

BRADFORD COUNTY

COMPREHENSIVE PLAN

Adopted

December 12, 1991 by Ordinance No. 91-9

Amended

January 11, 1994 by Ordinance No. 94-01
September 23, 1999 by Ordinance No. 99-18
September 18, 2003 by Ordinance No. 03-10
April 21, 2005 by Ordinance No. 05-06
October 19, 2006 by Ordinance No. 06-34
June 21, 2007 by Ordinance No. 07-29
March 11, 2008 by Ordinance No. 08-11
July 17, 2008 by Ordinance No. 08-22

September 18, 2008 by Ordinance No. 08-29
December 18, 2008 by Ordinance No. 08-36
April 16, 2009 by Ordinance No. 09-05
August 18, 2011 by Ordinance No. 11-18
April 19, 2012 by Ordinance No. 12-05
April 19, 2018 by Ordinance No. 18-02
November 21, 2019 by Ordinance No. 19-10
December 16, 2021 by Ordinance No. 21-22

BRADFORD COUNTY COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
Board of County Commissioners

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
352.955.2200

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INTRODUCTION

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

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

In 1985, the Florida Legislature enacted and the Governor signed into law the “Local Government Comprehensive Planning and Land Development Regulation Act.” This legislation requires all local governments in Florida to revise and update the Comprehensive Plan for their respective jurisdictions in conformance with the provisions of the aforesaid Act.

This comprehensive planning process involves essentially four basic steps:

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

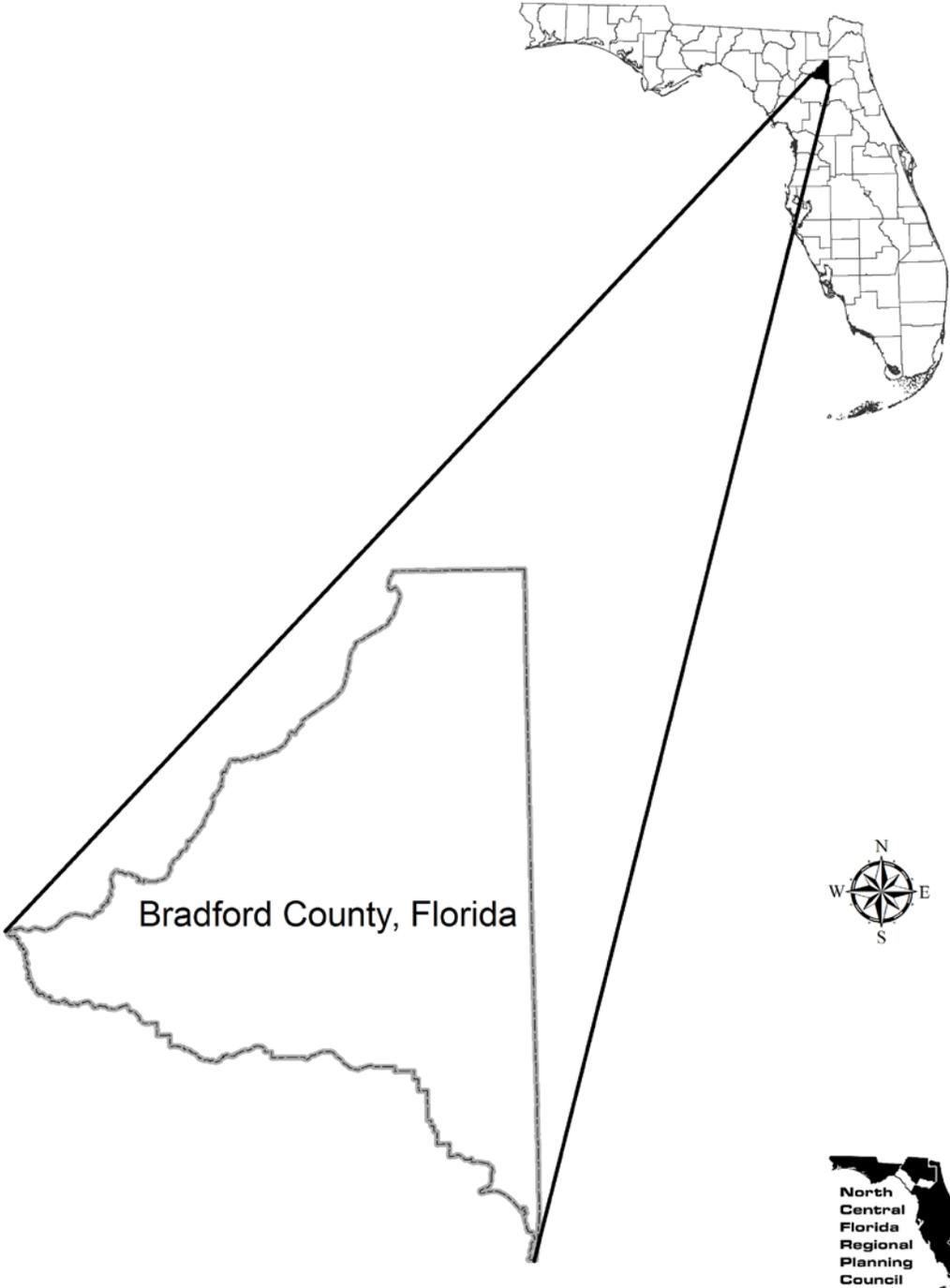
Step (1) is accomplished through the preparation of the Data and Analysis document which, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, provides a basis for the formulation of the Comprehensive Plan. Steps (2) and (3) are the essence of the Comprehensive Plan and are contained within the document entitled Plan Elements. Step (4) is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act and by the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 290 square miles or 185,349 acres in area. The County is located in the north central portion of the State of Florida and is bordered on the east by Clay County, on the south by Alachua County (and for most of the boundary separated by the Santa Fe River or the Little and (Big) Santa Fe Lakes) and a small piece of Putnam County, on the west by Union County (and separated by the New River), and on the north by Baker County, as shown on the following location map.

The eastern portion of the County contains the City of Starke, the County seat, containing 5,449 persons in 2010 which accounts for 19 percent of the County’s total population of 28,520.

General Location Map



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

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

The following goal, objectives and policies provide guidance in the distribution of future land uses. The focal point around which this Future Land Use Element is centered is the relationship between urban and rural development 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.

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

Before any special exception or special permit shall be granted, the County shall make a specific finding that the granting of the special exception or special permit will not adversely affect the public interest. Before any special exception or special permit shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters.

- a. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b. Offstreet parking and loading areas;
- c. Refuse and service areas;
- d. Utilities, with reference to locations, availability and compatibility;
- e. Screening and buffering, with reference to type, dimensions, and character;
- f. Signs, if any, and proposed exterior lighting;
- g. Required yards and other open space; and
- h. Considerations relating to general compatibility with adjacent properties and natural resources.

In addition, any non-agriculturally related special exception granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special exception or special permit. The purpose of the buffer is to protect agriculture land uses from the special exception or special permit. The buffer should function to:

- a. Screen the special exception or special permit from the adjacent farming activities, including, but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and
- b. Provide protection to the agricultural land use from intrusive activities of the special exception by limiting access to the adjacent agricultural land use.

Further, the negative impacts of the uses upon each other must be minimized by the buffer such that the long-term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban Development Areas are those areas shown on the County's Future Land Use Plan Map. These areas are not urban service areas for public facilities, but are areas to which public, conservation, environmentally sensitive, recreation, residential, commercial, industrial and electrical power generating facility 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 30 percent of the total acreage within the County and discourage the proliferation of urban sprawl.

Policy I.1.1 The County shall limit the location of residential units exceeding 8 dwelling units per acre to arterial or collector roads identified on the County Future Traffic Circulation Map where public facilities are available to support such higher density. In addition, commercial and industrial uses which require an accessible location convenient to streets carrying larger volumes of traffic than local roads, shall be limited to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher intensity.

Policy I.1.2 The County shall allocate amounts and mixes of land uses for agricultural, 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 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 compatibility with uses inside and outside the proposed development to minimize impact of proposed development adjacent to agricultural or forested areas, wetlands and 100-year 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.
- Policy I.1.6 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to mitigate the constraints created by the unsuitable land conditions.
- Policy I.1.7 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 for designated urban development areas within the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

PUBLIC LAND USE

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

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

CONSERVATION LAND USE

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

Conservation use includes public access, silviculture activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as environmentally sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas.

Environmentally Sensitive Areas are lands within the 100-year flood plain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas. The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site.

All lots within Environmentally Sensitive Areas shall have a length-to- width ratio not greater than three to one.

Silviculture uses shall be conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan. In addition, the County shall prohibit the location of agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio; and

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed; and

Environmentally Sensitive Areas-1 \leq 1 d.u. per 40 acres

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

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres 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, a 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 developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

6. The development shall have direct access to a County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

RECREATION LAND USE

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

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

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the urban development areas as defined within this Comprehensive Plan. 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. Churches and other houses of worship are permitted within low, moderate, medium and high density residential land use classifications. In addition, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio.

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

| | |
|-------------------------------|--|
| Residential Estate | shall be limited to a density of less than or equal to one dwelling unit per acre and generally is intended for special areas around lakes and golf courses; |
| Residential, Low Density | shall be limited to a density of less than or equal to 2.0 dwelling units per acre; |
| Residential, Moderate Density | shall be limited to a density of less than or equal to 4.0 dwelling units per acre; |
| Residential, Medium Density | shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and |
| Residential, High Density | shall be limited to a density of less than or equal to 20.0 dwelling units per acre. |

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, offsite signs, churches and other houses of worship, private clubs and lodges, residential dwelling units which existed within this category on the date of adoption of this Comprehensive Plan, may be approved as special exceptions or special permits; and

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

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the interchange areas of State Road 223 (Alternate U.S. Highway 301) truck route, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, hotels, motels, travel trailer parks, and campgrounds;
2. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists;
3. Retail sale of farm equipment, farm and home supplies;
4. Truck stops;
5. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
6. Facilities for the storage and distribution of products, including wholesale activity.

If highway interchange uses and special exceptions are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, offsite signs, 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.

ELECTRICAL POWER GENERATING FACILITY 1 LAND USE

This land use category is intended for electrical power generating facilities which include electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. This Facility 1 land use category shall allow multiple unit (1 to 10 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 1000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 60 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 25 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to which:

1. The site is nearby to utility uses and/or accessible by fuel transportation facilities.

2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.
3. There is a water source that is adequate for plant operation based on the best available data and analysis.
4. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.
7. To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses:

1. Shall not be located within 250 feet of the bank of the Santa Fe River; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;

4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by Florida Department of Environmental Protection for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

ELECTRICAL POWER GENERATING FACILITY 2 LAND USE

This land use category is intended for electrical power generating facilities which includes electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. This Facility 2 land use category shall allow multiple unit (1 to 24 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 2000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 250 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities.

Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:

1. The site is nearby to utility uses, and/or accessible by fuel transportation facilities;
2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units, directly associated facilities and related uses, and existing residential units;
3. There is a water source that is adequate for plant operation based on the best available data and analysis;
4. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.

To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:

1. Shall not be located within 250 feet of the bank of the Santa Fe River, provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by the Florida Department of Environmental Protection for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

Policy I.1.8

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.1.9

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. In these areas, uses such as agricultural, public, conservation, environmentally sensitive, recreation, commercial, industrial and electrical power generating facility uses are to be directed.

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

Policy I.2.1 The County shall permit agricultural, conservation, recreation and public uses, public, private and charter schools, 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. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the provisions of the silviculture policy contained within the Conservation Element of this Comprehensive Plan;

In any Agricultural Land Use classification, structures involving farm animals and livestock shall be located no closer than 100 feet of any lot line. Churches and other houses of worship are permitted within agricultural land use classifications. Public or private schools offering curricula comparable to that of public schools are permitted within agricultural land use classifications. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughter houses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet), welding shop (not to exceed 2,500 square feet), home occupations, off-site signs, explosives (manufacturing or storage), bottled water plants, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions and be limited to an intensity of .25 floor area ratio;

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

- Agriculture-1 less than or equal to 1 dwelling unit per 15 acres
- Agriculture-2 less than or equal to 1 dwelling unit per 5 acres, except as provided below.

Within the Agriculture-2 land use classification, notwithstanding the density requirement of one dwelling unit per five acres stated above, lots equal to or greater than one acre and less than five acres may be created, as follows.

1. Individual lots;
2. Subdivision lots up to eight lots; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

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

In addition, within the Agriculture-2 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of five acres or as a Planned Rural Residential Development

with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site. Within the Agriculture-2 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

All Planned Rural Residential Developments shall be developed, as follows.

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

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

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

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

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

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of lot length-to-width ratio policy contained within the Future Land Use Element of this Comprehensive Plan.

The total number of lots created equal to or greater than one acre and equal to or less than five acres, within the Agriculture-2 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to the lot conveyance policy contained within the Future Land Use Policy of this Comprehensive Plan shall not count towards the 150 lot capacity.

Within the Agriculture-2 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following.

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

All lots, whether within a subdivision or Planned Rural Residential Development within Agriculture and Environmentally Sensitive Area land use classifications shall have a length-to-width ratio no greater than three-to-one. All lots, whether within a subdivision or Planned Residential Development within Residential Estate land use classifications shall have a length-to-width ratio no greater than eight-to-one.

Certain lands surrounding lakes outside a designated urban development area may be designated Residential Estate, for a depth of 800 feet from the mean high water line of said lakes. Lake front lots of record in the Residential Estate land use classification on the date of adoption of this Comprehensive Plan may have a density of one dwelling unit per lot. Lake front lots created within the Residential Estate land use classification after the date of adoption of the Comprehensive Plan shall have a density of one dwelling unit per acre. All structures except docks, piers and walkways shall be set back a minimum of 50-feet from the mean high water line of any such lake. In addition, agricultural uses and silviculture activities shall be prohibited within 50 feet of the mean high water line of any such lake.

PUBLIC LAND USE

Lands classified as Public consist of public, charter and private schools, 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 USE

Lands classified as Conservation Use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, silviculture activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's Environmentally Sensitive Areas as designated within this Comprehensive Plan;

Environmentally Sensitive Areas are lands within the 100-year flood plain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas.

The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 land use classification dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length-to-width ratio no greater than three-to-one. Silviculture uses shall be conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan.

In addition, the County shall prohibit the location of agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; and

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

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed;

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 land use classification, dwelling units may be clustered on smaller lots with no lot being less than five acres if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres 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, a 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 developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

6. The development shall have direct access to a County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roads.

RECREATION LAND USE

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

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

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

COMMERCIAL LAND USE

Lands classified as Commercial Use consist of areas used for the sale, rental and distribution of products or performance of services. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this land use classification on the date of adoption of this Comprehensive Plan, and other similar uses comparable with commercial uses may be approved as special exceptions.

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

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the interchange areas of State Road 223 (Alternate U.S. Highway 301) truck route, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, hotels, motels, travel trailer parks, and campgrounds;
2. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists;
3. Retail sale of farm equipment, farm and home supplies;
4. Truck stops;
5. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
6. Facilities for the storage and distribution of products, including wholesale activity.

If highway interchange uses and special exceptions are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USES

Lands classified as Industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions; and

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

ELECTRICAL POWER GENERATING FACILITY 1 LAND USE

This land use category is intended for electrical power generating facilities which include electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. This Facility 1 land use category shall allow multiple unit (1 to 10 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 1000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 60 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 25 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to which:

1. The site is nearby to utility uses and/or accessible by fuel transportation facilities.
2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.
3. There is a water source that is adequate for plant operation based on the best available data and analysis;
4. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.

5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.
7. To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses.

1. Shall not be located within 250 feet of the bank of the Santa Fe River; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;

8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by the Florida Department of Environmental Protection for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

ELECTRICAL POWER GENERATING FACILITY 2 LAND USE

This land use category is intended for electrical power generating facilities which includes electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. This Facility 2 land use category shall allow multiple unit (1 to 24 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 2000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 250 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:

The site is nearby to utility uses, and/or accessible by fuel transportation facilities;

1. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units, directly associated facilities and related uses, and existing residential units;
2. There is a water source that is adequate for plant operation based on the best available data and analysis;
3. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
4. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
5. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.

To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:

1. Shall not be located within 250 feet of the bank of the Santa Fe River, provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;

3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

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

Policy I.2.4 The County shall provide for the location of resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District.

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.

Policy I.3.2

Neighborhood commercial activities are small scale retail service establishments which serve the convenience needs of adjacent agricultural and residentially classified areas shown on the Future Land Use Plan Map within the designated urban development areas and the rural areas of the County. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria.

1. Neighborhood commercial 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 pharmaceuticals, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers, financial institutions and similar compatible neighborhood commercial uses may be allowed as special exceptions or special permits and be subject to an intensity of .25 floor area ratio.
2. Neighborhood commercial 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;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage;
5. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio; and
6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications.

Policy I.3.3

The County shall limit mining operations to those areas shown on Appendix A of the Future Land Use Map Series of this Comprehensive Plan entitled Mining Areas. An amendment of this Comprehensive Plan shall be required to add or delete mining areas from this illustration. All such mining activities shall be conducted in accordance with the following criteria:

1. The filing of a Mining Master Plan with the Board of County Commissioners which shall:
 - a. Describe the boundaries of the areas of proposed mining;
 - b. Describe the location of existing or proposed processing facilities, highways and railroads;
 - c. Provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;
 - d. Describe the mining process to be conducted; and
 - e. Describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.
2. Upon review of the Mining Master Plan the Board of County

Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations be reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:

- a. Land areas not less than three feet above the ground water table that have been graded to a level, gently rolling, sloping or terraced topography with major continuous slopes no steeper than four horizontal to one vertical and in a way to minimize erosion due to rainfall, break-up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.
- b. Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than four horizontal to one vertical out to six-foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.
- c. Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the areas. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.
- d. Other standards set forth in Chapter 62C-16, Florida Administrative Code, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code.
- e. Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as surfacewater and groundwater resources, wetlands, floodplains, endangered, threatened or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities which cannot be restored based upon competent and substantial scientific evidence presented to the County at the time the Master Mining Plan is reviewed by the Board of County Commissioners. Environmentally Sensitive Lands, such as wetlands, floodplains, endangered, threatened or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.
- f. Mining operations shall provide a minimum of a 200-foot buffer from adjacent properties.

For the purposes of this Comprehensive Plan "restoration" when used in conjunction with mining operations shall mean the recontouring and re-vegetation of lands, which will return the type, nature, and function of the ecosystem to the condition in existence immediately prior to mining operations. The County shall recognize technological limitations and economic considerations concerning the methods and practices to be used to restore environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities. However, such considerations shall not result in environmentally sensitive lands, such as wetlands, flood plains, endangered, threatened or species of special concern, wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, not being restored to the same type, nature and function ecosystem. For example, restoration shall be considered accomplished when immature trees are used, mature trees are not required to be replanted in areas where mature trees were removed to allow for mining.

For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.

- Policy I.3.4 The County shall encourage the use of Low Impact Development practices to maintain provisions for drainage and stormwater management and treatment on-site, 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 Development 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, flood ways 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, in effect upon adoption of this Comprehensive Plan, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual. 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 three times the width of lots for the location of dwelling units within all agricultural, environmentally sensitive area and residential land use classifications, except as provided below. The length of the lots shall not exceed eight times the width of lots for the location of dwelling units within the residential estate land use classification and that portion of residential land use classifications located within 800-feet of the mean high water line of lakes. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing more than nine lots any of which lots are equal to or less than ten acres in size, the County shall require that all roads be paved to County standards. This Policy shall not apply to an existing County maintained road located outside of a new subdivision, Planned Residential Development or Planned Rural Residential Development.
- Policy I.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 Existing lots or parcels of record, structures, and uses of land which do not comply with the provisions of this Comprehensive Plan on the date of adoption by the County Board of County Commissioners are deemed to be non-conforming. The County hereby establishes the following provisions for non-conforming lots, structures and uses of land or structures:
1. Non-conforming lots of record shall be recognized within any zoning district in which single-family dwellings are permitted. A single-family dwelling may be erected, expanded or altered on any single lot of record.
 2. Non-conforming uses of land or structures may be continued where the lawful use of land existed prior to 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.
 3. Non-conforming structures may be continued where a structure lawfully, prior to 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; such structure may be continued so long as it remains otherwise lawful.

