North Central Florida Regional Planning Council

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

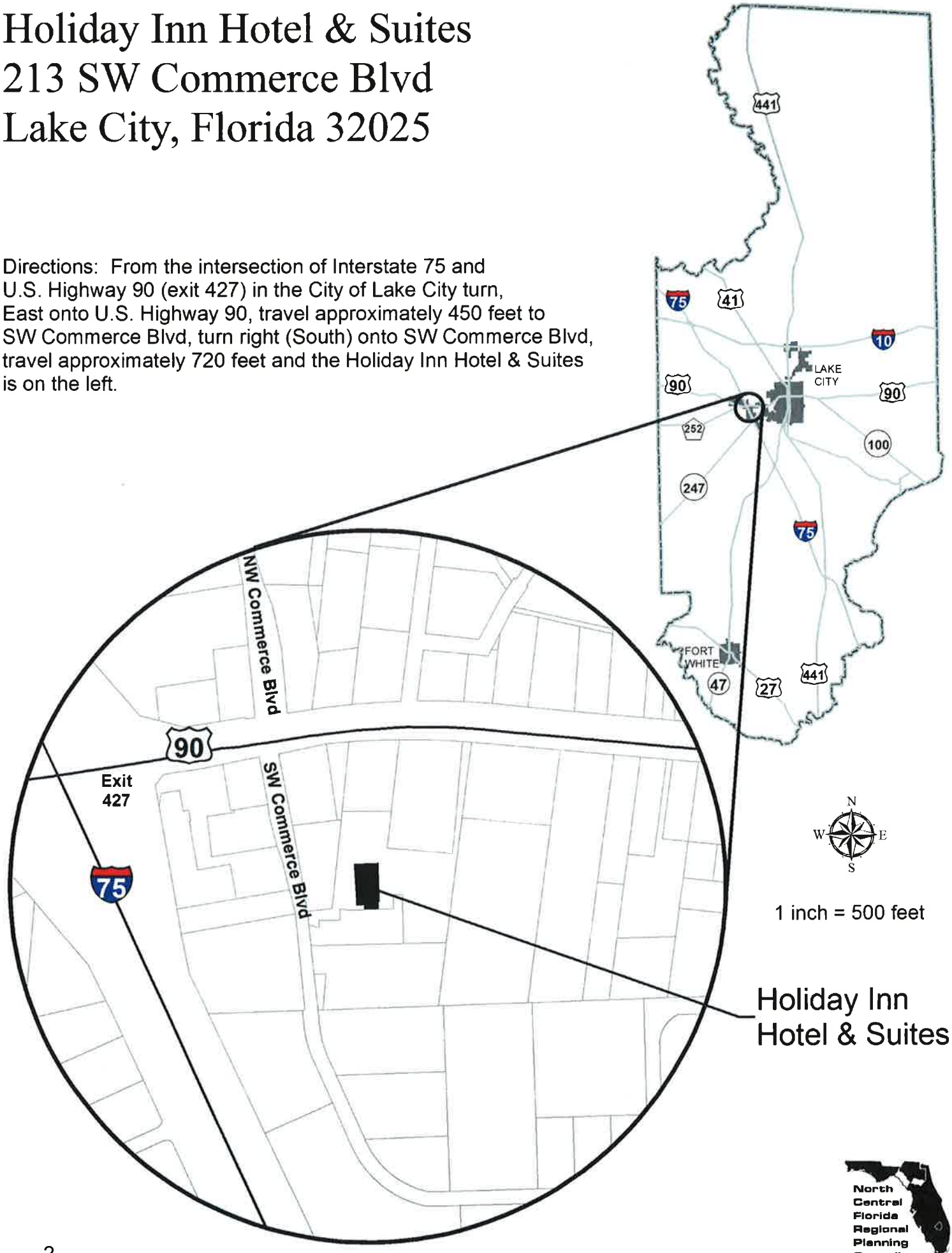
CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **August 28, 2014**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites
213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

August 28, 2014
6:00 p.m.

v:\chouse\meeting\agenda.docx

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

June 26, 2014
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Jim Catron
Donnie Hamlin
James Montgomery
Stephen Witt

MEMBERS ABSENT

Sandra Haas, Chair
Wesley Wainwright
Mike Williams

STAFF PRESENT

Steven Dopp

The meeting was called to order at 6:04 p.m.

ACTION: **It was moved by Commissioner Catron and seconded by Commissioner Hamlin to appoint Mr. Montgomery as the acting Chair for the meeting. The motion carried unanimously.**

I. APPROVAL OF THE MAY 22, 2014 MEETING MINUTES

ACTION: **It was moved by Commissioner Hamlin and seconded by Commissioner Burnam to approve the May 22, 2014 minutes as circulated. The motion carried unanimously.**

II. COMMITTEE-LEVEL REVIEW ITEMS

#64 - Columbia County Comprehensive Plan Adopted Amendment (DEO No. 13-1ER)
#65 - City of Perry Comprehensive Plan Adopted Amendment (DEO No. 14-1ESR)
#66 - Taylor County Comprehensive Plan Draft Amendment (DEO No. 14-1ESR)
#67 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 14-1ESR)
#68 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 14-1ESR)

Mr. Dopp stated the staff report for the items finds that the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

ACTION: **It was moved by Commissioner Catron and seconded by Mayor Witt to approve the staff reports as circulated. The motion carried unanimously.**

The meeting adjourned at 6:23 p.m.

8/28/14

Sandra Haas, Chair

v:\chouse\minutes\140626minutes.docx

COMMITTEE-LEVEL ITEMS

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 8/28/14
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 70
Local Government: Suwannee County
Local Government Item No: CPA 14-01
State Land Planning Agency Item No: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/29/14 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

County item CPA 14-01 reclassifies 386.67 acres from Agriculture-1 (up to 1 dwelling unit per 5 acres) to Industrial (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is adjacent to U.S. Highway 90, which is identified and mapped as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that significant adverse impacts are not anticipated to the Regional Road Network as a result of the amendment. The subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Area of High Recharge Potential to the Floridan Aquifer consistent with the regional plan (see attached).

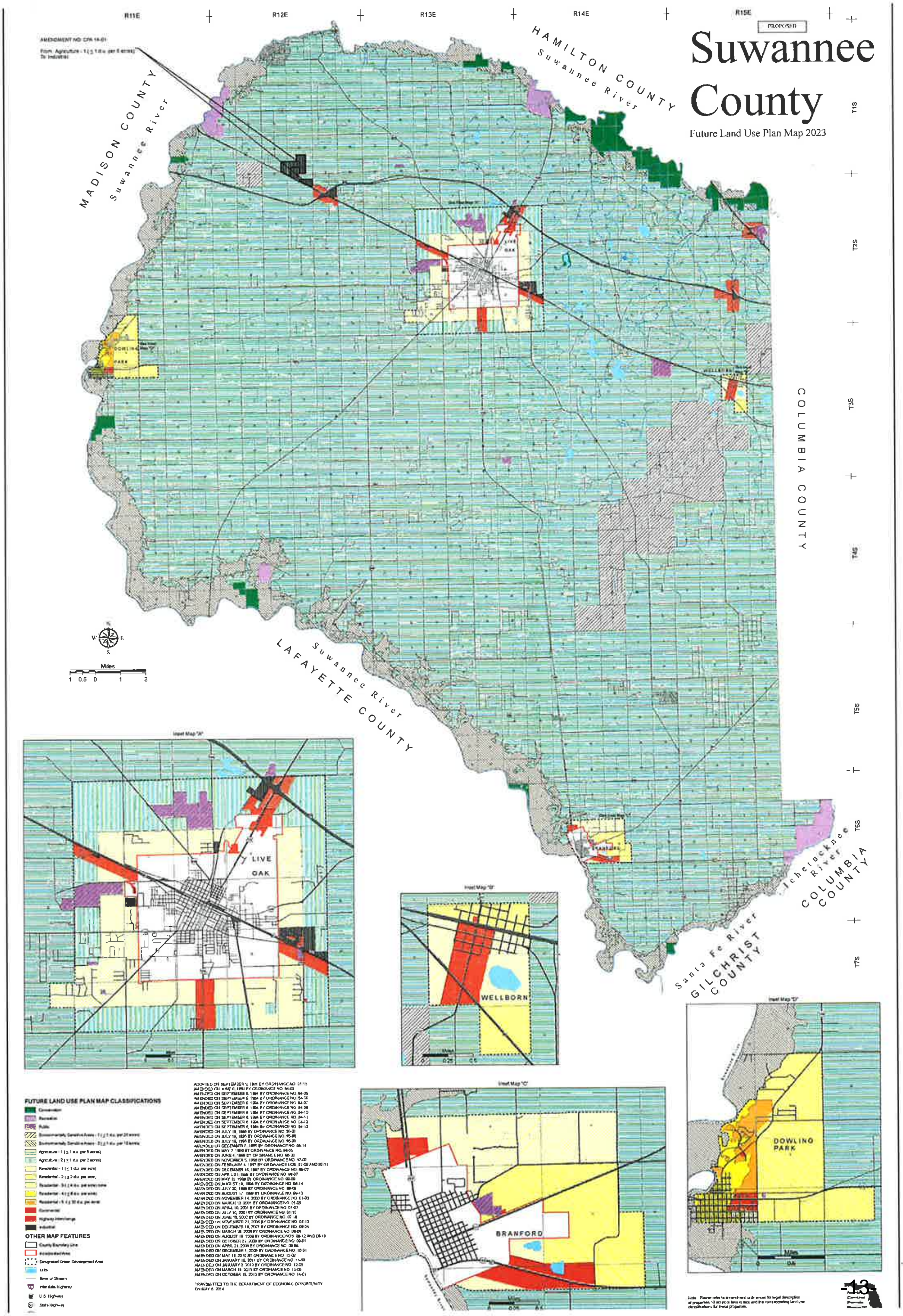
2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?	Yes _____ No _____ Not Applicable ____X____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

EXCERPTS FROM THE COUNTY COMPREHENSIVE PLAN AMENDMENT



PROPOSED
Suwannee County
Future Land Use Plan Map 2023
R11E
R12E
R13E
R14E
R15E
T1S
T2S
T3S
T4S
T5S
T6S
T7S
HAMILTON COUNTY
Suwannee River
MADISON COUNTY
Suwannee River
COLUMBIA COUNTY
LAFAYETTE COUNTY
Suwannee River
Ichetucknee River
COLUMBIA COUNTY
Santa Fe River
GILCHRIST COUNTY
LIVE OAK
DOWLING PARK
WELLBORN
BRANFORD
Miles
1 0.5 0 1 2
Inset Map "A"
Inset Map "B"
Inset Map "C"
Inset Map "D"
FUTURE LAND USE PLAN MAP CLASSIFICATIONS
Agriculture - 1 (≤ 1 d.u. per 5 acres)
Agriculture - 2 (≤ 1 d.u. per 2 acres)
Residential - 1 (≤ 1 d.u. per acre)
Residential - 2 (≤ 2 d.u. per acre)
OTHER MAP FEATURES
Designated Urban Development Area
Lake
River or Stream
Interstate Highway
U.S. Highway
State Highway
TRANSMITTED TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY ON MAY 6, 2014

EXCERPTS FROM THE COUNTY COMPREHENSIVE PLAN

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Wayne Frier's Mobile Home Park Community Potable Water System	67 gallons per capita per day
Wellborn Community Potable Water System	59 gallons per capita per day

Policy IV. 5.2 The County shall permit a residential density in excess of 1.0 dwelling unit per acre only within areas served by centralized potable water.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

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 of primary treated effluent 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 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 and ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The County shall 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 that all developments requiring subdivision approval be reviewed by the Water Management District prior to final approval of the plat.

Policy IV.7.1 The County's land development regulations shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature, by establishing a design standard that require all development to conform to the natural contours of the land and natural drainage ways remain 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 in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 17-28, Florida Administrative Code, 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 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, 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.

OBJECTIVE IV.8 The County shall 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 include within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.9.1 The County's land development regulations shall include a provision which requires 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.

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the County's natural resources. 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 portion of the Comprehensive Plan.

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies lands which have been designated "conservation" for the purposes of protecting natural resources or environmental quality.

The Future Land Use Plan map series includes the identification of 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.

CONSERVATION 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 establish 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's land development regulations shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, 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, hereby establishes a 300 foot wellfield protection area 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 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 with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the County's current and projected water sources.

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 chickenhouses, to be located adjacent to the County's surface water bodies.

Policy V.2.3 The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the State of Florida, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.

Policy V.2.4 The County's land development regulations shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this 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's land development regulations shall require all new development to 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 and recreational value of these areas is maintained.

Policy V.2.7 The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the 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.

Policy V.2.8 Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection, in effect upon

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 August 28, 1997, 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 May 23, 1996; (2) Regionally Significant Natural Resources - Natural Systems, dated August 28, 1997; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated May 23, 1996; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated May 23, 1996; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated May 23, 1996. 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 May 23, 1996, 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 August 28, 1997, 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 May 23, 1996, 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 May 23, 1996, 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 May 23, 1996, 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.

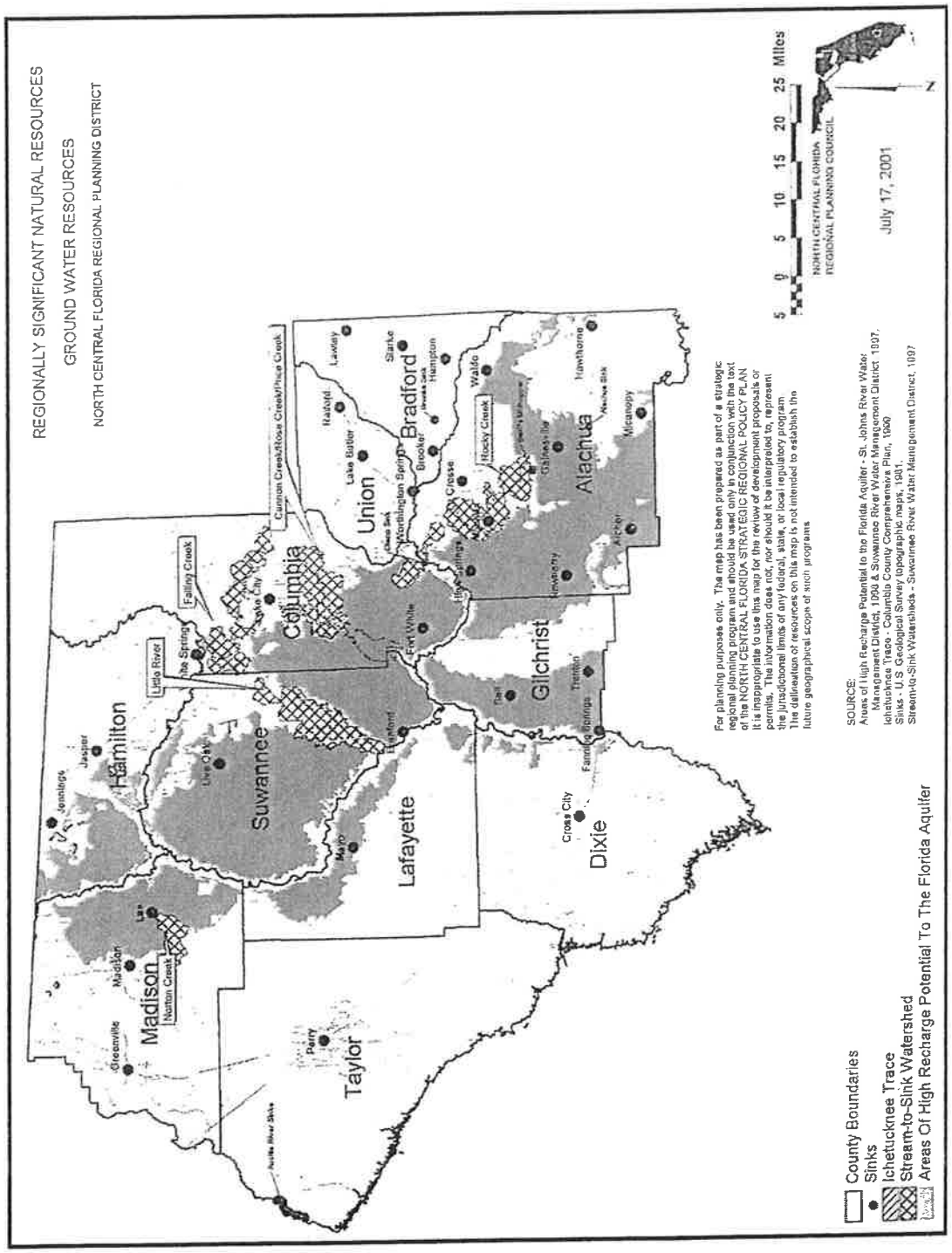
ILLUSTRATION A - X

GROUNDWATER AQUIFER RECHARGE MAP

A - 29

ILLUSTRATION A - XI-a

REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUND WATER RESOURCES



FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 8/28/14
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 71
Local Government: City of Gainesville
Local Government Item Nos.: PB-13-51 CPA, PB-13-93 CPA, PB-13-108 CPA, PB-13-94 LUC
State Land Planning Agency Item No.: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/29/14

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENTS

City item PB-13-51 CPA is the annual update to the Five-Year Schedule of capital improvements in the City Capital Improvements Element.

City item PB-13-93 CPA integrates portions of the Urban Design Element into the Future Land Use Element; deletes the Urban Design Element, deletes residential as an allowable use within the Commercial land use category; and makes various changes to the Future Land Use Element for clarity and internal consistency.

City item PB-13-108 CPA amends Policy 1.2.1 of the Capital Improvements Element so that it correctly refers to Policy 2.3.1 (rather than Policy 2.2.1 of the Public Facilities Element.

City item PB-13-94 LUC reclassifies 134 acres of recently annexed land from County Medium Density Residential (up to 8 dwelling units per acre) to City Low-Density Residential (up to 12 dwelling units per acre).

See the attached excerpts for more information about the items.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

City items PB-13-51 CPA, PB-13-108 CPA, and PB-13-93 CPA do not change allowable uses or intensities of use. Therefore, the City Comprehensive Plan, as amended by these items, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

Cite item PB-13-94 LUC is located within one-half mile of State Road 26, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, significant adverse impacts are not anticipated to occur to the adjoining segment of the regional road network as a result of the amendment. Council review of the net increase in vehicle trips as a result of the amendment indicates that significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	___X___

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

EXCERPTS FROM THE CITY COMPREHENSIVE PLAN AMENDMENTS

Exhibit A-1

TABLE 14: 5-Year Schedule of Capital Improvements (FY ~~11/12~~ 12/13 – ~~15/16~~ 16/17) (in $1,000s)

No.	Project Description	Projected Total Cost	Cost to the City	FY[1,2] Schedule	General Location	Revenue Sources	Consistency with Other Elements
	Mass Transit[3]						
1.	Buses for service expansion (Routes 2, 6, 7, 11, 24, 36, 38, 39, 41, 46, 62, 75, 77). Two to three ~~2~~ buses/per year to add service to listed routes	~~800~~ 1200~~800~~ 800 800 800 800	~~800~~ 600~~800~~ 400~~800~~ 400~~800~~ 400~~800~~ 400~~800~~	~~2011/2012~~ 2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	Citywide	FDOT; Federal Transit Administration (FTA); TMPA & other local funds	Yes
2	Transit Route 35	~~440~~ 440 440 440 440 440	~~440~~ 440 440 440 440 440	~~2011/2012~~ 2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	See Map 6	Local Option Fuel Tax (5 cents)	Yes
3.	Articulated buses (4 buses/year)	~~4000~~ ~~4000~~ ~~4000~~ 4000 4000	~~4000~~ ~~4000~~ ~~4000~~ 2000~~4000~~ 2000	~~2012/2013~~ ~~2013/2014~~ ~~2014/2015~~ 2015/2016 2016/2017	~~TCEA Zones A, B,C, & M~~ Gaines-ville urban area	FTA, TMPA or developer contributions	Yes
4.	ADA vans	320 320 336 344 353	160 160 168 172 176.5	2012/2013 2013/2014 2014/2015 2015/2016 2016/2017		FDOT, FTA, and local funds	Yes
5.	Bus stop amenity improvements (bicycle racks, benches, landing pads, etc.)	692.5 (total for five-year period)	346.25 (total for five-year period)	2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	Citywide	FDOT, FTA, and TMPA funds	Yes

No.	Project Description	Projected Total Cost	Cost to the City	FY1,2 Schedule	General Location	Revenue Sources	Consistency with Other Elements
9. ~~10.~~	Corridor Infrastructure for ~~BRT~~ "GoEnhance RTS Study" ~~(~~Locally Preferred Alternative ~~Blue Line)~~	32,307	~~32,307~~ 16,154	~~2013/2014~~ 2015/2016	Gaines-ville urban area	FTA, FDOT & local matching funds	Yes
	Potable Water						
~~11.~~	~~Water main (on NW 51st Ter. from 4100 block to NW 33rd Ave.) Pressure Improvement.~~	~~100~~	~~100~~	~~2015/2016~~	~~See Map 6~~	~~Utility bond proceeds~~	~~Yes~~
10.	Water main (from Mile Run to Magnolia Place) Pressure Improvement	100	100	2014/2015	See Map 6	Utility bond proceeds	Yes
11.	New Electrical Building and Plant Engine Generator at Murphree Water Treatment Plant	10 850 3,000 2,000 600	10 850 3,000 2,000 600	2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	See Map 6	Utility bond proceeds	Yes
12.	Depot Avenue-Water Line Reconstruction – Segment 2	270 215 575	201 124 575	2012/2013 2013/2014 2014/2015	See Map 6	Utility bond proceeds and HUD grant	Yes
13.	Depot Avenue-Water Line Reconstruction – Segment 4	15 400	15 400	2012/2013 2014/2015	See Map 6	Utility bond proceeds and HUD grant	Yes
	Water Supply						
14. ~~12.~~	New Well 16 at Murphree Water Treatment Plant	~~1,100~~ ~~200~~ 185	~~1,100~~ ~~200~~ 185	~~2011/2012~~ ~~2012/2013~~ 2013/2014	See Map 6	Utility bond proceeds	Yes
	Recreation						
~~13.~~	~~Nature Park Improvements~~	~~12.5~~ ~~12.5~~	~~12.5~~ ~~12.5~~	~~2011/2012~~ ~~2012/2013~~	~~See Map 6~~	~~CIRB 2005~~	~~Yes~~
15. ~~14.~~	~~Nature~~ Park Land Acquisition	~~1,400~~ 1,463	~~1,400~~ 1,463	~~2011/2012~~ 2012/2013	Location to be determined	Wild Spaces/Public Places; Greenspace Acquisition Fund	Yes

No.	Project Description	Projected Total Cost	Cost to the City	FY[1,2] Schedule	General Location	Revenue Sources	Consistency with Other Elements
20. ~~18.~~	Paynes Prairie Sheetflow Restoration (General Government portion)	~~3,540~~ ~~3,540~~ 8,034	~~2,476~~ ~~2,476~~ 4,141	~~2011/2012~~ ~~2012/2013~~ 2012/2013	See Map 6	Stormwater Utility; St. Johns WMD grant; FDOT grant; FDEP 319 grant; FDEP TMDL grant; FDEP Recreational Trail Program grant	Yes
21. ~~19.~~	Little Hatchett ~~&~~Lake Forest Creek Watershed Management Plan	300	300	~~2011/2012~~ 2013/2014	See Map 6	Stormwater Utility	Yes
~~20.~~	~~SW 35th Terrace Flood Mitigation~~	~~310~~ ~~210~~	~~77.5~~ ~~52.5~~	~~2010/2011~~ ~~2011/2012~~	~~See Map 6~~	~~Stormwater Utility & HMGP grant~~	~~Yes~~
22. ~~21.~~	Pinkoson Pond	~~500~~ 100	~~500~~ 100	~~2011/2012~~ 2012/2013	See Map 6	Stormwater Utility	Yes
23.	Pipe Replacement (SW 2 Ave/SW 10 St/SW 5 Ave)	100 820	100 820	2012/2013 2013/2014	See Map 6	SMU (Stormwater Utility)	Yes
24.	Tumblin Creek Regional Wetland and Trash Trap	250 1,000	250 1,000	2012/2013 2013/2014	See Map 6	SMU	Yes
25.	Pipe Replacement (SW 6th St – West University Ave. to SW 2nd Ave.)	50 250	50 250	2012/2013 2013/2014	See Map 6	SMU	Yes
26.	Pipe Replacement (NW 14 St – West University Ave. to NW 5 Ave)	50 350	50 350	2012/2013 2013/2014	See Map 6	SMU	Yes
	Transportation Mobility						
27. ~~22.~~	Traffic Management System	~~2,000~~ 4,000	~~540~~ 1,080	~~2011/2012~~ 2012/2013	Citywide	2005 CIRB; TRIP; Alachua County; UF; TMPA	Yes

No.	Project Description	Projected Total Cost	Cost to the City	FY[1,2] Schedule	General Location	Revenue Sources	Consistency with Other Elements
36. ~~31.~~	NW 23rd Ave. at NW 55th St. intersection capacity modification (City portion)	55	55	~~2012/2013~~ 2013/2014	See Map 6	Local Option Fuel Tax (5 cents)	Yes
~~32.~~	~~NW 22nd St. Resurfacing & intersection modification at NW 5th Ave.(from W. Univ. Ave. to NW 8th Ave.)~~	~~1,000~~	~~1,000~~	~~2011/2012~~	~~See Map 6~~	~~Local Option Fuel Tax (5 cents)~~	~~Yes~~
37. ~~33.~~	SW 6th St. Reconstruction with sidewalks & bike lanes (from Univ. Ave. to SW 4th Ave.)	200 1,300	200 1,300	~~2011/2012~~ 2013/2014 ~~2012/2013~~ 2014/2015	See Map 6	Local Option Fuel Tax (5 cents)	Yes
38. ~~34.~~	Sixth ~~NW 6th~~ Street Rail Trail Project: Section 3 (from SW 2nd Ave. to NW 10th Ave.)	665	0	~~2011/2012~~ 2013/2014	See Map 6	FDOT ~~grant~~ funds [2]	Yes
~~35.~~	~~NE 2nd St./NE 39th Ave. intersection capacity modification~~	~~385.4~~	~~385.4~~	~~2011/2012~~	~~See Map 6~~	~~TCEA funds on account~~	~~Yes~~
~~36.~~	~~NW 55th Place (new street) from US 441 to NW65th Place~~	~~1,000~~	~~1,000~~	~~2011/2012~~	~~See Map 6~~	~~Part of Facilities Maintenance Project funding~~	~~Yes~~
~~37.~~	~~NE 25th Street from E University Ave. to NE 8th Ave. (widening and 5 foot sidewalk west side)~~	~~780~~	~~0~~	~~2011/2012~~	~~See Map 6~~	~~ARRA~~	~~Yes~~
39. ~~38.~~	Main Street Streetscaping from Depot Ave. to N 8th Ave.	~~178~~ 1,520	~~178~~ 1,520	~~2011/2012~~ 2013/2014	See Map 6	Local Option Fuel Tax (5 cents) and Department of Energy Grant	Yes
40. ~~39.~~	Archer Rd./SW 16th Ave. from US 441 to junction at Archer Rd. (capacity enhancement of SW 16th Ave.)	~~8,183~~ 1,310 5,320	~~0~~ 0 0	~~2012/2013~~ 2012/2013 2013/2014	See Map 6	Campus Development Agreement funds	Yes

No.	Project Description	Projected Total Cost	Cost to the City	FY[1,2] Schedule	General Location	Revenue Sources	Consistency with Other Elements
	Wastewater						
~~40.~~	~~Wet weather refuse~~	~~40~~ ~~100~~ ~~350~~ ~~2,400~~ ~~2,400~~	~~40~~ ~~100~~ ~~350~~ ~~2,400~~ ~~2,400~~	~~2010/2011~~ ~~2012/2013~~ ~~2013/2014~~ ~~2014/2015~~ ~~2015/2016~~	~~Location not yet identified~~	~~Utility Bond proceeds~~	~~Yes~~
51. ~~41.~~	Paynes Prairie Sheetflow Restoration (GRU portion)	~~5,800~~ ~~4,960~~ 12,133 1,900 125 125 125	~~5,800~~ ~~4,960~~ 12,133 1,900 125 125 125	~~2011/2012~~ ~~2012/2013~~ 2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	See Map 6	Utility Bond Proceeds and grant funding	Yes
52.	Depot Avenue Wastewater Collection Reconstruction – Segment 2	35 240	35 240	2012/2013 2013/2014	See Map 6	Utility Bond Proceeds	Yes
53.	Depot Avenue Wastewater Collection Reconstruction – Segment 4	35 125	35 125	2012/2013 2014/2015	See Map 6	Utility Bond Proceeds	Yes
	TOTAL	**$292,374.4** ~~**$317,614.4**~~	**$195,585.9** ~~**$266,502.9**~~				

[1]Fiscal year for the City of Gainesville is October 1 through September 30 of the following year.

