

UNION COUNTY

COMPREHENSIVE PLAN

Adopted

December 3, 1991 by Ordinance No. 91-07

Amended

December 23, 1993 by Ordinance No. 93-07	March 16, 2009 by Ordinance No. 09-3
August 19, 1996 by Ordinance No. 96-12	June 18, 2012 by Ordinance No. 12-01
October 18, 1999 by Ordinance No. 99-10	December 18, 2017 by Ordinance No. 17-01
September 20, 2004 by Ordinance No. 04-7	May 21, 2018 by Ordinance No. 18-04
October 16, 2006 by Ordinance No. 06-03	October 15, 2018 by Ordinance No. 18-06
September 15, 2008 by Ordinance No. 08-7	January 18, 2022 by Ordinance No. 22-01
January 20, 2009 by Ordinance No. 09-1	

UNION COUNTY COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

Sanitary Sewer, Solid Waste, Drainage, Potable Water and
Natural Groundwater Aquifer Recharge

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Property Rights

Prepared for
Board of County Commissioners

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
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INTRODUCTION

Organizations must plan if effective progress is to be made towards reaching an objective. Those agencies charged with directing the growth of a community are no exception. The interaction of factors causing the growth and development of an area requires careful planning as a prerequisite to orderly growth. Three basic reasons are often given to justify the need for planning:

1. Meet events which are expected to happen;
2. Accomplish desired objectives; and
3. Avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the afore stated Act and the accompanying minimum criteria for plan review and determination of plan compliance contained in Chapter 9J-5, Florida Administrative Code.

This comprehensive planning process involves essentially four basic steps:

1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area;
2. The formulation of goals for future growth and development;
3. The development of objectives and policies guided by the goals; and
4. The implementation of the Comprehensive Plan.

Step 1 was accomplished through the preparation of the Data and Analysis document which, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, provided a basis for the formulation of the Comprehensive Plan.

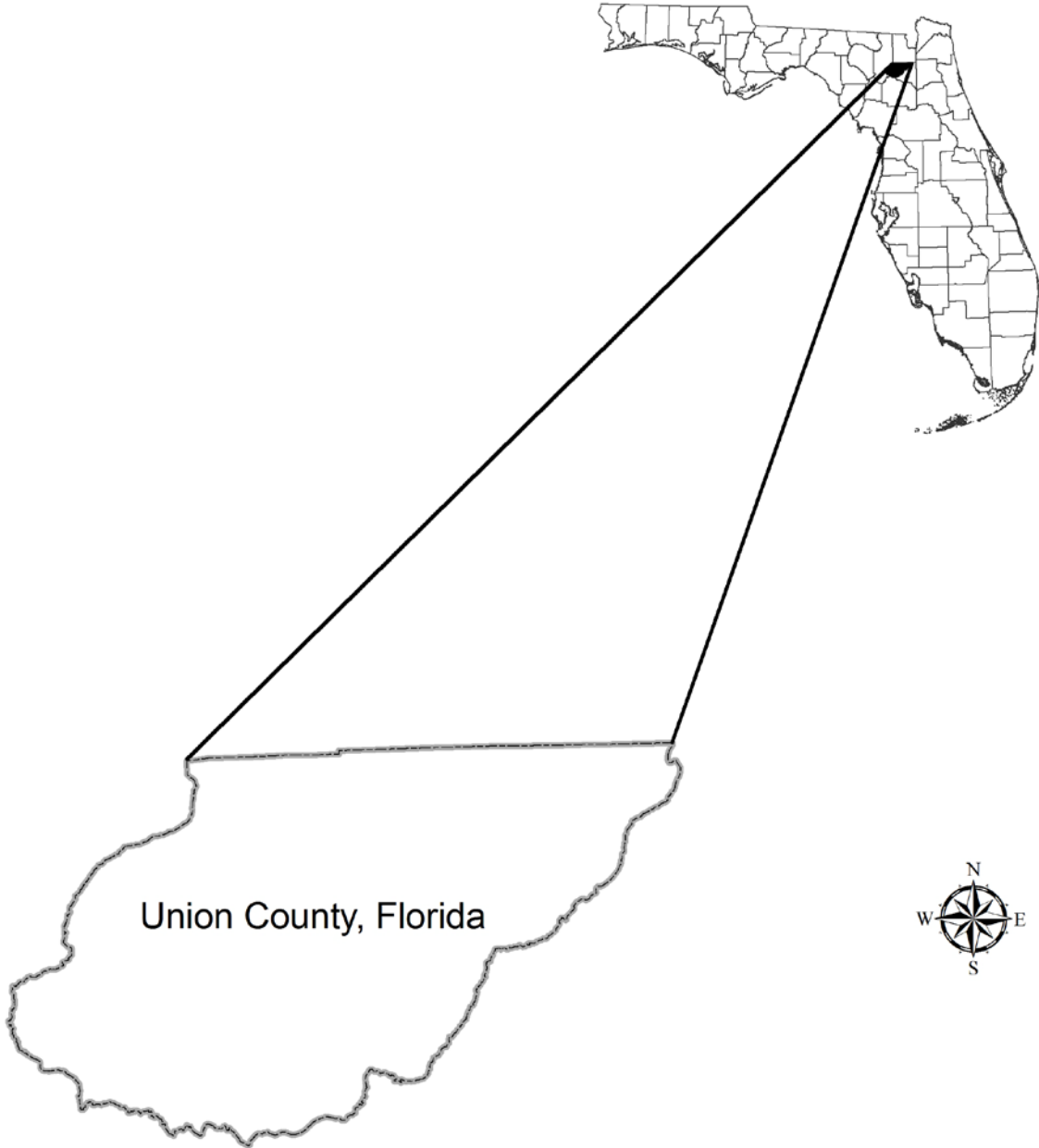
Steps 2 and 3 are the essence of the Comprehensive Plan and are contained within this document entitled Plan Elements.

Step 4 is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act and by the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 243 square miles or 155,730 acres in area. The County is located in the north central portion of the State of Florida and is bordered on the north by Baker County, on the east by Bradford County (and separated by the New River), on the south by Alachua County (and separated by the Santa Fe River), and on the west by Columbia County (and separated by Olustee Creek) as shown on the following location map.

GENERAL LOCATION MAP



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. It provides for the appropriate distribution of population densities and building and structural densities and intensities. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

The following goal, objectives and policies provide for allocation of future land uses as well as guidance for its distribution. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of each of those areas. The rural character of the unincorporated areas of the County provides opportunity for guiding direction, location and concentration of future urban uses. The concentration of urban uses within urban development areas of the County will enable both public and private sectors to feasibly plan for the public facilities and services needed to serve the residents of the County.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restriction throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES, DISCOURAGING URBAN SPRAWL, AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES

FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas shown on the County's Future Land Use Plan Map.

These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

OBJECTIVE I.1 The County shall continue to coordinate future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 10 percent of the total acreage within the County and discourage the proliferation of urban sprawl.

- Policy I.1.1 The location of higher density residential and high intensity commercial and industrial uses shall continue to be directed to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher density or intensity.
- Policy I.1.2 The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.
- Policy I.1.3 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can reasonably be expected to develop based upon:
1. Best available population data; and
 2. Best available housing need data.
- Policy I.1.4 The County shall, prior to action on a site and development plan, provide specific standards which may include, but not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and 100-year floodplain areas).
- Policy I.1.4 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.
- Policy I.1.5 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities, (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses; and

Public uses shall be limited to an intensity of .25 floor area ratio.

ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation.

Environmentally Sensitive Areas are lands which lie within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated February 4, 2009, as amended, located along the Santa Fe River, Olustee Creek and additional areas as and identified on the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas-3 category

dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 5 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have an average length to average width ratio not greater than 3 to 1. Silviculture activities shall be conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, 2000. In addition, the County shall prohibit the location of intensive agricultural uses (the term intensive agriculture means all those agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection) and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits;

Environmentally Sensitive Areas-1	less than or equal to 1 dwelling unit per 40 acres
Environmentally Sensitive Areas-2	less than or equal to 1 dwelling unit per 10 acres
Environmentally Sensitive Areas-3	less than or equal to 1 dwelling unit per 5 acres

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground; and

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall be compact and contiguous and shall not be scattered throughout the development parcel.
2. The development shall provide for a minimum of a 50 foot undisturbed buffer from adjacent properties, and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
3. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
4. All internal roads shall be so located in order to minimize the number of access points to external roadways.

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and

RECREATION LAND USE

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses. Recreation uses shall be limited to an intensity of .25 floor area ratio.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at Residential (Low), Residential (Moderate), Residential (Medium) and Residential (High) density; within the designated urban development areas as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within Residential (Low) and Residential (Moderate) land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in Residential (Medium) and Residential (High) land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, professional and vocational services and other similar uses compatible with residential uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories, precluding the total acreage of the lot, parcel or development to be used to calculate the density;

Residential, Low Density	shall be limited to a density of less than or equal to 2.0 dwelling units per acre;
Residential, Moderate Density	shall be limited to a density of less than or equal to 4.0 dwelling units per acre;
Residential, Medium Density	shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and
Residential, High Density	shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units and agricultural uses which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio; and

Commercial uses shall be limited to an intensity of .25 floor area ratio.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations may be approved as special exceptions or special permits.

Industrial uses shall be limited to an intensity of .25 floor area ratio.

- Policy I.1.6 Lands lying within the urban development area presently served by public water and public sewer shall be allowed to be developed at a density 4 dwelling units per 1 acre.
- Policy I.1.7 The County shall require the location of public, private and charter school sites to be consistent with the following criteria:
1. The proposed school location shall be compatible with present and projected use of adjacent property;
 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
 6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
 7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.
- Policy I.1.8 The County shall require the development of public, private and charter school sites to be consistent with the following standards:
1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
 2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
 3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

OBJECTIVE I.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 The County shall permit agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, professional and vocational services, conventional single family dwellings, mobile homes, churches and other houses of worship.

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, dwelling units, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, conference centers, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet), home occupations, professional and vocational services, off site signs, explosives (manufacturing or storage), hazardous or biomedical waste storage or treatment facilities, bottled water plants, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio;

Agricultural density shall be provided in the following land use classifications:

Agriculture-1	less than or equal to 1 dwelling unit per 40 acres
Agriculture-2	less than or equal to 1 dwelling unit per 20 acres
Agriculture-3	less than or equal to 1 dwelling unit per 10 acres
Agriculture-4	less than or equal to 1 dwelling unit per 5 acres except as provided below.

Within the Agriculture-4 land use classification, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created as follows:

1. Individual lots;
2. Subdivision lots up to 8 lots, where the subdivision has direct access to a state or county maintained road. No such lots shall derive access to the state or County maintained road and access to the subdivision shall be limited to one access point to the state or County maintained road; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

Any development which contains more than 8 lots equal to or greater than 1 acre and less than 5 acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

In addition, within the Agriculture-4 land use classification any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 5 acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. Within the Agriculture-4 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

All Planned Rural Residential Developments shall be developed as follows:

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
 - a. Wetlands;
 - b. Floodplains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;
7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include agricultural uses, which require an industrial waste permit from the Florida Department of Environmental Protection); silviculture uses and conservation uses.

It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of the Planned Rural Residential Development policies of the Future Land Use Element of this Comprehensive Plan.

The total number of lots created equal to or greater than 1 acre and less than 5 acres, within the Agriculture-4 land use classification, shall not exceed 125 lots during any calendar year. Any lots created pursuant to Policy I.2.3 shall not count towards the 125 lot capacity.

Within the Agriculture-4 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following:

1. Have direct access to a continually maintained paved or stabilized road that meets County standards;
2. Located within 1 mile of existing school bus routes;
3. Located within 12-15 minute response time for fire protection;
4. Located within 12-15 minute response time for emergency medical services; and
5. Located within 5 miles of existing neighborhood commercial use.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities) public health facilities, and educational uses; and

Public uses shall be limited to an intensity of .25 floor area ratio.

ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation.

Environmentally Sensitive Areas are lands which lie within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated February 4, 2009, located along the Santa Fe River, along Olustee Creek and additional areas as identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas- category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 5 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have an average length to average width ratio no greater than 3 to 1. Silvicultural activities shall be conducted in accordance with the silviculture policies of this Comprehensive Plan. In addition, the County shall prohibit the location of intensive agricultural uses (the term intensive agriculture means all those agricultural uses which require a industrial waste permit from the Florida Department of Environmental Protection) and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits; and

Environmentally Sensitive Areas-1	less than or equal to 1 dwelling unit per 40 acres
Environmentally Sensitive Areas-2	less than or equal to 1 dwelling unit per 10 acres
Environmentally Sensitive Areas-3	less than or equal to 1 dwelling unit per 5 acres

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground;

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Rural Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall be compact and contiguous and shall not be scattered throughout the development parcel.
2. The development shall provide for a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
3. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
4. All internal roads shall be so located in order to minimize the number of access points to external roadways.

RECREATION LAND USE

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

Recreation uses shall be limited to an intensity of .25 floor area ratio.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, churches and other houses of worship, agricultural uses, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses shall be allowed and be subject to an intensity of .25 floor area ratio; and

Commercial uses shall be limited to an intensity of .25 floor area ratio.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, offsite signs, truck stops and automobile service stations and other similar uses compatible with industrial uses and agricultural uses and residential dwelling uses which existed on the date of plan adoption shall be allowed and be subject to an intensity of .25 floor area ratio; and

Industrial uses shall be limited to an intensity of .25 floor area ratio.

Policy 1.2.2.(a) The property known as the Union County Industrial Park, containing approximately 795 acres, is hereby assigned a future land use designation of Industrial Land Use as defined in the Union County Comprehensive Plan pursuant to Ordinance No. 09-3 and as shown on the Future Land Use Map ("Union County Industrial Park").

The Union County Industrial Park, as more particularly described in Ordinance No. 09-3, shall be limited to the following maximum levels of development and special conditions which are subject to the availability of adequate public facilities and services at the adopted levels of service:

1. The maximum square footage for all development of this parcel shall not exceed 6,100,000 square feet of industrial use. Any proposed changes to increase the allowable density or intensity of development on the subject property shall be subject to the provisions of Chapter 163, Florida Statutes, as amended, regarding large scale amendments to a comprehensive plan.

2. An initial level of development shall be allowed consisting of 2,500,000 square feet of industrial uses. This initial development is the maximum amount of development which would be allowed through 2013.
3. A minimum of 10 percent of the parcel shall remain as undisturbed open space.
4. Potable water and sanitary sewer utilities will be provided by a centralized community or regional level water and sewage system capable of serving all proposed uses within the parcel at the time of development. Potable water and wastewater will be provided by a private entity.
5. Industrial uses and/or development will be prohibited within all preserved wetlands and wetlands buffers.

Policy I.2.3 Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Policy I.2.4 The County shall regulate the location of resource based activities, such as bottled water manufactures, or activities which may be a threat to public safety, such as ammunition manufacturers, as special exceptions or special permits.

Policy I.2.5 All parcels of record at the adoption of the Comprehensive Plan shall be allowed to be developed at a maximum of twenty percent (20%) of gross area into lots having a minimum of one acre per home and in accordance with the County's subdivision ordinance.

Policy I.2.6 Parcels of land under individual ownership may be sold for purposes of residential dwelling units at a maximum rate of two 1-acre tracts per year and will be exempt from requirements to plat.

OBJECTIVE I.3 Regulate extraction activities so that they do not adversely affect the quality of air, groundwater, surface water, land and wildlife.

Policy I.3.1 The County shall prohibit mining operations in wetlands and surface waters.

Policy I.3.2 The County shall develop a comprehensive approach to mineral resources. Existing land development regulations that address mineral resources shall be reviewed, consolidated, and revised to provide for comprehensive natural resource protection. Revisions shall include the following:

1. Prohibition of mining and excavation in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map;
2. Provisions for avoidance, minimization and mitigation of adverse impacts, including but not limited to impacts related to noise, lighting, traffic, wildlife habitat, listed species, air, surface water and groundwater quality and quantity; and
3. Standards for reclamation and reuse that provide for restoration of the functions of natural systems, pursuant to Chapter 378, Florida Statutes, as amended, Land Reclamation.

- Policy I.3.3 The land development regulations shall address mining, land excavation and filling activities, and shall include provisions for reclamation and reuse, and assure successful completion of approved reclamation and reuse plans. Mining, land excavation and filling activities shall be consistent with the land development regulations which shall provide for permit requirements and standards for site location, site design, environmental protection and reclamation.
- Policy I.3.4 The quality and quantity of ground and surface waters shall not be significantly altered through extraction operations. Potential groundwater impacts shall be evaluated by the applicant prior to commencement of mining activities as part of the permitting process. Water quality and quantity monitoring activities at extraction sites shall be reviewed by the County. Costs for providing water quality and quantity monitoring at extraction sites shall be borne by the extractor.
- Policy I.3.5 Extraction operations shall minimize potential adverse impacts to surrounding areas and use specific mitigation criteria to minimize air, noise and traffic impacts.
- Policy I.3.6 Buffer zones and setbacks shall be established adjacent to surface waters and wetlands and existing parks and preserves so that they will not be adversely impacted by extraction activities. Buffers shall be measured from the outer edge of the protected resource. The criteria for buffer zones and setbacks shall be based upon the size of the surface water and wetlands, the presence of federally and/or state regulated vertebrate wetland/aquatic dependent species, and the presence of the New River, Santa Fe River and Olustee Creek.
- Policy I.3.7 Mining activities shall be prohibited in recorded subdivisions, established residential areas, or in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map. The criteria for setbacks for new residential development from operating mines shall be based upon the future land use density. Areas containing sources of commercially valuable minerals, in areas determined suitable by the County for mining and where a mining operation permit has been approved by the County, shall be protected from the encroachment of incompatible land uses.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- OBJECTIVE I.4 The County shall continue to include within the site plan review process that adjacent land uses shall not be adversely impacted by any change in land use by requiring a landscaped buffer of not less than 10 feet along the affected rear and/or side yards which abut lands within a residential land use category.
- Policy I.4.1 Neighborhood commercial activities are small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, professional and vocational services and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions or special permits and be subject to an intensity .25 floor area ratio.
2. Neighborhood commercial uses shall be located within one quarter mile of the intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road;
3. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio;
4. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
5. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage;
6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications; and
7. Neighborhood commercial uses shall be limited to a maximum lot coverage for buildings not to exceed 40 percent of the site.

Policy I.4.2 Convenient on site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual in effect upon adoption of this Comprehensive Plan.

Policy I.4.3 The County shall limit the intensity of development by requiring that the average length of lots less than 5 acres in size does not exceed 3 times the average width of lots for the location of dwelling units within all land use classifications which permit dwelling units. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing more than eight lots any of which lots are equal to or less than ten acres in size, the County shall require that all roads be paved to County standards. Within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing eight or less lots any of which are equal to or less than ten acres in size, the County shall require that all roads be stabilized to County standards. This policy shall not apply to an existing County maintained road located outside of a new subdivision, Planned Residential Development or Planned Rural Residential Development.

Policy I.4.4 The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

OBJECTIVE I.5 The County shall continue to work towards the elimination or reduction of uses inconsistent with the County's character and future land uses, provided that no dwelling unit, which was lawful prior to the adoption of this Comprehensive Plan, shall be considered or classified as a non-conforming inconsistent use through establishing such inconsistent uses as non-conformities.

Policy I.5.1 The County hereby establishes the following provisions for nonconforming uses:

1. Nonconforming uses cannot be expanded;
2. A nonconforming use which is discontinued for more than two years may not be re-established;
3. A nonconforming use which suffers damage of up to 100 percent of its assessed value may rebuild to its pre-damage footprint and conditions, provided, that rebuilding is commenced within six months of the date of damage; and
4. Single family dwelling units existing, as of the date of adoption of this policy, are considered to be conforming uses and are not subject to the provisions of this policy.

In addition, ordinary repair and maintenance of nonconforming uses is permitted.

Policy I.5.2 The County hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan. Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, or acting in reliance of laws existing at the time of such action has made a change in position or has incurred obligations and expenses that it would be inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid development order was issued by the County prior to adoption of this Comprehensive Plan.
3. Presumptive vesting for consistency and concurrency - any structure on which construction has been permitted shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
4. Presumptive vesting for density only - the following category shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard. All parcels of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without.