Policy I.5.2

The County hereby establishes the following administrative procedure 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 Policy, 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 Policy. 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 storm water 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, Except as provided in the presumptive vesting for density only policy contained within the Future Land Use Element of this Comprehensive Plan - All lots of record as of the adoption of this Policy, whether located within a subdivision or without, but only to the extent of one single-family residence per lot; however, no more than four such lots shall be contiguous as of the adoption of this Policy to any other lot(s) owned or under contract for deed to the person(s) applying for the single-family residence building permit. Where there are more than four contiguous lots of record, as of the date of adoption of this Policy, those lots or portions, thereof, exceeding the four lots and not meeting the required density requirement, shall be required to be combined to meet the density requirement if such lots are located without a subdivision or if such lots are located within a recorded or unrecorded subdivision unless

- a. Such subdivisions have direct access to a paved road and in which all lots front on a continually maintained paved or stabilized road that meets County standards; and
- b. Such lots within such recorded or unrecorded subdivisions in which the sale of individual lots to persons by the original subdivider has occurred at the following rates:
 - i. At least 85 percent of the total number of lots are old prior to the date of adoption of this Policy, if the subdivision was created prior to January 7, 1980;
 - ii. At least 60 percent of the total number of lots are sold by the date of adoption of this Policy, if the subdivision was created on or after January 7, 1980, and on or prior to December 31, 1987;
 - iii. At least 50 percent of the total number of lots are sold by December 31, 1993, if the subdivision was created in 1988;
 - iv. At least 50 percent of the total number of lots are sold by December 31, 1994, if the subdivision was created in 1989;
 - v. At least 50 percent of the total number of lots are sold by December 31, 1995, if the subdivision was created in 1990;
 - vi. At least 50 percent of the total number of lots are sold by December 31, 1996, if the subdivision was created in 1991.

All lots presumptively vested by this Policy shall not be required to file an application to preserve their vested rights in this regard.

OBJECTIVE I.6 The County, shall continue to use a Historic Preservation Agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.6.1 The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated annually by the County Historic Preservation Agency.

Policy I.6.2 The County shall establish the following standards for the maintenance or 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.

Policy I.6.3 Individual sites and areas of archeological significance shall be preserved, protected or acquired and, where possible, enhanced.

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 flood plains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.7.1 The County shall continue to protect community potable water supply wells by restricting uses within the 500-foot area designated by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code. 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 well field protection area, as defined by Chapter 62-730, Florida Administrative Code and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 except local traffic serving facilities within the well field protection area.

Policy I.7.2 The County shall regulate the location of piers and walkways within a wetland. In addition, the County shall regulate the location of any dwelling unit within a wetland in accordance with the wetlands policy contained within the Conservation Element of this Comprehensive Plan.

Policy I.7.3 The County shall protect high ground water aquifer recharge areas by:

1. Preventing drainage wells and sinkholes to be used for storm water disposal;
2. Requiring well construction, modification and closure to be regulated 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 upon adoption of this Policy); and

3. Prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or ground water.

These provisions will be applied to all High Ground Water Aquifer Recharge Areas as identified within the high groundwater aquifer recharge areas policy contained within the Future Land Use Element of this Comprehensive Plan of this Comprehensive Plan.

Policy I.7.4

The County shall include storm water management and land use design provisions which minimize the direct surface run-off into fresh water springs.

Policy I.7.5

The County's High Ground Water Aquifer Recharge Areas, shown on the High Groundwater Aquifer Recharge Map contained within Appendix A of this Comprehensive Plan, which is based upon the maps prepared by the Water Management Districts identifying high groundwater aquifer recharge areas, are defined as areas of high ground water aquifer recharge.

Policy I.7.6

The direct discharge of pollutants to surface waters, groundwater and Outstanding Florida Waters in the County shall continue to be regulated consistent with Chapter 403, Florida Statutes, as follows:

1. New development or modification of development shall provide storm water treatment consistent with the storm water policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Policy of this Comprehensive Plan;
2. New development action which involves handling or storage of hazardous materials shall comply with the provisions of the high groundwater aquifer recharge protection policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan;
3. New development not connected to a centralized sanitary sewer system shall conform to the water quality protection policy contained within the Conservation Element, and the septic and package wastewater treatment policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Policy of this Comprehensive Plan;
4. New development shall not locate a storage tank system for the storage of regulated materials within 600 feet of a community potable water system; and
5. New development, redevelopment and when expansion occurs, existing development shall be prohibited from discharging stormwater into an active sinkhole.

Policy I.7.7

The County shall continue to coordinate with the State of Florida, the Water Management Districts, the Trust for Public Lands, and all other agencies involved in preservation of environmental assets to create a Countywide linked open space and Greenways/ Trails/ Blueways system that assists in the preservation of County and regional environmental assets. As part of this effort, the County shall continue to support efforts by the State Legislature to maintain funding for Florida Forever grant program and any successor program that assists with the local efforts to acquire environmentally significant features.

- 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 Districts 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 Districts an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.
- Policy I.9.1 The County shall require the developer to submit development plans for all proposed subdivision plats 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 providing for ecological design and conservation strategies intended to provide the community with aesthetic and environmental benefits such as conserving natural areas. 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 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;
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;
9. Provide ecological design standards to preserve open space, achieve attractive, safe and accessible streets, preserved view sheds, parks, and public spaces.

OBJECTIVE I.13

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

Policy I.13.1

The Board of County Commissioners shall use the following criteria in considering for approval the following essential services; electrical transmission lines, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

1. No such essential service shall be sited within 150 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

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

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

OBJECTIVE I.14 The County shall continue to enforce airport land use restrictions as provided in the airport land use restrictions policy contained within the Future Land Use Element of this Comprehensive Plan.

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

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

OBJECTIVE I.15 The County shall assist in maintaining the current and long term viability of the Camp Blanding Joint Training Center by coordinating with Camp Blanding Joint Training Center so that development within the Camp Blanding Military Zone as depicted on the Future Land Use Plan Map will minimize the impacts to the current and long term uses of the Camp Blanding Joint Training Center.

- Policy I.15.1 The County will coordinate with Camp Blanding Joint Training Center in order to ensure that development within the Camp Blanding Military Zone minimizes negative impacts to the current and long-term viable use on the Camp Blanding Joint Training Center and protects the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of Camp Blanding Joint Training Center.
- Policy I.15.2 All land use amendments, rezonings, developments of regional impacts, site plans, subdivisions and other development orders within the Camp Blanding Military Zone shall be forwarded to Camp Blanding Joint Training Center base commander or his/her designee for comments.
- Policy I.15.3 The County shall coordinate with Camp Blanding Joint Training Center in an effort to limit allowable uses in the Camp Blanding Military Zone to uses that will not be substantially impacted by noise, training activities and aircraft operations. Uses that may be substantially impacted by these activities include activities such as high density residential dwellings, hospitals, adult care facilities and similar uses.
- Policy I.15.4 The County shall limit building heights to 35 feet within the Camp Blanding Military Zone. Communications towers must apply for a special permit that will require actual notice to Camp Blanding Joint Training Center prior to final action by the County
- Policy I.15.5 The County shall require lighting standards that limit artificial lighting, floodlights, search lights or any lighting that would be misleading or dangerous to aircraft operating within the Camp Blanding Military Zone. Lighting shall be fully shielded with positive optical control so that all light emitted by fixture, either directly from the lamp or indirectly from the fixture, is projected below a horizontal plane extending from the bottom of the light fixture. The purpose of these lighting standards is to reduce distractions to training pilots.
- Policy I.15.6 The County shall require the dedication of an aviation easement for all new subdivision plats within the Camp Blanding Military Zone. The aviation easement shall be recorded in the Public Records of the County.
- Policy I.15.7 The County shall require a Military Influence Area Notice Acknowledgment disclosing the fact that a parcel is located within the Camp Blanding Military Zone on subdivision plats, as part of planned unit developments, developments of regional impact, planned rural residential developments and site plans.
- OBJECTIVE I.16 The County commits to achieve a high degree of intergovernmental coordination and communication to ensure that planning programs work in concert to promote the continued existence of Camp Blanding Joint Training Center and avoid incompatible land use activities.
- Policy I.16.1 The County shall request the commanding officer of the Camp Blanding Joint Training Center designate a representative to serve on the Planning and Zoning Board, serving as the Local Planning Agency, as a non voting member to represent the interests of the Camp Blanding Joint Training Center.
- Policy I.16.2 The County shall refer proposed comprehensive plan amendments, proposed land development regulation text amendments, applications for planned unit developments, developments of regional impact, rezonings, special exceptions, and similar applications within the Camp Blanding Military Zone to Camp Blanding Joint Training Center for review and comment prior to final action by the County.

**SUWANNEE RIVER SYSTEM
100-YEAR FLOOD PLAIN SPECIAL PLANNING AREA**

OVERALL GOAL: TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THE 100-YEAR FLOOD PLAIN OF THE SANTA FE RIVER AS SHOWN ON THE FUTURE LAND USE PLAN MAP) INCLUDING FLOOD WATER 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 flood plain 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 flood plain 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 Water 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 hearings within the 100-year flood plain of the Suwannee River System. The purpose of such notification is to provide opportunity for the district to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River System.

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

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 flood plain of the Suwannee River System during the development review process, meaning the platting of subdivisions, Planned Residential Developments, and resource-based activities (and incidental commercial uses located with such activities). 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 on public lands along the property lines of public lands within the 100-year flood plain of the Suwannee River System for the purposes of visual screening, storm water run-off and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall participate in the acquisition planning process (prior to actual purchase) of state and regional agencies for lands and unique natural areas located within the 100-year flood plain of the Suwannee River System
- Policy S.2.4 The County shall monitor the use of County-owned facilities on or within the 100-year flood plain of the Suwannee River System to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained so as to prevent potential adverse impacts to the Suwannee River System such as erosion, release of inadequately treated storm water or wastewater or the accumulation of trash and debris.
- Policy S.2.5 The County may 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 flood plain of the Suwannee River System and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue non-conforming uses, and bring nonconforming structures into compliance within the flood plain.
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year flood plain of the Suwannee River System as an Environmentally Sensitive Area.
- Policy S.3.2 The lands within the 100-year flood plain, (as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, November 2, 2018, as amended), of the Suwannee River System which are located outside the designated Urban Development Areas shall conform with the following densities provided that within the Environmentally Sensitive Areas -2 category, dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within this designated corridor shall have a length-to-width ratio no greater than eight-to-one. In addition, the County shall prohibit the location of intensive agricultural uses (the term "intensive agriculture" means all areas of concentrated animal density generally associated with milking barns, feed lots, chicken houses and holding pens), and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities such as campgrounds of less than 100 camp sites and commercial uses located with and incidental to resource-based activities, may be allowed as special exceptions).
- Policy S.3.3 The County shall, inside designated Urban Development Areas within the 100-year flood plain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per ten acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acres, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations.

This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.

- Policy S.3.4 The County shall prohibit development on the river berm by requiring a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of the Santa Fe River be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Water Management District, in effect upon adoption of this Policy. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year flood plain of the Suwannee River System meet the building and design standards of the National Flood Insurance Program, the County and the Suwannee River and St. Johns Water Management Districts.
- Policy S.4.1 The County shall conform with the National Flood Insurance Program requirements for construction activities undertaken in the 100-year flood plain of the Suwannee River System.
- Policy S.4.2 The County shall require all new habitable structures be elevated no less than one-foot above the 100-year flood elevation without the use of fill materials within the regulatory floodway of the Suwannee River System.
- Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year flood plain 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 storm water run-off, and any increase in pollutant loading to the receiving waters.

II

TRANSPORTATION ELEMENT

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II

TRANSPORTATION ELEMENT

INTRODUCTION

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

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

The Transportation Element also coordinates with other plan elements as required by the Community Planning Act. Since the County's traffic circulation system does not stop at political boundaries, coordination with other local governments is prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines for coordination between various governmental entities.

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

TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

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

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

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

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|-----------------------------|-----------------------|------------------|
| 1 | U.S. 301/State Road 200 from County Road 125 to Clay County Line | 4-D | Strategic Intermodal System | Highway Rural | B |
| 2 | U.S. 301/State Road 200 from Urban Boundary of Starke to South City Limits of Lawley | 4-D | Strategic Intermodal System | Highway Rural | B |
| 3 | U.S. 301/State Road 200 from North City Limits of Starke to Urban Boundary (Northwest 178th Loop) | 4-D | Strategic Intermodal System | Highway Transition | C |
| 4 | U.S. 301/State Road 200 from Alachua County Line to Urban Boundary of Starke | 4-D | Strategic Intermodal System | Highway Rural | B |
| 5 | U.S. 301/State Road 200 from Urban Boundary (2,000 feet South of 146th Street) to Southwest City Limits of Starke | 4-D | Strategic Intermodal System | Highway Transition | C |
| 6 | State Road 16 from Union County Line to West Market Road | 2-U | Minor Arterial | Highway Rural | D |
| 7 | State Road 16 from East City Limits of Starke to East Starke Urban Boundary (1,250 feet East of 17th Street) | 2-U | Principal Arterial | Highway Transition | D |
| 8 | State Road 16 from East Starke Urban Boundary (1,250 feet East of 17th Street to Clay County Line | 2-U | Principal Arterial | Highway Rural | D |
| 9 | State Road 100 from County Road 100A (West Starke) to Union County Line | 2-U | Minor Arterial | Highway Rural | D |
| 10 | State Road 100 from County Road 21B to County Road 100 A (South City Limit of Starke) | 2-U | Minor Arterial | Highway Rural | D |
| 11 | State Road 100 from Clay County Line to County Road 21B | 2-U | Minor Arterial | Highway Transition | D |
| 12 | State Road 21 from Putnam County Line to Clay County Line | 2-U | Minor Arterial | Arterial I Transition | D |
| 13 | State Road 18 from Union County Line to East Town Limits of Brooker | 2-U | Major Collector | Highway Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|---------------------------|------------------|------------------|
| 14 | County Road 18 from East Town Limits of Brooker to U.S. 301/State Road 200 | 2-U | Major Collector | Rural | D |
| 15 | County Road 18 from U.S. 301/State Road 200 to West City Limits of Hampton | 2-U | Major Collector | Rural | D |
| 16 | County Road 18 from West City Limits of Hampton to State Road 100 | 2-U | Major Collector | Rural | D |
| 17 | County Road 225 from County East Boundary to Northeast 223rd Street | 2-U | Major Collector | Rural | D |
| 18 | County Road 225 from Northeast 223rd Street to Southeast City Limits of Lawtey | 2-U | Major Collector | Highway Rural | D |
| 19 | County Road 225 from West City Limits of Lawtey to State Road 100 | 2-U | Major Collector | Rural | D |
| 20 | State Road 230 from County East boundary to Starke Urban Boundary (14th Street) | 2-U | Major Collector | Highway Rural | D |
| 21 | State Road 230 from Starke Urban Boundary (14th Street) to Southeast City Limits of Starke | 2-U | Major Collector | Highway Rural | D |
| 22 | County Road 231 from County West boundary to North Town Limits of Brooker | 2-U | Major Collector | Rural | D |
| 23 | State Road 231 from South Town Limits of Brooker to County South boundary | 2-U | Major Collector | Rural | D |
| 24 | County Road 125 from County West boundary to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 25 | County Road 125 from U.S. 301/State Road 200 to County East boundary | 2-U | Minor Collector | Rural | D |
| 26 | County Road 225A from County Road 125 to County Road 225 | 2-U | Minor Collector | Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|--|-----------------|---------------------------|-----------|------------------|
| 27 | County Road 229 from County West boundary to West City Limits of Starke | 2-U | Minor Collector | Rural | D |
| 28 | County Road 229A from County Road 229 to State Road 16 | 2-U | Minor Collector | Rural | D |
| 29 | County Road 233 from County Road 229A to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 30 | County Road 235 from County Road 229 to County Road 231 | 2-U | Minor Collector | Rural | D |
| 31 | County Road 230A from County Road 230 to County Road 100A | 2-U | Minor Collector | Rural | D |
| 32 | County Road 100A from State Road 100 to State Road 100 | 2-U | Minor Collector | Rural | D |
| 33 | County Road 100A from State Road 100 to West City Limits of Starke | 2-U | Minor Collector | Rural | D |
| 34 | County Road 225 from Sampson City Road to County Road 227 | 2-U | Minor Collector | Rural | D |
| 35 | County Road 227 from County Road 18 to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 36 | County Road 221 from U.S. 301/State Road 200 to North City Limits of Hampton | 2-U | Minor Collector | Rural | D |
| 37 | County Road 221 from West City Limits of Hampton to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 38 | County Road 325 from South City Limits of Hampton to County South boundary | 2-U | Minor Collector | Rural | D |
| 39 | County Road 225 from County Road 18 to County South boundary | 2-U | Minor Collector | Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|---------------------------|-----------|------------------|
| 40 | County Road 237 from County Road 18 to County South boundary | 2-U | Minor Collector | Rural | D |
| 41 | County Road 21A from State Road 100 to County Road 21B | 2-U | Minor Collector | Rural | D |
| 42 | County Road 21B from County Road 21A to State Road 21 | 2-U | Minor Collector | Rural | D |
| 43 | Laura Church Road from Northeast City Limits of Starke to State Road 16 | 2-U | Minor Collector | Rural | D |
| 44 | Crawford Settlement Road from State Road 16 to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 45 | Sampson City Road from State Road 100 to County Road 225 | 2-U | Minor Collector | Rural | D |
| 46 | County Road 231 from County Road 18 to County Road 18 | 2-U | Minor Collector | Rural | D |
| 47 | County Road 214 from State Road 21 to County East boundary | 2-U | Minor Collector | Rural | D |

U-Undivided

D-Divided

Policy II.1.2.

The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, upon adoption of this Comprehensive Plan and the following requirements for County roads.

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the 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 onsite traffic flow which includes the provision for vehicle and non-motorized vehicle parking to be located on the same lot or parcel of land the parking is intended to serve. 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 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 an 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)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for the additional cost of reducing or eliminating deficient transportation facilities.
- OBJECTIVE II.2 The County shall continue to require all traffic circulation improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity 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 Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1. The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the right-of-way setback policy contained within the 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 include provisions which require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review 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.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

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III

HOUSING ELEMENT

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III
HOUSING ELEMENT
INTRODUCTION

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

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

HOUSING GOAL, OBJECTIVES AND POLICIES

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

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

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

Non-owner occupied units should be reserved for low, very low or extremely low income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30 percent of the total monthly income.

Policy III.1.1 The County shall include, as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.

Policy III.1.2 The County shall permit the construction of government subsidized housing only within areas served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. In addition, government subsidized housing shall be prohibited within areas subject to the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended.

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

Policy III.4.2

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

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

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

OBJECTIVE III.5

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

Policy III.5.1

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

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

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

IV

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

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

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural ground water aquifer recharge areas in conformance with the future land use element. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The future growth of the County depends upon the safe, adequate and economical provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion consistent with the State of Florida Comprehensive Plan, the North Central Florida Strategic Regional Policy Plan and other elements of this Comprehensive Plan.

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

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

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

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

SANITARY SEWER FACILITY SUB ELEMENT

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

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

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|-------------------------|--|
| Individual Septic Tanks | Standards as specified in Chapter 64E-6 Florida Administrative Code, in effect upon adoption of this Comprehensive Plan. |

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code.

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

1. The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map or used for industrial or manufacturing purposes or its equivalent, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit from the County Health Department; and
2. The County shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's official zoning atlas or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial waste water, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

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

SOLID WASTE FACILITY SUB ELEMENT

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

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

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|----------------------|------------------------------|
| Solid Waste Landfill | .82 tons per capita per year |

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

Policy IV.3.3 The County shall enhance the use of solid waste facilities through separation of solid waste for recycling as recycling programs are developed pursuant to Section 403.706, Florida Statutes.

DRAINAGE FACILITY SUB ELEMENT

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

OBJECTIVE IV.4 The County shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand. Additionally, the County shall encourage the use of innovative stormwater management practices to help reduce the volume of stormwater runoff and pollutant loadings at the point source in order to protect downstream watershed resources from the impact of development.