[2]Fiscal year for FDOT is July 1 through June 30 of the following year.

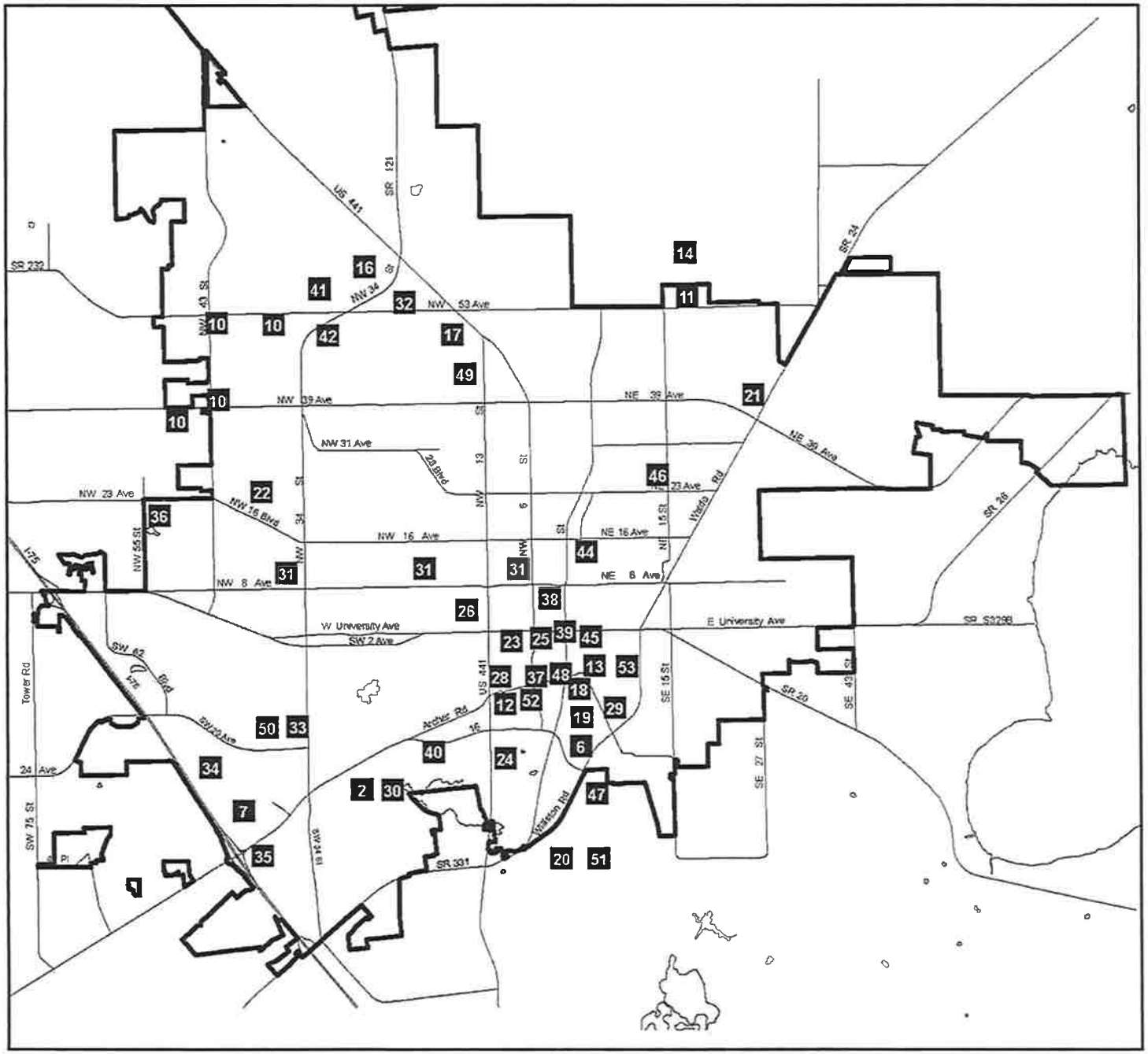
[3]Unless otherwise specified, local match for FDOT and FTA funds ranges from 20 - 50 percent. Cost to the City is estimated at 50 percent of Projected Total Cost and is a conservative estimate because it does not account for County or developer contributions.

Sources: GRU, ~~Capital Budget Detail Report FY 2011/2012~~ 2014; Parks, Recreation and Cultural Affairs Department, ~~2011/2012~~ 2014; Public Works Department, ~~2011/2012~~ 2014; Regional Transit System (RTS), ~~2011/2012~~ 2014.

Map 6

CAPITAL IMPROVEMENTS PROJECTS

5-Year Schedule of Improvements



Legend

1-53 Locations of Capital Improvements Projects

Gainesville City Limits

Notes: See Table 14 for a listing of project names associated with project numbers

Projects 1, 3, 4, 5, 27, & 43 are city-wide.

Projects 9, 9, & 15 are in locations to be determined

Source: Capital Improvements 5-Year Schedule of Improvements, Table 14, FY 2012-2013 to 2016-2017

City of Gainesville
Gainesville, Florida

Prepared by the Department of Planning & Development Services
April, 2014

N

1 0 5 0 1 Miles

PB 13-51 CPA

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES & POLICIES

GOAL 1 **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

Objective 1.1 **Adopt ~~city~~ urban design principles that adhere to timeless (proven successful), traditional principles.**

GOAL 2 **REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**

Objective 2.3 **The City shall collaborate with the Community Redevelopment Agency (CRA) to designate Community Redevelopment Areas that encourage reinvestment in the form of capital projects, infill redevelopment, and economic development programs designed to eradicate slum and blight and enhance urban form.**

Policy 2.3.1 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Downtown Community Redevelopment Area, as adopted on November 17, 2011.

Policy 2.3.2 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Eastside Community Redevelopment Area, as adopted on July 15, 2010.

Policy 2.3.3 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area, as adopted on July 28, 2008.

Policy 2.3.4 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the College Park/University Heights Community Redevelopment Area, as adopted on November 28, 2005.

GOAL 3 **ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.**

Objective 3.4 **The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.**

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation Mobility LOS is excluded from the Concurrency Management System.

Objective 3.5 **Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.**

Policy 3.5.5 The City shall coordinate with the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Policy 3.5.6 The City and the University shall monitor development both on- and off-campus and assess impacts on university and City resources, facilities and services. When it has been determined that proposed development within the designated context area would have an adverse impact on university and/or City facilities and resources, the City will participate and cooperate with University officials in the identification of appropriate strategies to mitigate the impacts.

Objective 4.1 **The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses~~, and, when designed sensitively, residential uses~~. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a

maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Objective 4.3 **The City shall establish protection and enhancement policies, as needed, for selected neighborhood (activity) and regional centers.**

Policy 4.3.5 Due to the unique infrastructure and environmental constraints of the Hatchet Creek Planned Use District (the "PUD"), as depicted on the map labeled Hatchet Creek PUD Area in the Future Land Use Map Series A, the PUD shall be governed by the following conditions:

a. The residential density and allowable residential uses within the Planned Use District is a maximum of 1,200 residential units and 300 Assisted Living Facility (ALF) beds.

b. The non-residential and non-ALF intensity and allowable non-residential and non-ALF uses within the PUD is a maximum of 200,000 square feet of non-residential uses. This 200,000 square feet may be used for any combination of the following: up to 100,000 square feet of retail space, up to 100,000 square feet of office space and any remaining square footage for the Business Industrial uses that are specified in the Planned Development ("PD") zoning ordinance. In addition, the PUD may include accessory uses customarily and clearly incidental to a residential community, such as recreational facilities, and may include parks, open space, conservation, open space buffers and mitigation areas. Any accessory uses shall be for the exclusive use of the residents of the PUD and their guests and shall be specified in the PD zoning ordinance.

c. The actual amount and types of residential units, ALF beds, and non-residential development area will be specified in the PD zoning ordinance as limited by the city, county and state development restrictions and constraints, including but not limited to, wetlands and surface water regulations, regulated natural and archeological resources protection regulations, wellfield protection, floodplain requirements, concurrency and airport hazard zoning regulations.

d. The allowable uses within the PUD shall be restricted as described below and as more specifically provided in the PD zoning ordinance. For purposes of this PUD, the 60-75 DNL Noise Contour is the area depicted as the 60 DNL Noise Contour, the 65 DNL Noise Contour, the 70 DNL Noise Contour and the 75 DNL Noise Contour on Attachment 3 to the Appendix F – Airport Hazard Zoning Regulations, Chapter 30, Gainesville Code of Ordinances adopted on December 3, 2009 by Ordinance 090384. A copy of Attachment 3 is attached hereto as Exhibit "B," which consists of the map entitled "Airport Noise Zone

Map – City of Gainesville" prepared by the City of Gainesville Planning Department GIS Section 08/09. The source of the map is the Pt. 150 Study 2012 Noise Exposure Map, as stated on the map.

1. Within the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations:

   (a) No residential development, including ALF beds, is allowed.

   (b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as recreational facilities as accessory uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas; except that on lands with the underlying land use designation of Industrial, the non-residential development shall be limited to certain Business Industrial (BI) zoning uses that are specified in the PD zoning ordinance.

2. Outside of the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations, to the extent same are applicable:

   (a) Residential development, including ALF beds, is allowed.

   (b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as recreational facilities as accessory uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas.

e. All non-residential areas in the PUD shall be connected to the residential areas in the PUD by an interior roadway system and/ or a pedestrian/bicycle/golf cart system. All pedestrian sidewalk systems in the PUD shall comply with the Florida Accessibility Code for Building Construction requirements.

f. A current and complete wetlands survey for the entire property shall be submitted to the City of Gainesville and to the St. Johns River Water Management District at the time of application for PD zoning. Formal approval of wetland delineations for the entire property by the

water management district is required prior to the public hearing on the PD zoning petition by the City Plan Board.

g. All direct impacts to jurisdictional wetlands, wetland buffers, and regulated creeks shall be avoided to the extent practicable. All unavoidable, direct wetland and creek impacts shall be mitigated in accord with applicable City of Gainesville and water management district requirements. Any required on-site mitigation will be part of and will not supersede other wetland mitigation requirements of the Comprehensive Plan, Land Development Code, and the water management district. There shall be no net loss of wetland acreage and function within the PUD. In addition, if wetland impacts are proposed at the time of application for PD zoning or a subsequent application for development approval, the owner/developer shall submit a plan for improvement of surface water and wetland function within the Planned Use District and, subject to City review and approval, the plan of improvement shall be incorporated into the PD zoning ordinance or subsequent development approval.

h. All pedestrian and/or bicycle pathways, trails, and sidewalks shall be located outside of wetland buffer areas and outside of creek buffer areas, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.

i. Protection of the State-listed animal species Gopher tortoise (Gopherus polyphemus) ~~listed as a Species of Special Concern in Rule 68A-27.005, F.A.C.~~, located in the remnant sandhills east of the Ironwood Golf Course, and documented in the applicant's Hatchet Creek Planned Use District Report dated March 2007, is required and shall be established in the PD zoning ordinance. Protection of the documented population may be accomplished by establishing a designated Conservation Management Area in accordance with the regulated natural and archeological resources protection regulations ~~protection area in the PD zoning ordinance that meets all applicable requirements~~ of the City's Land Development Code and all applicable requirements of the Florida Administrative Code.

j. The owner/developer shall submit a report (in accordance with the regulated natural and archeological resources protection regulations ~~requirements of the environmental regulations~~ in the City's Land Development Code) with the application for PD zoning. As part of this report, the regulated natural and archeological resource areas ~~highest-quality uplands~~ shall be delineated and development within these ~~high-quality~~ areas shall be restricted, in accordance with the regulations.

k. The application for PD district zoning shall include requirements for the use of native vegetation landscaping and for the removal of invasive trees and shrubs.

l. A master stormwater management plan for the entire PUD shall be prepared by the owner/developer. The plan shall include provisions for protecting the water quality of Little Hatchet Creek, particularly with respect to stormwater runoff from any future development within the planned use district. A conceptual master stormwater management plan application shall be submitted at the time of application for PD zoning. The subsequent master stormwater management plan must be approved by the City Manager or designee prior to final development plan approval. The master stormwater management plan for the project shall be modified for undeveloped phases in order to comply with the statewide water quality rule once it is adopted. The water quality leaving the site shall be addressed in the PD zoning ordinance.

m. Buffer and setback requirements for the wetlands and creeks in the PUD shall be specified in the PD zoning ordinance and shall be in accordance with the environmental regulations in the City's Land Development Code, based upon review of the required environmental assessment report that shall be submitted with the application for PD zoning.

n. Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be provided by the owner/developer in the application for PD zoning and, subject to City review and approval, shall be included in the PD zoning ordinance. These buffers shall be designed to minimize the impact on and adequately buffer the adjacent uses.

o. The PUD shall not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements at the time of application for PD zoning.

p. Internal roadways shall be designed to provide for bicycle and pedestrian access and connectivity, and shall include traffic calming (low design speed) methods (e.g., speed tables, speed humps, "neck-downs", roundabouts) acceptable to the City of Gainesville in accordance with the traffic calming practices outlined by the Institute of Transportation Engineers.

q. Sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the existing and planned public sidewalks along the development frontage.

All sidewalks and sidewalk connections shall be a minimum of 5-feet in width, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.

r. The PUD shall provide for transit access (either on site or on abutting roadways) and shall include construction of an appropriate number of transit shelters, as determined at the PD zoning stage and specified in the PD zoning ordinance.

s. A limited number of drive-through facilities shall be allowed on the street frontages of NE 53rd Avenue and NE 39th Avenue as determined at the PD zoning stage and specified in the PD ordinance. No direct access from NE 39th Avenue or NE 53rd Avenue shall be allowed for these drive-through facilities. All access to the drive-through facilities shall be from the internal roadway system (the internal roadway system shall include public and private roads and internal driveway systems) in the PUD. Additional drive-through facilities that are entirely internal to the PUD shall be determined in the PD zoning ordinance. The PD zoning ordinance shall specify the design criteria for all drive-through facilities and shall include a phasing schedule to ensure a mix of drive-through facilities, residential uses, and other commercial/office uses in the planned use district. The trip generation associated with drive-through facilities shall limit the total number of drive-through facilities such that the total maximum trip generation shown for the 100,000 square feet of shopping center use as calculated by the traffic study dated 4/3/08 (prepared by GMB Engineers & Planners, Inc.) as updated 11/19/09 by MPH Transportation Planning, Inc. is not exceeded for the PUD.

t. A maximum of two access points, unless additional access points are approved by the FDOT and the City of Gainesville, shall be allowed along NE 39th Avenue, subject to the final approval of FDOT. Any proposed reconfiguration of the existing road connection to the Ironwood Golf Course is subject to FDOT and City approval at the PD zoning stage. Boulevard-type driveways with the ingress/egress split by a landscaped median and other entry type features shall count as a single access point. These access points shall be specified in the PD zoning ordinance.

u. A maximum of two access points shall be allowed along NE 53rd Avenue unless additional access points are approved by Alachua County and the City of Gainesville, in accordance with the Alachua County Access Management regulations, and the locations shall be included in the PD zoning application. All access points are subject to Alachua County and City of Gainesville approval at the planned

development zoning stage and shall be specified in the PD zoning ordinance. To minimize traffic impacts from the Hatchet Creek PUD on NE 53rd Avenue, the access points on NE 53rd Avenue shall be interconnected with the internal public or private road system in the Hatchet Creek development. The private road system interconnections shall be interpreted to include internal driveway systems.

v. A maximum of one access point shall be allowed along NE 15th Street. Any proposed access point along NE 15th Street shall be included in the planned development district zoning application. Any proposed access point is subject to City of Gainesville approval at the planned development zoning stage, and shall be specified in the PD zoning ordinance.

w. Additional, limited emergency access will be allowed if the need for such is identified and the access is approved by local government agencies that provide the emergency service(s), and shall be specified in the PD zoning ordinance.

x. Prior to the application for PD zoning related to the planned use district, a major traffic study shall be submitted that meets the specifications provided by FDOT, Alachua County, and the City of Gainesville, and the traffic methodology used in the study shall be agreed to in a letter between the City, and the owner/developer. Any traffic studies undertaken by the owner/developer prior to the signed methodology letter with the City of Gainesville may be unilaterally rejected by the City.

y. Prior to the application for PD zoning related to the Hatchet Creek planned use district, a signal warrant analysis for the intersection of NE 53rd Avenue/NE 15th Street and for the project driveway at NE 39th Avenue shall be submitted as part of the major traffic study requirements. The specifications for the signal warrant analyses shall be part of the traffic methodology letter that will be signed with the City of Gainesville. The owner/developer shall be responsible for the costs of any new traffic signals that are warranted as a result of the development's site related impacts, and the costs shall not be counted toward meeting the transportation mobility requirements in effect at the time of application.

z. The owner/developer shall be responsible for the costs associated with tying a new traffic signal at the proposed entrance to the community on NE 39th Avenue into the Traffic Management System to ensure that the new signal communicates with the system, if and when such new traffic signal is installed.

aa. The following shall be executed and delivered to the City prior to approval of a development plan, prior to recording of a final plat, or prior to issuance of a building permit, whichever first occurs: (1) Avigation and clearance easements granting the City and owner/operator of the Gainesville-Alachua County Regional Airport Authority, and their respective successors and assigns, the right to continue to operate the airport despite potential nuisance effects upon residential and any other uses that are established by this PUD and/or by the required PD zoning ordinance; (2) Notice to Prospective Purchasers and Lessees of potential aircraft overflights and noise impacts; and (3) Declaration of Restrictive Covenants to address the property's proximity to the Airport and the imposition of local, state and federal regulations. The easements, notice and declaration shall be in a form acceptable to the City Attorney and airport authority and shall be executed and recorded by the property owner. In addition, a copy of the Notice shall be given to prospective purchasers or lessees at the time of contract or lease negotiations.

bb. All residential and non-residential development shall be constructed to achieve an outdoor to indoor noise level reduction (NLR) as specified in Appendix F - Airport Hazard Zoning Regulations, Chapter 30 of the Gainesville Code of Ordinances in effect at the time of application for a building permit.

cc. The owner/developer shall fund any potable water and/or wastewater capacity improvements that are based on the PUD demands so that the adopted levels of service in the Potable Water/Wastewater Element of the City's Comprehensive Plan are maintained. The owner/developer shall sign a binding letter of agreement with the City to ensure that the funding will be available to make the required improvements.

dd. At the time of application for PD zoning, the owner/developer shall provide design standards generally consistent with traditional design concepts (such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks) for all residential and non-residential uses in the PUD and, subject to City review and approval, those standards shall be specified in the PD zoning ordinance.

ee. This PUD does not permit or allow any development that would constitute a development of regional impact or any development that would require a development of regional impact review. Any PD zoning application or any application for proposed development that exceeds the development of regional impact thresholds shall be

required to follow the procedures as defined in Chapter 380, F.S. and applicable regulations of the Florida Administrative Code.

ff. The PUD shall not be a gated community. Security features, if any, shall be addressed in the PD zoning application and specified in the PD zoning ordinance.

gg. The development shall be required to meet any transportation mobility requirements in effect at the time of application for development review. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Objective 4.7 **A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City.**

Policy 4.7.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Element Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

Policy 4.7.2 To preserve and conserve significant ~~uplands~~ natural resouce areas, the following, policies ~~(a) through (c) below~~ shall apply. ~~Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna, have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.~~

a. Preservation of ~~upland~~ significant natural communities, listed species habitat, geological features, and areas of strategic ecosystems shall be

encouraged through public or private acquisition where possible, and other appropriate methods of preservation.

b. Appropriate conservation strategies shall be used to permit ~~appropriate~~ compatible development when acquisition is not possible. These development regulations are ~~addressed in the Conservation Element~~ contained in the Regulated Natural and Archeological Resouces Protection portion of the Land Development Regulations.

~~c. Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.~~

Policy 4.7.3 To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.

a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.

b. Development within Tree Canopy Areas shall utilize "cluster" design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

Policy 4.7.4 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.

a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.

Policy 4.7.5 To protect ~~endangered and threatened~~ listed species through habitat maintenance and appropriate development regulations, policies (a) through (c) below shall apply. ~~The Special Area contains habitat areas of 2 wildlife species — sandhill crane and bald eagle — listed as either threatened or endangered.~~

a. The policies within the Conservation, Open Space and Groundwater Recharge Element of the Gainesville Comprehensive Plan shall apply as they relate to ~~threatened and endangered~~ listed species.

b. Threatened and endangered species listed in official Federal, State, or international treaty lists, i.e., "listed" species, shall be afforded the legal protective status provided by law.

c. The encroachment of development upon areas of threatened and endangered species shall be discouraged through regulations contained in the Regulated Natural and Archeological Resouces Protection portion of the Land Development Code.

~~GOAL 5 TO ENHANCE THE CITY'S COMMITMENT TO IMPROVE AND MAINTAIN THE VITALITY OF ITS NEIGHBORHOODS. THE NEIGHBORHOOD REPRESENTS THE PRIMARY BUILDING BLOCK OF THE CITY, AND THE HEALTH AND VITALITY OF EXISTING AND NEW NEIGHBORHOODS IS ESSENTIAL TO BUILDING A VIABLE, SUSTAINABLE COMMUNITY.~~

GOAL 5 ENHANCE THE CITY'S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.

Objective 5.1 Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

Policy 5.1.1 Urban design standards established in the Land Development Code shall foster predictable built results and a high-quality public realm with clear distinctions between urban, suburban, and natural areas.

Policy 5.1.2 Urban design standards established in the Land Development Code shall address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Objective 5.2 Guide large, corporate, national chain sales and service establishments toward a design that promotes the unique character and identity of Gainesville.

Policy 5.2.1 The City shall develop land development regulations that control facade articulation, building orientation, building location, automobile-oriented uses such as drive-throughs and gas stations, location and amount of parking, number of stories, outdoor lighting, compatibility with context, and quality of

materials for large retail and service establishments in a manner that promotes civic pride, unique identity and land use objectives.

Objective 5.3 **The City shall coordinate with the University of Florida design efforts as contained within the Campus Master Plan and future design plans for Innovation Square.**

Policy 5.3.1 The City shall collaborate with the University to strengthen the image of the City and the University through better design along University Avenue and West 13th Street.

Policy 5.3.2 The City and the University shall collaborate to enhance the portions of SW 34th Street and Archer Road adjacent to the campus in order to promote more multi-modal, quality urbanism.