- OBJECTIVE I.6 The County shall continue to use a historic preservation agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan.
- Policy I.6.1 The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated annually by the County Historic Preservation Agency.
- Policy I.6.2 The County shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.
- OBJECTIVE I.7 The County shall continue to enforce regulations to protect natural resources and Environmentally Sensitive Areas-1 lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy I.7.1 The County shall continue to protect community potable water supply wells by restricting uses within the 500-foot area designated by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect upon adoption of this Comprehensive Plan. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code in effect upon adoption of this Comprehensive Plan and Code of Florida Regulations, Title 40, Parts 302 in effect upon adoption of this Comprehensive Plan and 355, and Title 49, Part 172 in effect upon adoption of this Comprehensive Plan except local traffic serving facilities within the wellfield protection area.
- Policy I.7.2 The County shall regulate the location of piers and walkways within a wetland. In addition, the County shall regulate the location of any dwelling unit within a wetland in accordance with the wetland policies contained within the Conservation Element of this Comprehensive Plan.
- Policy I.7.3 The County shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used as part of a designed stormwater disposal system; requiring well construction, modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health (in particular, abandoned wells shall be closed in accordance with Chapter 64E-8, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon adoption of this Comprehensive Plan); and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater.
- These provisions will be applied to all High Groundwater Aquifer Recharge Areas as identified within the high groundwater aquifer recharge areas policy contained within the Future Land Use element of this Comprehensive Plan.
- Policy I.7.4 The County shall through stormwater management and land use design provisions minimize the direct surface run-off into freshwater springs.
- OBJECTIVE I.8 The County shall continue to coordinate all Future Land Use Plan Map amendments with local, state and regional organizations and agencies to assist the County with the identification of any potential impacts to regional resources which may be caused by the development, to regional resources identified in the Suwannee River Regional Resource Planning and Management Plan prepared pursuant to Chapter 380, Florida Statutes.
- Policy I.8.1 The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I.9 The County shall request assistance from the Water Management District with the review of subdivision plat construction plans of all proposed subdivision plats within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.

- Policy. I.9.1 The County shall require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin.
- OBJECTIVE I.10 The County shall continue to regulate the location of development consistent with United States Department of Interior Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service, Soil Survey for the County.
- Policy I.10.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.
- OBJECTIVE I.11 The County shall require that proposed subdivisions be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.11.1 The County shall maintain procedures for the review of proposed subdivisions to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.
- OBJECTIVE I.12 The County shall maintain innovative Planned Residential Development regulations. The purpose of the Planned Residential Development regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to
1. Encourage the development of land as planned residential developments;
 2. Encourage flexible and creative concepts of site planning;
 3. Preserve the natural amenities of the land by encouraging scenic and function open areas;
 4. Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements;
 5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
 6. Provide a stable environmental character compatible with surrounding areas.
- Policy I.12.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain minimum provisions to:
1. Regulate the subdivision of land;
 2. Protect environmentally sensitive lands identified within the Conservation Element;
 3. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 4. Protect potable water wellfields and aquifer recharge areas;
 5. Regulate signage;
 6. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and

7. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.13 The County shall require essential services owned or operated by publicly regulated entities (electrical transmission lines natural gas transmission lines, and radio, telecommunication and television antennas and towers) to be approved by the Board of County Commissioners. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations and cable television lines shall follow standard County approval procedures regarding public rights-of-way and new subdivisions.

Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering for approval the following essential services owned or operated by publicly regulated entities: electrical transmission lines natural gas transmission lines, and radio, telecommunications and television antennas and towers. No such service shall be sited within 200 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

Policy I.13.2 The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

OBJECTIVE I.14 The County shall continue to enforce the airport land use restrictions as provided in the airport land use restriction policy of this element.

Policy I.14.1 Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof.
2. No operations from any land use type shall produce smoke, glare, or other visual hazards within 3 statute miles of any usable runway of the airport.
3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
4. Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of and aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
5. No structure exceeding 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

SUWANNEE RIVER SYSTEM

100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

OVERALL GOAL TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THAT PART OF THE 100-YEAR FLOOD PLAIN OF THE SANTA FE RIVER, THE NEW RIVER AND OLUSTEE CREEK AS SHOWN ON THE FUTURE LAND USE MAP) INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.

OBJECTIVE S.1 To help ensure that proposed subdivision wholly or partially within that part of the 100-year floodplain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within this area. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.

Policy S.1.1 The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek,

Policy S.1.2 The County shall have the Suwannee River Water Management District notified of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception or special permit hearings within that part of the 100-year floodplain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use Map. 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.1.3 The review of preliminary subdivision plats and site and development plans within that part of the 100-year flood plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
- OBJECTIVE S.2 The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1 The County shall provide for the evaluation of unique natural areas within that part of the 100-year floodplain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use Map during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping.
- Policy S.2.2 The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.4 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County shall continue to regulate land use types, densities and intensities for all lands within that part of the 100-year flood-plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within that part of the 100-year flood-plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map as an Environmentally Sensitive Area.

- Policy S.3.2 The areas within that part of the 100-year flood-plain, as designated by the Federal Emergency Management Agency, Flood Insurance Map, dated February 4, 2009, of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map which are located outside the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas-1 and Environmentally Sensitive Areas- 3 categories, provided that within the Environmentally Sensitive Areas-3 category, dwelling units may be clustered on smaller lots with no lot being less than 2.5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site in accordance with the criteria listed in the land use classification policy of this element. All lots within Environmentally Sensitive Areas shall have a average length to average width ratio no greater than 3 to 1. In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens).
- Policy S.3.3 The County shall, inside designated urban development areas within that part of the 100-year flood plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per 5 acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acre, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.
- Policy S.3.4 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 Santa Fe River, the New River and Olustee Creek, be maintained for all single-family residential and agricultural uses and silvicultural activities. Mining activities shall comply with buffer standards established pursuant to the policies of Objective I.3. All other permitted land uses shall conform to the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Water Management District, in effect upon the adoption of this Comprehensive Plan. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in that part of the 100-year flood plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management Districts.
- Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in that part of the 100-year flood plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map.

Policy S.4.2 The County shall require all habitable structures be elevated no less than 1 foot above the 100-year flood elevation without the use of fill materials in the regulatory floodway of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek,.

Policy S.4.3 The County shall require all road construction and improvement projects within that part of the 100-year flood plain of the Suwannee River system, including the Santa Fe River, the New River and Olustee Creek, as shown on the Future Land Use map be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

II

TRANSPORTATION ELEMENT

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II
TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation system provides for the safe and efficient movement of people and goods and supports existing and future development. This plan element identifies the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establishes a framework for policy decisions in planning future transportation needs. Data collected for this plan element and its analysis, contained in the Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The Transportation Element interrelates with the Future Land Use Element due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities. More intensive land uses generate more traffic and require greater degrees of accessibility. Conversely, the transportation network affects and influences the use of land located adjacent to these facilities.

The Transportation Element also is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act. Further, the County's traffic circulation system does not stop at political boundaries. Coordination with other local governments is prerequisite to a total traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines for coordination between various governmental entities.

The following goal, objectives and policies of this plan element serve as the plan for transportation needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
2	S.R. 100 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
3	S.R. 100 from Lake Butler west limits (SW 12th Ave) to County west boundary	2U	Minor Arterial	Rural	D
4	S.R. 121 from County north boundary to (S.R.16)	2U	Minor Arterial	Rural	D
5	S.R. 121 from S.R. 16 to Raiford east limits	2U	Minor Arterial	Rural	D
6	S.R. 121 from Raiford southwest limits (NE 222nd Ct.) to S.R. 100	2U	Minor Arterial	Rural	D
7	S.R. 121 from Lake Butler southwest limits to C.R. 18	2U	Minor Arterial	Rural	D
8	S.R. 231 from Lake Butler south limits to Department of Corrections Reception and Medical Center	2U	Minor Arterial	Rural	D
9	S.R. 18 from County east boundary to Worthington Springs east limits (SW 120th Ct.)	2U	Major Collector	Rural	D
10	C.R. 18 from Worthington Springs west limits to County west boundary	2U	Major Collector	Rural	D
11	C.R. 231 from County north boundary to S.R. 100	2U	Major Collector	Rural	D
12	C.R. 231 from Department of Corrections Reception and Medical Center to County southeast boundary	2U	Major Collector	Rural	D
13	S.R. 238 from County west boundary to Lake Butler west limits	2U	Major Collector	Rural	D
14	C.R. 238 and C.R. 229 from Lake Butler northeast limits to County north boundary	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
15	C.R. 241 from County south boundary to S.R. 238	2U	Major Collector	Rural	D
16	C.R. 245 from S.R. 238 to County west boundary	2U	Major Collector	Rural	D
17	C.R. 18A from S.R. 18 to C.R. 239A	2U	Minor Collector	Rural	D
18	C.R. 125 from County east boundary to S.R. 121	2U	Minor Collector	Rural	D
19	C.R. 199 from C.R. 125 to S.R. 16	2U	Minor Collector	Rural	D
20	C.R. 229 from C.R. 238 near County north boundary to Raiford north limits	2U	Minor Collector	Rural	D
21	C.R. 229 from Raiford south limits to County east boundary	2U	Minor Collector	Rural	D
22	C.R. 231A from S.R. 100 to C.R. 231	2U	Minor Collector	Rural	D
23	C.R. 231A from C.R. 231 to S.R. 121	2U	Minor Collector	Rural	D
24	C.R. 237 from S.R. 121 to S.R. 100	2U	Minor Collector	Rural	D
25	C.R. 238A from C.R. 239 to C.R. 18	2U	Minor Collector	Rural	D
26	C.R. 239A from C.R. 231A to C.R. 241	2U	Minor Collector	Rural	D
27	C.R. 239 from C.R. 18 to S.R. 100	2U	Minor Collector	Rural	D
28	C.R. 796 from S.R. 121 to C.R. 238A	2U	Minor Collector	Rural	D
29	C.R. 240 from C.R. 241 to County west boundary	2U	Minor Collector	Rural	D
30	C.R. 241A from C.R. 241 to S.R. 238	2U	Minor Collector	Rural	D
31	C.R. 241 from S.R. 238 to County west boundary	2U	Minor Collector	Rural	D
32	C.R. 791 from C.R. 241A to S.R. 238	2U	Minor Collector	Rural	D

U - Undivided roadway.

- Policy II.1.2. The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:
1. Permitting 1 access point for ingress and egress purposes to a single property or development;
 2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
 3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
 4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.
- Policy II.1.3. The County shall require the provision of safe and convenient on-site traffic flow which includes the provision for vehicle parking to be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size plus a 5 foot wide access aisle. The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4. The County for any development required to provide a site plan or requiring platting along proposed collector or arterial roadways, shall include requirements for an additional 10 foot right-of-way for bicycle and pedestrian ways to be provided as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The County shall continue to require all traffic circulation system improvements be consistent with land uses shown on the future land use plan map of the Comprehensive Plan by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvements scheduling of roadway improvements, review all such proposed roadway improvements to determine if they will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any proposed roadway improvement is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.

- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1. The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways. Extra right-of-way will either be provided by the developer if the road is part of the development or purchased as additional right-of-way.
- Policy II.4.1 The County shall continue to require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right of way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

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III

HOUSING ELEMENT

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III
HOUSING
INTRODUCTION

The following goal, objectives and policies comprise the Housing Element which has as its purpose the provision of decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future County residents. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

This plan element establishes a goal for the County in addressing the housing needs of the County, as well as measurable objectives to meet the County's housing goal. In addition, each objective is supported by one or more corresponding policies to provide guidance and direction towards the accomplishment of that objective.

GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE COUNTY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

OBJECTIVE III.1 The County shall continue to provide for affordable housing in accordance with the affordable housing needs assessment. In addition, the following definition of affordable housing shall be used to define affordable housing types to be permitted for the existing and anticipated population. For the purposes of this Comprehensive Plan, "affordable housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent.

Consideration must be given to the following groups:

1. "Moderate Income Person" 120% of the median income;
2. "Low Income Person" 80% of the median income;
3. "Very Low Income Person" 50% of the median annual income.
4. "Extremely Low Income Person" 30% of the median income.

Non-owner occupied units should be reserved for low, very low, extremely low, income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30% of the total monthly income. In addition, the County shall conduct an affordable housing needs.

Policy III.1.1 The County shall insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.

Policy III.1.2 The County shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. In addition, government subsidized housing shall be prohibited within areas subject to the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map dated February 4, 2009.

- OBJECTIVE III.2 The County shall continue to promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.
- Policy III.2.1 The County, to address the quality of housing and stabilization of neighborhoods, shall continue to enforce minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:
1. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
 2. Every dwelling unit shall have both a cold water and hot water supply;
 3. Every dwelling unit shall have heating facilities; and
 4. All exterior walls and roofs shall be structurally sound.
- Policy III.2.2 The County shall include historic sites and structures preservation regulations which address the identification and improvement of historically significant housing and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.
- OBJECTIVE III.3 The County shall make available site opportunities for extremely low, very low, low-and moderate-income families and mobile homes through the Future Land Use Element, in order to provide adequate sites for extremely low, very low-, low- and moderate-income households address the creation and/or preservation of affordable housing and address adequate sites and the distribution of housing types. The County shall use the resources of the State Housing Initiatives Partnership and Community Development Block Grant programs to address these needs.
- Policy III.3.1 The County address the creation and/or preservation of affordable housing for extremely low-,very low-, low- and moderate-income persons through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
- Policy III.3.2 The County shall address adequate sites and distribution of housing types.
- OBJECTIVE III.4 The County shall continue to facilitate the provision of group homes such as Long-Term Residential Care (LTRC) or foster care facilities, as licensed or funded by the Florida Department Children and Families, and Adult Congregate Living Facilities (ACLF) as licensed by the Agency for Health Care Administration within residential areas or areas of residential character.
- Policy III.4.1 The County shall continue to permit homes of six or fewer residents in lower density residential areas as prescribed in Chapter 419, Florida Statutes, as amended. The term group homes shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

Policy III.4.2

The County shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, within medium and high density residential land use categories based upon the following criteria:

1. The County shall approve the siting of a community residential home, unless the County determines that the siting of the home at the site selected;
 - a. Does not meet applicable licensing criteria established and determined by the Florida Department of Children and Families and the Agency for Health Care Administration, including requirements that the home be located to assure the safe care and supervision of all clients in the home; and
 - b. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area.)

The term group homes shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

OBJECTIVE III.5

The County shall continue to implement programs for the demolition of housing through the adoption of hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes.

Policy III.5.1

The County shall continue to enforce a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety consistent with Chapter 553 (Building Construction Standards), Florida Statutes.

1. The hazardous building code consistent with Chapter 553 (Building Construction Standards), Florida Statutes, shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of building, structure or premises;
2. The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and
3. Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.

- Policy III.5.2 The County shall apply for federal and state housing assistance when the County is notified the eligibility requirements to receive a program award have been met. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by County staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the County may decline to apply for such assistance program until such time as the raw scores improve the County's standing for award.
- Policy III.5.3 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding existing neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan Map amendments.
- OBJECTIVE III.6 The County shall continue to provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that no person may undertake alteration of the exterior part of County designated historic housing or demolish or relocate such housing without the Historic Preservation Agency review and approval of such demolition alteration or relocation.
- Policy III.6.1 The County hereby provides that after conducting a public hearing, the Board of County Commissioners shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of County designated historic housing and shall approve or deny such applications based upon the following guidelines:
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use or his or her property.
- OBJECTIVE III.7 The County shall continue to require that relocation housing is available as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents.
- Policy III.7.1 The availability of relocation housing shall be researched and verified by County staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the County, which result in the displacement of residents.
- OBJECTIVE III.8 The County shall continue to coordinate information regarding County housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs. In addition, the County shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The County shall coordinate County housing programs with the Housing Authority and provide public participation opportunities for the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.

IV

SANITARY SEWER, SOLID WASTE,
DRAINAGE, POTABLE WATER
AND
NATURAL GROUNDWATER AQUIFER RECHARGE
ELEMENT

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IV
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER
AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan.

The data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for the formulation of it.

This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion consistent with the State of Florida Comprehensive Plan, the North Central Florida Strategic Regional Policy Plan and other elements of this Comprehensive Plan.

GOALS, OBJECTIVES AND POLICIES

GOAL IV-1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY, EFFICIENT, AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.1 The County shall continue to correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

Policy IV.1.1 The County shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs;

1. Highest priority - projects imminently needed to protect the public health and safety; and
2. Secondary priority - existing facilities not meeting maintenance or operation level of service standards adopted herein.

SANITARY SEWER FACILITY SUBELEMENT

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.2 If applicable and funds are available, the County shall continue to coordinate the extension of, or increase in the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements, and requiring that they are concurrent with projected demand.

Policy IV.2.1 The County hereby establishes the following level of service standards for sanitary sewer facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan
City of Lake Butler Community Sanitary Sewer System	94 gallons per capita per day
Union Correctional Institute	123 gallons per capita per day
Lake Butler Reception and Medical Center (west unit)	62 gallons per capita per day
B & C Water Resources	94 gallons per capita per day

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with soils which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code in effect upon adoption of this Comprehensive Plan.

Policy IV.2.3 The County shall continue to allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is accessible, conditioned on the following requirements:

1. The County shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area classified industrial on the Future Land Use Plan Map, or uses for industrial or manufacturing purposes, or its equivalent, where a centralized sanitary sewer system is available within 1,000 feet of the area used or classified industrial, or where the likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit from the County Health Department; and
3. The County shall not issue a certificate or land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's Official Zoning Atlas, or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

Policy IV.2.4 The County shall allow the temporary use of package wastewater facilities within urban development areas where a centralized wastewater service has been planned and is part of the five year schedule of improvements within the Capital Improvements Element of this Comprehensive Plan to serve development until such time as the centralized sanitary sewer system is accessible.

Policy IV.2.5 The County shall limit development which proposes the construction of package wastewater treatment facilities outside the urban development areas to public uses and special use facilities such as rest stops, parks and resource based recreation uses.

SOLID WASTE FACILITY SUBELEMENT

GOAL IV.3 - ENSURE THE PROVISION OF PUBLIC SOLID WASTE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.3 The County shall continue to coordinate the extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.3.1 The County hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.076 tons per capita per year

Policy IV.3.2 The County shall schedule, design operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV.3.3 The County shall enhance the use of solid waste facilities through separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

DRAINAGE FACILITY SUBELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.4 The County shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.4.1 The County hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, within the County, stormwater management systems will be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either one of the following design storms.

1. A storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation or recreational uses; or
2. A storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation or recreational issues.

3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.
4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (Rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, in effect upon adoption of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions as established in Chapter 62-302, Florida Administrative Code in effect upon adoption of this Comprehensive Plan.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, as cited above and which is adjacent to or drains into a surface water, canal or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

POTABLE WATER FACILITY SUBELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.5 The County shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The County hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Standards as specified in Chapter 62-22, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan
City of Lake Butler Community Potable Water System	155 gallons per capita per day
Union Correctional Facility Potable Water System	181 gallons per capita per day
B & C Water Resources	155 gallons per capita per day

Policy IV.5.2 The County shall permit residential densities in excess of 2 dwelling units per acre, but less than or equal to 4 dwelling units per acre only within areas served by centralized potable water systems, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water systems and centralized sanitary sewer systems.

Policy IV. 5.3 The County shall consult with the applicable water supply utility prior to issuance of a building permit or its functional equivalent to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.6 The County shall require that no sanitary sewer facility have any discharge into designated high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan.

Policy IV.6.1 The County shall continue to require that, during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District. Further, the County shall ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The County shall continue to coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features by requiring all proposed subdivision plats be reviewed by the Water Management District prior to final approval of the plat.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature by enforcing a design standard that require all development to conform with the natural contours of the land and leave natural drainage ways undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.

Policy IV.7.2

The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed on private property with existing private drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District, in effect upon adoption of this Comprehensive Plan;
2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater; and
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.
6. The County shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
 - a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
 - b. For parcels less than 1 acre - impervious surface shall not exceed 40 percent.
7. The following uses shall be prohibited in high groundwater aquifer recharge areas as shown on Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment.
 - a. Wholesale bulk fuel storage;
 - b. Chemical manufacturing;
 - c. Pesticide manufacturing;
 - d. Battery reclamation or manufacturing;
 - e. Electronics manufacturing using halogenated solvents;
 - f. Hazardous waste transfer sites;

- g. Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;
- h. Regional pesticide distribution site; and
- i. Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.

OBJECTIVE IV.8 The County shall continue to assist the Water Management District with the implementation of its water conservation rule when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the County shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV.8.1 The County shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

OBJECTIVE IV.9 The County shall require that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.9.1 The County shall require a certification by the preparer of the permit plans that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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CONSERVATION ELEMENT

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V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies comprise the Conservation Element and provide for the conservation, use and protection of the County's natural resources. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality. Within this plan such publicly owned areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, protection of vegetative communities or wildlife habitats or similar.

The Future Land Use Plan map series identifies conservation future land use as defined above. These are public lands designated "conservation" for the purpose of protecting natural resources or environmental quality.

The Future Land Use Plan map series may identify flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils which are land cover features but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The County shall continue to enforce provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The County shall require that all appropriate air quality permits necessary for the activity to be identified prior to the issuance of the development order, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, shall require a 500-foot wellfield protection areas around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The County as part of the development review process shall require the coordination of development plans and mining activities with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.

- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan “surface water” means water above the surface of the ground whether or not flowing through definite channels, and including:
1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
 2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
 3. Any wetland.
- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agriculture, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture activities within buffer areas subject to the provisions of the silviculture policies of this element. Natural buffers for mining activities shall be in accordance with the mining requirements of the Future Land Use Element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development, and mining activity, to maintain the natural functions of wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within that part of the 100-year floodplain of the Santa Fe River as shown on the Future Land Use map by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the interim shall continue to enforce the provisions of the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.

Policy V.2.8

Where the alternative of clustering all structures on the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands, and prohibiting mining operations within wetlands as provided for in the mining policies contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 62-330, Florida Administrative Code, as amended, in effect upon adoption of this Comprehensive Plan. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.
2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/2 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown in Appendix A, and more specifically described and defined as follows: Wetlands mean those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

Policy V.2.9

The County shall support the Water Management District in their conducting of water conservation programs.

- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non-intensive uses in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14 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 any Outstanding Florida Water (OluStee Creek and Santa Fe River), as classified by the Florida Department of Environmental Protection, in effect upon adoption of this policy. This buffer shall be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform to the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, in effect upon adoption of this Comprehensive Plan. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silvicultural activities within the buffer areas shall be conducted in accordance with the silviculture policies of this element.
- Policy V.2.16 Silviculture activities shall be conducted in accordance with the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, 2000. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District, in effect upon adoption of this Comprehensive Plan.

- OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
- Policy V.3.1 The County shall require that any mining permit be granted in conformance with the mining policies of this Comprehensive Plan and further, that such permit be coordinated with the Florida Department of Environmental Protection.
- Policy V.3.2 The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District’s review and comment regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.
- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The County shall apply the provisions of the critical wildlife habitat policy contained within this element to the areas identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities.
- OBJECTIVE V.4 The County shall continue to identify and protect native wildlife and their habitats, including state and federally protected plants and animal species (endangered, threatened and species of special concern) within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.2 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.3 The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

- Policy V.4.4 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.5 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.6 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.7 The developer of any proposed development or the applicant for any proposed mining activity equal to or greater than 20 acres and located within areas (or “Matrix Units”) identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities, shall be required to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities. Listed animal species include those species identified in Chapter 68A-27, Florida Administrative Code, as amended, Rules Relating to Endangered or Threaten Species. Alternatively, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development or proposed mining activity which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat, site and development plan, or mining operation permit is reviewed by the County, the developer or applicant shall evaluate the impacts on such species, habitats or communities. As a condition of permit approval of any proposed development or any proposed mining activity within these areas, such evaluation shall consist of a survey of the development site or mining activity area conducted on behalf the developer or applicant by person(s) qualified in the appropriate field for study, conducted according to professionally accepted standards to identify the presence of any state and federally protected plant and animal species.
- If protected species are found on the site/area or would be affected by the development or mining activity, a specific management plan shall be required from the developer or applicant, including necessary modifications to the proposed development or proposed mining activity, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites or proposed mining activity area and protect these natural resources from the impacts of development or mining activity prior to granting development or mining activity approval. Both the survey and the management plan may be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

- Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.
- OBJECTIVE V.6 The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1 The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.

- Policy V.6.2 The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- OBJECTIVE V.7 The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1 The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:
1. Limit impervious surfaces by size of residential lots and for non-residential use;
 2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;
 3. Require a protection zone around sinkholes with direct connection to the aquifer;
 4. Require a site analysis for structure location if sinkholes or karst features are present on site;
 5. Require swales where appropriate;
 6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
 7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.

VI

RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship of size, number, type and location of different park and recreation facilities to the population at large is the primary objective of this plan element.

Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

The following goal, objectives and policies for resource based and activity based recreation facilities within the County establish guidelines for the proper relationship of size, number, type and location of the different park and recreation needs for the County. The level of service standards established within the policies provide guidelines for determining the acceptable quantities of recreational resources and facilities for the County's population.

Within these level of service standard policies, "persons to be served" is the population of the unincorporated areas of the County or the actual population demand upon the facility, whichever is greater; "access points" are public or privately owned access which is available to the public at large; and the resource-and activity-based facilities which are not listed are considered to be exceeding an appropriate level of service for such activity based upon the limited demand for the activity within the County.

GOAL, OBJECTIVES AND POLICIES

GOAL VI - ENSURE THE PROVISION AND MAINTENANCE OF ADEQUATE RECREATION FACILITIES AND OPEN SPACE FOR CITIZENS AND VISITORS AND ACCESS TO THESE FACILITIES FOR ALL PERSONS, REGARDLESS OF SPECIAL NEED OR CONDITION.

OBJECTIVE VI.1 The County shall continue to provide vehicular and pedestrian access to County owned activity and resource based recreation facilities, as appropriate.

Policy VI.1.1 The County shall maintain the number of access points to water oriented recreational resources for the County which will meet or exceed the level of service standards contained herein for resource based water related activities.

OBJECTIVE VI.2 The County, every year as input to the revisions to the Capital Improvements Element, shall continue to prepare an inventory of recreation facilities and determine current levels of service, based upon existing population in order to determine the need for additional capital improvements to maintain the adopted level of service standards.

Policy VI.2.1 The County shall establish and maintain cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The County shall continue to require new subdivisions or re-subdivisions to establish recreation facilities consistent with the standards outlined below.

Policy VI.3.1 The County hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County when the County population exceeds 25,000 population and for every 25,000 population thereafter
Picnicking	1 picnic table when the County population exceeds 1,000 persons and for every 1,000 population thereafter

Policy VI.3.2 The County hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	1 multi-purpose playing field when the County population exceeds 15,000 population and for every 15,000 population thereafter
Baseball/Softball	1 baseball/softball field when the County population exceeds 10,000 population and for every 10,000 population thereafter
Tennis	1 tennis court when the County population exceeds 10,000 population and for every 10,000 population thereafter

Policy VI.3.3 The County, through the annual capital improvements budgeting process, shall identify funding sources to correct or improve existing deficiencies in County-owned parks and recreation facilities in accordance with the level of service standards contained herein.

VII

INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The following goal, objectives and policies provide guidelines for coordination between the County and adjacent local governments within the County and other governmental and service agencies.

Data collected for this plan element identifies the process of intergovernmental coordination.

In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the County and other local governments within the County. Although the data and corresponding analysis contained in the Data and Analysis Report are not part of this plan element, they provide a basis for its formulation.

GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, ENSURE COMPATIBLE DEVELOPMENT, PROVIDE ADEQUATE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

OBJECTIVE VII.1 The County shall continue to coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans of other local governments providing services within the County and other units of local government providing services but not having regulatory authority over the use of the land.

Policy VII.1.1 The County shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments within the County, the School Board, Water Management District, Regional Planning Council, State and other units of government providing services but not having regulatory authority over the use of land.

Policy VII.1.2 The County shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3 The County shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.4 The County shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.

- OBJECTIVE VII.2 The County shall provide adjacent units of local government within the County, School Board, Water Management District, Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments within the County.
- Policy VII.2.2 The County, as part of the monitoring and evaluation process of the Comprehensive Plan, shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments within the County.
- Policy VII.2.3 The County's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The County shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall continue to coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Water Management District, Regional Planning Council, adjacent local governments within the County and the School Board prior to such amendment.
- OBJECTIVE VII.4 The County shall continue to coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County. Subdividers shall provide plans for conceptual review and comment by the Water Management District prior to construction plan approval by the County.
- Policy VII.4.1 The County through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5 The County shall continue to coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.
- Policy VII.5.1 The County shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the County, municipalities and School Board.
- OBJECTIVE VII.6 The County shall continue to provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.6.1 The County, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.

- OBJECTIVE VII.7 All development shall be located in a manner which does not diminish the level of service of the County’s public facilities less than the level of service standard established within the Comprehensive Plan.
- Policy VII.7.1 In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipalities and the School Board.
- OBJECTIVE VII.8 The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation and joint infrastructure service areas.
- Policy VII.8.1 The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the municipalities located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
- Policy VII.8.2 The County shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the municipalities located within the County.
- Policy VII.8.3 The County shall work with the municipalities located within the County to encourage annexation to meet the criteria for “urban in character” as specified within Chapter 171, Florida Statutes in effect upon the adoption of this Comprehensive Plan.
- Policy VII.8.4 The County shall participate with the municipalities located within the County to prepare an urban services report for annexation when such report is required by Chapter 171, Florida Statutes in effect upon the adoption of this Comprehensive Plan. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan to minimize the time that a jurisdiction is providing services to an area and not receiving revenue for the provision of such services.
- Policy VII.8.5 The County shall coordinate level of service standards with the municipalities located within the County for those services provided by the County within municipalities.
- Policy VII.8.6 The County shall continue to coordinate with the municipalities located within the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
- Policy VII.8.7 The County shall coordinate with the municipalities located within the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within municipalities and state recreational facilities within the unincorporated area of the County.

Policy VII.8.8 The County shall coordinate with the municipalities located within the County to resolve planning issues within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.

Policy VII.8.9 The County shall coordinate planning efforts with the municipalities located within the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.

VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII
CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The following goal, objectives and policies for capital improvements provide strategic planning for the financing and construction of improvements identified in the Data and Analysis document. The data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

This element is not a complete capital improvement program for the County because it considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II, as amended.

References to County population within this plan element refer to populations within the unincorporated areas of the County only.

GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE COUNTY SHALL ANNUALLY ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The County shall continue to provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget which is consistent with such schedule.

Policy VIII.1.1 The County shall establish, as part of the annual budgeting process, the following criteria for the evaluation of proposed capital improvement projects:

Criteria

1. The County shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the County's budget process;
2. The County shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the County's fiscal capacities;
3. The County shall identify those existing or projected public facility needs which occur, or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
4. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
5. Capital improvements projects related to the maintenance and operation of existing facilities which, due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

6. Capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority;
7. Capital improvement projects which, due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority; and
8. All other capital improvement projects shall be given the fifth order of priority.

Policy VIII.1.2 The County, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, shall coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3 The County shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element contained within this plan element.

Policy VIII.1.4 The County shall annually assess capacity of existing public facilities to address any existing or projected deficiencies in adopted level of service standards in order to prepare an annual update of the Five-Year Schedule of Improvements that identifies, schedules, and specifies funding for any capital improvement projects needed to maintain adopted level of service standards.

OBJECTIVE VIII.2 The County shall continue to require that all decisions regarding the issuance of development orders or permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The County shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.

TRANSPORTATION LEVEL OF SERVICE STANDARDS

Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/ Level of Service Handbook".

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
2	S.R. 100 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
3	S.R. 100 from Lake Butler west limits (SW 12th Ave) to County west boundary	2U	Minor Arterial	Rural	D
4	S.R. 121 from County north boundary to (S.R.16)	2U	Minor Arterial	Rural	D
5	S.R. 121 from S.R. 16 to Raiford east limits	2U	Minor Arterial	Rural	D
6	S.R. 121 from Raiford southwest limits (NE 222nd Ct.) to S.R. 100	2U	Minor Arterial	Rural	D
7	S.R. 121 from Lake Butler southwest limits to C.R. 18	2U	Minor Arterial	Rural	D
8	S.R. 231 from Lake Butler south limits to Department of Corrections Reception and Medical Center	2U	Minor Arterial	Rural	D
9	S.R. 18 from County east boundary to Worthington Springs east limits (SW 120th Ct.)	2U	Major Collector	Rural	D
10	C.R. 18 from Worthington Springs west limits to County west boundary	2U	Major Collector	Rural	D
11	C.R. 231 from County north boundary to S.R. 100	2U	Major Collector	Rural	D
12	C.R. 231 from Department of Corrections Reception and Medical Center to County southeast boundary	2U	Major Collector	Rural	D
13	S.R. 238 from County west boundary to Lake Butler west limits	2U	Major Collector	Rural	D
14	C.R. 238 and C.R. 229 from Lake Butler northeast limits to County north boundary	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
15	C.R. 241 from County south boundary to S.R. 238	2U	Major Collector	Rural	D
16	C.R. 245 from S.R. 238 to County west boundary	2U	Major Collector	Rural	D
17	C.R. 18A from S.R. 18 to C.R. 239A	2U	Minor Collector	Rural	D
18	C.R. 125 from County east boundary to S.R. 121	2U	Minor Collector	Rural	D
19	C.R. 199 from C.R. 125 to S.R. 16	2U	Minor Collector	Rural	D
20	C.R. 229 from C.R. 238 near County north boundary to Raiford north limits	2U	Minor Collector	Rural	D
21	C.R. 229 from Raiford south limits to County east boundary	2U	Minor Collector	Rural	D
22	C.R. 231A from S.R. 100 to C.R. 231	2U	Minor Collector	Rural	D
23	C.R. 231A from C.R. 231 to S.R. 121	2U	Minor Collector	Rural	D
24	C.R. 237 from S.R. 121 to S.R. 100	2U	Minor Collector	Rural	D
25	C.R. 238A from C.R. 239 to C.R. 18	2U	Minor Collector	Rural	D
26	C.R. 239A from C.R. 231A to C.R. 241	2U	Minor Collector	Rural	D
27	C.R. 239 from C.R. 18 to S.R. 100	2U	Minor Collector	Rural	D
28	C.R. 796 from S.R. 121 to C.R. 238A	2U	Minor Collector	Rural	D
29	C.R. 240 from C.R. 241 to County west boundary	2U	Minor Collector	Rural	D
30	C.R. 241A from C.R. 241 to S.R. 238	2U	Minor Collector	Rural	D
31	C.R. 241 from S.R. 238 to County west boundary	2U	Minor Collector	Rural	D
32	C.R. 791 from C.R. 241A to S.R. 238	2U	Minor Collector	Rural	D

U - Undivided roadway.

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code.
City of Lake Butler Community Sanitary Sewer System	94 gallons per capita per day
Union Correctional Institute	123 gallons per capita per day
Lake Butler Reception and Medical Center (west unit)	62 gallons per capita per day
B & C Water Resources	94 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.76 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

The County hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

County shall comply with all rules and regulations of Suwannee River Water Management District pertaining to drainage facilities.

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, within the County, stormwater management systems will be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either one of the following design storms.

1. A storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation or recreational uses; or
2. A storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation or recreational issues.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code.

4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions as established in Chapter 62-302, Florida Administrative Code.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above and which is adjacent to or drains into a surface water, canal or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code.
City of Lake Butler Community Potable Water System	155 gallons per capita per day
Union Correctional Facility Potable Water System	181 gallons per capita per day
B & C Water Resources	155 gallons per capita per day

RESOURCE BASED

RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County when the County population exceeds 25,000 population and for every 25,000 population thereafter
Picnicking	1 picnic table when the County population exceeds 1,000 persons and for every 1,000 population thereafter

ACTIVITY BASED

RECREATION ACTIVITY/ FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	1 multi-purpose playing field when the County population exceeds 15,000 population and for every 15,000 population thereafter
Baseball/Softball	1 baseball/softball field when the County population exceeds 10,000 population and for every 10,000 population thereafter
Tennis	1 tennis court when the County population exceeds 10,000 population and for every 10,000 population thereafter

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy VIII.2.2 The County shall require that public facilities have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

Policy VIII.2.3 The County shall require an amendment to this Comprehensive Plan for the elimination, deferral or delay of construction of any transportation capital improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the County's 5-Year Schedule for the Capital Improvements Element.

OBJECTIVE VIII.3 The County shall require a subdivider, at his or her expense, to grade and improve streets, provide street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.

Policy VIII.3.1 The County shall require that all proposed subdivisions which include an existing street be required to improve the street to conform to County standards.

- OBJECTIVE VIII.4** The County shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the County so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.
- Policy VIII.4.1** The County shall incorporate within the County's annual budgeting process a financially feasible capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2** The County shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3** The County shall establish, as part of the annual capital improvements budgeting process, a policy to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the County's annual non-ad valorem operating revenues.
- Policy VIII.4.4** The County shall establish, as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.
- Policy VIII.4.5** The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this Comprehensive Plan, when available and where the County has competitive standing in any ranking process for determining a program award.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the County's Comprehensive Plan and is based upon the Data and Analysis Report which, although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
 2017-2022

Project Description	Schedule	Projected Cost	General Location	Revenue Source	Consistency With Other Elements
NONE					

Source: School District Five-Year Work Plan, 2016-2017 and Florida Department of Transportation Five-Year Work Program 2017-2021.

PROCEDURE FOR MONITORING AND
EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

Monitoring and evaluating the Capital Improvements Element is important to the effectiveness of the County's planning program. This is due to the fluctuations in the revenues and expenditures of the County caused by shifting market and economic conditions.

The revenues and expenditures of the County will be used to predict fiscal trends in order to maintain the County's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, as amended, this element will be reviewed on an annual basis to ensure that fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the County's Local Planning Agency. County staff designated by the Board of County Commissioners will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following during its annual review and determination of findings and recommendations to the Board of County Commissioners:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure projects are ranked in their appropriate order of priority;
2. The County's effectiveness in maintaining the adopted level of service standards;
3. Impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain its adopted level of service standards;
4. Efforts by the County to secure grants or private funds, when available, to finance needed capital improvements;
5. Consideration of corrections, updates and modifications concerning costs and revenue sources;
6. Consistency of the Capital Improvements Element with other elements of the Comprehensive Plan and particularly its support of the Future Land Use Element;
7. The County's ability to provide public facilities within respective geographic service areas in order to determine need for any boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the County for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Board of County Commissioners shall direct County staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the Board of County Commissioners.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with Section 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 163, Florida Statutes, as amended, requires the adoption of a concurrency management system to ensure facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system ensures that, prior to the issuance of a development order or permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The County has adopted policies within this Comprehensive Plan which establish level of service standards for public facilities. The concurrency management system in turn provides a mechanism for the County to ensure the maintenance of these standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The County shall require a concurrency review be made with applications for development approvals and a Certificates of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project.

For purposes of this Concurrency Management System, a development order means any order granting, denying, or granting with conditions an application for a development permit.

A development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting development of land.

Concurrency review addresses only the availability of public facilities and capacity of services, and a Certificate of Concurrency does not represent overall development approval. If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with adopted levels of service and with meeting the concurrency test shall be upon the applicant.

The County shall review applications for development, and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

The minimum requirements for concurrency within this management system are:

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - a. Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
 - b.. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or

- c. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
2. For Parks and Recreation Facilities
- a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 - b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and
 - (1) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or
 - (2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a development order or permit or its functional equivalent; or
 - (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than one year after issuance of a development order or permit or its functional equivalent.
3. For Transportation Facilities
- a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
 - b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a building permit or its function equivalent that results in traffic generation as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
 - c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a building permit or its functional equivalent; or

- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent.
4. For Public School Facilities
- a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
 - b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or
 - c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan:

1. Transportation,
2. Solid waste,
3. Potable water,
4. Recreation,
5. Sanitary Sewer,
6. Drainage, and
7. Public School Facilities.

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding to the total excess capacity of existing facilities the total capacity of any new facilities which meet the previously defined concurrency standards, followed by subtracting capacity committed through concurrency reservations or previously approved development orders or permits.

1. For development orders and permits, determination procedures shall apply, as follows:
 - a. Should an applicant desire to determine if sufficient capacity exists to accommodate the proposed project, the Land Development Regulation Administrator shall make an informal, non-binding determination regarding the apparent sufficiency in the capacity of public facilities and services to satisfy the demands of the proposed project.

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall make a determination of what public facilities or services would become deficient if the proposed project were approved.
 - b. Certain development approvals are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests and shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available on the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, for reserving capacity in public facilities and services.
2. For roadways, determination procedures shall apply, as follows:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010, or

- (3) Conduct a speed and delay study following the procedures outlined in the Florida Department of Transportation, Transportation Impact Handbook, dated August 12, 2010.
 - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, determination procedures shall apply, as follows:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
 - b. If such level of service information indicates the proposed project will not result in a level of service failure, the concurrency determination will be that adequate facility capacity exists at acceptable levels of service.
 - c. If such level of service information indicates the proposed project will result in a level of service failure, the concurrency determination will be that adequate facility capacity at acceptable levels of service is not available on the date of application or inquiry.
4. For Public School Facilities the following determination procedures shall apply:
 - a. The School Board staff will review and determine school capacity of each school type.
 - b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.
 - c. The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
 - d. Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the county whether adequate school capacity exists for each level of school.
 - e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
 - f. The County will issue a School Concurrency Determination only upon:
 - (1) The School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or
 - (2) The execution of a legally binding mitigation agreement between the applicant, School Board, and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.

- g. If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 24 months from the date of issuance.

Unless development commences on or before the expiry date of the Certificate of Concurrency Compliance, the reserved capacity is forfeited by the applicant.

In such cases where there are competing applications for public facility capacity, order of priority shall apply, as follows:

1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development permits permitting redevelopment;
4. Issuance of new development permits permitting new development.