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

LEVEL OF SERVICE STANDARD

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

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

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

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, as cited above and which is adjacent to or drains into a surface water, canal or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon on January 1, 2011 in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

Policy IV.4.2

The County shall require the construction of structures or landscape alterations which maintain natural drainage flows including sheet flow and flow to isolated wetland systems.

Policy IV.4.3

The County in response to written recommendations of the Florida Department of Environmental Protection, shall request the Florida Department of Environmental Protection to fund and conduct a detailed storm water study and prepare a storm water master plan to

1. Determine the design, capacities and hydraulic demands on the County's stormwater management facilities;
2. Assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the surface and ground water of the area; and
3. Identify opportunities and funding options to correct existing quality and quantity problems.

Upon completion of this master plan, and if stormwater management facilities are determined to be needed or modified, the County shall request the Florida Department of Environmental Protection to fund and construct such needed facilities to be turned over to the County for subsequent operation and maintenance. The County shall amend this Comprehensive Plan to include the findings and recommendations (including projects in the five-year schedule of capital improvements) of the master plan.

Policy IV.4.4 In order to maintain the water quality of the natural surface water bodies and natural floodways of rivers, streams and creeks, native vegetation within such natural surface water bodies and floodways shall be retained in a natural state. Harvesting, cutting and clearing activities, excluding silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan, shall be restricted to the removal of exotic weeds. Such removal of exotic weeds shall only be conducted as part of a vegetative management program, and shall be consistent with federal, state and water management district regulations.

Policy IV.4.5 The County shall encourage the use of Low Impact Development practices in order to enhance the overall environmental quality of the County and provide utility services through the use of natural systems or engineered systems that mimic natural processes.

POTABLE WATER FACILITY SUB ELEMENT

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

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

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|--------------------------------|--|
| Private Individual Water Wells | Standards as specified in Chapter 62-22, Florida Administrative Code in effect upon adoption of this Comprehensive Plan. |

Policy IV.5.2 The County shall permit residential densities in excess of 2 dwelling units per acre but less than or equal to four (4) dwelling units per acre, only within areas served by centralized potable water systems, and residential densities in excess of four (4) dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems. Existing lots of record in excess of these density requirements shall be exempted until such time as an approved community water or sanitary sewer system is provided by a public or private entity.

- Policy IV. 5.3 The County shall consult with the applicable water supply utility prior to issuance of a building permit or its functional equivalent to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
- OBJECTIVE IV.6 The County shall coordinate with the Water Management Districts and municipal water suppliers on potable water conservation issues.
- Policy IV.6.1 The County shall encourage compliance with water use restrictions upon declaration of a water shortage by the Water Management Districts.
- Policy IV.6.2 The County shall provide a water conservation program that stresses education for adults and children concerning conservation practices and methods. This program will address basic and innovative strategies such as water conserving plumbing fixtures and the use of drought tolerant native vegetation.
- Policy IV.6.3 The County shall use guidelines as provided by the Water Management Districts to develop any required water facilities plans.
- Policy IV.6.4 The County shall cooperate with adjacent municipalities to provide protection for all potable water supply wellfields by restricting development within 500 feet of the cones of influence for established wellfields. New potable water wellfields shall be prohibited within 500 feet of any existing septic tank drainfield.
- Policy IV.6.5 The County shall use best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.
- Policy IV.6.6 The County shall permit the use of greywater systems for irrigation purposes, or other appropriate re-use applications. The County shall support the re-use of effluent from advanced waste treatment facilities.
- Policy IV.6.7 The County shall encourage the installation of water saving fixtures and devices in new and retro-fitted buildings in new developments and redevelopments.
- Policy IV.6.8 The County shall coordinate with municipal water and wastewater utilities to promote the implementation of water re-use programs within the County.
- Policy IV.6.9 The County shall coordinate with the Water Management Districts on issues regarding availability of surface and groundwater resources.

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.7 The County shall prohibit the discharge or spray irrigation of primary treated effluent from any community sanitary sewer facility or any agricultural use within a high groundwater aquifer recharge area as identified within Appendix A of this Comprehensive Plan.
- Policy IV.7.1 The County shall continue to require that, during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District. Further, the County shall ensure that any proposed development is consistent with any approved management plans within that basin.

- OBJECTIVE IV.8 The County shall continue to coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features, by requiring subdividers to provide construction plans for conceptual review and comment by the Water Management Districts, prior to construction plan approval by the County.
- Policy IV.8.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature by enforcing a design standard that require all development to conform with the natural contours of the land and leave natural drainage ways undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.
- Policy IV.8.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as identified within Appendix A of this Comprehensive Plan, to protect the functions of the recharge area through requirement of the following standards.
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers, unless the quality of discharged stormwater equals or exceeds the existing water quality of the potable water aquifer. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, as amended;
 2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
 3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, as amended;
 4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater;
 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; and
 6. The County shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
 - a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
 - b. For parcels less than 1 acre - impervious surface shall not exceed 40 percent.
 7. The following uses shall be prohibited in high groundwater aquifer recharge areas as shown on Appendix A of this Comprehensive plan, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment:

- a. Wholesale bulk fuel storage;
- b. Chemical manufacturing;
- c. Pesticide manufacturing;
- d. Battery reclamation or manufacturing;
- e. Electronics manufacturing using halogenated solvents;
- f. Hazardous waste transfer sites;
- g. Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;
- h. Regional pesticide distribution site; and
- i. Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.

OBJECTIVE IV.9 The County shall continue to assist the Water Management District with the implementation of its water conservation rule, when water shortages are declared by the District. 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.9.1 The County shall cooperate with the enforcement of water use restrictions during a Water Management District declared water shortage and, in addition, cooperate with the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

OBJECTIVE IV.10 The County shall require that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.10.1 The County shall require a certification by the preparer of the permit plans that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

V

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

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

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

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

The Future Land Use Plan Map series may identify flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan Map series, they are not designated on the Future Land Use Plan Map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objectives 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 to protect air quality by requiring the appropriate siting of development and associated public facilities.

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

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, shall 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 Districts and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in these areas as specified in the groundwater aquifer recharge protection policy contained within the Sanitary Sewer, 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 immediately 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. The Board of County Commissioners may approve facilities under the Electrical Generating Facility 1 and Electrical Generating Facility 2 land use categories provided that: development of the site shall result in no net loss of wetlands; all restored or created wetlands shall be of the same ecological type, nature, and function of wetlands for which mitigation is provided; and, the classification of any adjacent water body shall be maintained.
- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands. The County shall provide for protection of natural areas and open space through public acquisition. Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and/or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with incorporated municipalities within the County, where applicable, the Suwannee River Water Management District, the St. Johns River Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.
- Policy V.2.4 The County shall require a 25-foot natural buffer around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of the silviculture policies of this element. This provision does not apply to wetlands for which mitigation is provided for projects within the Electrical Generating Facility 1 and Electrical Generating Facility 2 land use consistent with Policy V.2.2.
- 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 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 the 100-year floodplain of the Santa Fe River by establishing this area as an Environmentally Sensitive Area in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, the County shall participate in the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.

Policy V.2.8

Where the alternative of clustering all structures in the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, or dredging and filling activities within wetlands. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 40B-400, Florida Administrative Code, in effect upon the amendment of this policy. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.

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

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.
2. Clearing or removal of native vegetation shall not exceed 1/10 acre per acre. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/10 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

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

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non-intensive uses within a high groundwater aquifer recharge area as identified within Appendix A of this Comprehensive Plan.
- Policy V.2.12 The County shall require, as part of the development review process, the maintenance of the quantity and quality of surfacewater runoff within natural drainage basins.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits in the County. Further, the County shall include conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit regarding the location, site design, buffer requirements, access to principal arterial and major intersections, requirements for appropriate public facilities, and requirements which consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14 The County shall prohibit development on the river berm by requiring a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Santa Fe River), as classified by the Florida Department of Environmental Protection. This buffer shall be maintained for all single family residential and agricultural uses and silvicultural activities.

All other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, in effect upon adoption of this Comprehensive Plan. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

- Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silviculture activities within the buffer zones shall be conducted in accordance with the silviculture policy of this element.
- Policy V.2.16 Silviculture activities shall follow the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, 2008. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District.
- Policy V.2.17 The County shall seek to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.
- Policy V.2.18 The County shall implement strategies that conserve water resources, such as encouraging large developments and planned developments to maintain native vegetation and to incorporate xeriscape practices and the use native landscape plant materials into site landscaping design.
- Policy V.2.19 The County shall encourage the use of the Florida Yards and Neighborhoods Program developed by the University of Florida, Institute of Food and Agricultural Sciences.
- OBJECTIVE V.3 The County shall continue to
1. Require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection;
 2. Require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and
 3. 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 granted in conformance with the mining policy contained within the Future Land Use Element of this Comprehensive Plan and further, that the issuance of any mining permit be coordinated with the Florida Department of Environmental Protection.

- Policy V.3.2 The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District’s review and comments regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.
- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 Following the publication of Critical Wildlife Conservation Areas by the Florida Fish and Wildlife Conservation Commission, the County shall apply the provisions of the critical wildlife habitat policy contained within this element to the areas identified as wildlife habitats and unique vegetative communities.
- OBJECTIVE V.4 The County shall continue to cooperate in measures to 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 Critical Wildlife Conservation Areas, 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 alter the natural functions of these 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 Following the publication of Critical Wildlife Conservation Areas, by the Florida Fish and Wildlife Conservation Commission, 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 Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern 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 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. If protected species are found on the development site or would be affected by the development, a 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. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.9 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 shall be required to evaluate the impacts to endangered, threatened, or species of special concern 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.

If protected species are found on the development site or would be affected by the development, a 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. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, dated August 23, 2018, 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 August 23, 2018
2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.

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 August 23, 2018, 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 23, 2018, 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 August 23, 2018, included within the Future Land Use Map Series, identifies publicly 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 August 23, 2018 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 August 23, 2018, 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 the springshed, 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 other 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 In and around critical springshed resources and sensitive springshed areas, low density and intensity land uses will be designated, including conservation lands, silviculture, parks and recreation areas and pasture. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:
1. Limit impervious surfaces by size of residential lots and for non-residential use;
 2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;

3. Require a protection zone around sinkholes with direct connection to the aquifer;
4. Require a site analysis for structure location if sinkholes or karst features are present on site;
5. Require swales where appropriate;
6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.

VI

RECREATION AND OPEN SPACE ELEMENT

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VI

RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship of size, number, type and location of different park and recreation to the population is the primary objective of this plan element. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

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

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

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---------------------------------------|---|
| Fishing (Boat) | 1 boat ramp when the County population exceeds 10,000 and for every 10,000 population thereafter. |
| Camping (Recreation Vehicle and Tent) | 1 acre of campground within the County when the County population exceeds 25,000 and for every 25,000 population thereafter. |
| Hiking | 1 mile of available hiking trail within the County when the County population exceeds 10,000 population and for every 10,000 population thereafter. |
| Nature Study | 7 acres of wildlife management area within the County when the County population exceeds 10,000 and for every 10,000 population thereafter. |
| Bicycling | 1 mile of local bicycle trail when the County population exceeds 1,000 and for every 1,000 population thereafter. |

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

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|-------------------|---|
| Golf | 1, 9-hole golf course when the population exceeds 65,200 population and for every 65,200 population thereafter. |
| Football/Soccer | 1 multi-purpose playing field when the County population exceeds 15,000 and for every 15,000 population thereafter. |
| Baseball/Softball | 1 baseball/softball field when the County population exceeds 6,000 and for every 6,000 population thereafter. |
| Tennis | 1 tennis court when the County population exceeds 10,000 and for every 10,000 population thereafter. |

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

Policy VI.3.4 The County shall provide for protection of natural areas and open space through public acquisition. Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and/or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with incorporated municipalities within the County, Suwannee River Water Management District, St. Johns Water Management District, Florida Communities Trust, non-profit organizations and private individuals.

OBJECTIVE VI.4 The County shall continue to require new subdivision or re-subdivision to establish open space consistent with the policies outlined below.

Policy VI.4.1 The County shall include specific standards for the provision of open space by development or re-development.

Policy VI.4.2

The County, as part of the procedure for monitoring land evaluation of the Comprehensive Plan, shall recommend the purchase of lands for open spaces by public agencies and, subsequent to such land purchase, support and assist, when possible, such agencies in the management of such lands.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The following goal, objectives and policies provide guidelines for coordination between the County and adjacent local governments and other governmental and service agencies. Data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the County and its governmental counterparts. Although the data and corresponding analysis contained in the Data and Analysis Report are not part of this plan element, they provide a basis for its formulation.

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

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

- Policy VII.1.5 The County shall participate in the development of updates to the Water Management Districts water supply assessments and regional water supply plans and in any other water supply development related initiatives that affect the County facilitated by the Water Management Districts.
- Policy VII.1.6 The County shall coordinate with adjacent jurisdictions for the protection of functionally connected ecosystems, wildlife corridors and the preservation of environmentally sensitive lands that extend into adjacent counties and municipalities.
- OBJECTIVE VII.2 The County shall provide adjacent units of local government, School Board, Water Management District, Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The County, as part of the subdivision, multi-family, commercial and industrial site and development plan review process, shall review the relationship of proposed developments to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The County, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan, to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The County shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The County shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such adopted level of service standards.
- Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- OBJECTIVE VII.4 The County shall continue to coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County. Subdividers shall provide construction plans for conceptual review and comment by the Water Management District prior to construction plan approval by the County.
- Policy VII.4.1 The County through the development review process shall coordinate all development proposals with the Water Management Districts for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5 The County shall continue to coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.

- Policy VII.5.1 The County shall coordinate land use and school facility capacity planning in accordance with the land use and school facility planning interlocal agreement entered into by the County, municipalities and School Board.
- OBJECTIVE VII.6 The County shall continue to provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countrywide significance, including locally unwanted land uses.
- Policy VII.6.1 The County, as part of the development review process, shall review the relationship of any facilities with countrywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.7 All development shall be located in a manner, which does not diminish the level of service of County public facilities less than the level of service standard established within the Comprehensive Plan.
- Policy VII.7.1 In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipalities and the School Board.
- OBJECTIVE VII.8 The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation and joint infrastructure service areas.
- Policy VII.8.1 The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the municipalities located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
- Policy VII.8.2 The County shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the municipalities located within the County.
- Policy VII.8.3 The County shall work with the municipalities located within the County to encourage annexation to meet the criteria for “urban in character” as specified within Chapter 171, Florida Statutes.
- Policy VII.8.4 The County shall work with the municipalities located within the County where an urban services report is required by Chapter 171, Florida Statutes for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.
- Policy VII.8.5 The County shall coordinate level of service standards with the municipalities located within the County for those services provided by the County within municipalities.

- Policy VII.8.6 The County shall continue to coordinate with the municipalities located within the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
- Policy VII.8.7 The County shall coordinate with the municipalities located within the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within municipalities and state recreational facilities within the unincorporated area of the County.
- Policy VII.8.8 The County shall coordinate with the municipalities located within the County to resolve planning issues within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.
- Policy VII.8.9 The County shall coordinate planning efforts with the municipalities located within the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.

VIII

CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

This element is not a complete capital improvement program for the County because it considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II and Rule 9J-5, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

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

Criteria

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

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

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

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|-----------------------------|--------------------|------------------|
| 1 | U.S. 301/State Road 200 from County Road 125 to Clay County Line | 4-D | Strategic Intermodal System | Highway Rural | B |
| 2 | U.S. 301/State Road 200 from Urban Boundary of Starke to South City Limits of Lawtey | 4-D | Strategic Intermodal System | Highway Rural | B |
| 3 | U.S. 301/State Road 200 from North City Limits of Starke to Urban Boundary (Northwest 178th Loop) | 4-D | Strategic Intermodal System | Highway Transition | C |
| 4 | U.S. 301/State Road 200 from Alachua County Line to Urban Boundary of Starke | 4-D | Strategic Intermodal System | Highway Rural | B |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|-----------------------------|-----------------------|------------------|
| 5 | U.S. 301/State Road 200 from Urban Boundary (2,000 feet South of 146th Street) to Southwest City Limits of Starke | 4-D | Strategic Intermodal System | Highway Transition | C |
| 6 | State Road 16 from Union County Line to West Market Road | 2-U | Minor Arterial | Highway Rural | D |
| 7 | State Road 16 from East City Limits of Starke to East Starke Urban Boundary (1,250 feet East of 17th Street) | 2-U | Principal Arterial | Highway Transition | D |
| 8 | State Road 16 from East Starke Urban Boundary (1,250 feet East of 17th Street to Clay County Line | 2-U | Principal Arterial | Highway Rural | D |
| 9 | State Road 100 from County Road 100A (West Starke) to Union County Line | 2-U | Minor Arterial | Highway Rural | D |
| 10 | State Road 100 from County Road 21B to County Road 100 A (South City Limit of Starke) | 2-U | Minor Arterial | Highway Rural | D |
| 11 | State Road 100 from Clay County Line to County Road 21B | 2-U | Minor Arterial | Highway Transition | D |
| 12 | State Road 21 from Putnam County Line to Clay County Line | 2-U | Minor Arterial | Arterial I Transition | D |
| 13 | State Road 18 from Union County Line to East Town Limits of Brooker | 2-U | Major Collector | Highway Rural | D |
| 14 | County Road 18 from East Town Limits of Brooker to U.S. 301/State Road 200 | 2-U | Major Collector | Rural | D |
| 15 | County Road 18 from U.S. 301/State Road 200 to West City Limits of Hampton | 2-U | Major Collector | Rural | D |
| 16 | County Road 18 from West City Limits of Hampton to State Road 100 | 2-U | Major Collector | Rural | D |
| 17 | County Road 225 from County East Boundary to Northeast 223rd Street | 2-U | Major Collector | Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|---|-----------------|---------------------------|------------------|------------------|
| 18 | County Road 225 from Northeast 223rd Street to Southeast City Limits of Lawtey | 2-U | Major Collector | Highway Rural | D |
| 19 | County Road 225 from West City Limits of Lawtey to State Road 100 | 2-U | Major Collector | Rural | D |
| 20 | State Road 230 from County East boundary to Starke Urban Boundary (14th Street) | 2-U | Major Collector | Highway Rural | D |
| 21 | State Road 230 from Starke Urban Boundary (14th Street) to Southeast City Limits of Starke | 2-U | Major Collector | Highway Rural | D |
| 22 | County Road 231 from County West boundary to North Town Limits of Brooker | 2-U | Major Collector | Rural | D |
| 23 | State Road 231 from South Town Limits of Brooker to County South boundary | 2-U | Major Collector | Rural | D |
| 24 | County Road 125 from County West boundary to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 25 | County Road 125 from U.S. 301/State Road 200 to County East boundary | 2-U | Minor Collector | Rural | D |
| 26 | County Road 225A from County Road 125 to County Road 225 | 2-U | Minor Collector | Rural | D |
| 27 | County Road 229 from County West boundary to West City Limits of Starke | 2-U | Minor Collector | Rural | D |
| 28 | County Road 229A from County Road 229 to State Road 16 | 2-U | Minor Collector | Rural | D |
| 29 | County Road 233 from County Road 229A to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 30 | County Road 235 from County Road 229 to County Road 231 | 2-U | Minor Collector | Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|--|-----------------|---------------------------|-----------|------------------|
| 31 | County Road 230A from County Road 230 to County Road 100A | 2-U | Minor Collector | Rural | D |
| 32 | County Road 100A from State Road 100 to State Road 100 | 2-U | Minor Collector | Rural | D |
| 33 | County Road 100A from State Road 100 to West City Limits of Starke | 2-U | Minor Collector | Rural | D |
| 34 | County Road 225 from Sampson City Road to County Road 227 | 2-U | Minor Collector | Rural | D |
| 35 | County Road 227 from County Road 18 to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 36 | County Road 221 from U.S. 301/State Road 200 to North City Limits of Hampton | 2-U | Minor Collector | Rural | D |
| 37 | County Road 221 from West City Limits of Hampton to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 38 | County Road 325 from South City Limits of Hampton to County South boundary | 2-U | Minor Collector | Rural | D |
| 39 | County Road 225 from County Road 18 to County South boundary | 2-U | Minor Collector | Rural | D |
| 40 | County Road 237 from County Road 18 to County South boundary | 2-U | Minor Collector | Rural | D |
| 41 | County Road 21A from State Road 100 to County Road 21B | 2-U | Minor Collector | Rural | D |
| 42 | County Road 21B from County Road 21A to State Road 21 | 2-U | Minor Collector | Rural | D |
| 43 | Laura Church Road from Northeast City Limits of Starke to State Road 16 | 2-U | Minor Collector | Rural | D |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|------------------------|--|-----------------|---------------------------|-----------|------------------|
| 44 | Crawford Settlement Road from State Road 16 to U.S. 301/State Road 200 | 2-U | Minor Collector | Rural | D |
| 45 | Sampson City Road from State Road 100 to County Road 225 | 2-U | Minor Collector | Rural | D |
| 46 | County Road 231 from County Road 18 to County Road 18 | 2-U | Minor Collector | Rural | D |
| 47 | County Road 214 from State Road 21 to County East boundary | 2-U | Minor Collector | Rural | D |

U-Undivided
D-Divided

SANITARY SEWER LEVEL OF SERVICE STANDARDS

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|-------------------------|--|
| Individual Septic Tanks | Standards as specified in Chapter 64E-6 Florida Administrative Code, in effect upon adoption of this Comprehensive Plan. |

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|----------------------|-------------------------------|
| Solid Waste Landfill | 0.82 tons per capita per year |

DRAINAGE LEVEL OF SERVICE STANDARDS

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

LEVEL OF SERVICE STANDARD

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

1. A design storm with a 10 year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses;
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code in effect upon adoption of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code in effect upon adoption of this Comprehensive Plan.
4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (rules of the Suwannee River Water Management District), in effect upon adoption of this Comprehensive Plan and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, in effect upon adoption of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code in effect upon adoption of this Comprehensive Plan.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code in effect on January 1, 2011, as cited above and which is adjacent to or drains into a surface water, canal or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72-hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code in effect on January 1, 2011, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect on January 1, 2011, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code in effect on January 1, 2011. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code in effect upon adoption of this Comprehensive Plan.