Policy 5.3.3 The City shall collaborate with the University to improve the design and function of the Gateway Roads identified in the Campus Master Plan (SW 16th Avenue, Archer Road, SW 13th Street, University Avenue, SW 2nd Avenue, and SW 34th Street) through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights CRA Advisory Board, and any special interest groups or committees as may be created to address such issues.

Objective 5.~~1~~.4 **The City shall partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.**

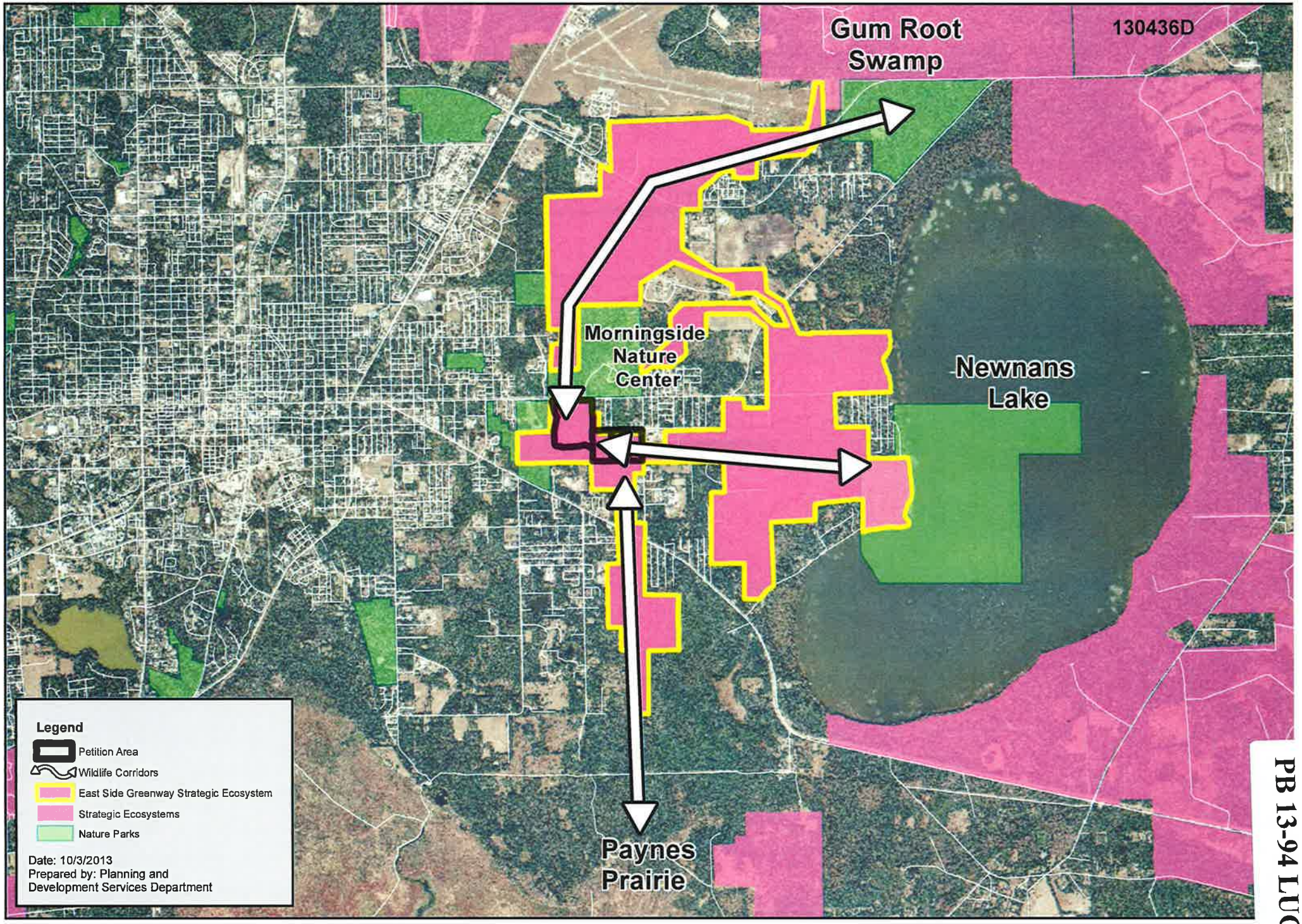
Policy 5.~~1~~4.1 The City shall create heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.

Appendix A Comprehensive Plan Amendment

Exhibit A-1 Proposed amendment to the Capital Improvements Element

Policy 1.2.1 The City shall adopt the following LOS standards for public facilities within its jurisdiction as indicated in the below listed elements of its Comprehensive Plan:

Transportation Mobility: Objective 1.1 and associated policies
Stormwater: Policy 1.1.1
Potable Water & Water Supply: Policy 1.1.1 and Policy 1.1.3
Wastewater: Policy 1.1.2
Recreation: Policy 1.1.1
Solid Waste: Policy 1.4.1
Public School Facilities: Policy 2.3.1 ~~2.2.1~~



PB 13-94 LUC

Exhibit 4 - East Side Greenway & Wildlife Corridors	Petition Request	Petition Number
	–Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre)	PB-13-94 LUC PB-13-76 ZON

City of Gainesville
Land Use Designations

E	Education
REC	Recreation
CON	Conservation
RL	Residential Low-Density (up to 12 units/acre)

Alachua County
Land Use Designations

COMM	Commercial
COMM-ENC	Commercial Enclaves
LOW	Low Density Res (1-4 DU/acre)
MED	Medium Density Res (4-8 DU/acre)
MU-LOW	Mixed-Use Low Density Res (1-4 DU/acre)
MU-MED	Mixed-Use Medium Density Res (4-8 DU/acre)
MU-MED/HIGH	Mixed-Use Med-High Density Res (8-14 DU/acre)
OFF-RES	Office-Residential (2-4 DU/acre)
INST	Institutional
IND-H	Heavy Industrial

Division line between two land use categories

City Limits

Area under petition consideration

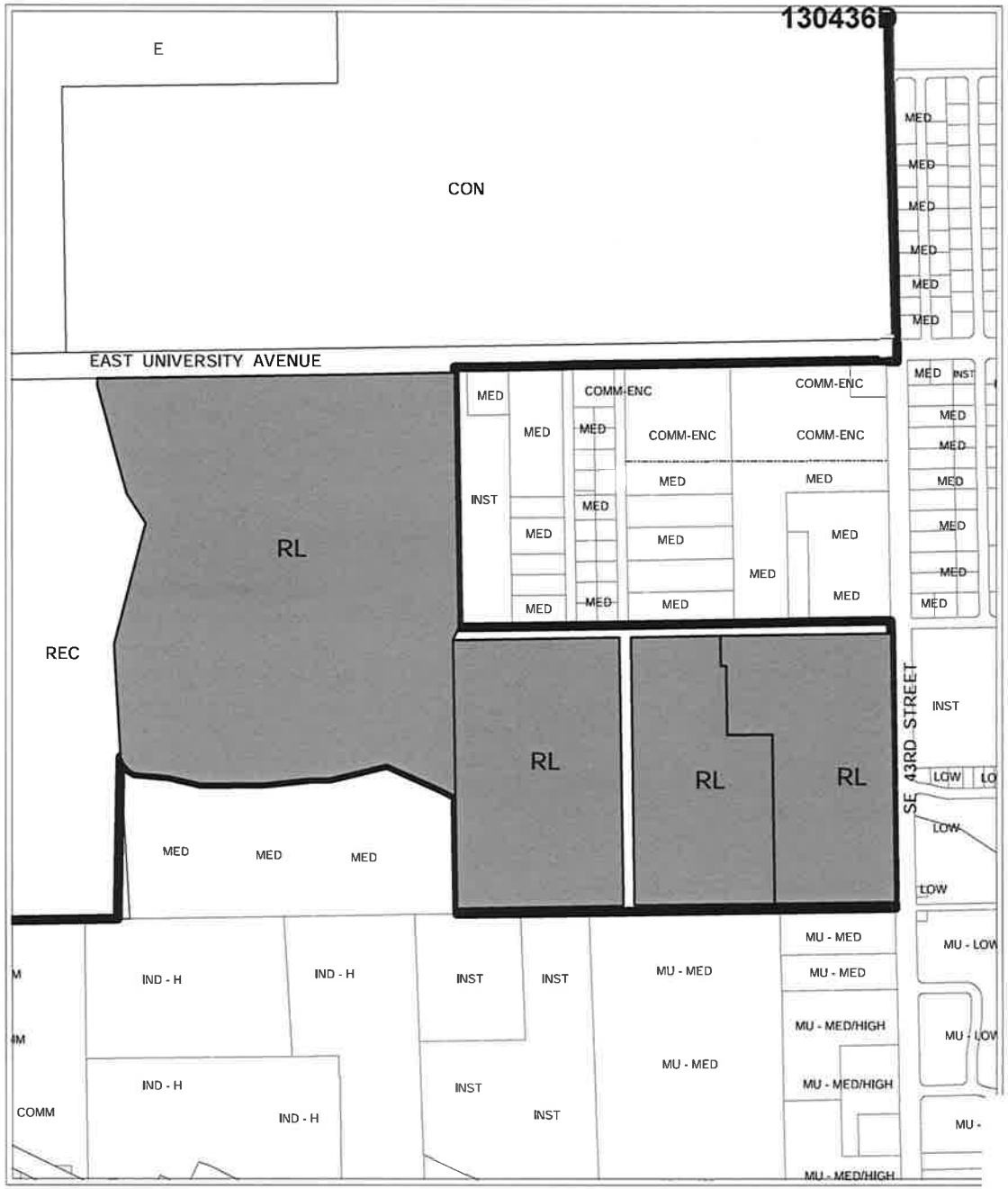


Exhibit B-3

PROPOSED LAND USI

-50- No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC

PB 13-94 LUC

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 8/28/14
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 72
Local Government: Lafayette County
Local Government Item No.: CPA 13-02
State Land Planning Agency Item No.: 14-1ER

Date Mailed to Local Government and State Land Planning Agency: 8/29/14

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

County item CPA 13-02 consists of evaluation amendments to all elements of the County Comprehensive Plan (See attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The County Comprehensive Plan amendment includes updated maps of Natural Resources of Regional Significance contained in the North Central Florida Strategic Regional Policy Plan. The maps aid in identifying regional resources located within the County in order to prevent and/or mitigate significant adverse impacts to regionally important resources. Additionally, the County Comprehensive Plan contains an objective and associated policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance.

The County is bisected by the following roads which are part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan: U.S. Highway 27 and State Roads 51, 247 and 349. The amendment retains transportation concurrency requirements in the County Comprehensive Plan. Additionally, the amendment adds Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan as policies to the Transportation Element of the County Comprehensive Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?	Yes _____ No _____ Not Applicable ___X___

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

EXCERPTS FROM THE COUNTY COMPREHENSIVE PLAN AMENDMENT

Words **bolded and underlined** have been added.
Words **bolded and struck through** have been deleted

I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. 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 portion of the Comprehensive Plan.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. 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 such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the urban development areas of the County should enable both the public and private sectors to feasibly plan for the logical provision of needed public facilities and services to serve the residents of the County.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, ~~**DIRECT DEVELOPMENT**~~ **DEVELOPMENT SHALL BE DIRECTED** 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 direct 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 5 percent of the total acreage within the County.

Policy I.1.1 — The County shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads identified on 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 be reasonably expected to develop by the year ~~2015~~ **2024** 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 may not be limited to, screens and buffers to preserve internal and external harmony and comparability 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 floodplain areas).

Policy I.1.5 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.1.6 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.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas in accordance with the silviculture policy 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, public uses consisting of public buildings and grounds and other public facilities, (including sewer facilities, prisons, solid waste facilities, drainage facilities and potable water facilities, public health facilities, and educational uses; public uses shall be limited to .25 floor area ratio and explosives (manufacturing or storage), solid waste landfills and collection facilities (not including hazardous or biochemical waste disposal, storage or treatment facilities), resource based manufacturing such as bottled water plants, and industrial uses which process agricultural or silvicultural products may be approved by the Board of County Commissioners upon a legislative finding that such use will further the goals, objectives and policies of the Comprehensive Plan and will meet or exceed the criteria found in the Land Development Regulations for such development after site plan review and approval. However, no development which could pose an immediate threat to public health, safety or welfare, such as an ammunition plant or explosives manufacturer, may be sited within 1,000 feet of any existing residence or existing structure used to house farm animals or used in the production of agricultural products such as milk or meat.

Agricultural density shall be as provided in the following land use category:

Agriculture-3 $\leq$ 1 d.u. per 5 acres;

However, within the Agriculture-3 land use category, dwelling units may be clustered on smaller lots with no lots being less than 1 acre provided the site is developed as a Planned Residential Development, an overall density of 1 dwelling unit per 5 acres is maintained on site and lots shall have a length to width ratio no greater than 3 to 1 as follows:

1. The development shall maintain the following undeveloped area requirements;
    a. For a Planned Residential Development with lots greater than 2 acres, but less than 5 acres, 60 percent of the total development shall be undeveloped area.
    b. For Planned Residential Developments which are partially located within Environmentally Sensitive Areas, the amount of undeveloped area shall be a minimum of 50 percent of the total development area only if all lots to be developed are located outside of such Environmentally Sensitive Area. Otherwise, the overall development shall maintain 60 percent of the total development in undeveloped area.
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer 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 development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

PUBLIC LAND USES

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

CONSERVATION LAND USES

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands; and

Conservation uses shall be limited to public access, native vegetative community restoration, residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities), and private land which have had the development rights restricted voluntarily by the land owner and which the land owner has requested designation as conservation on the Future Land Use Map.

ENVIRONMENTALLY SENSITIVE AREAS LAND USES

Lands classified as environmentally sensitive are areas which are considered in need of special planning and treatment regarding land development regulations;

Lands classified as environmentally sensitive are not preservation or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted as provided in the silviculture policy 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 are uses which contribute significantly to the County economy and shall be permitted. The environmentally sensitive classification will also allow the continued use of mining sites if the site is in full compliance with all applicable permits at the time of the initial adoption of the Comprehensive Plan and has obtained appropriate permits from state and federal regulatory agencies which permit the continuation of the mining. Land uses permitted within lands classified as environmentally sensitive may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated ~~**January 16, 1987**~~ **September 29, 2006**, which are located in the Suwannee River Corridor, and shall conform with the following densities:

Environmentally Sensitive Area-2 $\leq$ 1 d.u. per 10 acres

Agriculture and silvicultural activities shall be allowed subject to best management practices being conducted as provided in the silviculture policy 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;

All lots shall have a length to 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), 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 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, provided that 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 maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer 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 development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. 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 USES

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.

RESIDENTIAL LAND USES

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density, within the designated urban development areas as defined within this Comprehensive Plan. In addition, public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications and public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications.

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;

Residential low density	shall be limited to a density of less than or equal to 1.0 dwelling unit per acre;
Residential moderate density	shall be limited to a density of less than or equal to 2.0 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.

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.

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

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, truck stops and automobile service stations, may be approved as special exceptions or special permits; and

Industrial uses and special exceptions or special permits shall be limited to an intensity of .25 floor area ratio.

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, silvicultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, 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.

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas in accordance with the silviculture policy 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, public uses consisting of public buildings and grounds and other public facilities, (including sewer facilities, prisons, solid waste facilities, drainage facilities and potable water facilities, public health facilities, and educational uses; public uses shall be limited to .25 floor area ratio and explosives (manufacturing or storage), solid waste landfills and collection facilities (not including hazardous or biochemical waste disposal, storage or treatment facilities), resource based manufacturing such as bottled water plants, and industrial uses which process agricultural or silvicultural products may be approved by the Board of County Commissioners upon a legislative finding that such use will further the goals, objectives and policies of the Comprehensive Plan and will meet or exceed the criteria found in the Land Development Regulations for such development after site plan review and approval.

However, no development which could pose an immediate threat to public health, safety or welfare, such as an ammunition plant or explosives manufacturer, may be sited within 1,000 feet of any existing residence or existing structure used to house farm animals or used in the production of agricultural products such as milk or meat.

Agricultural density shall be as provided in the following land use categories:

Agriculture-1	$\leq$ 1 d.u. per 40 acres.
Agriculture-2	$\leq$ 1 d.u. per 10 acres
Agriculture-3	$\leq$ 1 d.u. per 5 acres;

However, within the Agriculture-3 land use category, dwelling units may be clustered on smaller lots with no lots being less than 1 acre provided the site is developed as a Planned Residential Development, an overall density of 1 dwelling unit per 5 acres is maintained on site and lots shall have a length to width ratio no greater than 3 to 1 as follows:

1. The development shall maintain the following undeveloped area requirements;
    a. For a Planned Residential Development with lots greater than 2 acres, but less than 5 acres, 60 percent of the total development shall be undeveloped area.
    b. For Planned Residential Developments which are partially located within Environmentally Sensitive Areas, the amount of undeveloped area shall be a minimum of 50 percent of the total development area only if all lots to be developed are located outside of such Environmentally Sensitive Area. Otherwise, the overall development shall maintain 60 percent of the total development in undeveloped area.
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer 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 development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

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.

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands; and

Conservation uses shall be limited to public access, native vegetative community restoration, residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities), and private lands which have had the development rights restricted voluntarily by the land owner and which the land owner has requested designation as conservation on the Future Land Use Map.

Lands classified as environmentally sensitive are areas which are considered in need of special planning and treatment regarding land development regulation;

Lands classified as environmentally sensitive are not preservation areas, or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted as provided in the silviculture policy 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**~~ **Florida Forest Service 2008** ~~**2000**~~ are uses which contribute significantly to the County economy and shall be permitted. Land uses permitted within lands classified as environmentally sensitive may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated ~~**January 16, 1987**~~ **September 29, 2006**, which are located in the Suwannee River Corridor, shall conform with the following densities:

Environmentally Sensitive-2 $\leq$ 1 d.u. per 10 acres

Agriculture and silvicultural activities shall be allowed subject to best management practices being conducted as provided in the silviculture policy 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**~~ **Florida Forest Service 2008** ~~**2000**~~;

All lots shall have a length to 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), 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 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, provided that 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 maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer 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 development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. 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.

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.

Policy I.2.3 Not withstanding 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 may permit the location of resource-based activities, such as bottled water manufacturers, or activities which may be a threat to public safety, such as ammunition manufacturers in rural areas, based upon the submission of a site and development plan approved by the Board of County Commissioners.

Policy I.2.5 In conjunction with the scheduled Evaluation and Appraisal Report of the Comprehensive Plan, any public or industrial use that has been sited as an allowed use within those areas designated Agriculture on the Future Land Use Plan Map, shall be included within a plan amendment to amend the Future Land Use Plan Map to designate these sites Public or Industrial land use classification.

OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet shall be required along the affected rear and/or side yards of the site which abuts lands within a residential land use category.

Policy I.3.1 The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the County.

Policy I.3.2 The County shall include an agricultural services district and an ability to provide small scale retail service establishments within the agricultural services district, which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Agricultural services district activities are not shown on the Future Land Use Plan Map; rather these commercial activities will be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Agricultural services activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, child care centers and similar uses compatible neighborhood commercial uses may be allowed as special permits and be subject to an intensity of .25 floor area ratio.
2. Agricultural services activities shall be located within one-quarter mile of an intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet within an agricultural services district;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building within an agricultural services district; and
5. Agricultural services uses shall be limited to an intensity of .25 floor area ratio.

Policy I.3.3 The County shall require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).

Policy I.3.4	The County shall include provisions for drainage, which implement the level of service standard policies contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
Policy I.3.5	The County shall maximize the conservation and protection of open space, by requiring that minimum percentages of Planned Residential Developments sites shall be set aside as undeveloped area as provided within the land use classification and standards for density and intensity policies contained within the Future Land Use Element of this Comprehensive Plan.
Policy I.3.6	National Flood Insurance Program requirements shall apply to all development within the areas of special flood hazard, floodways, and areas of shallow flooding.
Policy I.3.7	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 on January 1, 2003**~~. In addition, the County shall require off street parking to be provided for residential, commercial and industrial uses based upon intensity of use. Each offstreet 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 access aisle.
Policy I.3.8	The County shall limit the intensity of development by requiring that the length of lots less than 5 acres in size does not exceed 4 times the width of lots, for the location of dwelling units within all land use categories which permit dwelling units, except as provided in the land use classification and standards for density and intensity policies contained within the Future Land Use Element of this Comprehensive Plan.
Policy I.3.9	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.4	The County shall continue to identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based on the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing.
Policy I.4.1	The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.
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, through establishing such inconsistent uses as non-conformities.
Policy I.5.1	The County hereby establishes the following provisions for nonconforming; structures and uses of land or structures:

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months;

2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure.

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 applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly 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 and unexpired final development order was issued by the County prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit 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 categories 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:

   a. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and

   b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.6 The County shall continue to utilize a historic preservation agency 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 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 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 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. 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 on January 1, 2003**~~ and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 ~~**in effect on January 1, 2003**~~ except local traffic serving facilities within the wellfield protection area.

Policy I.7.2 The County shall prohibit the location of any structure within a wetland, except permitted structures such as docks, piers, walkways, roads, bridges, culverts and fences.

Policy I.7.3 The County shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal; 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 40B-3, Florida Administrative Code ~~**in effect on January 1, 2003**~~); 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.

Policy I.7.4	The County shall include stormwater management and land use design provisions which minimize the direct surface run-off into all surface water bodies and especially the following springs: Allen Mill Pond Spring, Blue Spring, Fletcher Spring, Mearson Spring, Owens Spring, Ruth Spring, Troy Spring and Turtle Spring.
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 and site and development plans 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 include a provision which require the developer to submit development plans for all proposed subdivision plats and site and development plans 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 prior to development review by the County.
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 Section, 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 development 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 development 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 ~~**by March 1, 1992**~~. 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. Regulate the use of land and water consistent with this Plan Element and ensure the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
8. 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 continue to require the location of the following essential services, electrical transmission lines ~~**and substations**~~, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, 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 cable television lines shall be exempt from any County approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering the approval of electrical transmission lines ~~**and substations**~~, and radio, telecommunications and television antennas and towers:

1. The exposure to power-frequency electric fields shall not exceed 2kV/m at the edge of the right-of-way. The exposure to power-frequency magnetic fields shall not exceed 200 Mg for 500 Kv single circuit, 250 Mg for 500 Kv double circuit, and 150 Mg for 230 Kv, measured at the edge of the right-of-way, or with Rule 17-814 Florida Administrative Code, whichever is least restrictive.

2. Radio and telecommunication towers shall maintain the rated self-collapsing distance from any structure with is used as a residence or which is used by humans on a daily basis.

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, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.

2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:

a. For setbacks between 100 feet and 50 feet, 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.

b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

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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 the 100-year floodplain of the Suwannee River in the County) 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 development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue to coordinate provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. 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.
Policy S.1.2	The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception and special permit hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.
Policy S.1.3	The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system 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 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 the 100-year floodplain of the Suwannee River system 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, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

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 for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. The width of such buffering shall be established using criteria within the land development regulations. 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 participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
Policy S.2.4	The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system 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 such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
Policy S.2.5	The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system 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 the 100-year floodplain of the Suwannee River system and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue nonconforming uses, and bring nonconforming structures into compliance within the floodplain.
Policy S.3.1	The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
Policy S.3.2	The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated ~~**January 16, 1987**~~ **September 29, 2006**, of the Suwannee River system, which are located outside of the designated urban development areas shall have a minimum lot size of 10 acres and all lots shall have a length to width ratio of no greater than 3 to 1 provided that 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 in accordance with the criteria listed in the land use classification policy of the Future Land Use Element of this Comprehensive Plan. In addition, the County shall permit normal silvicultural activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and non-intensive agricultural activities, which are appropriate for soil conditions, but 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), silvicultural site conversion (change from wetland to upland species), non-residential uses such as industrial activities and commercial uses within these areas (with the exception of water dependent commercial uses and resource-based activities, such as campgrounds of less than 100 campsites may be allowed as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground). All uses not prohibited by this policy or other Suwannee River system regulation shall be allowed.

Policy S.3.3 The County shall contain provisions and schedules which require the vacating or replatting of unimproved, undeveloped subdivisions where such lots of record within the 100-year floodplain of the Suwannee River system do not meet the minimum lot area requirements based upon density standards established in the County's Comprehensive Plan and land development regulations.

Policy S.3.4 The County shall require a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Suwannee River be maintained for all single-family residential uses. Other land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030~~(4)~~ **(12)**, Florida Administrative Code, ~~**in effect on January 1, 2003**~~, as administered by the Suwannee River Water Management District. Exception may be made for the provision of reasonable access to the river, resource based recreational uses and silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan. A minimum undisturbed, vegetated buffer of 50 feet shall be required around all other streams tributary to the Suwannee River system.

OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.

Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.

Policy S.4.2 The County shall require all habitable structures be elevated no less than one foot above the 100-year flood elevation, provided that any such structures located in the floodway of the Suwannee River system shall be elevated without the use of fill materials.

Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River system 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.