In conclusion, the following conditions apply to the County's concurrency management system:

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to technical matters listed in Chapter 163, Part II, Florida Statutes, as amended.
2. No development order or development permit shall be issued which would require the Board of County Commissioners to delay or suspend construction of any capital improvements in the 5-Year schedule of the Capital Improvements Element.
3. If after issuance of a development order or development permit a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the County to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting the adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

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PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the County. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177(6)(a)7, 163.31777 and 163.3180 (6), Florida Statutes, as amended. In accordance with this requirement, a uniform system of level of service standards, implementation requirements and proportionate share mitigation are established in this Public School Facilities Element. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this Public School Facilities Element of the Comprehensive Plan.

The following goals and objectives provide for correction of existing deficiencies, ensure adequate school capacity for the five-year and long term planning periods, coordinate school location with residential development, ensure necessary supporting infrastructure, include options for proportionate-share mitigation and provide procedures for school site selection. An interlocal agreement between the County and the School Board allows for both the private and public sectors to feasibly plan for the logical provision of needed school facilities and services to the students of the County.

The following policies list the level of service standards for the County in conjunction with the Five-Year Schedule of Capital Improvements of the Capital Improvements Element of this Comprehensive Plan. A concurrency service area is established on a districtwide basis along with service requirements. School capacity is determined by using the Florida Inventory of School Houses Capacity and is incorporated into considerations of future site development and school design. A process to implement school concurrency by providing capacity determination, availability standards, applicability standards, and proportionate-share mitigation outlines the procedures for evaluating the mitigation process concerning the effect that proposed developments may have on school capacity.

GOALS, OBJECTIVES AND POLICIES

GOAL IX.1 - IT IS THE GOAL OF THE COUNTY TO PROVIDE FOR THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES IN A MANNER CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL SHALL BE ACCOMPLISHED IN ORDER TO PROVIDE ADEQUATE SCHOOL FACILITY CAPACITY, AS DETERMINED BY THE LEVEL OF SERVICE, ON A COUNTY-WIDE BASIS. THE IMPLEMENTATION OF SCHOOL CONCURRENCY WILL BE ACCOMPLISHED BY ADHERING TO AND RECOGNIZING THE COUNTY'S AUTHORITY IN LAND-USE DECISIONS, WHICH INCLUDE THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE SCHOOL SYSTEM; AND THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.

OBJECTIVE IX.1 Establish level of service standards in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

- Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the County, as follows:
- a. Elementary: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 - b. Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 - c. High: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- Policy IX.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.
- Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.
- Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.
- Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the County an updated five-year district facilities work plan no later than October 1 of each year and the County shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

- Policy IX.1.6 The County shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District’s financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.
- OBJECTIVE IX.2 Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board’s policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walk ability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board’s policies on maximization of capacity.
- Policy IX.2.1 The County shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.
- OBJECTIVE IX.3 Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.
- Policy IX.3.1 The County shall rely upon School Board findings and comments on the availability of school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in Section 163.3177 (6)(a), Florida Statutes, as amended.
- Policy IX.3.2 The County shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.
- Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option; the school capacity deficiency will result in the denial of the proposal.

- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The County and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, as amended, the County will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The County will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
- a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the County;
 - b. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
 - c. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the County and the School Board.
- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.
- Policy IX.5.1 The County shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:

- a. Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
- b. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- c. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
- d. The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX.5.2 The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the County in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.

Policy IX.5.3 The County and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.

Policy IX.5.4 The County and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County. The School Board shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

GOAL IX.2 - IT IS THE GOAL OF THE COUNTY TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, APPLICABILITY STANDARDS AND PROPORTIONATE SHARE MITIGATION.

OBJECTIVE IX.6 Establish school capacity determination standards.

Policy IX.6.1 The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public School Facility Planning.

Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.

OBJECTIVE IX.7 Establish school availability standards.

Policy IX.7.1 The County shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
- b. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.

Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

- a. The contribution of land; or
- b. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
- c. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board's adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

- Policy IX.8.3 Mitigation shall be directed to projects on the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant’s proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.
- Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
- OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.
- Policy IX.9.1 The County shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.
- Policy IX.9.2 The County shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of existing residential developments with safe road and sidewalk connections to public schools.
- Policy IX.9.3 The County shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the residential development and adjacent school site.
- Policy IX.9.4 The County shall work with the School Board to determine responsibility for the costs and construction of any needed offsite improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

APPENDIX A
ILLUSTRATION A - I

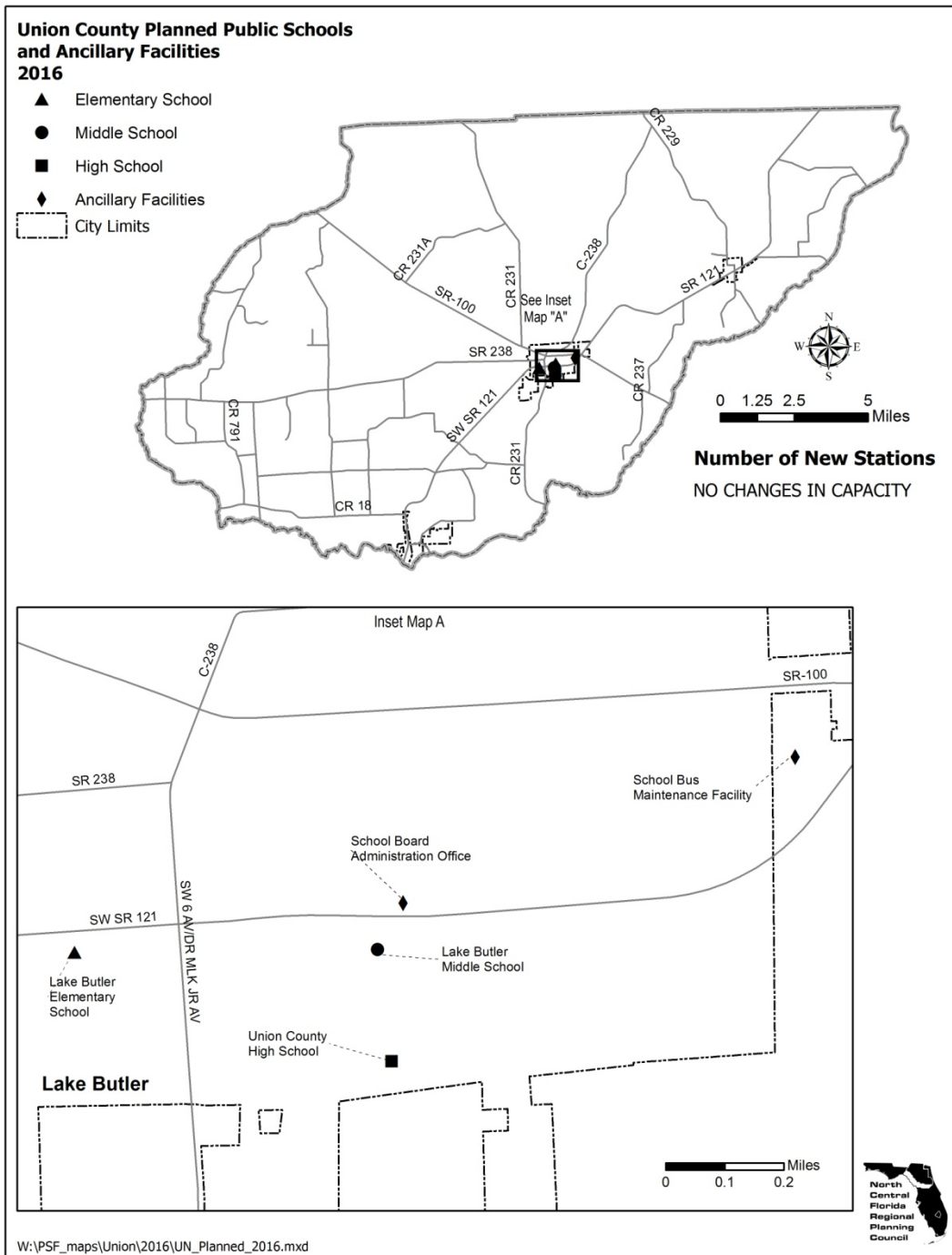


ILLUSTRATION A - II

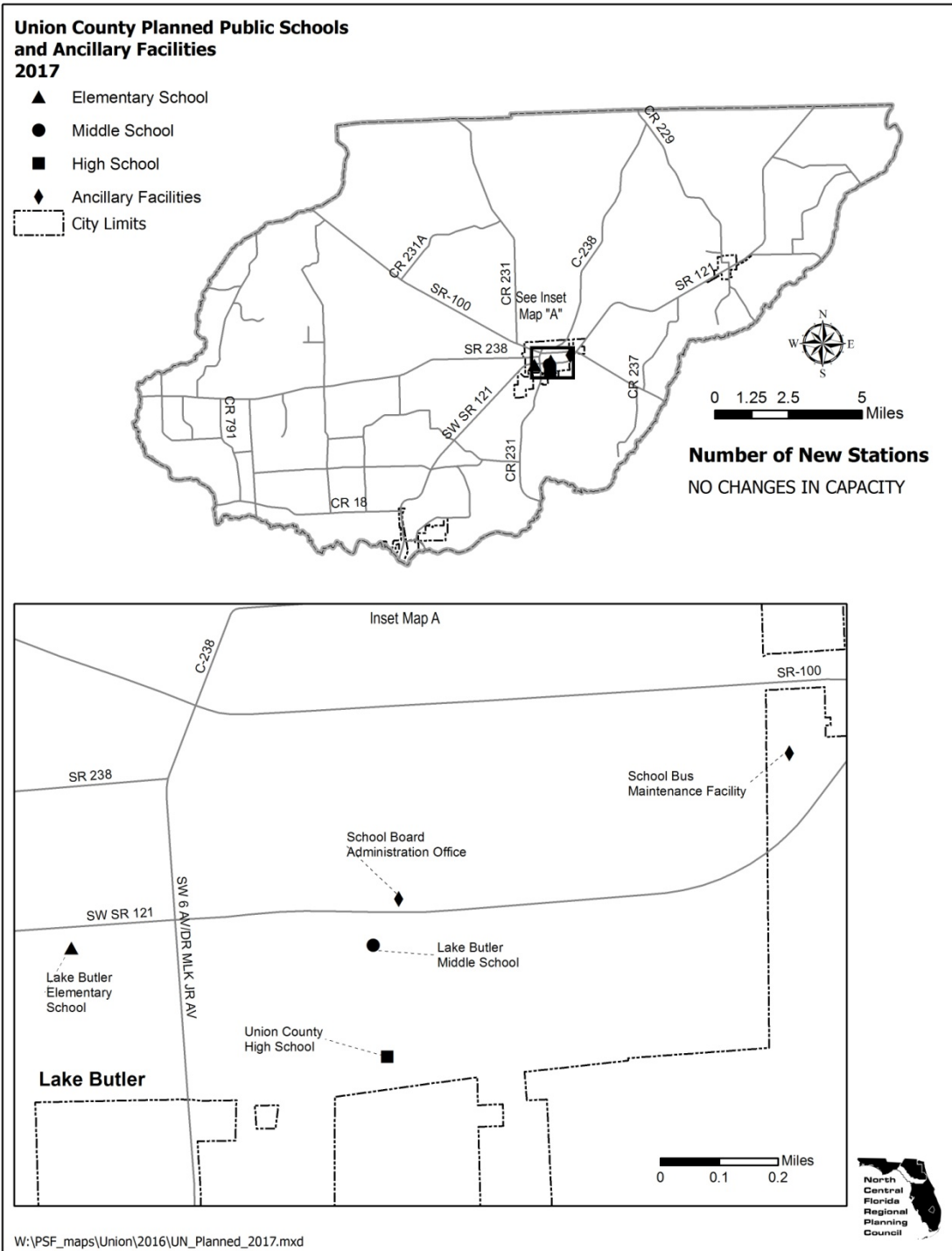


ILLUSTRATION A - III

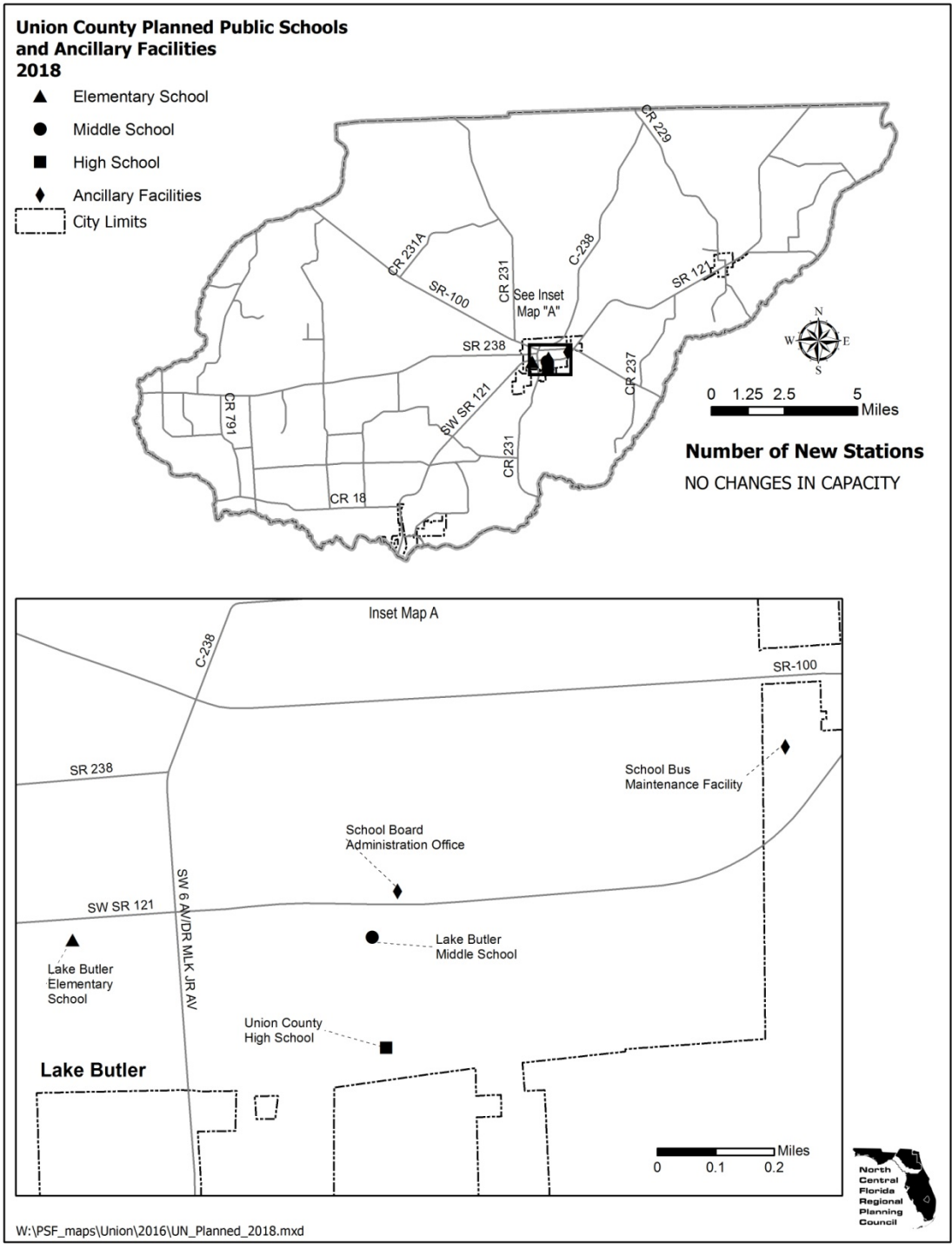


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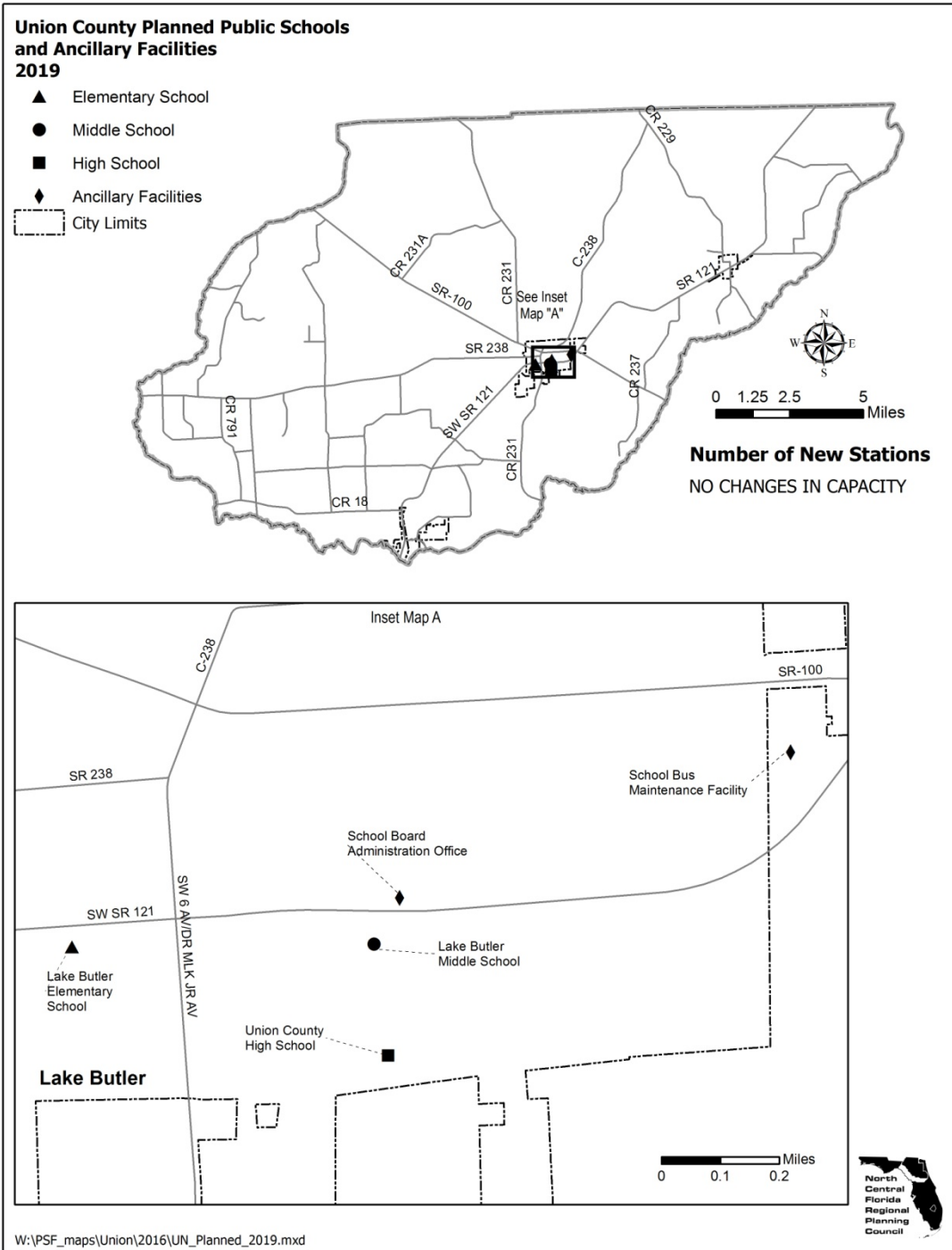