POTABLE WATER LEVEL OF SERVICE STANDARDS

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|--------------------------------|--|
| Private Individual Water Wells | Standards as specified in Chapter 62-22, Florida Administrative Code in effect upon adoption of this Comprehensive Plan. |

RESOURCE-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---------------------------------------|---|
| Fishing (boat) | 1 boat ramp when the County population exceeds 10,000 and for every 10,000 population thereafter. |
| Camping (Recreation Vehicle and Tent) | 1 acre of campground within the County when the County population exceeds 25,000 and for every 25,000 population thereafter. |
| Hiking | 1 mile of available hiking trail within the County when the County population exceeds 10,000 population and for every 10,000 population thereafter. |
| Nature Study | 7 acres of wildlife management area within the County when the County population exceeds 10,000 and for every 10,000 population thereafter. |
| Bicycling | 1 mile of local bicycle trail when the County population exceeds 1,000 and for every 1,000 population thereafter. |
| Golf | 1, 9-hole golf course when the population exceeds 65,200 population and for every 65,200 population thereafter. |

ACTIVITY BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|-------------------|--|
| Football/Soccer | 1 multi-purpose playing field when the County population exceeds 15,000 population and for every 15,000 population thereafter. |
| Baseball/Softball | 1 baseball/softball field when the County population exceeds 6,000 population and for every 6,000 population thereafter. |
| Tennis | 1 tennis court when the County population exceeds 10,000 population and for every 10,000 population thereafter. |

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

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

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

OBJECTIVE VIII.3 The County shall continue to enforce subdivision improvement standards wherein the subdivider, at his or her expense, shall grade and improve streets, street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.

OBJECTIVE VIII.4 The County shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the County so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

Policy VIII.4.1 The County shall incorporate, within the County’s annual budgeting process a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2 The County shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The County shall establish, as part of the annual capital improvements budgeting process, a policy to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the County’s annual non-ad valorem operating revenues.

Policy VIII.4.4 The County shall establish, as part of the annual capital improvements budgeting process, a policy to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

Policy VIII.4.5 The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this Comprehensive Plan, when available and where the County has competitive standing in any ranking process for determining a program award.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 shows the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. This schedule is based upon the Data and Analysis Report which, although not a part of this plan, provides the basis for determining the economic feasibility of the projects listed.

TABLE VIII-1

FIVE YEAR SCHEDULE OF IMPROVEMENTS

2020-2024

| PROJECT DESCRIPTION | SCHEDULE | PROJECTED COST | GENERAL LOCATION | REVENUE SOURCE | CONSISTENCY WITH OTHER ELEMENTS |
|--|----------|----------------|---|-------------------|---------------------------------|
| Unnamed combination school 65 additional permanent classrooms | FY 2020 | \$39,534,189 | Unknown | NONE/ Unfunded | YES |
| New Road Construction | FY 2020 | \$414,346 | State Road 223 (ALT U.S. Highway 301 Truck Route) From State Road 200 (U.S. Highway 301) to State Road 100 | FDOT | YES |

Source: Florida Department of Transportation 2020-2024 Five Year Work Program and School Board Five-Year Work Program 2018-2019.

PROCEDURE FOR MONITORING AND
EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

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

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

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

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

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 9J-5, Florida Administrative Code requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system ensures that, prior to the issuance of a development order or permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

PURPOSE AND OVERVIEW

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

For purposes of this Concurrency Management System, a development order means any order granting, denying or granting with conditions an application for a development permit. A development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance or any other official action of local government having the affect of permitting development of land.

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

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

The minimum requirements for concurrency within this management system are, as follows.

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - a. Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
 - b. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 - c. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

2. For Parks and Recreation Facilities

- a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
- b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and
 - i. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or
 - ii. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a developmental order or permit; or
 - iii. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a developmental order or permit.

3. For Transportation Facilities

- a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a building permit or its functional equivalent that results in traffic generation as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
- c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a building permit or its functional equivalent; or
- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent.

4. For Public School Facilities
 - a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
 - b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or
 - c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

CONCURRENCY DETERMINATION PROCEDURES

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

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

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

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

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall make a determination of what public facilities or services would become deficient if the proposed project were approved.

- b. Certain development approvals are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests and shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available on the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, for reserving capacity in public facilities and services.
2. For Roadways, determination procedures shall apply, as follows.
- a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
 - i. Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan; or
 - ii. Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010; or
 - iv. Conduct a traffic impact analysis following the procedures outlined in the Florida Department of Transportation, Transportation Impact Handbook, August 12, 2010.
 - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the County's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, determination procedures shall apply, as follows:
- a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
 - b. If such level of service information indicates the proposed project will not result in a level of service failure, the concurrency determination will be that adequate facility capacity exists at acceptable levels of service.
 - c. If such level of service information indicates the proposed project will result in a level of service failure, the concurrency determination will be that adequate facility capacity at acceptable levels of service is not available on the date of application or inquiry.
4. For Public School Facilities the following determination procedures shall apply:
- a. The School Board staff will review and determine school capacity of each school type.
 - b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.

- c. The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
- d. Within forty-five days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.
- e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
- f. The County will issue a School Concurrency Determination only upon:
 - 1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or
 - 2. The execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.
- g. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency compliance shall only be issued upon final development approval. The Certificate of Concurrency compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

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

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

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

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

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

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IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT
INTRODUCTION

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

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

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

PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

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

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

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

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

- Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.
- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The County and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, the County will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The County will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the County;
 2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
 3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the County and the School Board.
- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

- Policy IX.5.1 The County shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:
1. Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
 2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
 3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
 4. The expansion and rehabilitation of existing schools to support neighborhoods.
- Policy IX.5.2 The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the County in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.
- Policy IX.5.3 The County and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.
- Policy IX.5.4 The County and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.
- Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County. The School Board shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

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

OBJECTIVE IX.6 Establish school capacity determination standards.

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

- Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.
- OBJECTIVE IX.7 Establish school availability standards.
- Policy IX.7.1 The County shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:
1. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
 2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).
- Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.
- OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:
1. The contribution of land; or
 2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
 3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.
- Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional

improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board's adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

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

Policy IX.9.3 The County shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the residential development and adjacent school site.

Policy IX.9.4 The County shall work with the School Board to determine responsibility for the costs and construction of any needed offsite improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

APPENDIX A
ILLUSTRATION A-I

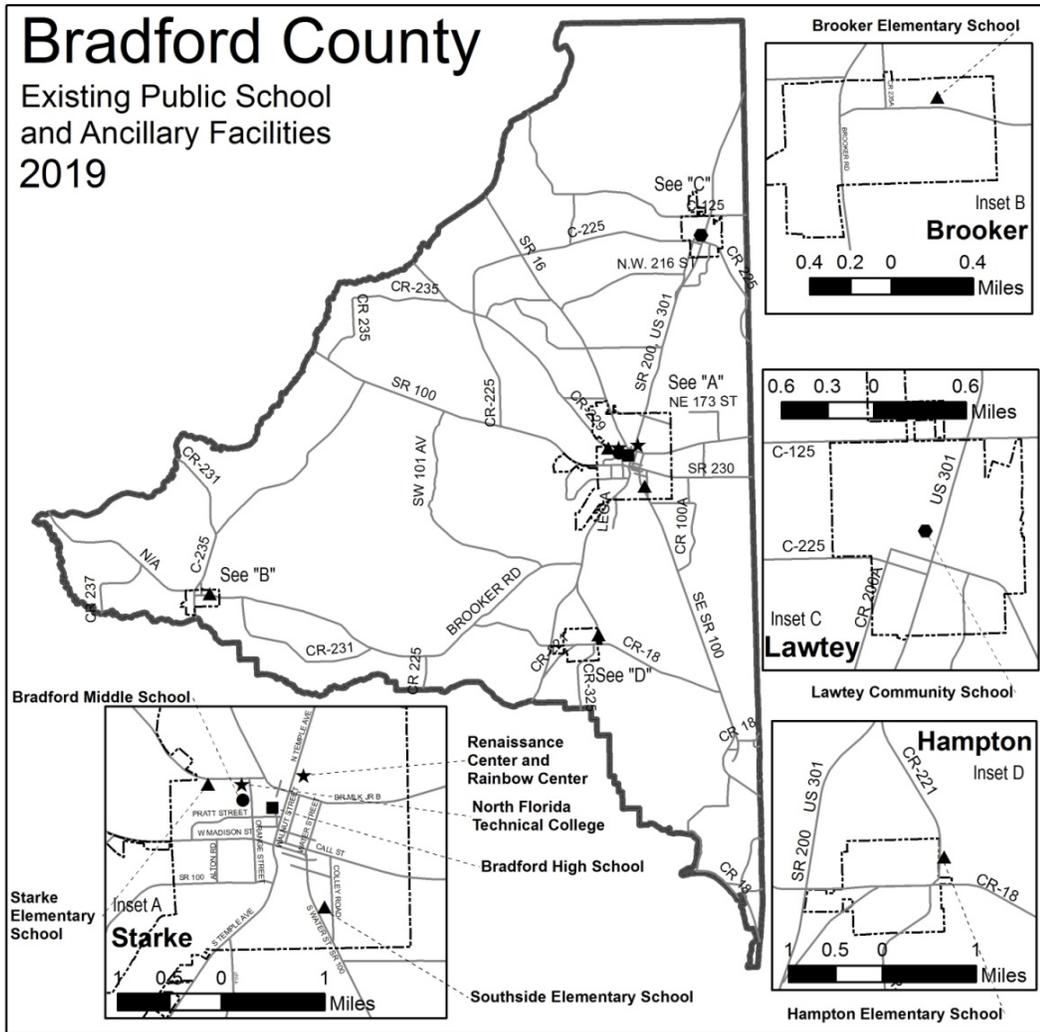
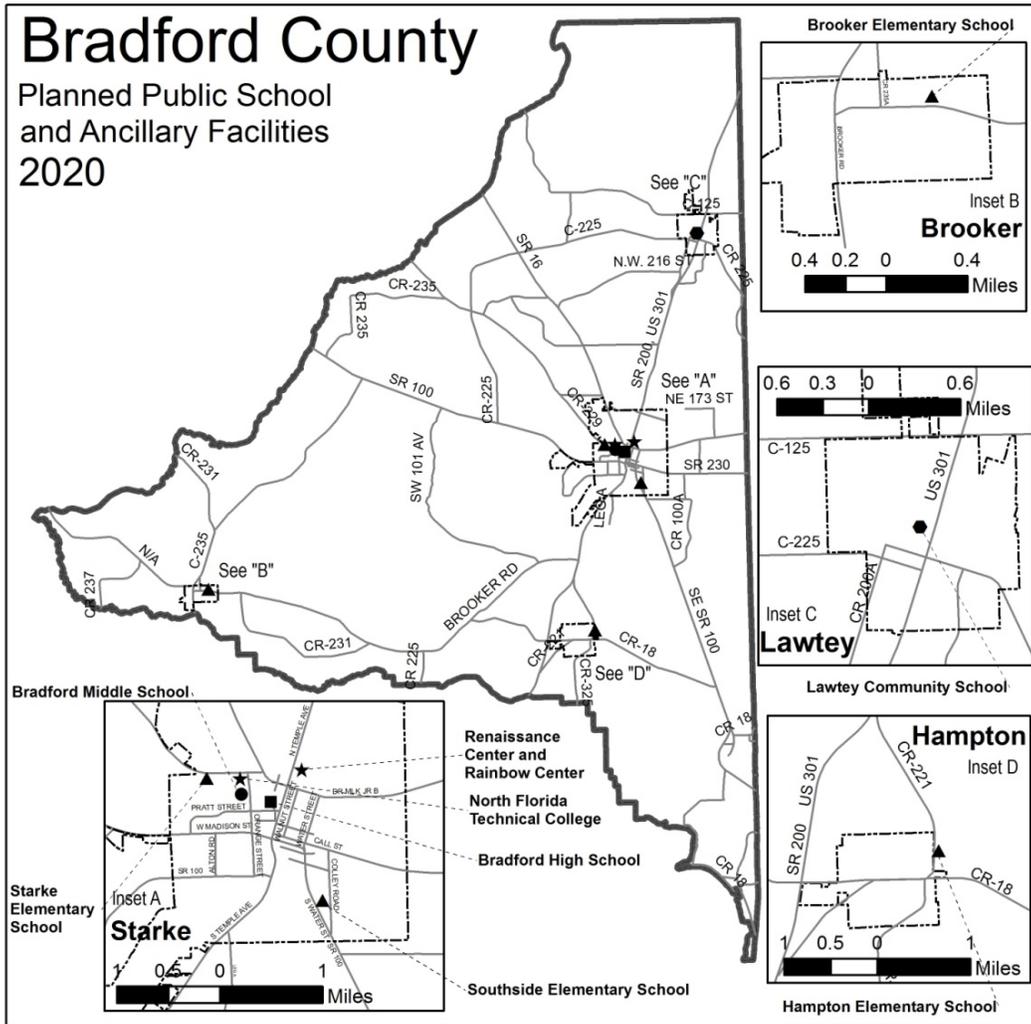


ILLUSTRATION A-II



Legend

- ▲ ELEMENTARY (K-5)
- ELEMENTARY / MIDDLE (K-8)
- MIDDLE (6-8)
- HIGH (9-12)
- ★ EDUCATIONAL CENTER
- City Limits
- Roads

Number of New Permanent Stations

65 Additional Permanent Classrooms at
 Unnamed New Combination School
 (1,273 New Permanent Student Stations)

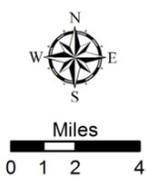
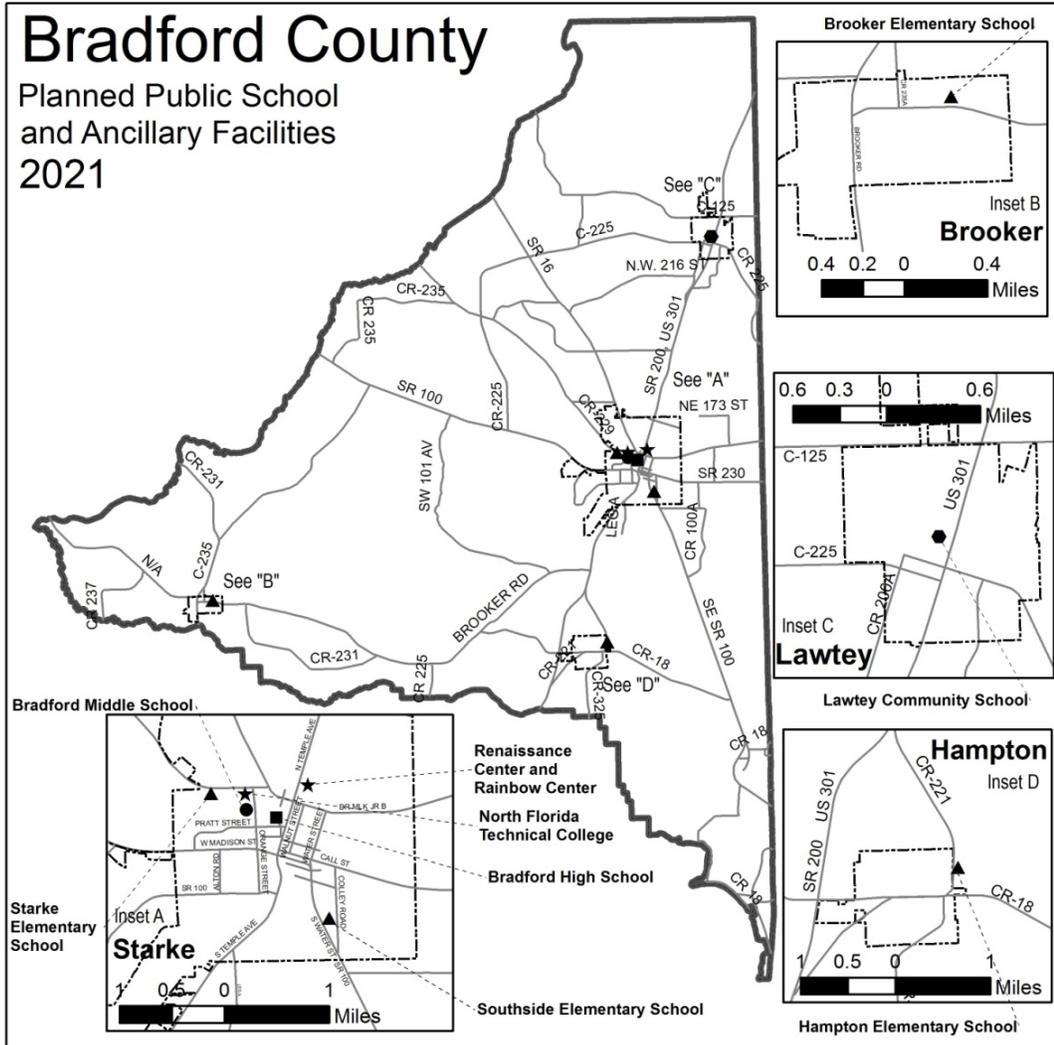


ILLUSTRATION A-III



Legend

- ▲ ELEMENTARY (K-5)
- ELEMENTARY / MIDDLE (K-8)
- MIDDLE (6-8)
- HIGH (9-12)
- ★ EDUCATIONAL CENTER
- City Limits
- Roads