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II

~~TRANSPORTATION CIRCULATION~~ TRANSPORTATION ELEMENT

INTRODUCTION

A ~~traffic circulation~~ **transportation** system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

The ~~traffic circulation~~ **transportation** Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the ~~traffic circulation~~ **transportation** Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act ~~and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the County's ~~traffic circulation~~ **transportation** system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional ~~traffic circulation~~ **transportation** system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for ~~traffic circulation~~ **transportation** needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

~~TRAFFIC CIRCULATION~~ TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II -PROVIDE FOR A ~~TRAFFIC CIRCULATION~~ **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 Florida Department of Transportation ~~2002~~ **2013** Quality/Level of Service Handbook.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27 (from County west boundary to CR ~~53~~ **320**)	2-U	Principal Arterial	**Highway** Rural	D
2	U.S. 27 (from C.R. ~~53~~ **320** to Mayo west limits)	2-U	Principal Arterial	**Highway** Rural	D
3	U.S. 27 (from Mayo east limits to S.R. 349)	2-U	Principal Arterial	**Highway** Rural	D
4	U.S. 27 (from S.R. 349 to County east boundary)	2-U	Principal Arterial	**Highway** Rural	D
5.	S.R. 51 (from County south boundary to Mayo south limits)	2-U	Minor Arterial	**Highway** Rural	D
6	S.R. 51 (from Mayo north limits to County north boundary)	2-U	Minor Arterial	**Highway** Rural	D
7	C.R. 357 (from S.R. 51 to County south boundary)	2-U	Minor Collector	Rural	D
8	C.R. 531 (from County north boundary to U.S. 27)	2-U	Major Collector	Rural	D
9	C.R. 53 (from U.S. 27 west to U.S. 27 west of the Town of Mayo)	2-U	Major Collector	Rural	D
10	C.R. 53 (from U.S. 27 west of the Town of Mayo to S.R. 51)	2-U	Major Collector	Rural	D
11	C.R. 250 (from S.R. 53 to County east boundary)	2-U	Major Collector	Rural	D
12	C.R. 348C (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
13	C.R. 348B (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
14	C.R. 348 (from U.S. 27 to C.R. 53)	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
15	C.R. 348A/251B (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D
16	C.R. 251 (from County north boundary to U.S. 27)	2-U	Minor Collector	Rural	D
17	C.R. 350 (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D
18	C.R. 350A (from C.R. 350 to C.R. 53)	2-U	Minor Collector	Rural	D
19	C.R. 251/251A (from C.R. 53 to Mayo west limits)	2-U	Minor Collector	Rural	D
20	C.R. 251 (from 251A to U.S. 27)	2-U	Minor Collector	Rural	D
21	C.R. 251 (from C.R. 355 to C.R. 354)	2-U	Minor Collector	Rural	D
22	C.R. 354C (from C.R. 354 to U.S. 27)	2-U	Minor Collector	Rural	D
23	C.R. 354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
24	C.R. 355 (from Mayo east limits to C.R. 355A)	2-U	Minor Collector	Rural	D
25	C.R. 355/355A/354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
26	C.R. 354 (from C.R. 355 to U.S. 27)	2-U	Major Collector	Rural	D
27	C.R. 251 (south of U.S. 27)	2-U	Minor Collector	Rural	D
28	C.R. 251 (north of U.S. 27 from U.S. 27 to the Suwannee River)	2-U	Minor Collector	Rural	D
29	C.R. 475 (from U.S. 27 to S.R. 349)	2-U	Minor Collector	Rural	D
30	S.R. 349 (from U.S. 27 to County south boundary)	2-U	Minor Arterial	**Highway** Rural	D
31	C.R. 342 (from S.R. 349 to C.R. 138)	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
32	C.R. 138/342 (from County east boundary to S.R. 349)	2-U	Minor Collector	Rural	D
33	C.R. 138A (from C.R. 138 to Suwannee River)	2-U	Minor Collector	Rural	D

U - Undivided Roadway.

Policy II.1.2 The County shall continue to 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 on January 1, 2003**~~ 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 2 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 1,000 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, which shall 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 shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.5 **In accordance with Section 163.3180(5)(h)3.c., Florida Statutes, 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.**

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OBJECTIVE II.2 The County shall continue to require that all ~~**traffic circulation**~~ **transportation** system improvements be consistent with the land uses shown on the Future Land Use Plan Map by limiting higher density land use locations to collector and arterial roads.

Policy II.2.1 The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement 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 identified roadway improvement is not consistent with the provisions of the Future Land Use Plan Map.

Policy II.2.2 The County shall coordinate the ~~**traffic circulation**~~ **transportation** 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 continue to coordinate its ~~**traffic circulation**~~ **transportation** 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 right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the ~~**Traffic Circulation**~~ **Transportation** Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways to be provided for by either the developer 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 rights-of-way shall be provided by the developer of the land as part of the development review approval 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.**

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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.**
Policy II.4.8	**The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.**

Words **bolded and underlined** have been added.
Words **bolded and struck through** have been deleted

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the County's natural resources. 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 portion of the Comprehensive Plan.

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality.

The Future Land Use Plan map series includes the identification of 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.

CONSERVATION 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 by 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 are obtained prior to the issuance of development orders 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 continue to require a 500-foot wellfield protection area 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 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 identify and make recommendations, where appropriate, 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 the Interior, Florida Department of Community Affairs, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.

Policy V.2.4 The County shall require a 50-foot natural buffer around all wetlands and prohibit the location of residential, commercial, industrial and mining land uses within the buffer areas, but allow reasonable access, agriculture, silviculture, as provided in the silviculture policy of this element, and resource-based recreational activities within buffer areas. Wetlands subject to a dredge and fill permit shall be exempt from the 50 foot buffer area.

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 to 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 and recreational value of these areas is maintained.

Policy V.2.7 The County shall regulate development within 100-year floodplaines of the Suwannee River by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplaines and reduce the risk of property damage and loss of life, the County shall continue to enforce the flood damage prevention regulations of the National Flood Insurance Program.

Policy V.2.8 The County shall conserve wetlands by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within ~~**Chapter 17-312, Rules**~~ **the rules** of the Florida Department of Environmental Protection. Agriculture and silviculture activities which are conducted in accordance with the best management practices manual published by the Florida Department of Agriculture and Consumer Services, ~~**Division of Forestry**~~ **Florida Forest Service 2008** ~~**2000**~~, the rules and regulations of the Suwannee River Water Management District and other applicable regulations. 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 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.

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 prime groundwater aquifer recharge areas as identified within Appendix A of this Comprehensive Plan.

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 The County, as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

Policy V.2.14 The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks within the Environmentally Sensitive Areas as designated within this Comprehensive Plan and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas in accordance with the Best Management Practices Manual published by the Florida Department of Agriculture and Consumer Services, ~~**Division of Forestry**~~ **Florida Forest Service 2008** ~~**2000**~~, the Rules and Regulations of the Suwannee River Water Management District and other applicable regulations.

Policy V.2.15 The County shall require a 50-foot regulated natural buffer adjacent to all other perennial rivers, located within the Suwannee River System (defined as the 100-year flood plan of the Suwannee River in the County) and a 35-foot regulated natural buffer adjacent to all other perennial streams and creeks not located within the Suwannee River System (defined as the 100-year floodplain of the Suwannee River in the County) and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas in accordance with the Best Management Practices Manual published by the Florida Department of Agriculture and Consumer Services, ~~**Division of Forestry**~~ **Florida Forest Service 2008** ~~**2000**~~, The Rules and Regulations of the Suwannee River Water Management District and other applicable regulations.

Policy V.2.16 Silviculture practices conducted in agriculture, conservation and environmentally sensitive areas designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with best management practices as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, ~~**Division of Forestry**~~ **Florida Forest Service 2008** ~~**2000**~~, as modified by the following standards:

Conduct silviculture practices in a manner that:

1. Leaves a natural vegetative buffer as specified in the perennial rivers, streams and creeks policies of the Conservation Element of this Comprehensive Plan in conservation areas along perennial rivers, streams and creeks;
2. Allow silviculture activities which are consistent with the conservation purpose; and
3. Conducts silviculture activities in a manner designated to maintain the natural topography and hydrology of wetlands in conservation areas and not result in the future conversion of such wetlands, either directly or indirectly, to an upland system.

OBJECTIVE V.3	The County shall continue to 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 establish 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 coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District review and comments concerning topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils.
Policy V.3.3	The County shall require, during the development review process, that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
Policy V.3.4	The County shall apply the provision of the strategic habitat policy contained within this element to the areas mapped as Strategic Habitat Conservation Areas by the Florida Fish and Wildlife Conservation Commission.
OBJECTIVE V.4	The County shall, continue to identify, as provided in the critical wildlife habitat policy of this element, 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 and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Area Maps, 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 with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
Policy V.4.2	The County shall cooperate in the application and compliance with all federal and state regulations which pertain to endangered and rare species.
Policy V.4.3	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.4.4 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 regionally significant 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 as provided in the floodplain and wetlands protection policies of this element.

Policy V.4.5 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.4.6 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.4.7 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.4.8 The County shall require the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas to the impact to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities provided, however, 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 which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, 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 and protect these natural resources from the impacts of development by

the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, 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. The Inventory and Management Plan shall be done in consultation with the 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 ~~**February 27, 2003**~~ **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 ~~**July 17, 2001**~~ **October 27, 2011**;
2. Regionally Significant Natural Resources - Natural Systems, dated ~~**July 17, 2001**~~ **October 27, 2011**;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~**July 17, 2001**~~ **October 27, 2011**;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~**July 17, 2001**~~ **October 27, 2011**; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~**July 17, 2001**~~ **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 ~~**May 23, 1996**~~ **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 ~~**July 17, 2001**~~ **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 ~~**July 17, 2001**~~ **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 ~~**July 17, 2001**~~ **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 ~~**July 17, 2001**~~ **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.

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FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 8/28/14
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 73
Local Government: Taylor County
Local Government Item No. CPA 14-01
State Land Planning Agency Item No: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/29/14

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies 55 acres on the County Future Land Use Plan Map from Mixed-Use Rural Residential (up to 1 dwelling unit per 2 acres) to Industrial (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is not located within or near a Natural Resource of Regional Significance. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

The subject property is located within one-half mile of U.S. Highway 27, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment as the local government data and analysis report indicates the nearest segment of State Road 27 is anticipated to operate at Level of Service C should the subject property be developed to its highest allowable intensity of use. Review of the two segments of U.S. Highway 27 adjoining the affected segment of U.S. 27 indicates that the two adjoining segments are also anticipated to operate at Level of Service C.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

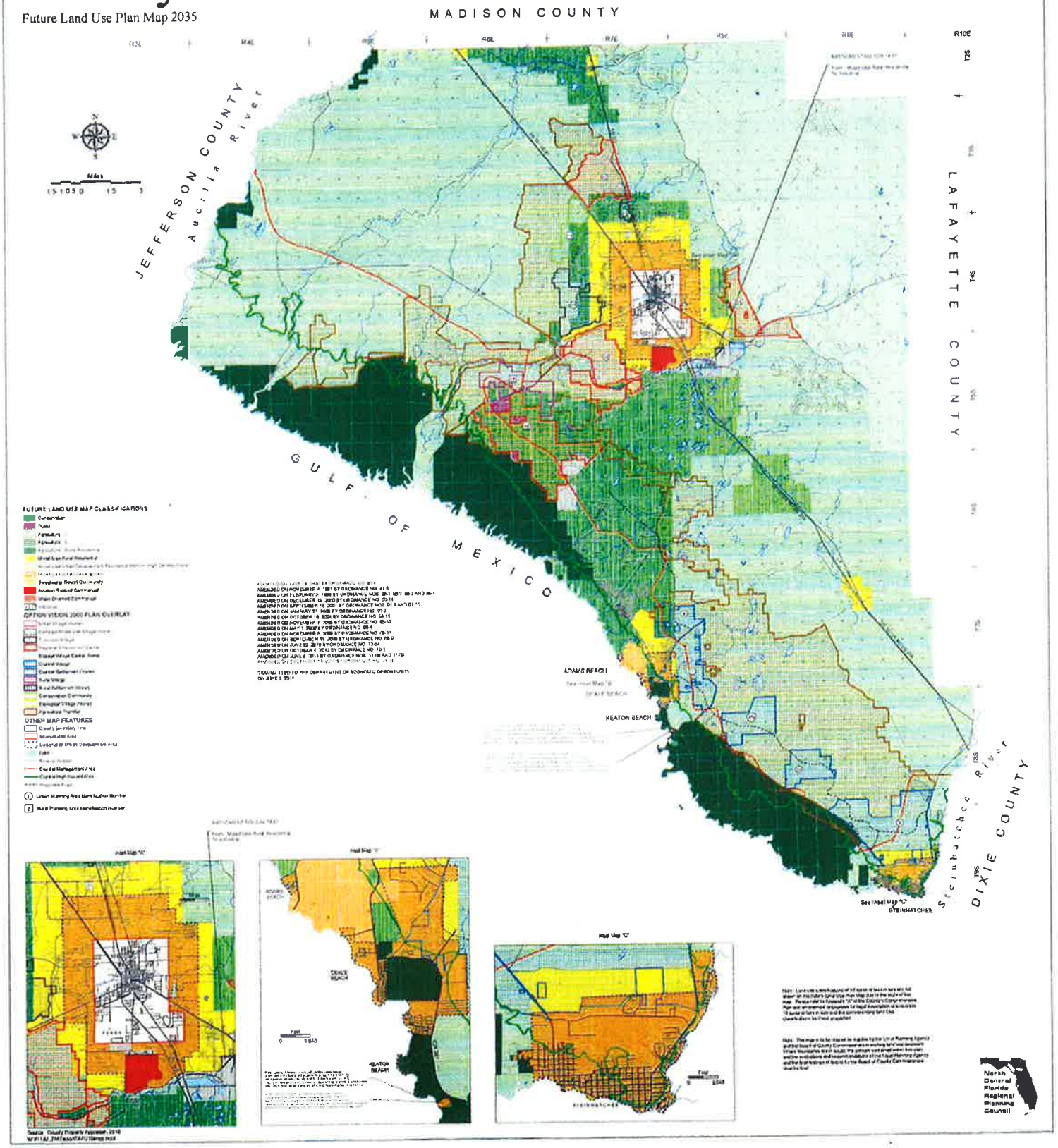
Significant adverse impacts are not anticipated to occur to adjoining local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?	Yes _____ No _____ Not Applicable ____X____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Taylor County

Future Land Use Plan Map 2035



STAFF-LEVEL ITEMS

North Central Florida Regional Planning Council

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REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 8-15-14

PROJECT DESCRIPTION

#69- Federal Energy Regulatory Commssion - Docket Nos. PF14-1-000 and PF14-2-000 - Southeast Market Pipelines Project (Sabal Trail and Florida Southeast Connection Projects) Updated Draft Resource Reports - From Hamilton to Martin Counties, Florida (SAI No. FL201406266932)

TO: Lauren Milligan, Florida State Clearinghouse

____ **COMMENTS ATTACHED**

__X__ **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

Legend

- COMPRESSOR STATION LOCATIONS
- MILE POSTS
- PROPOSED 36" PIPELINE
- PROPOSED 24" CITRUS COUNTY PIPELINE
- PROPOSED 36" HUNTERS CREEK PIPELINE
- COUNTIES
- STATES

NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D
C	ISSUED FOR PERMITTING	GIE	5/30/2014	FSR	DRS

RESOURCE REPORT 1 - FIGURE 1.1-1

Sabal Trail TRANSMISSION

SABAL TRAIL PROJECT
PROPOSED PIPELINE
FIGURE 1.1-1
SABAL TRAIL PROJECT
LOCATION MAP
ALABAMA, GEORGIA & FLORIDA

DWG NO: 1657-PL-DG-70075-001 SHEET 1 of 1 REV C

Date: 5/22/2014 Time: 10:51:15 AM User: joey
H:_GIS\Data\1657\Deliverables\FERC_Maps\First Draft\RR1\mxd\1657-PL-DG-70075-001.mxd

SABAL TRAIL PROJECT

DRAFT RESOURCE REPORT 1

General Project Description

FERC Docket No. PF14-1-000

June 2014

Sabal Trail
TRANSMISSION

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- Horizontal Directional Drill Plans

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Appendix 1C – Contact List and Agency Correspondence

Appendix 1D – Non-Landowners -- Public Officials, Community and Public Interest Groups and Non-governmental Organizations

Appendix 1E – Public and Agency Participation Plan

Appendix 1F – Landowner List [Privileged and Confidential, bound separately in Volume III]

Sabal Trail
TRANSMISSION

ACRONYMS AND ABBREVIATIONS

ADEM	Alabama Department of Environmental Management
Application	Certificate Application
ATWS	additional temporary workspace
Certificate	Certificate of Public Convenience and Necessity
CFR	Code of Federal Regulations
DEF	Duke Energy Florida, Inc.
E&SCP	Erosion and Sediment Control Plan
EI	Environmental Inspector
FDEP	Florida Department of Environmental Protection
FERC	Federal Energy Regulatory Commission
FERC Plan	Upland Erosion Control, Revegetation, and Maintenance Plan
FERC Procedures	Wetland and Waterbody Construction and Mitigation Procedures
FGT	Florida Gas Transmission Company, LLC
FPSC	Florida Public Service Commission
FPL	Florida Power & Light Company
FSC	Florida Southeast Connection, LLC
GDNR	Georgia Department of Natural Resources
Gulfstream	Gulfstream Natural Gas System, LLC
HDD	horizontal directional drill
hp	horsepower
M&R	meter and regulating
MLV	mainline valve
MMcfd	million cubic feet per day
MP	milepost
NEPA	National Environmental Policy Act
NextEra	NextEra Energy, Inc.
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O&M	operation and maintenance
PAR	permanent access road
Project	Sabal Trail Project
RFP	Request for Proposals
ROW	Right-of-way
Sabal Trail	Sabal Trail Transmission, LLC
SHPO	State Historic Preservation Office
SPCC Plan	Spill Prevention Control and Countermeasure Plan
TAR	temporary access road
Transco	Transcontinental Gas Pipe Line Company, LLC
U.S.	United States
USACE	U.S. Army Corps of Engineers
USDOT	U.S. Department of Transportation
USGS	U.S. Geological Survey

Sabal Trail
TRANSMISSION℠

1.0 RESOURCE REPORT 1 – GENERAL PROJECT DESCRIPTION

1.1 Introduction

Sabal Trail Transmission, LLC ("Sabal Trail"), a joint venture between affiliates of Spectra Energy Partners, LP and NextEra Energy, Inc. ("NextEra"), is seeking a Certificate of Public Convenience and Necessity ("Certificate") from the Federal Energy Regulatory Commission ("FERC") pursuant to Section 7 (c) of the Natural Gas Act authorizing the construction and operation of the Sabal Trail Project ("Project").

The Project is a new natural gas transmission pipeline that will be constructed, owned and operated by Sabal Trail, extending from Tallapoosa County, Alabama to a new interconnection hub ("the Central Florida Hub") in Osceola County, Florida. At the Central Florida Hub, the Project will connect with the Florida Southeast Connection Pipeline Project, currently being proposed by Florida Southeast Connection, LLC ("FSC") (FERC Docket No. PF14-2-000). In addition, at or near the Central Florida Hub, the Project will interconnect with Gulfstream Natural Gas System, LLC ("Gulfstream") and Florida Gas Transmission Company, LLC ("FGT"). Sabal Trail will also lease capacity from Transcontinental Gas Pipe Line Company, LLC ("Transco") on facilities Transco is proposing to construct for its Hillabee Expansion Project (FERC Docket No. PF14-6-000). The Project will have an initial capacity of 800,000 dekatherms per day with a proposed in-service date of May 1, 2017. Through a series of phased compressor station expansions to meet the future capacity needs of Sabal Trail's customers, the Project capacity will increase to approximately 1,100,000 dekatherms per day by 2021.

This draft Resource Report 1 describes the Project facilities, applicable construction and operation procedures, environmental permits that must be obtained, and the review process utilized to identify resources impacted by the Project.

The proposed Project consists of the following facilities:

Pipeline Facilities

The Project includes construction of approximately 462.9 miles of new 36-inch diameter natural gas transmission pipeline (the "Mainline Route"), approximately 13.3 miles of new 36-inch diameter natural gas pipeline ("Hunters Creek Line"), and approximately 22.3 miles of new 24-inch diameter natural gas pipeline (the "Citrus County Line"). A summary of the Project pipeline facilities is provided in Table 1.2-1 (*see* Tables section). A location map of the Project pipeline facilities is provided as Figure 1.1-1 (*see* Figures section).

- Mainline Route – Originates in Tallapoosa County, Alabama near Transco milepost ("MP") 944 and ends at an interconnection with the Florida Southeast Connection Pipeline Project at the Central Florida Hub in Osceola County, Florida;
- Hunters Creek Line – Connects at the proposed Reunion Compressor Station located at approximately MP 462.9 to FGT's existing 30-inch diameter mainline natural gas pipeline in Orange County, Florida; and
- Citrus County Line – Located in Marion and Citrus Counties, Florida, extending from Sabal Trail's facilities at approximately MP 384.2 to a new electric generation plant proposed by Duke Energy Florida, Inc. ("DEF") to be located in Citrus County, Florida.

Aboveground Facilities

Five new compressor stations are proposed to be constructed along the Mainline Route. Three compressor stations would have a 2017 in-service date, followed by two additional compressor stations with a 2020 in-service date. Expansion work (i.e., additional compression) at two of these five new compressor stations

would then be completed with an in-service date of 2021. Natural gas will be the proposed fuel source for the facilities within each compressor station. A summary of the Project aboveground facilities is provided in Table 1.2-2. Aboveground facility plot plans are provided in Appendix 1A, Volume II-B. United States ("U.S.") Geological Survey ("USGS") topographic location excerpts and aerial photography are provided as Figures 1.1-2 and 1.1-3.

- Compressor Stations
    - Alexander City Compressor Station (approximate MP 0.0) – In service 2017. Construction of a compressor station near Alexander City in Tallapoosa County, Alabama. The compressor station will include two Solar Titan 130 and one Solar Titan 250 compressor units;
    - Albany Compressor Station (approximate MP 157.7) – In service 2020. Construction of a compressor station near Albany in Dougherty County, Georgia after the initial Project in-service date. The compressor station will include one Solar Titan 130 compressor unit. An additional Solar Titan 130 compressor unit will be constructed in a later phase of the Project with an in-service date of 2021;
    - Hildreth Compressor Station (approximate MP 292.7) – In service 2017. Construction of a compressor station near Lake City in Suwannee County, Florida, consisting of one Solar Titan 130 compressor unit. An additional Solar Titan 130 compressor unit will be constructed in a later phase of the Project with an in-service date of 2021;
    - Dunnellon Compressor Station (approximate MP 384.2) – In service 2020. Construction of a compressor station near Ocala in Marion County, Florida after the initial in-service date. The compressor station will include one Solar Titan 130 compressor unit; and
    - Reunion Compressor Station (approximate MP 462.9) – In service 2017. Construction of a compressor station near Intercession City in Osceola County, Florida, consisting of one Titan 130 compressor unit and one Solar Mars 100 compressor unit.

In addition, six meter and regulating ("M&R") stations are proposed for the Project.

- M&R Stations
    - Mainline Route M&R Stations
        - Transco Hillabee M&R Station in Tallapoosa County, Alabama (MP 0.0)
        - FGT Suwannee M&R Station in Suwannee County, Florida (MP 296.2)
        - FSC M&R Station in Osceola County, Florida (MP 462.9)
        - Gulfstream M&R Station in Osceola County, Florida (MP 462.9)
    - Hunters Creek Line M&R Station
        - FGT Hunters Creek M&R Station in Orange County, Florida (MP 13.3)
    - Citrus County Line M&R Station
        - Duke Energy Citrus County M&R Station in Citrus County, Florida (MP 22.3)

Proposed Mainline Capacity Lease

Transco Lease – Mainline capacity lease on Transco's existing pipeline facilities extending from Transco's Zone 4 Pool and Transco's interconnections with Midcontinent Express Pipeline, LLC and Gulf South Pipeline Company, LP, all located near Transco MP 784 in Choctaw County, Alabama to the point of

interconnection with the proposed Sabal Trail facilities to be located near Transco MP 944 in Tallapoosa County, Alabama.

1.2 Purpose and Need

In December 2012, Florida Power & Light Company ("FPL") issued a Request for Proposals ("RFP") for new natural gas transportation service. The RFP requested, among other things, proposals for a pipeline extending from Transco's Station 85 in Alabama to the Central Florida Hub to be located in Osceola County, Florida. In July 2013, FPL announced Sabal Trail as the winning bidder for the gas transportation service. In addition, Sabal Trail and DEF have executed a precedent agreement for Sabal Trail to provide transportation services to DEF's proposed new natural gas-fired combined-cycle electric generating facility to be located in Citrus County, Florida.

The purpose of the Project is to (i) meet existing and growing natural gas fuel supply needs of electric generators and other natural gas users in Florida and the Southeast, including Alabama and Georgia; (ii) add a third independent natural gas transmission pipeline into Florida with access to multiple upstream supply sources at Transco's existing Compressor Station 85; (iii) add reliability to the natural gas transmission grid in the Southeast; and (iv) provide deliveries to a new Central Florida Hub that will interconnect with the two existing natural gas transmission pipelines currently serving central and southern Florida. The Project will allow natural gas users in the Southeast region to diversify access to growing natural gas supplies, increase the overall reliability of the region's natural gas transmission grid, reduce reliance on offshore natural gas supply sources and lessen the region's vulnerability to supply disruptions that can result from severe weather in the Gulf of Mexico.

In 2009, the Florida Public Service Commission ("FPSC") determined that "increased gas transportation infrastructure is needed to meet future electricity needs, given the uncertainty surrounding both coal-fired and nuclear generation" in the state of Florida[1]. The FPSC then directed FPL to prepare an RFP to meet the long-term natural gas needs of FPL. Support for the FPSC's findings and authorizations are clear. Because the two existing natural gas pipelines that serve central and southern Florida are at or near capacity, the Project is needed to provide new access to multiple, growing supply areas including the Barnett, Haynesville, Fayetteville, Woodford/Carney, Eagle Ford and Marcellus shale production areas as well as conventional onshore and offshore supplies via delivery into the new pipeline system from Transco's Station 85. In addition, the Central Florida Hub will interconnect with the existing Gulfstream and FGT systems thereby allowing deliveries into either of these systems and providing needed reliability to the existing natural gas transmission grid in Florida.