ILLUSTRATION A - V

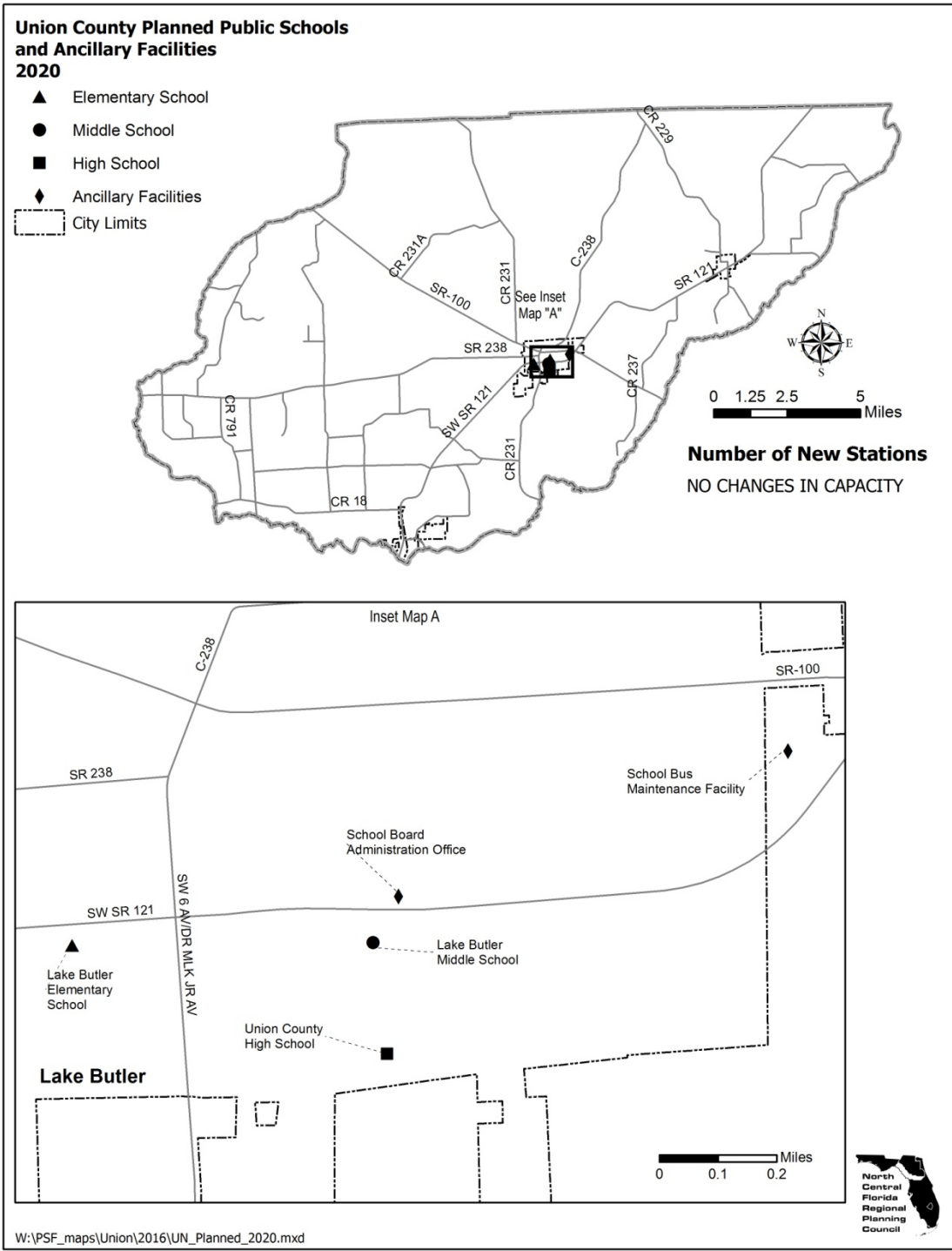
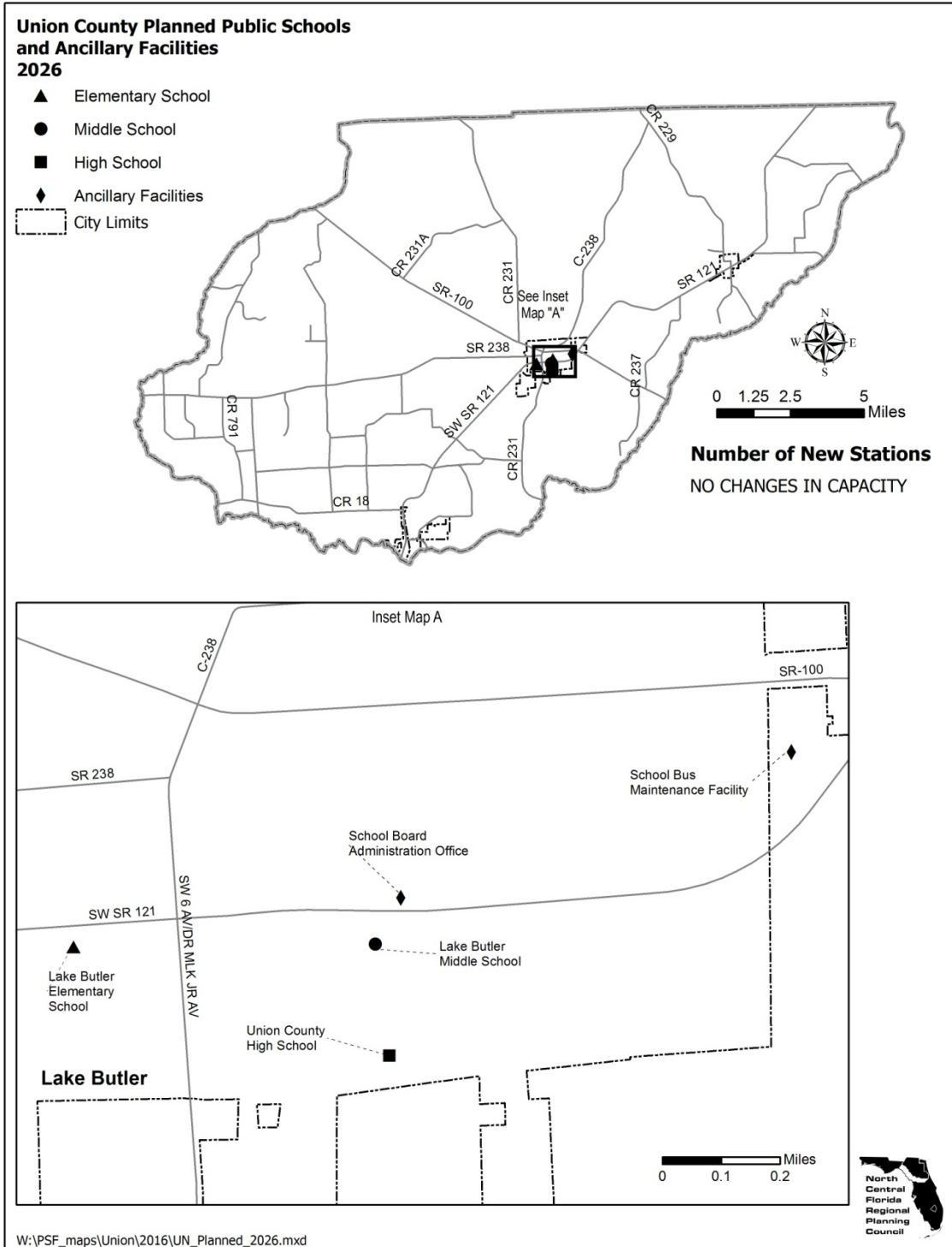


ILLUSTRATION A - VI



APPENDIX B DEFINITIONS

Capacity: “Capacity” as defined by the Florida Inventory of School Houses Manual.

Classroom: An instructional space requiring no special design or equipment and used for housing general programs such as language arts, social studies and mathematics.

Educational Facilities: The buildings and equipment, structures, and special educational use areas that are built, installed or established to serve educational purposes only.

Educational Plant: The educational facility, site and site improvements necessary to accommodate students, faculty, administrators, staff and the activities of the educational program assigned to the administrative control of one person and uniquely identified in an educational plant survey.

Educational Plant Survey: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

Five-Year District Facilities Work Plan: A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service for each year of the five year planning period for all schools of each type in each concurrency service area, and for the long range planning period.

Florida Inventory of School Houses: An official inventory, which is based on design codes, of all district owned facilities.

Level of Service: The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses capacity at a given location.

Long-Range Planning: A process of devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

Mitigation Options: The provision by an applicant of any combination of land, construction, expansion and payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the development that increased overall residential density. The School Board shall be a party to such an agreement.

Permanent: A structure built with a fixed foundation that has permanently attached walls, roof and floor that cannot be moved or transported either as a unit or in sections.

Permanent Student Station: The floor area in a public school facility required to house a student in an instructional program.

Portable Classroom: A classroom within a building or portion of a building made up of prefabricated units that may be disassembled and reassembled frequently, or a single unit of construction consisting of walls, roof and floor that is moveable as a unit either on wheels or by truck.

Proportionate Share Mitigation: The contribution by a developer or applicant, through any of various means (see definition of Mitigation Options), of resources sufficient to offset or compensate for the site-specific impacts generated by a development. The fair market value of mitigation is credited against any impact fees or other exactions levied against the development.

Site: A space of ground occupied or to be occupied by an educational facility or program.

Site Development: Site development means work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable.

Site Improvement: The work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs or provide additional service areas. Site improvement incident to construction is the work that must be performed on a site as an accompaniment to the construction of an addition to an educational facility for a modernization project.

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PROPERTY RIGHTS ELEMENT

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PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

- OBJECTIVE X.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.
- Policy X.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy X.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- Policy X.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- Policy X.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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APPENDIX A
 FUTURE LAND USE PLAN MAP SERIES, ILLUSTRATIONS AND LEGENDS

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ILLUSTRATION A - 1
FUTURE LAND USE PLAN MAP 2027

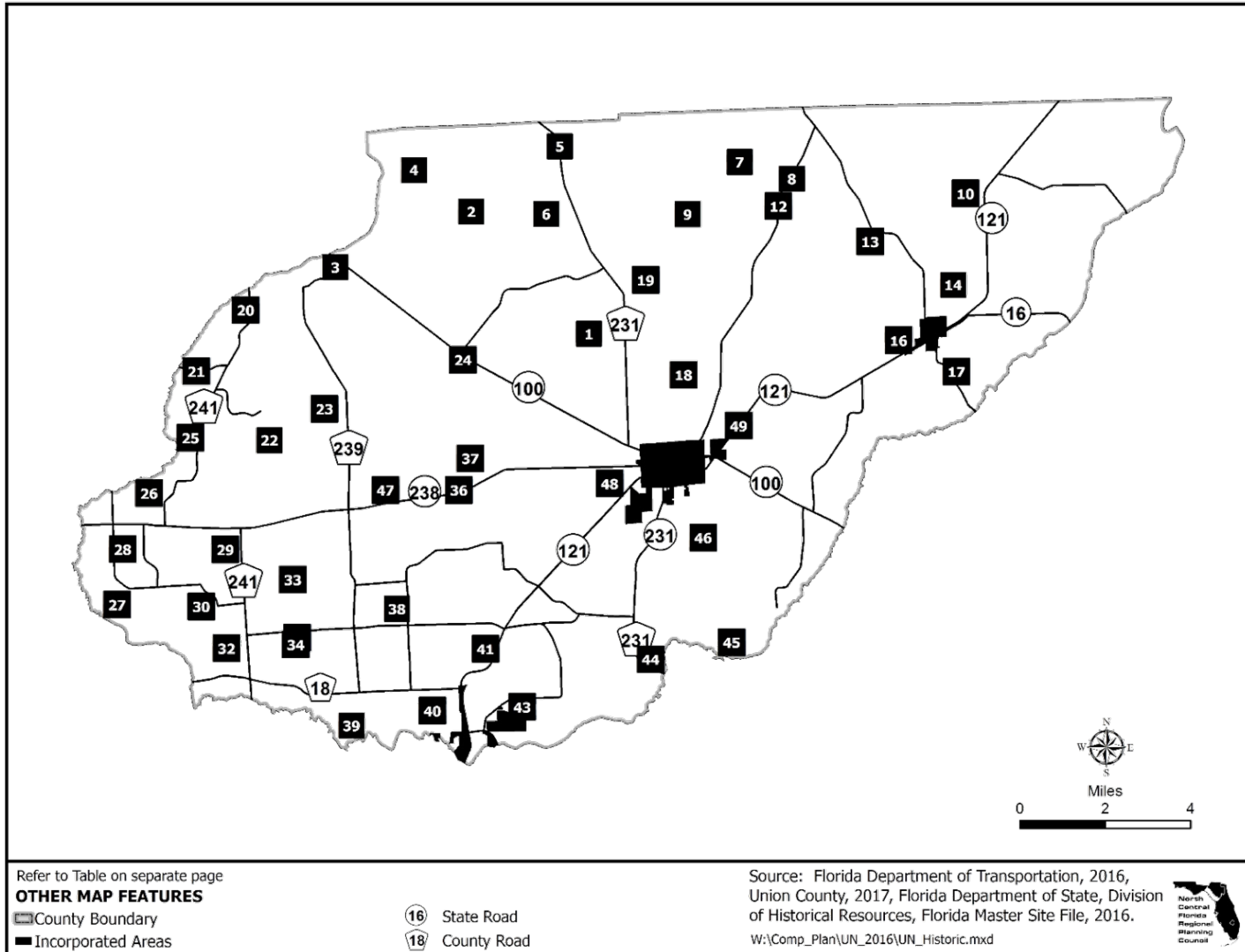
(Under Separate Cover)

LAND USE DESCRIPTIONS NOT SHOWN ON THE FUTURE LAND USE PLAN MAP

Section	Township	Range	Legal Description	Future Land Use
32	5 South	20 East	Northeast 1/4 of the Northwest 1/4 of said section North of Old Starke Road, Except a parcel 210 feet East and West by 105 feet North and South in the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 of said Section. Containing 8.9 acres more or less.	Industrial
25	5 South	19 East	3 Blocks 6, 7, 8 and 9 in Dailey Park, a subdivision recorded in Plat Book 1, Page 7 of the Public Records of Union County, Florida, being also in Government Lot No. 2 in said Section 25. Commence at the point of intersection of the East line of said Government Lot No. 2 and the Northerly right-of-way line of State Road No. 100 and run North 6121'50" West along said Northerly right-of-way line 263.36 feet to the Point of Beginning; thence continue North 6121'50" West still along said Northerly right-of-way line 1,089.52 feet to a point on a fence line; thence run North 3046'16" East along said fence line 417.35 feet; thence run South 6333'02" East still along said fence line 453.34 feet to a point on the North line of Block O of said Dailey Park; thence run South 8616'38" East along said North line 319.15 feet to a point on a line parallel to the East line of said Government Lot No. 2; thence run South 0135'53" East along said line 658.35 feet to the Point of Beginning. Containing 10.0 acres, more or less.	Industrial
29 & 32	6 South	19 East	The South 117.0 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 29 and the North 196.0 feet of the East 1,440.0 feet of said Section 32. Containing 10.0 acres, more or less. <u>LESS AND EXCEPT</u> Block 36 of Pattons Survey of Worthington Springs recorded in Plat Book 1, Page 14 of the Public Records of Union County, Florida, said Block 36 being within the corporate limits of the Town of Worthington Springs and the right-of-way of Third Avenue and West First Street. Containing approximately 1.4 acres, more or less. All said lands containing approximately 8.6 acres, more or less.	Residential Medium Density
32	6 South	19 East	Begin at the Northeast Corner of said Section 32; thence run South along the easterly section line of said Section 32 a distance of approximately 250 feet to a point, being the Point of Beginning; thence run West along a line perpendicular to the East line of said Section 32 a distance of 1,440 feet to a point; thence run South parallel to the east line of said Section 32 a distance of 56 feet to a point; thence run East perpendicular to the East line of said Section 32 a distance of 1,440 feet to a point on the East line of said Section 32; thence run North along the East line of said Section 32 a distance of 56 feet to the Point of Beginning. Containing 1.8 acres, more or less. <u>LESS AND EXCEPT</u> A certain portion of Block 36, of Pattons Survey of Worthington Springs, which is located within the Town of Worthington Springs, Florida. Containing 0.4 acre, more or less. All said lands containing 1.4 acres, more or less.	Residential Medium Density
19	6 South	19 East	Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence run South 8834'46" West along the North line of said Southeast 1/4 of the Southeast 1/4 a distance of 1,327.98 feet to the East right-of-way of County Road 238-A, said point lying on a curve having a radius of 11,419.02 feet and being concave to the East; thence run Southerly along said right-of-way curve an arc distance 224.22' (through a central angle of 0107'30" to the point of curvature of said curve; thence run South 0409'05" East along said right-of-way 182.04 feet to the point of curvature of a curve having a radius of 50.00 feet and being concave to the Northeast; thence run Southeasterly along the arc of said right-of-way curve an arc distance of 76.46 feet to the point of tangency of said curve, (through a central angle of 8736'47") said point lying on the North right-of-way of County Road 18; thence run North 8814'08" East along said right-of-way 239.74 feet to the West right-of-way of a 60.00 foot access road; thence run North 0145'52" West along said right-of-way 242.2 feet; thence run South 8550'55" West 297.54 feet to the East right-of-way of County Road 238-A and the Point of Beginning. Containing 1.62 acres, more or less.	Industrial

