

COLUMBIA COUNTY

COMPREHENSIVE PLAN

Adopted

June 13, 1991 by Ordinance No. 91-6

Amended

December 16, 1993 by Ordinance No. 93-9	August 18, 2011 by Ordinance No. 11-18
October 30, 1997 by Ordinance No. 97-22	March 1, 2012 by Ordinance No. 11-21
September 16, 1999 by Ordinance No. 99-25	April 5, 2012 by Ordinance No. 12-3
February 21, 2002 by Ordinance No. 02-2	June 5, 2014 by Ordinance No. 13-11
March 20, 2003 by Ordinance No. 03-13	June 22, 2015 by Ordinance No. 15-2
April 19, 2007 by Ordinance No. 07-8	May 19, 2016 by Ordinance No. 16-10
December 20, 2007 by Ordinance No. 07-47	October 20, 2016 by Ordinance No. 16-20
April 16, 2009 by Ordinance No. 08-45	February 15, 2018 by Ordinance No. 17-21
May 7, 2009 by Ordinance No. 09-1	August 1, 2019 by Ordinance No. 19-06
October 15, 2009 by Ordinance No. 07-19	November 19, 2020 by Ordinance No. 20-18
March 18, 2010 by Ordinance No. 10-4	February 17, 2022 by Ordinance No. 21-19
June 3, 2010 by Ordinance No. 07-17	

COLUMBIA 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

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INTRODUCTION

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

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

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

This comprehensive planning process involves essentially four basic steps:

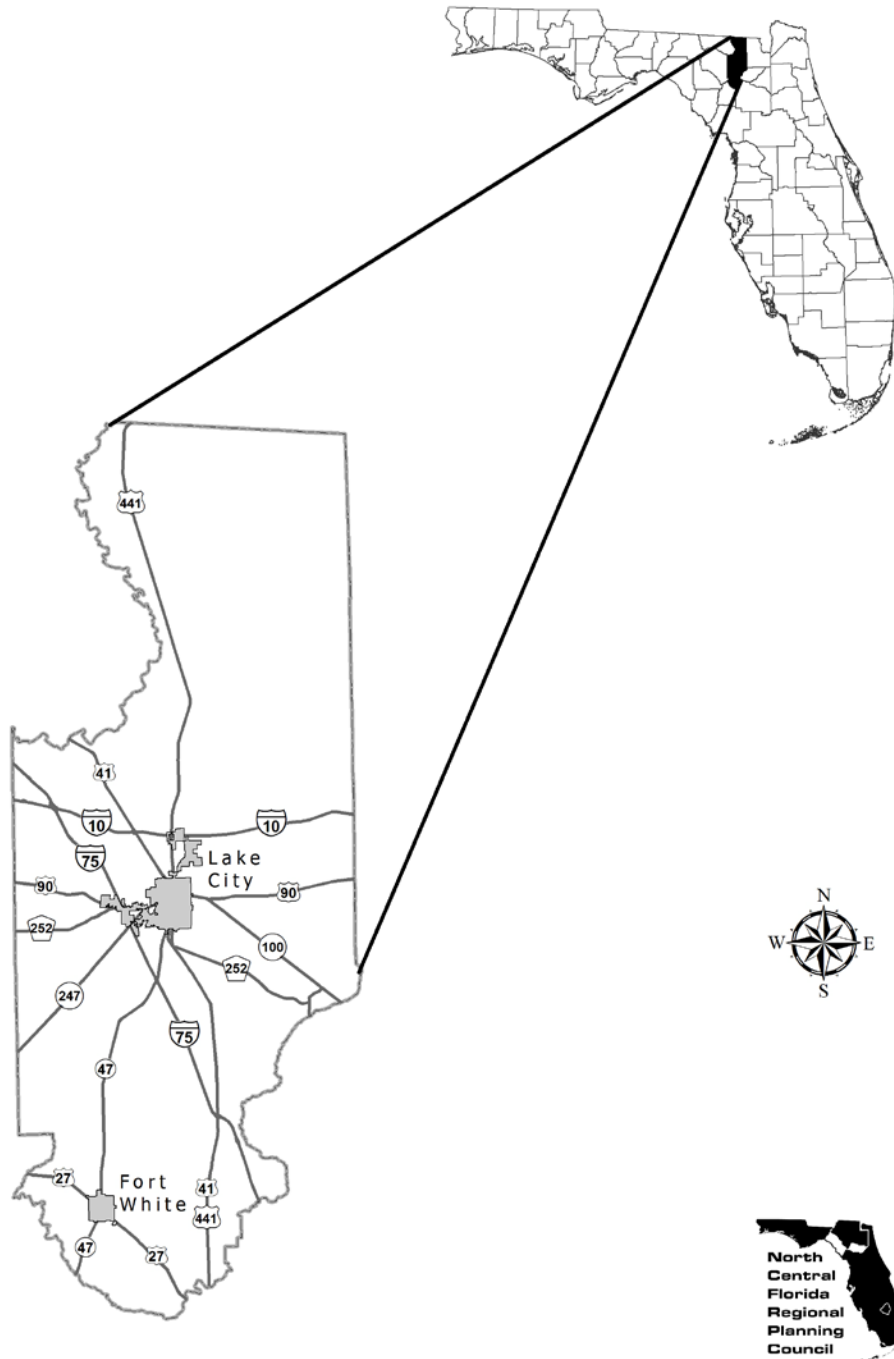
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area;
2. The formulation of goals for future growth and development;
3. The development of objectives and policies guided by the goals; and
4. The implementation of the Comprehensive 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 786 square miles or 503,040 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by the state of Georgia, on the east by Baker and Union Counties, on the south by Alachua and Gilchrist Counties and on the west by Hamilton and Suwannee Counties, as shown on the following location map. The Santa Fe River forms a boundary on the south and the Suwannee River forms a boundary on the northwest border of the County.

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 future general distribution, location and extent of the uses of land within the unincorporated areas of the County. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to such uses, there are also uses listed as special exceptions.

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

1. 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;
2. Offstreet parking and loading areas;
3. Refuse and service areas;
4. Utilities, with reference to locations, availability and compatibility;
5. Screening and buffering with reference to type, dimensions and character;
6. Signs, if any, and proposed exterior lighting;
7. Required yards and other open space;
8. Considerations relating to general compatibility with adjacent properties and natural resources; and
9. Consistency with other plan objectives and policies, especially natural resource protection policies.

In addition, any 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. The purpose of the buffer is to protect agriculture land uses from the special exception. The buffer should function to:

1. Screen the special exception from the adjacent farming activities including, but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and
2. 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 2 and 6 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 AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL 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 areas within the Designated Urban Development Area (“DUDA”) as depicted on the Future Land Use Plan Map of the Comprehensive Plan.

OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas as established within this Comprehensive Plan.

Policy I.1.1 The County shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the County shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this Future Land Use Element of the Comprehensive Plan.

Policy I.1.2 The County's Future Land Use Plan Map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Policy I.1.3 The County's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonable expected to develop by the year 2040.

Policy I.1.4 The County shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Policy I.1.5 The County shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Policy I.1.6 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the County. 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 negatively impacted directly or indirectly by the use.

PUBLIC LAND USE

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

Public uses shall be limited to an intensity of 1.0 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; and

Conservation uses shall include 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 AREAS LAND USE

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

Lands classified as Environmentally Sensitive Areas are not preservation areas, or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted in accordance with the silviculture policy contained within the Conservation Element of the Comprehensive Plan are uses which contribute significantly to the County economy and shall be permitted. Land uses permitted within lands classified as Environmentally Sensitive Areas may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas, which are lands within the AE zones of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, and located in the Santa Fe River Corridor, Suwannee River Corridor and Olustee Creek Corridor; as well as the Ichetucknee Trace as defined by the Ichetucknee Trace boundary objective contained in the Future Land Use Element, shall conform to the following density:

Environmentally Sensitive Areas	less than or equal to 1.0 dwelling unit per 10 acres.
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Lands classified as Environmentally Sensitive Areas may be used for agriculture, except intensive agriculture (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), silviculture conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and dwelling units. In addition, home occupations, resource-based activities, such as campgrounds of less than 100 campsites, and other similar uses compatible with Environmentally Sensitive Areas may be approved as special exceptions, provided that such campgrounds within Environmentally Sensitive Areas shall not be located within 5 miles of another campground located within an Environmentally Sensitive Area and not 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 agricultural 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, provided that within the Environmentally Sensitive Areas dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site, as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 foot buffer from adjacent properties, 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. Floodplains;
 - c. Native Upland Vegetation; and
 - d. Active Agricultural Areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan; and

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

RESIDENTIAL LAND USE

Residential land use classifications provide locations for dwelling units at very low, low, moderate, medium, medium/high and high density within the designated urban development areas as defined within this Comprehensive Plan. Public, charter and private elementary and middle schools are permitted within very low, low and moderate density residential land use classifications. Public, charter and private elementary, middle, medium/high and high schools are permitted within medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.

Within the residential land use classifications, notwithstanding the density requirements listed below, any subdivision or Planned Residential Development developed with lots greater than 1 acre in size shall be limited to 25 such lots. Any lots created pursuant to the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan shall not count towards this limit.

Residential very low density	shall be limited to a density of 1.0 dwelling unit per acre;
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;
Residential medium/high density	shall be limited to a density of less than or equal to 14.0 dwelling units per acre;
Residential high density	shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.

GENERAL COMMERCIAL LAND USE

General Commercial uses shall be limited to an intensity of 1.0 floor area ratio.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the urban and rural area of the County.

Highway interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

Highway interchange uses shall be limited to an intensity of 1.0 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, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio; and

Industrial uses shall be limited to an intensity of 1.0 floor area ratio.

LIGHT INDUSTRIAL LAND USE

Lands classified as light industrial consist of areas used for storage and warehousing, wholesaling and distribution, light manufacturing (assembling or fabricating) and processing in completely enclosed buildings, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, and other similar uses compatible with light industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Light industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

The disposal of industrial, hazardous or toxic waste into septic tanks shall be prohibited, in accordance with Chapter 381, Florida Statutes, as amended, in a light industrial land use classification.

MIXED USE DISTRICT LAND USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area. Mixed Use Districts unless otherwise provided herein shall be in locations where public or private central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	50	85
Residential	5	40
Open Space	10	

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed use district.

Non-Residential

Non-residential uses within the Mixed Use Districts may include the following; Light or Heavy Industrial, General Commercial, Office, Public Facilities or Infrastructure. Within the non-residential component of the Mixed Use District, a minimum of fifty percent (50%) shall be industrial. Non-residential uses shall be limited to an intensity of no more than 1.0 floor area ratio.

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of four dwelling units per acre is not exceeded.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least ten percent (10%) of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

Central potable water and wastewater utilities can be provided by a public or private entity. Should central potable water and wastewater utilities not be available to the site at the time of a development permit being issued, then the development shall be limited to densities that prevent degradation of groundwater quality, as follows;

1. Non-residential uses are limited to those as specifically listed as principal uses and structures within the Commercial General and Industrial, Light and Warehousing zoning districts as defined within the Land Development Regulations, and;
2. Residential density does not exceed an overall gross density of two dwelling units per acre.

3. The disposal of industrial, hazardous or toxic waste into septic tanks is prohibited in accordance with Chapter 381, Florida Statutes, as amended.

Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher intensities and densities may be permitted.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in Policy 1.2.2 of this Comprehensive Plan. Mixed Use Districts shall be allowed within stream to sink watersheds as defined within this Comprehensive Plan provided that the following standards are met:

1. No intensive industrial development as defined in the Land Development Regulations shall be permitted within the stream to sink areas of the Mixed Use District;
2. All development shall provide stormwater detention or retention and treatment for development consistent with Chapter 40B, Florida Administrative Code, in effect January 1, 2011; and
3. All development shall ensure that post-development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded.

Properties depicted within this Comprehensive Plan (Illustration A-XII-a) are presumed to be located within a stream to sink watershed area. Such presumptions may be overcome by the greater weight of the evidence that based upon site specific information, the property in question is not within a stream to sink watershed area.

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with Policy I.3.6 of this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

All development shall comply with all other applicable requirements of this Comprehensive Plan and the Land Development Regulations.

Policy I.1.7

The County shall require the location of public, private and charter school sites to be consistent with the following criteria.

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;

5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.8

The County shall require the development of public, private and charter school sites to be consistent with the following standards.

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

OBJECTIVES AND POLICIES FOR RURAL AREAS

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

OBJECTIVE I.2

The County shall 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 in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship, and uses requiring approval as special exceptions.

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 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 activities conducted in accordance with the silviculture policy contained within the Conservation Element of the Comprehensive Plan and dwelling units.

In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills, planing mills and other wood processing plants, 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), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet), home occupations, off site signs, bottled water plants, private clubs and lodges, flea markets; explosives (manufacturing or storage); biomedical waste storage or treatment facilities; intensive agriculture (only if located outside of a high groundwater aquifer recharge area as shown on Illustration A-XI) and other similar uses compatible with agriculture uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.

The term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection.

Upon adoption of this policy, no new intensive agricultural uses as defined above shall be conducted on any lands agriculturally classified without first obtaining a special exception for such activities. The County shall refer any applicant requiring County permits for agricultural uses or structures, 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.

The following findings shall be made prior to granting such special exception:

1. That no part of the activity is to be conducted in areas of high groundwater aquifer recharge as shown on Illustration A-XI of this Comprehensive Plan;
2. That if a wastewater management system is required by any appropriate regulatory agency, the wastewater management system will be designed by the U.S. Soil Conservation Service or will be the equivalent of a system designed by the U.S. Soil Conservation Service by a licensed professional engineer;
3. That the facility will use available best management practices to reduce flies and other insects;
4. That the activity will not substantially impact the existing groundwater quality or the quality of high groundwater aquifer recharge areas; and
5. That other factors the County may consider relevant and appropriate to the public health and safety will be met by the facility.

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

Agriculture-1	less than or equal to 1.0 dwelling unit per 20 acres;
Agriculture-2	less than or equal to 1.0 dwelling unit per 10 acres;
Agriculture-3	less than or equal to 1.0 dwelling unit per 5 acres;

Within the Agriculture-3 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 5 acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. Within the Agriculture-3 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. All Planned Rural Residential Developments shall be developed, as follows.

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 200 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Floodplains;
 - c. Native Upland Vegetation; and
 - d. Active Agricultural Areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies contained within the Conservation Element of this Comprehensive Plan;
6. The development shall have direct access to a paved road;
7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, not to include intensive agricultural uses (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection); and silviculture uses conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan. 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.

Within the Agriculture-3 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following:

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

Roads within all subdivisions and Planned Rural Residential Developments shall comply with the provisions of the road improvement policy contained within this Future Land Use Element of the Comprehensive Plan.

PUBLIC LAND USE

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

Public uses shall be limited to an intensity of 1.0 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; and

Conservation uses shall include 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 AREAS LAND USE

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

Lands classified as Environmentally Sensitive Areas are not preservation areas, or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted in accordance with the silviculture policy contained within the Conservation Element of the Comprehensive Plan are uses which contribute significantly to the County economy and shall be permitted. Land uses permitted within lands classified as Environmentally Sensitive Areas may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas, which are lands within the AE zones of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, and located in the Santa Fe River Corridor, Suwannee River Corridor and Olustee Creek Corridor as well as the Ichetucknee Trace as defined by the Ichetucknee Trace boundary objective contained in the Future Land Use Element, shall conform to the following density:

Environmentally Sensitive Areas less than or equal to 1.0 dwelling unit per 10 acres;

Lands classified as Environmentally Sensitive Areas may be used for agriculture, except intensive agriculture, (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), silviculture conducted in accordance with the silviculture policy contained within the Conservation Element of the Comprehensive Plan and dwelling units. In addition, home occupations, resource-based activities, such as campgrounds of less than 100 campsites and other similar uses compatible with Environmentally Sensitive Areas may be approved as special exceptions, provided that such campgrounds within Environmentally Sensitive Areas shall not be located within 5 miles of another campground located within an Environmentally Sensitive Area and not 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 agricultural 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, provided that within the Environmentally Sensitive Areas, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 foot buffer from adjacent properties, 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. Floodplains;
 - c. Native upland vegetation; and

- d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with floodplain and wetland policies contained within the Conservation Element of the Comprehensive Plan; and
6. 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. 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.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the urban and rural area of the County. Commercial interchange uses shall be permitted within areas surrounding Interstates 75 and 10, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

Highway interchange uses shall be limited to an intensity of 1.0 floor area ratio;

All structures within the above stated use categories will be further restricted to a height limitation of 35 feet; and

The property located in the Northwest quadrant of the intersection between Interstate 10 (State Road 8) and Interstate 75 (State Road 93) containing approximately 572 acres legally described in Ordinance 2007-19 is designated Highway Interchange subject to the following use limitations and performance criteria:

1. Uses will be consistent with the provision of a warehouse and distribution facility, intended to service regional demand, along with limited support uses.
2. Wastewater treatment facilities shall be provided at the developer's expense to treat wastewater to advance wastewater treatment standards as defined by the applicable Florida Department of Environmental Protection regulations.

3. Best Management Practices, as required by the Water Management District, will be required for any development design, including but not limited to preservation of predevelopment water quality and quantity discharges from the site, preservation of jurisdictional wetlands, minimization of impacts from development upon stream to sink watersheds, and preservation of groundwater resources.
4. Prior to issuance of local development order, the development shall meet the requirements of the County's concurrency management system as provided for in the Comprehensive Plan and Land Development Regulations. In addition, prior to issuance of development certifications, including Certificate of Occupancy, all necessary roadway improvements for accessing the site at the level of development proposed will be completed to the standards required to support the level, type, and volume of traffic at the applicable level of service.

MIXED USE DISTRICT LAND USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area. Mixed Use Districts unless otherwise provided herein shall be in locations where public or private central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	50	85
Residential	5	40
Open Space	10	

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed use district.

Non-Residential

Non residential uses within the Mixed Use Districts may include the following; Light or Heavy Industrial, General Commercial, Office, Public Facilities or Infrastructure. Within the non-residential component of the Mixed Use District, a minimum of fifty percent (50%) shall be industrial. Non-residential uses shall be limited to an intensity of no more than 1.0 floor area ratio.

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of four dwelling units per acre is not exceeded.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least ten percent (10%) of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

Central potable water and wastewater utilities can be provided by a public or private entity. Should central potable water and wastewater utilities not be available to the site at the time of a development permit being issued, then the development shall be limited to densities that prevent degradation of groundwater quality, as follows;

1. Non-residential uses are limited to those as specifically listed as principal uses and structures within the Commercial General and Industrial, Light and Warehousing zoning districts as defined within the Land Development Regulations, and;
2. Residential density does not exceed an overall gross density of two dwelling units per acre.
3. The disposal of industrial, hazardous or toxic waste into septic tanks is prohibited in accordance with Chapter 381, Florida Statutes, as amended.

Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher intensities and densities may be permitted.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in Policy 1.2.2 of this Comprehensive Plan. Mixed Use Districts shall be allowed within stream to sink watersheds as defined within this Comprehensive Plan provided that the following standards are met.

1. No intensive industrial development as defined in the Land Development Regulations shall be permitted within the stream to sink areas of the Mixed Use District;
2. All development shall provide stormwater detention or retention and treatment for development consistent with Chapter 40B, Florida Administrative Code, in effect on January 1, 2011, and
3. All development shall ensure that post-development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded.

Properties depicted within this Comprehensive Plan (Illustration A-XII-a) are presumed to be located within a stream to sink watershed area. Such presumptions may be overcome by the greater weight of the evidence that, based upon site specific information, the property in question is not within a stream to sink watershed area.

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with Policy I.3.6 of this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

All development shall comply with all other applicable requirements of this Comprehensive Plan and the Land Development Regulations

Policy I.2.3 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 Comprehensive Plan. Such a provision shall apply only once to any individual.

Policy I.2.4 The property known as Hurricane Bay containing approximately 2,593 acres, more or less, legally described in Ordinance 2010-5 is assigned the future land use designation of Mixed Use District and Conservation. The Hurricane Bay development shall be limited by the availability of adequate public facilities at adopted level of service and subject to the special conditions and development standards set forth below.

The maximum square footage of all development on this parcel shall not exceed 8,000,000 square feet of industrial uses, 100,000 square feet of commercial/retail uses, and 300 residential units. Approximately 190 acres shall be placed in the Conservation land use category within the boundaries of the Hurricane Bay project. Approximately 2,400 acres shall be designated Mixed Use District. Any proposed changes to increase the allowed density and intensities of development of the property shall be subject to the provisions of Chapter 163, Florida Statutes, as amended, regarding large scale amendments to comprehensive plans.

An initial phase (Phase 1) of development consisting of no more than 3,000,000 square feet of industrial uses and 10,000 square feet of commercial retail uses shall be allowed. Phase 1 sets forth the maximum amount of development allowed thru 2014.

A minimum of ten percent (10%) of the residential units shall be affordable to households earning between eighty percent (80%) and one hundred twenty percent (120%) of the median income for the County for a family of four as established from time to time by the U.S. Department of Housing and Urban Development.

Potable water and wastewater utilities will be provided by a centralized, community or regional level water and sewage system capable of serving all proposed uses within the parcel at the time of development. Potable water will be provided by the City. Wastewater will be provided by a public or private entity.

Industrial, commercial and residential uses and/or development will be prohibited within all preserved wetlands and wetland buffers as established by the applicable environmental permits. An upland buffer of 35 feet shall be provided in accordance with Comprehensive Plan Policy 5.2.4.

Notification of Proximity to the Osceola National Forest shall be provided by the developer to all property owners within the development identified in Ordinance 2010-5. This notice will put all property owners on notice that the Osceola National Forest is in close proximity and that there are certain practices such as prescribed fires which may from time to time result in smoke impacting the development areas of the Hurricane Bay development.

- Policy I.2.5 The property known as Roger/Feagle, Application No. CPA 0168, lying within Section 34, Township 5 South, Range 17 East, containing approximately 52.67 acres, more or less, as legally described in Ordinance No. 2007-17 and Ordinance No. 2011-18, and being more particularly described, as follows: The Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of said Section 34, lying East of Interstate 75 (State Road 93) and the West 195.61 feet of Northeast 1/4 of the Southeast 1/4 of said Section 34, is changed from Agriculture-3 (less than or equal to 1 dwelling unit per 5 acres) to Highway Interchange subject to the following conditions. Until the site is served by central sanitary sewer service at the County's adopted level of service standards, the maximum development potential for the entire amendment site shall be 20,000 square feet of building area if a septic tank for that amount of development can be permitted by the Florida Department of Health. In addition, prior to issuance of local a development order, the development shall meet the requirements of the County's Concurrency Management System as provided for in the Comprehensive Plan and Land Development Regulations not to exceed the level of service for the road segment as established within the Comprehensive Plan and Land Development Regulations.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- OBJECTIVE I.3 The County shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy I.3.1 The County shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the County.
- Policy I.3.2 The County shall continue to have mechanisms which protect public lands from the adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.
- Policy I.3.3 The County shall continue to have a neighborhood commercial district to provide small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need, according to the following criteria.

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, 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 uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio;
2. Neighborhood commercial uses shall be located at the intersection of an arterial or collector road with any other road;
3. Floor area for each individual outlet or establishment shall not exceed 10,000 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 to 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.3.4

The County shall limit new mining operations to those areas shown on Illustration A-X 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 3 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 4 horizontal to 1 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 4 horizontal to 1 vertical out to 6 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 area. 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 62-16, Florida Administrative Code, Mine Reclamation shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62-16, Florida Administrative Code;
- e. Mining shall be prohibited which will result in an adverse effect on 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 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; and
- 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 revegetation 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, 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, 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.3.5 The County shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.
- Policy I.3.6 The County shall limit the intensity of development by requiring that within the Environmentally Sensitive Area land use classifications the length of lots for the location of dwelling units does not exceed 3 times the width of such lots. For lots less than 5 acres within all other land use classifications which permit dwelling units, the length of such lots shall not exceed 3 times the width of such lots. Any lots created pursuant to the floodplain and wetland policies contained within the Conservation Element of the Comprehensive Plan shall be exempt from this length to width ratio. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments containing lots less than or equal to ten acres in size, the County's land development regulations shall require all roads to 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.3.7 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 identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with the most recent U.S. Bureau of Census, as well as, the latest information provided by the Shimberg Center for Affordable Housing, University of Florida information.
- 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 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 to be defined within the land development regulations.
- Policy I.5.1 The County hereby establishes the following provisions for nonconforming structures and uses of land or structures.

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this policy 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 6 months.
2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this policy where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions or 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 stormwater management system on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.

4. Presumptive vesting for density only - all lots of record as of the adoption of this policy, whether located within a subdivision or without shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard.

- OBJECTIVE I.6 The County shall continue to utilize a historic preservation agency to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the historic structures maintenance and adaptive reuse policy contained within this Future Land Use Element of the 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.
- Policy I.6.2 The County shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites.
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.
- OBJECTIVE I.7 The County shall continue to maintain regulations to protect natural resources and environmentally sensitive lands (including but not limited to high groundwater aquifer recharge areas as shown on Illustration A-XI, wetlands and floodplains).
- Policy I.7.1 The County shall ensure the protection of community potable water supply wells by restricting uses within the 300 foot well field protection areas designated by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code. In 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 Federal Regulations, Title 40, Parts 260, 261-266, 268, 270, 273, 302 and 355; and Title 49, Part 172; that are in effect upon adoption of this policy, except local traffic or storage that is necessary for operation of the well field.
- Policy I.7.2 The County shall continue to have provisions which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the County shall prohibit the location of any structure, other than permitted docks, piers, or walkways, within a wetland.

- Policy I.7.3 As part of the County's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.
- Policy I.7.4 As part of the County's development review process environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as high groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.
- Policy I.7.5 The County shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health and Rehabilitative Services, (in particular, abandoned wells shall be closed in accordance with Chapter 40B-3, Florida Administrative Code, in effect upon adoption of this policy); and prohibiting intensive agriculture uses (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) and the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all high groundwater aquifer recharge areas, as identified within Illustration A-XI of this Comprehensive Plan.
- Policy I.7.6 The County's land development regulations shall include stormwater management and land use design provisions which minimize the direct surface run-off into the following surface water bodies: Ichetucknee Springs, Bell Springs, Alligator Lake and Watertown Lake. Further, the County shall request assistance from the Water Management District and the Florida Department of Environmental Protection, to study stormwater flows within drainage basins located within and adjacent to the County as a preliminary approach to improved stormwater management within the County.
- Policy I.7.7 The County's high groundwater aquifer recharge areas as shown on Illustration A-XI of this Comprehensive Plan are as identified by the Water Management District.
- OBJECTIVE I.8 The County shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

- 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 establish a process for coordination with the Water Management District of all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.
- Policy. I.9.1 The County shall 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 approve buildable lots for subdivisions only where the location of development is consistent with United States Department of Interior Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Soil Conservation Service Soil Survey for the County for the location of structures, unless the soil conditions can be mitigated by installation of drainage systems or removal and replacement with suitable soils.
- Policy I.10.1 The County shall prohibit the creation of buildable lots within unsuitable areas due to improper drainage, unsuitable soils, 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 establish 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 concurrently with the impacts of development.
- OBJECTIVE I.12 The County shall adopt innovative planned residential development regulations. The purpose of the Planned Residential Development regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to:
1. Encourage the development of land as planned residential developments;
 2. Encourage flexible and creative concepts of site planning;
 3. Preserve the natural amenities of the land by encouraging scenic and function open areas;
 4. Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements;
 5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
 6. Provide a stable environmental character compatible with surrounding areas.

- Policy I.12.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following 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; and
 8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.
- OBJECTIVE I.13 The County shall insure that existing rights of property owners are preserved in accordance with the Constitution of the United States of America and the State of Florida, by adopting regulations by which a property owner may demonstrate rights which have been vested against the provisions of this Comprehensive Plan.
- Policy I.13.1 The County shall provide procedures for the determination of vested development rights of any land owner within the unincorporated area of the County. Although, it is the intent of such vested rights provision that zoning which existed prior to the effective date of this Comprehensive Plan is not vested and such zoning will not create any specific rights to development densities or intensities under this Comprehensive Plan.
- OBJECTIVE I.14 The County shall require private subregional water and sewer facilities, which have been determined to be substandard (as defined in Policy I.14.1) to connect to public regional centralized potable water and sanitary sewer systems when they are within 300 feet of such private subregional systems.
- Policy I.14.1 All substandard private subregional potable water and centralized sanitary sewer systems shall be connected to a public regional water and/or sewer system and utilized when public regional water and/or sanitary sewer systems are available within 300 feet of such private subregional systems. The definition of a substandard facility is one which has been determined to be deficient in water quantity or quality by the Florida Department of Environmental Protection or does not meet the level of service standards established within the Comprehensive Plan for the geographic area covering the location of such facility.
- Policy I.14.2 Substandard private sub-regional water and/or sanitary sewer systems shall be required to be connected to and utilized within 12 months of the availability of public regional facilities.