Florida's use of natural gas for electric generation is projected to continue growing for the foreseeable future. DEF recently announced plans, if approved by the FPSC, to construct a new, state-of-the-art, highly efficient combined-cycle natural gas plant in Citrus County, Florida, to build two simple-cycle combustion turbine generators at the Suwannee Plant near Live Oak, Florida and to install new equipment at the Hines Energy Complex near Bartow, Florida to continue meeting the needs of its customers. DEF also announced the retirement timeline for two coal-fired units at the Crystal River Energy Complex located in Citrus County, Florida. The Florida Reliability Coordinating Council has reported that natural gas-fired electric generation has grown from less than 40 percent of total electric generation in 2007 to approximately 65 percent in 2012 and is expected to continue near this level for the next ten years. Further, the Energy Information Administration data indicates that total natural gas demand in Florida has increased by 24 percent over the past 5 years. Yet, unlike many other parts of the country where gas-fired generation is prevalent, Florida has no natural gas storage, almost no natural gas production, and the two existing

[1] FPSC Order No. PSC-09-0715-FOF-EI, In re: Petition to determine need for Florida EnergySecure Pipeline by Florida Power & Light Company at 5, FPSC Docket No. 090172-EI (issued October 28, 2009).

pipelines that serve the majority of the state are at or near their capacity. The Sabal Trail Project will bring the additional natural gas transportation capacity needed to support this growing demand in the State of Florida.

In addition to providing increased gas volume and reliability to meet the region's growing natural gas needs, the Project will also provide supply diversity benefits:

Reliability and Deliverability Enhancements. Sabal Trail will introduce a new interstate pipeline into peninsular Florida. A new pipeline will significantly strengthen the reliability of the region's natural gas infrastructure and diversify its fuel sources to reduce Florida's overall concentrated dependence on the FGT and Gulfstream pipelines. In addition, Sabal Trail will connect, via the Central Florida Hub and the proposed M&R stations, to the existing natural gas pipeline infrastructure of the region. In the event of an interruption on either of the existing Gulfstream or FGT pipelines, Sabal Trail will enhance shippers' flexibility to deliver natural gas to the regions needing the supply.

Peninsula Florida is currently served by only two interstate natural gas pipelines, FGT and Gulfstream. Florida has no natural gas storage and de minimis gas production. In 2013, Florida relied on natural gas as the fuel source for over 62 percent of its electricity needs[2]. In the upcoming decade, it is expected there will be more than 8000 megawatts of new gas-fired generation added in Florida by the three investor-owned electric utilities, DEF, Tampa Electric Company and Florida Power & Light Company[3]. Accordingly, there is a substantial need for new pipeline infrastructure into Florida. The Commission in recent years has made natural gas/electric coordination and reliability one its top policy goals and has expended numerous resources on how to improve electric gas reliability given the increasing dependence on natural gas fired generation[4]. One constant that nearly all participants agree upon in that proceeding is that additional pipeline infrastructure will improve reliability.

A new third pipeline enhances the reliability of the natural gas network in Florida in various ways and geographic separation for most of the route greatly improves this reliability benefit. First, Sabal Trail will provide direct access to diverse and substantial gas supplies at Transco Station 85 and thereby reduce Florida's current reliance on natural gas sourced from the Gulf area. Second, an independently routed pipeline will create additional opportunities for new gas-fired electric generation to be developed in new parts of Florida, as well as the ability to serve potential other load. A largely independent route would result in the need for less gas infrastructure in the future, e.g., laterals, to serve this new demand. This additional reliability benefit will not be gained if Sabal Trail were to largely follow the route of the existing pipelines. Third, given the reliance on natural gas to serve electric needs in Florida, an independently routed pipeline will enhance electric reliability in the event of a disruption event to one or both of the existing pipelines. For example, if Gulfstream were to be disrupted offshore, Sabal Trail will be able to still deliver gas into Gulfstream to serve Gulfstream's onshore customers via the proposed Central Florida Hub. Likewise, if FGT's main lines coming into Florida were disrupted, Sabal Trail will be able to deliver gas into FGT at the Central Florida Hub or through the new Suwannee interconnection with FGT. If FGT were to become unavailable further south in Florida, Sabal Trail will be able to deliver gas into the Florida Southeast Connection Pipeline Project which can then serve FPL's Martin and Riviera gas-fired plants directly and/or could deliver volumes of gas into FGT at Martin to serve FPL's gas-fired plants in the southernmost parts of Florida.

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[2] http://www.eia.gov/state/?sid=FL

[3] http://www.psc.state.fl.us/utilities/electricgas/10yrsiteplans.aspx

[4] See Docket No. AD12-12 for the proceeding.

The Central Florida Hub will also create substantial operational benefits to the region. It will interconnect Gulfstream, FGT and Sabal Trail in Osceola and Orange Counties with the capability of transferring natural gas interchangeably between these systems. The Central Florida Hub will also will have the ability to deliver from any of these pipelines into the Florida Southeast Connection Pipeline Project. The flow of gas between the pipelines in the Central Florida Hub will provide for enhanced delivery in the event of a disruption on any of the pipelines. The Central Florida Hub benefits not only the Sabal Trail customers but also natural gas consumers within the state which will be able to flow volumes between the pipelines and backhaul on the existing FGT and Gulfstream systems to meet their current and future needs.

The reliability and supply diversity enhancements will also directly benefit DEF in its recently announced plans to have new generation facility constructed in Citrus County.

In addition to the immediate benefits to the Florida market, the Project will provide additional opportunities for future delivery points along the pipeline route in Alabama and Georgia in response to customers' needs.

Increased Competition. Sabal Trail will benefit the state of Florida and the southeast by increasing competition for gas transportation needs. The Project will be expandable at the outset via relatively low-cost compression-only expansions. Sabal Trail also creates a new market dynamic that can generate pipe-on-pipe competition for interstate gas transportation services. In addition, the Central Florida Hub is intended to serve as a new natural gas trading point in central Florida, which also provides the potential for market competition. These features of the Project should positively impact the economics of the state's overall natural gas supply portfolio, benefitting all gas consumers in Florida.

Supply Diversification. Sabal Trail will improve the diversification of supply within the state of Florida, Alabama and Georgia. Gulf Coast production sources remain an important part of Florida's current supply portfolio, but these sources are subject to disruption due to hurricanes that can coincide with peak summer demands. Sabal Trail will provide natural gas users in the region greater access to a growing supply of onshore natural gas, largely from production basins in Texas, Arkansas, Oklahoma and Louisiana as well as the potential to utilize the growing natural gas supplies out of the Northeast. In fact, the growing and prolific natural gas production in the Northeast is enabling traditionally flowing south-to-north pipelines to offer transportation paths from the Northeast for delivery to the Southeast.

Economic Benefits. In addition to the foregoing, the Project is projected to provide economic benefits to the communities, as described more fully in Resource Report 5. Fishkind & Associates, an independent economic consultant, estimates that the construction of the Sabal Trail will provide significant positive effects on state and local economies in Alabama, Georgia, and Florida. There will be an estimated 4,000 direct jobs created in the region, along with approximately 1,600 indirect and induced jobs, leading to additional wages of almost $200 million during construction. Hundreds of permanent jobs will result from the Project. Additionally, the Project will generate over $1.5 billion in life-cycle tax benefits to counties and local governments in Alabama, Georgia and Florida.

Clean Air. By bringing additional natural gas into the southeast, the Project will meet the fast growing demand for this clean-burning fuel. As described further in Section 9.2.6.5 of Resource Report 9, the use of natural gas results in lower emission rates of greenhouse gases and criteria air pollutants than all other fossil fuels (standardized to emissions per unit of energy consumed). The additional natural gas brought to the region will enable utilities and industry in Florida and the southeast to utilize this clean fuel for continued or increasing use at existing natural gas-fired facilities and for fuel switching at existing facilities, which will minimize air emissions and ensure compliance with applicable emission-limiting standards. In addition, because this natural gas will be utilized by electric generation stations with more energy efficient combined cycle combustion turbine technology than simple cycle combustion turbines and boilers, less fuel is required to produce the same amount of electricity.

1.3 Location and Description of Proposed Pipeline Facilities

1.3.1 Mainline Route

The Mainline Route, which consists of approximately 462.9 miles of 36-inch diameter pipeline, originates at an interconnection with the Transco Pipeline near Alexander City in Tallapoosa County, Alabama. The Mainline Route crosses four counties in southeastern Alabama for a total of approximately 85.9 miles before crossing into Georgia at the border of Russell County, Alabama and Stewart County, Georgia. The Mainline Route crosses nine counties in southwestern Georgia for a total of approximately 158.9 miles before crossing into Florida at the Lowndes County, Georgia and Hamilton County, Florida border. The Mainline Route crosses 11 counties in Florida for a total of approximately 218.1 miles and terminates at the proposed Central Florida Hub located near Intercession City in Osceola County, Florida. Approximately 61 percent (280.3 miles) of the Mainline Route is adjacent to existing power line, pipeline, or roadway right-of-ways ("ROWs").

1.3.2 Hunters Creek Line

The Hunters Creek Line consists of approximately 13.3 miles of 36-inch diameter pipeline. The pipeline begins in Osceola County, Florida at approximate MP 462.9 and ends at a proposed new FGT Hunters Creek M&R Station in Orange County, Florida. Approximately 29 percent (3.8 miles) of the Hunters Creek Line is adjacent to existing power line or roadway ROWs.

1.3.3 Citrus County Line

The Citrus County Line consists of approximately 22.3 miles of 24-inch diameter pipeline that will connect to the Mainline Route at the proposed Dunnellon Compressor Station site at approximate MP 384.2. The pipeline begins in Marion County, Florida and passes through and ends in Citrus County, Florida at a proposed new Duke Energy Citrus County M&R Station located at the site of a proposed new DEF electric generation facility. Approximately 90 percent (20.0 miles) of the Citrus County Line is adjacent to existing power line, pipeline, or roadway ROWs.

1.4 Location and Description of Proposed Aboveground Facilities

1.4.1 Compressor Stations

There are five proposed compressor stations to be located along the Mainline Route associated with the Project. Three of these compressor stations would go into service with the pipeline in May 2017, and two would go into service later in 2020. Additional compression will be installed at two of these sites in 2021 as described below. All five of the compressor stations are being permitted as part of the Project. Natural gas will be the proposed fuel source for the compressor units within each compressor station. Each new compressor station will include: lube oil coolers, a turbine exhaust system with exhaust stack for each compressor unit, a turbine air intake system for each unit, gas after cooling, aboveground gas piping, and a unit blow down silencer for each unit.

1.4.1.1 Alexander City Compressor Station

The Alexander City Compressor Station (MP 0.0) will be located at the start of the Mainline Route near Alexander City, Tallapoosa County, Alabama. This new compressor station will include two Solar Titan turbine-driven compressor units, each with a rating of 20,500 horsepower ("hp") and one Solar Titan 250 turbine-driven compressor unit rated at 30,000 hp, for a total of approximately 71,000 hp of compression at this station. This station will go into service in 2017.

1.4.1.2 Albany Compressor Station

The Albany Compressor Station (MP 157.7) will be located in Dougherty County to the southwest of the City of Albany, Georgia. This new compressor station will include one Solar Titan 130 turbine-driven

compressor unit rated at 20,500 hp that will go into service in 2020 and an additional Solar Titan 130 turbine-driven compressor unit rated at 20,500 hp that will go into service in 2021, for a total of approximately 41,000 hp of compression at this station.

1.4.1.3 Hildreth Compressor Station

The Hildreth Compressor Station (MP 292.7) will be located in Suwannee County, Florida and will provide approximately 20,500 hp of compression. This new compressor station will include one Solar Titan 130 turbine-driven compressor unit rated at 20,500 hp that will go into service in 2017 and an additional Solar Titan 130 turbine-driven compressor unit rated at 20,500 hp that will go into service in 2021, for a total of approximately 41,000 hp of compression at this station.

1.4.1.4 Dunnellon Compressor Station

The Dunnellon Compressor Station (MP 384.2) will be located in Marion County, Florida where the Citrus County line will leave the mainline. This new compressor station will include one Solar Titan 130 turbine-driven compressor unit rated at 20,500 hp and will go into service in 2020.

1.4.1.5 Reunion Compressor Station

The Reunion Compressor Station (MP 462.9) will be located at the Central Florida Hub in Osceola County, Florida. This new compressor station will include one Solar Titan 130 turbine-driven compressor unit rated at 20,500 hp and one Solar Mars 100 turbine-driven compressor unit rated at 15,900 hp for a total of approximately 36,400 hp of compression at this station. This station will go into service in 2017.

1.4.2 M&R Stations

There are six new M&R stations proposed for the Project. Four of the M&R stations will be located along the Mainline Route, one along the Hunters Creek Line, and one along the Citrus County Line.

1.4.2.1 Transco Hillabee M&R Station

The Transco Hillabee M&R Station will be located in Tallapoosa County, Alabama at the interconnection with the Transco pipeline and will be located at the Alexander City Compressor Station at approximate MP 0.0 along the Mainline Route. The Transco Hillabee M&R Station will be a two dual 16-inch diameter ultrasonic metering and two dual 16-inch diameter monitor regulating station. The receipt M&R station will have a maximum flow capacity of 838 million cubic feet per day ("MMcfd") in 2017 increasing to 1,121 MMcfd in 2021.

1.4.2.2 FGT Suwannee M&R Station

The FGT Suwannee M&R Station will be located in Suwannee County, Florida at the interconnection of the Project with the FGT Suwannee Lateral at approximate MP 296.2 along the Mainline Route. The FGT Suwannee M&R Station will be a dual 16-inch diameter and single 8-inch diameter ultrasonic metering, triple 16-inch diameter and single 8-inch diameter monitor regulating, and dual 30-inch diameter bi-directional skid station. The bi-directional M&R station will have a maximum delivery flow capacity of 884 MMcfd in 2017 increasing to 1,283 MMcfd in 2021 and a maximum receipt flow capacity of 1,015 MMcfd in 2017 increasing to 1,392 MMcfd in 2021.

1.4.2.3 FSC M&R Station

The FSC M&R Station will be located in Osceola County, Florida within the Reunion Compressor Station Site at the point where the FSC pipeline connects to the mainline at approximately MP 462.9. The FSC M&R Station will be a dual 12-inch diameter ultrasonic metering and dual 12-inch diameter monitor regulating station. The delivery M&R station will have a maximum flow capacity of 590 MMcfd in 2017 increasing to 826 MMcfd in 2021.

1.4.2.4 Gulfstream M&R Station

The Gulfstream M&R Station will also be located in Osceola County, Florida within the Reunion Compressor Station Site. The Gulfstream M&R Station will be a dual 16-inch diameter ultrasonic metering, dual 16-inch diameter monitor regulating, and dual 24-inch diameter bi-directional skid station. The bi-directional M&R station will have a maximum delivery flow capacity of 118 MMcfd starting in 2017 and a maximum receipt flow capacity of 690 MMcfd starting in 2017.

1.4.2.5 FGT Hunters Creek M&R Station

Another FGT M&R Station, the FGT Hunters Creek M&R Station will be located in Orange County at the end of the Hunters Creek Line (approximate MP 13.3) where the Hunters Creek Line interconnects with the FGT pipeline. The FGT Hunters Creek M&R Station will be a dual 12-inch diameter and single 8-inch diameter ultrasonic metering, dual 12-inch diameter and single 8-inch diameter regulating, and dual 24-inch diameter bi-directional skid station. The bi-directional M&R station will have a maximum delivery flow capacity of 590 MMcfd in 2017 increasing to 826 MMcfd in 2021 and a maximum receipt flow capacity of 476 MMcfd starting in 2017.

1.4.2.6 Duke Energy Citrus County M&R Station

Lastly, the Duke Energy Citrus County M&R Station will be located in Citrus County, Florida at approximate MP 22.3 along the Citrus County Line at a location proposed for a new electric generating facility. The Duke Energy Citrus County M&R Station will be a dual 12-inch diameter ultrasonic metering, single 3-inch diameter rotary metering, and dual 12-inch diameter and single 3-inch diameter regulating station. The delivery M&R station will have a maximum flow capacity of 425 MMcfd in 2017 increasing to 566 MMcfd in 2021.

1.4.3 Additional Aboveground Facilities

Sabal Trail will construct additional aboveground facilities including mainline valves ("MLV") and "pig" launcher/receivers. The locations of proposed MLV sites are shown on the aerial-based alignment sheets in Appendix 1A, Volume II-B. Sabal Trail will generally be installing MLVs along its proposed pipeline and within areas affected by pipeline construction and the permanent operational ROW; however, in certain cases remote blow off valves at certain MLV locations may need to be located outside of these areas where the construction ROW is located next to an electric transmission line corridor. The locations of pig launcher/receiver sites will be located within the limits of the proposed compressor and M&R station facility sites. Typical plot plans showing the pig launcher/receiver locations within the compressor station and M&R station and MLV facility layouts are provided in Appendix 1A, Volume II-B.

1.5 Land Requirements

The proposed Project will result in temporary effects to existing land use during construction of the proposed facilities and, to a lesser degree, permanent effects during operation and maintenance ("O&M") of the facilities. The Project will affect approximately 7,792.9 acres of land during construction, 4,735.2 acres of which will consist of temporary workspace that will return to existing land uses after construction and the remaining 3,057.7 acres of land will be permanently maintained for operation of the new pipelines. A summary of land requirements for the Project is provided in Table 1.5-1. Pipeline facility land requirements for the Mainline Route, Hunters Creek Line, and Citrus County Line are provided in Table 1.5-2 and discussed in Section 1.5.1. Land requirements for the proposed aboveground facilities are provided in Table 1.5-3 and discussed in Section 1.5.2.

Except for possible remote blow off valves located at certain MLVs discussed in Section 1.5.3, the quantity and location of which have not been determined at this time, launcher/receivers and MLVs will not require additional land outside of that identified for the construction and operation of the pipeline, and are therefore

included in the land requirements for the pipeline or other aboveground facilities, as applicable. The quantity and locations of pipe/contractor ware yards have also not been determined at this time. Land requirements for the proposed pipe/contractor ware yards will be provided in Table 1.5-4 and will be discussed in more detail in Section 1.5.3 in the resource reports to be filed with the Project Certificate Application ("Application"). Table 1.5-5 lists proposed Project access roads. The quantity and locations of permanent access roads have not been determined at this time. Project access roads are discussed in Section 1.5.4. Current land use of all areas affected by the Project is further described in Section 8.2 of Resource Report 8.

1.5.1 Pipeline Construction ROW

The Project pipeline facilities will affect approximately 7,192.6 acres of land during construction, 4,289.7 acres of which will consist of temporary workspace that will return to existing land uses after construction and the remaining 2,902.9 acres of land will be permanently maintained for operations. Table 1.5-2 identifies the estimated land requirements for pipeline construction and O&M.

1.5.1.1 Mainline Route and Hunters Creek Line

Sabal Trail will require a nominal 100-foot wide construction ROW along the Mainline Route and Hunters Creek Line. Drawings that illustrate the typical pipeline construction ROW cross sections are included in Appendix 1A, Volume II-B. The boundaries of the construction ROW are referred to as temporary construction workspace boundaries on the drawings. An exception to the 100-foot wide nominal construction ROW width is within wetlands, where the construction ROW width is reduced to 75 feet.

The construction working side of the ROW will be 65 feet wide (40 feet in wetlands) from the center of the ditch to accommodate trench excavation, trench bank sloping, topsoil segregation and safe equipment mobility. The non-working or spoil side of the construction ROW will be 35 feet wide from the center of the ditch and will be used to store spoil and rock generated from trench excavation.

In general, the 50-foot wide permanent easement will be 15 feet from the center of the pipe on what was the working side of the construction ROW and 35 feet from the center of the pipe on what was the non-working side. The proposed offset of the permanent easement is necessary to conduct future maintenance activities along the pipeline. Typical pipeline permanent ROW cross-sections are provided in Appendix 1A, Volume II-B.

1.5.1.2 Citrus County Line

Sabal Trail will require a nominal 90-foot wide construction ROW along the Citrus County Line. The construction ROW is reduced to 75 feet within wetlands. Drawings that illustrate the typical pipeline ROW cross sections are included in Appendix 1A. As with the Mainline Route and Hunters Creek Line, some locations require additional workspace outside the nominal 90-foot corridor where conditions require specialized construction techniques.

The construction working side of the ROW will be 65 feet wide (40 feet in wetlands) from the center of the ditch to accommodate trench excavation, trench bank sloping, topsoil segregation and safe equipment mobility. The non-working or spoil side of the construction ROW will be 25 feet wide from the center of the ditch and will be used to store spoil and rock generated from trench excavation.

In general, the 50-foot wide permanent easement will be 25 feet on both sides from the center of the pipe. Typical pipeline ROW cross-sections are provided in Appendix 1A, Volume II-B.

1.5.1.3 Collocation with Existing Corridors

Approximately 304.1 miles (61 percent) of the 498.5 miles of Project pipeline facilities will be located within or adjacent to existing ROW, consisting of pipeline ROW, public roadways, and electric

transmission line corridors. Sabal Trail is currently assessing the feasibility of additional areas of overlap of its construction ROW with existing adjacent ROWs, including the Southern Natural Gas pipeline.

Typical pipeline collocated ROW cross-sections are provided in Appendix 1A, Volume II-B. Table 1.5-6 summarizes existing ROW adjacent to the Project pipeline facilities. The adoption of the Gilchrist West and Gum Slough Alternatives as part of the proposed pipeline route, which is not addressed in this draft, will increase the number of miles of collocation. The actual amount and percentage of the total route will be provided in the final resource report to be filed with the Project Application.

1.5.1.4 Additional Temporary Workspace

In some locations, additional workspace will be needed outside the nominal 100-foot corridor where conditions require specialized construction techniques such as where the construction ROW is in agricultural areas, close proximity to existing residences, roads, railroads, power line structures and wires, steep or side-hill topography, soils, bedrock and boulders, and wetlands and waterbodies. Sabal Trail has considered these factors in combination with the size of the equipment necessary to safely install the proposed 36-inch diameter pipelines, with concrete coating where required, and associated pipeline support facilities. Sabal Trail has identified additional temporary workspace ("ATWS") and staging areas that are required to construct the pipeline in a safe and environmentally responsible manner. The locations of ATWS and staging areas are depicted on the Alignment Sheets in Appendix 1A, Volume II-B and provided in Resource Report 8. ATWS is typically required when any of the following conditions are encountered:

- Agricultural land;
- Power line crossovers and existing pipeline crossovers;
- Wetland crossings;
- River/waterbody crossings;
- Horizontal Directional Drill ("HDD");
- HDD pullback pipe stringing;
- Topsoil segregation;
- Side / steep slope;
- Extra depth trench required;
- Shallow bedrock along location of trench;
- Road crossings;
- Parking areas;
- Disposal of excess blast rock;
- Storage of construction materials;
- Spread move-arounds;
- Passing lanes and turn-arounds; and
- Other site-specific constraints.

The extent of ATWS is determined on a site-specific basis. The ATWS areas are restricted to the minimum size necessary to safely construct the pipeline. In the case of wetlands and waterbodies, Sabal Trail has attempted to locate the ATWS in accordance with the setback requirements contained in the FERC's

Wetland and Waterbody Construction and Mitigation Procedures ("FERC Procedures", May 2013 version). In certain instances, the setbacks are not able to be maintained due to construction limitations, such as slope and road crossing requirements. In those cases, Sabal Trail is requesting variances from the FERC Procedures. Tables 2.3-13 and 2.4-5 in Resource Report 2 identify the locations where these variances are requested as well as the justification for the requests.

1.5.2 Aboveground Facilities

The Project will affect approximately 243.4 acres of land during construction of the aboveground facilities (compressor stations and M&R stations), 89.3 acres of which will consist of temporary workspace that will return to existing land uses after construction, and the remaining 154.1 acres of land will be permanently maintained for operations. Table 1.5-3 summarizes the land requirements for new aboveground facilities. Soil disturbance associated with these activities will be minimized and mitigated through the application of the Project E&SCP, in accordance with applicable federal, state and local permits and approvals. These facilities are described in more detail in the following section.

1.5.2.1 Compressor Stations

The Project will affect approximately 222.9 acres of land during construction of the compressor stations, 77.8 acres of which will consist of temporary workspace that will return to existing land uses after construction and the remaining 145.1 acres of land will be permanently maintained for operations. At each of the five new compressor stations, forested temporary workspace areas will be cleared for use during construction and allowed to naturally revegetate following post-construction restoration. Some wooded areas cleared during construction will be maintained permanently as part of the facility operations.

1.5.2.2 M&R Stations

The Project will affect approximately 20.5 acres of land during construction of the M&R stations, 11.5 acres of which will consist of temporary workspace that will return to existing land uses after construction and the remaining 9.0 acres of land will be permanently maintained for operations.

1.5.3 Pipe Yards and Contractor Ware Yards

The locations of pipe/contractor ware yards have not been finalized at this time. Land requirements for the proposed pipe/contractor ware yards will be provided in Table 1.5-4, and will be discussed in this section in the final resource report to be filed with the Project Application.

1.5.4 Access Roads

The Project will affect approximately 356.9 acres of land during construction to provide access to the construction ROW. In order to reduce impacts to existing soils and prevent soil loss and erosion, existing public and private roads crossed by the proposed pipeline will be used, to the extent feasible, as the primary means of accessing the Mainline Route, Hunters Creek Line, and Citrus County Line ROWs. The Project will also use existing public and private roads to the extent possible to access the proposed aboveground facilities. To date, Sabal Trail has identified 226 private roads that are proposed to be used as temporary access roads ("TARs") to access the ROW for construction of proposed pipelines. Additional information on private roads identified for use as access roads can be found in Resource Report 8.