Amended by Ordinance No. 96-05 on March 22, 1996

ILLUSTRATION A - II
HISTORICAL RESOURCES



LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
1	ALLEN'S KNOLL	PREHISTORIC	
	EAST OF CENTER BAY D	PREHISTORIC	
	FISHER LAKE	UNKNOWN	
	LAKE FISHER SOUTHEAST	UNKNOWN	
	PADGETT POWELL'S NEW SENSE	PREHISTORIC	
2	CENTER BAY	PREHISTORIC	
	KJUN 66**RESERVATION**	UNKNOWN	
	PALESTINE 1	PREHISTORIC	
	PALESTINE SOUTHEAST	PREHISTORIC/HISTORIC	
	WILSON RIVERS	ARCHAIC/PREHISTORIC	
3	OLUSTEE CREEK BRIDGE	UNKNOWN	
4	Gomer's Pile	Campsite (prehistoric)	
	Richard Thompson's	Homestead	
	USFS 14-10 (FNST) Furrows	Campsite (prehistoric)	
	USFS 14-12(FNST) Olustee Cr	Campsite (prehistoric)	
	20FEB88-2	PREHISTORIC/HISTORIC	
	20FEB88-3	PREHISTORIC	
	ROAD 4A	PREHISTORIC/HISTORIC	
5	KJUN 78**RESERVATION**	UNKNOWN	
6	HIGHWAY 231	PREHISTORIC	
	NORTH OF 0020	PREHISTORIC	
	PALESTINE 0020	PREHISTORIC	
	PALESTINE BORROW PIT	PREHISTORIC	
	PALESTINE JEEP TRAIL	PREHISTORIC	
	PALESTINE SITE 0001	PREHISTORIC	
7	20 SEPT 91-3	PREHISTORIC	
	EAST OF CENTER BAY A	PREHISTORIC	
	EAST OF CENTER BAY B	UNKNOWN	
	EAST OF CENTER BAY C	UNKNOWN	
	SWIFT CREEK POND FOOD PLOT	PREHISTORIC	
	SWIFT CREEK POND JEEP TRAIL	PREHISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
8	15 OCT 91-3	PREHISTORIC	
	21 SEP 91-2	PREHISTORIC	
	SWIFT CREEK FIBER TEMPERED	Artifact scatter-dense (> 2 per sq meter)	
	26 OCT 91-4	PREHISTORIC	
	26 OCT 91-5	PREHISTORIC	
	26 OCT 91-6	PREHISTORIC	
	CLAY BANK	PREHISTORIC	
	DEAD HOG	PREHISTORIC	
	DURING BEDDING	PREHISTORIC	
	EAST OF GOLDENROD	PREHISTORIC	
	GATOR HOLE 1	PREHISTORIC	
	GATOR HOLE 2	PREHISTORIC	
	GATOR HOLE 3	PREHISTORIC	
8	GATOR HOLE 4	PREHISTORIC	
	GATOR HOLE 5	PREHISTORIC	
	GOLDENROD	PREHISTORIC/HISTORIC	
	NEAR GOLDENROD	PREHISTORIC	
	OCTOBER	PREHISTORIC	
	RANGER	UNKNOWN	
	SOUTHEAST SWIFT CREEK POND	PREHISTORIC	
9	OCT 91-2	PREHISTORIC	
	EAST OF CENTER BAY E	PREHISTORIC	
	EAST OF CENTER BAY F	PREHISTORIC	
10	HARRIS FIELD	PREHISTORIC	
	Turkey Swamp #1	Habitation (prehistoric)	
	HIGHWAY 121 MOUND	PREHISTORIC	
	WOODROW HARRIS MOUND AND VILLAGE	PREHISTORIC	
11	NEW RIVER SWAMP MOUNDS	PREHISTORIC	
12	FORT NUMBER 15	HISTORIC	
	NO GRAPES	PREHISTORIC	
13	MUDHOLE ROAD	PREHISTORIC	
	TURKEY CREEK SWAMP WEST 1	PREHISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
	TURKEY CREEK SWAMP WEST 2	PREHISTORIC	
	TURKEY CREEK SWAMP WEST 3	PREHISTORIC	
	TURKEY CREEK SWAMP WEST 4	PREHISTORIC	
	TURKEY CREEK SWAMP WEST 5	PREHISTORIC	
14	TURKEY CREEK	UNKNOWN	
	18 OCT 91-1	PREHISTORIC	
	18 OCT 91-3	PREHISTORIC	
	BIG HILL	HISTORIC	
	MUDHOLE ROAD 2	PREHISTORIC	
	MUDHOLE ROAD 3	PREHISTORIC	
	ONE CHERT AXE	PREHISTORIC	
16	INDIAN MOUND ROAD	ARCHAIC/PREHISTORIC	
	13002 S CR 229, Raiford, FL		
17	BIRD HILL	PREHISTORIC	
	SAPP CEMETERY ROAD	PREHISTORIC/HISTORIC	
	FRAME VERNACULAR #1 ON CR 229		
	FRAME VERNACULAR #2 ON CR 229		
	ROUTE 1, BOX 507		
	Kennel Site	Artifact scatter-low density (< 2 per sq meter)	
18	15 NOV 91-1	PREHISTORIC	
	15 NOV 91-2	UNKNOWN	
	19 SEPT 91-1	PREHISTORIC	
	DIESEL	HISTORIC	
19	EAST OF SWIFT CREEK SWAMP	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP A	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP B	UNKNOWN	
19	EAST OF SWIFT CREEK SWAMP C	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP D	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP E	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP F	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP G	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP H	PREHISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
	EAST OF SWIFT CREEK SWAMP I	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP J	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP K	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP M	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP N	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP O	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP P	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP Q	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP R	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP S	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP T	PREHISTORIC	
	EAST OF SWIFT CREEK SWAMP L	PREHISTORIC	
	ROAD RUB	HISTORIC	
	RUSTY PENNY	HISTORIC	
20	CROFT	UNKNOWN	
21	MANY SNAKES	PREHISTORIC	
22	BLACK BERRY HILL	PREHISTORIC/HISTORIC	
	SOUTH DEERFLY B	Habitation (prehistoric)	
	SOUTHEAST DEERFLY A	Habitation (prehistoric)	
	DEERFLY	PREHISTORIC	
	MARSHY TERRACE	PREHISTORIC	
	NEXT RISE	UNKNOWN	
23	OAK GROVE CHURCH	PREHISTORIC	
	OAK GROVE CHURCH EAST	Historic refuse / dump	
	OWNS	PREHISTORIC	
	RIPLEY	PREHISTORIC/HISTORIC	
24	CLUSTER 2	PREHISTORIC	
	LOST TERRACE	PREHISTORIC	
	NUCKOLLS DALTON	ARCHAIC/PREHISTORIC	
	SMALL CLUSTERS	PREHISTORIC	
25	BEILING, CARL	PREHISTORIC	
	CARL BEILING #2	Ceramic scatter	
	BEILINGS CREST	PREHISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
26	HATCHER	PREHISTORIC	
	Old Providence Baptist Church		
	Olustee Creek Crossing	Campsite (prehistoric)	
	HATCHER HISTORIC	UNKNOWN	
	OLUSTEE ROUND HILL	PREHISTORIC	
	PARRISH, G W	PREHISTORIC	
	PROVIDENCE AIRSTRIP	HISTORIC	
	PROVIDENCE CHURCH SITE A	PREHISTORIC	
	PROVIDENCE CHURCH SITE B	PREHISTORIC	
	PROVIDENCE CHURCH SITE C	PREHISTORIC	
	PROVIDENCE CHURCH SITE D	PREHISTORIC	
	SUMMERS	UNKNOWN	
27	EH & A - UNION 1	PREHISTORIC	
	SMITH SITE 1	PREHISTORIC	
	SMITH SITE 2	PREHISTORIC	
	SMITH SITE 3	PREHISTORIC	
	THE END TIMERS SITE	ARCHAIC	
28	HIGHWAY S241A SPRINGHEAD	UNKNOWN	
29	LOST HILL	UNKNOWN	
	RIVERS MOUND	PREHISTORIC	
30	NO CREEK ROAD	HISTORIC	
31	NORTH OF FORT WARD	PREHISTORIC	
	SULLIVAN	PREHISTORIC	
32	CREEKSIDE FOREST AREA A	PREHISTORIC/HISTORIC	
	CREEKSIDE FOREST BELOW AREA A	Prehistoric lithic only, but not quarry	
	NN	Lithic scatter/quarry (prehistoric: no ceramics)	
	CREEKSIDE FOREST GRASSY KNOLL	PREHISTORIC/HISTORIC	
	GLADYS BIVINS FIELD	PREHISTORIC	
	GLADYS BIVINS MILL POND	PREHISTORIC/HISTORIC	
	HOLLIS BROWN MOUND	PREHISTORIC	
	IRRIGATION FIELD HISTOIRC	HISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
	IRRIGATION POND	PREHISTORIC	
	MORRIS BROWN'S WATERMELON PATCH	UNKNOWN	
	TOLOSA	HISTORIC	
33	BROWNS STILL	HISTORIC	
	EAST OF HOLLIS BROWN 1	PREHISTORIC	
	EAST OF HOLLIS BROWN 2	PREHISTORIC	
	HOLLIS BROWN	PREHISTORIC/HISTORIC	
	HOLLIS BROWN LOG CABINS	HISTORIC	
34	CREEKSIDE FOREST AREA B	PREHISTORIC/HISTORIC	
	FORT WARD	PREHISTORIC/HISTORIC	
	NN	MIDDLE AND LATE ARCHAIC	
35	CREEKSIDE FOREST AREA B	PREHISTORIC/HISTORIC	
	CREEKSIDE FOREST AREA C	PREHISTORIC/HISTORIC	
	FORT CALL CHURCH HISTORIC STRUCTURE	HISTORIC	
36	BRYAN, ROY	PREHISTORIC	
	CEDAR HAMMOCK AREA B	PREHISTORIC	
	CEDAR HAMMOCK MOUND	PREHISTORIC	
	CEDAR HAMMOCK SOUTH	PREHISTORIC/HISTORIC	
	CEDAR HAMMOCK SOUTH 2	PREHISTORIC	
38	CANOVA HOWARD AREA A	PREHISTORIC	
	CANOVA HOWARD AREA B	ARCHAIC/HISTORIC	
	CANOVA HOWARD AREA C	UNKNOWN	
	CANOVA HOWARD AREA D	PREHISTORIC	
	CANOVA HOWARD AREA E	PREHISTORIC/HISTORIC	
	CANOVA HOWARD AREA F	PREHISTORIC/HISTORIC	
	CANOVA HOWARD AREA G	PREHISTORIC	
39	CASONS FORD	UNKNOWN	
	HOWARD, JOHN	Habitation (prehistoric)	
	MILTON DUKES	PREHISTORIC	
	WALTER GODWIN	PREHISTORIC	
40	GODWIN 2	PREHISTORIC/HISTORIC	

LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
	Worthington Springs United Methodist Chu NN	Lithic scatter/quarry (prehistoric: no ceramics)	
	GODWIN 3	PREHISTORIC	
	MCCRACKEN	PREHISTORIC	
	WORTHINGTON SPRINGS	UNKNOWN	
41	GIN HOMESTEAD 4	HISTORIC	
	SCARED DEER	Farmstead	
	DAD'S HOUSE		
	TODD HOUSE		
42	NN	PREHISTORIC	
	SEYE	PREHISTORIC	
43	DAREN BROWN	PREHISTORIC	
44	CANOVA HOWARD	PREHISTORIC/HISTORIC	
	HOWARD SITE 2 **RESERVATION**	UNKNOWN	
	LITTLE HELL MOUNDS	PREHISTORIC	
45	WHITEHEAD 1	UNKNOWN	
	WHITEHEAD4	Land-terrestrial	
46	RICHARD CREEK	PREHISTORIC	
48	DRIGGERS HOUSE		
	King House		
	Lake Butler Woman's Club		
	MAINES HOUSE		
	ODUM BRANNEN HOUSE		
	TOWNSEND BLDG		
	TOWNSEND, JAMES W, HOUSE		
	UNION COUNTY COURTHOUSE		
49	G.S. & F RR Bridge Remains	Bridge Remains	
	LUCY'S LAKE VIEW	Ceramic scatter	
	NO LONGER ON FMSF		
1	SWIFT CREEK CEMETERY	HISTORIC	
1	MT. ZION PRIMITIVE BAPTIST CHURCH	HISTORIC	
26	BATES HOUSE	HISTORIC	

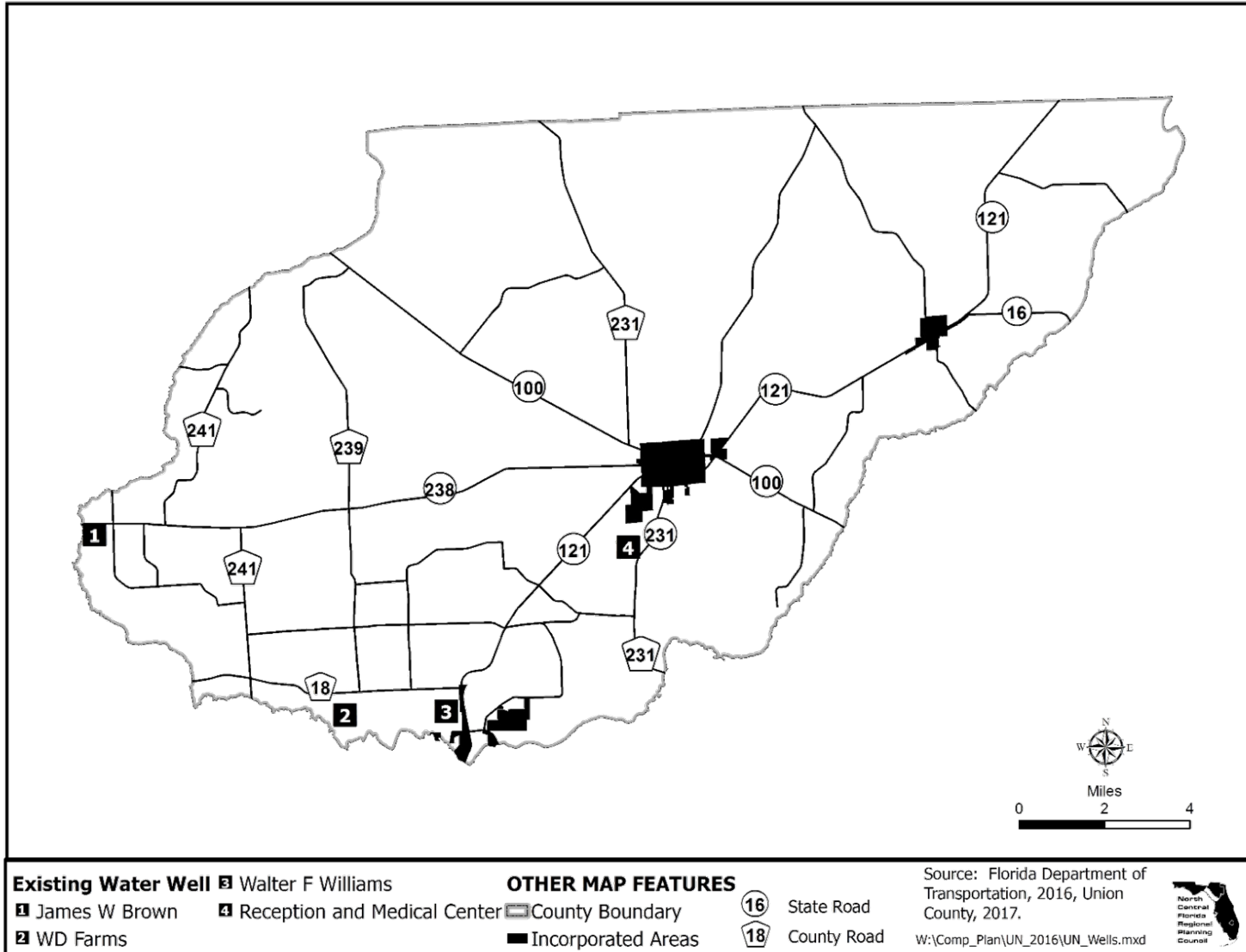
LEGEND HISTORICAL RESOURCES

#	SITE NAME	TYPE	STATUS
	CLYATT HOUSE	HISTORIC	
28	BIELLING-BROWN HOUSE	HISTORIC	
	HARPER HOUSE	HISTORIC	
	O'STEEN, REVA HOUSE	HISTORIC	
	PROKOP HOUSE	HISTORIC	
	SUMMERS HOUSE	HISTORIC	
	TANNER'S FEED STORE	HISTORIC	
29	BIELLING HOUSE	HISTORIC	
	BIELLING, JESSIE R RESIDENCE	HISTORIC	
30	BROWARD HOUSE	HISTORIC	
	GRAHAM HOUSE	HISTORIC	
30	HARTLEY BARN	HISTORIC	
	O'STEEN, LOWELL HOUSE	HISTORIC	
36	CRAWFORD GOAT FARM	HISTORIC	
	CRAWFORD HOUSE	HISTORIC	
	PARRISH HOUSE	HISTORIC	
	PEACOCK BARN	HISTORIC	
	REDD HOUSE	HISTORIC	
37	ROBERTS HOUSE	HISTORIC	
39	WARD LOG BARN	HISTORIC	
47	BROWN HOUSE	HISTORIC	
	CRAWFORD ADDITION	HISTORIC	
	STRICKLAND HOMESTEAD	HISTORIC	
48	PADGETT HOUSE	HISTORIC	

Source: Florida Department of State, Division of Historical Resources, Florida Master Site, 2017.

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ILLUSTRATION A - III
WATERWELLS

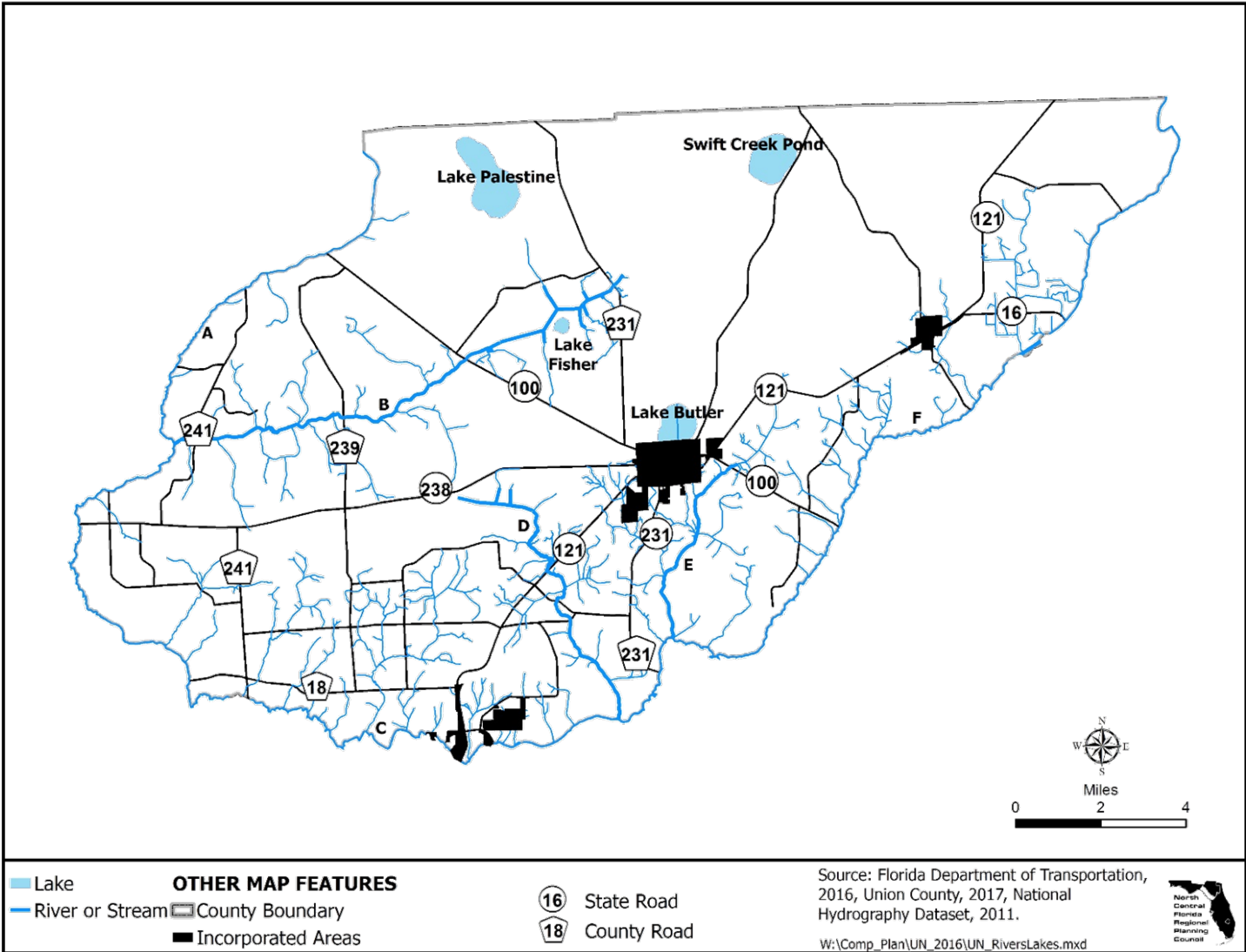


LEGEND FOR ILLUSTRATION A - III
WATERWELLS

Location Number	Name	Type of Water Use	Status
1	W&D Farms	Overhead Irrigation	Existing
2	James W. Brown	Overhead Irrigation	Existing
3	Walter F. Williams	Overhead Irrigation	Existing
4	Lake Butler Reception Medical Center -West Unit (state prison system property)	Government Community Potable Water System	Existing

Source: Suwannee River Water Management District.

ILLUSTRATION A - IV
RIVERS AND LAKES



LEGEND FOR ILLUSTRATION A - IV
RIVERS AND LAKES

Location Key	Name	Type of Water Body
A	Olustee Creek	Creek
B	Swift Creek	River
C	Santa Fe River	River
D	Five Mile Creek	Creek
E	Richard Creek	Creek
F	New River	River
1	Palestine Lake	Lake
2	Swift Creek	Creek
3	Lake Fisher	Lake
4	Lake Butler	Lake

Source: National Hydrography Dataset, 2011.