- Policy I.14.3 Within the Designated Urban Development Areas of the County , where a residential development is connected to a private subregional potable water and sanitary sewer system or a public regional potable water and sanitary sewer system, which meets the level of service standards for such facility of the Comprehensive Plan for the geographic area covering the location of such facility, and the Florida Department of Environmental Protection, such residential development may develop to a gross density of less than or equal to 14 dwelling units per acre, subject to the appropriateness of the location of such density as determined by the Board of County Commissioners and upon the appropriate zoning district designation being in effect.
- OBJECTIVE I.15 The County shall define the boundary of the Ichetucknee Trace as the valley containing the Ichetucknee River located in the Central and Southwestern portion of the County, as depicted on the Future Land Use Map. More specifically, the area is defined by a two-mile wide corridor running parallel to the trace of the Ichetucknee River from Rose Creek Sink southward to the northern boundary of Ichetucknee Springs State Park. In addition, the area north of Rose Creek Sink also includes the area defined by the 75-foot contour as identified on the United States Department of the Interior, Geological Survey 7.5 minute quadrangle map.
- Policy I.15.1 The County shall require through the development review process the maintenance of the quality and quantity of surface water runoff within the Ichetucknee Trace by prohibiting any development which may diminish or degrade the quality or quantity of surface water runoff within the Ichetucknee Trace.
- Policy I.15.2 The County shall require all new nonresidential development occurring within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the site and development plan submittal.
- Policy I.15.3 The County shall require all new residential subdivisions, which are greater than or equal to 20 acres in size and are located within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the preliminary plat submittal.
- OBJECTIVE I.16 To promote and further the intent of Chapter 333, Florida Statutes, as amended, by preventing the encroachment of incompatible development and land uses in the vicinity of general aviation airports. The County shall establish the airport land use restrictions as provided in the airport land use restriction policy of this element.
- Policy I.16.1 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 product smoke, 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 and aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
5. No structure exceed 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.

Policy I.16.2 The County shall review development requests for the type and intensity of use, height of structures and other criteria necessary to ensure the current and long-term viability of general aviation airports.

OBJECTIVE I.17 The location of electrical substations shall be permitted in any land use category, except the Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. All other essential services, which are hereby defined to include and be limited to electrical transmission and distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas transmission and distribution lines and mains, telephone lines and substations and cable television lines shall be exempt from any County approval and shall be permitted in any land use category.

Policy I.17.1 The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.
2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:
 - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
 - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

II

TRANSPORTATION ELEMENT

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II

TRANSPORTATION ELEMENT

INTRODUCTION

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

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

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

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

TRANSPORTATION 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	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 441 (from County's north boundary to NE Frasier Lane)	2U	Principal Arterial	Highway Rural	25.06	D
2	U.S. 441 (from NE Frasier Lane to I-10)	3U	Principal Arterial	Highway Transition	0.33	D
3	U.S. 441 (from I-10 to Tammy Lane)	4D	Principal Arterial	Highway Transition	0.86	D
4	U.S. 441 (from Tammy Lane to C.R. 25A)	4D	Principal Arterial	Arterial I Transition	1.36	D
5	U.S. 441 (from Urban Boundary (800 feet south of Malone Street to U.S. 41)	2U	Principal Arterial	Highway Transition	1.02	D
6	U.S. 441 (from SE Sundial Place (U.S. 41 divides) to C.R. 242)	2U	Principal Arterial	Highway Transition	2.06	D
7	U.S. 441 (from C.R. 242 to S.R. 238)	2U	Principal Arterial	Highway Rural	8.23	D
8	U.S. 441 (from S.R. 238 to I-75 northbound I-75 ramps)	2U	Principal Arterial	Highway Rural	0.25	D
9	U.S. 441 /41 (from I-75 bridge to northbound I-75 ramps)	2U	Principal Arterial	Highway Rural	0.12	D
10	U.S. 441/ 41 (from SW Howell Road to I-75 bridge)	2U	Principal Arterial	Highway Rural	0.26	D
11	U.S. 441/ 41 (from County's south boundary to SW Howell Road)	2U	Principal Arterial	Highway Rural	9.9	D
12	U.S. 41 (from County's west boundary to Chris Lane)	2U	Principal Arterial	Highway Rural	6.64	D
13	U.S. 41 (from Chris Lane to NW Valdosta Road)	4D	Principal Arterial	Highway Rural	0.68	D
14	U.S. 41 (from NW Valdosta Road to Guerdon St.)	2U	Principal Arterial	Highway Rural	2.73	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
15	I-75 (from Columbia County's west boundary to I-10)	6D	Strategic Intermodal System	Freeway Rural	3.6	B
16	I-75 (from I-10 to U.S. 90)	6D	Strategic Intermodal System	Freeway Rural	7.34	B
17	I-75 (from U.S. 90 to S.R. 47)	6D	Strategic Intermodal System	Freeway Rural	4.75	B
18	I-75 (from S.R. 47 to U.S. 441)	6D	Strategic Intermodal System	Freeway Rural	8.77	B
19	I-75 (from U.S. 441 to County's south boundary)	6D	Strategic Intermodal System	Freeway Rural	6.00	B
20	I-10 (from County's west boundary to I-75)	4D	Strategic Intermodal System	Freeway Rural	2.5	B
21	I-10 (from I-75 to U.S. 41)	4D	Strategic Intermodal System	Freeway Rural	5	B
22	I-10 (from U.S. 41 to U.S. 441)	4D	Strategic Intermodal System	Freeway Rural	2.2	B
23	I-10 (from U.S. 441 to County's east boundary)	4D	Strategic Intermodal System	Freeway Rural	10.9	B
24	U.S. 90 (from County's west boundary to Birley Road)	2D	Principal Arterial	Highway Rural	3.79	D
25	U.S. 90 (from Birley Road to Brown Road)	2D	Principal Arterial	Highway Transition	1.06	D
26	U.S. 90 (from Brown Road to Turner Road)	2D	Principal Arterial	Highway Transition	0.53	D
27	U.S. 90 (from Turner Road to Lake City Avenue)	2D	Principal Arterial	Arterial I Transition	0.5	D
28	U.S. 90 (from Lake City Avenue to C.R. 252)	4D	Principal Arterial	Arterial I Transition	0.28	D
29	U.S. 90 (from C.R. 252 to I-75)	4D	Principal Arterial	Arterial II Transition	0.50	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
30	U.S. 90 (from I-75 to SW Bascom)	6D	Principal Arterial	Arterial II Transition	0.80	D
31	U.S. 90 (from SW Bascom to S.R. 247)	6D	Principal Arterial	Arterial II Transition	0.53	D
32	U.S. 90 (S.R. 247 to Baya Avenue)	6D	Principal Arterial	Arterial II Transition	1.13	D
33	U.S. 90 (from Colburn Ave to S.R. 100)	4U	Minor Arterial	Arterial I Transition	1	D
34	U.S. 90 (from S.R. 100 to Baya Avenue)	4D	Minor Arterial	Arterial I Transition	0.4	D
35	U.S. 90 (from Baya Avenue to Urban Boundary (Bill Barts Street))	4D	Principal Arterial	Arterial II Transition	2.1	D
36	U.S. 90 (from Urban Boundary to County's east boundary)	2U	Principal Arterial	Highway Rural	6.26	D
37	U.S. 27 (from County's southwest boundary to Centerville Ave)	2U	Principal Arterial	Highway Rural	4.1	D
38	U.S. 27 (from Fort White's southeast town limits to County's southeast boundary)	2U	Principal Arterial	Highway Rural	5.93	D
39	S.R. 47 (from County's south boundary to Fort White's south town boundary)	2U	Minor Arterial	Highway Rural	3.5	D
40	S.R. 47 (from Fort White's north Town limits to C.R. 240)	2U	Minor Arterial	Highway Rural	9.13	D
41	S.R. 47 (from C.R. 240 to I-75)	2U	Minor Arterial	Highway Rural	4.03	D
42	S.R. 47 (from I-75 to SW Marvin Burnett Road)	4D	Minor Arterial	Highway Transition	3.35	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
43	S.R. 100 (from Lake City's urban area boundary to County's east boundary)	2U	Minor Arterial	Highway Rural	7.47	D
44	S.R. 100 (from Lake City's urban area boundary to U.S. 90)	2U	Minor Arterial	Highway Transition	2.52	D
45	S.R. 247 (from County's west boundary to SW Callahan Avenue)	2U	Minor Arterial	Highway Rural	8.57	D
46	S.R. 247 (from SW Callahan Avenue to SW Zierke Drive)	2U	Minor Arterial	Highway Transition	1.28	D
47	S.R. 10 A (from Lake City's east limits (Sycamore Lane) to SE Country Club Rd.)	4D	Principal Arterial	Arterial I Transition	0.64	D
48	S.R. 10 A (from Country Club Rd. to S.R. 100)	4D	Principal Arterial	Arterial I Transition	0.59	D
49	S.R. 10 A (from S.R. 100 to U.S. 90 East)	4D	Principal Arterial	Arterial I Transition	0.25	D
50	S.R. 2 (from County's north boundary to County's east boundary)	2U	Major Collector	Highway Rural	0.8	D
51	C.R. 18 (from Fort White's east town limits to U.S. 41)	2U	Major Collector	Rural	6	D
52	C.R. 18 (from U.S. 41 to County's east boundary)	2U	Major Collector	Rural	5	D
53	S.R. 238 (from U.S. 441 to County's east boundary)	2U	Major Collector	Highway Rural	1.5	D
54	C.R. 100A (from Lake City's east limits to U.S. 90)	2U	Urban Collector	Urban	1.4	D
55	C.R. 252 (from County's west boundary to U.S. 90)	2U	Major Collector	Rural	6	D
56	C.R. 242 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	10.5	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
57	S.R. 136 (from County's west boundary to County's north boundary)	2U	Minor Arterial	Highway Rural	2.2	D
58	C.R. 250 (from County's west boundary to Lake City's west limits)	2U	Major Collector	Rural	13	D
59	C.R. 250 (from U.S. 441 to County's east boundary)	2U	Major Collector	Rural	11	D
60	C.R. 6 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	2.6	D
61	C.R. 131 (from U.S. 441 to C.R. 18)	2U	Major Collector	Rural	14.4	D
62	C.R. 245 (from S.R. 100 to County's southeast boundary)	2U	Major Collector	Rural	12	D
63	C.R. 25A (from U.S. 41 at I-10 to U.S. 441)	2U	Minor Collector	Rural	3	D
64	C.R. 131 (from C.R. 246 to U.S. 41 at I-10)	2U	Minor Collector	Rural	4.2	D
65	C.R. 133 (from Lake City urban area boundary to C.R. 245)	2U	Minor Collector	Rural	6.6	D
66	C.R. 133 (from Lake City urban area boundary to U.S. 90)	2U	Urban Collector	Urban	1	D
67	C.R. 135 (from C.R. 250 to U.S. 90)	2U	Minor Collector	Rural	4.2	D
68	C.R. 138 (from S.R. 47 to U.S. 27)	2U	Minor Collector	Rural	6	D
69	C.R. 238 (from beginning of paved portion in Ichetucknee Springs State Park to S.R. 47)	2U	Minor Collector	Rural	3.6	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
70	C.R. 240 (from County's west boundary to U.S. 441)	2U	Minor Collector	Rural	12	D
71	C.R. 240 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	0.8	D
72	C.R. 240 (from C.R. 245 to County's southeast boundary)	2U	Minor Collector	Rural	2	D
73	C.R. 245A (from S.R. 100 to C.R. 245)	2U	Minor Collector	Rural	1.6	D
74	C.R. 246 (from U.S. 41 to U.S. 441)	2U	Minor Collector	Rural	4.4	D
75	C.R. 250A (from C.R. 250 to County's east boundary)	2U	Minor Collector	Rural	1.6	D
76	C.R. 252 (from U.S. 441 to County's southeast boundary)	2U	Minor Collector	Rural	9	D
77	C.R. 252A (from U.S. 90 to C.R. 252)	2U	Minor Collector	Rural	2.8	D
78	C.R. 252B (from U.S. 90 to S.R. 247)	2U	Minor Collector	Rural	2	D
79	C.R. 341 (from Lake City's urban area boundary to C.R. 242)	2U	Minor Collector	Rural	3.2	D
80	C.R. 349 (from C.R. 131 to U.S. 441)	2U	Minor Collector	Rural	2.8	D
81	C.R. 349 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	2.3	D
82	C.R. 778 (from U.S. 27 to U.S. 441)	2U	Minor Collector	Rural	3.8	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
83	Birley Road (from U.S. 90 to C.R. 242)	2U	Minor Collector	Rural	4.4	D
84	Old Ichetucknee Road (from C.R. 240 to C.R. 238)	2U	Minor Collector	Rural	5	D
85	Washington Street (from Lake City's east limits to C.R. 100A)	2U	Urban Collector	Urban	1	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. For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code.
- Policy II.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.
- Policy II.1.4 The County shall require any development which is required to provide a site plan or any development requiring platting to include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)3.c., Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The County shall require that all traffic circulation system 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 be adjacent to collector or 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 plan 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 Chapter 380, Florida Statutes, as amended, by the Suwannee River Resource Planning and Management Committee.

OBJECTIVE II.3	The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-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 Five-Year Transportation Plan.
OBJECTIVE II.4	The County shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.
Policy II.4.1	The County's land development regulations shall include provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.
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.
Policy II.4.8	The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

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HOUSING ELEMENT

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III

HOUSING ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for 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 analysis of this data contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This plan element of the County's Comprehensive Plan establishes a guide for the County to follow in addressing the housing needs of the unincorporated area. The Housing Element addresses the main goal for housing within the County, as well as measurable objectives which are established to meet the County's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the 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-affordable housing in accordance with an affordable housing needs assessment. The following definition of affordable housing shall be used to define affordable housing types to be permitted for the existing and anticipated population. For the purposes of this Comprehensive Plan, "affordable housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:

1. "Moderate Income Person" - 120 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.
4. "Extremely Low Income Person" - 30 percent of the median income.

Non-owner occupied units should be reserved for low, very low income or extremely low 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. In addition, the County will conduct an affordable housing needs assessment.

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 which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. In addition, government subsidized housing shall be prohibited within areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map.
- 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 shall continue to maintain minimum housing standards within the land development regulations, which address the quality of housing and stabilization of neighborhoods.
- Policy III.2.2 The County shall continue to maintain historic sites and structures preservation regulations within the land development regulations, which address the identification and improvement of historically significant housing by establishing a historic preservation agency, which is charged with the surveying and inventorying of historic buildings and sites. Upon the designation of such sites and structures the historic preservation agency shall regulate alterations, demolitions, relocation and new construction for the designated property.
- 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, through the creation and/or preservation of affordable housing by providing adequate sites and the distribution of housing types, by permitting mobile homes in single family and multi-family residential areas on individual lots in accordance with this Housing Element of the Comprehensive Plan, or as mobile home subdivisions and parks consistent with Chapter 320.8285 and 553.38, Florida Statutes, as amended. 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 request representatives of the private and non-profit housing industry to assist with the creation and/or preservation of housing for extremely low, very low, low and moderate income persons through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
- Policy III.3.2 The County shall address adequate sites and distribution of housing types.
- OBJECTIVE III.4 The County shall 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 Health and Rehabilitative Services, within residential areas or areas of residential character. The term group home shall include long term residential care facilities licensed by the Florida Department of Children and Families and Assisted Living Facilities licensed by the Florida Agency for Health Care Administration.

- Policy III.4.1 The County shall permit homes of six or fewer residents, which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, in effect upon adoption of this policy, as a single-family noncommercial use to be allowed in all residential land use classifications provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents. The term community residential home shall include long term residential care facilities licensed by the Florida Department of Children and Families and Assisted Living Facilities licensed by the Florida 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, in effect upon adoption of this policy, within medium and high density residential land use classifications 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 classification 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 Assisted Living Facilities licensed by the Florida Agency for Health Care Administration.
- OBJECTIVE III.5 The County shall continue to implement programs for the demolition of housing through hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended.
- 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, as amended.

1. The hazardous building code consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, 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 provide for the continued restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations based upon the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which shall protect significant historic housing.
- Policy III.6.1 The County shall continue to maintain provisions which protect significant historic housing through maintenance requirements and, where appropriate, adaptive reuse.
- OBJECTIVE III.7 The County shall, in conformance with this Housing Element of the Comprehensive Plan, assure the availability of relocation housing 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 assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The County, through the implementation of the citizen participation plan, shall provide opportunities to the housing authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.

IV

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

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IV

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

INTRODUCTION

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

The data collected for this plan element, and analysis of this data contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The future growth of the County depends upon the safe, adequate and economical means for the 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, as well as in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Regional Comprehensive Policy Plan and the various elements of this Comprehensive Plan.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE GOALS, OBJECTIVES AND POLICIES

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

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

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

1. If they are imminently needed to protect the public health and safety, which shall be given the highest priority; and
2. If existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

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 POPULATION OF THE COUNTY.

OBJECTIVE IV.2 The County shall coordinate the continued extension of, or increase in, the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements 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, as amended.
	Community Sanitary Sewer System	135 gallons per capita per day.
Policy IV.2.2	The County's land development regulations shall contain provisions to prohibit the installation of septic tanks in locations with unsuitable soils which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code or within wetland areas.	
Policy IV.2.3	The County's land development regulations shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available.	
Policy IV.2.4	The County shall continue to permit package wastewater treatment facilities, within the urban development areas, to serve development until such time as a centralized sanitary sewer system is located within 1/4 mile of the development.	

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 POPULATION OF THE COUNTY.

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	0.7 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.	

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 POPULATION OF THE COUNTY.

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.	
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Policy IV.4.1	The County hereby establishes the following level of service standards for drainage facilities.	
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LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must 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:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
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.

All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (Rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as effective on the date of 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.

Any development exempt from Chapter 62-25 or 40B-4, as cited above, and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

- Policy IV.4.2 The County's land development regulations shall include provisions which prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including flow to isolated wetland systems.
- Policy IV.4.3 The County's land development regulations shall require a certification by the preparer of the permit plans for any development requiring site development plan approval, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

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 POPULATION OF THE COUNTY.

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
Columbia County - Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day
Private Individual Water Wells	100 gallons per capita per day

- Policy IV.5.2 The County shall coordinate the extension of, or increase in the capacity of, facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.
- Policy IV.5.3 The County's land development regulations shall permit residential densities in excess of two (2) dwelling units per acre within in new subdivisions, but less than three (3) dwelling units per acre, only within areas served by centralized potable water systems, residential densities in excess of three (3) dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.
- Policy IV. 5.4 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.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

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

- OBJECTIVE IV.6 The County shall continue to 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 Illustration A-XI of this Comprehensive Plan.
- Policy IV.6.1 The County's land development regulations shall provide that during the subdivision review process, all proposed subdivision plats within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- OBJECTIVE IV.7 The County shall continue to coordinate with the Water Management District to protect the functions of high groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to preliminary approval of the plat.
- Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.
- Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas, as designated by the Water Management District and depicted within Illustration A-XI of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers, 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 wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40D-3.531, 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 and Rehabilitative Services;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40D-3.531, 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 coverage (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 20.0 percent; or
 - b. For parcels less than 1 acre - impervious surface shall not exceed 40.0 percent.

OBJECTIVE IV.8	The County shall continue to assist the Water Management District with the implementation of its water conservation rule, when water shortages are declared by the District. During such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the County shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.
Policy IV.8.1	The County shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage.
Policy IV.8.2	The County shall support the Water Management District in its conduct of water conservation programs by assisting with public information programs for water use restrictions in the case of water shortage.
Policy IV.8.3	<p>In an effort to conserve potable water, at least 50 percent of the following required landscaped areas shall be comprised of vegetation native or indigenous to the north Florida area:</p> <ol style="list-style-type: none"> 1. 10 percent of offstreet parking areas; 2. 10 foot buffer between residential and commercial uses; 3. 15 foot buffer between single family uses and multi-family uses or mobile home parks; and 4. 25 foot buffer between residential and industrial uses.
Policy IV.8.4	The County shall require that faucets for private lavatories shall be designed, manufactured and installed to deliver water flow rate not to exceed 3.0 gallons per minute and further, that water closets, either flush tank or flushometer operated, shall be designed, manufactured and installed to be operable and adequately flushed with not more than 4.0 gallons per flushing cycle.

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CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the County's natural resources. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

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

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300-foot wellfield protection area around community water system wells. Following the future determination of cones of influence around community water system wells, the County shall amend this Comprehensive Plan based upon such determination. In order to calculate and establish cones of influence for community potable water wells within the unincorporated areas, the County shall work with the Water Management District to prepare data and analysis for the calculation of the cones of influence.

Policy V.2.1	The County, as part of the development review process, shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the County's current and projected water sources.
Policy V.2.2	The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses (other than neighborhood commercial uses) and intensive agricultural uses, (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) to be located within 300 feet of the County's surface water bodies, as shown on Illustration A-IV, entitled Rivers and Lakes.
Policy V.2.3	The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands, for the restoration of water quality, natural hydrology, aquatic vegetation (weed control and restoration of aquatic grass beds and shoreline) and the floodplains of Falling Creek, Deep Creek, Rose Sink and Robinson Branch, by the state of Florida, Water Management District, or U.S. Government, under programs administered by the U.S. Department of the Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District. In addition, the County shall apply for federal and state funds to purchase the above described environmentally sensitive lands.
Policy V.2.4	The County shall require a 35-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 silvicultural activities within buffer areas, in accordance with this Conservation Element of the Comprehensive Plan.
Policy V.2.5	The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
Policy V.2.6	The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
Policy V.2.7	The County shall provide for the regulation of development within the AE zones of the 100-year floodplains of the Santa Fe River, Suwannee River and Olustee Creek; as well as the Ichetucknee Trace as defined in Ichetucknee Trace boundary objective of the Future Land Use Element, by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in 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 2 feet above the highest adjacent grade.

Policy V.2.8

Where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall conserve wetlands as defined in the environmentally sensitive land policy of the Future Land Use Element of this Comprehensive Plan by prohibiting any development which alters the natural function of wetlands and regulating mining operations, as provided for in the mining policy contained within the Future Land Use Element of this Comprehensive Plan, 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 adoption 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 defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards.

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

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown on Illustration A-VI, entitled Wetlands, and more specifically described and defined, as follows: Wetlands mean those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do

not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within freshwater stream to sink watersheds within the County.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits within areas designated agricultural and located within the rural area of the County. Further, the County shall maintain 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 arterials and major intersections, requirements for 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 on the Future Land Use Plan Map of 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 (Ichetucknee River, Olustee Creek, Santa Fe and Suwannee Rivers), as classified by the Florida Department of Environmental Protection, in effect upon adoption of this policy. This buffer shall be maintained for all single-family residential uses and agricultural uses and silvicultural activities. All other permitted land uses shall conform to the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Water Management District, in effect upon 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.
- 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 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 these buffer areas shall be conducted in accordance with the silviculture policy contained within this Conservation Element of the Comprehensive Plan.
Policy V.2.16	Silviculture activities shall follow the best management practices outlined in the publication entitled Silviculture Best Management Practices Manual (Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008.
OBJECTIVE V.3	The County shall adopt applicable provisions of the Florida Department of Agriculture best management practices for the conservation, appropriate use and protection of soils.
Policy V.3.1	The County shall require that any mining permit be coordinated with the Florida Department of Natural Resources so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The County shall submit proposed subdivision plats to the Santa Fe Soil and Water Conservation District and request the District's review and comment regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation the natural functions of soils by the proposed development.
Policy V.3.3	The County shall require, during the development review process, that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
Policy V.3.4	Following the publication of Critical Wildlife Conservation Areas by the Florida Fish and Wildlife Conservation Commission, the County shall apply the provisions of the wildlife policy contained within the Conservation Element of the Comprehensive Plan to the areas identified as wildlife habitats and unique vegetative communities.
OBJECTIVE V.4	The County shall continue maintain 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 protection of 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 assist 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.

- Policy V.4.4 The County shall address during the development review process the mitigation of development activities within areas of environmental sensitivity, which include but are not limited to those areas designated as Environmentally Sensitive Areas, within this Comprehensive Plan, as well as Falling Creek, Deep Creek and Robinson Branch, to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these natural resources. All new development will maintain the natural functions of environmentally sensitive lands, such as 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 policies of this Conservation Element of this Comprehensive Plan.
- Policy V.4.5 The County shall initiate 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 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 Game and Fresh Water Fish Commission, but the final approval of the management plan shall be by the County.
- OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended 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	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	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 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 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.

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. The proper relationship in size, number, type and location of different park and recreation areas is the primary objective for achieving a well-balanced recreation system. The policies included within this plan element for resource based and user oriented recreational facilities are based upon the information contained within the County's Data and Analysis document.

The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

Within these level of service standard policies persons to be served are the population of the County or the actual population demand upon the facility, whichever is greater; access points are any public or privately owned access which is available to the public at large; and the resource and user 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 SPACES GOAL, OBJECTIVES AND POLICIES

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

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

Policy VI.1.1 The County shall establish provisions within the land development regulations which 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 shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined based upon the total public and private recreation resources available to the County.

Policy VI.2.1 The County shall establish 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.

Policy VI.2.2 The County hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 20,000 persons to be served.
Fishing (boat)	1 boat ramp for every 7,500 persons to be served.
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the County for every 10,000 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

Policy VI.2.3 The County hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1-18 hole golf course for every 65,200 population.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.

OBJECTIVE VI.3 The County shall establish requirements within the land development regulations to require new subdivisions or re-subdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so the County's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation as contained herein.

Policy VI.3.1 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.3.2 The Board of County Commissioners may require the developer to dedicate public purpose sites (school sites, parks, playground, or other public areas) as are roughly proportionate as determined by the Board of County Commissioners to the demand created by the development. At the discretion of the Board of County Commissioners, the subdivider may be required to pay in cash an amount equal to the fair market value of such public purpose sites, said fair market value to be estimated on the basis of the land without improvements.

- OBJECTIVE VI.4 The County shall establish provisions within the land development regulations which shall require open space to be provided for new development and re-development.
- Policy VI.4.1 The County's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.
- Policy VI.4.2 The County, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, shall recommend as appropriate, the purchase of lands for open spaces by public agencies and subsequent to such land purchase, to support and assist, when possible, in the management of such lands.

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

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VII INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The 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 are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the County and adjacent local governments and other governmental and service agencies.

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 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, Florida Department of Environmental Protection, Division of Historical Resources, Florida Department of State, Florida Department of Community Affairs 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 use the Regional Planning Council's informal mediation process to resolve annexation issues.

Policy VII.1.5	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.1.6	The County shall coordinate with the City to develop an interlocal agreement regarding airport zoning regulations, as required by Section 333.03, Florida Statutes, as amended.
Policy VII.1.7	The County recognizes airport master plans for general aviation airports located within the County prepared pursuant to Florida statutory requirements.
OBJECTIVE VII.2	The County shall provide adjacent units of local government, Water Management District, Regional Planning Council, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Division of Historical Resources, Florida Department of State and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments, except small scale development amendments as provided for in Chapter 163.3187, Florida Statutes, as amended
Policy VII.2.1	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.2.2	The County's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
Policy VII.2.3	The County shall manage estuaries that fall under the jurisdiction of more than one local government in a consistent and coordinated manner.
OBJECTIVE VII.3	The County shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
Policy VII.3.1	The County, as part of the Comprehensive Plan monitoring and evaluation process, shall 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, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
Policy VII.3.2	The County shall continue to coordinate the means for resolving solid waste problems through a solid waste interlocal agreement with the municipalities located within the County.

- OBJECTIVE VII.4 The County shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County.
- Policy VII.4.1 The County shall designate the County Coordinator as staff liaison for the development and implementation of the Water Management District's Surface Water Improvement and Management Act program within the County. Further, the County concurs with the designation of the Surface Water Improvement and Management Act program priority water bodies within the County for the protection of these natural resources.
- OBJECTIVE VII.5 The County shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.5.1 The County shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the County, municipalities and School Board.
- OBJECTIVE VII.6 The County shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.6.1 The County, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.7 All development shall be located in a manner which does not diminish the level of service of 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, as amended.