Number of Permanent Stations

NO CHANGES IN CAPACITY

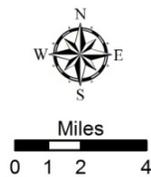
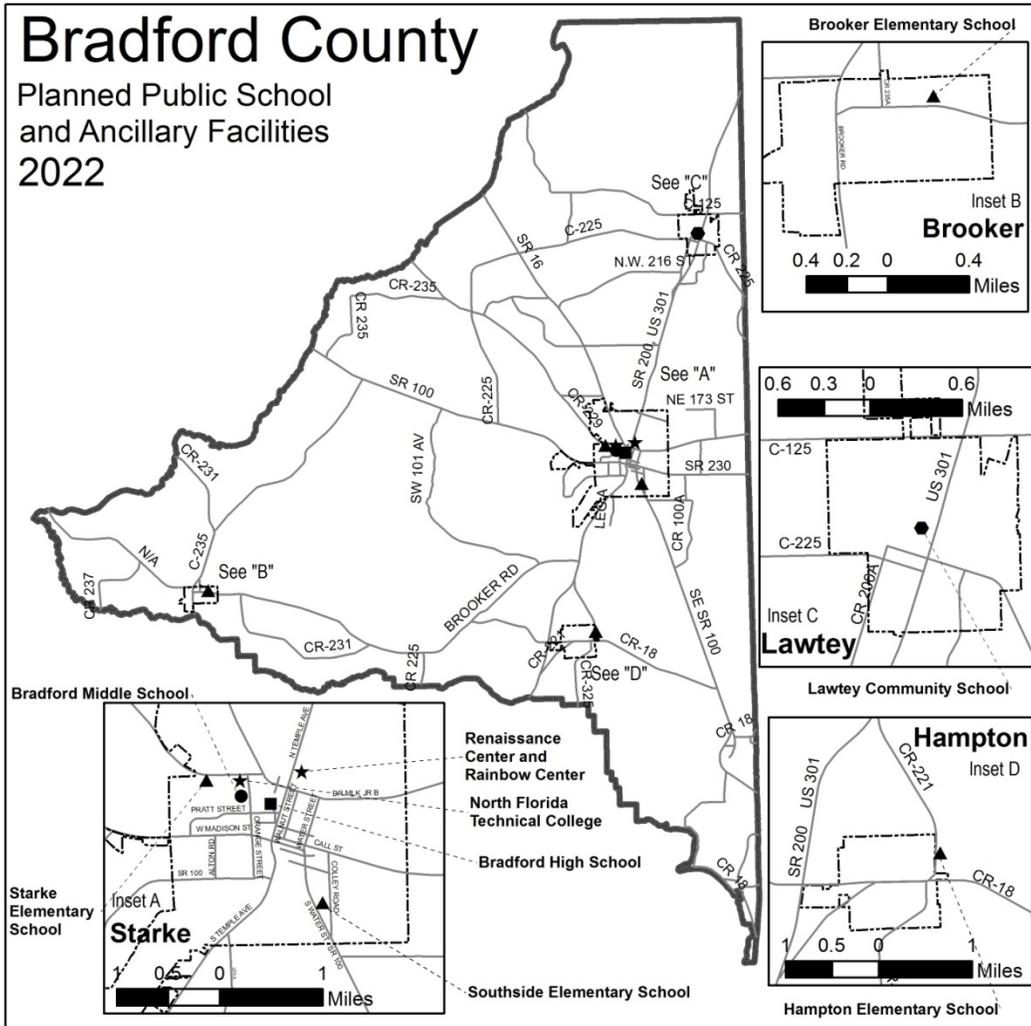


ILLUSTRATION A-IV



Legend

- ▲ ELEMENTARY (K-5)
- ELEMENTARY / MIDDLE (K-8)
- MIDDLE (6-8)
- HIGH (9-12)
- ★ EDUCATIONAL CENTER
- City Limits
- Roads

Number of Permanent Stations

NO CHANGES IN CAPACITY

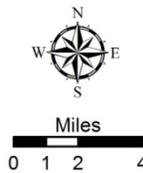
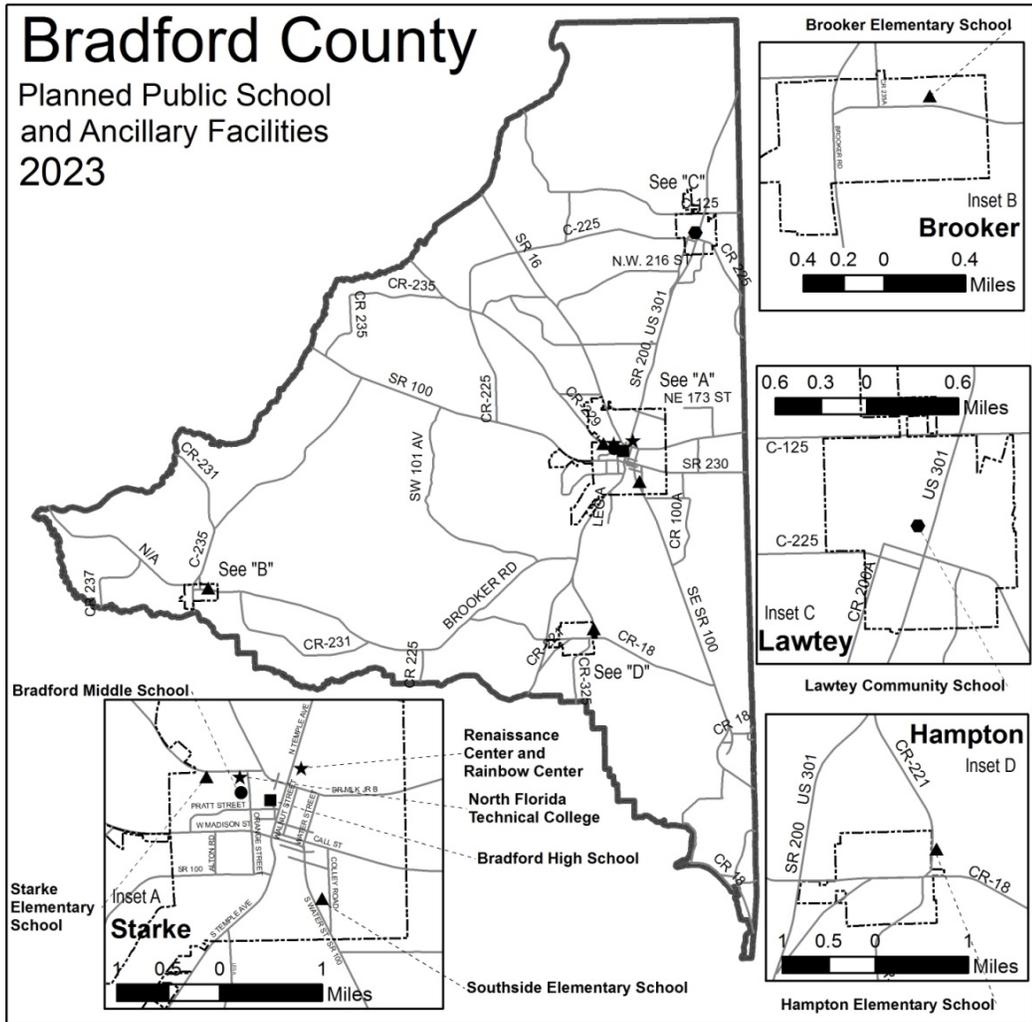


ILLUSTRATION A-V



Legend

- ▲ ELEMENTARY (K-5)
- ELEMENTARY / MIDDLE (K-8)
- MIDDLE (6-8)
- HIGH (9-12)
- ★ EDUCATIONAL CENTER
- City Limits
- Roads

Number of Permanent Stations

NO CHANGES IN CAPACITY

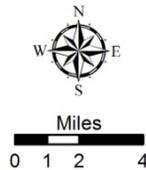
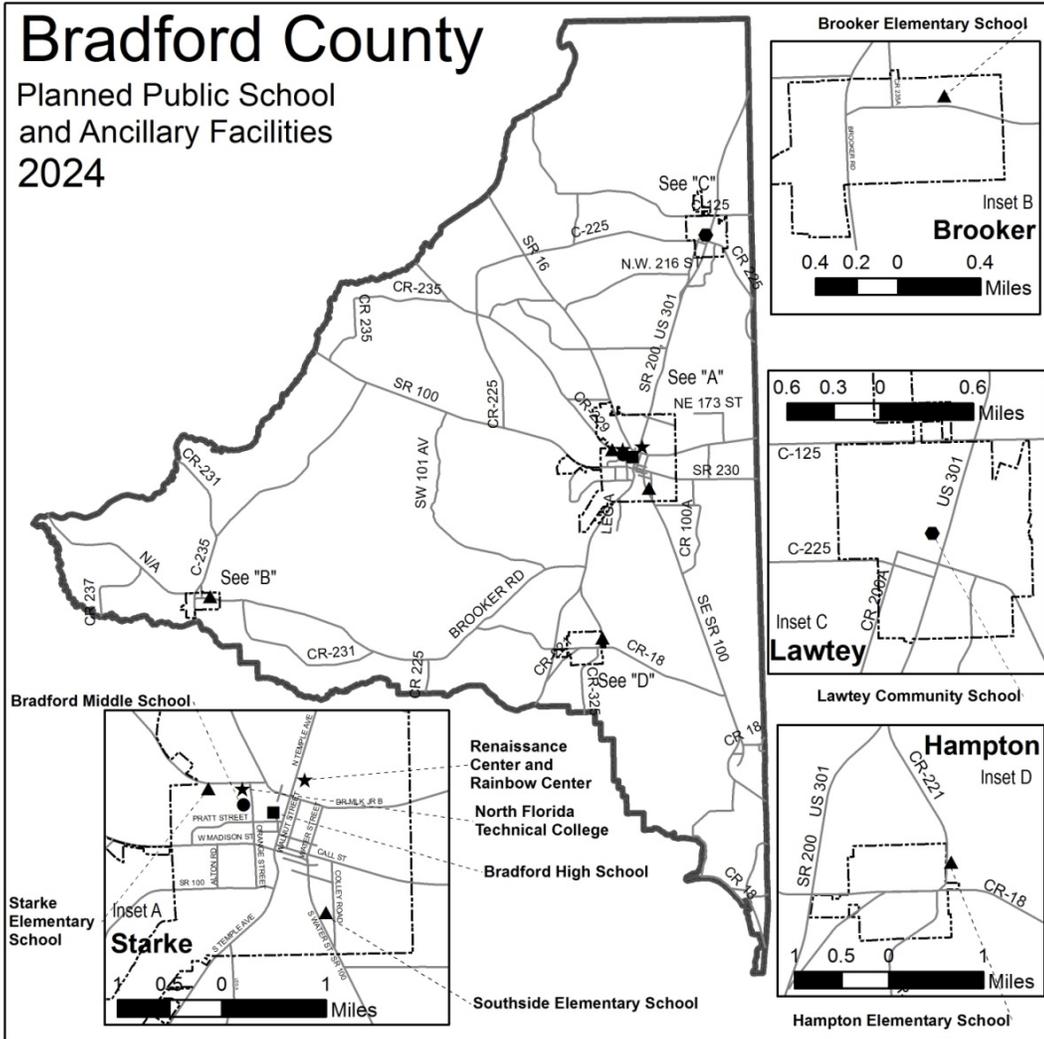


ILLUSTRATION A-VI

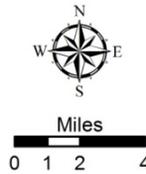


Legend

- ▲ ELEMENTARY (K-5)
- ELEMENTARY / MIDDLE (K-8)
- MIDDLE (6-8)
- HIGH (9-12)
- ★ EDUCATIONAL CENTER
- City Limits
- Roads

Number of Permanent Stations

NO CHANGES IN CAPACITY



APPENDIX B DEFINITIONS

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

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

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

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

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

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

FLORIDA INVENTORY OF SCHOOL HOUSES: An official inventory, which is based on design codes, of all district owned facilities.

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

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

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

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

PERMANENT STUDENT STATION: The floor area in a public school facility required to house a student in an instructional program.

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

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

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

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

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

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PROPERTY RIGHTS ELEMENT

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X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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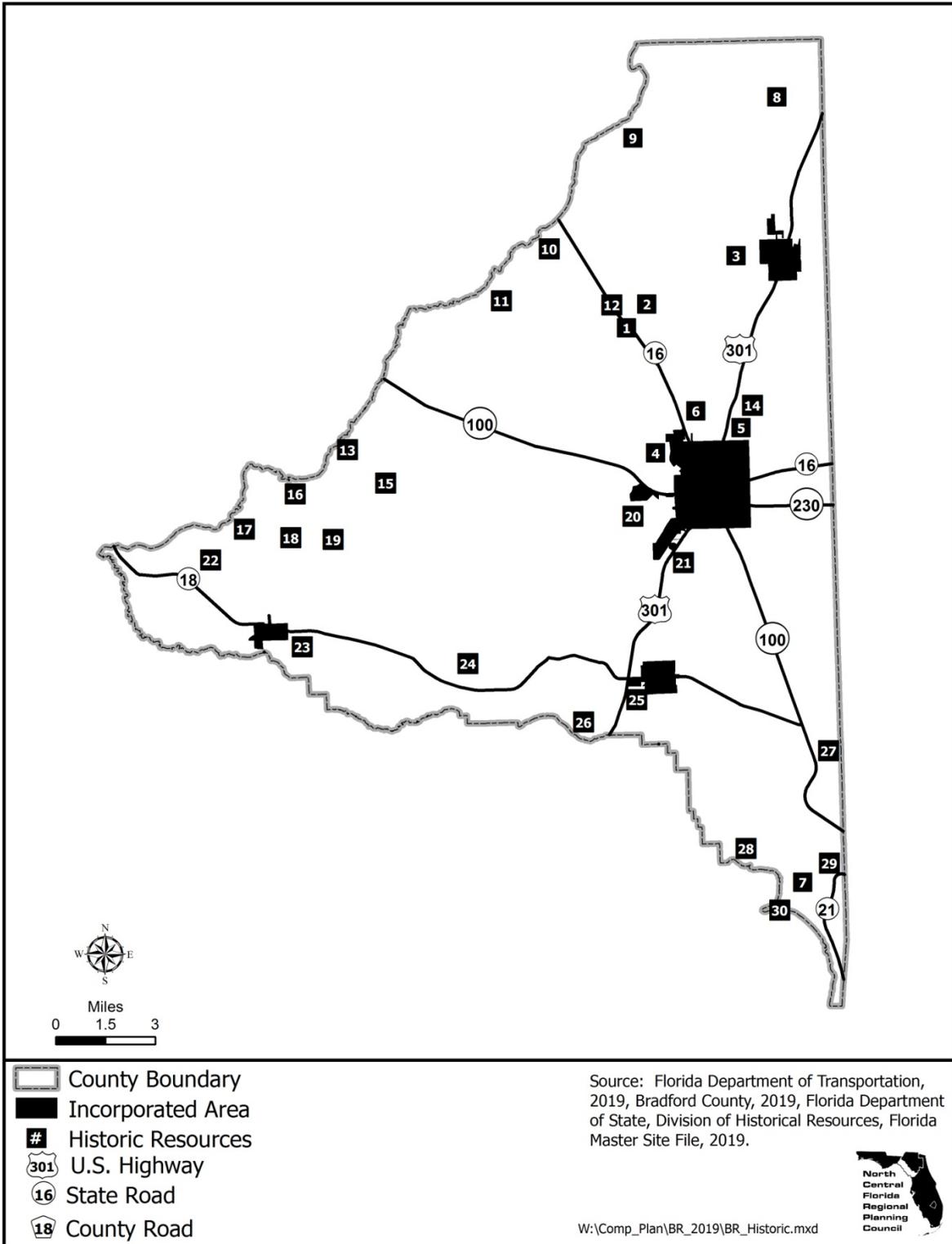
APPENDIX A

| LIST OF ILLUSTRATIONS | | Page |
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| A-II | Historic Resources | A-2 |
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| A-III | Existing Waterwells | A-4 |
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| A-V | Flood Prone Areas | A-8 |
| A-VI | Wetlands | A-9 |
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ILLUSTRATION A-1
FUTURE LAND USE PLAN MAP 2029

(Under Separate Cover)

ILLUSTRATION A-II
HISTORIC RESOURCES

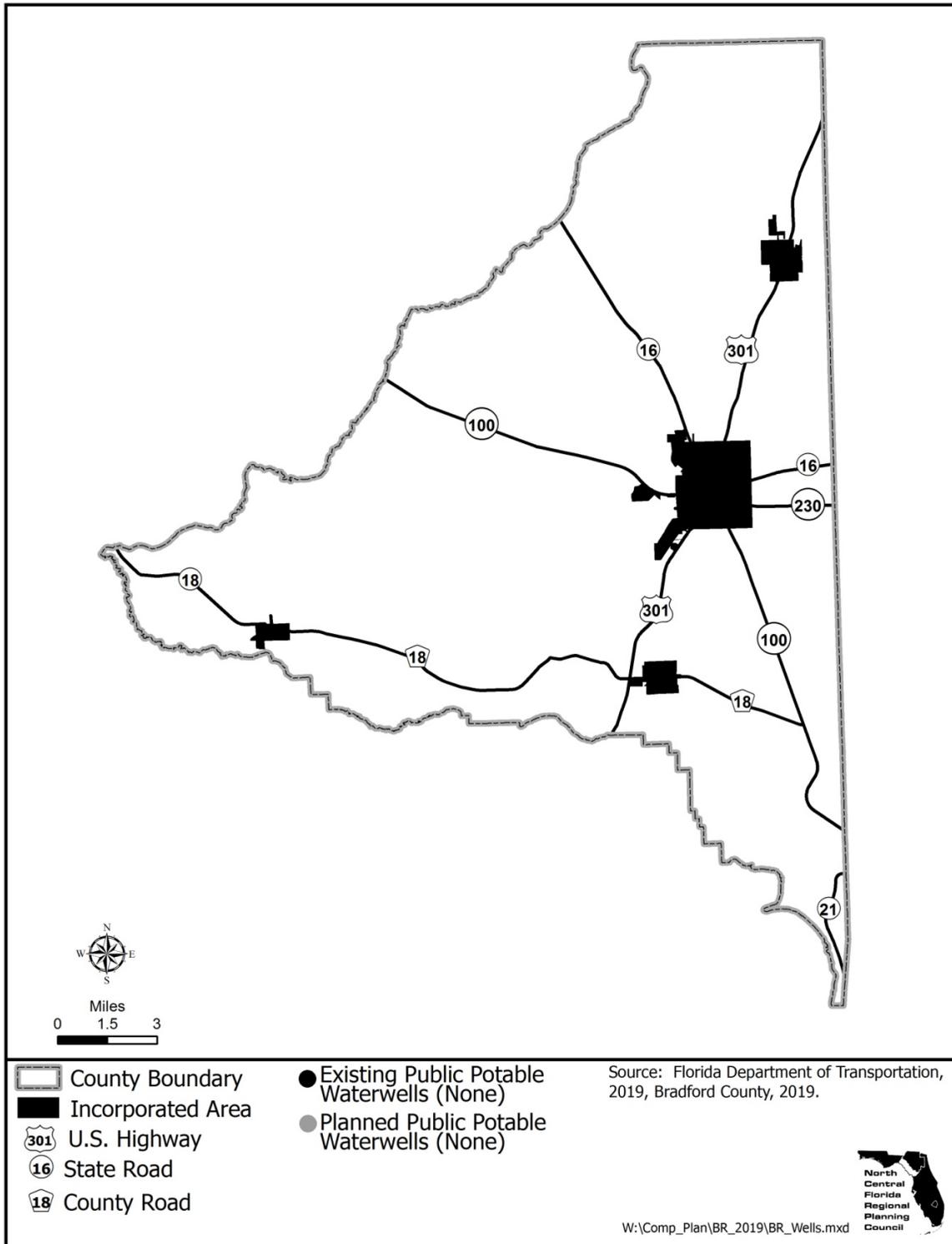


LEGEND FOR HISTORIC RESOURCES

| LOCATION NUMBER | SITE NAME | LOCATION NUMBER | SITE NAME |
|-----------------|--|-----------------|------------------------------------|
| 7 | Pleasant Grove Missionary Baptist Church | 21 | Csxt Wooden Bridge |
| 8 | Ruth Road 1 | 21 | Mathews Building |
| 8 | Forest Service Fire Tower | 21 | Mathews Building Guardhouse |
| 9 | New River Swamp Mounds | 21 | Mathews Building Gate |
| 9 | Curlew II | 22 | 49th Street Site |
| 10 | Florida State Prison 1 | 22 | Mizell |
| 10 | Florida State Prison 2 | 22 | School Bus |
| 10 | Blitch Bridge | 22 | Road Site 2/ Jones |
| 11 | Dyal Cemetery | 23 | Gainey Field |
| 13 | Log Cabin Bluff | 23 | Kelly |
| 13 | Sapp | 23 | Cr-18/Braggs Branch Culvert |
| 13 | Sapp 2 | 24 | Sampson Creek West |
| 13 | Two Old Snags | 24 | Cr-18/Gum Creek Culvert |
| 13 | Bull Pasture | 24 | Cr-18/Sampson River Branch Culvert |
| 13 | Sinkhole Bluff | 25 | Postmaster |
| 13 | Us 27 (Sr 20) / Ichetucknee River | 25 | Hampton Lake Canoe #1 |
| 15 | Complicated Stamped | 25 | Hampton Lake Canoe #2 |
| 15 | Down From The Church | 26 | Unnamed |
| 16 | Corn Sprouts | 26 | Unnamed |
| 16 | Cable Trail | 26 | Fort Harlee Blockhouse |
| 16 | Tax Day | 26 | Hampton Lake Canoe #3 |
| 16 | New River Jones | 27 | Crystal Mound |
| 16 | Suwannee | 27 | Emerald Lake Beach |
| 17 | Bubba's Rye Field | 27 | Emerald Lake Ampitheatre |
| 18 | Compressor Station | 28 | Lake Santa Fe Outlet |
| 18 | Clear Brook | 29 | Keystone Club Estates |
| 18 | Scatter #8 | 29 | Indian Lake Mound |
| 19 | Dairy Office | 30 | Indian Beach |
| 20 | Lake Sampson Railroad | 30 | Pridgen |
| 20 | Crosby Lake Canoe #1 | 30 | Griffith Canoe |
| 20 | Crosby Lake Canoe #2 | | |