ILLUSTRATION A-V
FLOOD PRONE AREAS

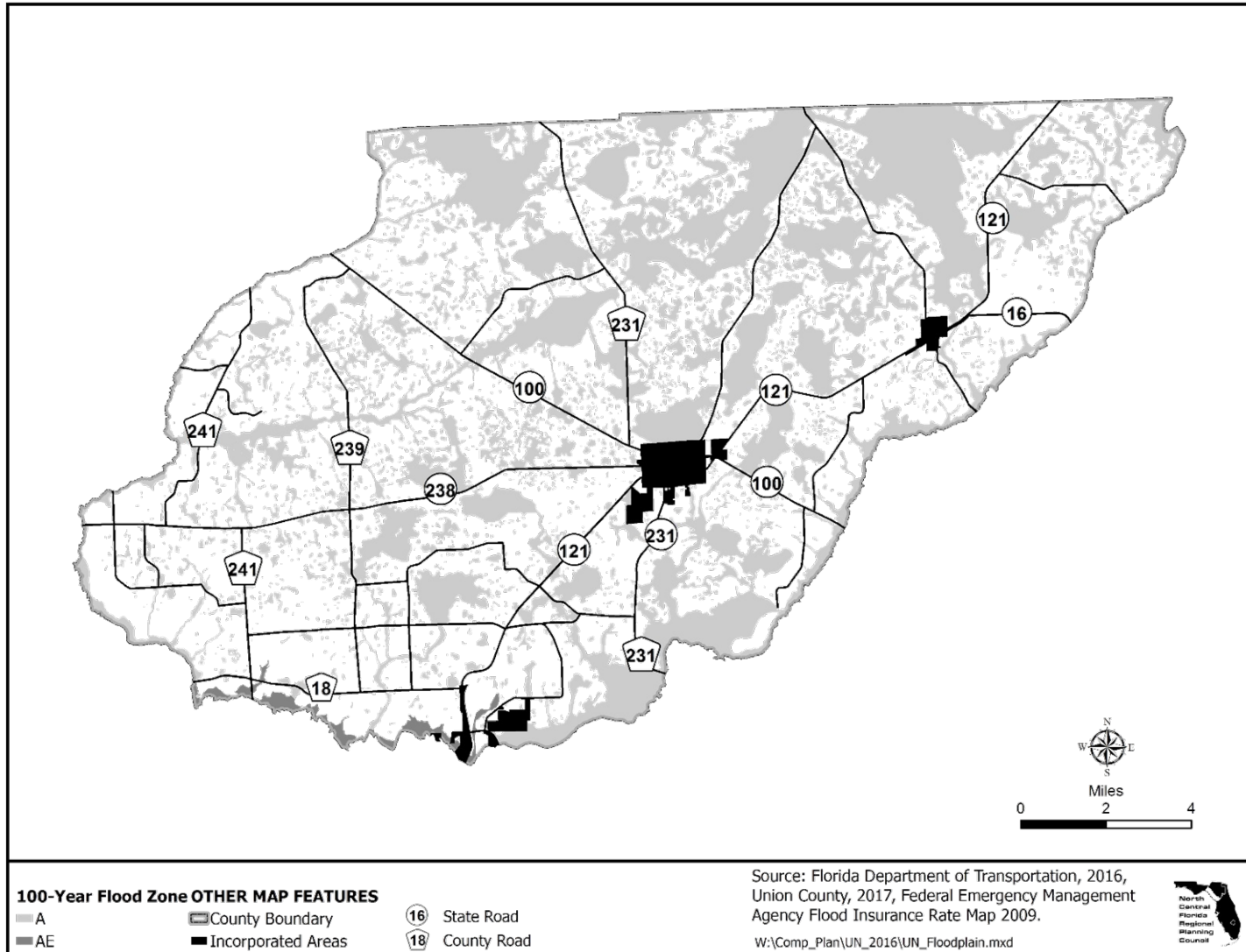


ILLUSTRATION A - VI
WETLANDS

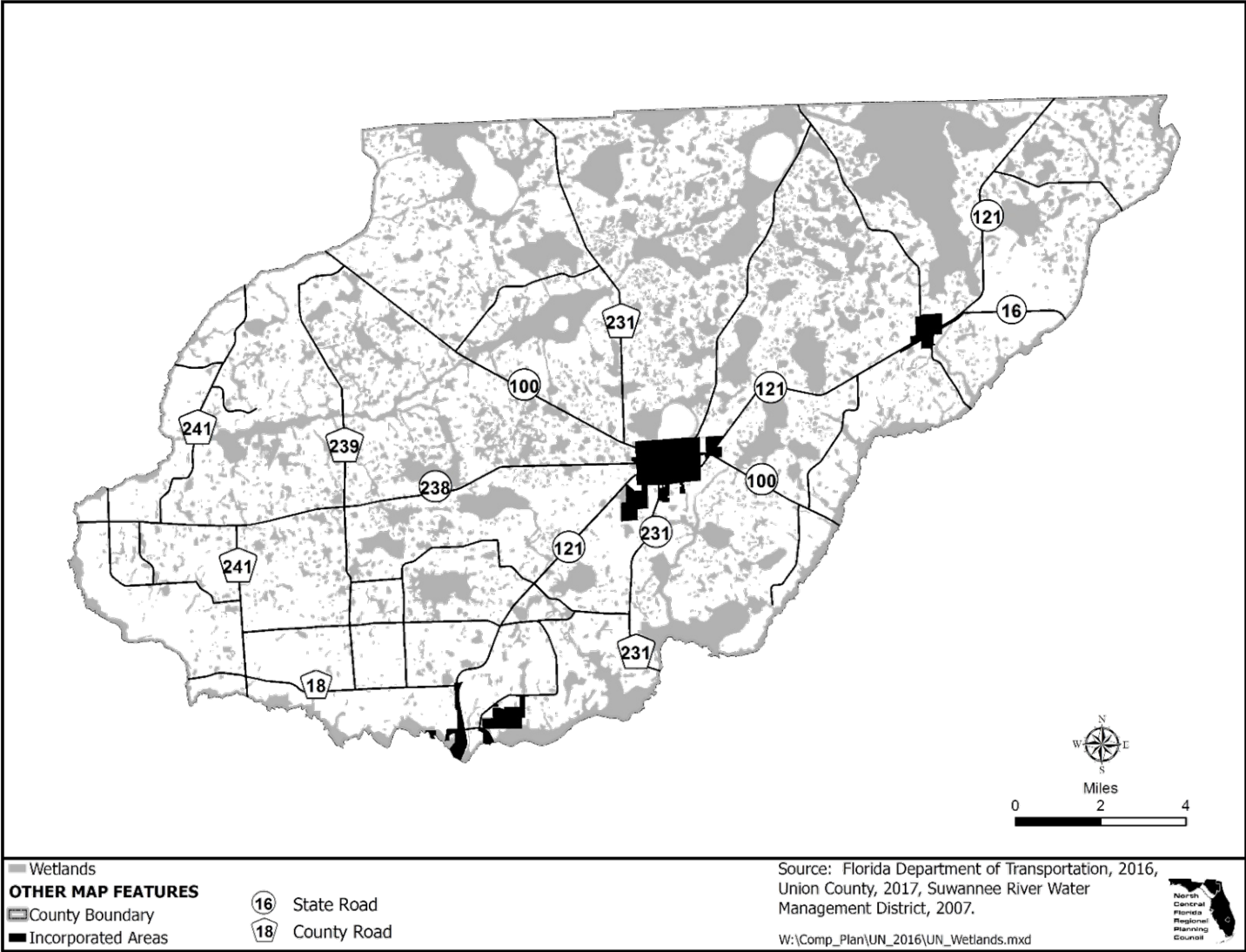


ILLUSTRATION A - VII
MINERALS

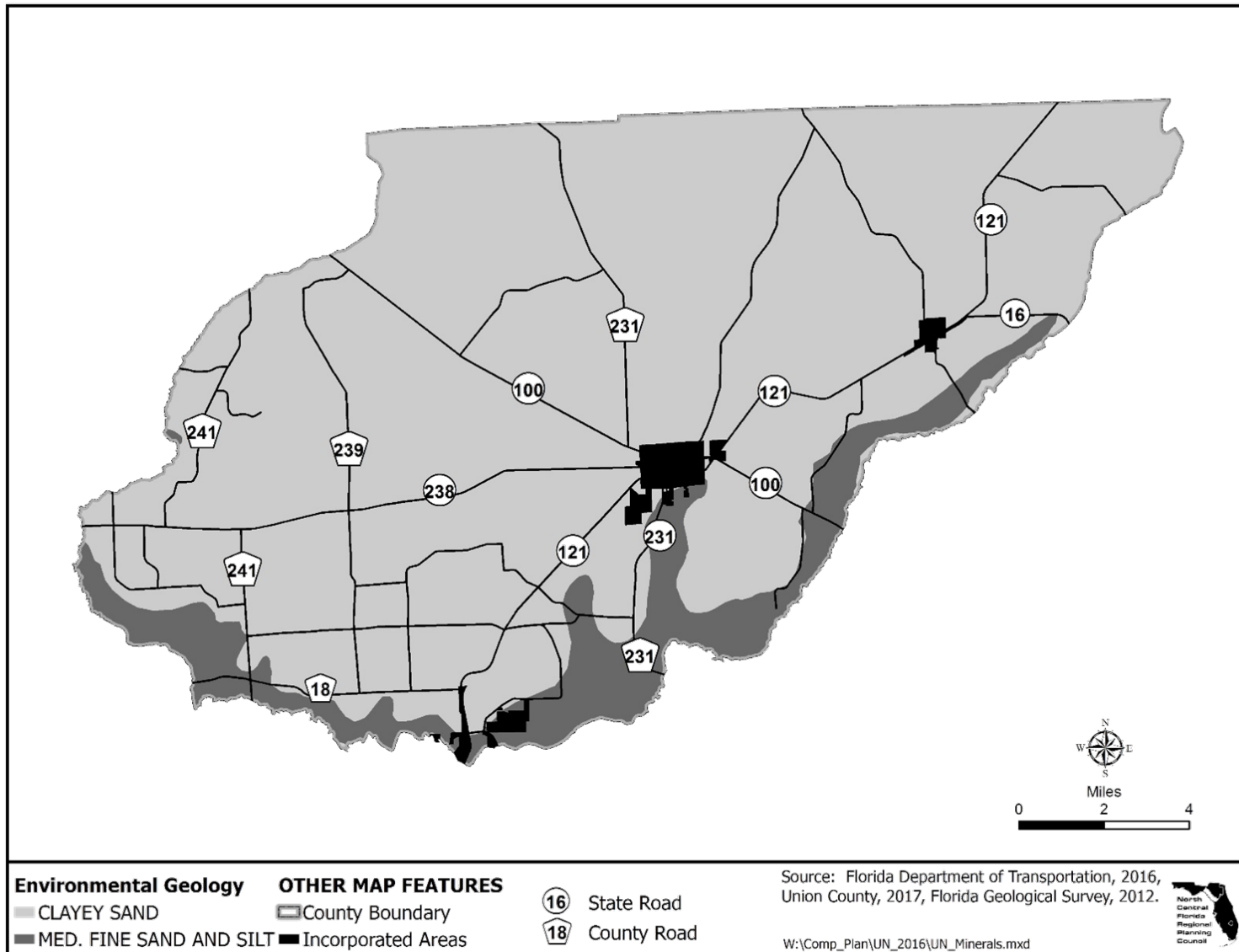


ILLUSTRATION A-VIII
SOILS ASSOCIATION

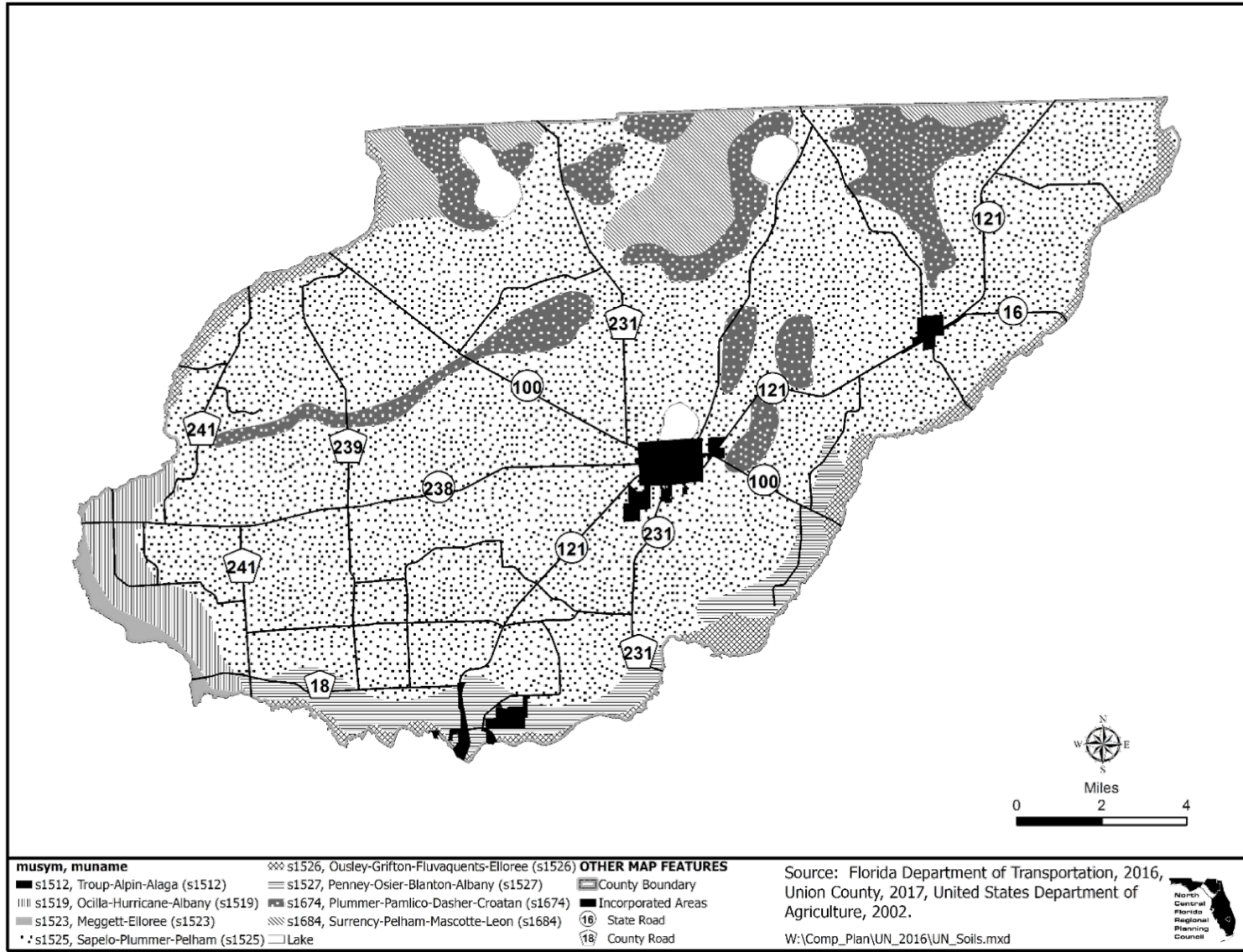


ILLUSTRATION A - IX
 FUTURE TRANSPORTATION MAP 2027

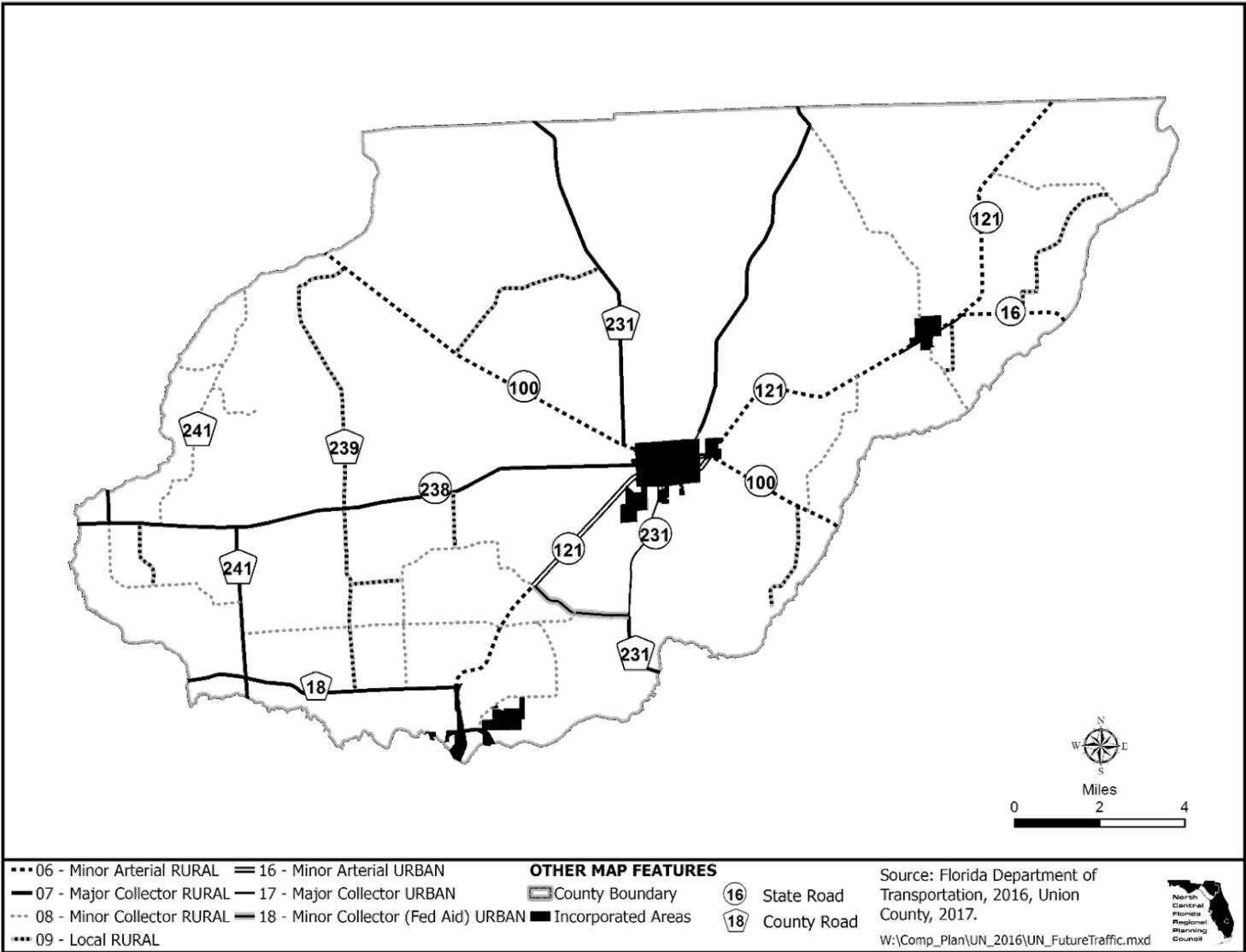


ILLUSTRATION A - IXa
EMERGENCY EVACUATION ROUTES MAP 2027

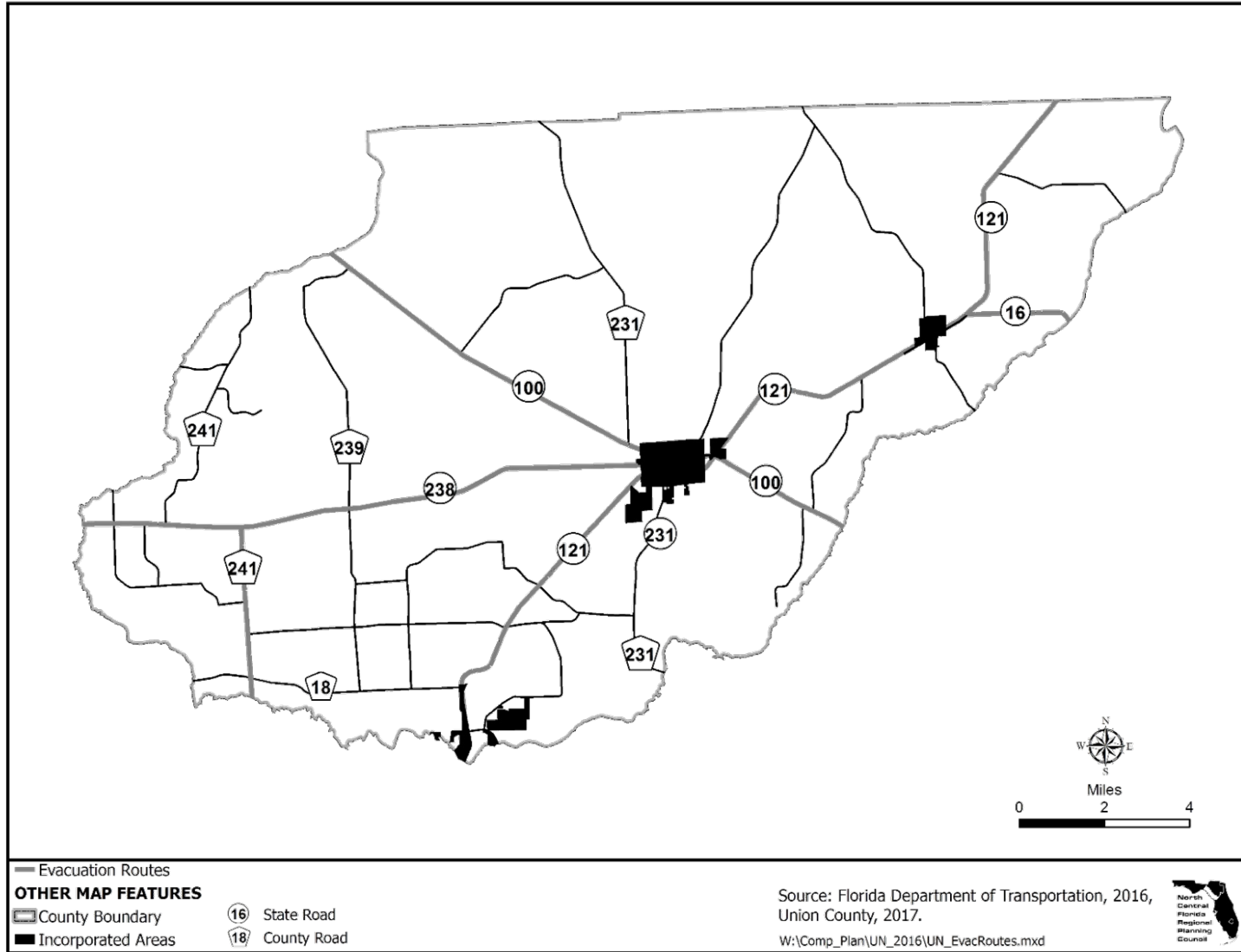


ILLUSTRATION A - IXb
 BICYCLE AND PEDESTRIAN FACILITIES MAP 2027

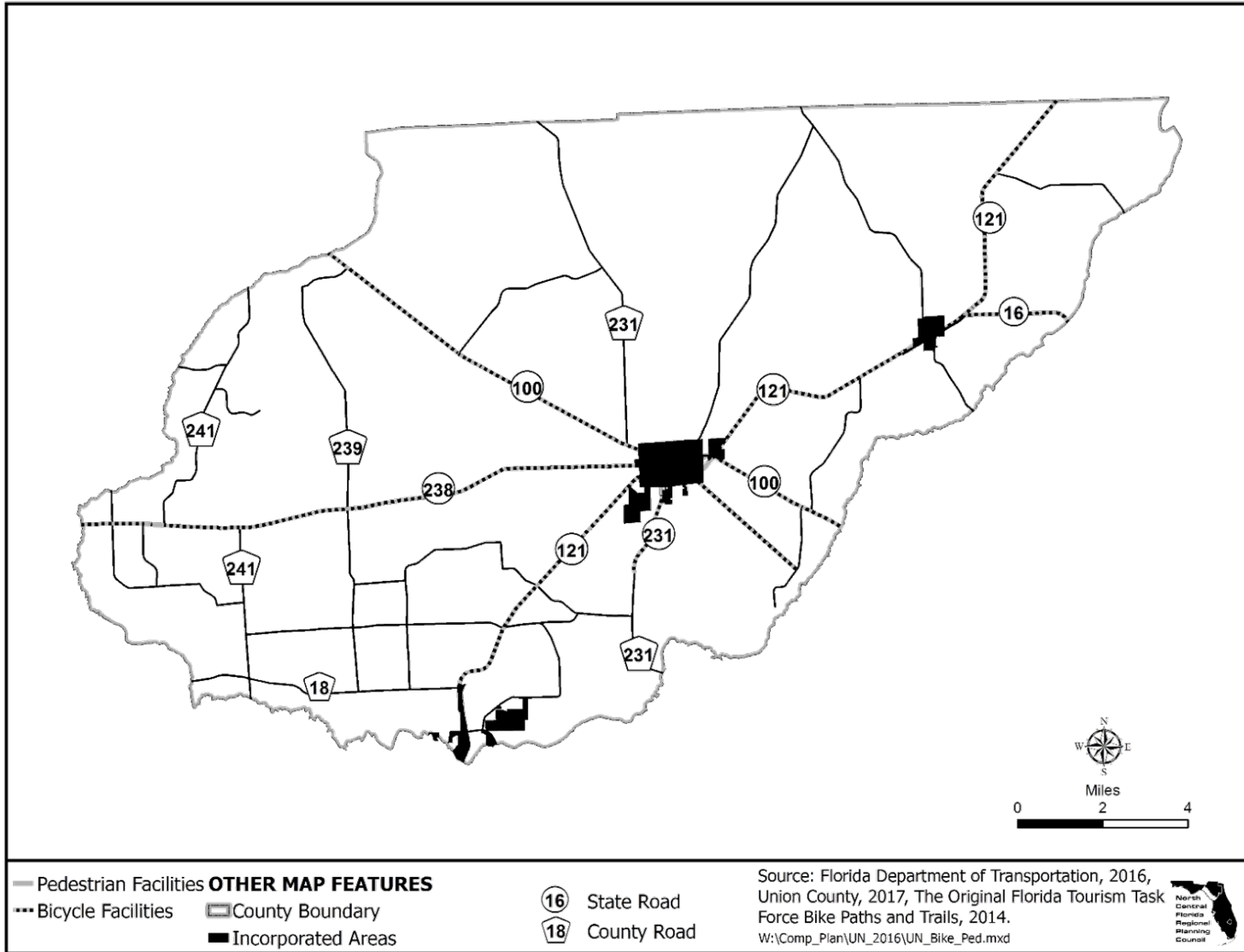
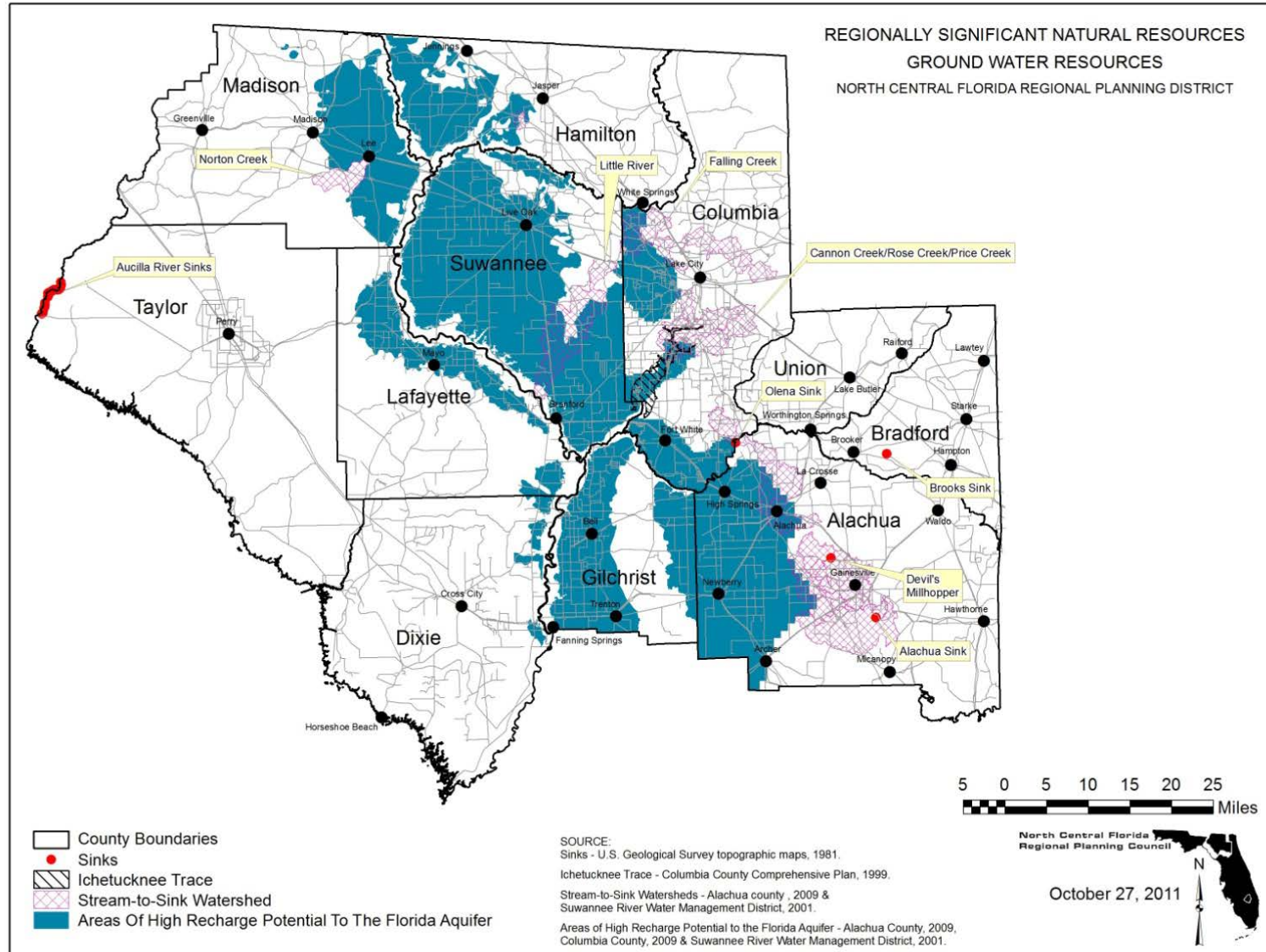
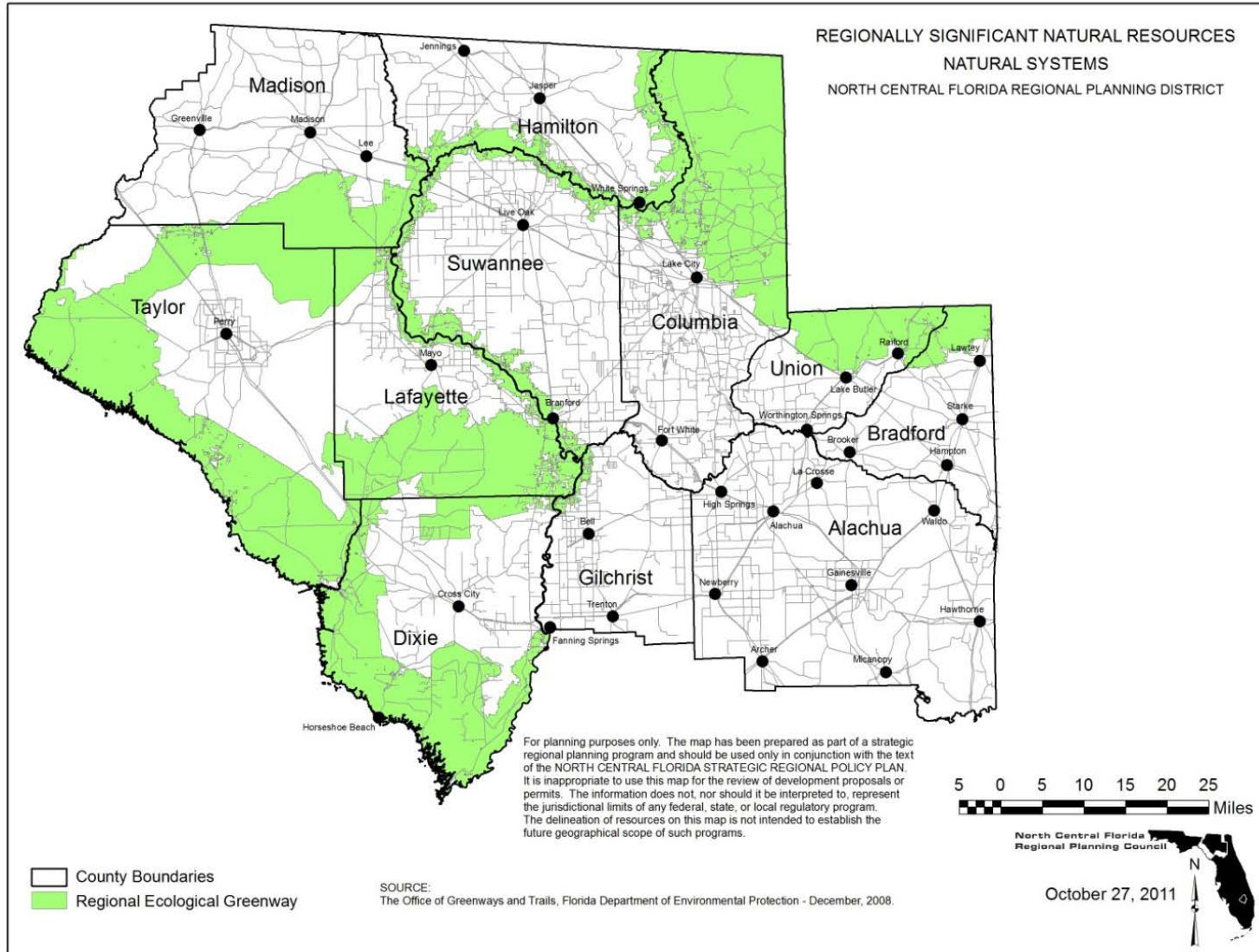