- 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, as amended, 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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VIII CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This element is not intended to be a capital improvement program for the County and, therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, as amended.

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 continue to provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget which is consistent with 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 the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the County's budget process;
2. The County shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the County's fiscal 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. The capital improvement projects identified which are eminently needed to protect the public health and safety shall be given the highest priority;
5. The 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. The 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 improvement projects shall be given the fifth order of priority.
- Policy VIII.1.2 The County shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, 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.
- Policy VIII.1.4 The County shall annually assess capacity of existing public facilities to address any existing or projected deficiencies in adopted level of service standards in order to prepare an annual update of the Five Year Schedule of Improvements that identifies, schedules, and specifies funding for any capital improvement projects needed to maintain adopted level of service standards.
- OBJECTIVE VIII.2 The County shall require all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.
- Policy VIII.2.1 The County shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.
- Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined 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	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 441 (from County's north boundary to NE Frasier Lane)	2U	Principal Arterial	Highway Rural	25.06	D
2	U.S. 441 (from NE Frasier Lane to I-10)	3U	Principal Arterial	Highway Transition	0.33	D
3	U.S. 441 (from I-10 to Tammy Lane)	4D	Principal Arterial	Highway Transition	0.86	D
4	U.S. 441 (from Tammy Lane to C.R. 25A)	4D	Principal Arterial	Arterial I Transition	1.36	D
5	U.S. 441 (from Urban Boundary (800 feet south of Malone Street to U.S. 41)	2U	Principal Arterial	Highway Transition	1.02	D
6	U.S. 441 (from SE Sundial Place (U.S. 41 divides) to C.R. 242)	2U	Principal Arterial	Highway Transition	2.06	D
7	U.S. 441 (from C.R. 242 to S.R. 238)	2U	Principal Arterial	Highway Rural	8.23	D
8	U.S. 441 (from S.R. 238 to I-75 northbound I-75 ramps)	2U	Principal Arterial	Highway Rural	0.25	D
9	U.S. 441 /41 (from I-75 bridge to northbound I-75 ramps)	2U	Principal Arterial	Highway Rural	0.12	D
10	U.S. 441/ 41 (from SW Howell Road to I-75 bridge)	2U	Principal Arterial	Highway Rural	0.26	D
11	U.S. 441/ 41 (from County's south boundary to SW Howell Road)	2U	Principal Arterial	Highway Rural	9.9	D
12	U.S. 41 (from County's west boundary to Chris Lane)	2U	Principal Arterial	Highway Rural	6.64	D
13	U.S. 41 (from Chris Lane to NW Valdosta Road)	4D	Principal Arterial	Highway Rural	0.68	D
14	U.S. 41 (from NW Valdosta Road to Guerdon St.)	2U	Principal Arterial	Highway Rural	2.73	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
15	I-75 (from Columbia County's west boundary to I-10)	6D	Strategic Intermodal System	Freeway Rural	3.6	B
16	I-75 (from I-10 to U.S. 90)	6D	Strategic Intermodal System	Freeway Rural	7.34	B
17	I-75 (from U.S. 90 to S.R. 47)	6D	Strategic Intermodal System	Freeway Rural	4.75	B
18	I-75 (from S.R. 47 to U.S. 441)	6D	Strategic Intermodal System	Freeway Rural	8.77	B
19	I-75 (from U.S. 441 to County's south boundary)	6D	Strategic Intermodal System	Freeway Rural	6.00	B
20	I-10 (from County's west boundary to I-75)	4D	Strategic Intermodal System	Freeway Rural	2.5	B
21	I-10 (from I-75 to U.S. 41)	4D	Strategic Intermodal System	Freeway Rural	5	B
22	I-10 (from U.S. 41 to U.S. 441)	4D	Strategic Intermodal System	Freeway Rural	2.2	B
23	I-10 (from U.S. 441 to County's east boundary)	4D	Strategic Intermodal System	Freeway Rural	10.9	B
24	U.S. 90 (from County's west boundary to Birley Road)	2D	Principal Arterial	Highway Rural	3.79	D
25	U.S. 90 (from Birley Road to Brown Road)	2D	Principal Arterial	Highway Transition	1.06	D
26	U.S. 90 (from Brown Road to Turner Road)	2D	Principal Arterial	Highway Transition	0.53	D
27	U.S. 90 (from Turner Road to Lake City Avenue)	2D	Principal Arterial	Arterial I Transition	0.5	D
28	U.S. 90 (from Lake City Avenue to C.R. 252)	4D	Principal Arterial	Arterial I Transition	0.28	D
29	U.S. 90 (from C.R. 252 to I-75)	4D	Principal Arterial	Arterial II Transition	0.50	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
30	U.S. 90 (from I-75 to SW Bascom)	6D	Principal Arterial	Arterial II Transition	0.80	D
31	U.S. 90 (from SW Bascom to S.R. 247)	6D	Principal Arterial	Arterial II Transition	0.53	D
32	U.S. 90 (S.R. 247 to Baya Avenue)	6D	Principal Arterial	Arterial II Transition	1.13	D
33	U.S. 90 (from Colburn Ave to S.R. 100)	4U	Minor Arterial	Arterial I Transition	1	D
34	U.S. 90 (from S.R. 100 to Baya Avenue)	4D	Minor Arterial	Arterial I Transition	0.4	D
35	U.S. 90 (from Baya Avenue to Urban Boundary (Bill Barts Street))	4D	Principal Arterial	Arterial II Transition	2.1	D
36	U.S. 90 (from Urban Boundary to County's east boundary)	2U	Principal Arterial	Highway Rural	6.26	D
37	U.S. 27 (from County's southwest boundary to Centerville Ave)	2U	Principal Arterial	Highway Rural	4.1	D
38	U.S. 27 (from Fort White's southeast town limits to County's southeast boundary)	2U	Principal Arterial	Highway Rural	5.93	D
39	S.R. 47 (from County's south boundary to Fort White's south town boundary)	2U	Minor Arterial	Highway Rural	3.5	D
40	S.R. 47 (from Fort White's north Town limits to C.R. 240)	2U	Minor Arterial	Highway Rural	9.13	D
41	S.R. 47 (from C.R. 240 to I-75)	2U	Minor Arterial	Highway Rural	4.03	D
42	S.R. 47 (from I-75 to SW Marvin Burnett Road)	4D	Minor Arterial	Highway Transition	3.35	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
43	S.R. 100 (from Lake City's urban area boundary to County's east boundary)	2U	Minor Arterial	Highway Rural	7.47	D
44	S.R. 100 (from Lake City's urban area boundary to U.S. 90)	2U	Minor Arterial	Highway Transition	2.52	D
45	S.R. 247 (from County's west boundary to SW Callahan Avenue)	2U	Minor Arterial	Highway Rural	8.57	D
46	S.R. 247 (from SW Callahan Avenue to SW Zierke Drive)	2U	Minor Arterial	Highway Transition	1.28	D
47	S.R. 10 A (from Lake City's east limits (Sycamore Lane) to SE Country Club Rd.)	4D	Principal Arterial	Arterial I Transition	0.64	D
48	S.R. 10 A (from Country Club Rd. to S.R. 100)	4D	Principal Arterial	Arterial I Transition	0.59	D
49	S.R. 10 A (from S.R. 100 to U.S. 90 East)	4D	Principal Arterial	Arterial I Transition	0.25	D
50	S.R. 2 (from County's north boundary to County's east boundary)	2U	Major Collector	Highway Rural	0.8	D
51	C.R. 18 (from Fort White's east town limits to U.S. 41)	2U	Major Collector	Rural	6	D
52	C.R. 18 (from U.S. 41 to County's east boundary)	2U	Major Collector	Rural	5	D
53	S.R. 238 (from U.S. 441 to County's east boundary)	2U	Major Collector	Highway Rural	1.5	D
54	C.R. 100A (from Lake City's east limits to U.S. 90)	2U	Urban Collector	Urban	1.4	D
55	C.R. 252 (from County's west boundary to U.S. 90)	2U	Major Collector	Rural	6	D
56	C.R. 242 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	10.5	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
57	S.R. 136 (from County's west boundary to County's north boundary)	2U	Minor Arterial	Highway Rural	2.2	D
58	C.R. 250 (from County's west boundary to Lake City's west limits)	2U	Major Collector	Rural	13	D
59	C.R. 250 (from U.S. 441 to County's east boundary)	2U	Major Collector	Rural	11	D
60	C.R. 6 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	2.6	D
61	C.R. 131 (from U.S. 441 to C.R. 18)	2U	Major Collector	Rural	14.4	D
62	C.R. 245 (from S.R. 100 to County's southeast boundary)	2U	Major Collector	Rural	12	D
63	C.R. 25A (from U.S. 41 at I-10 to U.S. 441)	2U	Minor Collector	Rural	3	D
64	C.R. 131 (from C.R. 246 to U.S. 41 at I-10)	2U	Minor Collector	Rural	4.2	D
65	C.R. 133 (from Lake City urban area boundary to C.R. 245)	2U	Minor Collector	Rural	6.6	D
66	C.R. 133 (from Lake City urban area boundary to U.S. 90)	2U	Urban Collector	Urban	1	D
67	C.R. 135 (from C.R. 250 to U.S. 90)	2U	Minor Collector	Rural	4.2	D
68	C.R. 138 (from S.R. 47 to U.S. 27)	2U	Minor Collector	Rural	6	D
69	C.R. 238 (from beginning of paved portion in Ichetucknee Springs State Park to S.R. 47)	2U	Minor Collector	Rural	3.6	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
70	C.R. 240 (from County's west boundary to U.S. 441)	2U	Minor Collector	Rural	12	D
71	C.R. 240 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	0.8	D
72	C.R. 240 (from C.R. 245 to County's southeast boundary)	2U	Minor Collector	Rural	2	D
73	C.R. 245A (from S.R. 100 to C.R. 245)	2U	Minor Collector	Rural	1.6	D
74	C.R. 246 (from U.S. 41 to U.S. 441)	2U	Minor Collector	Rural	4.4	D
75	C.R. 250A (from C.R. 250 to County's east boundary)	2U	Minor Collector	Rural	1.6	D
76	C.R. 252 (from U.S. 441 to County's southeast boundary)	2U	Minor Collector	Rural	9	D
77	C.R. 252A (from U.S. 90 to C.R. 252)	2U	Minor Collector	Rural	2.8	D
78	C.R. 252B (from U.S. 90 to S.R. 247)	2U	Minor Collector	Rural	2	D
79	C.R. 341 (from Lake City's urban area boundary to C.R. 242)	2U	Minor Collector	Rural	3.2	D
80	C.R. 349 (from C.R. 131 to U.S. 441)	2U	Minor Collector	Rural	2.8	D
81	C.R. 349 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	2.3	D
82	C.R. 778 (from U.S. 27 to U.S. 441)	2U	Minor Collector	Rural	3.8	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
83	Birley Road (from U.S. 90 to C.R. 242)	2U	Minor Collector	Rural	4.4	D
84	Old Ichetucknee Road (from C.R. 240 to C.R. 238)	2U	Minor Collector	Rural	5	D
85	Washington Street (from Lake City's east limits to C.R. 100A)	2U	Urban Collector	Urban	1	D

U-Undivided

D-Divided

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer System	135 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.7 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must 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:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
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.

All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (Rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as effective on the date of 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.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code as cited above, and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Columbia County - Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day
Private Individual Water Wells	100 gallons per capita per day

RESOURCE BASED RECREATION ACTIVITY FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 20,000 persons to be served.
Fishing (boat)	1 boat ramp for every 7,500 persons to be served.
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the County for every 10,000 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

USER BASED RECREATION ACTIVITY FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1-18 hole golf course for every 65,200 population.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.

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.
Middle	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle/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.
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 which serve such development have a capability which meets or exceeds the adopted level of service standard in accordance with the requirements as specified for each facility within the Concurrency Management System of this Comprehensive Plan.
- Policy VIII.2.3 The County shall require that an amendment to this Comprehensive Plan be required 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 Five-Year Schedule of the Capital Improvements Element.
- OBJECTIVE VIII.3 The County shall require that the subdivider, at his or her expense, shall provide paved streets, install sidewalks, street name signs, street lights, curbs and gutters, install water mains and stormwater facilities and where centralized sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants connected to the mains.
- Policy VIII.3.1 The County shall require the developer of proposed subdivisions, which include an existing street, to improve the street to conform with the provisions of the environmentally sensitive land policy of the Future Land Use Element of the Comprehensive Plan.
- 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 also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

- Policy VIII.4.3 The County shall establish a policy as part of the annual capital improvements budgeting process 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 a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.
- Policy VIII.4.5 The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the County has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The County shall manage the land development and capital improvements programming processes so that public facility needs do not exceed the County's ability to fund and provide needed capital improvements identified in other elements of this Comprehensive Plan.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS

2021-2025

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COSTS	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
New Elementary School to Replace an Existing School (800 student stations)	Fiscal Year 2021-22	\$20,000,000	Location not specified	School District	Yes
12 classroom wing to replace building 7 (264 student stations, 12 classrooms)	Fiscal Year 2021-22	\$1,090,932	Fort White Public School -	School District	Yes
New Elementary School to Replace an Existing School (800 student stations)	Fiscal Year 2023-24	\$20,000,000	Location not specified	School District	Yes

Source: Data and Analysis Report, Revised April, 1995, September, 2000 and School District Five-Year Work Plan 2019-2020. Florida Department of Transportation Five Year Work Program 2021-2025.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the County's planning program. This is due to the fluctuations in the revenues and expenditures of the County due to market and economic conditions.

The revenues and expenditures of the County will be used to predict fiscal trends in order to maintain the County's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, as amended, this element will be reviewed on an annual basis to ensure that 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 as appointed 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 points during the annual review to assist in the 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 that projects are being 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 the adopted level of service standards;
4. Efforts by the County to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most 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 Five-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the County for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Board of County Commissioners shall direct County staff to provide the Local Planning Agency with an updated Five-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 Five-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 163, Florida Statutes, as amended, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that 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 which the County can 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 Certificate 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. Development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the 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 the adopted levels of service and 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, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

2. For Parks and Recreation Facilities

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

3. For Transportation Facilities

- a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's Five-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; or
- 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 nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy 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 Five-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, which are:

- 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 together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

- 1. For development orders and permits, the following determination procedures shall apply:
 - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the 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 then make a determination of what public facilities or services would be deficient if the proposed project were approved.

- b. There are certain development approvals that are ineligible to receive 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. Those development approvals 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 at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.
- 2. For roadways, the following determination procedures shall apply:
 - 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 level of service information indicates a level of service failure, the applicant may either
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the most recent version of the Highway Capacity Manual; or
 - (3) Conduct a traffic impact analysis following the procedures outlined by the most recent version of the Florida Department of Transportation, Transportation Site Impact Handbook.
 - b. If the applicant chooses to do a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, 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, the following determination procedures shall apply:
 - 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 that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available; and
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.
- 4. For Public School Facilities the following determination procedures shall apply:
 - a. The School Board staff will review and determine school capacity of each school type.

- b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.
- c. The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
- d. Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.
- e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
- f. The County will issue a School Concurrency Determination only upon:
 - (1) The School Board's written determination that adequate school capacity will be in place or under actual construction within three 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 following order of priority shall apply:

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

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

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, except as provided for in Policy VIII.2.3, 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 development permit shall be issued which would require the Board of County Commissioners to delay or suspend construction of any of the capital improvements on the Five-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order or development permit a substitution of a comparable project on the Five-Year schedule is proposed, the applicant may request the County to consider an amendment to the Five-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

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PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT
INTRODUCTION

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

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

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

GOALS, OBJECTIVES AND POLICIES

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

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

- Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the County, as follows:
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. 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/High: 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 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 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 can be achieved and maintained over the five years of the School District’s 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, as amended.
- Policy IX.3.2 The County shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

Policy IX.3.3	In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.
Policy IX.3.4	The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
OBJECTIVE IX.4	Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
Policy IX.4.1	<p>The County and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, as amended, the County will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The County will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:</p> <ol style="list-style-type: none"> 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, as amended, 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	<p>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:</p> <ol style="list-style-type: none"> 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 will achieve and maintain the adopted level of service standards consistent with the School Board's capital improvement program and five-year district facilities work plan.
Policy IX.8.1	<p>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 capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:</p> <ol style="list-style-type: none"> 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 program capacity improvement identified in the School Board's 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 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 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 off-site 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.

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PUBLIC SCHOOL FACILITIES - APPENDIX A

ILLUSTRATION A-I

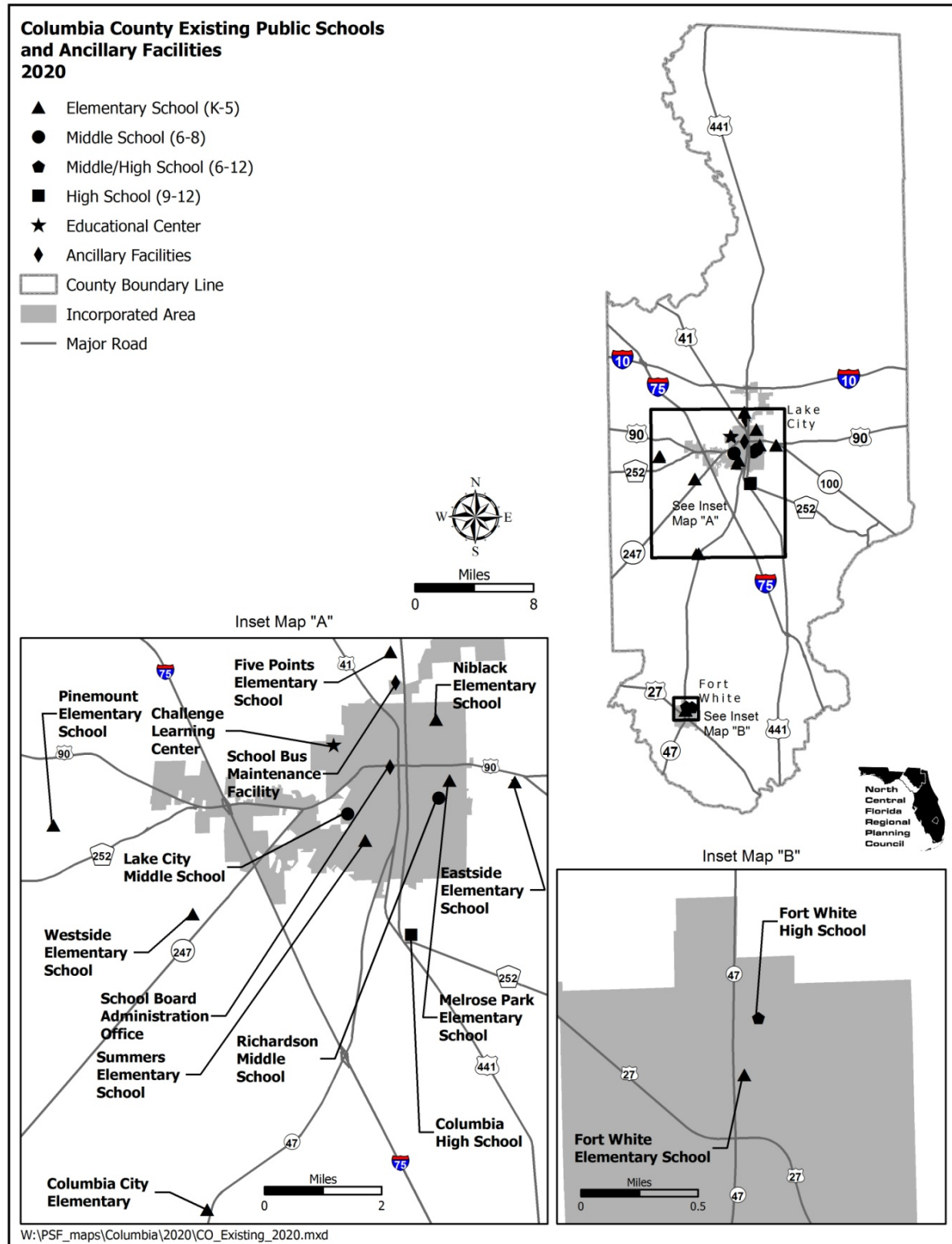


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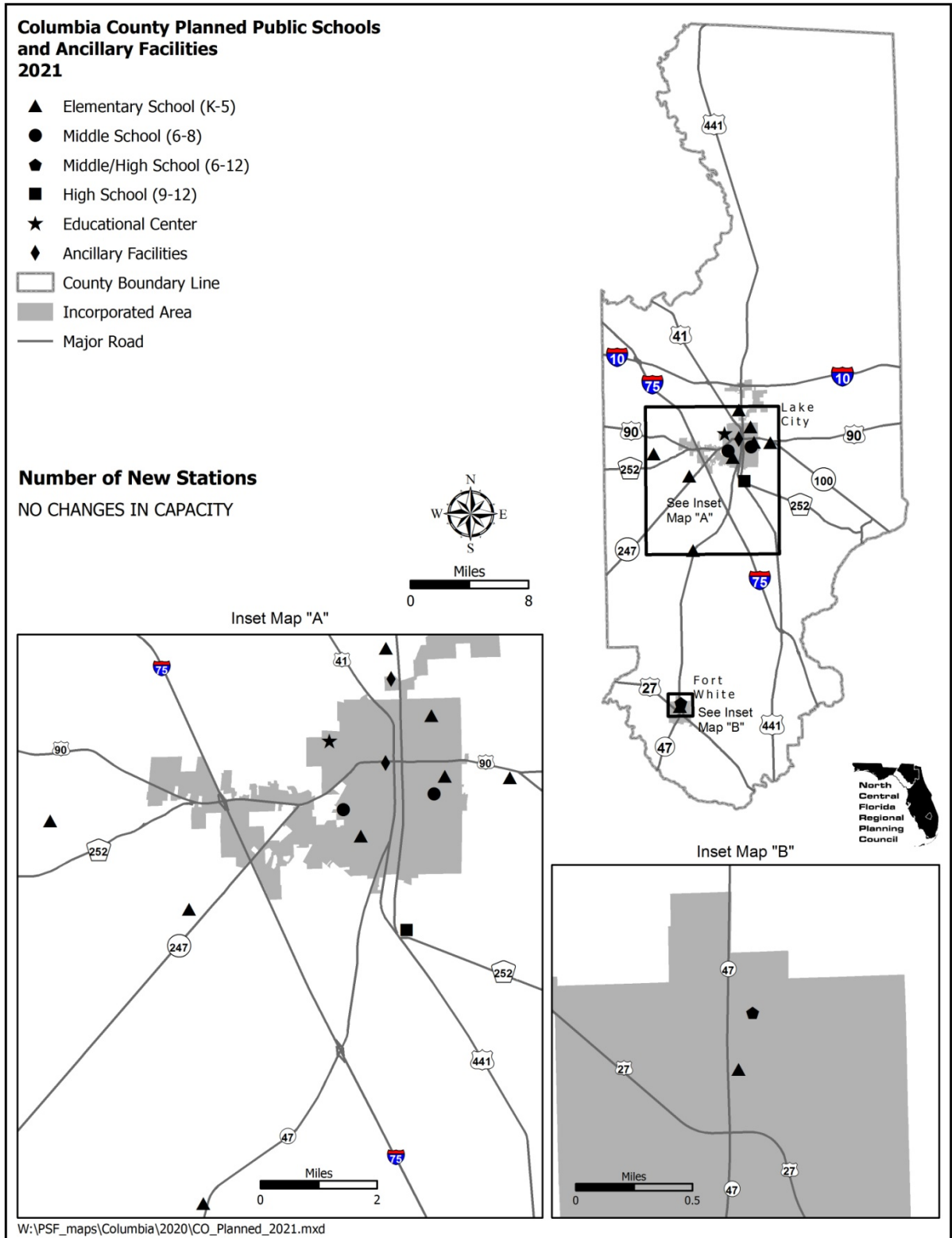


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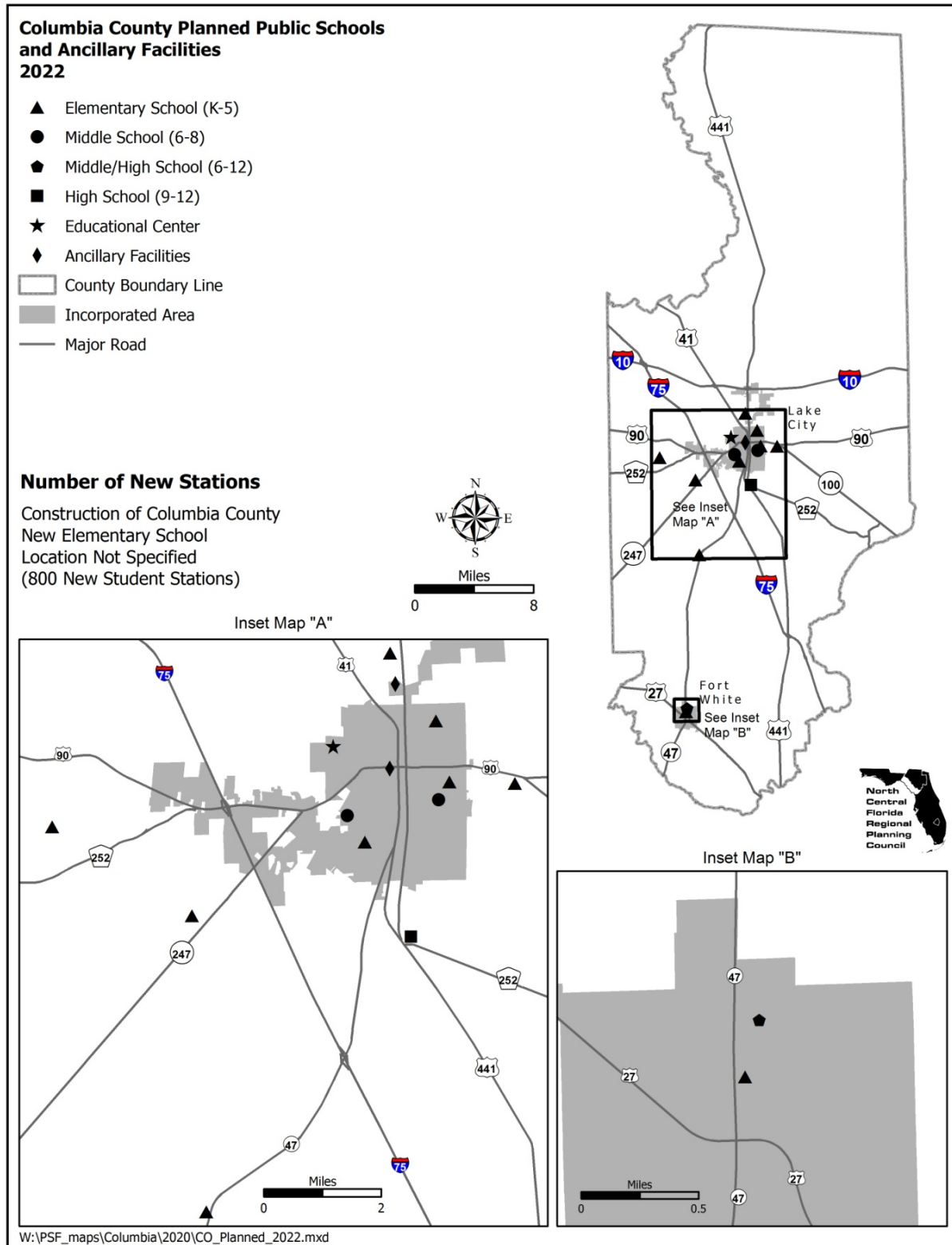