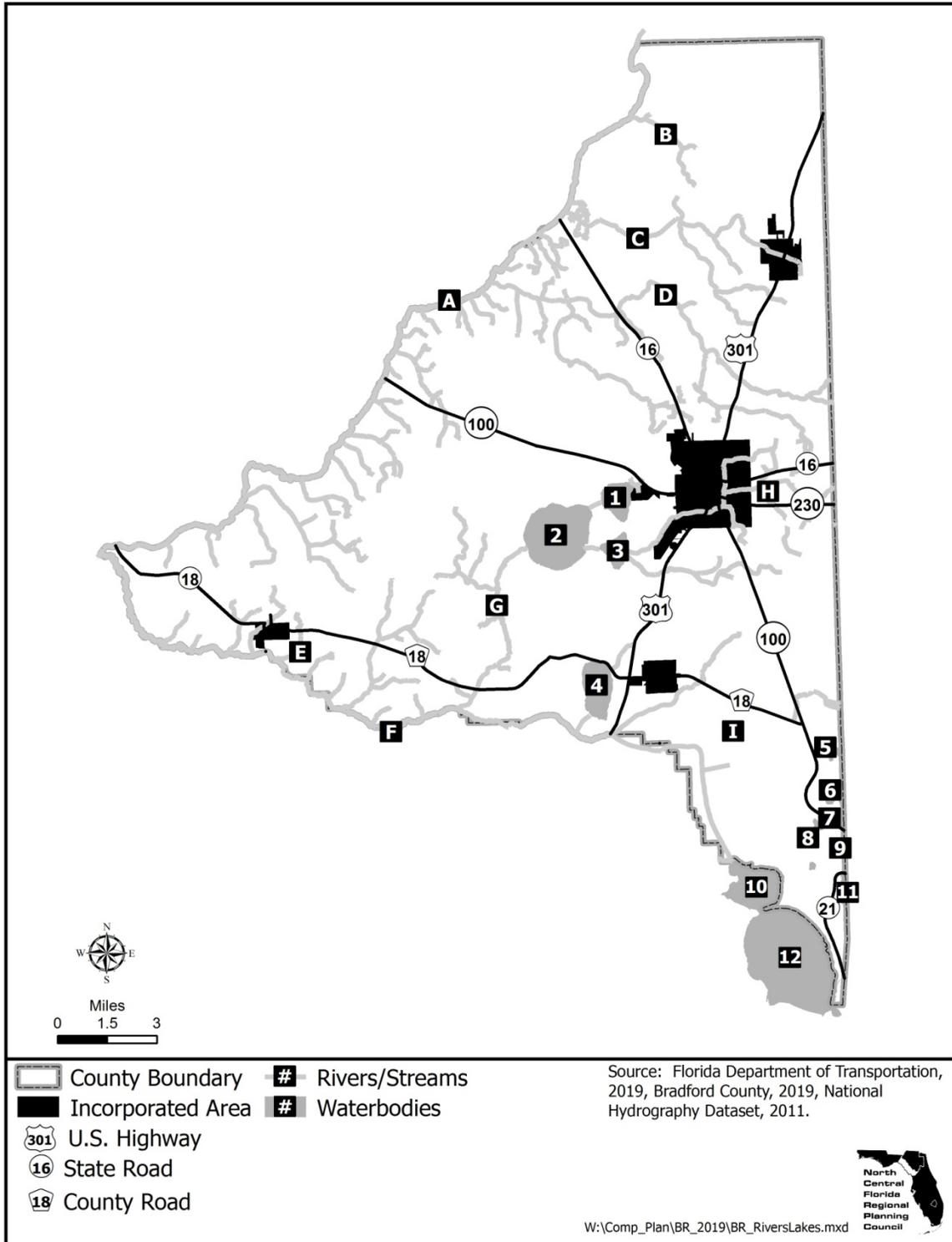
Source: Florida Department of State, Division of Historical Resources, Florida Master File, 2018.

ILLUSTRATION A-III
EXISTING WELLS



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ILLUSTRATION A-IV
RIVERS AND LAKES



LEGEND FOR RIVERS AND LAKES

| LOCATION NUMBER | NAME | TYPE OF WATER BODY |
|-----------------|-----------------------|--------------------|
| A | New River | River |
| B | Olustee Creek | Creek |
| C | Alligator Creek North | Creek |
| D | Water Oak Creek | Creek |
| E | Braggs Branch | Creek |
| F | Santa Fe River | River |
| G | Sampson River | River |
| H | Alligator Creek | Creek |
| I | Double Run Creek | Creek |
| 1 | Lake Crosby | Lake |
| 2 | Lake Sampson | Lake |
| 3 | Lake Rowell | Lake |
| 4 | Hampton Lake | Lake |
| 5 | Crystal lake | Lake |
| 6 | Lake Bedford | Lake |
| 7 | Brooklyn Lake | Lake |
| 8 | Silver Lake | Lake |
| 9 | Paradise Lake | Lake |
| 10 | Little Santa Fe Lake | Lake |
| 11 | Lake Geneva | Lake |
| 12 | Santa Fe Lake | Lake |

Source: Florida Department of Environmental Protection, National Hydrography Dataset, 2006.

ILLUSTRATION A-V
FLOOD PRONE AREAS

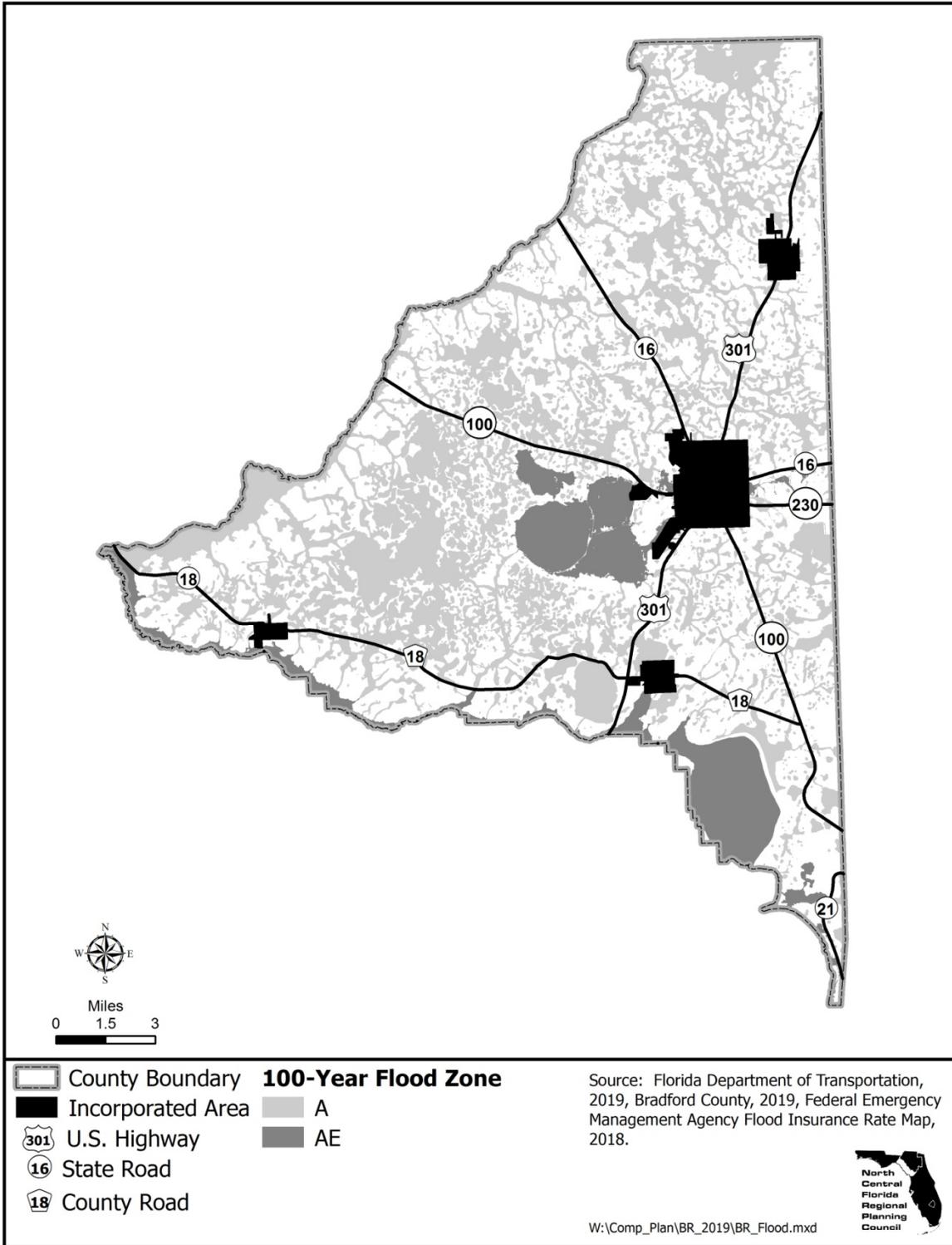


ILLUSTRATION A-VI
WETLANDS

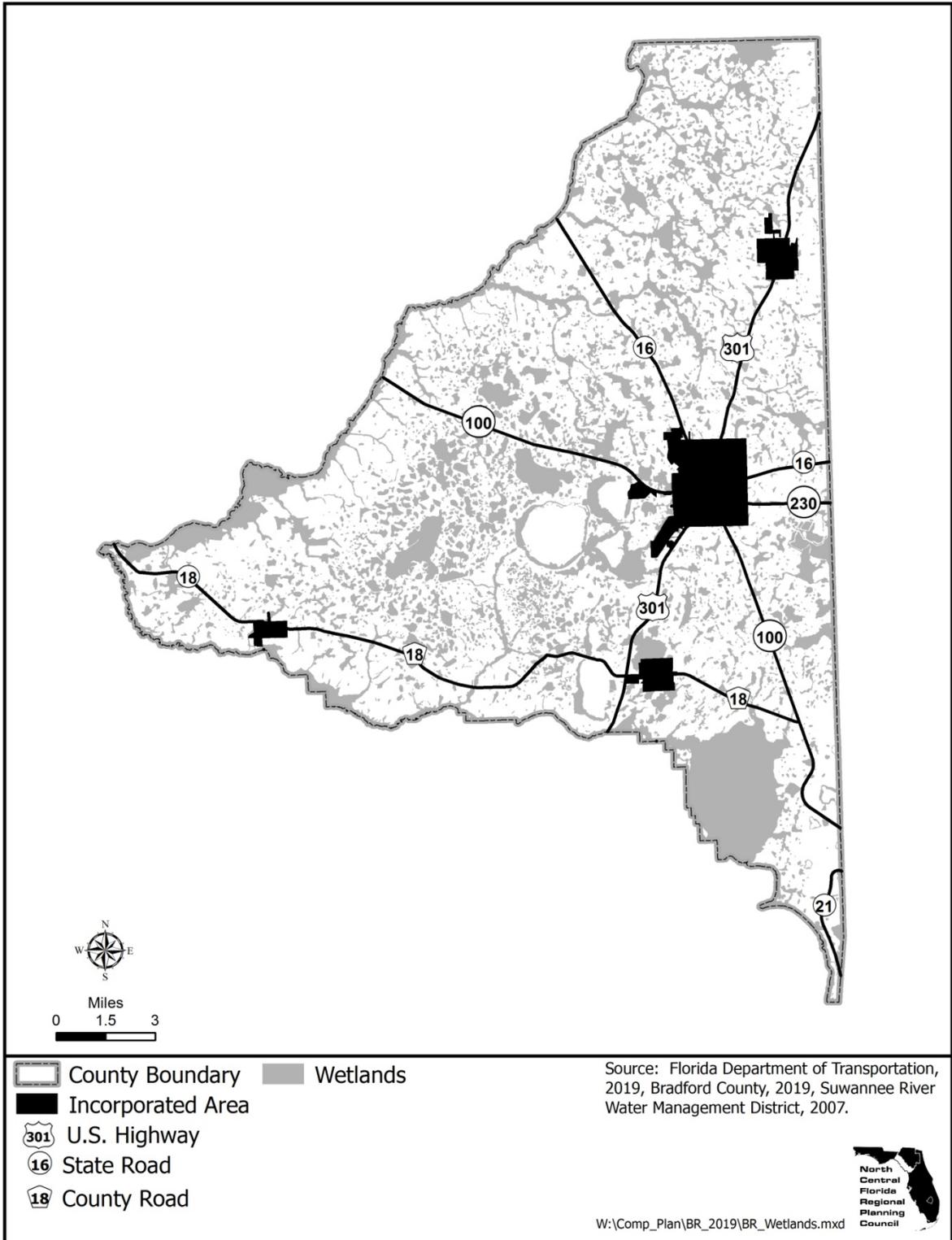
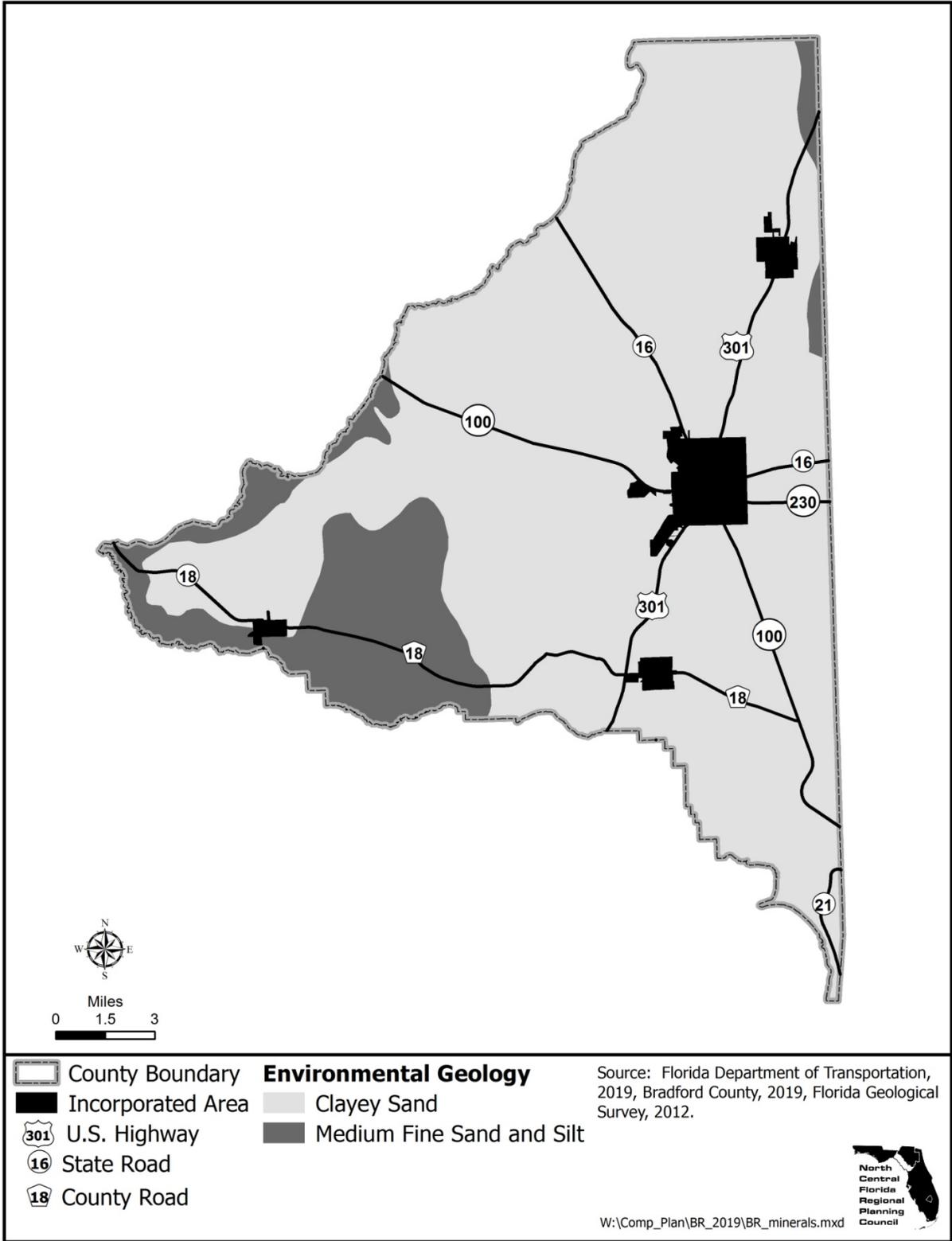
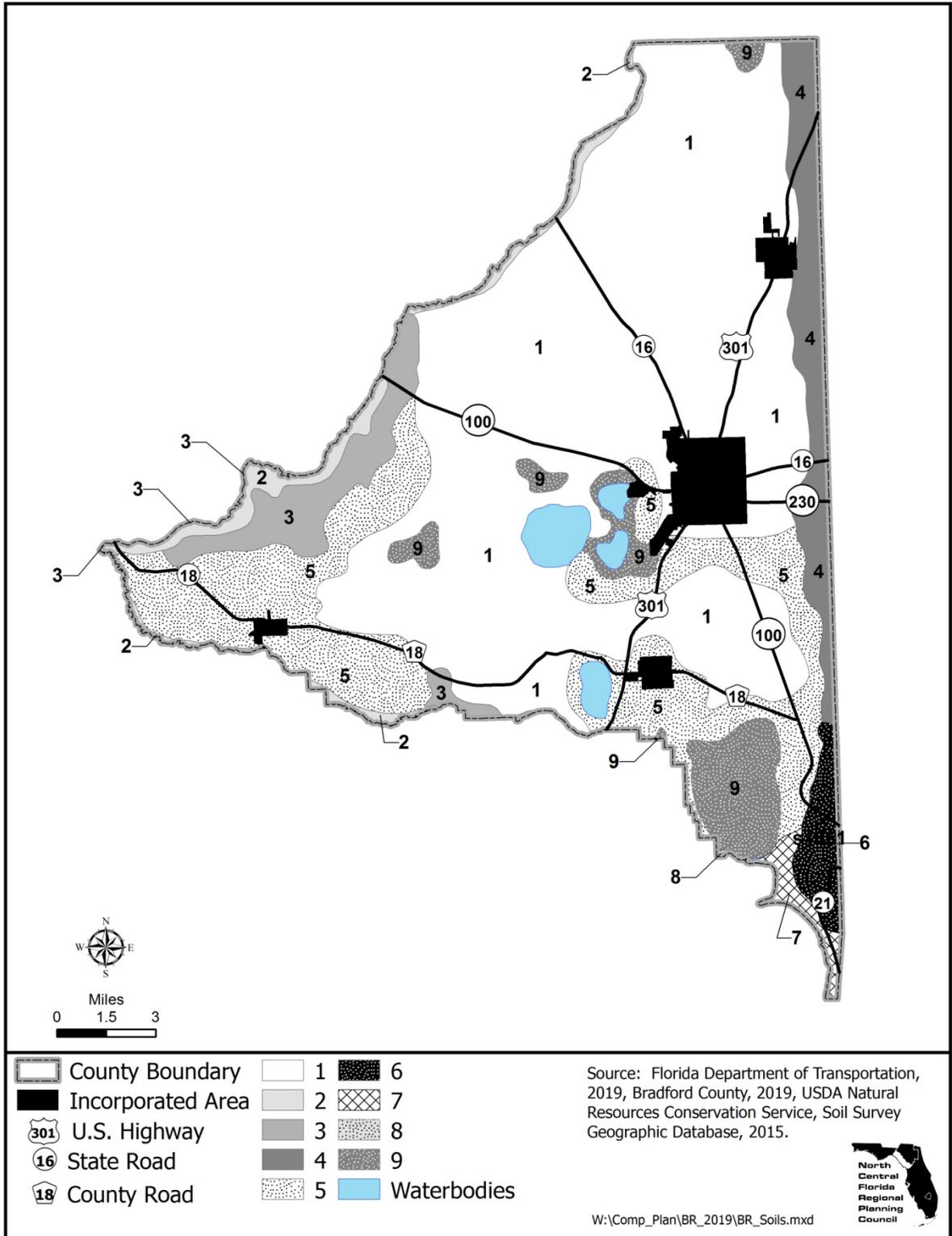


ILLUSTRATION A-VII
MINERALS



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ILLUSTRATION A-VIII
GENERALIZED SOIL MAP



LEGEND FOR GENERALIZED SOIL

| KEY NUMBER | GENERALIZED SOIL | DESCRIPTIONS |
|---------------|--|--|
| 1 | Sapelo-Plummer-Pelham | Nearly level, poorly drained, partially hydric soils. |
| 2 | Ousley-Grifton-Fluvaquents-Elloree | Level, poorly drained, partially hydric soils. |
| 3 | Penney-Osier-Blanton-Albany | Nearly level to strongly sloping, somewhat poorly drained, partially hydric soils. |
| 4 | Mandarin-Leon-Hurricane | Nearly level, poorly drained, partially hydric soils. |
| 5 | Pelham-Goldhead-Chaires | Nearly level, poorly drained, partially hydric soils. |
| 6 | Candler-Astatula | Strongly sloping, excessively drained, partially hydric soils. |
| 7 | Zolfo-Tavares-Satellite-Adamsville | Strongly sloping, somewhat poorly drained, non-hydric soils. |
| 8 | Sumterville-Sparr-Seffner-Ona-Millhopper | Strongly sloping, somewhat poorly drained, non-hydric soils. |
| 9 | Plummer-Pamlico-Dasher-Croatan | Level, very poorly drained, partially hydric soils. |

Source: United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database, 2010.

