

SUWANNEE COUNTY

COMPREHENSIVE PLAN

Adopted

September 9, 1991 by Ordinance No. 91-15

Amended

August 18, 1992 by Ordinance No. 92-10

June 9, 1994 by Ordinance No. 94-02

June 18, 2002 by Ordinance No. 02-16

November 21, 2006 by Ordinance No. 07-12

April 15, 2008 by Ordinance No. 08-09

July 15, 2008 by Ordinance No. 08-11

August 19, 2008 by Ordinance No. 08-12

February 17, 2009 by Ordinance No. 09-03

April 21, 2009 by Ordinance No. 09-05

June 16, 2009 by Ordinance No. 09-07 and Ordinance No. 09-08

December 1, 2009 by Ordinance No. 10-01, Ordinance No. 10-02 and Ordinance No. 10-03

May 18, 2010 by Ordinance No. 10-06

January 18, 2011 by Ordinance No. 11-04

January 3, 2012 by Ordinance No. 12-04

November 20, 2012 by Ordinance No. 13-01

October 15, 2013 by Ordinance No. 14-01

June 15, 2015 by Ordinance No. 15-01

October 6, 2015 by Ordinance No. 16-01

SUWANNEE COUNTY

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use
Transportation
Housing
Sanitary Sewer, Solid Waste, Drainage, Potable Water and
Natural Groundwater Aquifer Recharge
Conservation
Recreation and Open Space
Intergovernmental Coordination
Capital Improvements
Public School Facilities

Prepared for
Board of County Commissioners

Prepared by
Local Planning Agency
With Assistance from

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

All organizations must plan if progress is to be made towards reaching an objective, and 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 for the need of planning:

1. To meet events which are expected to happen;
2. To accomplish desired objectives; and
3. To 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 aforestated Act.

This comprehensive planning process involves essentially four basic steps:

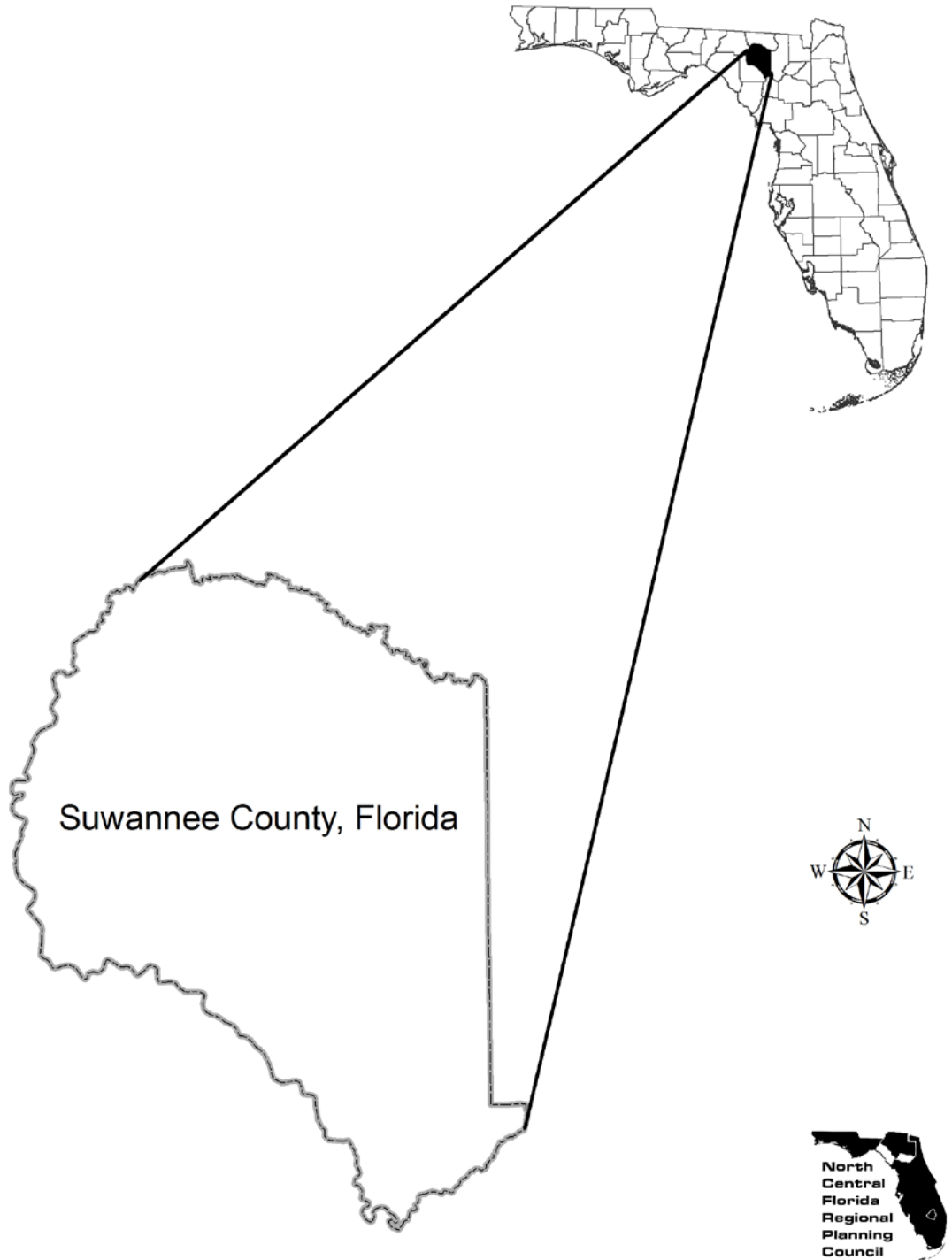
1. The collection and analysis of pertinent data concerning the physical and socio-economic character of the study area, which has been accomplished through the preparation of the Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, it serves to provide a foundation and basis for the formulation of the Comprehensive Plan;
2. The formulation of goals for future growth and development, which are contained within this document;
3. The development of objectives and policies guided by the goals, which are the essence of the Comprehensive Plan and are also contained within this document; and
4. The implementation of the Comprehensive Plan which is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act, as well as the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 650.0 square miles or 418,120 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by Hamilton County; on the east by Columbia County, on the south by Gilchrist and Lafayette Counties and on the west by Madison County. The Suwannee River forms a boundary on the west side and the Ichetucknee and Santa Fe Rivers form a boundary on the south side.