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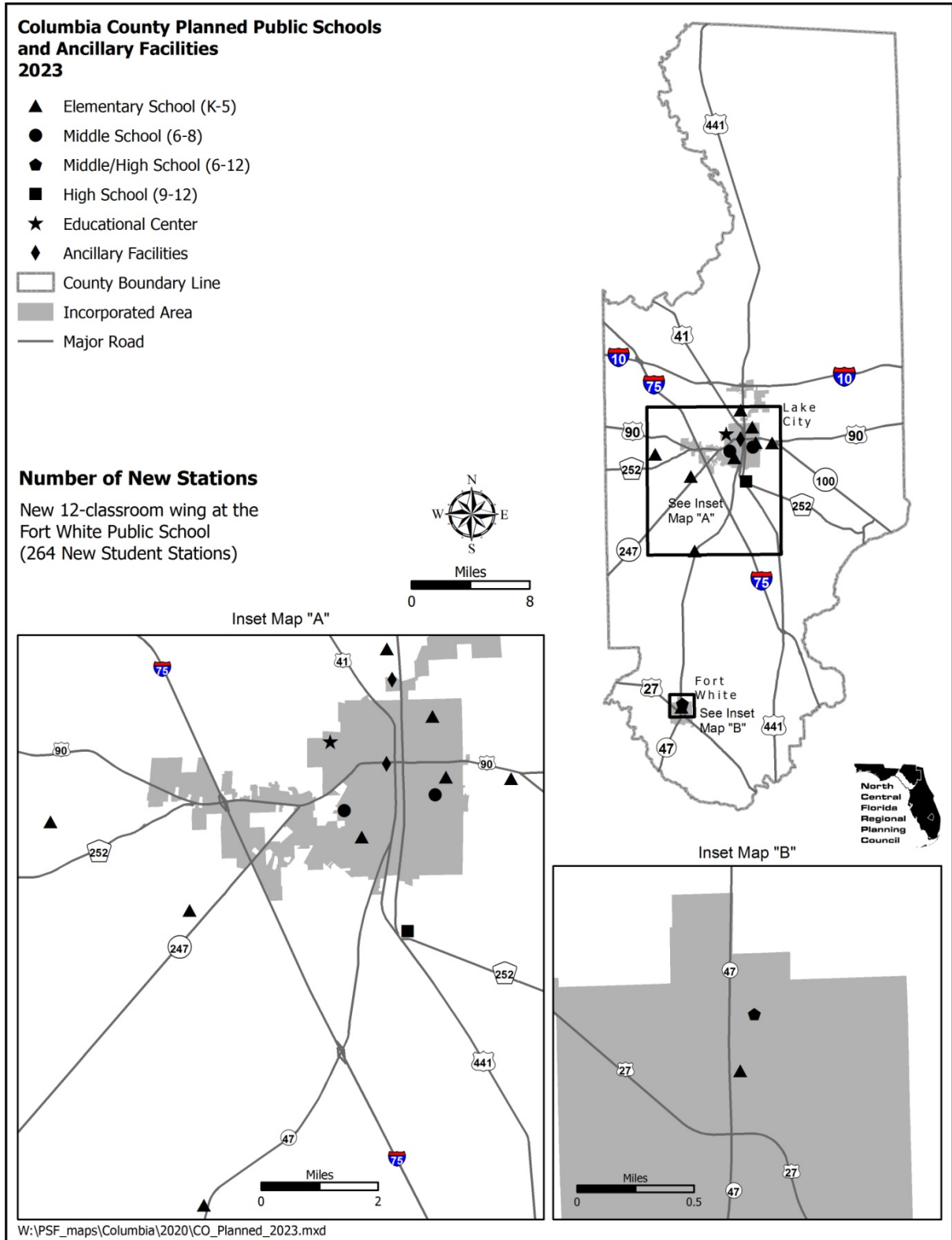


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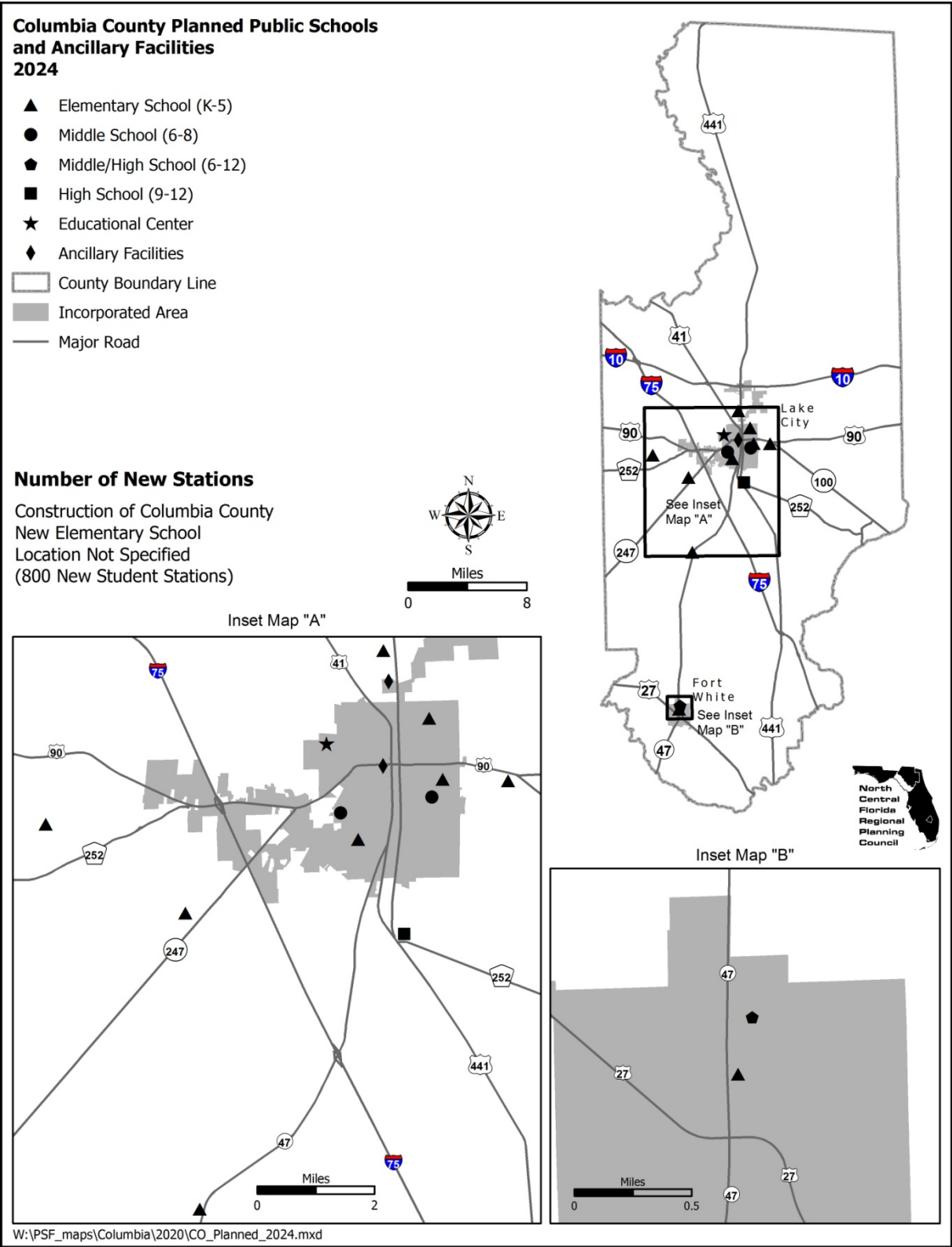


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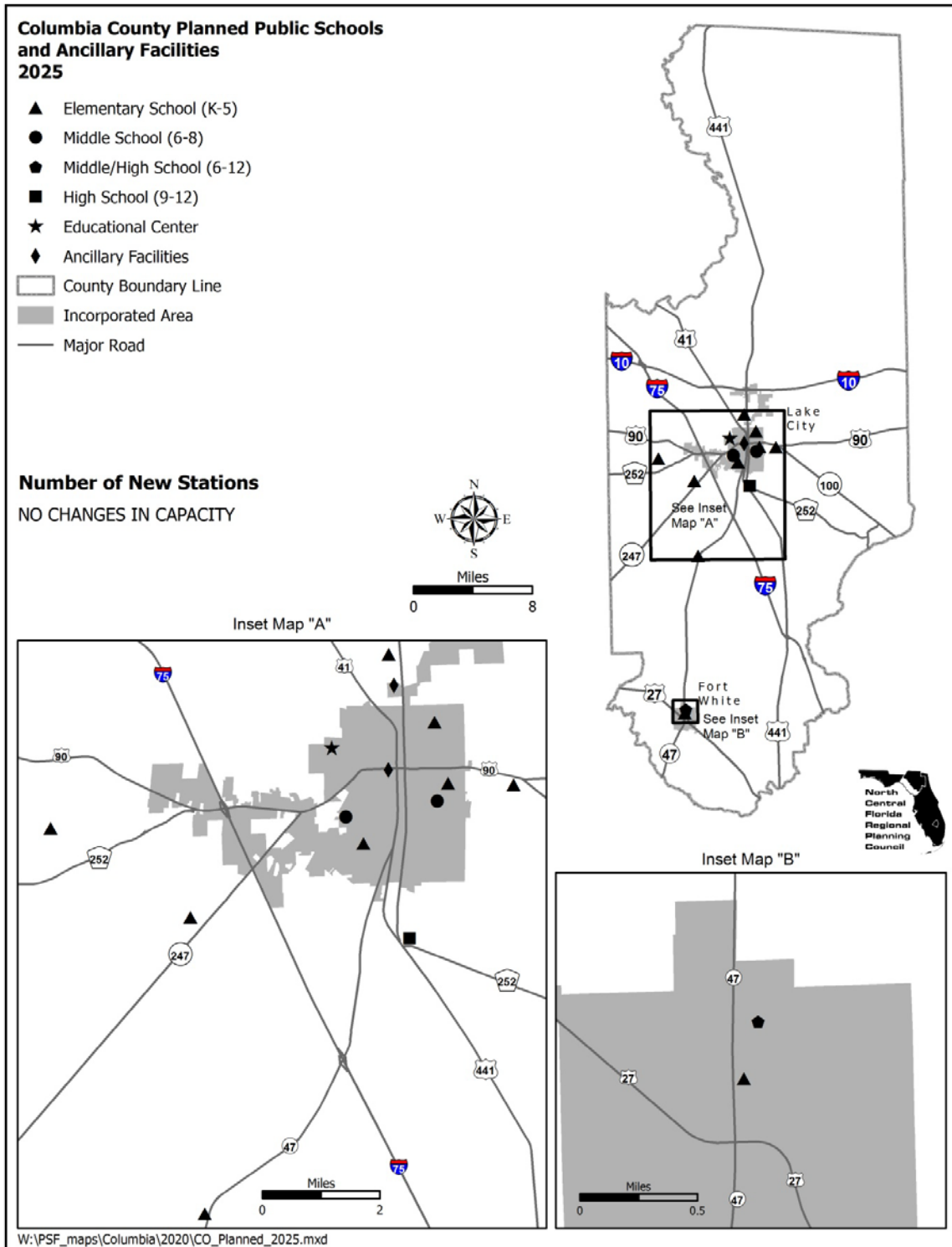
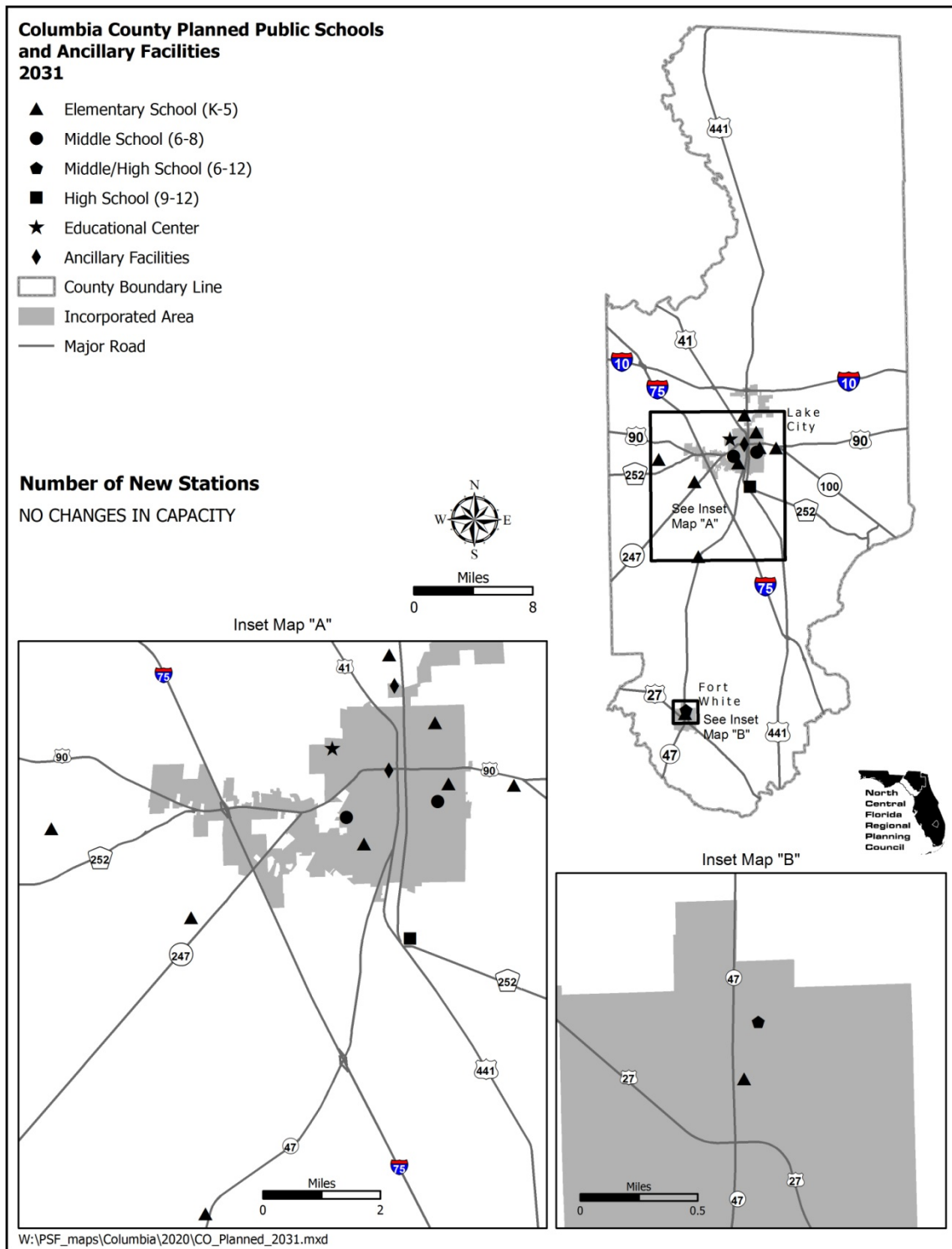


ILLUSTRATION A-VII



PUBLIC SCHOOL FACILITIES - 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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PROPERTY RIGHTS ELEMENT

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PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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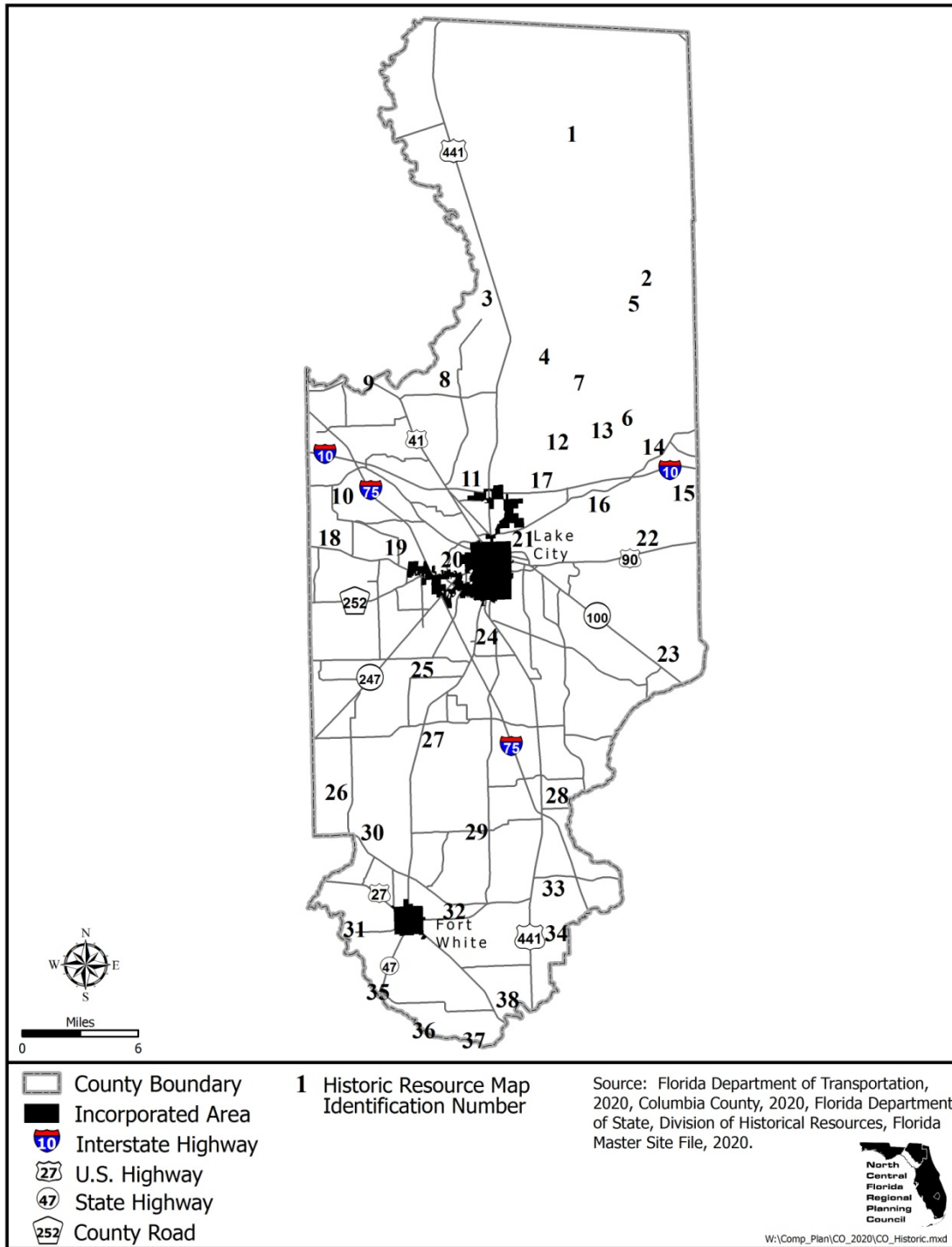
Appendix A

FUTURE LAND USE PLAN MAP SERIES AND ILLUSTRATIONS

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ILLUSTRATION A-I
FUTURE LAND USE PLAN MAP 2040
(Under separate cover)

ILLUSTRATION A-II HISTORICAL RESOURCES



LEGEND FOR HISTORICAL RESOURCES

LOCATION #	SITE NAME	TYPE
1	Back In Time (USFS No. 07-39)	Campsite (prehistoric)
1	Bealzebub's Biegnat (USFS No. 12-133)	Campsite (prehistoric)
1	Blue Lodge Snake (USFS No. 13-48)	Campsite (prehistoric)
1	Bobcat Bonanza (USFS No. 13-25)	Campsite (prehistoric)
1	Bobcat Creek North (USFS No. 13-53)	Habitation (prehistoric)
1	Bobcat Creek South (USFS No. 13-49)	Campsite (prehistoric)
1	Bobcat Loop (USFS No. 13-54)	Campsite (prehistoric)
1	Bough in Pocket Site	Campsite (prehistoric)
1	Boundroux's Hollow (USFS No. 07-38)	Campsite (prehistoric)
1	Brake Shoe Site (USFS No. 07-72)	Campsite (prehistoric)
1	Bugaboo Babs (USFS No. 07-57)	Campsite (prehistoric)
1	Carter Point (USFS No. 13-39)	Campsite (prehistoric)
1	Carter Road Crossing (USFS No. 13-51)	Campsite (prehistoric)
1	Could Be Worse (USFS No. 13-21)	Campsite (prehistoric)
1	Dante's Infernal Pines Site	Campsite (prehistoric)
1	Dante's Infernal Pines Site	Campsite (prehistoric)
1	David's "Dart" (USFS No. 12-95)	Campsite (prehistoric)
1	Deano's Fallout Site	Campsite (prehistoric)
1	Douglas Road Point(USFS No. 13-50)	Habitation (prehistoric)
1	Dr. Scott I Presume (USFS No. 12-128)	Campsite (prehistoric)
1	Dropped Stand (USFS No. 12-105)	Campsite (prehistoric)
1	Dybowski's Delay (USFS No. 12-129)	Campsite (prehistoric)
1	Eunice	Campsite (prehistoric)
1	Fan Road (USFS No. 13-43)	Campsite (prehistoric)
1	Ferguson	Land-terrestrial
1	Fiscal Cliff Plunge (USFS No. 13-18)	Campsite (prehistoric)
1	Flanking Flake (USFS No. 07-44)	Campsite (prehistoric)
1	Gator Road (USFS No. 13-46)	Campsite (prehistoric)
1	Gimme Your Maps (USFS No. 12-135)	Campsite (prehistoric)
1	Gov. Martin's Sleepover (USFS No. 13-16)	Campsite (prehistoric)
1	Hall Road Island (USFS No. 13-40)	Campsite (prehistoric)
1	Headwater Hill North (USFS# 07-63)	Campsite (prehistoric)
1	Headwater Hill South	Campsite (prehistoric)
1	Headwater Ridge (USFS# 07-64)	Campsite (prehistoric)
1	Hound Road Loop (USFS No. 13-37)	Campsite (prehistoric)
1	Hound Road Pit (USFS No. 13-72)	Campsite (prehistoric)
1	House Committee (USFS No. 13-15)	Campsite (prehistoric)
1	Indian Money Site	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
1	Landline Loop Camp	Campsite (prehistoric)
1	Little Camp Pond Site	Campsite (prehistoric)
1	Little Suwannee Road (USFS No. 13-69)	Campsite (prehistoric)
1	Long Slog (USFS No. 12-139)	Habitation (prehistoric)
1	Marco Polo (USFS No. 12-105)	Campsite (prehistoric)
1	Mason's Estimate (USFS No. 13-23)	Campsite (prehistoric)
1	Morrocco Bound(USFS No. 13-27)	Campsite (prehistoric)
1	Mule Lot Cutoff (USFS No. 13-35)	Campsite (prehistoric)
1	Mystery of the Furrows Site	Campsite (prehistoric)
1	Not Recommended (USFS No. 13-12)	Campsite (prehistoric)
1	Off the P-Code (USFS No. 12-130)	Campsite (prehistoric)
1	Panther Cage Sherds (USFS No. 13-20)	Campsite (prehistoric)
1	Passage to the Tomb Site	Campsite (prehistoric)
1	Pasture Road (USFS No. 13-31)	Campsite (prehistoric)
1	Petrick's Piney Promise (USFS No. 13-26)	Prehistoric burial(s)
1	Pine in the Sky Site	Campsite (prehistoric)
1	Pine Nastier Site	Campsite (prehistoric)
1	Pine Nasty Site	Campsite (prehistoric)
1	Pine Resin Chewing Gum Site	Campsite (prehistoric)
1	Pine Rose Site	Campsite (prehistoric)
1	Pine Row Obstacle Coarse Site	Campsite (prehistoric)
1	Pine Soldiers Site	Campsite (prehistoric)
1	Pine Straw Amalgam Site	Campsite (prehistoric)
1	Pine Straw Wreath Site	Campsite (prehistoric)
1	Pine Wallow Site	Campsite (prehistoric)
1	Pinewall Site	Campsite (prehistoric)
1	Planted Pine Majestic Site	Campsite (prehistoric)
1	Purchase Card Panic (USFS No. 13-24)	Campsite (prehistoric)
1	Reddish Newnan (USFS No. 13-61)	Campsite (prehistoric)
1	Safety Officer Scatter	Campsite (prehistoric)
1	Sandlin Ridge (USFS No. 07-73)	Campsite (prehistoric)
1	Satan's Doughnut (USFS No. 12-131)	Campsite (prehistoric)
1	Shellie's Island (USFS No. 13-47)	Campsite (prehistoric)
1	Super Blackout (USFS No. 13-52)	Campsite (prehistoric)
1	The N Davis Fire Site	Campsite (prehistoric)
1	The Resin that Binds Site	Campsite (prehistoric)
1	The Scent of a Pine Site	Campsite (prehistoric)
1	The Shear Beauty of Planted Pine Site	Campsite (prehistoric)
1	The Wolfe	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
1	Thirteen/Thirteen (USFS No. 13-13)	Campsite (prehistoric)
1	Three Year Trustee (USFS No. 13-22)	Campsite (prehistoric)
1	Tiger Island Oversight (USFS No. 13-63)	Campsite (prehistoric)
1	Turner Bridge Pilling	Subsurface features are present
1	USFS #01-05 (P) Osc, "Fairview Site"	Lithic scatter/quarry (prehistoric: no ceramics)
1	USFS 07-52 Vienna Fangers	Habitation (prehistoric)
1	USFS 07-55(OSCF)Missing Bag	Campsite (prehistoric)
1	USFS 12-101(OSCF) Luck o' the Bighorn	Habitation (prehistoric)
1	USFS 12-103(OSCF) Talladega Flakes	Habitation (prehistoric)
1	USFS 12-104(OSCF) A.D.'s Galore	Campsite (prehistoric)
1	USFS 12-106(OSCF) Missouri Drive-By	Campsite (prehistoric)
1	USFS 12-110(OSCF) Pinhook Flake Chase	Habitation (prehistoric)
1	USFS 12-111(OSCF) The Missouri Kid	Campsite (prehistoric)
1	USFS 12-112(OSCF) Elks State Convention	Campsite (prehistoric)
1	USFS 12-113(OSCF) Giv'em the Thumb	Habitation (prehistoric)
1	USFS 12-114(OSCF) Kimbrough's Point	Campsite (prehistoric)
1	USFS 12-115(OSCF) Wild Bill's Wild Ride	Campsite (prehistoric)
1	USFS 12-117(OSCF) Merrill's Midsection	Campsite (prehistoric)
1	USFS 12-118(OSCF) Warden's Water	Campsite (prehistoric)
1	USFS 12-124(OSCF) Pribyl's Fleetwood	Habitation (prehistoric)
1	USFS 12-125(OSCF) Search and Destroy	Campsite (prehistoric)
1	USFS 12-126(OSCF) Targets of Opportunity	Campsite (prehistoric)
1	USFS 12-127(OSCF) 7-Man Safety Standdown	Campsite (prehistoric)
1	USFS 12-137(OSCF)Ox Pen Landing Strip	Habitation (prehistoric)
1	USFS 12-142(OSCF) Green Roof Paint	Campsite (prehistoric)
1	USFS 12-96(OSCF) Rattleflake	Campsite (prehistoric)
1	USFS 12-97(OSCF) Beryl's Canal	Campsite (prehistoric)
1	USFS 12-98(OSCF) Alachua Adams	Habitation (prehistoric)
1	USFS 12-99(OSCF) Bramer's Holiday	Campsite (prehistoric)
1	USFS 13-73 Green Shanty Oversight	Campsite (prehistoric)
1	USFS#07-76 (OSCF) Babs's Boys	Campsite (prehistoric)
1	USFS#11-48 (OSCF) Rainbow Cushion	Campsite (prehistoric)
1	USFS#11-49 (OSCF) Camp for That	Building remains
1	USFS#11-50 (OSCF) Caddo Coral	Campsite (prehistoric)
1	USFS#11-52 Double Bacon Cheeseburger	Habitation (prehistoric)
1	USFS#11-53 Triple Bacon Cheeseburger	Campsite (prehistoric)
1	USFS#11-57 (OSCF) Lawson's Folly	Campsite (prehistoric)
1	USFS#11-58 Quadro Bacon Cheeseburger	Campsite (prehistoric)
1	We Have Stairs (USFS No. 13-30)	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
1	Weed and Feed (USFS No. 13-29)	Campsite (prehistoric)
1	Weldon	Land-terrestrial
1	Zoning and Planning (USFS No. 13-14)	Campsite (prehistoric)
2	USFS 95-10 OSC	Land-terrestrial
2	USFS# 07-137 (OSC): Thank You Baby J	Habitation (prehistoric)
2	USFS# 07-138 (OSC): Hot Rod's Intuition	Habitation (prehistoric)
2	USFS# 07-139 (OSC): It Happens	Campsite (prehistoric)
2	USFS# 07-142: Wet Walk "Site"	Prehistoric mound(s)
2	USFS# 07-143 (OSC): Baby Toad "Site"	Prehistoric mound(s)
2	USFS# 07-144 (OSC): Jade's "Site"	Prehistoric mound(s)
2	USFS# 07-145 (OSC): El Mosquo "Site"	Prehistoric mound(s)
2	USFS#07-103 (OSCF) Owen's Mound	Habitation (prehistoric)
2	USFS#11-66 (OSCF) Journey's Mound	Habitation (prehistoric)
2	USFS#11-69 (OSCF) Mark Twain's Bonanza	Habitation (prehistoric)
2	USFS#11-70 (OSCF) Hoogendoorn's Hotspot	Habitation (prehistoric)
2	USFS#11-71 (OSCF) Final Field Ops	Campsite (prehistoric)
3	Deep Creek	Artifact scatter-low density (< 2 per sq meter)
3	Hemingway's Bugnet "Good Luck Fire ...	Campsite (prehistoric)
3	Leaning Pen	Habitation (prehistoric)
3	Little Creek	Lithic scatter/quarry (prehistoric: no ceramics)
3	Log Crib on Spradley Road	Structure - Log
3	Oak Grove Cemetery	Religious Cemetery
3	Swollen Hand	Land-terrestrial
3	Turnaround	Land-terrestrial
3	UFSF# 07-102 End of the Line	Campsite (prehistoric)
3	UFSF#13-008 Dining Hall Details	Campsite (prehistoric)
3	USFS 07-91 (OSCF)/Cowhouse #1	Campsite (prehistoric)
3	USFS 79-21	Land-terrestrial
3	USFS# 07-086 Osceola's Edge	Campsite (prehistoric)
3	USFS# 07-098 Cowhouse "No-Data" #2	Campsite (prehistoric)
3	USFS# 07-136 (OSC): Elks' Still	Still for distilling alcoholic spirits
4	15 Mile Camp	Industrial
4	Drew Grade	No field investigation--record based on informant
4	Indian Camp Branch A	No field investigation--record based on informant
4	Lone Star	Land-terrestrial
4	Marble Chert	Lithic scatter/quarry (prehistoric: no ceramics)
4	Oakhead Fire 98-14	Subsurface features are present
4	Oakhead Fire 98-16	Land-terrestrial
4	Oakhead Fire 98-49	Land-terrestrial