ILLUSTRATION A-IX
 FUTURE TRANSPORTATION MAP 2029

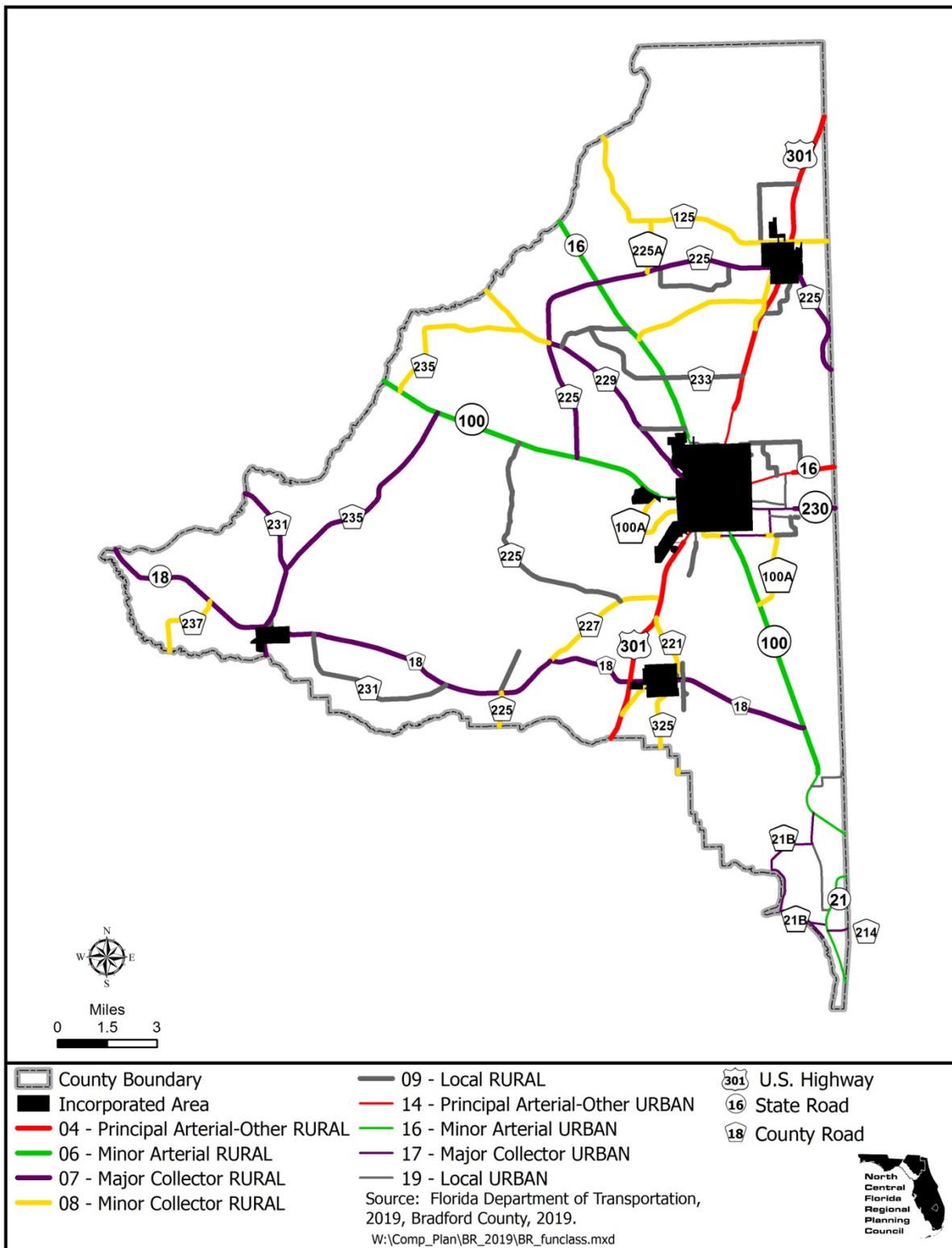


ILLUSTRATION A-IXa
EMERGENCY EVACUATION ROUTES MAP 2029

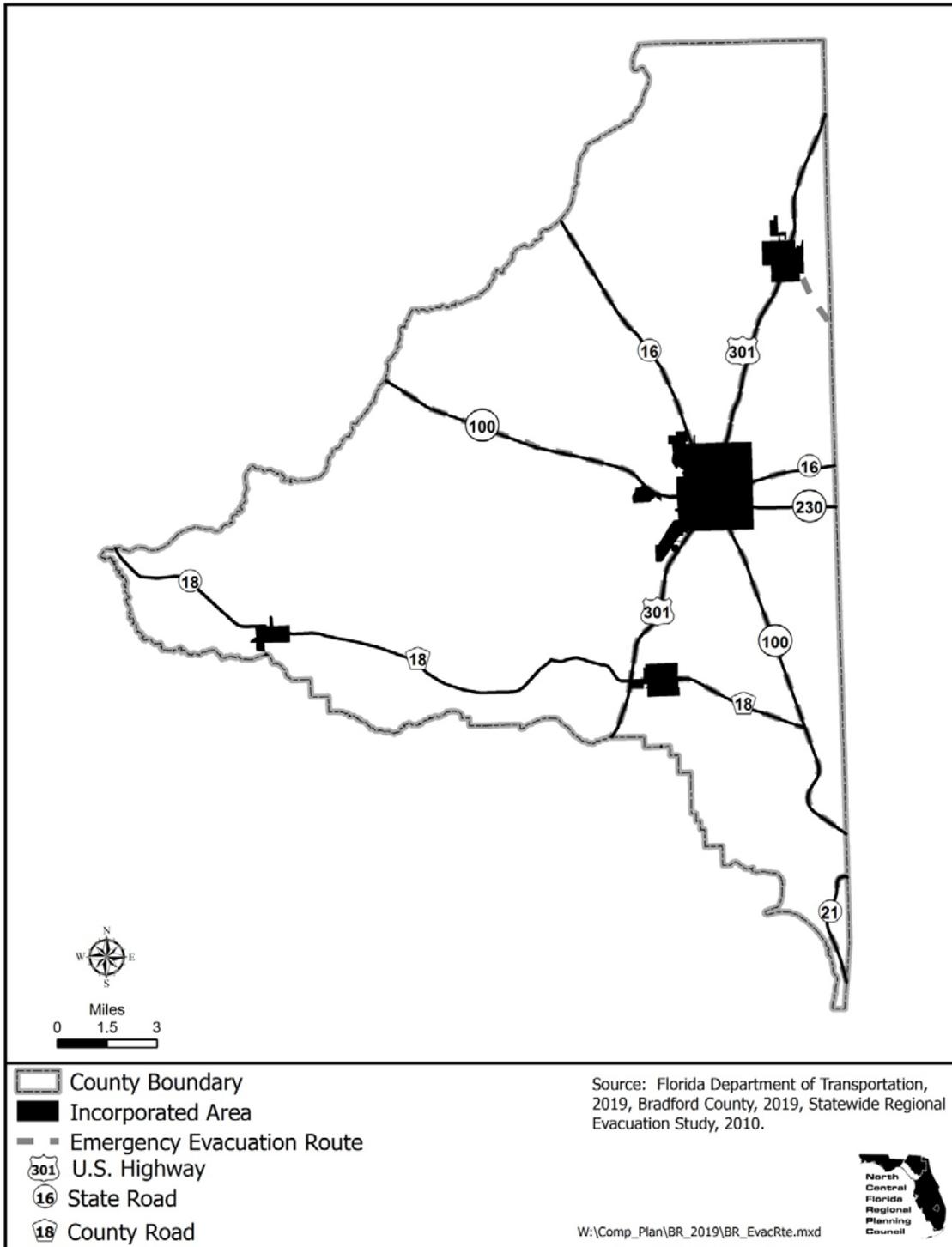


ILLUSTRATION A-IXb
 BICYCLE AND PEDESTRIAN FACILITIES MAP 2029

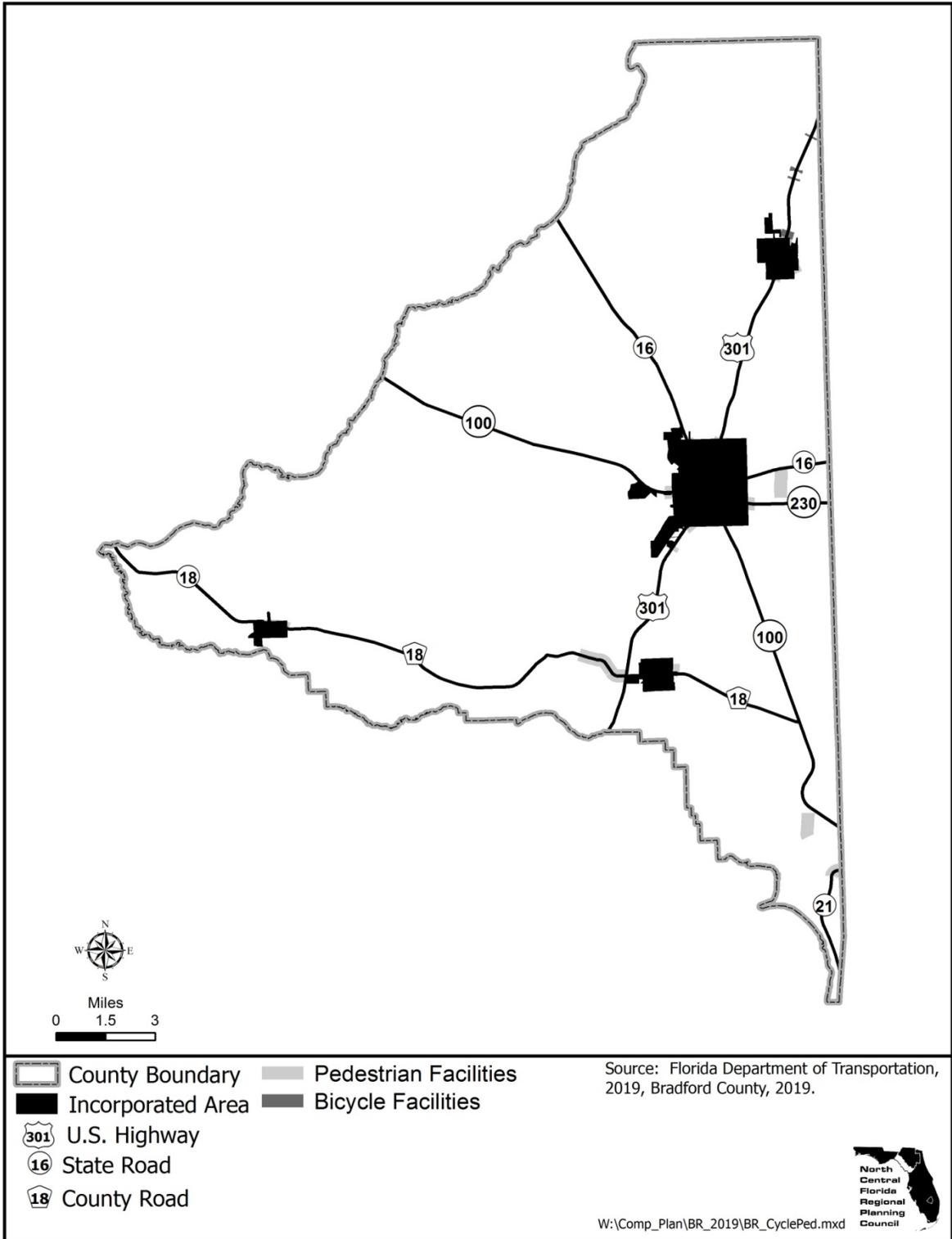


ILLUSTRATION A-X
MINING AREAS

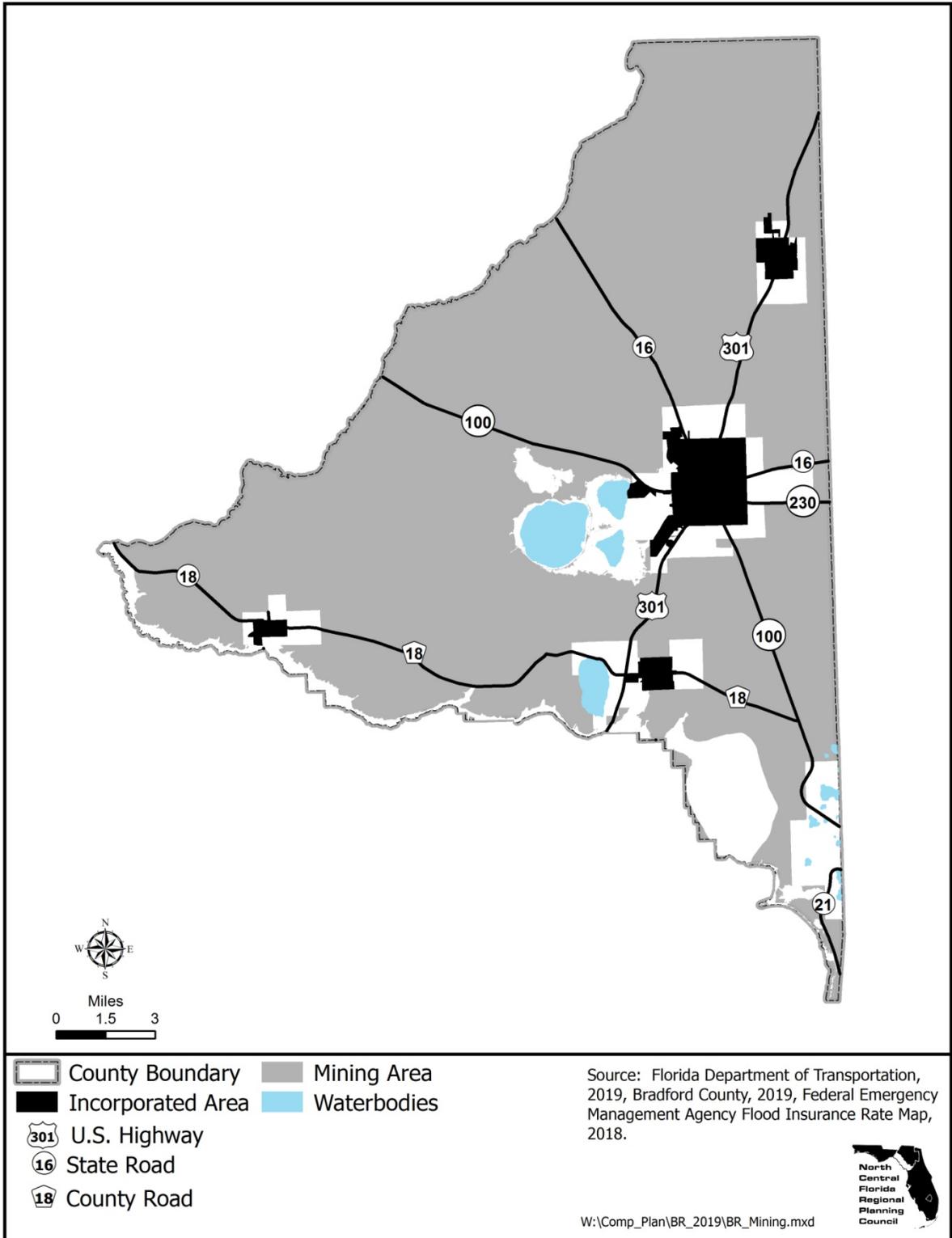


ILLUSTRATION A-XI
 HIGH GROUND WATER AQUIFER RECHARGE AREAS

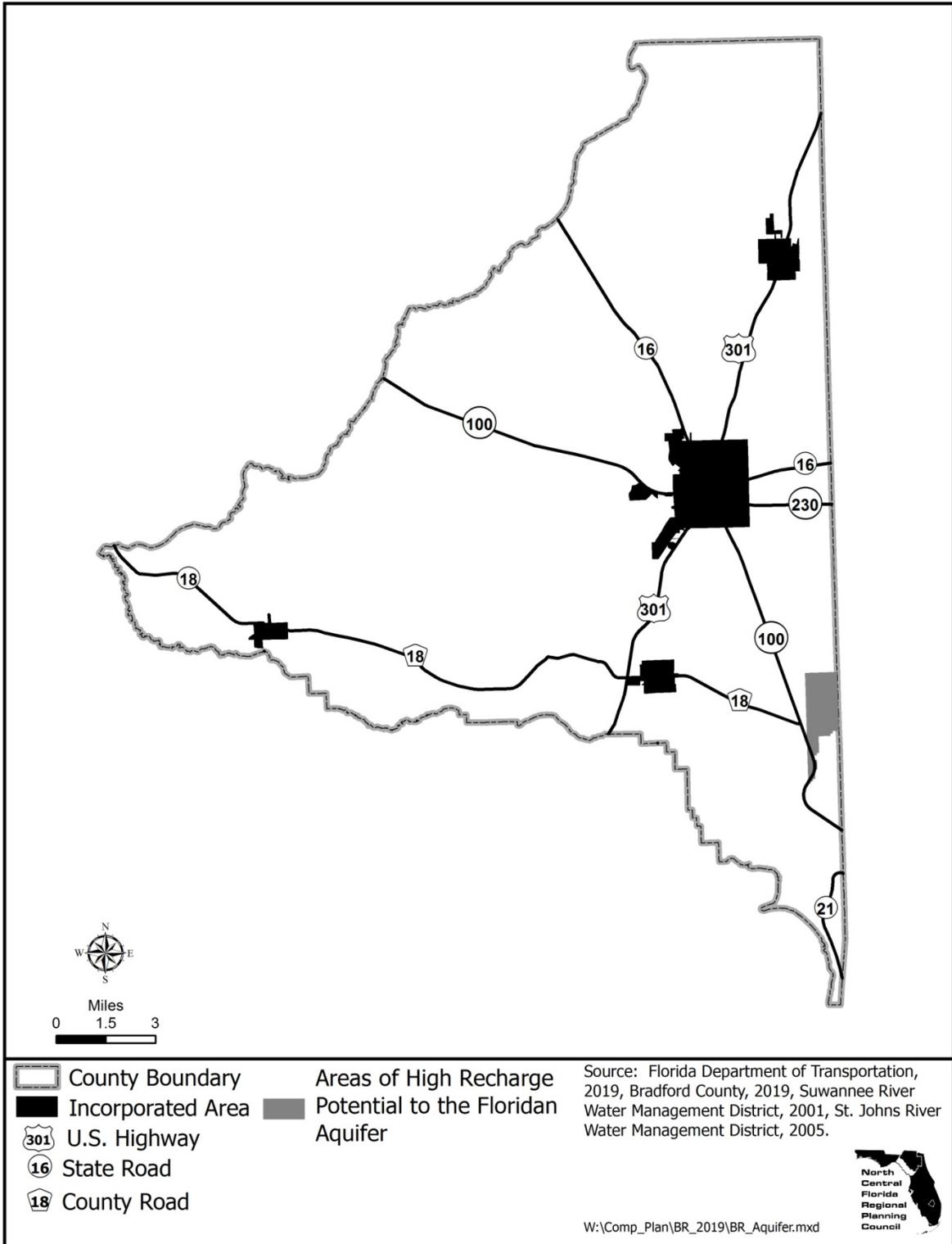