Some of the roads being evaluated for temporary access to the Mainline Route, Hunters Creek Line, and Citrus County Line ROW during construction are also being evaluated for permanent use for ongoing O&M following construction. These roads will be maintained by Sabal Trail's Operations personnel. Additional access road locations are currently being evaluated, and Sabal Trail will identify which, if any, of the currently-proposed TARs will be proposed as permanent access roads ("PAR") in the final Resource Report 1 and Resource Report 8 that will be filed with the Project Application.

At this time, a total of seven PAR's associated with proposed aboveground facilities are currently proposed as part of the Project. The Project will permanently maintain access along these PARs affecting approximately 0.7 acres. At this time not all PARs have been identified; however information and location relative to these proposed PARs will be provided in the resource reports to be filed with the Project Application.

Table 1.5-5 provides a detailed listing of proposed access roads associated with the Project to date. Resource Report 8 provides existing land uses crossed by each access road. Proposed access roads are shown on USGS Quadrangle mapping and Project alignment sheets located in Appendix 1A, Volume II-B.

1.6 Construction Procedures

1.6.1 Pipeline Facilities

1.6.1.1 Standard Construction and Restoration Techniques

The Project will be constructed in compliance with applicable federal and state regulations and guidelines, and the specific requirements of the necessary permits (*see* Section 1.12, Permits and Approvals). Key federal requirements and guidelines include:

- 18 Code of Federal Regulations ("CFR") Part 380 – FERC's Regulations Implementing the National Environmental Policy Act ("NEPA") (including § 380.15 - Siting and Maintenance Requirements);
- 49 CFR Part 192 – Transportation of Natural Gas and Other Gas by Pipeline: Minimum Federal Safety Standards;
- The FERC's *Upland Erosion Control, Revegetation, and Maintenance Plan* ("FERC Plan," May 2013 Version) and *Wetland and Waterbody Construction and Mitigation Procedures* ("FERC Procedures," May 2013 Version); and
- Sabal Trail's Project, *Erosion and Sediment Control Plan ("E&SCP") and Spill Prevention Control and Countermeasure ("SPCC") Plan* provided in Appendix 1B.

Key state requirements and guideline include:

- Alabama Department of Environmental Management - National Pollutant Discharge Elimination System (NPDES) General Permits for Hydrostatic Testwater and Stormwater Discharge from Construction Activities;
- Georgia Department of Natural Resources (GDNR), Environmental Protection Division, Water Protection Branch – NPDES Permit for Discharge of Stormwater from Construction Activities;
- Florida Department of Environmental Protection – Environmental Resources Permit, NPDES Permit for stormwater Discharges from Construction Activities;
- Chapter 11 of the *Environmental Resource Permit Applicant's Handbook, Volume I,* the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (June 2007); and
- *Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual* (July 2008).

Sabal Trail's E&SCP meets or exceeds the procedures specified in the FERC Plan and Procedures and is compliant with the requirements of Alabama, Georgia, and Florida. The E&SCP provided in Appendix 1B incorporates the requirements of the version of the FERC Plan and Procedures that went into effect in May 2013. No deviations to the current FERC Plan and Procedures are requested at this time other than the deviation requests mentioned previously in Section 1.5.1.4 and detailed in Sections 2.3.7.2 and 2.4.4 of Resource Report 2.

The following sections identify the general construction procedures for routine pipeline construction, as well as the specific construction techniques that will be utilized in environmentally sensitive areas for the Project. Construction methods to be used on the Project are summarized in Table 1.6-1.

- Surveying;
- Clearing operations, where required;
- Installation and maintenance of erosion control devices;
- ROW and temporary construction workspace grading;
- Trench excavation;
- Blasting, where required (primarily in Alabama and Georgia);
- Stringing;
- Bending;
- Welding;
- Nondestructive weld inspection and repair;
- Coating application, inspection, and repair;
- Lowering-in;
- Tie-ins;
- Backfilling;
- Cleaning;
- Hydrostatic testing; and
- Restoration and revegetation.

Surveying

Sabal Trail will survey and stake the outside limits of the construction work areas, centerline location of the pipeline, road crossings, and any temporary extra workspace, such as lay down areas or at waterbody crossings. The marking of sensitive resource areas within the workspace will also be completed at this time. The "One Call" system of each state will be contacted, and underground utilities (e.g., cables, conduits, and pipelines) will be located and flagged. Affected landowners that requested prior notification will be notified prior to surveying and staking of the centerline and workspaces.

Clearing Operations

Initial clearing operations will include the removal of vegetation, as needed, within the construction ROW and ATWS. Clearing will be accomplished by mechanized forest clearing equipment or by hand cutting. The limits of clearing will be identified and flagged in the field prior to any clearing operations. In wetlands, trees and brush will either be cut using rubber-tire and/or track-mounted equipment, or hand-cut. Unless grading is required for safety reasons, wetland vegetation will be cut off at ground level, leaving existing root systems intact, and the aboveground vegetation removed from the wetlands for chipping or disposal.

In uplands, rootstock will be left in the temporary workspace wherever possible to encourage natural revegetation. Timber will be removed from the ROW to approved locations and sold for lumber or chipped on the ROW. Stumps, brush, and tree limbs will be chipped and removed from the ROW for beneficial

reuse, sold as fuel or other marketable products, spread and used as mulch in upland areas on the ROW in accordance with Sabal Trail's E&SCP, burned, or transported off site for proper disposal.

The cleared width within the ROW and temporary construction workspace will be kept to the minimum that will allow for spoil storage, staging and assembly of materials, and all other activities required to safely construct the pipeline.

Installation and Maintenance of Erosion Control Devices

Following clearing and before grading activities, erosion controls will be installed at the required locations as outlined in the Project E&SCP (Appendix 1B).

ROW and Temporary Construction Workspace Grading

The entire width of the construction ROW, including the temporary construction workspace, will be rough graded as necessary to allow for safe passage of equipment and to prepare a stable work surface for pipeline installation activities. Typically, the grading of the ROW will be completed with bulldozers. Backhoes will be used in conjunction with bulldozers in areas where boulders and tree stumps require removal. A travel lane or traffic control will be maintained to allow for the passage of construction traffic.

In active agricultural and residential areas, topsoil will be stripped and stockpiled separately from the subsoil during grading. There may be some areas where the construction ROW is limited and topsoil will need to be stockpiled offsite. Topsoil will be replaced with appropriate imported material as required. The mixing of topsoil with subsoil will be minimized by using topsoil segregation construction methods. Rock will be removed from all actively cultivated or rotated agricultural land. The size, density and distribution of rock left in construction work areas should be similar to adjacent areas not affected by construction, unless otherwise approved in writing by the landowner.

Topsoil will also be stripped and stockpiled from non-saturated wetlands. Stripped topsoils will be kept segregated from the trench spoils and replaced during restoration to facilitate natural revegetation from the seed stock in the topsoil.

Trench Excavation

A trench will be excavated to the proper depth to allow for the burial of the pipe. In general, the trench will be at least deep enough (a minimum of seven feet deep for the 36-inch diameter Mainline Route and 36-inch diameter Hunters Creek Line and six feet deep for the 24-inch diameter Citrus County Line pipeline) to provide a minimum of three feet of cover over the pipeline as required by 49 CFR Part 192 of the U.S. Department of Transportation ("USDOT") regulations. Deeper burial may be effected in specific areas such as agricultural land or under waterbodies. The excavated material will be placed next to the trench or trucked offsite so as to avoid unnecessary movement of machinery across the terrain.

Dewatering of the pipeline trench may be required in areas with a high water table or after significant precipitation events. All trench water will be discharged into well-vegetated upland areas or dewatering structures to allow the water to infiltrate back into the ground. If trench dewatering is necessary in or near a waterbody, the removed trench water will be discharged into an energy dissipation/sediment filtration device, such as a geotextile filter bag or straw bale structure located away from the water's edge to prevent heavily silt-laden water from flowing directly into nearby waterbodies in accordance with the Project E&SCP and all applicable permit conditions.

Stringing

Once the trench is excavated, the next process in conventional pipeline construction is stringing the pipe along the trench. Stringing involves initially hauling the pipe by tractor-trailer, generally in 80-foot lengths, or joints, from the pipe storage yard, onto the ROW. The pipe will be off-loaded from trucks and placed

next to the trench using a sideboom tractor. The pipe joints are lined up end-to-end to allow for welding into continuous lengths known as strings.

Bending

Once the sections of pipe have been placed on the ROW, the pipe is bent as necessary so the pipe fits the horizontal and vertical contours of the excavated trench. The Bending Engineer will survey the trench to determine the location and amount of each field bend. This information is marked on each piece of pipe so the Bending Foreman can make the appropriate pipe bends. Pipe is usually bent with a hydraulic pipe-bending machine. Pipe bends will be relatively long and gradual, which must be considered when the trench is excavated.

Welding

All welding is performed in accordance with American Petroleum Institute ("API") Standard No. 1104, 49 CFR Part 192, and Sabal Trail specifications. The individual joints of pipe are welded together in two steps. The front-end welding crew, or pipe gang, will perform the first step. This crew will clean and align the beveled ends of the pipe in preparation for welding and place at least the first two passes in the welding process. The firing line, or back-end welders, perform the second step, completing the welds started by the front-end welders. The pipe is welded into long strings to minimize the number of welds that have to be made in the trench (tie-in welds). Gaps in the pipe welding process are often left by the welding crews at water/wetland crossings, road crossings, and other locations where access across the work area is required or when the pipe will be installed later in the construction process.

Nondestructive Weld Inspection and Repair

After welding, each weld is inspected by an independent certified Non-Destructive Test technician to ensure its structural integrity is consistent with 49 CFR Part 192 of the USDOT's regulations. Radiographs or ultrasonic images are taken and processed on site for virtually instantaneous results. Those welds that do not meet the requirements established by USDOT regulations, API Standard No. 1104, and Sabal Trail's specifications will be repaired or replaced and re-inspected.

Coating Inspection and Repair

The pipeline is coated to prevent corrosion in compliance with USDOT regulations. The pipe joints will be coated (usually with a heat-applied fusion bond epoxy) at a coating mill prior to being delivered to the Project. The ends of each piece are left bare to allow for welding. Once each weld has been inspected and accepted, the weld area is field coated by the coating crew. Because pipeline coatings are electrically insulating, the coating is inspected using equipment that emits an electric charge to ensure there are no locations on the pipeline where there is a defect in the coating.

Lowering-In

After a pipe string has been coated and inspected, the trench is prepared for the installation of the pipeline. The trench is cleared of loose rock and debris. If water exists in the trench, the water is pumped out into a well-vegetated upland area and/or into an approved filter. An exception to this approach may be used in wetland areas where the "push pull" installation technique may be required. In sandy soils, the trench is shaped to support the pipe. In areas where the trench contains bedrock, an approved foam or sand bedding is placed on the bottom of the trench, and/or pads made of sandbags and/or clay are placed at regular intervals along the trench bottom to support the pipe. The lowering-in crew places the pipeline in the trench. Lowering-in is usually done with side boom tractors.

Tie-Ins

Once the sections of pipe are lowered-in, the tie-in crew makes the final welds in the trench. This crew completes additional excavations as needed, lowering in, lining up, welding, nondestructive weld inspection and coating of the final welds.

Backfilling

All suitable material excavated during trenching will be replaced in the trench. In areas where excavated material is unsuitable for backfilling, additional select fill may be required.

All backfill operations are conducted in a manner to avoid damage to the protective coating on the pipeline. The area around the pipe and up to eight-inches above the pipe in the trench, is backfilled with "padding material". Padding material is small, fine soil material that is either imported (typically from commercial borrow areas in the region) or is mechanically sifted from the native soils excavated from the trench. When excavated trench material is used for padding, a "shaker", which is a padding machine, an "Allu bucket", which is specialized excavator bucket, or equivalent device is used to screen native soil material to meet the padding soil particle size requirements.

In either the use of imported or mechanically sifted padding material, the padding material is free of stones larger than 1½ inches in any dimension. Some exceptions are allowed when using rock-jacket coating or other approved rock shield that protect the pipe and pipe coating during backfill operations. In no case will topsoil be used as padding material.

The remaining backfill material (non-padding material) can consist of larger particles, but no rocks greater than approximately 12 inches in any dimension are placed in the trench within 12-inches of the pipeline and no rocks greater than 24 inches in any dimension are placed in the trench within 24 inches of the pipeline.

When backfilling is completed, the final grade will match the surrounding elevations to the extent practicable. The topsoil is then spread across the graded construction ROW where applicable. The soil surface will be inspected for compaction, and scarified as necessary.

Cleaning

Once the pipeline tie-ins are completed, the pipeline is internally cleaned with devices referred to as pipeline "pigs." A manifold is installed on one end of the long pipeline section and a pig is propelled by compressed air through the pipeline into an open pig catcher. The purpose is to remove any dirt, water or debris that was inadvertently collected within the pipeline during installation.

Hydrostatic Testing

After cleaning, the pipeline will be pressure tested in accordance with USDOT 49 CFR Part 192 regulations and Sabal Trail's requirements to ensure its integrity for the intended service and operating pressures. The pipeline is hydrostatically tested with water that is normally obtained from water sources crossed by the pipeline, including available municipal supply lines. See Section 2.3.6 of Resource Report 2 for a discussion on water source(s) and quantities that will be required to hydrostatically test each of the Project pipeline segments. The water propels a pig through the pipeline in a manner that fills the pipeline with water. Test pressure is obtained by adding water to the test section with a high-pressure pump for a proscribed period of time. At the completion of the hydrostatic test, the pressure is removed from the section and the water is released from the test section by propelling the pig with air, which forces the water from the pipeline. Additional "drying" pig runs are made, if necessary, to remove any residual water from the pipeline. All hydrostatic test water will be discharged within suitable vegetated upland areas in accordance with the Project E&SCP and applicable federal and state approvals.

Restoration and Revegetation

The cleanup crew completes restoration and revegetation of the construction ROW and ATWS. In general, every effort will be made, weather and soil conditions permitting, to complete final cleanup (including final grading) and installation of permanent erosion control measures within 20 days after the trench is backfilled, or as may be otherwise required by applicable requirements. In conjunction with backfilling operations, any woody material and construction debris will be removed from the ROW. The ROW will be final-graded to prepare for restoration. Permanent slope breakers or diversion berms will be constructed and maintained in accordance with the FERC Plan. Fences and stone walls will be restored or repaired as necessary.

Revegetation will be completed in accordance with permit requirements and written recommendations on seeding mixes, rates, and dates obtained from the local soil conservation authority or other duly authorized agency and in accordance with the Project E&SCP. The ROW will be seeded within six working days following final grading, weather and soil conditions permitting. Alternative seed mixes specifically requested by the landowner or required by agencies may be used. Any soil disturbance that occurs outside the permanent seeding season or any bare soil left unstabilized by vegetation will be mulched in accordance with the FERC Plan and the Project E&SCP. Sabal Trail will also use native species seed mixes as requested by the managers of public and private lands.

1.6.1.2 Residential Areas

Structures within 50 feet of construction work areas, including residences, are identified in Resource Report 8. Special care will be taken in residential areas to minimize neighborhood and traffic disruption and to control noise and dust to the extent practicable.

In general, the following measures will be taken in residential areas:

- Fence the boundary to the construction work area for a distance of 100 feet on either side of the residence to ensure construction equipment, materials and spoil remain in the construction ROW;
- Preserve all mature trees and landscaping where practical, consistent with construction safety;
- Utilize topsoil segregation procedures, as required, in accordance with the FERC Plan;
- Ensure piping is welded and installed as quickly as reasonably possible consistent with prudent pipeline construction practices to minimize construction time affecting a neighborhood;
- Backfill the trench as soon as the pipe is laid or temporarily cover the trench with a steel plate or timber mat;
- Complete final cleanup (including final grading) and installation of permanent erosion control measures within 10 days after the trench is backfilled, weather conditions permitting;
- Restore lawns and landscaping immediately following final clean-up, or as specified in landowner agreements, weather conditions permitting; and
- If weather conditions prevent immediate restoration of these areas, maintain and monitor temporary erosion controls until restoration is completed.

Representative site-specific construction plans have been developed for residential dwellings within 25 feet of construction workspace (*see* Appendix 8A, Resource Report 8). These plans show the construction area to be disturbed and safety measures that will be implemented, as described above. Additional details regarding the construction techniques to be used in residential areas are provided in Resource Report 8.

1.6.1.3 Rock Removal and Blasting

Given the presence of surface rock in some portions of the Project area, primarily in Alabama and Georgia, Sabal Trail anticipates that blasting for rock removal may be required during construction of the Project. Rock encountered during trenching will be removed using one of the techniques listed below. The technique selected is dependent on the relative hardness, fracture susceptibility, and expected volume of the material. Techniques include:

- Conventional excavation with a backhoe;
- Ripping with a dozer followed by backhoe excavation;
- Hammering with a pointed backhoe attachment followed by backhoe excavation; or
- A combination of drilling holes to weaken the rock and hammering or ripping to fragment the rock.

If it is determined that the bedrock cannot be removed by conventional techniques, blasting options may include:

- Blasting followed by backhoe excavation; or
- Blasting surface rock prior to excavation.

Sabal Trail's blasting procedures include pre-blast and post-blast inspections/surveys by Sabal Trail if construction is within 150 feet of any structure, with the permission of the owner. Blasting mats or soil cover will be used to prevent the scattering of loose rock. Blasting will be conducted during daylight hours and will not begin until occupants of buildings, stores, residences, and places of business within 150 feet have been notified. Sabal Trail will comply with applicable regulations applying to blasting and blast vibration limits with regard to structures and underground utilities.

Care will be taken to prevent damage to underground structures (e.g., cables, conduits, septic systems, and foundations *etc.*) aboveground structures (e.g., homes, buildings, and utility structures, *etc.*) or water sources. All blasting activity would be performed by state-licensed professionals according to strict guidelines designed to control energy release. Refer to Section 6.3 of Resource Report 6 for details relative to potential blasting locations and Appendix 6A for the Sabal Trail Blasting Plan.

1.6.1.4 Rugged Topography

During construction activities in steep and rugged terrain, temporary and permanent erosion controls are necessary to adequately minimize erosion and sedimentation. Temporary slope breakers are intended to reduce the runoff velocity and divert water off of the ROW. Temporary trench breakers may be used in conjunction with the temporary slope breakers to adequately channel the surface flow off of the ROW. In terrain with slopes too steep to safely and adequately construct the temporary slope breakers and temporary trench plugs, they may be placed where practicable, at the discretion of the Environmental Inspector ("EI").

Permanent trench breakers consisting of sandbags, gravel, foam, cement, or cement-filled sacks will be installed when the trench is backfilled in ditches over and around the pipe in areas of slope with erosion potential. Temporary trench plugs, usually composed of compacted earth or other suitable low-permeable material, will be installed at the entry and exit points of wetlands and waterbodies to minimize channeling of groundwater along the ditch line during construction and maintain subsurface hydrology patterns subsequent to construction.

If side slopes requiring special construction are encountered, the following techniques detailed below will be used. During grading, the upslope side of the pipeline ROW will be cut. The material removed from the cut will be used to fill the downslope edge of the ROW in order to provide a safe and level surface from which to operate the heavy equipment (two-tone construction). Side hills may require ATWS downslope

to accommodate the fill material. During grade restoration, the spoil will be placed back in the cut and compacted. Any springs or seeps found in the cut will be carried downslope through PVC pipe and/or gravel French drains installed as part of the cut restoration.

Permanent slope breakers will be constructed in coordination with the placement of the trench breakers in accordance with the Project E&SCP. During restoration, seed will be applied at an increased application rate to increase the probability of establishment and rapid stabilization. In rugged terrain, additional types of temporary erosion controls such as super silt fence, erosion control matting and hydro-mulching may be used during construction and restoration activities.

1.6.1.5 Active Agricultural Land

In general, in actively cultivated or rotated croplands, managed pastures and hayfields, topsoil will be stripped across the width of the construction ROW and placed separate from subsoil. Excess rock will be removed from at least the top 12 inches of soil to the extent practical. The size, density and distribution of rock left in construction work areas should be similar to adjacent areas not affected by construction, unless otherwise approved in writing by the landowner. ATWS may be necessary when topsoil segregation is required. The depth of the pipeline in these areas may vary below the USDOT minimum standards to meet the requirements of the landowner and to maintain a safe operational depth. After the pipe has been lowered into the ditch, subsoil is used for backfilling and topsoil is then spread across the graded ROW. Any drain tiles will be located, monitored for damage and repaired, as needed. The depth of the pipeline will also be adjusted as needed to prevent interference with the proper function of drain tile systems. Water flow in any affected irrigation systems will be maintained, unless shutoff is coordinated with affected parties. Equipment traffic will be controlled within agricultural land to minimize rutting or compaction. Soil compaction will be treated, as necessary, in conjunction with the FERC Plan. See Resource Report 8 for additional discussion on agricultural land, including specialty crops.

1.6.1.6 Waterbody Construction Methods

To minimize potential impacts, waterbodies, streams and rivers will be crossed in an expedient and safe manner, in accordance with applicable requirements. Adherence to the approved construction procedures will ensure waterbody flow will be maintained throughout construction. Additional information on waterbody crossings and proposed waterbody crossing methods for each waterbody crossed by the proposed pipeline is provided in Section 2.3.7 of Resource Report 2 and described in more detail in the Project E&SCP.

Dry Crossing Method

Unless dry at the time of crossing, minor waterbodies (those less than 10 feet wide) will be crossed using a dry crossing method. The dry crossing method will involve installation of a flume pipe(s) (*see* Figure 8, Typical Environmental Details, Appendix 1A, Volume II-B) and/or dam and pump (*see* Figure 9, Typical Environmental Details, Appendix 1A, Volume II-B) prior to trenching to divert the waterbody flow over the construction area and allow trenching of the waterbody crossing in drier conditions isolated from the waterbody flow. Spoil removed during the trenching will be stored away from the water's edge and protected by sediment containment structures. Pipe strings will be fabricated on one bank and either pulled across the waterbody bottom to the opposite bank or carried into place and lowered into the trench. Where these methods are employed, ATWS areas will be required for assembly of the pipe strings and spoil storage areas.

Open Cut Crossing Method

The open-cut crossing method will involve excavation of the pipeline trench across the waterbody, installation of the pipeline, and backfilling of the trench with no effort to isolate flow from construction activities. This method may be utilized where no flowing water is present ("dry open cut") at the time of

crossing (*see* Figure 6, Typical Environmental Details, Appendix 1A, Volume II-B) or where water is present ("wet open cut") and dry crossing techniques are not feasible (*see* Figure 7, Typical Environmental Details, Appendix 1A, Volume II-B). Use of the open cut crossing method on any waterbodies will be confirmed during the federal and state permitting processes.

The dry open cut crossing method will typically utilize standard upland construction techniques in accordance with the FERC Plan, provided that the EI verifies that water is unlikely to flow between initial disturbance and final stabilization of the feature. The wet open cut crossing method will only be employed within waterbodies that are not state-designated fisheries, unless expressly permitted or further restricted by the appropriate federal or state agency in writing on a site-specific basis. In either open cut crossing method, excavation and backfilling of the trench will be accomplished using backhoes or other excavation equipment working from the banks of the waterbody. Trench spoil will be stored at least 10 feet from the banks (topographic conditions permitting). For wet open cut crossings, a section of pipe long enough to span the entire crossing will be fabricated on one bank and either pulled across the bottom to the opposite bank, floated across the waterbody, or carried into place and submerged into the trench. The trench will then be backfilled and the bottom of the watercourse and banks restored and stabilized. Sediment barriers, such as silt fencing, trench plugs, or other Best Management Practices as approved by the Alabama Department of Environmental Management, Georgia Environmental Protection Division, or the Florida Department of Environmental Protection will be installed to prevent spoil and sediment-laden water from entering the waterbody from adjacent upland areas.

HDD Crossing Method

Pending the results of the geotechnical investigations to confirm feasibility, Sabal Trail proposes to cross 35 waterbodies using the HDD method. Waterbodies crossed using the HDD method are identified in Table 2.3-3 of Resource Report 2.

The HDD method involves boring a pilot hole deep beneath the waterbody to the opposite bank and then enlarging the hole with one or more passes of a reamer until the hole is the necessary diameter. A prefabricated pipe segment is then pulled through the hole to complete the crossing. A successful drill generally results in no impact on the waterbody bed or banks of the waterbody being crossed. While the HDD method is a proven technology, there are certain impacts that could occur as a result of the drilling, such as an inadvertent release of drilling fluid, which is a slurry of bentonite clay and water (typically 95 percent water) and is classified as non-toxic to the aquatic environment and is a non-hazardous substance.

Sabal Trail will implement preventive measures so that the HDDs are performed in a manner that prevents, to the extent reasonably practicable, an inadvertent release, such as monitoring the down-hole mud pressures and swabbing the hole to keep the annulus free of cuttings. Should an inadvertent release occur, Sabal Trail's contractor will stop the drilling process and secure the area with straw bales, silt fence, sand bags or other means to stop the spread of the inadvertent release. Typically, a pump is installed in the secured area and the bentonite/water mixture is pumped or transported back to the mud rig. The contractor will contain, control, and clean up any release of drilling fluid during the HDD operations. Should the release of drilling fluids occur in a waterbody, the contractor may utilize inert, non-toxic loss circulation materials such as mica, wood fibers, and other types of cellulous-like cotton dust to attempt to plug the fracture by pumping these products down hole through the drill string as part of the drilling fluid mixture. Impacts of drilling mud release into a waterbody generally will be less than those associated with any drilling mud recovery operation and less than potential impacts associated with an open-cut crossing that would otherwise be required. Sabal Trail will implement the following to minimize potential impacts of an inadvertent release:

1. Monitor mud pressures down hole to ensure they do not get too high for the materials and depth of cover being penetrated.

2. Conduct frequent visual inspections of the drill path on the surface so that timely detection of a release can be achieved.