LOCATION #	SITE NAME	TYPE
4	Oakhead Fire 98-50	Campsite (prehistoric)
4	Overcast	Habitation (prehistoric)
4	Sawmill House Place	Lumber mill
4	Schmidt	Campsite (prehistoric)
4	Smith's Still	Turpentine camp
4	Turpentine Still Homestead	Habitation (prehistoric)
4	USFS # 07-70 (OSCF)	Campsite (prehistoric)
4	USFS # 11-02 (OSCF)	Campsite (prehistoric)
4	USFS # 11-03 (OSCF)	Campsite (prehistoric)
4	USFS # 11-04 (OSCF)	Campsite (prehistoric)
4	USFS # 11-07 (OSCF)	Campsite (prehistoric)
4	USFS #10-12(P)	Campsite (prehistoric)
4	USFS #89-62 (P) OSC	Land-terrestrial
4	USFS 10-11 (OSCF)/Four Dead Dogs	Campsite (prehistoric)
4	USFS 79-18	Lithic scatter/quarry (prehistoric: no ceramics)
4	USFS 79-35 Osceola	Artifact scatter-low density (< 2 per sq meter)
4	USFS 79-36 Osceola	Prehistoric midden(s)
4	USFS 81-26 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
4	USFS 84-1 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
4	USFS 84-2 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
4	USFS 85-7 Osceola	Artifact scatter-low density (< 2 per sq meter)
4	USFS 95-7 OSC	Land-terrestrial
4	USFS OSC 89-53/Scatter A FS 234	Campsite (prehistoric)
4	USFS OSC 89-54/Scatter B FS 234	Campsite (prehistoric)
4	USFS OSC 89-55/Scatter C FS 234	Campsite (prehistoric)
4	USFS OSC 89-56	Campsite (prehistoric)
4	USFS OSC 89-57	Homestead
4	USFS OSC 91-2/Loblolly Homesite	Campsite (prehistoric)
4	USFS OSC 92-09	Artifact scatter-low density (< 2 per sq meter)
4	USFS OSC 93-10	Campsite (prehistoric)
4	USFS OSC 93-9	Campsite (prehistoric)
5	Becky Bruce	Land-terrestrial
5	Big Gum Swamp B	No field investigation--record based on informant
5	Brinkman's Aquults	Other
5	Brinkman's Sapristis	Other
5	East End fo Drew Grade	Ceramic scatter
5	Indian Camp Brach B	Ceramic scatter
5	Number 4 Camp	Industrial
5	Oakhead Fire79-31	Land-terrestrial

LOCATION #	SITE NAME	TYPE
5	Oakhead Fire 82-06	Land-terrestrial
5	Oakhead Fire 82-08	Land-terrestrial
5	Oakhead Fire 98-13	Land-terrestrial
5	Oakhead Fire 98-14	Land-terrestrial
5	Oakhead Fire 98-15	Land-terrestrial
5	Oakhead Fire 98-17	Land-terrestrial
5	Oakhead Fire 98-18	Land-terrestrial
5	Oakhead Fire 98-19	Land-terrestrial
5	Oakhead Fire 98-20	Land-terrestrial
5	Oakhead Fire 98-34	Land-terrestrial
5	Oakhead Fire 98-35	Land-terrestrial
5	Oakhead Fire 98-36	Land-terrestrial
5	Oakhead Fire 98-37	Land-terrestrial
5	Oakhead Fire 98-38	Land-terrestrial
5	Oakhead Fire 98-39	Land-terrestrial
5	Oakhead Fire 98-40	Land-terrestrial
5	Oakhead Fire 98-41	Land-terrestrial
5	Oakhead Fire 98-42	Land-terrestrial
5	Oakhead Fire 98-43	Land-terrestrial
5	Oakhead Fire 98-44	Land-terrestrial
5	Oakhead Fire 98-45	Land-terrestrial
5	Oakhead Fire 98-46	Land-terrestrial
5	Oakhead Fire 98-47	Land-terrestrial
5	Oakhead Fire 98-48	Land-terrestrial
5	Oakhead Fire 98-52	Land-terrestrial
5	Oakhead Fire 98-53	Land-terrestrial
5	Oakhead Fire 98-54	Land-terrestrial
5	Oakhead Fire 98-55	Land-terrestrial
5	Oakhead Fire 98-56	Land-terrestrial
5	Oakhead Fire 98-57	Land-terrestrial
5	Oakhead Fire 98-58	Land-terrestrial
5	Sandhill Hunt Camp	Campsite (prehistoric)
5	Topsoil Site 79-29	Campsite (prehistoric)
5	Twos-A-Crowd	Land-terrestrial
5	USFS 78-4 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
5	USFS 79-30	Lithic scatter/quarry (prehistoric: no ceramics)
5	USFS 80-4/81-17 Osceola	Artifact scatter-low density (< 2 per sq meter)
5	USFS 82-29	Artifact scatter-low density (< 2 per sq meter)
5	USFS 86-13 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)

LOCATION #	SITE NAME	TYPE
5	USFS 86-14 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
5	USFS 86-15 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
5	USFS 89-6 Osceola /T-Sink	Artifact scatter-low density (< 2 per sq meter)
5	USFS 89-8 Osceola	Campsite (prehistoric)
5	USFS 90-10 OSC/Stinky Pit	Campsite (prehistoric)
5	USFS OSC 89-52/B.P. @ FS 234 & Jeep Trail	Campsite (prehistoric)
5	USFS OSC 90-2/Hammock	Campsite (prehistoric)
5	USFS OSC 93-11	Artifact scatter-low density (< 2 per sq meter)
5	USFS# 07-130 (OSC): Noke's Point	Habitation (prehistoric)
5	USFS# 07-131 (OSC): Ellysian Glen	Habitation (prehistoric)
5	USFS# 07-132 (OSC): Bloodroot "Site"	Prehistoric mound(s)
5	USFS# 07-133 (OSC): The Cluster Site	Habitation (prehistoric)
5	USFS# 07-134 (OSC): Spenard's Folly	Habitation (prehistoric)
5	USFS# 07-135 (OSC): Hepp's Endor	Habitation (prehistoric)
5	USFS#11-56 (OSCF) You Know Coon Daddy?	Campsite (prehistoric)
6	Another Gator	Land-terrestrial
6	Bill Foster's Still 98-33	Habitation (prehistoric)
6	Foster's Coal Area	Historic refuse / dump
6	Hurricane 98-21	Land-terrestrial
6	Low Hum 98-26	Land-terrestrial
6	Mire 98-23	Land-terrestrial
6	Money Level Camp	Industrial
6	Oakhead Fire 98-51	Land-terrestrial
6	Oakhead Fire 98-64	Land-terrestrial
6	Oakhead Fire 98-65	Land-terrestrial
6	Oakhead Fire 98-67	Land-terrestrial
6	Osceola Trail Biggest Scatter	Specialized site for procurement of raw materials
6	Steinman 98-22	Land-terrestrial
6	USFS 82-24 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
6	USFS OSC 89-58	Campsite (prehistoric)
6	USFS OSC 92-13	Single artifact or isolated find
6	Wunkin 98-27	Land-terrestrial
7	Basket Weave	No field investigation--record based on informant
7	Chlorox Light	Campsite (prehistoric)
7	Clou Place	Farmstead
7	Dave Harris	Habitation (prehistoric)
7	Erin's Clutch	Land-terrestrial

LOCATION #	SITE NAME	TYPE
7	I-110 Flake	
7	I-46 Flake	
7	Iron Knee	Campsite (prehistoric)
7	Kimble 98-24	Land-terrestrial
7	Mizwoo 98-25	Land-terrestrial
7	Mrs North	Habitation (prehistoric)
7	Oakhead Fire 99-03	Land-terrestrial
7	Oakhead Fire 99-04	Land-terrestrial
7	Oakhead Fire 99-05	Land-terrestrial
7	Oakhead Fire 99-06	Land-terrestrial
7	Oakhead Fire 99-07	Land-terrestrial
7	Oakhead Fire 99-09	Land-terrestrial
7	Oakhead Fire 99-10	Land-terrestrial
7	Oakhead Fire 99-11	Land-terrestrial
7	Road 233	No field investigation--record based on informant
7	Road 237 Site A	Homestead
7	Road 237 Site E	No field investigation--record based on informant
7	Road 237 Site F	No field investigation--record based on informant
7	Road 237 Site G	Habitation (prehistoric)
7	Road 263 Clear Cut	No field investigation--record based on informant
7	Scaredy Cow	
7	Still Road #3 The Oaks	No field investigation--record based on informant
7	Still Road 3	Campsite (prehistoric)
7	Still Road 4	No field investigation--record based on informant
7	Still Road 5	No field investigation--record based on informant
7	Sunday	No field investigation--record based on informant
7	The Camp F11 Site	Building remains
7	Two Turkey	
7	USFS # 09-03 Thomas Take-Down	Campsite (prehistoric)
7	USFS #10-18 Reeces Pieces	Campsite (prehistoric)
7	USFS #10-20 Green Honey	Campsite (prehistoric)
7	USFS #85-6 Osceola, USFS #80-6	Campsite (prehistoric)
7	USFS 11-15 (P) By Battalion	Campsite (prehistoric)
7	USFS 11-16 (P) On the Route Step	Campsite (prehistoric)
7	USFS 79-17	Lithic scatter/quarry (prehistoric: no ceramics)

LOCATION #	SITE NAME	TYPE
7	USFS 82-21 Osceola	Prehistoric midden(s)
7	USFS 82-22 Osceola	Prehistoric midden(s)
7	USFS 84-14 Osceola	Historic refuse / dump
7	USFS 84-3 Osceola	House
7	USFS 86-17 Osceola	Turpentine camp
7	USFS 86-3 Osceola	Artifact scatter-low density (< 2 per sq meter)
7	USFS 86-4 Osceola	Artifact scatter-low density (< 2 per sq meter)
7	USFS 86-5 Osceola	Naval stores-related
7	USFS 93-14	Campsite (prehistoric)
7	USFS OSC 93-12	Subsurface features are present
7	USFS OSC 94-1	Single artifact or isolated find
7	USFS Osceola 91-3/IAFT	Campsite (prehistoric)
7	USFS# 07-28 (OSC): Site Z	Habitation (prehistoric)
7	USFS# 09-11 (OSC): Almighty Bruce	Habitation (prehistoric)
7	USFS# 10-15 (OSC): Dawn's First Date	Campsite (prehistoric)
7	USFS# 10-23 (OSC): Pilot Program Success	Habitation (prehistoric)
7	USFS# 10-32 (OSC): Big Block 460	Campsite (prehistoric)
7	USFS# 10-35 (OSC): Mobile Moritorium	Campsite (prehistoric)
7	USFS# 11-13 (OSC): Everybody's Stand	Campsite (prehistoric)
7	USFS# 11-14 (OSC): Della's Delight	Habitation (prehistoric)
7	West Tower	Structure - Other
7	West Tower Site	Campsite (prehistoric)
7	Wet Weather	Campsite (prehistoric)
7	Zach	Land-terrestrial
8	227G	
8	257G	
8	Bell Springs	Habitation (prehistoric)
8	Big Shoals	Prehistoric quarry
8	Black	House
8	Blueberry Hill	Homestead
8	Goodbread--Black Farm Historic District	National Register Listed
8	Half-Moon Point	
8	Morrell House	Structure - Frame Vernacular
8	Old Godwin Bridge (Columbia; also HA321)	Bridge Remains
8	Pitcher Plant	Homestead
8	Robinson Branch Old River Road	Habitation (prehistoric)
8	Robinson Hill	Land-terrestrial
9	124G-125G	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
9	209-F	
9	24G-25G	
9	94G	
9	Blackberry Hill	Campsite (prehistoric)
9	Double Dimple	
9	Gar Pond/Horse Pond A	Prehistoric lithics only, but not quarry
9	Gar Pond/Horse Pond B	Prehistoric lithics only, but not quarry
9	Mt. Zion	Campsite (prehistoric)
9	Nova Road 1	
9	Nova Road 2	
9	Nova Road 3	
9	Nova Road 4	
9	Nova Road 5	
9	Parnell Mound	Habitation (prehistoric)
9	Rock Island Shoals	Prehistoric quarry
9	Roger's	Habitation (prehistoric)
9	Scared Rabbit	Campsite (prehistoric)
9	Springville	Prehistoric lithics only, but not quarry
9	Swan Song	Campsite (prehistoric)
10	Clyde Owens	Historic refuse / dump
10	Hunter 1	Habitation (prehistoric)
10	Hunter 10	Campsite (prehistoric)
10	Hunter 11	Campsite (prehistoric)
10	Hunter 2	Habitation (prehistoric)
10	Hunter 3	Homestead
10	Hunter 4	Habitation (prehistoric)
10	Hunter 5	Homestead
10	Hunter 6	Campsite (prehistoric)
10	Hunter 7	Campsite (prehistoric)
10	Hunter 8	Campsite (prehistoric)
10	Hunter 9	Campsite (prehistoric)
10	Huntsville First United Methodist Church	Structure - Unspecified by Surveyor
10	Indian Pond	Mission of Spanish Colonial heritage
10	McCauley	Habitation (prehistoric)
10	McKeithen	Habitation (prehistoric)
10	McKeithen Mound Complex Extension	Agriculture/Farm structure
10	Owens Historic	Homestead
10	Turkey Prairie Mound	Prehistoric midden(s)
11	2599 CR 25A	Structure - Frame Vernacular

LOCATION #	SITE NAME	TYPE
11	Bell Road A	Habitation (prehistoric)
11	Bell Road B	Artifact scatter-low density (< 2 per sq meter)
11	Bell Road C	Artifact scatter-low density (< 2 per sq meter)
11	Bell Road D	
11	Burned Home- site	Farmstead
11	Double Run Road	Lithic scatter/quarry (prehistoric: no ceramics)
11	Falling Creek Methodist Church and Cemetery	National Register Listed
11	Falling Creek Methodist Church Cemetery	Community Cemetery
11	Falling Creek Methodist Church Cemetery	Structure - Frame Vernacular
11	Moore Barn	Structure - Frame Vernacular
11	Moore Carriage Barn	Structure - Frame Vernacular
11	Moore Farm House	Structure - Frame Vernacular
11	Moore Hay and Wagon Barn	Structure - Frame Vernacular
11	Moore Horse and Mule Barn	Structure - Frame Vernacular
11	Moore Sugar Barn	Structure - Frame Vernacular
11	Moore Tobacco Curing Barn	Structure - Frame Vernacular
11	Moore Turentine Barn	Structure - Frame Vernacular
11	Tobacco Barn	Structure - Frame Vernacular
12	Bordertown Flakes	Campsite (prehistoric)
12	Carapice Bay	Campsite (prehistoric)
12	Double Dog	Subsurface features are present
12	Gus' Paunch	Land-terrestrial
12	Hamstring Site	Land-terrestrial
12	Hunt Road	Prehistoric lithics only, but not quarry
12	Jerry Bay	No field investigation--record based on informant
12	Justin's First Fire	Campsite (prehistoric)
12	Manes's Shakedown	Campsite (prehistoric)
12	Milkshake Site	Land-terrestrial
12	Monkey's Uncle	Habitation (prehistoric)
12	New Life Site	Campsite (prehistoric)
12	Spencer's Strikers	Campsite (prehistoric)
12	Stumpsmoke Bay	Campsite (prehistoric)
12	The Jungle	Building remains
12	Tim Phillips	Habitation (prehistoric)
12	USFS #09-07 Ticky Ridge	Campsite (prehistoric)
12	USFS #10-01 West Otter Mow Job	Campsite (prehistoric)
12	USFS #10-02 Harmon's Huntcamp	Habitation (prehistoric)
12	USFS #10-03 Otter Point	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
12	USFS #10-09 Bullard's Promise	Campsite (prehistoric)
12	USFS 80-1	Lithic scatter/quarry (prehistoric: no ceramics)
12	USFS 81-27 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
12	USFS 84-15 Osceola	Lumber mill
12	USFS# 07-05 (OSC): Peddlin' Pudgery	Campsite (prehistoric)
12	USFS# 07-06 (OSC): Gallberry Glen	Campsite (prehistoric)
12	USFS# 07-07 (OSC): The Honey Hole	Campsite (prehistoric)
12	USFS# 09-08 (OSC): Pelham Power	Campsite (prehistoric)
12	USFS# 10-13 (OSC): Augustine Solo-Sherds	Campsite (prehistoric)
12	USFS# 10-14 (OSC): Robinson's Flake Out	Campsite (prehistoric)
12	USFS# 10-16(OSC): Grt Robinson Flk Chase	Farmstead
12	USFS# 10-17 (OSC): Robinson's Last Stand	Campsite (prehistoric)
12	USFS# 85-08 (OSC): Grumpy Grodi	Campsite (prehistoric)
12	USFS#02-01 OSC, Robinson Circle Bridge	Bridge - Other
12	USFS#07-08(OSC):Melissas Pressure Cooker	Campsite (prehistoric)
13	204-I	
13	I-117 Flake	
13	I-148-151	Campsite (prehistoric)
13	I-177	
13	I-185	
13	I-189	
13	I-239	
13	Lost Count	
13	Nine Mile Camp	Historic earthworks
13	Otter Bay Site	Land-terrestrial
13	The Boone Fire	Land-terrestrial
13	USFS #04-21 OSCF	Specialized site for procurement of raw materials
13	USFS #04-23 OSCF	Land-terrestrial
13	USFS 79-15	Lithic scatter/quarry (prehistoric: no ceramics)
13	USFS 79-16	Lithic scatter/quarry (prehistoric: no ceramics)
13	USFS 79-6	Land-terrestrial
13	USFS OSC 91-33/Only	Campsite (prehistoric)
14	Bedded 98-31	Land-terrestrial
14	Cow Calle	Campsite (prehistoric)
14	Fill 98-30	Land-terrestrial
14	North End	Campsite (prehistoric)
14	Oakhead Fire 98-59	Campsite (prehistoric)
14	Oakhead Fire 98-60	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
14	Oakhead Fire 98-61	Land-terrestrial
14	Oakhead Fire 98-62	Campsite (prehistoric)
14	Oakhead Fire 98-63	Land-terrestrial
14	Oakhead Fire 98-70	Land-terrestrial
14	Oakhead Fire 98-71	Land-terrestrial
14	Oakhead Fire 98-72	Land-terrestrial
14	Oakhead Fire 98-73	Land-terrestrial
14	Oakhead Fire 98-75	Habitation (prehistoric)
14	Spazzstick 98-27	Land-terrestrial
14	USFS 14-20(OSCF) Orange Jackets	Campsite (prehistoric)
14	USFS 14-21(OSCF) Big Easy Hospitality	Campsite (prehistoric)
14	USFS 14-23(OSCF) Old Crazy Willy	Campsite (prehistoric)
14	USFS 14-27(OSCF) Lifted Wallet	Campsite (prehistoric)
14	USFS 14-30(OSCF) Joyal's Donation	Campsite (prehistoric)
14	USFS 78-5 Osceola	Campsite (prehistoric)
14	USFS 79-13	Artifact scatter-low density (< 2 per sq meter)
14	USFS 84-10 Osceola	Specialized site for procurement of raw materials
14	USFS 84-4 Osceola	Building remains
14	USFS 85-05(OSCF) Big Gum Swamp Site	Habitation (prehistoric)
14	Walker 98-29	Campsite (prehistoric)
15	Four Flakes	Land-terrestrial
15	Loop Site, 78-02	Campsite (prehistoric)
15	Red Tailed Hawk (97-4)	Land-terrestrial
15	Snake Hole (97-5)	Campsite (prehistoric)
15	The Tattoo Fire	Land-terrestrial
15	USFS 11-22 (P) Little Gum Flakes	Campsite (prehistoric)
15	USFS 11-29(P) Baar-Page	Campsite (prehistoric)
15	USFS 12-68 (OSCF) Search Social	Campsite (prehistoric)
15	USFS 16-13 (OSCF) Ferrell's Farewell	Specialized site for procurement of raw materials
15	USFS 79-1	Campsite (prehistoric)
15	USFS 79-33	Campsite (prehistoric)
15	USFS 81-14 Osceola	Artifact scatter-low density (< 2 per sq meter)
15	USFS 85-12 Osceola	Campsite (prehistoric)
15	USFS 85-1, Osceola	Campsite (prehistoric)
15	USFS 89-1 OSC/The Rut	Lithic scatter/quarry (prehistoric: no ceramics)
15	USFS 89-10 Osceola	Habitation (prehistoric)
15	USFS 89-26 Osceola	Single artifact or isolated find

LOCATION #	SITE NAME	TYPE
15	USFS# 08-22 (OSC): Dorman's Doubters	Indeterminate
16	Chert Pile/USFS 11-43(P)	Campsite (prehistoric)
16	Ecks Breakdown/USFS 11-39(P)	Campsite (prehistoric)
16	Farmerville/USFS 11-45(P)	Campsite (prehistoric)
16	Girdene Site	Campsite (prehistoric)
16	Lawson's Reach/USFS 11-41(P)	Campsite (prehistoric)
16	Otter Bay	Historic burial(s)
16	Shoemaker-Putnam 9/USFS 11-40(P)	Campsite (prehistoric)
16	Summerall-Wiggins-Hudson Cemetery	Family Cemetery
16	The Stump Fire	Land-terrestrial
16	Timber's Gold Star	Artifact scatter-low density (< 2 per sq meter)
16	UFSF#12-038(B) Traxler's Trash	Campsite (prehistoric)
16	UFSF#12-040(P) Schmidt's Heavy Boot	Campsite (prehistoric)
16	UFSF#12-041(P) Scott's Lonely Birthday	Campsite (prehistoric)
16	UFSF#12-042(P) Johnson's Poison Whiskey	Campsite (prehistoric)
16	UFSF#12-39(P)Small Splinter Sacrifice	Campsite (prehistoric)
16	Unnamed Site	CCC camp (forest)
16	Unnamed Site	Land-terrestrial
16	Unnamed Site	Land-terrestrial
16	USFS 11-28 (P) Steven's Spider	Campsite (prehistoric)
16	USFS 12-78(OSCF) Penderbed Bay South	Campsite (prehistoric)
16	USFS 12-79(OSCF) 26 Contractors	Campsite (prehistoric)
16	USFS 12-81(OSCF) Penderbed Bay West	Specialized site for procurement of raw materials
16	USFS 12-82(OSCF) Hail to the Elk	Specialized site for procurement of raw materials
16	USFS 12-86(OSCF) Skunked Cactus	Campsite (prehistoric)
16	USFS 12-89(OSCF) Big Stand	Campsite (prehistoric)
16	USFS 12-91(OSCF) Peterson Ball	Campsite (prehistoric)
16	USFS 79-5	Land-terrestrial
16	USFS 85-2 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
16	USFS OSC 93-3	Campsite (prehistoric)
16	USFS OSC 93-4	Specialized site for procurement of raw materials
16	USFS Osceola 88-4/Cattle Tip Trough	Historic refuse / dump
16	USFS#12-36(P)	Campsite (prehistoric)
16	USFS#12-37(P)	Campsite (prehistoric)
16	USFS#12-83 Play Nice Guys	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
16	USFS13-07 (OSCF) Sweep Steaks	Campsite (prehistoric)
16	Wiggins Homesite	House
16	Wiggins Hunt Camp	Campsite (prehistoric)
17	Birdle Flitter (USFS # 04-28 Osc)	Habitation (prehistoric)
17	Forgotten Flake	Land-terrestrial
17	Redneck Ridge Site	Specialized site for procurement of raw materials
17	USFS #04-22 OSCF	Specialized site for procurement of raw materials
17	USFS 81-1,2,3 Osceola	Lithic scatter/quarry (prehistoric: no ceramics)
17	USFS 84-11 Osceola	Artifact scatter-low density (< 2 per sq meter)
17	USFS 84-7 Osceola	Subsurface features are present
17	USFS 84-8 Osceola	Historic refuse / dump
17	USFS 84-9 Osceola	Subsurface features are present
17	USFS OSC 87-1	Single artifact or isolated find
17	USFS#02-02 OSC, Falling Circle Bridge	Bridge - Other
17	USFS#12-35(P) Crabtree Got Caught	Campsite (prehistoric)
18	Granger	
18	Grinnell House	Structure - Masonry vernacular
18	Law Mound	Prehistoric mound(s)
18	Sand Pond East	No field investigation--record based on informant
18	Spring Hill Lake East	Lithic scatter/quarry (prehistoric: no ceramics)
19	873 US Highway 90	Structure - Frame Vernacular
19	Abandoned House	Structure - Frame Vernacular
19	Barn at 873 US Highway 90	Structure - Frame Vernacular
19	Betty's Place	Structure - Frame Vernacular
19	Birley-Gray Plantation Blacksmith Shop	Structure - Frame Vernacular
19	Birley-Gray Plantation Cottage House	Structure - Frame Vernacular
19	Birley-Gray Plantation Cotton Gin	Structure - Frame Vernacular
19	Birley-Gray Plantation Garage	Structure - Frame Vernacular
19	Birley-Gray Plantation Grain House	Structure - Frame Vernacular
19	Birley-Gray Plantation Great House	Structure - Frame Vernacular
19	Birley-Gray Plantation Green House	Structure - Masonry vernacular
19	Birley-Gray Plantation Original House	Structure - Frame Vernacular
19	Birley-Gray Plantation Potato Shed	Structure - Frame Vernacular
19	Birley-Gray Plantation Sharecropper House	Structure - Unspecified by Surveyor
19	Birley-Gray Plantation Smoke House	Structure - Frame Vernacular
19	Birley-Gray Plantation Sugar Mill	Structure - Frame Vernacular
19	Birley-Gray Plantation Tobacco Barn	Structure - Frame Vernacular