ILLUSTRATION XIIa

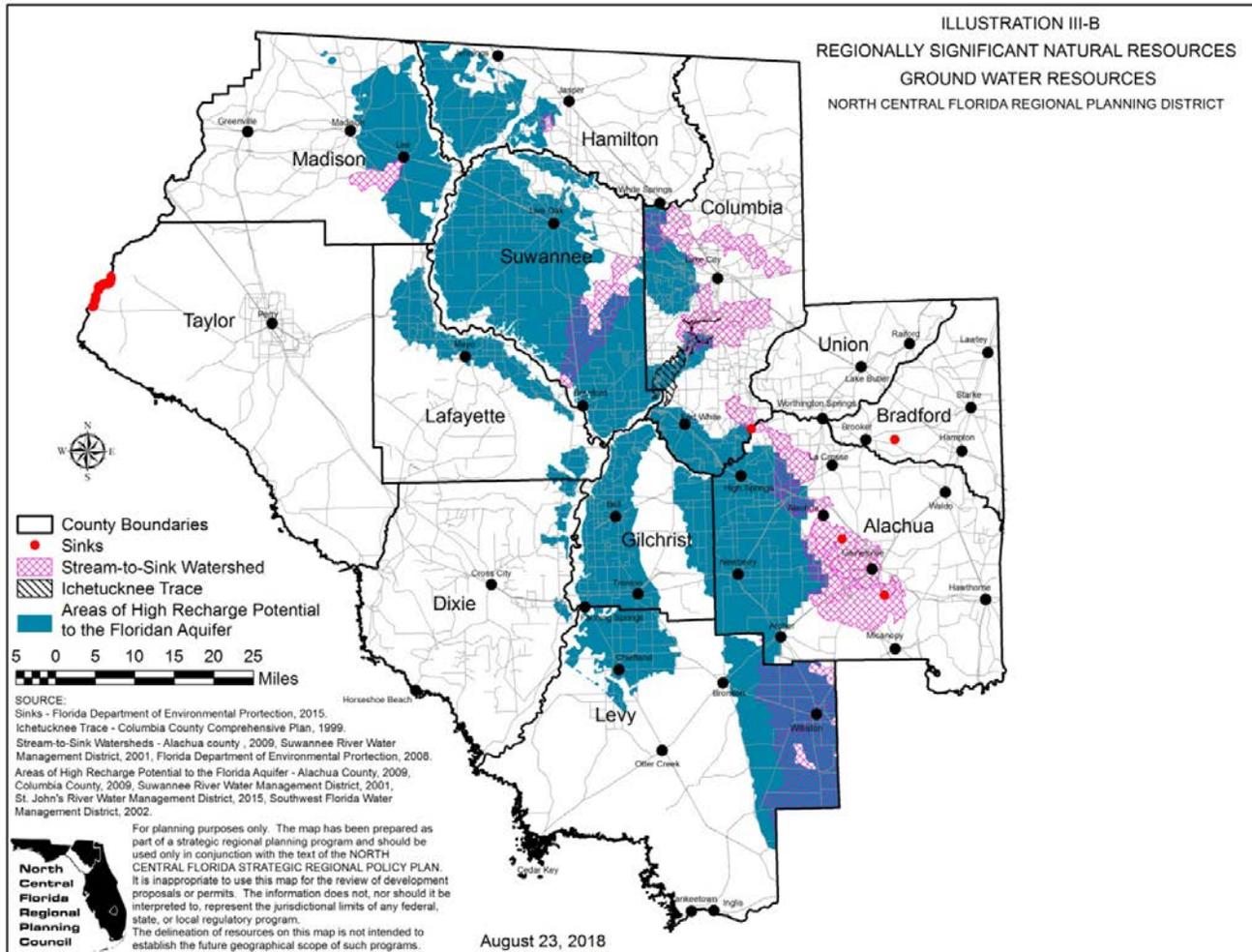


ILLUSTRATION XIIIb

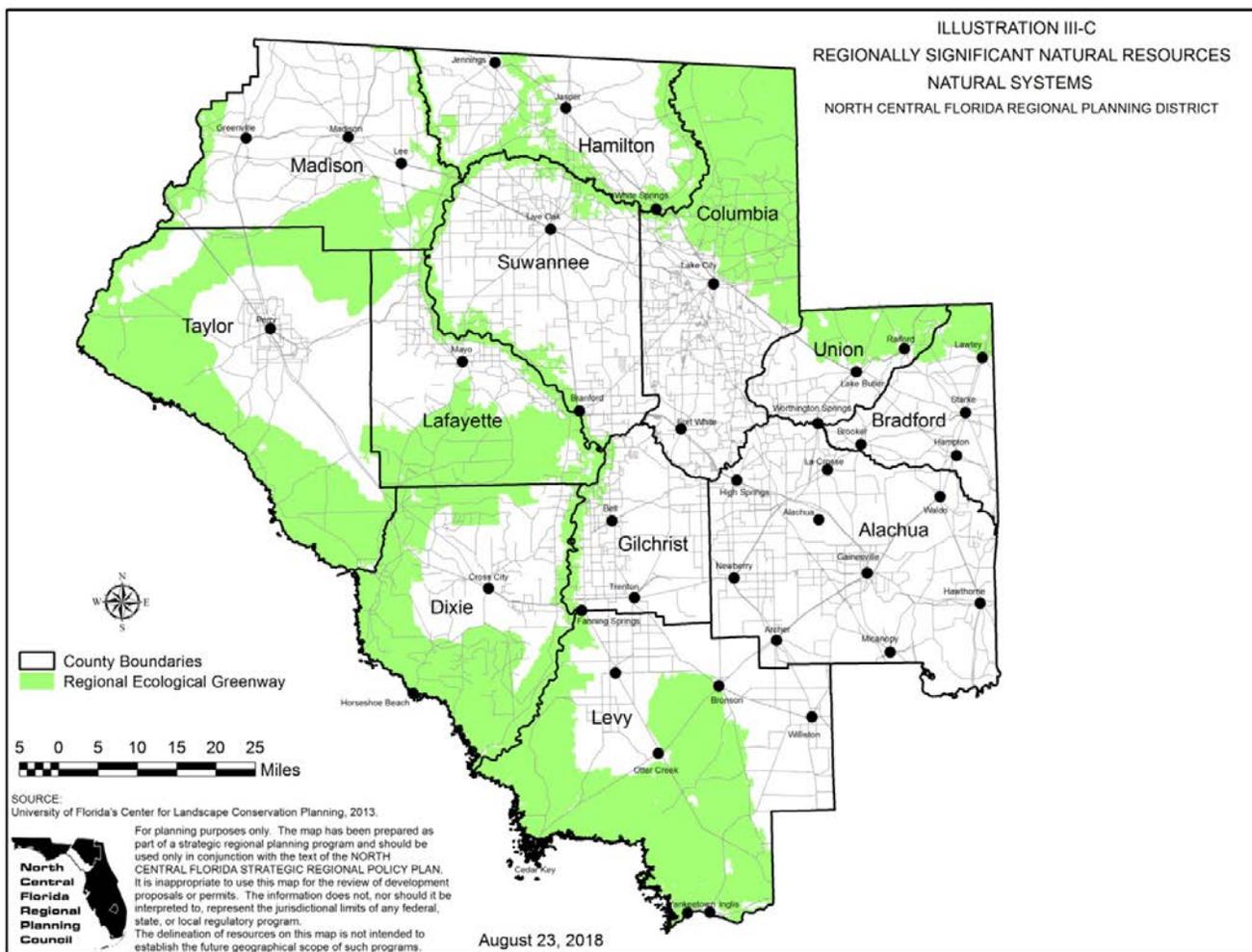


ILLUSTRATION XIIc

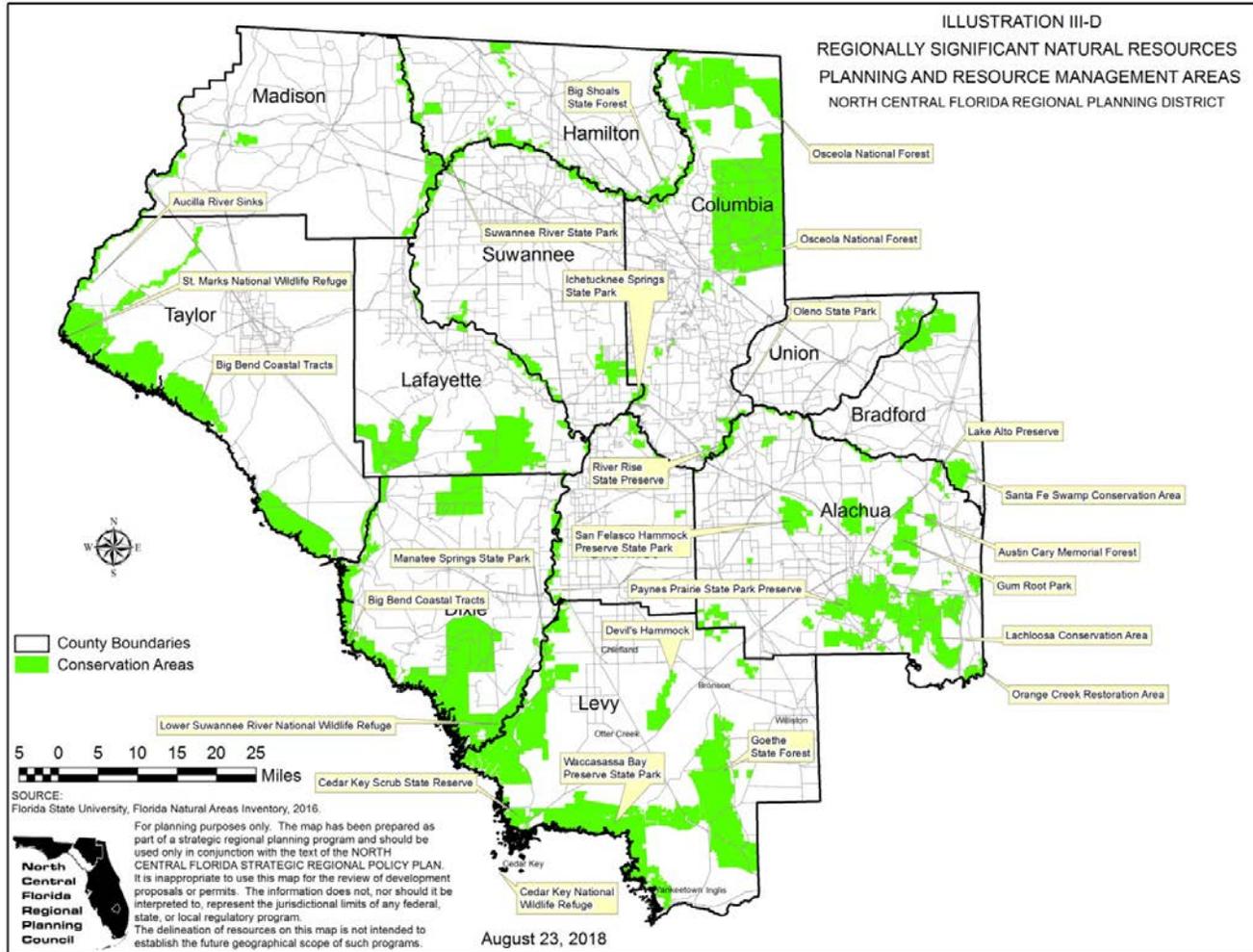


ILLUSTRATION XIII

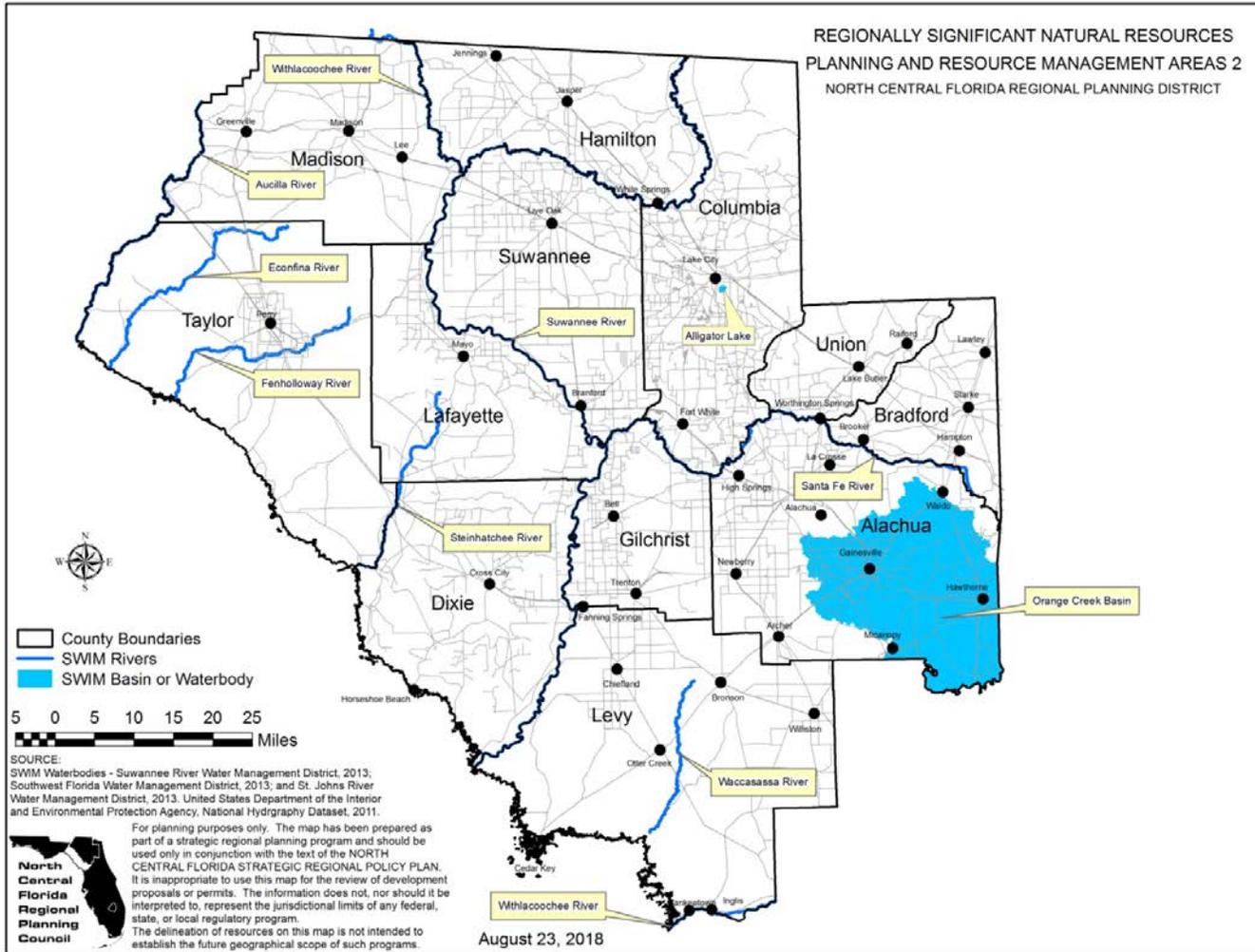
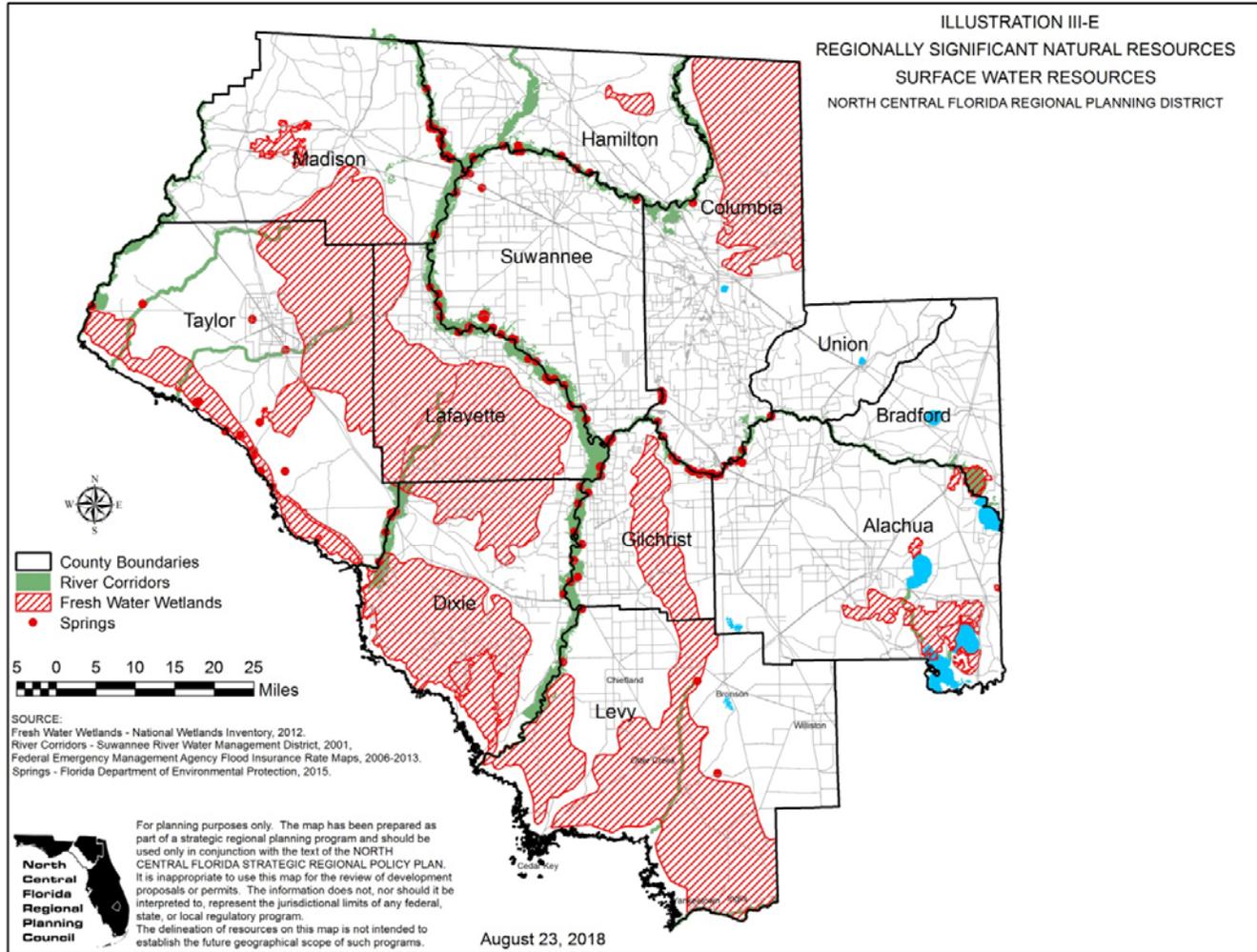


ILLUSTRATION XIIe



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

STAFF

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems

Carmelita Franco, Administrative Planning Assistant