3. Stop the mud pumps once an inadvertent release has been detected so that the release does not spread and secure the perimeter with straw bales, silt fence, sand bags, or other means.

4. Notify Sabal Trail's environmental monitors once an inadvertent release has been detected to ensure efforts are being undertaken to protect the waterbody and any associated wetlands.

Sabal Trail has developed a HDD Contingency Plan for monitoring the HDD program for the Project. This plan is included in Appendix 2A of Resource Report 2. Site-specific crossing plans for each HDD crossing are provided in Appendix 1A, Volume II-B.

All Crossings

Temporary trench plugs, usually composed of compacted earth or other suitable low-permeable material, will be used to isolate waterbodies and wetland areas, as needed, to minimize channeling of groundwater along the ditch line during construction. Permanent trench breakers consisting of sandbags, gravel, foam, cement, or cement-filled sacks will be installed over and around the pipe in these areas prior to backfilling the trench.

Except where reasonable alternative access is available, temporary construction equipment crossings will be installed across all waterbodies to gain access along the ROW for construction operations. Equipment crossings will be carefully installed after clearing to minimize streambed disturbance and downstream siltation. Where culverts are used, devices will also be placed at the outlet to prevent scouring of the stream bottom. After such equipment crossings are established, construction equipment will not be permitted to drive through the waterbody for access, and the equipment crossings will be removed once access in the area is no longer needed. Only the equipment necessary to construct the crossing and install the pipe will be allowed to work in the waterbody. After clearing activities, construction equipment must cross waterbodies on bridges consisting of one of the following devices:

- Clean rockfill and culverts;
- Equipment pads, wooden mats, and/or culverts; or
- Flexi-float or portable bridge.

To facilitate pipeline construction across waterbodies, ATWS may be needed adjacent to the waterbody to assemble and fabricate the length of pipe necessary to complete the crossing, as well as for additional spoil placement. This work area is in addition to the standard construction ROW and will be located at least 50 feet away from the waterbody banks except where adjacent upland consists of cultivated or rotated agricultural lands and other disturbed areas, topographic and other site specific conditions permitting. If construction limitations, such as topographic conditions (steep slopes) and road crossing requirements, do not permit a 50-foot setback, then these areas will be located at least 10 feet away from the water's edge. In cases where a 50-foot setback from a waterbody cannot be maintained for ATWS areas, Sabal Trail is requesting deviations from the FERC Procedures. Table 2.3-13 of Resource Report 2 identifies the locations where ATWS waterbody setback deviations are requested and provides the justification for each such deviation request.

Vegetation will not be cleared between the ATWS area and the waterbody. The work area will be limited in size to the minimum area necessary to safely construct the waterbody crossing and accommodate any stockpile of excavated material from the trench and the prefabricated pipeline crossing section.

Typically, for extra workspace on minor and intermediate waterbody crossings, 50 feet of additional width may be used for a length of 100 feet on either side of the waterbody starting at the edge of the required

setback. However, the size of ATWS areas can vary based on site-specific conditions and length of the pipe section for the crossing.

Blasting will be conducted at waterbody crossings where areas of dense till or bedrock cannot be avoided. The nature of the material that will require blasting, the limited areas where this will be required, and the short duration of this activity will combine to minimize the amount of fine-grained material that may be released into the water column. Blasting procedures and timing requirements are addressed in detail in the Sabal Trail Blasting Plan (Appendix 6A, Resource Report 6).

Sabal Trail has prepared a SPCC Plan to address the handling of construction fuel and other materials for the Project. Sabal Trail's SPCC Plan is provided in Appendix 1B. Except in circumstances specified in the SPCC Plan, potential impacts to water quality will be avoided while work is being performed in or near waterbodies by implementing the following measures:

- Construction materials, fuels, *etc.* will not be stored within 100 feet of any waterbody, except under limited, highly controlled circumstances;
- Construction equipment will not be refueled within 100 feet of any waterbody, except under limited, highly controlled circumstances and under direct supervision of the EI (such as for hydrotest water pumps or dewatering pumps);
- Construction equipment will not be washed in any watercourse; and
- Equipment will be well maintained and checked daily for leaks.

1.6.1.7 Wetland Construction Methods

Construction across wetlands will be performed in accordance with the FERC Procedures and the Project E&SCP, unless an approved variance is obtained, and other applicable permits or approvals. One instance where the Project E&SCP does not adhere to the FERC Procedures is Section VI.B.2.b. When wetlands are dry enough to support skids and pipe, the pipeline will be assembled in the wetlands rather than pre-fabricated outside of the wetland per the Procedures. In these instances, Sabal Trail requests a deviation from Section VI.B.2.d of the FERC Procedures to excavate the trench prior to the pipeline assembly. Otherwise, after the pipeline is assembled, equipment will not be able to access the area where trenching will occur nor would there be sufficient construction workspace to safely excavate the trench.

Specialized construction methods will minimize the extent and time that construction equipment operates in wetland areas. When wetland soils are inundated or saturated to the surface, the pipeline trench will be excavated across the wetland by equipment supported on construction mats to minimize the disturbance to wetland soils. In wetlands that have firm substrates, and are unsaturated, the top 12 inches of wetland soil over the trenchline will be segregated. Trench spoil will be temporarily piled in a ridge along the pipeline trench. Gaps in the spoil pile(s) will be left at appropriate intervals to provide for natural circulation or drainage of water.

While the trench is excavated, where practicable, the pipeline will be assembled in a staging area located in an upland area. If dry conditions exist within the wetland, the pipe fabrication will occur in the wetland. For inundated or saturated wetland conditions, pipe strings will be fabricated on one bank and either pulled across the excavated trench in the wetland, floated across the wetland, or carried into place and submerged into the trench. This method will minimize the amount of equipment and travel in wetland areas. After the pipeline is lowered into the trench, wide track bulldozers or backhoes supported on swamp mats will be used for backfill, grading, and final cleanup. If conditions allow, such as low flow or unsaturated soils, normal cross-country construction practices will be used in wetlands. A complete description of wetland construction methods can be found in the Project E&SCP, included as Appendix 1B.

ATWS may be needed adjacent to specific wetlands to facilitate the pipeline crossing. The staging areas are in addition to the typical construction ROW and may be used for the assembly and fabrication of the pipe section that will cross the wetland area. These work areas will be located at least 50 feet away from the wetland edge, except where adjacent upland consists of cultivated or rotated agricultural lands and other disturbed areas, topographic and other site specific conditions permitting. If construction limitations, such as topographic conditions (steep slopes) and road crossing requirements do not permit a 50-foot setback, these areas will be located at least 10 feet away from the wetland. In these cases, Sabal Trail is requesting deviations from the FERC Procedures. Table 2.4-5 of Resource Report 2 identifies the locations where ATWS wetland setback deviations are required and provides the justification for each such deviation request.

The size of ATWS required at wetland crossings is based on the wetland size, water content of wetland soils (or presence of standing water), and other construction constraints. Under no circumstances will vegetation be cleared between the ATWS and the wetland. The work area will be limited to the minimum size necessary to safely construct the wetland crossing. Restricting the work area in this manner will minimize potential wetland impacts associated with pipeline construction.

1.6.1.8 Road Crossings

Constructing the Project across public and private roadways, using either conventional open cut, HDD, or other road bore methods, will be based on site conditions and road opening permit requirements, as well as USDOT regulations, including 49 CFR Part 192 requirements regarding depth of cover. Public road crossings associated with the Project are identified in Resource Report 8. Roadway opening permits will be obtained from applicable state, county, and local agencies. Permit conditions will ultimately dictate the day-to-day construction activities at road crossings.

Prior to construction, the state "One Call" system will be contacted so they can mark their facilities that may intersect, or be in close proximity to, the proposed pipeline. The contractor may elect to excavate the utilities to confirm their location.

Construction will be scheduled for work within roadways and specific crossings to avoid commuter traffic and school bus schedules to the greatest extent practicable. Appropriate traffic management and signage will be set up and necessary safety measures will be developed in compliance with applicable permits for work in the public roadway. Arrangements will be made with local officials to have traffic safety personnel on hand during periods of construction. Provisions will be made for detours or otherwise to permit traffic flow.

Roadway crossing construction will generally occur using one of the following methods:

- Open Cut – This method is used on driveways and roads with low traffic densities where pipeline installation activities will not adversely impact the general public. The first step is to install the proper traffic control devices. Traffic will have to be detoured around the open trench during the installation process. For driveways and small roads, a temporary bypass roadway may be constructed. Multi-lane roads may require the closure of one lane at a time with traffic diverted to the other lane(s). The pipeline crossing is installed one lane at a time. As the pipe is installed, successive lanes are alternately taken out of service for pipe installation until the crossing is completed. Another option is to detour traffic around the work area through the use of adjacent roadways.

  If the roadway surface is paved, pavement over the proposed trench is cut, removed, and properly disposed of. The trench is excavated using a backhoe and the pipe is installed (welded, radiographed and coated). The trench is then backfilled. A 15:1 sand to concrete mix called flowable fill, or Controlled Density Fill, may be used. The backfill must be compacted properly to

reduce stresses on the pipeline and to ensure the roadway supports the traffic load without settling. The existing trench subsoil may be used in the backfill if it can be compacted properly and is authorized by the permitting agency. In most cases, backfill material will be obtained from an outside source and hauled in. The material used and methods of placement will comply with the requirements of the permitting agency. If the roadway surface was paved, the paving will be properly restored in accordance with the permit requirements.

- Conventional Bore – On roads with higher traffic densities and for railroads where service must be maintained, the pipeline may be installed by boring a hole under the road or railway. Specialized boring equipment is used. The soil and/or rock are bored by a drill that contains a cutting head which cuts through the soil. Dummy casing which is slightly larger in diameter than the pipeline is installed immediately behind the cutting head. An auger is placed inside the pipe to remove the cuttings. When completed, the bored hole is slightly larger than the outside diameter of the pipeline to be installed. Once the bore is completed, the pipeline section is welded to the boring pipe and pulled into place and the boring pipe is removed. Any voids between the pipeline and the subsoil are filled with grout (a sand-cement mix) to prevent settlement of the roadway surface or railroad track. This method allows the road or railroad to remain in service while the installation process takes place and eliminates the potential for trench settlement.
- Cased – The procedure for a cased crossing is similar to a bored crossing with one exception. A section of steel casing pipe, which is several inches in diameter greater than the pipeline, is bored into place. Casing sections are welded together to ensure water does not enter the casing. Once the casing pipe has been installed, the pipeline is pulled through the casing. To prevent potential corrosion of the pipeline due to contact between the pipeline and the casing, the pipeline is insulated from the casing pipe, either through the use of plastic insulators spaced along the pipeline or the pipeline is coated with a layer of concrete. To prevent water from entering the casing, the ends of the casing are sealed with rubber or polyethylene seals. The space between the casing and the pipeline is vented to the atmosphere through the use of sections of small diameter pipe (vent pipe), which are welded to the casing ends and run from the casing to several feet above the surface of the ground.
- Hammer technique – In addition to the boring techniques described above, pipeline contractors have been using another technique to complete road crossings. This technique consists of driving casing pipe that is slightly larger in diameter than the proposed pipeline under the roadway with a horizontal air operated reciprocating hammer. The casing pipe is placed against the end of the trench near the edge of the roadway and driven under the paved road. Once in place, the material inside the casing is augured out and the pipe is installed through the casing. The casing pipe is then removed while grout is placed around the pipeline. Where required, the casing pipe may be left in place as casing.

ATWS at road crossings will be based on the size of the road crossing and other site-specific construction constraints.

Crossings of private roadways will be coordinated with residents to minimize access impacts. In those areas where the excavation of a longer length of trench will not pose a safety problem, the pipeline will be installed using the standard open trench method. Open trenches will either be fenced or covered with steel plates during all non-working hours. Steel plates will be kept on site at each crossing so that a temporary platform can be made across the trench as required (e.g., emergency vehicles).

All roadway surfaces will be quickly restored to the specifications of the local Department of Public Works or the Alabama, Georgia, and Florida Departments of Transportation as outlined in the road opening permit requirements. Roadway markings and striping will be added as necessary.

1.6.2 Aboveground Facilities

The Project aboveground facilities will be constructed in compliance with the same federal regulations and guidelines as the pipeline facilities, and in accordance with the specific requirements of applicable federal and state approvals. The construction and restoration methods and procedures in the FERC Plan and Procedures and Project E&SCP will be followed, as applicable, for the aboveground facilities as well. Generally, aboveground facilities are sited to avoid cultural and natural resource impacts to the greatest extent feasible. The following is a brief description of the typical construction sequence for the new compressor station.

1.6.2.1 Compressor Stations

A natural gas compressor station is similar to a pump station on a water line or other liquid system in that it provides the pressure in the pipeline to move the gas. The general construction procedures consist of clearing and grading the site, installation of foundations, installation of the piping, installation of the structures and machinery, start-up, testing and final clean up and stabilization of the site.

Clearing and Grading

At each of the sites, the amount of clearing of forested land will be limited to what is needed to construct the compressor station facilities, and forested areas will be left, to the extent practical, to serve as a buffer around the station.

After the land is cleared, a rough access road to the sites will be established. The sites will then be graded, as necessary, to stockpile topsoil for use during site restoration and provide level surfaces for the building foundations and structures; the station yard, which will contain piping, valves and stormwater runoff controls out to the perimeter fencing; and sufficient workspace. Installation of various erosion and sedimentation controls will begin before site grading. These will be installed and maintained in accordance with the FERC Plan and Procedures and the Project E&SCP. The permanent site roadways and parking areas will be rough-graded at this time as well. Large rocks displaced during grading or other excavation will be properly disposed of on site or transported off site for disposal in an approved area.

Foundations

Once the building sites have been graded, excavation will begin for the installation of building foundations and pipe supports. Generally, the foundation for the compressor building requires a significant mass of reinforced concrete to provide a stable support for the operating machinery. The area for the foundations must be excavated below the prevalent frost line for the site. Then, adequate forms and reinforcing bars are installed and high strength concrete is poured to the appropriate levels. Rigid controls on concrete quality and installation procedures ensure that a suitable foundation is obtained. Blasting (conducted in accordance with the previously described procedures) may be required at specific compressor station locations to install foundations and underground piping.

Piping

Installation of the various piping systems will begin at about the same time as the foundation work. Trenches will be dug for the underground portions of the piping. The pipe will be welded, x-rayed, coated, and placed in the trench and backfilled. Some portions of the station piping will occur aboveground. Any aboveground piping will be installed on concrete or metal pipe supports and painted. Acoustic insulation may be installed on some of the piping for noise control. Some of the piping, valves and fittings are typically fabricated off-site at a fabrication shop and then transported to the site. As major parts of the piping are completed, each will be hydrostatically tested to ensure its integrity. Test water is usually trucked to the site for the testing and will be discharged to the stormwater management system at each site. Dewatering is performed with proper erosion and sedimentation controls as set forth in the FERC Plan and

Procedures and the Project E&SCP. Electrical conduit systems will be installed during this period as well as domestic water and septic systems.

Structures and Machinery

Once the foundations have been completed and cured sufficiently, installation of the buildings and machinery for the station may begin. This is a highly coordinated activity as the machinery, buildings and piping are all installed during the same time period. Various piping and electrical conduit systems are connected once the machinery is set. Electrical wiring is installed for power and instrumentation. Domestic water and septic systems (unless public water/sewer is available) will be connected to the buildings as they are completed.

Start-up and Testing

As the various systems and subsystems are completed, they will be tested and calibrated for proper operation. Use of new computerized systems will allow much of the testing to proceed before gas is received at the site. Actual start-up of the compressor units will commence once the new facilities are tested and tied into the existing pipeline.

Final Clean up and Stabilization

Clean up and stabilization of the station yard will be an ongoing process throughout construction. Sections of the yard will be final graded, fertilized, seeded and mulched as work is completed and as provided in the FERC Plan and Procedures and the Project E&SCP. Permanent erosion controls will be installed on a similar basis. It is anticipated that most of final stabilization will be complete prior to final testing and start-up of the compressors.

1.6.2.2 M&R Stations

Construction activities for the M&R Stations will be conducted in a manner similar to those activities previously described for the compressor station, but on a smaller scale.

1.7 Environmental Training and Inspection for Construction

Consistent with the FERC guidelines, environmental training will be given to Sabal Trail's personnel and to contractor personnel whose activities may impact the environment during pipeline and aboveground facilities construction. The training protocol and content will be outlined in the Project E&SCP. The level of training will be commensurate with the type of duties of the personnel. All construction personnel will be given the appropriate level of environmental training. The training will be given prior to the start of construction and throughout the construction process, as needed. The training program will cover the FERC Plan and Procedures, job-specific permit conditions, company policies, cultural resource procedures, threatened and endangered species restrictions, the Project E&SCP, the SPCC Plan, and any other pertinent information related to the job. In addition to the EIs, all other construction personnel are expected to play an important role in maintaining strict compliance with all permit conditions to protect the environment during construction.

As outlined in the Project E&SCP, one Lead EI and at least three EIs will be assigned to each of six construction spreads during active construction or restoration. The Lead EI will have peer status with all other activity inspectors and will report directly to the Resident Engineer/Chief Inspector who has overall authority on the construction spread. The Lead EI will have the authority to stop activities that violate the environmental conditions of the FERC Certificate (if applicable), other federal and state permits, or landowner requirements and to order corrective action.

1.8 Construction Schedule and Work Force

The projected in-service date of the Project is May 2017. Construction of the proposed Project facilities, including the Mainline Route, Hunters Creek Line, Citrus County Line, three of the five proposed compressor stations, six proposed M&R stations, and other new aboveground facilities is currently scheduled to occur from June 2016 to May 2017. As previously described, two additional compressor stations, as well as additional compression, will be constructed through 2021. Table 1.8-1 provides a summary of the preliminary construction schedule and approximate construction work force requirements.

1.9 Operation and Maintenance

Sabal Trail will operate and maintain the newly constructed pipeline facilities in accordance with USDOT regulations, its operational Standard Operating Procedures, and applicable permits or approvals. The pipeline will be patrolled on a routine basis and personnel well-qualified to perform both emergency and routine maintenance on interstate pipeline facilities will handle emergencies and maintenance. Liaison procedures with public authorities while the pipeline is operational is discussed in Section 11.4.13 of Resource Report 11.

The following sections provide specific detail on standard O&M procedures for cleared areas, erosion control and periodic pipeline and ROW patrols.

1.9.1 Erosion Control

Evidence of post-construction soil erosion or sedimentation on the pipeline ROW or at a compressor station will be reported to the local Operations supervisor. These reports may originate from landowners or Sabal Trail personnel performing routine patrols. Prompt corrective measures will be performed as needed in accordance with the USDOT regulations and Project E&SCP.

1.9.2 Pipeline and ROW Patrols

During periodic pipeline and ROW patrols, all permanent erosion control devices installed during construction will be inspected to ensure that they are functioning properly. In addition, attention will be given to:

- Erosion and wash-outs along the ROW (i.e., monitoring to ensure appropriate depth of cover is maintained in accordance with Part 192);
- Performance of water control devices such as diversions;
- Condition of banks at waterbody and river crossings;
- Fallen timber or other threats to the pipeline;
- General health of shrubs and other vegetation planted during construction
- Evidence of subsidence, surface cracks or depressions which could indicate sinkhole formation; and
- Any other conditions that could endanger the pipeline or cause erosion.

The local Operations supervisor will be notified of any conditions that need attention. Corrective measures will be performed as needed.

1.9.3 Vegetation Maintenance

Vegetation maintenance along the permanent easement during operation of the proposed facilities will be conducted in accordance with the Project E&SCP.

1.10 Future Plans and Abandonment

At this time, Sabal Trail has not identified any specific plans for future expansion or abandonment of the facilities proposed in this docket. If additional demand for natural gas requires future expansion, Sabal Trail will seek the appropriate authorizations from the Commission. When and if an application for any such expansion is filed, the environmental impact of the new proposed facilities would be examined.

1.11 Public, Landowner and Agency Consultation

Sabal Trail has made significant efforts since May 2013 to inform the public, particularly landowners and public officials, about the Project. Sabal Trail's objective in implementing a comprehensive stakeholder outreach strategy has been to identify and potentially resolve issues raised by stakeholders in a timely fashion. To that end, Sabal Trail began communicating with regulatory agencies in May 2013 in advance of landowner notification. As discussed herein, Sabal Trail has been interacting with and informing the public and receiving feedback on the Project through public meetings, landowner informational meetings, one-on-one discussions, written materials and other means of communication. Copies of sample Project correspondence including agency contact lists are provided in Appendix 1C. A Project line list of affected landowners is provided in Appendix 1F, Volume III (Privileged and Confidential).

Recognizing that the Project's stakeholder outreach program will need to continue well beyond the conclusion of the Project's construction activities, key components of the strategy include:

- Timely notification to state, municipal and county officials, state legislative and congressional delegation members, and leaders of tribal nations in advance of or nearly simultaneously with notification to affected landowners in order to ensure that all parties have access to Project information in a timely fashion;
- Active coordination among all specialties within the Project team to facilitate information exchange and dissemination to interested stakeholders; and
- Ongoing communication with interested parties as facility designs are modified based on the response to Sabal Trail's Open Season and stakeholder feedback.

Sabal Trail has proposed facilities that seek to balance landowner and community concerns, environmental resource issues, and Project requirements. In accordance with the guidelines adopted by the FERC, Sabal Trail has encouraged landowners, municipal, county, state and federal government officials, Native American tribes, and environmental groups and other stakeholders to share their concerns with Sabal Trail as well as the FERC, and to provide input on the most appropriate locations for the compressor stations, M&R stations, pipeline, and related facilities associated with the Project. Sabal Trail will attempt to address the concerns raised by various stakeholders and, where it is not possible to modify the Project facilities in the manner requested, to clearly identify the basis for that conclusion.

Sabal Trail began contacting federal and state regulatory agencies in Alabama, Georgia, and Florida in September 2013 to discuss the relevant permitting requirements for the Project. Since that time, Sabal Trail has continued its outreach efforts with the key permitting agencies including telephone conference calls, email communications, and face-to-face meetings. A listing of the federal and state agencies that Sabal Trail has contacted to date is included as Appendix 1C.

Sabal Trail expects to file for the federal and the majority of the state authorizations concurrently with the filing of the application. Sabal Trail will work with Commission Staff and the affected federal and state agencies to develop a schedule for issuance of applicable environmental clearances and approvals.

1.11.1 Public and Landowner Consultations

Since May 2013, Sabal Trail's stakeholder outreach team has met and/or corresponded with municipal and county officials and state legislators in the communities located along the proposed Project facilities and with state executive offices, state administration officials, state legislative leadership, and the Alabama, Georgia, and Florida Congressional delegations and their district staff about the Project. During meetings, telephone conversations and in correspondence, Sabal Trail provided information on the Open Season, the proposed facilities, the status of the requests to landowners for survey permission, the timing and permitting process for the Project, and the FERC's NEPA Pre-Filing Process. A table of public officials and other stakeholders contacted to date is provided in Appendix 1D.

Since the initial outreach, Sabal Trail has been conducting municipal consultations to identify and resolve issues of local concern. Sabal Trail will continue its consultation with each of the counties affected by the proposed facilities to ensure that there is an appropriate process at the local level for identifying and responding to issues of concern.

In October and November 2013, Sabal Trail hosted 23 landowner informational meetings for affected landowners in Alabama, Georgia, and Florida to introduce the Project to landowners and public officials, begin to answer their questions and gather their input. Letters of invitation for the landowner informational meetings were sent directly to landowners potentially affected by the proposed facilities. In addition, municipal, county, state and federal elected officials and other state governmental stakeholders received invitations to the same meetings just prior to the landowners' receipt of such letters in order to provide those governmental stakeholders with advance notice should they receive inquiries from the public. Many of those elected officials or their designees attended the meetings. The meetings were set up as open houses with subject matter experts available for each subject matter including construction, environmental, regulatory, state and federal relations, and ROW. To maximize citizen participation, all informational meetings were held from 5:00 p.m. to 7:30 p.m. The dates and locations of the informational meetings were as follows:

- Chambers and Lee Counties: Opelika, AL — October 1, 2013;
- Tallapoosa County: Dadeville, AL — October 2, 2013;
- Russell County: Seale, AL — October 3, 2013;
- Stewart and Webster Counties: Lumpkin, GA — October 7, 2013;
- Terrell and Lee Counties: Dawson, GA — October 8, 2013;
- Gilchrist and Alachua Counties: Bell, FL — October 8, 2013;
- North Suwannee County: Live Oak, FL — October 9, 2013;
- South Suwannee County: Branford, FL — October 10, 2013;
- Dougherty County: Albany, GA — October 14, 2013;
- Levy County: Williston, FL — October 14, 2013;
- Mitchell and Colquitt Counties: Moultrie, GA — October 15, 2013;
- Marion County: Dunnellon, FL — October 15, 2013;
- Books and Lowndes Counties: Valdosta, GA — October 16, 2013;
- Sumter County: Sumterville, FL — October 16, 2013;

- Hamilton and Madison Counties: Madison, FL — October 17, 2013;
- Polk and Osceola Counties: Kissimmee, FL — October 21, 2013;
- Osceola and Orange Counties: Kissimmee, FL — October 22, 2013;
- Lake County: Groveland, FL — October 23, 2013;
- Tallapoosa County: Alexander City, AL — November 13, 2013;
- Dougherty County: Albany, GA — November 14, 2013;
- Osceola County: Kissimmee, FL — November 18, 2013;
- Marion County: Dunnellon, FL — November 19, 2013; and
- South Suwannee County: Branford, FL — November 20, 2013.