LOCATION #	SITE NAME	TYPE
19	Birley-Gray Plantation Tractor Shed	Structure - Frame Vernacular
19	House #1 in Trailer Park	Structure - Minimal Traditional
19	House #2 in Trailer Park	Structure - Frame Vernacular
19	House at NE Corner of Brown Road and US 90	Structure - Frame Vernacular
19	Lani's Lonely Flake	Land-terrestrial
19	S. Georgia National Gas Company	Structure - Frame Vernacular
20	792 State Road 247 SW	Structure - Frame Vernacular
20	Gleasons Overflow	Habitation (prehistoric)
20	Harper Lake	Lithic scatter/quarry (prehistoric: no ceramics)
20	Kirby Site	Mission of Spanish Colonial heritage
20	Lake Jeffrey 1	Prehistoric lithics only, but not quarry
20	Lake Jeffrey 2	Prehistoric lithics only, but not quarry
20	Quail Creek	Habitation (prehistoric)
21	Baya Avenue East End	Prehistoric lithics only, but not quarry
21	Big Buck	Habitation (prehistoric)
21	Buck Hill	
21	Buck Hill Mound	Prehistoric mound(s)
21	Buck Hill Site B	Habitation (prehistoric)
21	Golf Course 2	Prehistoric lithics only, but not quarry
21	Golf Course 3	Ceramic scatter
21	Klint's Baguettes/UFSF 12-055(P)	Campsite (prehistoric)
21	Leonardo's Ride/UFSF 12-061(P)	Campsite (prehistoric)
21	Lower Toe	Prehistoric lithics only, but not quarry
21	Newnan's Own/UFSF 12-052(P)	Campsite (prehistoric)
21	One Night Stand	Campsite (prehistoric)
21	Price Creek	No field investigation--record based on informant
21	Shoemaker's Helper/UFSF 12-057(P)	Campsite (prehistoric)
21	Sweetdog's Sorrow/UFSF 12-060(P)	Campsite (prehistoric)
21	Tim Thomas	Habitation (prehistoric)
21	USFS # 79-38	Campsite (prehistoric)
21	USFS #10-29 "Wilburn #1"	Campsite (prehistoric)
21	USFS 11-18(B) Battle Marion	Campsite (prehistoric)
21	USFS 12-87(OSCF) Indian Bay West	Campsite (prehistoric)
21	USFS 79-8	Lithic scatter/quarry (prehistoric: no ceramics)
21	USFS 91-28 OSC/Phone Cable	Campsite (prehistoric)
21	USFS# 03-04 Osc	Land-terrestrial
21	Watertown Wayside/UFSF 12-051	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
22	05-04 Osceola	Campsite (prehistoric)
22	Allison's Lobster	Specialized site for procurement of raw materials
22	Carb Xplosion/USFS 08-18(P)	Campsite (prehistoric)
22	Catalyst Hammock	Specialized site for procurement of raw materials
22	Daves Beaver Dam Site	Specialized site for procurement of raw materials
22	McCloskey Side Camp (USFS 82-18)	Building remains
22	Mt. Carrie (USFS 82-17)	Building remains
22	Mt. Carrie A	Land-terrestrial
22	Mt. Carrie B	Land-terrestrial
22	Mt. Carrie C	Land-terrestrial
22	Mt. Carrie D	Land-terrestrial
22	No Country for Old Men/USFS 11-35(P)	Campsite (prehistoric)
22	Pablo's Send-off	Campsite (prehistoric)
22	Rapture Site/USFS 11-32(P)	Campsite (prehistoric)
22	The Quail Fire	Land-terrestrial
22	Tyre	Habitation (prehistoric)
22	Tyre Road	Campsite (prehistoric)
22	UFSF#12-062 Poleking's Site	Campsite (prehistoric)
22	UFSF#13-005 Corporal's Detachment	Campsite (prehistoric)
22	UFSF#13-006 Daddio Shoemaker	Campsite (prehistoric)
22	USFS 05-06(P) O-3	Campsite (prehistoric)
22	USFS 05-07(P) O-4 / Craig Correction	Campsite (prehistoric)
22	USFS 11-19(P) Watch the Door	Campsite (prehistoric)
22	USFS 11-20(OSCF) Penderbed Roadbed	Campsite (prehistoric)
22	USFS 11-21(P) Seaboard Coast Find	Campsite (prehistoric)
22	USFS 12-76(OSCF) Penderbed Bay East	Specialized site for procurement of raw materials
22	USFS 14-14 (OSCF) Spur Splitter	Campsite (prehistoric)
22	USFS 14-15 (OSCF) Gallberry Pancakes	Campsite (prehistoric)
22	USFS 79-10	Campsite (prehistoric)
22	USFS 79-9	Lithic scatter/quarry (prehistoric: no ceramics)
22	USFS 82-19, Osceola	Building remains
22	USFS OSC 93-13	Campsite (prehistoric)
22	USFS# 08-14 (OSC): Big Timin'	Campsite (prehistoric)
22	USFS# 08-15 (OSC): Scott's Supercharger	Campsite (prehistoric)
22	USFS# 08-16 (OSC): Weatherby's Triumph	Campsite (prehistoric)
22	USFS# 12-70 (OSCF) Pig Roast Break	Campsite (prehistoric)
22	Well Head	Structure - No style

LOCATION #	SITE NAME	TYPE
23	1010 SE Croft Street, Route 3, Box 1010	Structure - Frame Vernacular
23	20 September 91-4	Artifact scatter-low density (< 2 per sq meter)
23	20 September 91-5	Artifact scatter-dense (> 2 per sq meter)
23	Fort Sun commercial Structure	Structure - Other
23	Hargrett Davis Residence (House)	Structure - Other
23	Lighthouse Ministries Church	Structure - Other
23	Lulu Advent Christian Church's Parsonage	Structure - Other
23	Lulu Baptist Church	Structure - Frame Vernacular
23	Lulu Volunteer Fire Station	Structure - Other
23	Merrill E. Williams House	Structure - Dutch Cottage
23	Old Cason Drive 1	Structure - Frame Vernacular
23	Old Cason Road 2	Structure - Frame Vernacular
23	Old Cason Road 3	Structure - Frame Vernacular
23	Olustee Creek Bridge Site	
23	Olustee Creek Bridge(290044)	Bridge - Slab
23	Olustee Creek Rise/FNST 14-12	Campsite (prehistoric)
23	On the Way to Tyre	Land-terrestrial
23	On the Way to Tyre Historic	Artifact scatter-low density (< 2 per sq meter)
23	Route 3, Box 2060	Structure - Frame Vernacular
23	Tri-county Trifecta/FNST 14-09	Campsite (prehistoric)
24	Hillcrest Road	Single artifact or isolated find
24	Nettles	Land-terrestrial
24	One Flake	Land-terrestrial
24	The Tombs	Prehistoric burial(s)
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Masonry vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	Unnamed Structure	Structure - Frame Vernacular
24	US-41 (SR-25) / Clay Hole Creek	Bridge - Slab
25	Birley Road	Lithic scatter/quarry (prehistoric: no ceramics)
25	James H. Weant Property	Cave/Sink-subterranean-terrestrial
25	Lake City 201A	Ceramic scatter
25	Lake City 201B	Lithic scatter/quarry (prehistoric: no ceramics)

LOCATION #	SITE NAME	TYPE
25	Lake City 201C	Ceramic scatter
25	Lake City 201D	
25	Lake City 201E	Lithic scatter/quarry (prehistoric: no ceramics)
25	Lake City 201F	Ceramic scatter
25	Old Sixteen/Seven Springs	Historic fort
25	Randy King	Historic refuse / dump
25	Sick	Prehistoric lithics only, but not quarry
25	Unnamed Site	Lithic scatter/quarry (prehistoric: no ceramics)
26	EH & A Columbia 6	Campsite (prehistoric)
26	EH & A Columbia 7	Lithic scatter/quarry (prehistoric: no ceramics)
26	EH & A Columbia 8	Land-terrestrial
26	Rose Creek D	Prehistoric lithics only, but not quarry
26	Sacramento	Prehistoric lithics only, but not quarry
26	Unnamed Site	Lithic scatter/quarry (prehistoric: no ceramics)
26	Unnamed Site	Historic refuse / dump
27	Bailey	Artifact scatter-low density (< 2 per sq meter)
27	Columbia City	
27	Jerusalem Church Archaic	Prehistoric lithics only, but not quarry
27	McCormick Estate House	Structure
27	McCormick Life Estate Pole Barn	Structure
27	McCormick Life Estate Tobacco Barn	Structure
27	Rose Creek A	
27	Rose Creek B	Prehistoric lithics only, but not quarry
27	Route 1, Box 1622	Structure - Frame Vernacular
27	Sink of Rose Creek	Campsite (prehistoric)
27	USFS05-2osc	Structure - Frame Vernacular
27	Williams Road	Lithic scatter/quarry (prehistoric: no ceramics)
28	Highway 238	
28	Olustee Creek Bridge	Bridge - Beam & Girder--Multi, Single or Spread
28	Witt	
28	Witt House	Structure - Frame Vernacular
29	EH & A Columbia 2	Lithic scatter/quarry (prehistoric: no ceramics)
29	EH & A Columbia 3	Campsite (prehistoric)
29	Herlong Road	Campsite (prehistoric)
29	Test Tube	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
30	Abandoned Stolen Safe	
30	Cedar Head Run Moonshine Still Remnants	Still for distilling alcoholic spirits
30	Cedar Head Spring Impoundment Berm	
30	E Main Phosphate Narrow-Guage Tram Bed	
30	East of Fig Springs	Prehistoric lithics only, but not quarry
30	EH & A Columbia 4	Lithic scatter/quarry (prehistoric: no ceramics)
30	EH & A Columbia 5	Lithic scatter/quarry (prehistoric: no ceramics)
30	Fig Springs-Probly San Martin De Ayacatu	Historic burial(s)
30	Ichetucknee Railroad Crossing	Land-terrestrial
30	ISSP Scatter	Campsite (prehistoric)
30	Linda Soride	No field investigation--record based on informant
30	Little Spring and Run	Lithic scatter/quarry (prehistoric: no ceramics)
30	Lowe's Field	Prehistoric quarry
30	Midpoint Mound	Lithic scatter/quarry (prehistoric: no ceramics)
30	Midpoint Sadhill	Single artifact or isolated find
30	Mill Pond South	Habitation (prehistoric)
30	New Ichetucknee River	Underwater
30	North Ichetucknee	Prehistoric lithics only, but not quarry
30	Old Ferry Landings, East and West	
30	Old Fort White Landing	Prehistoric burial(s)
30	Old Mill Landing	Underwater disposal midden
30	Old Mill Pond	Grist mill
30	Old South Use Area	Building remains
30	Olive Jar Fragment Wesley Jones	Single artifact or isolated find
30	Penwood Plantation	Structure - Unspecified by Surveyor
30	Platt (Russell) Residence	Structure - Frame Vernacular
30	Porter	Homestead
30	Simpson's Camp	Underwater
30	Simpson's Flats	Artifact scatter-dense (> 2 per sq meter)
30	Substation	Campsite (prehistoric)
30	Three Horses	Land-terrestrial
30	Tolen Farmhouse	Structure - Frame Vernacular
30	Trestle Point Narrow-Gauge Tram Bed...	
30	Unnamed Site	Artifact scatter-low density (< 2 per sq meter)
30	Unnamed Site	Artifact scatter-low density (< 2 per sq meter)
30	Weechatookamee Old Fields	Habitation (prehistoric)
30	Weechatookamee Spring Hole	Historic refuse / dump

LOCATION #	SITE NAME	TYPE
30	Zone 1D Phosphate Pit Complex	Historic mine, phosphate or other
30	Zone 4A Phosphate Pit Complex:...	Historic mine, phosphate or other
30	Zone 4B Clay-settling Pond Remains	
30	Zone 4B Phosphate Pit	Historic mine, phosphate or other
30	Zone 4E Phosphate Pit	Historic mine, phosphate or other
31	Duncan's Landing	
31	Fort White Crossing Village East	Historic refuse / dump
31	Fort White Radio Tower	Structure - Other
31	Jamison Run North Side	No field investigation--record based on informant
31	Jamison Run South Side	Artifact scatter-low density (< 2 per sq meter)
31	Old Fort White Bridge Mound	Prehistoric burial mound(s)
31	Old Fort White Cemetery	Community Cemetery
31	Power Line Mound	Prehistoric mound(s)
31	Red Head Midget	Lithic scatter/quarry (prehistoric: no ceramics)
31	Substation Bld 1	Structure - Masonry vernacular
31	Substation Bld 2	Structure - Masonry vernacular
31	Three Rivers Estates	Artifact scatter-low density (< 2 per sq meter)
31	US-27 (SR-20) / Ichetucknee River	Bridge - Tee Beam
32	Caged Dog/ Four Corner Site	Homestead
32	Chert Outcrops Site	Land-terrestrial
32	Croft Site	Specialized site for procurement of raw materials
32	Fort White Mound	Prehistoric mound(s)
32	Kinnard's Estates	
32	Lithic Chase Site	Specialized site for procurement of raw materials
32	Microblade Site	Specialized site for procurement of raw materials
32	Niblack Site A	Homestead
32	Niblack Site B	Prehistoric lithics only, but not quarry
32	Niblack Site C	Prehistoric lithics only, but not quarry
32	Niblack Site D	Habitation (prehistoric)
32	Niblack Site E Salamander Hill	Habitation (prehistoric)
32	Niblack Site F	Prehistoric lithics only, but not quarry
32	Niblack Site G	Habitation (prehistoric)
32	Niblack Site H	Prehistoric lithics only, but not quarry
32	Niblack Site I	Prehistoric lithics only, but not quarry
32	Niblack Site J	Prehistoric lithics only, but not quarry
32	Niblack Site K Mound	Prehistoric mound(s)

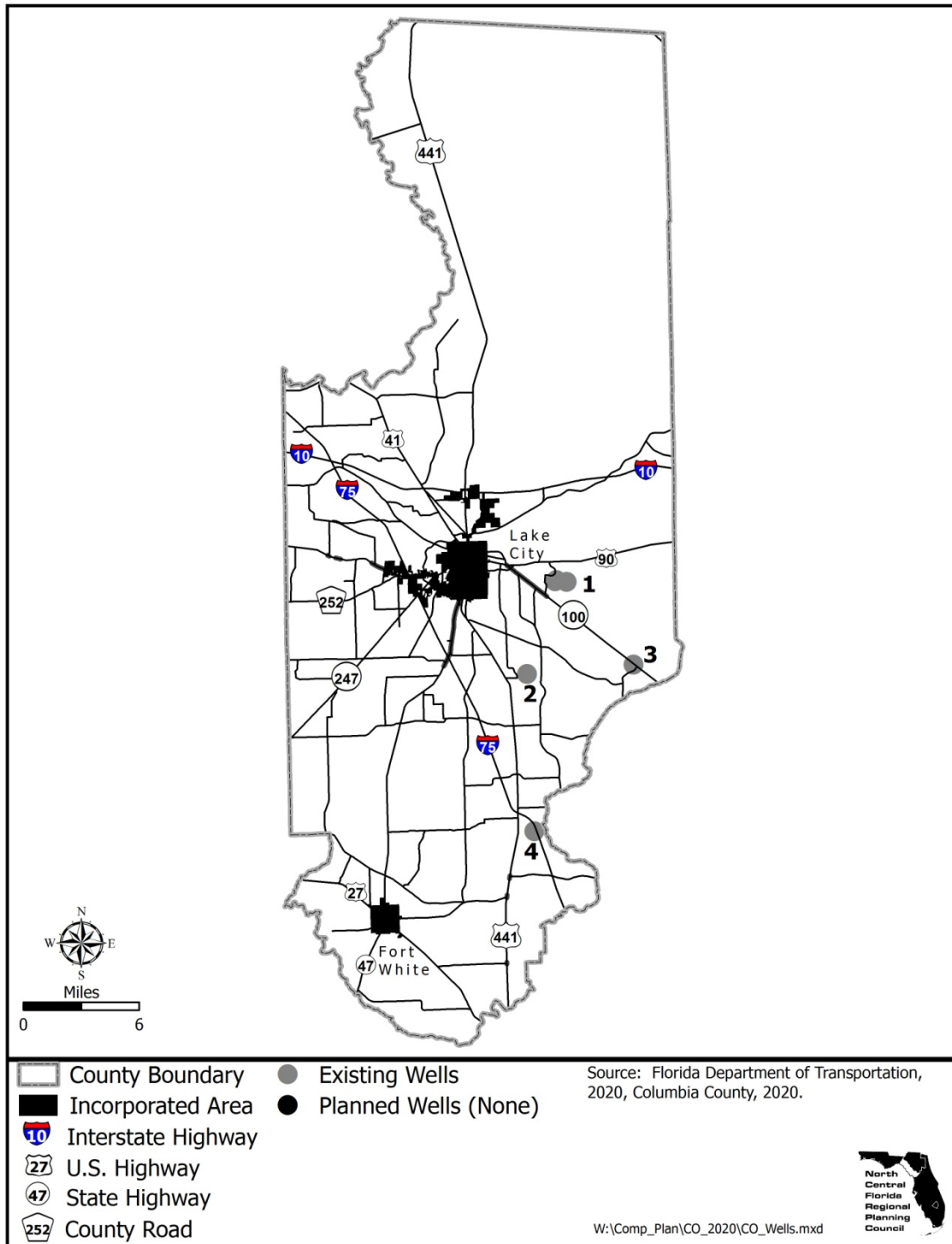
LOCATION #	SITE NAME	TYPE
32	Niblack Site L Old Still	Still for distilling alcoholic spirits
32	Niblack Site M	Lithic scatter/quarry (prehistoric: no ceramics)
32	Niblack Site N	Prehistoric lithics only, but not quarry
32	Niblack Site O	Single artifact or isolated find
32	Niblack Site P	Prehistoric lithics only, but not quarry
32	North High Springs	Specialized site for procurement of raw materials
32	O'Leno to Ichetucknee Site 1	Land-terrestrial
32	O'Leno to Ichetucknee Site 2	Land-terrestrial
32	O'Leno to Ichetucknee Site 3	Land-terrestrial
32	O'Leno to Ichetucknee Site 5	Land-terrestrial
32	Pasture Scatter Site	Specialized site for procurement of raw materials
32	Peanut Allergy Site	Specialized site for procurement of raw materials
32	Sassano's Demise Site	Homestead
32	Sink Bottom Site	Campsite (prehistoric)
32	Southeast Homestead	Farmstead
32	Tripod Sink Site	Specialized site for procurement of raw materials
32	Unnamed Site	Land-terrestrial
32	Weekend Warrior Site	Specialized site for procurement of raw materials
32	West of Tustenuggee	Military
33	Bible Camp Road	Land-terrestrial
33	EH & A Columbia 1	Artifact scatter-low density (< 2 per sq meter)
33	Eliza Cruz Cemetery	Unspecified Cemetery
33	Means Place	Structure - Frame Vernacular
33	Mikesville Prairie	
33	O'Leno to Ichetucknee Site 4	Land-terrestrial
33	Olustee Creek Pipeline West Side	Prehistoric lithics only, but not quarry
33	Rachel's Birthday	Ceramic scatter
33	Roberts Highway Crest	Historic refuse / dump
33	Roberts Lower	
33	Wire Road	No field investigation--record based on informant
34	ILW Fenceline	Land-terrestrial
34	Amphitheater	Structure - Other
34	Barn	Structure - Other
34	Bathroom (east)	Structure - Other
34	Bathroom (west)	Structure - Other

LOCATION #	SITE NAME	TYPE
34	Bellamy-O'Leno Lithics Scatter	
34	Bible Camp Culvert	Land-terrestrial
34	Burn Pile	Land-terrestrial
34	Buzzard's Roost Prairie	Land-terrestrial
34	Camper Cabin #1	Structure - Other
34	Camper Cabin #2	Structure - Other
34	Camper Cabin #3	Structure - Other
34	Camper Cabin #4	Structure - Other
34	Camper Cabin #5	Structure - Other
34	Camper Cabin #6	Structure - Other
34	Canteen	Structure - No style
34	CCC O'Leno Suspension Bridge	Bridge - Suspension
34	Cooks Cottage	Structure - No style
34	Cypress Log Pavilion	Structure
34	Davidson's Field	
34	Day Use Restroom	Land-terrestrial
34	Dining Hall	Structure - Other
34	Dogwood Sink	Campsite (prehistoric)
34	Fire Tower	Structure - Other
34	Forestry Pump House	Land-terrestrial
34	Handicraft Lodge	Structure - No style
34	Head 1	Land-terrestrial
34	Highway 1 Mile North of Columbia Sorings	Land-terrestrial
34	Infirmery	Structure - Frame Vernacular
34	Leader Cabin #1	Structure - Other
34	Leader Cabin #2	Structure - Other
34	Leader Cabin #3	Structure - Other
34	Natural Bridge	
34	North Black Lake	Campsite (prehistoric)
34	North Downing Lake	Campsite (prehistoric)
34	O'Leno	Land-terrestrial
34	O'Leno Mill	Prehistoric mound(s)
34	O'Leno State Park	National Register Listed
34	Recreation Hall	Structure
34	Register Field	
34	Retention Walls	Structure - Not Applicable
34	River Rise	Campsite (prehistoric)
34	Rivers Farm	
34	Small Amphitheater	Structure - Other

LOCATION #	SITE NAME	TYPE
34	Smokehouse	Structure - Frame Vernacular
34	Stone Storage Building	Structure - Masonry vernacular
34	Tower House	Structure
34	Unknown Name	Campsite (prehistoric)
34	Unknown name	Campsite (prehistoric)
34	Unknown Name	Campsite (prehistoric)
34	Unknown Name	Campsite (prehistoric)
34	Unknown Name	Campsite (prehistoric)
34	Unknown name	Campsite (prehistoric)
34	Unknown name	Campsite (prehistoric)
34	Unknown name	Campsite (prehistoric)
34	Unknown name	Campsite (prehistoric)
34	Unknown Name	Land-terrestrial
34	Unknown site	Campsite (prehistoric)
34	Unnamed Site	Artifact scatter-low density (< 2 per sq meter)
34	Unnamed Site	Campsite (prehistoric)
34	Unnamed Site	Campsite (prehistoric)
34	Unnamed Site	Campsite (prehistoric)
34	Unnamed Site	Campsite (prehistoric)
34	Unnamed Site	Building remains
34	Unnamed Site	Land-terrestrial
34	Vinzant Landing Quarry	Land-terrestrial
34	Youth Area 2	Land-terrestrial
35	Highway 47 Bridge North Side	Prehistoric shell midden
35	Knight's Bridge	Paleontological in addition to cultural evidence
35	Unnamed Site	Artifact scatter-low density (< 2 per sq meter)
36	Devil's Hole	Underwater disposal midden
36	Unnamed Site	Underwater disposal midden
37	McKinney Shoals 1	Artifact scatter-low density (< 2 per sq meter)
37	McKinney Shoals S 2	Cave/Sink-subterranean-terrestrial
37	Rum Island Site	Land-terrestrial
37	Wilder's Point	Prehistoric midden(s)
38	3C Homesite	Homestead
38	3D Turpentine Camp	Campsite (prehistoric)
38	Bar-B-Q	Structure - Frame Vernacular
38	Columbia Springs	Underwater disposal midden
38	Limestone Holes	Campsite (prehistoric)

LOCATION #	SITE NAME	TYPE
38	Monroe Quarry	Specialized site for procurement of raw materials
38	River Bend	Prehistoric lithics only, but not quarry
38	River Rise West Quarry	Cave or rockshelter
38	Santa Fe River Bridge	Bridge - Truss--Deck
38	Service Station	Structure - Frame Vernacular
38	Snipe's Point	Prehistoric quarry
38	Trestle	Campsite (prehistoric)
38	US-27 (SR-20) / Santa Fe River	Bridge - Girder--Floorbeam

ILLUSTRATION A-III WATERWELLS

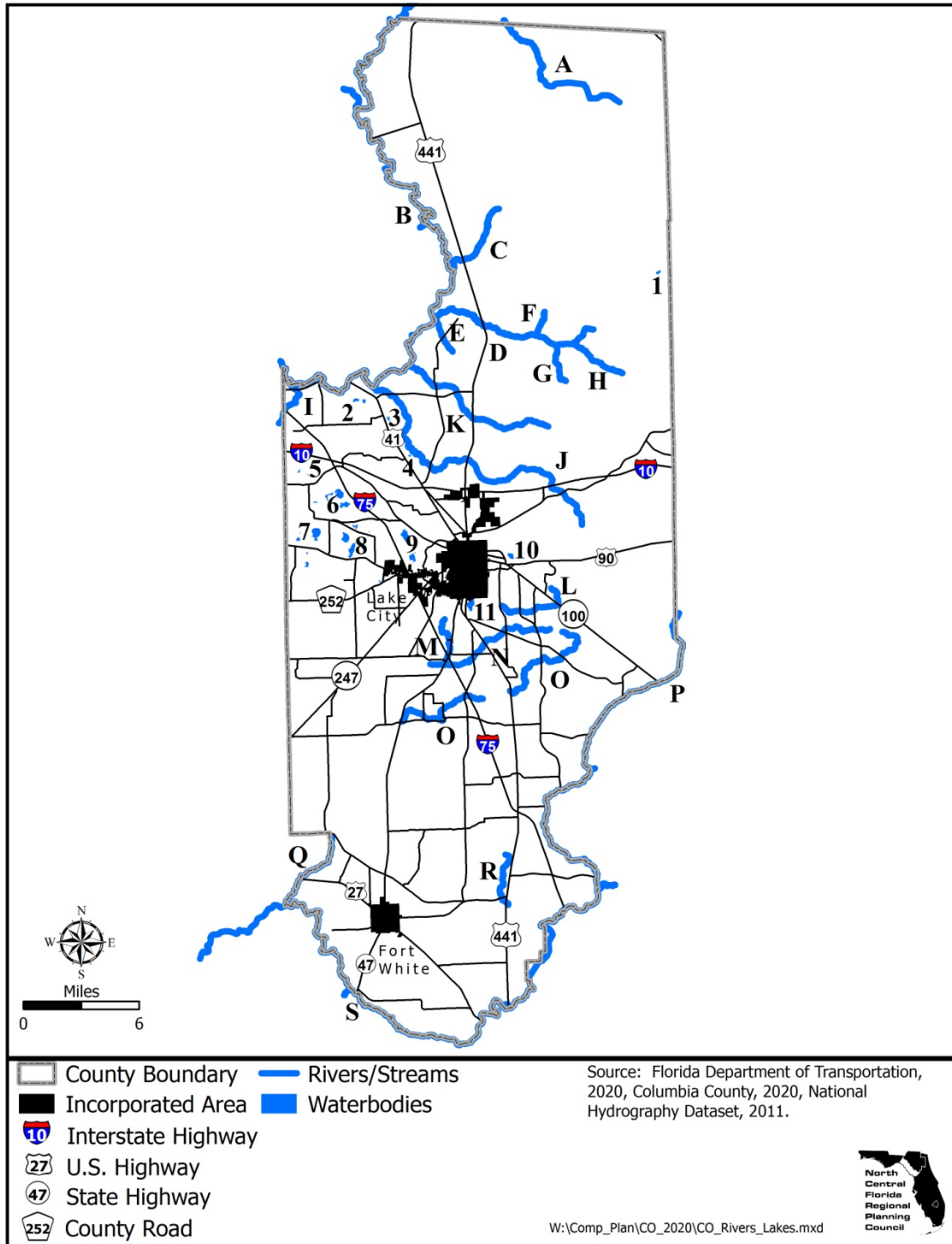


LEGEND FOR ILLUSTRATION A-III
WATER WELLS

LOCATION #	LOCATION NAME
1	Price Creek Water Treatment Plant
2	Brandon Brent Water Treatment Plant
3	Lulu Volunteer Fire Department & Community Center
4	Columbia County Well

Source: Columbia County, 2020.

