2.5 acres.~~

**POLICY 18.1.3:** Amendments to the future land use map that increase density or intensity must demonstrate consistency with the Lee Plan through a concurrent planned development rezoning.

**POLICY 18.1.4:** ~~Commercial development is subject to the following:~~

1. ~~Commercial development is only allowed if approved through a planned development rezoning, as follows:~~
2. ~~Commercial development is only allowed in the following locations:~~
  - a. ~~1. All types of commercial development are permitted on property located within the General Interchange future land use category, as it exists on [insert effective date of Ordinance].~~
  - b. ~~2. Only minor commercial development is permitted on property located north of Bayshore Road and within 330-500 feet north, 200 feet east, and 700 feet west of the following intersections: Nalle Road and Bayshore Road intersection; or State Route 31 and Bayshore Road; and, State Route 31 and Old Bayshore Road.~~
  - c. ~~3. On Property with existing zoning approval (prior to [insert effective date of Ordinance]) which allows commercial use(s) development. Amendment to the allowable commercial use of an existing zoning approval is limited to minor commercial development.~~

3. ~~4.~~ All zoning requests for commercial developments must utilize the planned development rezoning process. Commercial development is limited to Minor Commercial except on property within the General Interchange future land use category which allows all types of commercial or on property with zoning approval prior to [insert effective date of Ordinance] which allows more intense commercial development.

**POLICY 18.1.5:** Minimize impacts to floodplains by using low impact construction measures, such as stem wall or stilt construction, which will reduce the amount of fill needed for site development.

**POLICY 18.1.6:** Maintain existing county-owned equestrian facilities and explore the feasibility and potential funding for developing additional facilities in or adjacent to the Bayshore Community Plan area.

**OBJECTIVE 18.2: NATURAL RESOURCES:** Protect and enhance surface and groundwater resources, and rare and unique plant habitats while also protecting life and property from flood hazards.

**POLICY 18.2.1:** Protect environmentally sensitive areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development.

**POLICY 18.2.2:** Preserve critical habitats of protected, endangered, and threatened species, species of special concern, and native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands.

**POLICY 18.2.3:** Developments will be designed so as not to interrupt natural flowway corridors, exacerbate flooding, or reduce water basin storage or water quality within the watershed. Natural flowway corridors, cypress heads, natural lakes, and restored impacted natural surface waters should be used in the design of private surface water management systems.

**POLICY 18.2.4:** Support the use of private and public land conservation and acquisition programs as mechanisms to ensure long-term wetland and native upland habitat preservation and water quality.

**POLICY 18.2.5:** All developments must connect to a sanitary sewer system. If sanitary sewer service is not available, an on-site sewage treatment facility (package plant) is required to provide for the collection and treatment of wastewater generated by the development. For residential developments of ten or ~~more-less~~ dwelling units and non-residential developments of five acres or less, advanced septic systems may be used, unless connection to sanitary sewer is otherwise required by Standard 4.1.2.