Alignment sheets depicting the Project facilities and impacted properties were set up on posters to allow for site specific discussion between ROW agents and interested stakeholders. Fact sheets provided take away information about the various facets of the Project. Attendees asked general questions about the Project scope, schedule, noise, and safety, as well as tract specific questions regarding Project impacts. All questions were addressed during the informational meetings and any follow-up actions are being tracked.

On October 4, 2013, Sabal Trail filed a request with the FERC to implement the Pre-Filing Process for the Project and the FERC issued a Pre-Filing docket number (PF14-1-000) to place information related to the Project into the public record. On October 16, 2013, the FERC granted Sabal Trail's Pre-Filing request. In subsequent discussions with FERC Staff it was determined that Sabal Trail would schedule additional informational open houses. The purpose of these open houses was to provide landowners, public officials and other stakeholders with additional, updated information concerning the Project that was based on information received during the initial open houses and the most recent survey activities, as well as to identify and gather public input about several alternative locations for the new compressor stations. FERC Staff and FERC's Third Party Contractor attended these additional open houses. The dates and locations of the additional open houses were as follows:

- Tallapoosa County: Alexander City, AL — December 3, 2013;
- North Suwannee County: Live Oak, FL — December 3, 2013;
- Chambers and Lee Counties: Opelika, AL — December 4, 2013;
- South Suwannee County: Branford, FL — December 4, 2013;
- Russell County: Seale, AL — December 5, 2013;
- Gilchrist and Alachua Counties: Bell, FL — December 5, 2013;
- Stewart and Webster Counties: Lumpkin, GA — December 9, 2013;
- Levy County: Williston, FL — December 9, 2013;
- Terrell and Lee Counties: Dawson, GA — December 10, 2013;
- Marion County: Dunnellon, FL — December 10, 2013;
- Dougherty County: Albany, GA — December 11, 2013;
- Sumter County: Lake Panasoffkee, FL — December 11, 2013;
- Mitchell and Colquitt Counties: Moultrie, GA — December 12, 2013;

- Lake County: Groveland, FL — December 12, 2013;
- Books and Lowndes Counties: Valdosta, GA — December 16, 2013;
- Polk and Osceola Counties: Kissimmee, FL — December 16, 2013;
- Hamilton and Madison Counties: Madison, FL — December 17, 2013;
- Osceola and Orange Counties: Kissimmee, FL — December 17, 2013;
- Citrus County; Inverness, FL — December 18, 2013;
- Mitchell and Colquitt Counties: Moultrie, GA — January 27, 2014; and
- Marion and Sumter Counties: Wildwood, FL — February 25, 2014.

These additional open houses were scheduled from 5:00 p.m. to 7:30 p.m. to help maximize citizen participation. Updated alignment sheets depicting the Project facilities and impacted properties, including all locations under consideration for the new compressor stations were set up on posters to allow for site specific discussion between ROW agents and interested stakeholders. Fact sheets provided take away information about the various facets of the Project. All questions about the Project scope, schedule, noise, and safety and tract specific questions regarding Project impacts were addressed during the open houses with any follow-up actions tracked.

Following the Open Houses in December 2013 and January 2014, the FERC issued its Notice of Intent to Prepare an Environmental Impact Statement for the Project on February 18, 2014. The FERC's notice announced the opening of the scoping process, which the Commission uses to gather input from the public and interested agencies on the Project. Thirteen scoping meetings were held in the Project area between March 3, 2014, and March 27, 2014, and the scoping period closed on April 20, 2014. The locations and dates of the scoping meetings were as follows:

- Albany, GA — March 3, 2014
- Valdosta, GA — March 4, 2014
- Moultrie, GA — March 5, 2014
- Seale, AL — March 10, 2014
- Alexander City, AL — March 11, 2014
- Butler, AL — March 12, 2014
- Lake Wales, FL — March 18, 2014
- Okeechobee, FL — March 19, 2014
- Kissimmee, FL — March 20, 2014
- Live Oak, FL — March 24, 2014
- Bell, FL — March 25, 2014
- Dunnellon, FL — March 26, 2014
- Clermont, FL — March 27, 2014

Sabal Trail submitted responses to the public comments received during the scoping period on May 5, 2014.

Sabal Trail continues to update its Project web page[5], as needed, to provide the public with the most recent information, including a Project overview, map of the proposed facilities, frequently asked questions, Project contacts, and announcements of public meetings on the Project. Sabal Trail plans to continue its efforts to keep landowners, public officials and the relevant permitting agencies fully informed of developments on the Project. Sabal Trail's Public and Agency Participation Plan is provided in Appendix 1E.

1.11.1.1 Landowner Complaint Resolution Process

Sabal Trail has an established protocol to resolve any landowner concerns prior to construction, using the Project 24-Hour hotline. The hotline is a toll-free number that serves as a means for landowners to contact appropriate Project representatives with questions, concerns, and complaints. The call response is a three-step process.

Step 1: Gathering Information

A Project representative will request all necessary information to complete the caller information section of the hotline record, including the caller's name, address, phone number, and Project reference. Additionally, any details offered by the caller regarding the purpose of the call will be entered on the hotline record.

Step 2: Defining the Issues

The Project representative will work with the caller to help understand and address their concerns. If a representative can resolve the issue, they will record this on the hotline record. Otherwise, the caller will be advised that their concerns have been documented and that they can generally expect a return call within the same business day from a Sabal Trail representative. The hotline record documenting the concerns will then be directed to the appropriate ROW agent.

Step 3: Resolution

If the issues are resolved during Step 2, a representative will complete the process by documenting how a resolution was reached for the hotline record. If a resolution is not reached during Step 2, the hotline record will be forwarded to the appropriate ROW agent who will return the call. The delegation of the issue should generally follow this progression until resolution is reached. If a ROW agent receives a direct phone call relating to environmental, construction, or off-ROW issues from a landowner during pre-construction, construction, or post-construction activities, the agent will request all necessary information to complete the caller information section of the hotline record including the caller's name, address, phone number, and Project reference. The agent will then proceed to Steps 2 and 3 until a resolution is reached.

1.11.2 Agency Consultations

In addition to its public outreach efforts with landowners and local officials, Sabal Trail has been conducting extensive planning and consultations with federal, state and local regulatory agencies, resource agencies and other groups interested in the Project. The consultation process has involved briefings, meetings, letter requests for resource information, and telephone discussions and emails. Copies of correspondence and related information regarding threatened or endangered species and sensitive habitats are provided in Appendix 1C.

[5] Sabal Trail Project Web Page: http://www.sabaltrailtransmission.com/

1.12 Permits and Approvals

Construction contractor(s) engaged by Sabal Trail will be required to observe and comply with all applicable laws and regulations that apply to the conduct of the work. During the performance of the work, contractors will be required to comply with the Minimum Federal Safety Standards adopted by the USDOT under the Natural Gas Pipeline Safety Act of 1968, as amended, Occupational Safety and Health Administration guidelines, and Sabal Trail's own internal standards.

Other safety construction codes and regulations may be enacted or adopted by duly constituted government agencies and bodies having jurisdiction over the locations where the work is to be performed. The contractor(s) will be required to observe and abide by all provisions that are applicable.

Notwithstanding anything to the contrary set forth in this section, nothing stated herein shall be construed to indicate that any state, regional, or local agency referred to has the power to impose any requirement inconsistent with federal law or to refuse to issue or to unreasonably delay the issuance or processing of any state, regional, or local permit, license, certificate, approval, review, or other requirement; nor shall this document be construed to limit Sabal Trail's legal rights under the Natural Gas Act (15 United States Code § 717, *et seq.*), Pipeline Safety Improvement Act (49 United States Code §§ 60101, *et seq.*), or the U.S. Constitution, including, but not limited to, the Supremacy Clause and the Commerce Clause.

The construction, operation, and maintenance of the Project will require multiple permits and regulatory approvals from various federal and state agencies, as well as consultations with Native American tribes and other interested parties. Consultations have been initiated with the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, State Historic Preservation Office ("SHPO"), and other state and/or federal wildlife management and environmental agencies. Consultations with these and other agencies will continue throughout the Project review and permitting period. The applicable permits and approvals, responsible agencies, and the filing status and schedule for these permits and approvals are summarized in Table 1.12-1.

1.13 Status of Field Surveys

The biological, aquatic, and cultural resources field surveys for the Project began on September 23, 2013. Sabal Trail is in the process of completing the required natural and cultural resource field surveys where access is available along the majority of the proposed pipeline route (in excess of 91 percent of the proposed route). Sabal Trail is also in the process of completing preliminary field reconnaissance at the proposed compressor station sites. Sabal Trail has also continued informal consultations with federal and state resource agencies to update the known locations of threatened and endangered species, if any, that could potentially be affected by construction or operation of the Project; and with the SHPO to update the locations of historic or architectural resources potentially eligible for the National Register of Historic Places ("NRHP").

A summary of the current field survey status is presented below.

1.13.1 Biological Field Surveys

Sabal Trail is in the process of completing waterbody and wetland field surveys within a 300-foot-wide pipeline ROW study corridor over the entire route of the proposed Mainline Route, Hunters Creek Line, and Citrus County Line where survey permission has been obtained. Natural resource field surveys are complete along approximately 91 percent of the Mainline Route, 100 percent of the Hunters Creek Line, and 99 percent of the Citrus County Line or approximately 91 percent of the entire Project area. Field surveys are also underway for the proposed compressor station sites, other aboveground facilities, and access roads.

Consultations have been ongoing with the U.S. Fish and Wildlife Service, the Alabama Department of

Conservation and Natural Resources, the Georgia Department of Natural Resources-Wildlife Resources Division and the Florida Fish and Wildlife Conservation Commission, to determine the federal and state listed species that could occur within the Project area. Table 3.5-1 in Resource Report 3 (Fish, Wildlife, and Vegetation) provides a list of the species identified and their potential occurrence within the Project area.

1.13.2 Cultural Field Surveys

Preliminary cultural resources background research and literature file reviews at the Alabama, Georgia, and Florida SHPOs have been conducted for the entire Project. Field surveys for archaeological resources are being completed along the 300-foot-wide pipeline ROW study corridor where access has been obtained (approximately 92 percent of the proposed route). Surveys are also complete for each of the proposed Compressor Station sites.

See draft Resource Report 4 for a discussion of existing cultural resources within the vicinity of the Project.

1.13.3 Civil Surveys

Civil surveys for the Project are mostly complete with the exception of properties where access is not available or along newly identified reroutes currently in the route evaluation process. Sabal Trail has completed approximately 95 percent of the centerline and detailed survey for the proposed pipeline route. Sabal Trail is in the process of obtaining survey permission for the remaining parcels that have not been surveyed yet, as well as the proposed reroutes. Sabal Trail has also completed approximately 25 percent of the civil surveys required for the aboveground facilities for the Project.

1.13.4 Geotechnical Borings for HDD Feasibility

Sabal Trail is in the process of conducting geotechnical investigations to document existing subsurface conditions and bedrock properties at approximately 90 test bore sites along the proposed pipeline route and at the approximately 20 proposed HDDs. To date, Sabal Trail has completed two test borings at one of the proposed HDD locations and anticipates the completion of the remaining test borings by July 2014. The results of the geotechnical investigations will be provided in the final Resource Report 6 to be filed with the Project Application.

1.14 Non-Jurisdictional Facilities

Non-jurisdictional facilities associated with the Project include the proposed construction of a new 1,640 megawatt combined-cycle electric generating plant by DEF[6] at the terminus of the Citrus County Line. This power plant will be constructed and owned by DEF. All permitting for the construction and operation of the power plant will also be the responsibility of DEF.

Sabal Trail has evaluated the four factors to be considered by the FERC to determine whether an environmental analysis of the non-jurisdictional facilities by the FERC is warranted. Sabal Trail has concluded that the non-jurisdictional facilities, while related to the Project, do not warrant FERC review. In order to determine whether non-jurisdictional components or facilities associated with a proposed project require environmental review by the FERC, a four factor test is applied using the criteria specified in 18 CFR § 380.12(c)(2)(ii). These criteria are intended to determine whether there is sufficient federal control and responsibility over the subject component or facility as a whole to warrant environmental analysis. These factors to be considered include:

[6] http://www.duke-energy.com/CitrusNaturalGas/

- Whether the regulated activity comprises "merely a link" in a corridor-type project, e.g., a transportation or utility transmission project;
- Whether there are aspects of the non-jurisdictional facility in the immediate vicinity of the regulated activity that affect the location and configuration of the regulated activity;
- The extent to which the entire project would be within the FERC's jurisdiction; and
- The extent of cumulative federal control and responsibility.

With regard to the first factor, the proposed power plant would utilize natural gas provided by the Project's Citrus County Line in the generation of electricity for its customers. The Citrus County Line serves as merely a link between Sabal Trail's customer (DEF) and the gas supply it requires to operate its electric generation facility. This factor weighs against extending the scope of the FERC's NEPA review to the non-jurisdictional facility.

With regard to the second factor, the proposed power plant would receive natural gas as a fuel source from the Project's Citrus County Line. The power plant design requirements of DEF determined the location of the terminus of the Citrus County Line at the Duke Energy Citrus County M&R Station, but did not impact the overall routing and configuration of the Project. Thus, the second factor weighs against extending the scope of the FERC's NEPA review to the non-jurisdictional power plant.

The third factor weighs the extent to which the entire Project would be within the FERC's jurisdiction. FERC has primary authority over approval of the Project. Several other federal and state agencies, however, also exercise approval authority over related aspects of the Project (e.g., wetland and waterbody crossings) under the FERC's lead in the NEPA process. The power plant would be non-jurisdictional requiring the approval authority of the Florida Public Service Commission and authorization under the Florida Electric Power Plant Siting Act. Because the FERC has no authority over the non-jurisdictional facility, this factor weighs against extending the scope of the FERC's NEPA review to the non-jurisdictional facility.

The last factor weighs the extent of cumulative federal control and responsibility over the non-jurisdictional facility. Federal control is determined by the amount of federal financing, assistance, direction, regulation, or approval inherent in a project. The non-jurisdictional facility is a private construction project. The federal government has no financial involvement, and no federal lands are involved. Construction of the power plant will generate a new source of air emissions; however, these emissions are regulated pursuant to delegated authority by the State of Florida. Based on the available information, federal agencies are expected to have limited involvement in the approval of the non-jurisdictional facility power plant. Therefore, cumulative federal control is minimal, and this factor weighs against extending the scope of the FERC's NEPA review to the non-jurisdictional power plant.

Applying the four factor test to the potential addition of a power generating facility as part of the Project indicates that only one of the four factors favor examining the non-jurisdictional facility. Therefore, insufficient justification exists to warrant extension of the FERC's NEPA review to include the non-jurisdictional facility.

1.15 Cumulative Impact

Cumulative impacts may result when the environmental effects associated with a proposed project are added to temporary (construction-related) or permanent (operation-related) impacts associated with other past, present, or reasonably foreseeable future projects. Although the individual impact of each separate project may not be significant, the additive or synergistic effects of multiple projects could be significant. Further, impacts which are not causally-related to the Project nor which are not reasonably foreseeable do not warrant review under NEPA.

Sabal Trail identified present or reasonably foreseeable future projects from a review of topographic maps, field reconnaissance, internet research, and searches of county planning or development organization websites. Sabal Trail also contacted county officials concerning recent or planned new residential developments or large commercial/industrial developments occurring within the counties in Alabama, Georgia, and Florida that are affected by Project construction. Table 1.15-1 summarizes recently completed, current and proposed projects identified within the Project counties. These projects were evaluated for potential cumulative or additive impacts to resources that would be affected by the construction and operation of the Project.

1.15.1 Potential Cumulative Impact on Resources within the Project Area

Geology, Soils and Sediments – The facilities associated with the Project are expected to have a temporary but direct impact on near-surface geology, soils, and sediments. Clearing and grading associated with construction of the Project and the other projects listed in Table 1.15-1 could accelerate the soil erosion process and, without adequate protection, could result in discharge of sediment to adjacent waterbodies and wetlands. Because the direct effects will be localized and limited primarily to the period of construction, cumulative impacts on geology, soils, and sediments will only occur if other projects are constructed at the same time and place as the proposed Project facilities. The construction schedules of some of the projects listed in Table 1.15-1 coincide with the schedule proposed for the Project. Sabal Trail will implement the FERC Plan to establish a baseline for minimizing the potential for erosion as a result of water or wind action and to aid in reestablishing vegetation after construction. In addition, disturbance associated with construction activities will be minimized and mitigated through the application of Best Management Practices that will be incorporated in the Project E&SCP. Should hazardous materials or contaminated soils and/or sediments be encountered during construction, they will be disposed of at fully licensed and permitted disposal facilities in accordance with applicable state and federal laws and regulations. As a result, the cumulative effect on geological resources, soils, and sediments are expected to be temporary and minor.

Water Resources and Wetlands – Construction of the Project facilities will result in temporary impacts to 571.46 acres of wetlands. Of this amount 30.95 acres will be impacted by the Project pipeline facilities located in Alabama, 129.65 acres will be impacted by the Project pipeline facilities located in Georgia, and 410.86 acres will be impacted by the Project pipeline facilities located in Florida. A total of 336 surface waterbodies will also be affected by construction of Project pipeline facilities. These include 173 perennial waterbodies, 85 intermittent waterbodies, 59 ephemeral waterbodies and 19 ponds. Of these 336 waterbodies, 244 are minor crossings (less than 10 feet wide), 73 are intermediate crossings (10 to 100 feet wide), and 19 are major crossings (greater than 100 feet wide).

Pending the results of the geotechnical investigations to confirm feasibility, Sabal Trail proposes to cross a total of 35 waterbodies using the HDD method, which will avoid all direct in-stream effects; however, there is a potential for in-stream impacts should an inadvertent release of drilling mud occur during the crossing. Sabal Trail has prepared a HDD Contingency Plan for monitoring the HDD program for the Project. This plan describes measures that will be implemented in the event of an inadvertent release of drilling fluid and is included in Appendix 2A of Resource Report 2.

Sediment loading could also occur due to runoff from construction activities near wetlands and waterbodies. These resources could also be affected by a spill of hazardous liquids or the excavation and dispersal of contaminated sediments during trenching. Each proponent for the projects listed in Table 1.15-1 that affects wetlands will be required by the terms and conditions of their respective Section 404 permits to provide compensatory mitigation for unavoidable wetland impacts. However, each of the project proponents will minimize these effects by implementing wetland and waterbody construction and mitigation measures, including erosion control measures by complying with applicable federal and state permit requirements.

Most of the projects listed in Table 1.15-1 are located within the watersheds crossed by the Project, and some of these projects could potentially result in impacts on wetlands and surface waters. Therefore, there is the potential that cumulative impacts could result if the Project were constructed in addition to other projects; however, the Project will contribute little to the long-term cumulative impacts on wetlands and waterbodies. Impacts on surface waters resulting from Project construction will end shortly after the pipelines are installed and most of the impact on wetlands will also be of short duration.

Construction of the proposed pipeline segments will result in temporary effects to 160.87 acres of emergent and scrub-shrub wetlands and 410.49 acres of forested wetlands. Approximately 143.49 acres of previously forested wetland will be permanently converted to non-forested cover types and maintained by means of mechanical cutting and mowing as part of pipeline operation. The remaining 268.76 acres of forested wetland will be allowed to revert to a forested state following construction and restoration of the ROW. Accordingly, all but 143.49 acres of forested wetland within new permanent pipeline ROW will be permitted to return to a pre-construction state. Therefore, the cumulative effect on waterbody and wetlands will be temporary and minor.

Vegetation and Wildlife – When projects are constructed at or near the same time, the combination of construction activities could have a cumulative impact on vegetation and wildlife in the immediate area. Clearing and grading and other construction activities associated with the projects will result in the removal of vegetation, alteration of wildlife habitat, displacement of wildlife, and other secondary effects such as forest fragmentation and establishment of invasive plant species.

The total amount of vegetation that may be affected by these projects could appear large but are still relatively minor compared to the abundance of similar vegetation cover types and wildlife habitats in the Project area. As part of each project's permit conditions, mitigation measures should be implemented to minimize the potential for erosion, revegetate disturbed areas, increase the stabilization of site conditions, and control the spread of noxious weeds. Therefore, the degree and duration of the cumulative impact on vegetation and terrestrial wildlife from these projects will be minimized.

Cultural Resources – Past disturbances to cultural resources in the Project area are typically related to urban development, accidental disturbances, intentional destruction or vandalism, lack of awareness of historic value, and construction, maintenance, and operations associated with existing infrastructure.

Federally regulated projects will include mitigation measures designed to avoid or minimize additional direct impacts on cultural resources. Non-federal actions will need to comply with any identification procedures and mitigation measures required by the states of Alabama, Georgia, and Florida. Sabal Trail will develop Project-specific plans to address unanticipated discoveries of cultural resources and human remains in the event they are discovered during construction.

Socioeconomics – The Project and the projects listed in Table 1.15-1 will generate temporary construction jobs. The local supply of construction workers needed for these projects may be derived from workers employed in the area, which will provide a direct economic benefit to those individuals and the communities in which they reside. The non-local laborers could represent an increase in the percent of the total population in the Project area (assuming half the construction workers are non-local); however, the existing local infrastructure and housing availability in the Project area is expected to be sufficient to provide for the needs of non-local workers.

There will be positive cumulative economic benefits from these projects. Taxes generated from operation of the projects will result in an annual tax revenue increase. Permanent employment will also increase as a result of the operation of many of these projects, with the cumulative benefit of potentially lowering local unemployment rates.

Land Use – The Project and several other projects listed in Table 1.5-1 will result in both temporary and permanent changes to current land uses. Approximately 61 percent of the 498.5 miles of Project pipeline facilities will be within or adjacent to existing ROW, consisting of public roadways and/or other utility ROWs. New permanent effects on land use will be small because 61 percent (i.e., 4,735.12 acres) of the land affected by construction of the Project facilities will be allowed to revert to prior uses following construction. No additional restrictions will be required, except for the remaining approximately 39 percent (3,057.73 acres) of land affected by the construction of the Project facilities that will be required for operation.

Following construction, the majority of affected areas will be restored and relinquished back to the landowner without restrictions. Some new restrictions will be imposed on the new (no greater than 50-foot-wide) permanent ROW, but primarily these will be limited to activities such as deep excavations or the construction of new, permanent structures that could threaten the integrity of the pipeline or preclude Sabal Trail's ability to maintain the pipeline. Because a relatively small area of land used by the Project will be converted to another land use type and because construction will be short term, the cumulative effect on land use will be temporary and minor.

Air Quality – Construction equipment and vehicles emit air pollutants in the immediate vicinity of construction, and fugitive dust emissions are generated by soil excavation and other construction activities. The cumulative impact on air quality from construction of the Project and other projects will depend on the type of construction activities that are taking place at the same time and how close in proximity the construction activities are occurring. Construction of some of these projects is either i) already complete, ii) will occur in phases over many years (such as the highway projects) which reduces their impact at a given location during a given time period, or iii) will occur at varying distances from the Project such that many of the others will result in a minimal, if any, cumulative impact with Project construction activities. Dust generated by the Project will be controlled by watering down the construction workspace or application of other dust control agents at regular intervals. Because construction activities for the Project, along with the other projects, will be localized, temporary and of short duration in a particular area, the cumulative effect of construction activities are not expected to result in significant adverse air quality impacts.

Operation of the other projects listed in Table 1.15-1 will have air emissions associated with them; however, the other sources of air emissions from operation of these recent or planned projects are or will be controlled in accordance with state and federal air pollution laws and regulations. As described in Resource Report 9, the air emissions resulting from operation of the Alexander City, Albany, Hildreth, Dunnellon and Reunion Compressor Stations will be subject to the limitations imposed by air emissions permits issued under state and federal law and regulations. As a result, long term, permanent degradation of air quality due to operation of the Project in conjunction with the other projects listed in Table 1.15-1 is not expected. In fact, to the extent that the new clean-burning natural gas supply provided by the Project is used to replace the burning of coal or other fossil fuels, the Project may result in an overall improvement in regional air quality. The use of natural gas results in lower emission rates of greenhouse gases and criteria air pollutants than all other fossil fuels (standardized to emissions per unit of energy consumed). The additional natural gas brought to the region will enable utilities and industry in Florida and the southeast to utilize this clean fuel for continued or increasing use at existing natural gas-fired facilities and for fuel switching at existing facilities, which will minimize air emissions and ensure compliance with applicable emission-limiting standards. The use of natural gas results in lower emission rates of greenhouse gases and criteria air pollutants than all other fossil fuels (standardized to emissions per unit of energy consumed). The additional natural gas brought to the region will enable utilities and industry in Florida and the southeast to utilize this clean fuel for continued or increasing use at existing natural gas-fired facilities and for fuel switching at

existing facilities, which will minimize air emissions and ensure compliance with applicable emission-limiting standards.

Noise Quality – Construction activities also have the potential to produce an increase in noise levels. Similar to potential cumulative air quality impacts, cumulative impacts from construction noise from the Project and the other projects listed in Table 1.15-1 also depends on the type of construction activities that are taking place at the same time and how close in proximity the construction activities are occurring. Because the noise generated by construction activities will be temporary and localized, construction activities for the Project along with the other projects are not expected to result in significant adverse noise impacts.

The design of the proposed compressor stations will include noise abatement measures, as applicable, to ensure the off-site impact of the noise generated by operation of the compressor station is in compliance with all applicable noise standards, including the FERC sound level limits.

Conclusion – The majority of cumulative impacts would be temporary and minor when considered in combination with past, present, and reasonably foreseeable activities. However, some long-term cumulative impacts would occur on wetland and upland vegetation and associated wildlife habitats. Some long-term cumulative benefits to the community would be realized from the increased tax revenues. Short-term cumulative benefits would also be realized through jobs and wages and purchases of goods and materials. There is also the potential that the Project would contribute to a cumulative improvement in regional air quality if a portion of the natural gas associated with the Project displaces the use of other more polluting fossil fuels.