ILLUSTRATION A - Xa HIGH GROUNDWATER AQUIFER RECHARGE AREAS



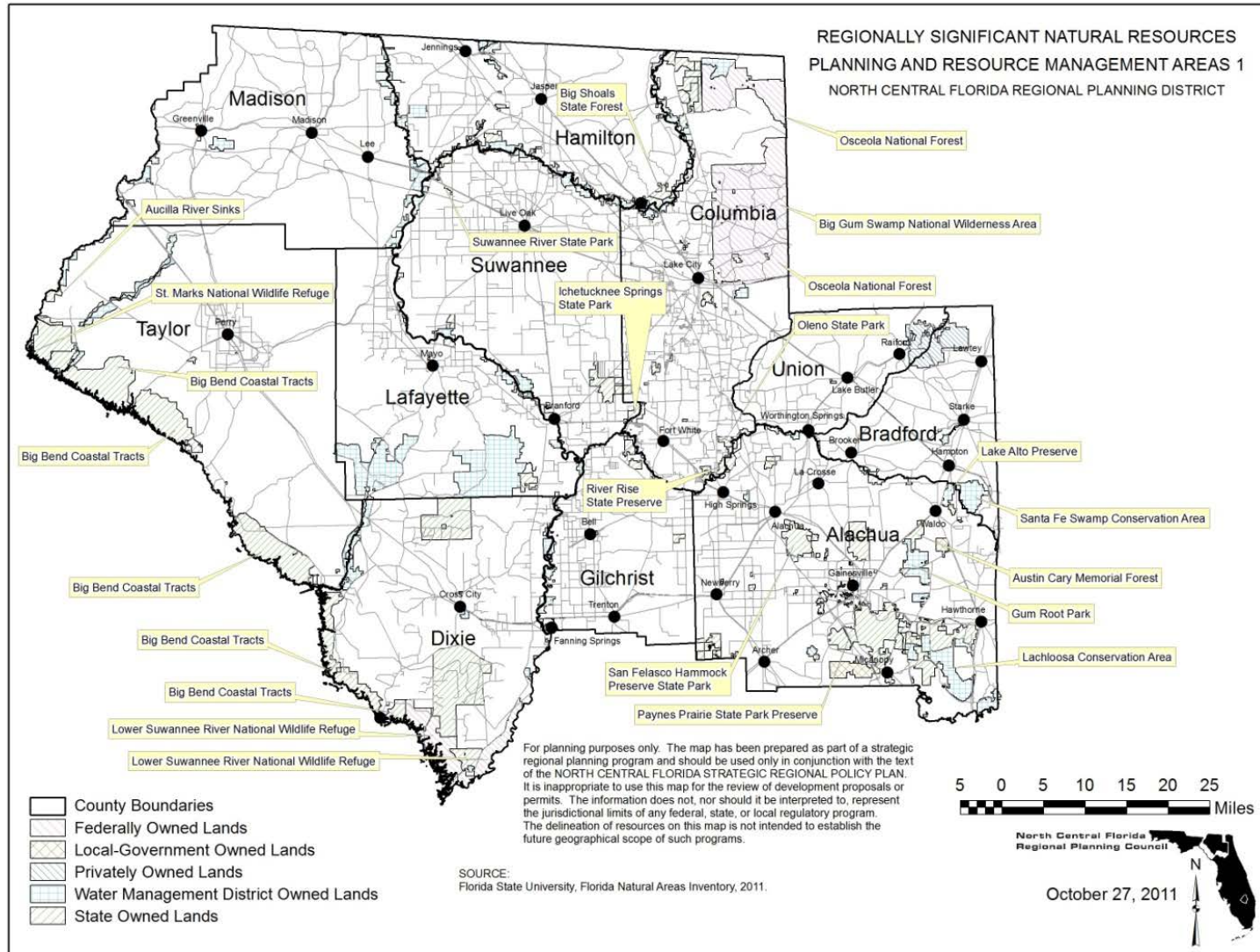
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ILLUSTRATION A - Xb NATURAL SYSTEMS



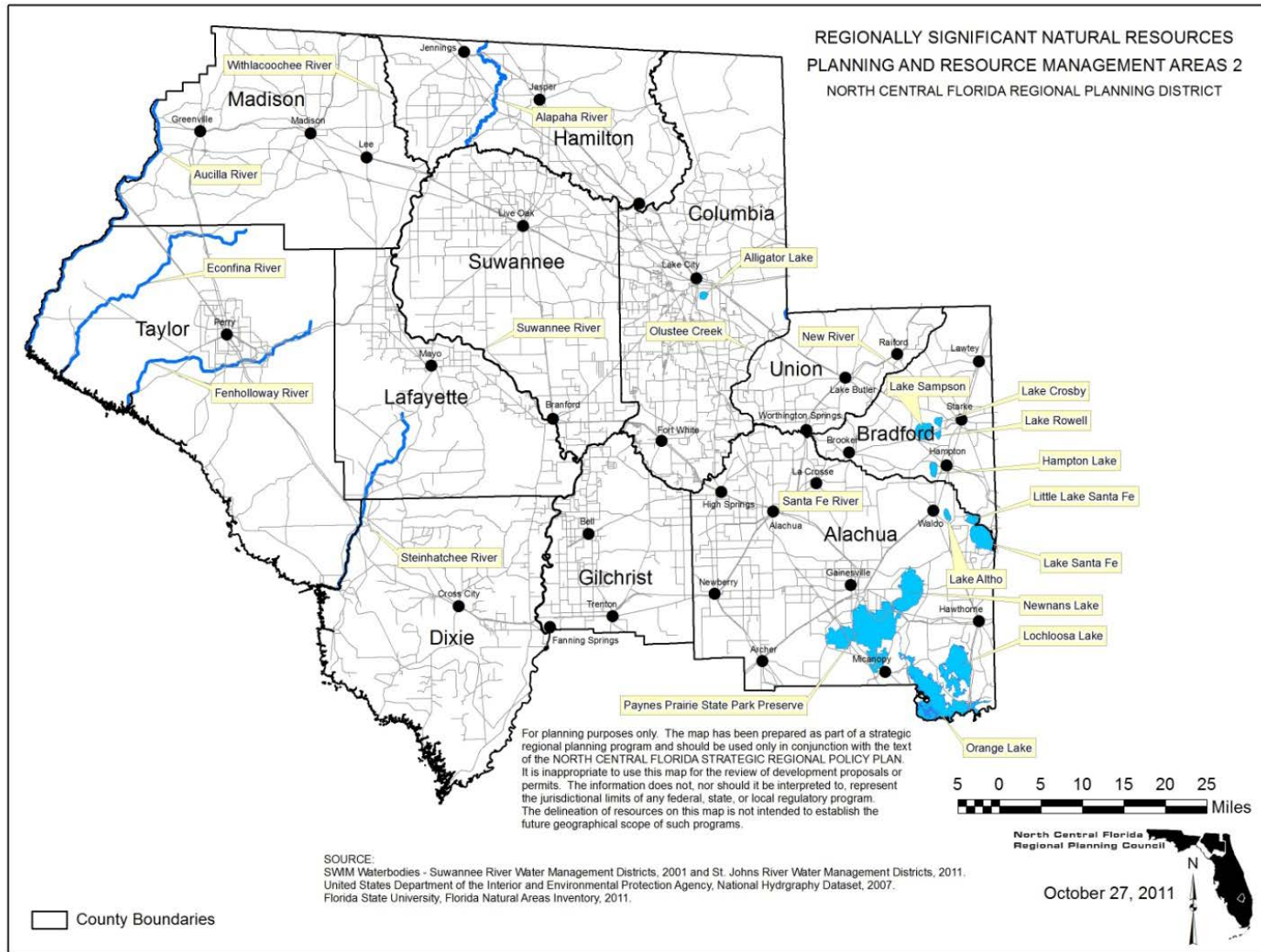
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ILLUSTRATION A - Xc
 PLANNING AND RESOURCE MANAGEMENT AREAS 1



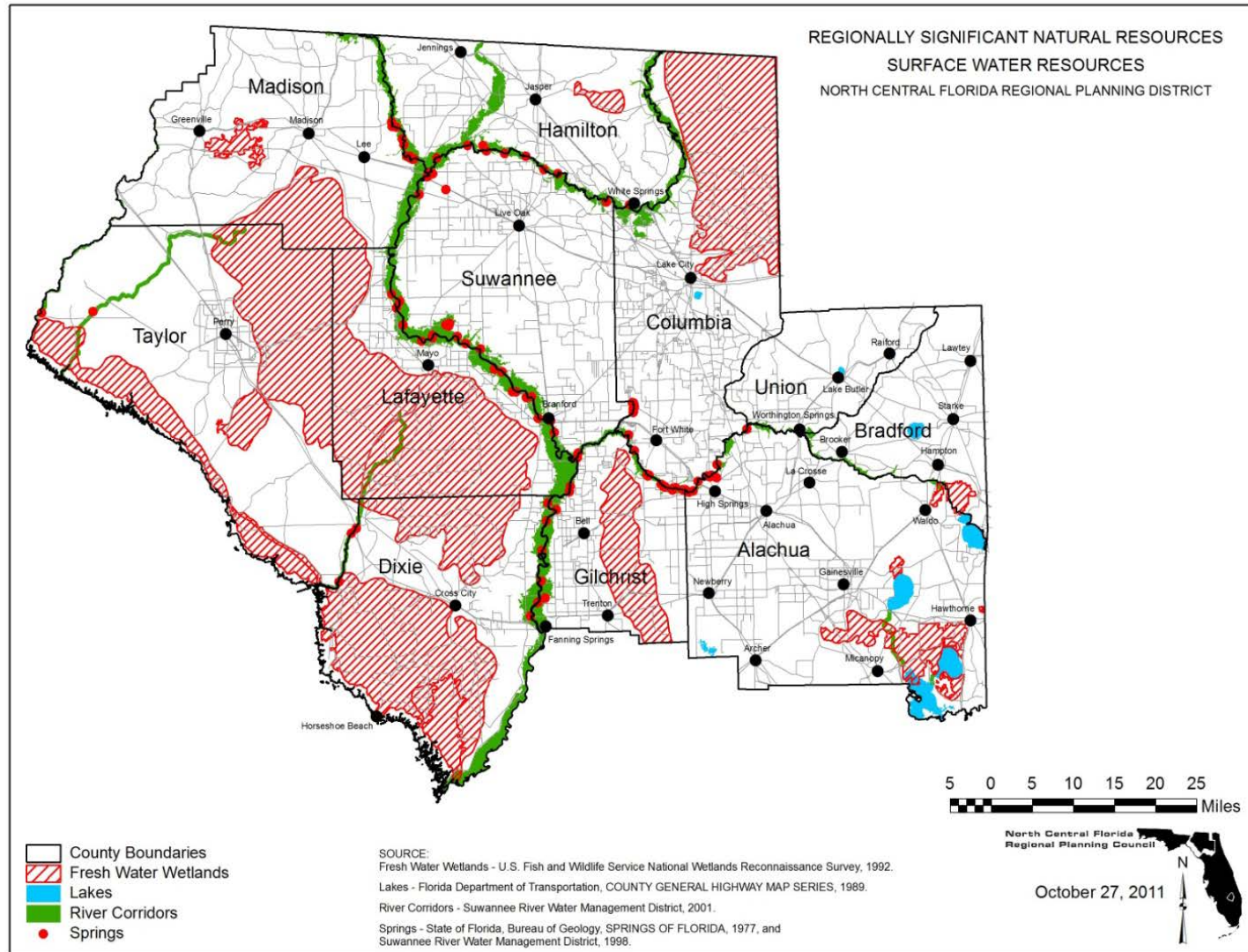
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ILLUSTRATION A - Xd
 PLANNING AND RESOURCE MANAGEMENT AREAS 2



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ILLUSTRATION A - Xe SURFACE WATER RESOURCES



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