ILLUSTRATION A-IV RIVERS AND LAKES



LEGEND FOR ILLUSTRATION A-IV
RIVERS AND LAKES

Map Identification	Name	Map Identification	Name
A	Little Suwannee Creek	3	Barbara Lake
B	Suwannee River	4	Dicks Lake
C	Little Creek	5	Moore Pond
D	Deep Creek		Owens Pond
E	Browns Branch	6	Orange Pond
F	Little Branch		Johns Pond
G	Caney Flat Branch		Indian Pond
H	Camp Branch		Hancock Lake
I	Tiger Branch	7	Bell Lake
J	Falling Creek		Bell Prairie
K	Robinson Creek		Long Pond
L	Price Creek		Ogden Lake
M	Cannon Creek		Sand Pond
N	Clay Hole Creek	8	Casterline Lake
O	Rose Creek		Lake Wilson
P	Olustee Creek		Lake Lona
Q	Ichetucknee River		Ox Pond
R	Hammock Branch		String of Ponds
S	Santa Fe River	9	Lake Jeffery
1	Buck Island Lake		Lake Harris
2	Gar Pond	10	Watertown Lake
	Horse Pond	11	Alligator Lake

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

ILLUSTRATION A-V GENERAL FLOOD MAP

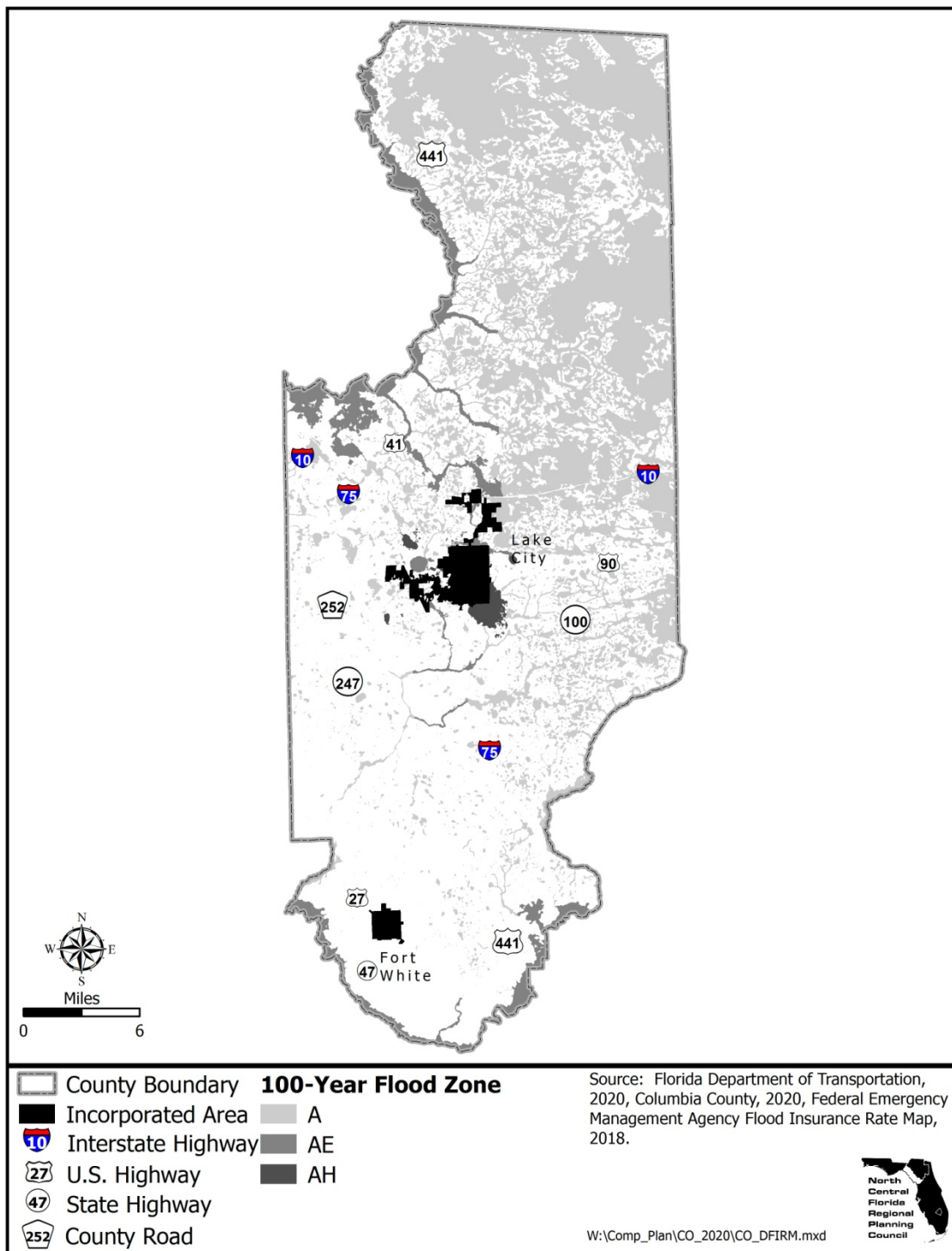


ILLUSTRATION A-VI WETLANDS

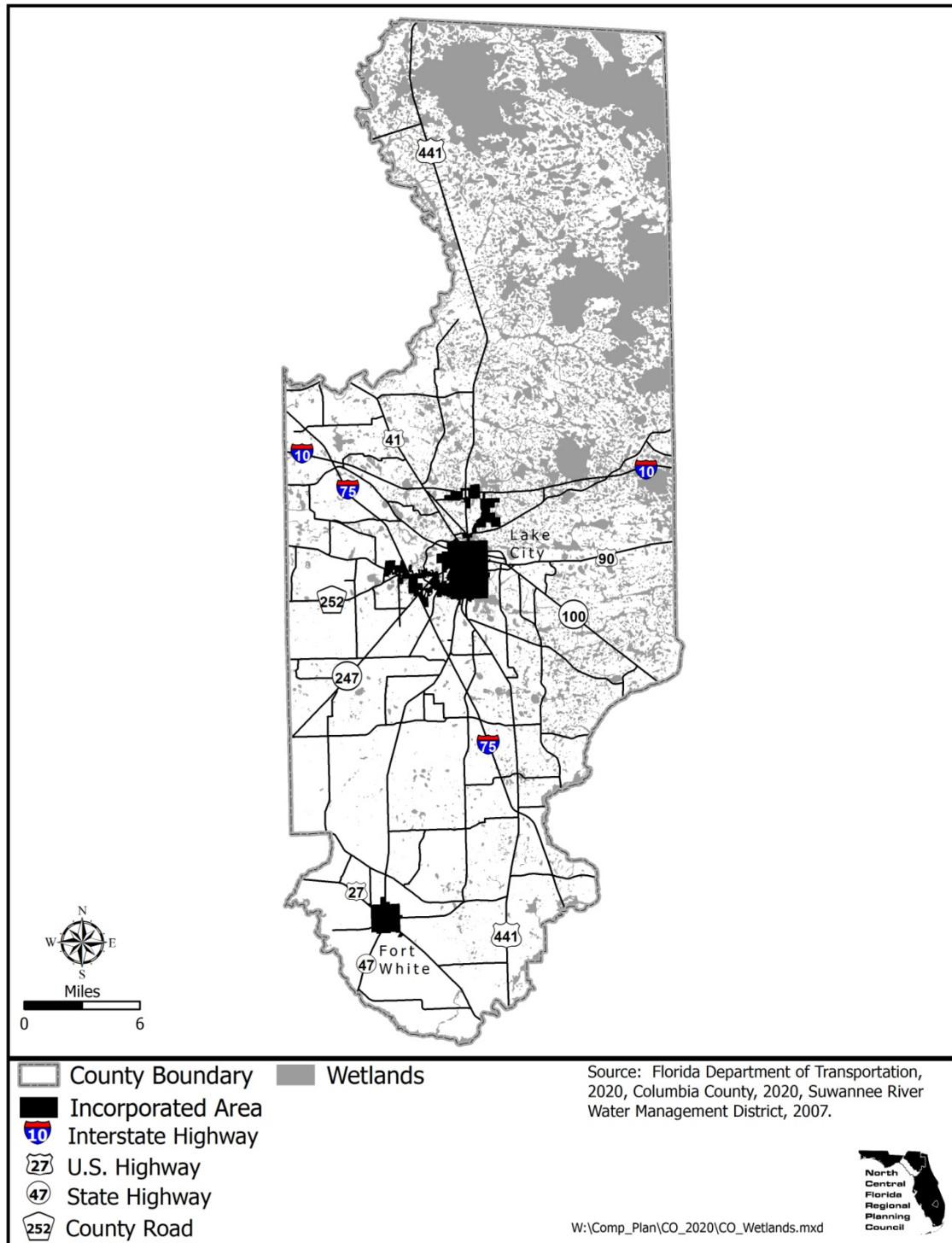


ILLUSTRATION A-VII MINERALS

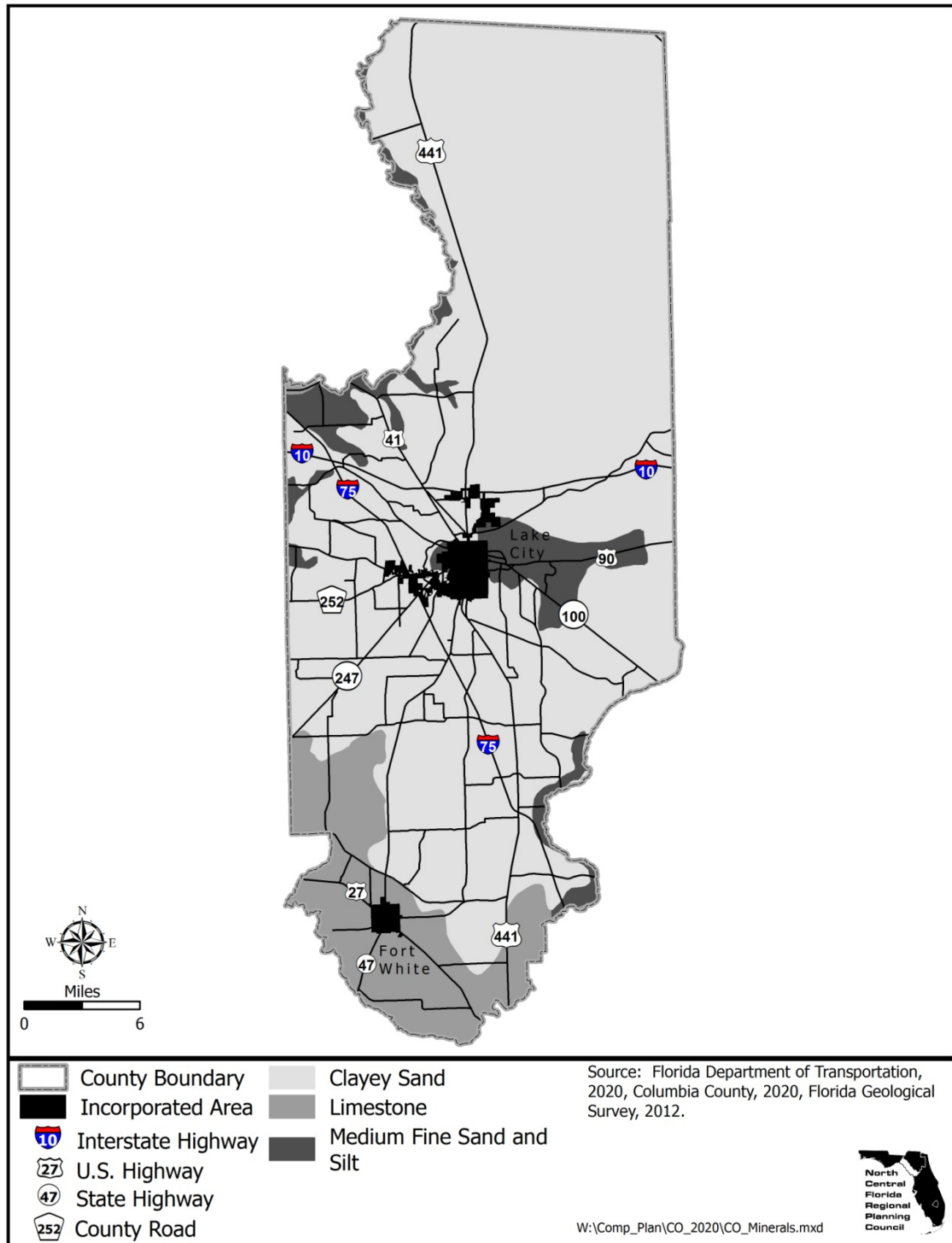
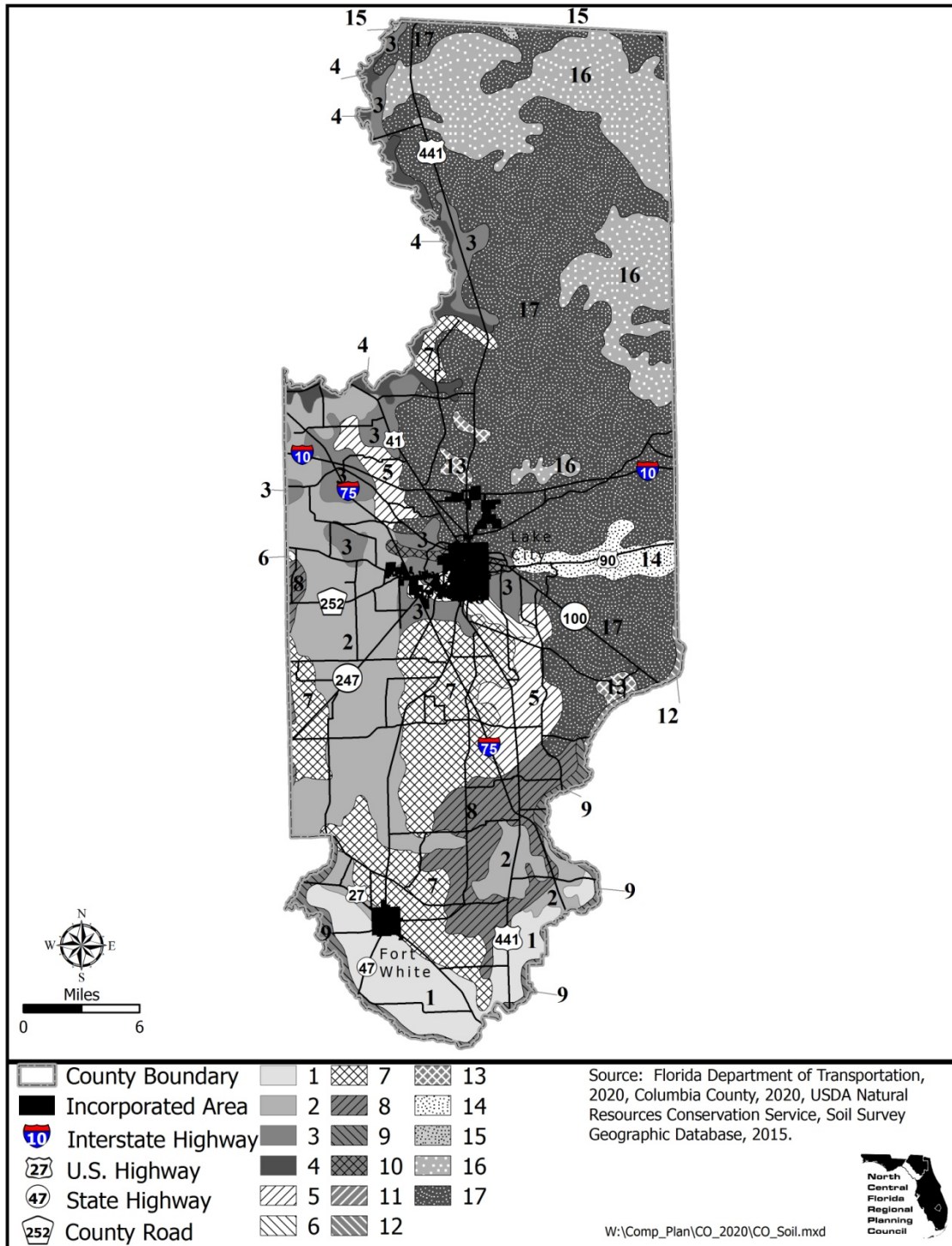


ILLUSTRATION A-VIII SOIL ASSOCIATIONS



LEGEND FOR ILLUSTRATION A-VIII SOIL ASSOCIATIONS

Map Identification	Soil Association	Characteristics	Map Identification	Soil Association	Characteristics
1	Lakeland-Chiefland-Alpin (s1510)	Nearly level to sloping, well drained and excessively drained soils, that are sandy to a depth of 80 inches or more or are sandy over loamy and underlain by limestone at a depth of 40 inches or less.	10	Troup-Oil-Waste land-Ichetucknee-Bonneau-Blanton-Alpin (s1524)	Nearly level to strongly sloping, moderately well drained to excessively drained soils that are sandy to a depth of 80 inches or more or are sandy to a depth of 40 to 80 inches and loamy below.
2	Troup-Alpin-Alaga (s1512)	Nearly level to strongly sloping, moderately well drained and excessively drained soils that are sandy to a depth of 20 to 40 inches and loamy below or are sandy throughout.	11	Sapelo-Plummer-Pelham (s1525)	Nearly level, excessively drained and poorly drained soils subject to flooding; some are sandy to a depth of 80 inches or more; some are sandy to a depth of 20 to 80 inches or clay below; others are clay to a depth of 20 to 40 inches and loamy or clay below.
3	Plummer-Chipleigh-Blanton-Albany (s1514)	Nearly level to sloping, somewhat poorly drained to moderately well drained soils that are sandy to a depth of 40 to 80 inches and are loam below, or are sandy to a depth of 80 inches.	12	Ousley-Grifton-Fluvaquents-Elloree (s1526)	Nearly level, excessively drained and poorly drained soils subject to flooding; some are sandy to a depth of 80 inches or more; some are sandy to a depth of 20 to 80 inches or clay below; others are clay to a depth of 20 to 40 inches and loamy or clay below.
4	Meggett-Kenansville-Garcon-Eunola-Blanton-Bigbee (s1517)	Nearly level, excessively drained and poorly drained soils subject to flooding; some are sandy to a depth of 80 inches or more; some are sandy to a depth of 20 to 80 inches or clay below; others are clay to a depth of 20 to 40 inches and loamy or clay below.	13	Penney-Osier-Blanton-Albany (s1527)	Nearly level to sloping, somewhat poorly drained to moderately well drained soils that are sandy to a depth of 40 to 80 inches and are loam below, or are sandy to a depth of 80 inches
5	Ocilla-Hurricane-Albany (s1519)	Nearly level to gently sloping, somewhat poorly drained soils that are sandy to a depth of 20 to 40 inches and loamy below, or are sandy to a depth of more than 80 inches.	14	Pelham-Goldhead-Chaires (s1529)	Nearly level, poorly drained and somewhat poorly drained soils that are sandy to a depth of 80 inches or more and have slowly permeable layers stained with organic matter.
6	Plummer-Pelham-Mascotte-Leon (s1520)	Nearly level to gently sloping, poorly drained and somewhat poorly drained soils that are sandy to a depth of 20 to 40 inches or 40 to 80 and are loamy below.	15	Ousley-Osier-Ellabelle (s1668)	Nearly level to sloping, moderately well drained to well drained soils that are sandy to a depth of 40 to 80 inches or 20 to 40 inches and are loamy below.
7	Ichetucknee-Bonneau-Blanton (s1521)	Nearly level to sloping, moderately well drained soils that are sandy to a depth of 40 to 80 inches or 20 to 40 inches and are loamy below.	16	Plummer-Pamlico-Dasher-Croatan (s1674)	Nearly level, poorly drained and very poorly drained soils that are sandy to a depth of 40 to 80 inches and loamy below or are organic to a depth of 16 to 51 inches and sandy over loamy below.
8	Eunola-Bonneau-Blanton (s1522)	Nearly level to sloping, moderately well drained soils that are sandy to a depth of 40 to 80 inches or 20 to 40 inches and are loamy below.	17	Surrency-Pelham-Mascotte-Leon (s1684)	Nearly level, poorly drained and very poorly drained soils that are sandy to a depth of 20 to 40 inches and loamy below or have slowly permeable layers stained with organic matter at a depth of 20 inches or less.
9	Meggett-Elloree (s1523)	Nearly level, excessively drained and poorly drained soils subject to flooding; some are sandy to a depth of 80 inches or more; some are sandy to a depth of 20 to 80 inches or clay below; others are clay to a depth of 20 to 40 inches and loamy or clay below.			

Source: United States Department of Agriculture, 2002.

