

The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year flood plain of the Suwannee River System. The purpose of such notification is to provide opportunity for the district to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River System. (Policy S.1.2)

The review of preliminary subdivision plats and site and development plans within the 100-year flood plain of the Suwannee River System shall be based on the best available information regarding the physical characteristics of the site, including flood plain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas. (Policy S.1.3)

The County shall provide evaluation of unique natural areas within the 100-year flood plain of the Suwannee River System during the development review process, meaning the platting of subdivisions, Planned Residential Developments, and resource-based activities. (Policy S.2.1)

The County shall require a 10-foot undisturbed regulated buffer on public lands along the property lines of public lands within the 100-year flood plain of the Suwannee River System for the purposes of visual screening, storm water run-off and erosion control. (Policy S.2.2)

The County shall participate in the acquisition planning process (prior to actual purchase) of state and regional agencies for lands and unique natural areas located within the 100-year flood plain of the Suwannee River System. (Policy S.2.3)

The County shall monitor the use of County-owned facilities on or within the 100-year flood plain of the Suwannee River System to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. (Policy S.2.4)

The County hereby designates those lands within the County's jurisdiction lying within the 100-year flood plain of the Suwannee River System as Environmentally Sensitive Area. (Policy S.3.1)

The lands within the 100-year flood plain, (as designated by FEMA, FIRM, November 15, 1989), of the Suwannee River System which are located outside the designated Urban Development Areas shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category, dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres to be maintained on site. (Policy S.3.2)

The County shall prohibit development on the river berm by requiring a minimum undisturbed vegetated buffer of 75-feet measured from the generally recognized river bank of the