ILLUSTRATION A-IX FUTURE TRAFFIC CIRCULATION MAP 2040

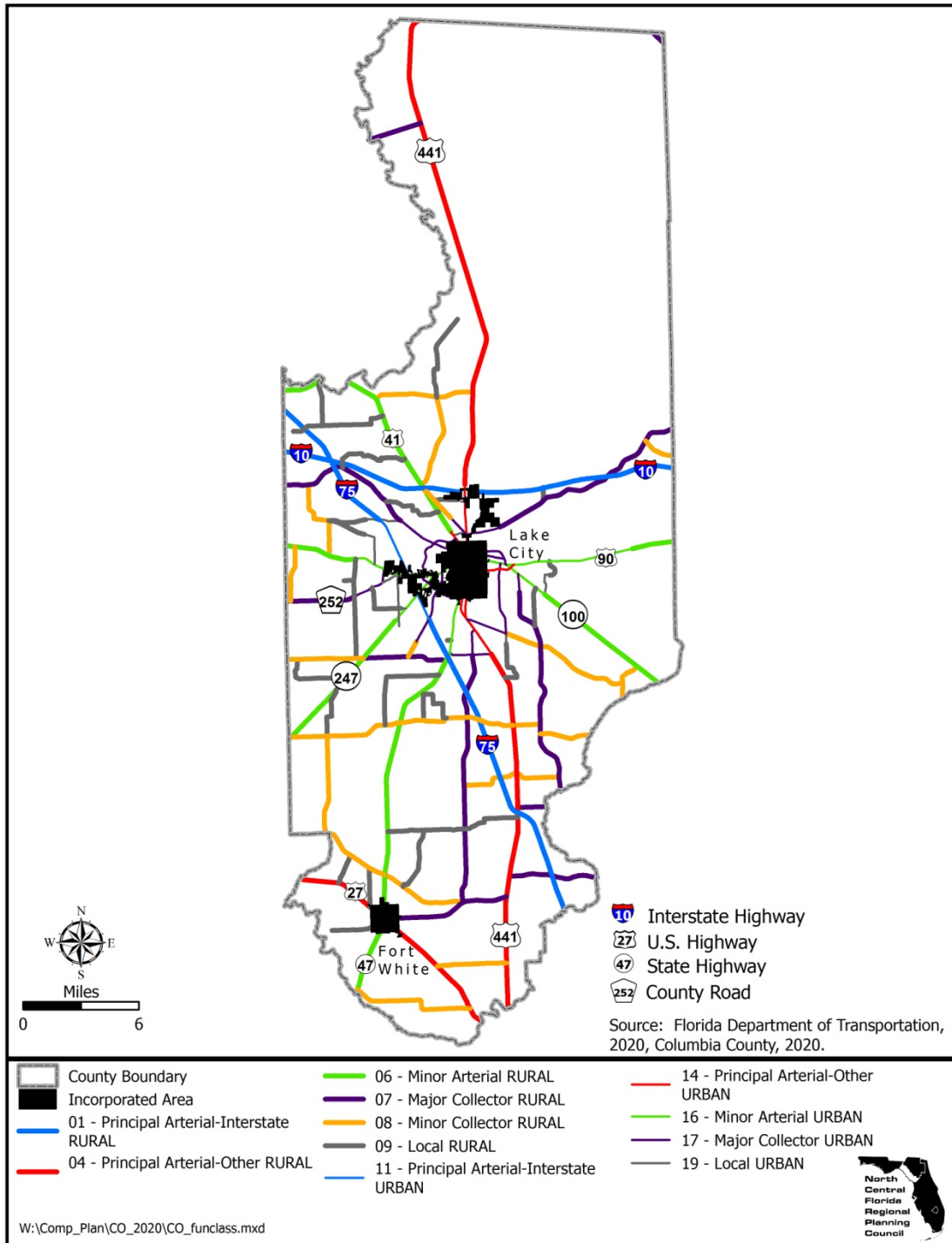


ILLUSTRATION A-IXa
EMERGENCY EVACUATION ROUTES MAP 2040

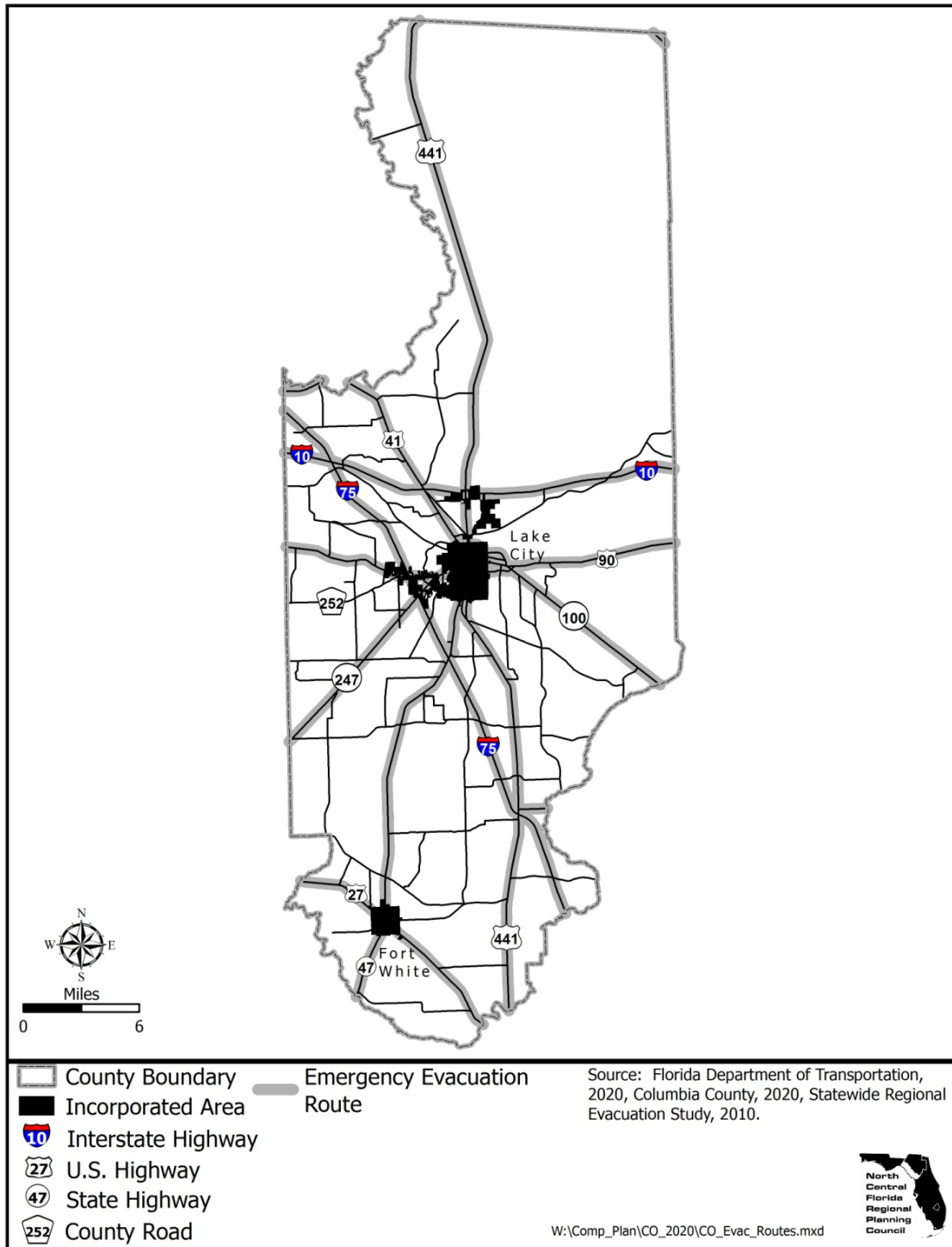


ILLUSTRATION A-IXb
BICYCLE AND PEDESTRIAN FACILITIES MAP 2040

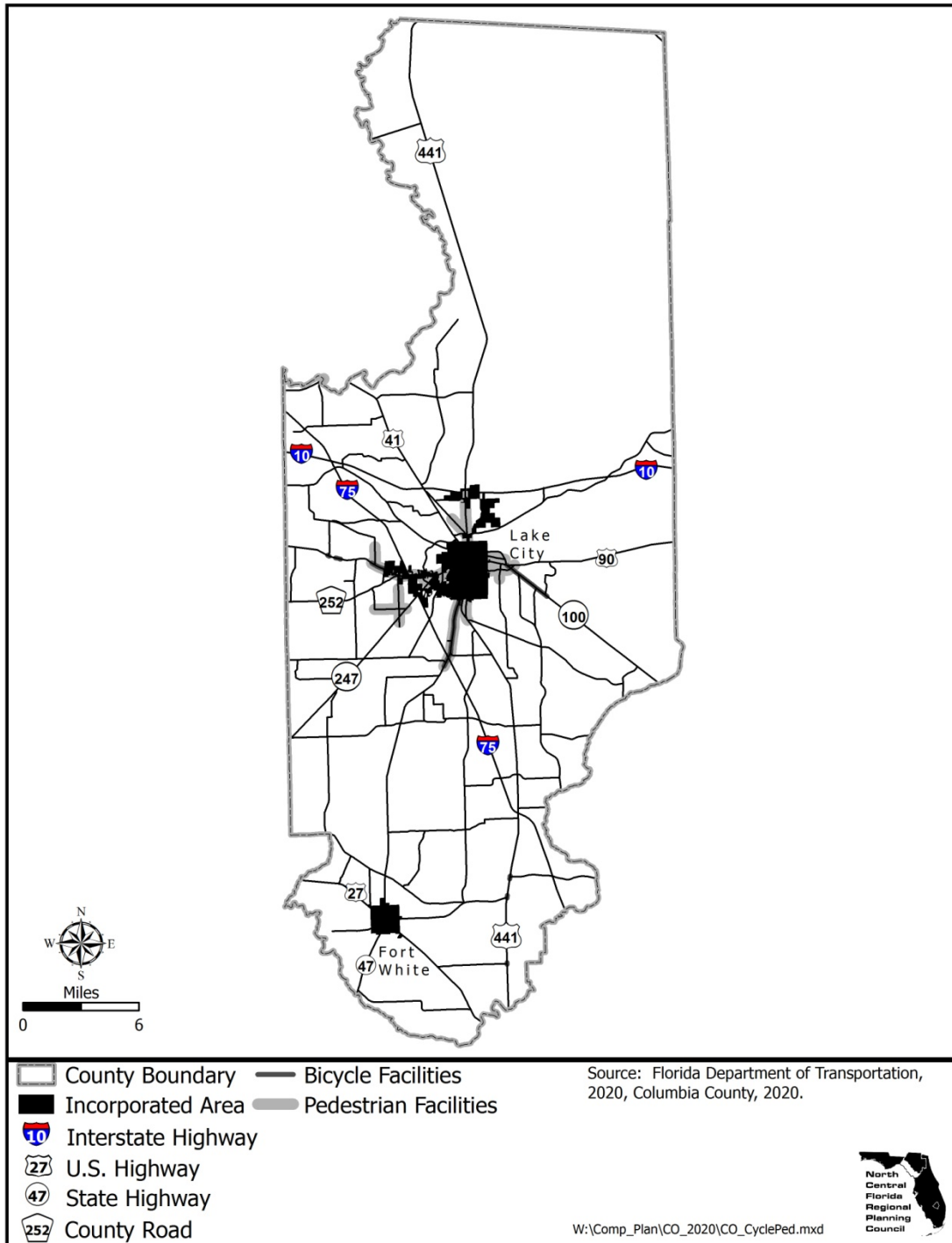


ILLUSTRATION A-X

MINING AREAS

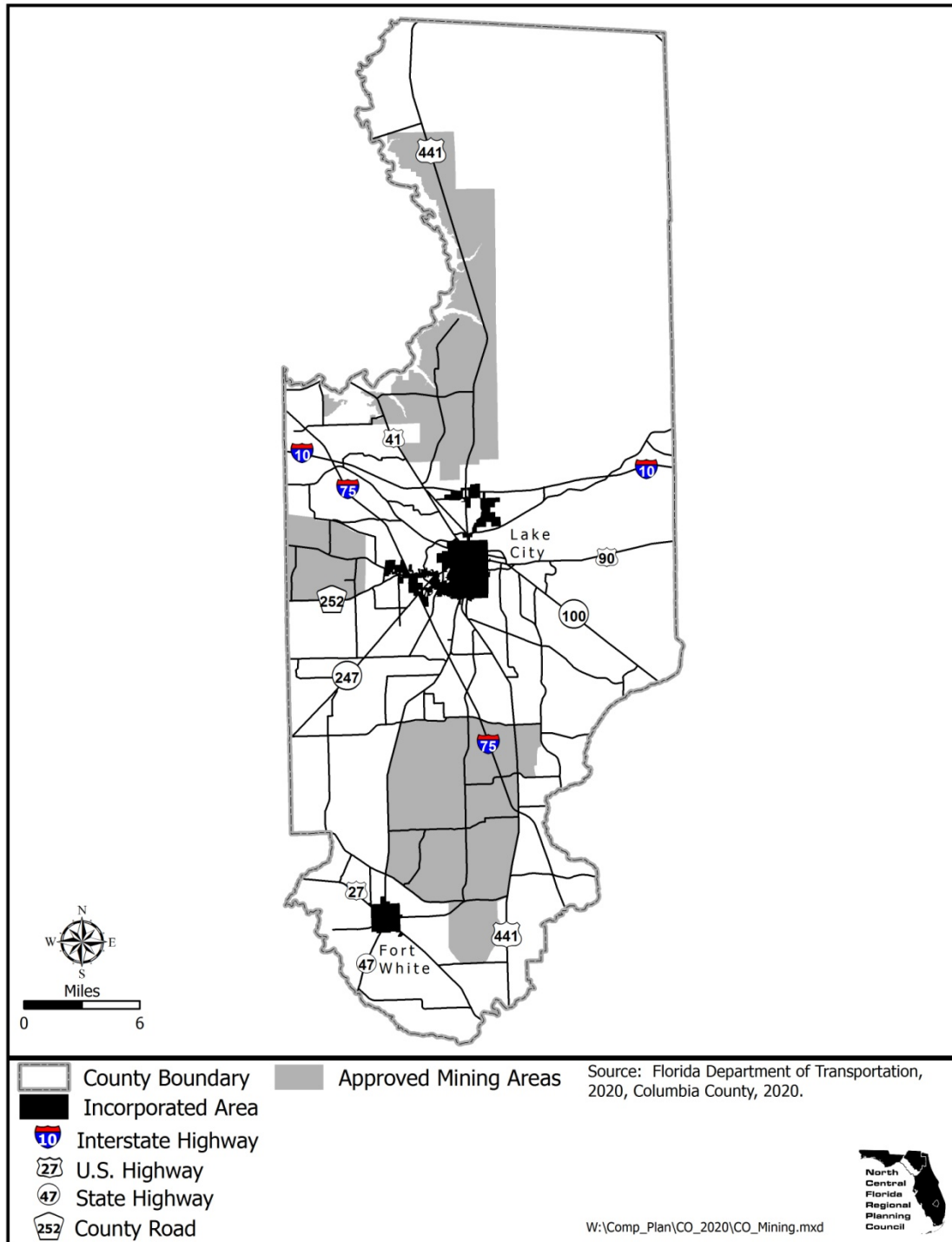


ILLUSTRATION A-XI
HIGH GROUNDWATER AQUIFER RECHARGE AREAS

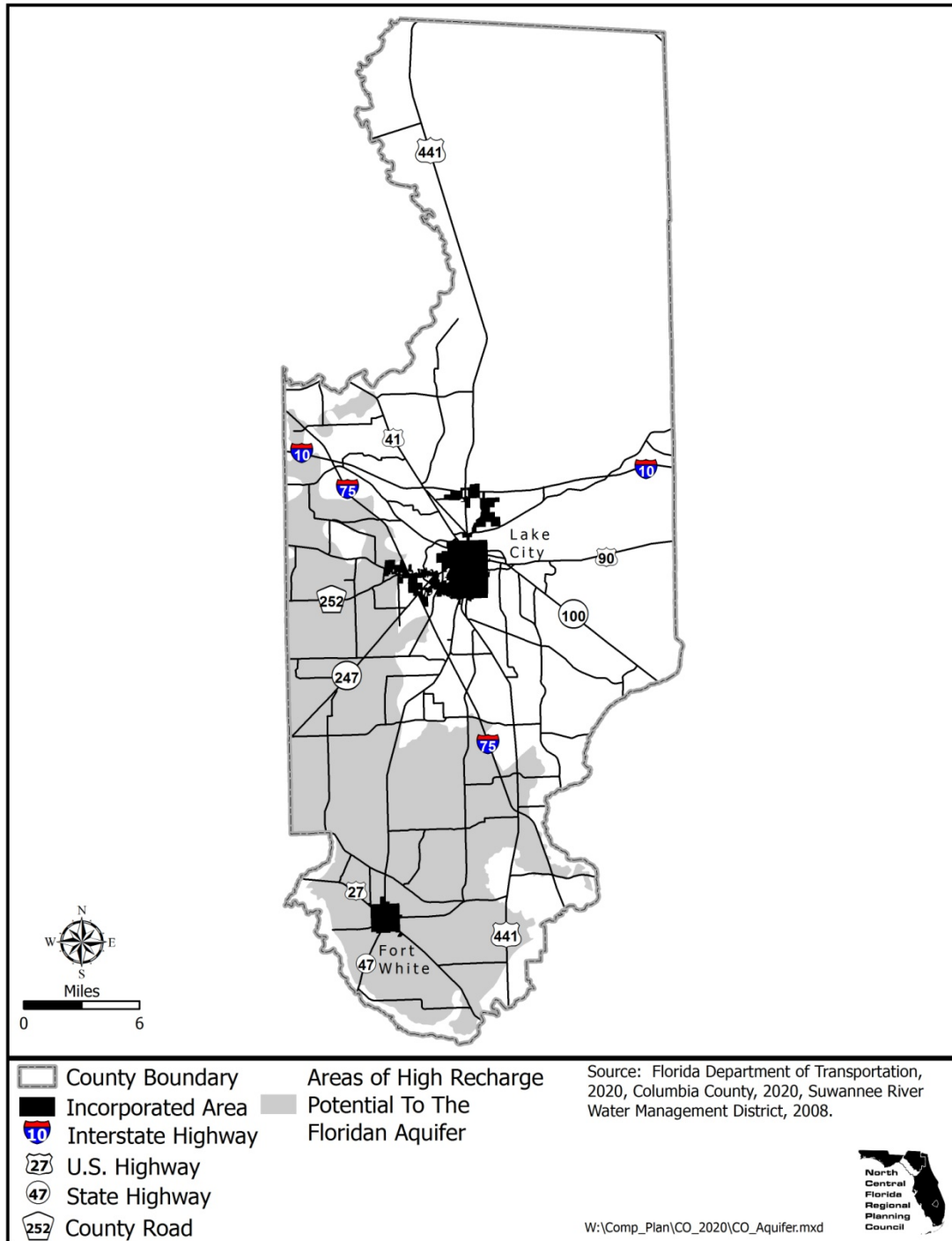


ILLUSTRATION A-XIIa
REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUNDWATER RESOURCES

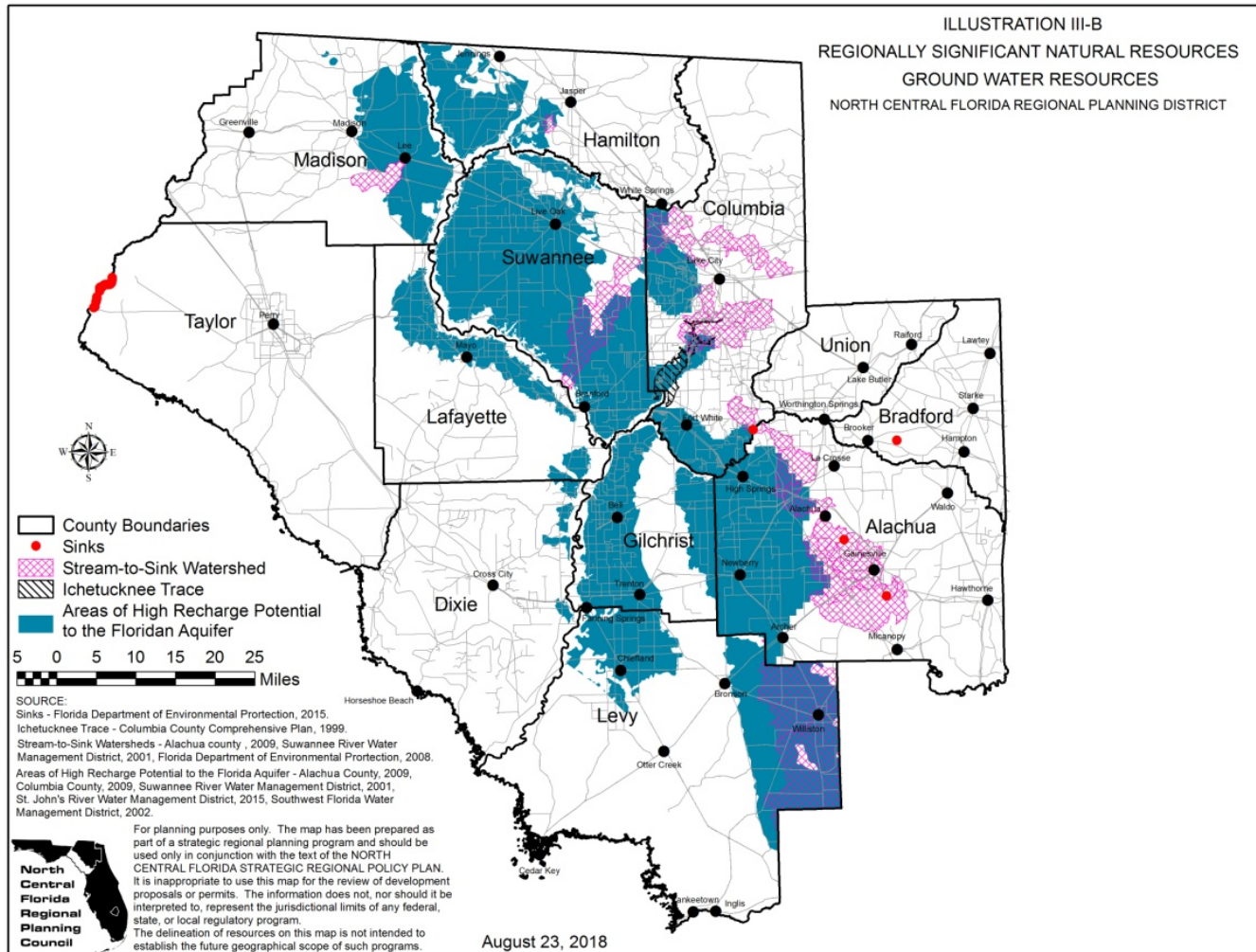


ILLUSTRATION A-XIIb
REGIONALLY SIGNIFICANT NATURAL RESOURCES - NATURAL SYSTEMS

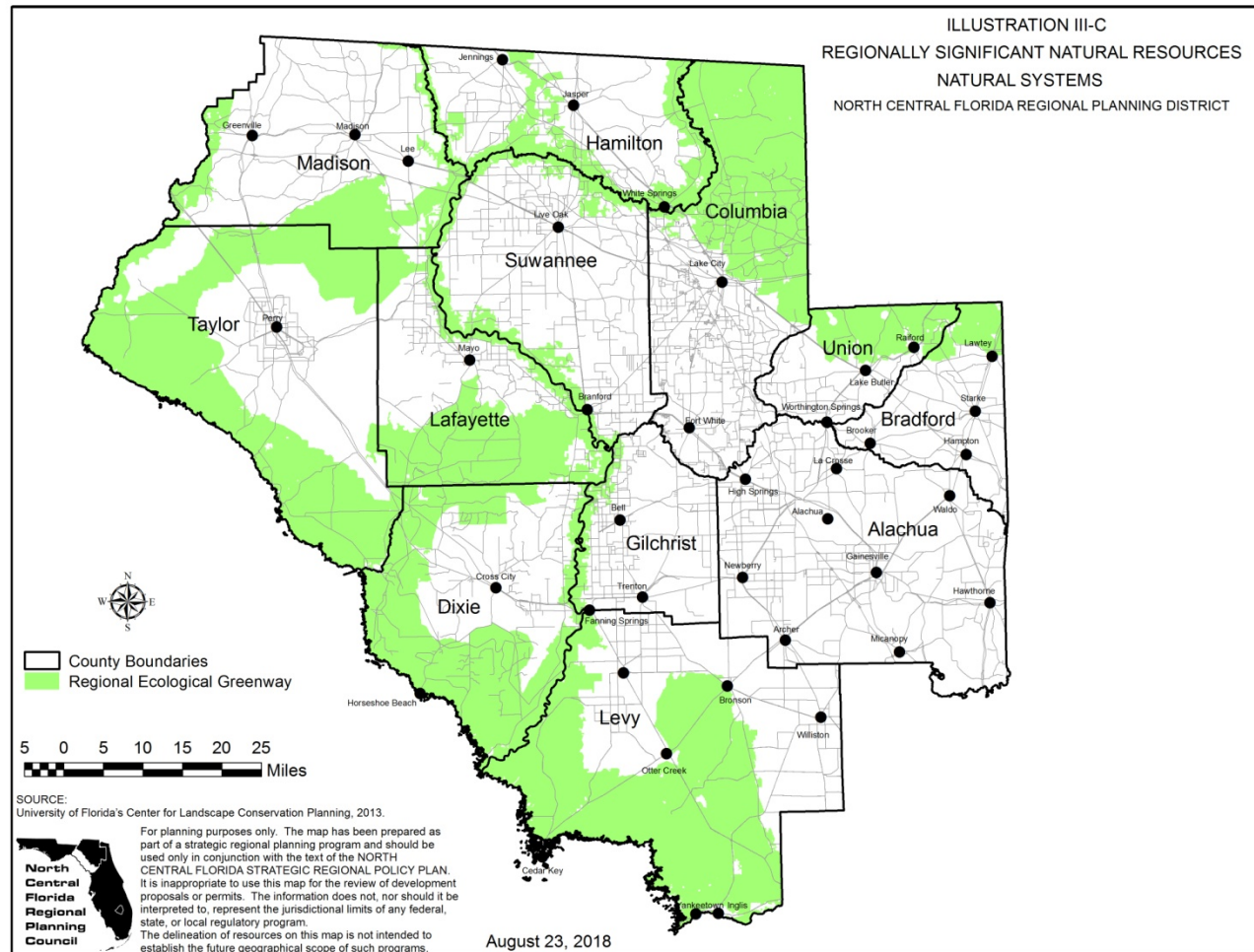


ILLUSTRATION A-XIIc
REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS I

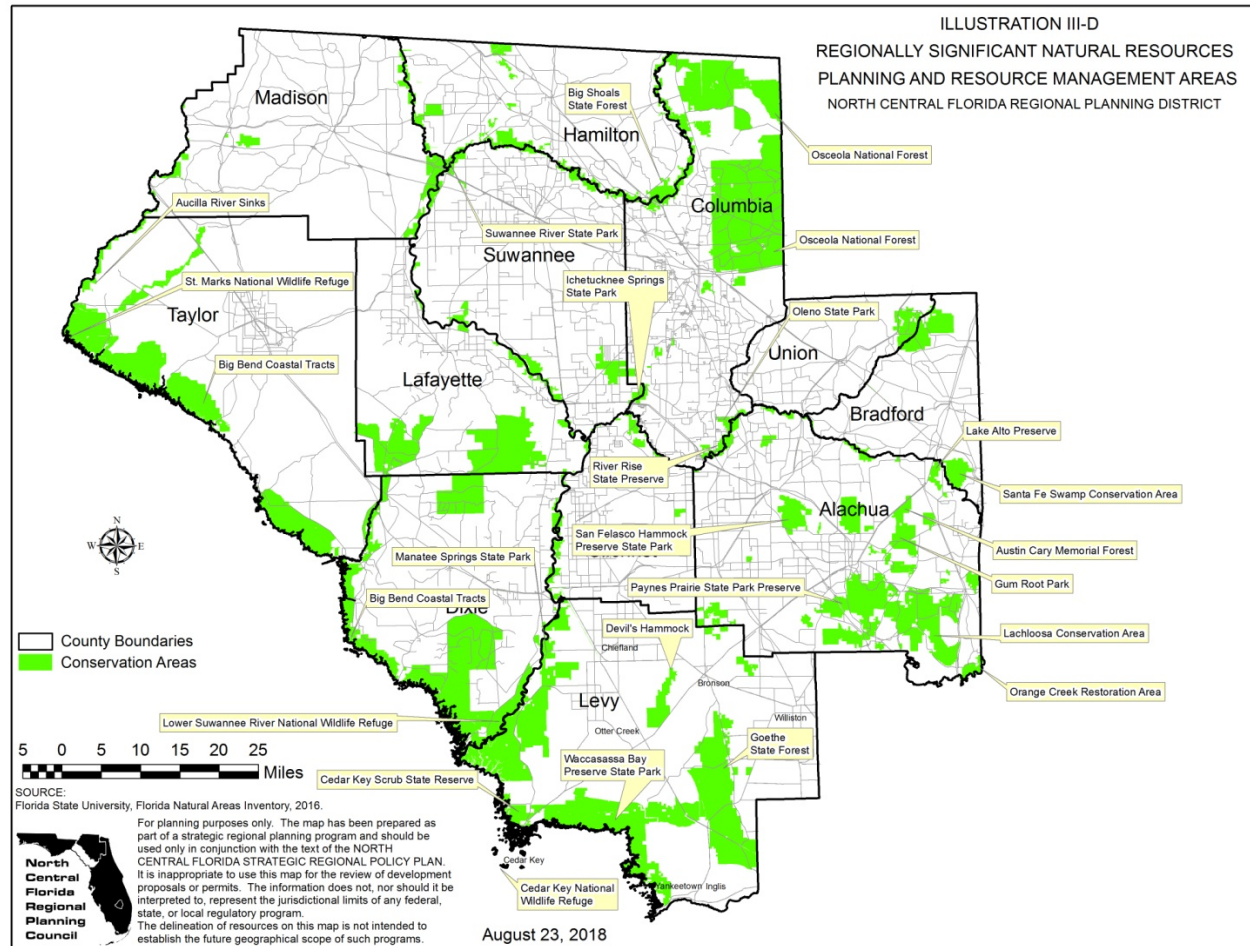


ILLUSTRATION A-XIIId
REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS 2

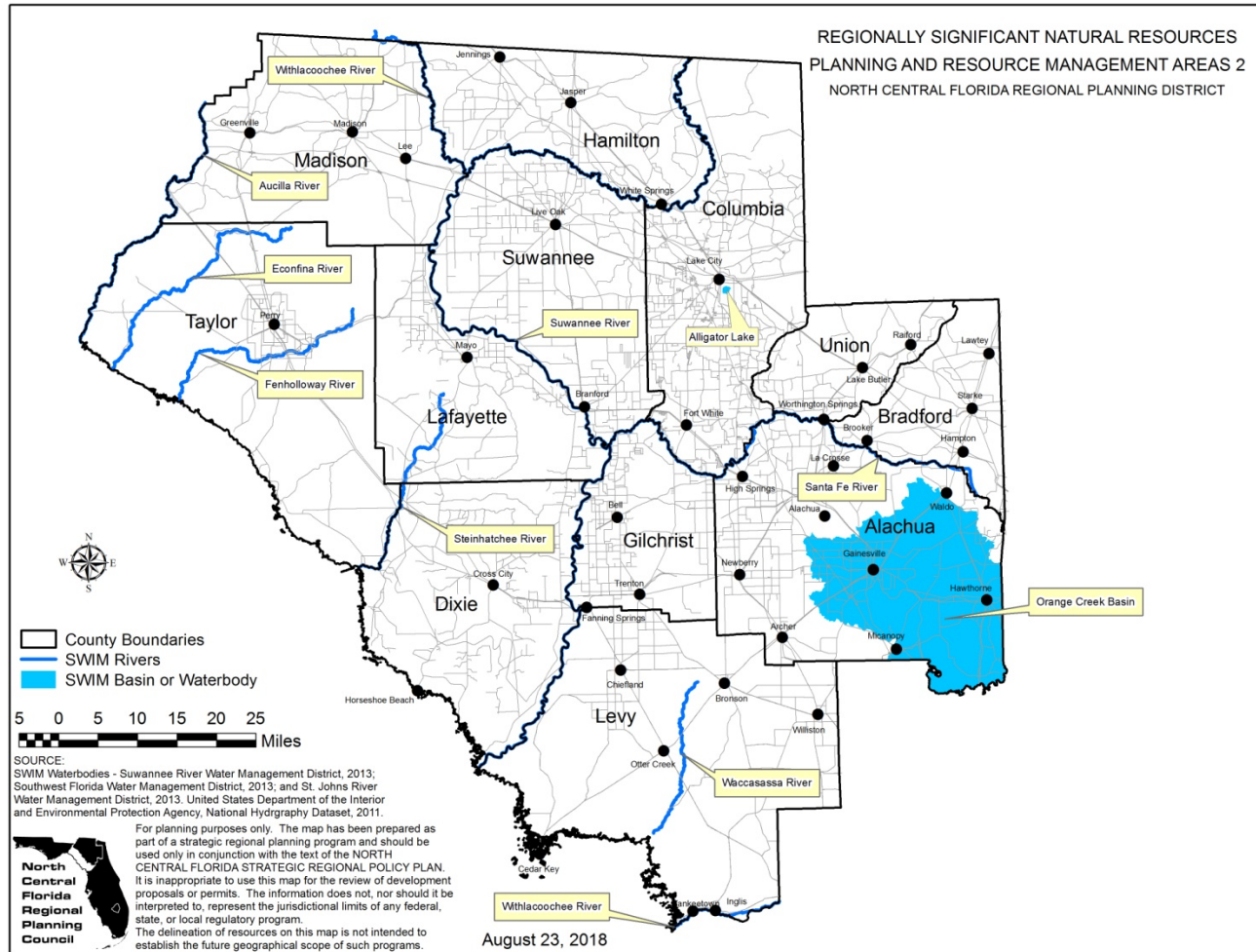
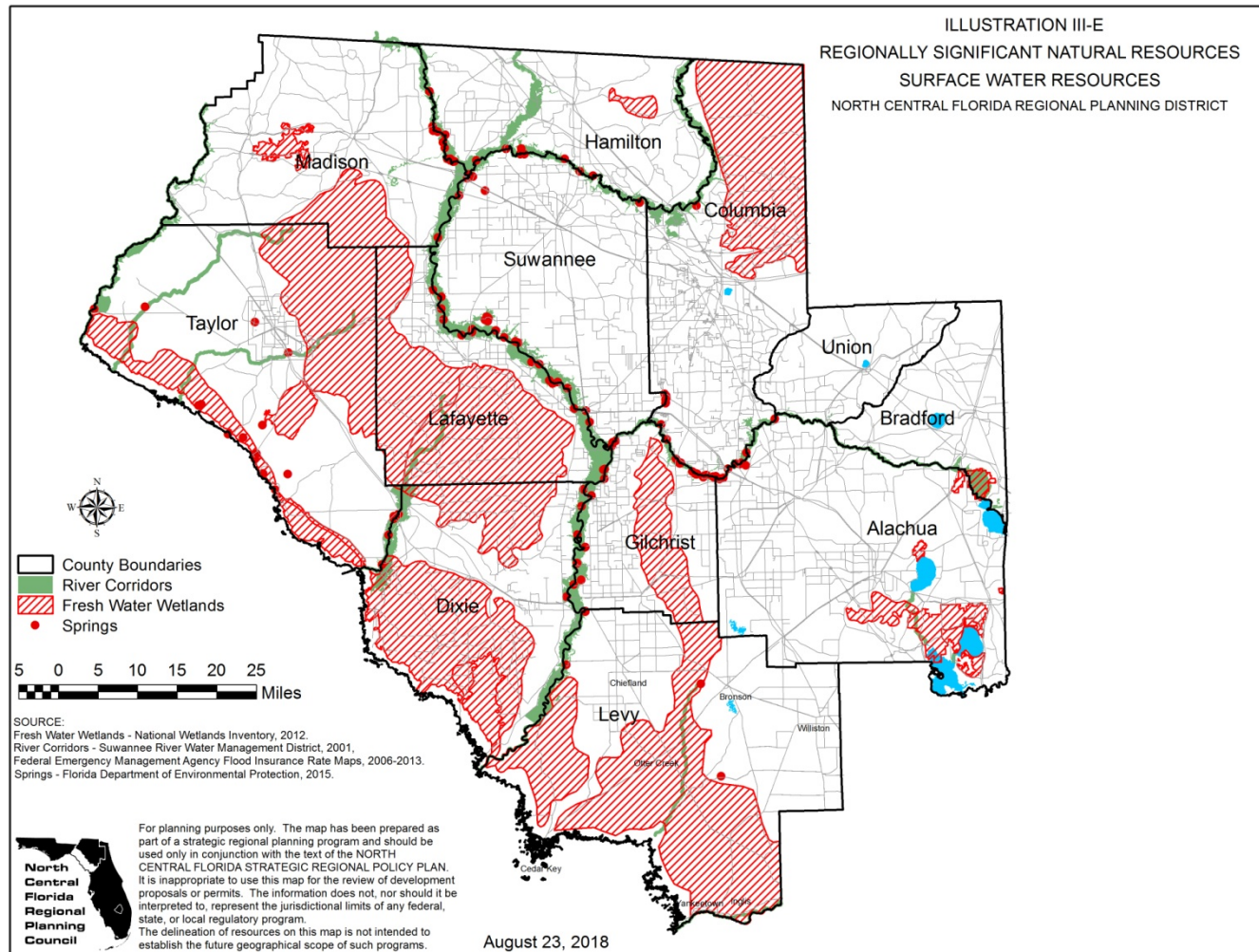


ILLUSTRATION A-XIIe
REGIONALLY SIGNIFICANT NATURAL RESOURCES - SURFACE WATER RESOURCES



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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