The northern central portion of the County contains the County seat which is the City of Live Oak, containing 6,826 persons in 2010 which accounts for 17 percent of the County’s total population.

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

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

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

Before any special exception 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 IN THE COUNTY, DEVELOPMENT SHALL BE DIRECTED TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas designated by the North Central Florida Strategic Regional Policy Plan and shown on the County's Future Land Use Plan Map.

These areas are not urban service areas for public facilities, but are areas to which higher density residential (single family, multi-family, and mobile homes), commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner. Agricultural uses and densities as described within the land use classification policy of this element may also be permitted within urban development areas.

- | | |
|---------------|--|
| OBJECTIVE I.1 | The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 10 percent of the total acreage within the County. |
| Policy I.1.1 | The County shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. |
| Policy I.1.2 | The County shall allocate amounts and types of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations. |
| Policy I.1.3 | The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 2023. |

- Policy I.1.4 The County shall prior to action on a site and development plan determine the sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development so that proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) avoids adverse impact upon existing land uses. In any case, where there is question as to the preservation of the compatibility of uses inside and outside the proposed development, the primacy of agricultural uses shall prevail.
- Policy I.1.5 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.
- Policy I.1.6 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the County.

AGRICULTURE LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception)(the term livestock shall mean all domesticated animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs and cattle) poultry (except intensive agriculture as defined below) (the term poultry shall mean all domesticated birds that serve as a source of eggs or meat, including chickens, turkeys, ducks, ostriches, quail, pheasants and geese), specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), exotic animals (the term exotic animal shall mean all animals except livestock and poultry as defined above), the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, private airstrips and airports, country clubs, tennis and racquet clubs, private clubs, golf and archery ranges, rifle, shotgun and pistol ranges, or campgrounds (including day camps and sites for travel trailers), 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, home occupations, off site signs, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 Floor area ratio;

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as Agriculture-2; and

Agricultural density within urban development areas shall be as provided below:

Agriculture - 2 ≤ 1 d.u. per 2 acres.

PUBLIC LAND USES

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste transfer facilities, drainage facilities and potable water facilities), public health facilities (to include hospitals, which shall be allowed in urban development areas), and educational uses (to include universities and community colleges, which shall be allowed in urban development areas);

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as public use; and

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

CONSERVATION LAND USE

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

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as conservation use; and

Conservation uses shall be limited to public access, native vegetative community restoration and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose and in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan shall be allowed.

ENVIRONMENTALLY SENSITIVE LAND USE

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

Lands classified as environmentally sensitive are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated April 16, 2013, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas as shown on the Future Land Use Plan Map of this Comprehensive Plan shall conform with the following densities:

Environmentally Sensitive Area - 1 \leq 1 d.u. per 20 acres

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

All lots shall have a length to width ratio no greater than 3 to 1;

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although non-intensive agriculture (which means agriculture activity which does not meet the definition of intensive agriculture), resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground, and within lands classified as environmentally sensitive, silviculture activities shall be allowed in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan;

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as environmentally sensitive areas; and

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 50 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

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; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as recreation use.

RESIDENTIAL LAND USES

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density, within the designated urban development areas as defined within this Comprehensive Plan. Public, charter and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter and private elementary, middle schools and high schools are permitted in 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, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; Non-residential uses, such as golf courses, shall be designed in a manner to prevent negative impacts upon adjacent natural resources, including the Suwannee River System, and maintain the natural function of floodplains and maintain water quality and recharge areas;

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as residential use; and

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

- | | |
|-----------------|---|
| Residential - 1 | shall be limited to a density of less than or equal to 1.0 dwelling unit per acre; |
| Residential - 2 | shall be limited to a density of less than or equal to 2.0 dwelling units per acre; |
| Residential - 3 | shall be limited to a density of less than or equal to 4.0 dwelling units per acre; |
| Residential - 4 | shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and |
| Residential - 5 | 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, churches and other houses of worship, and residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan. In addition, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions or special permits;

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as commercial use; and

If commercial uses and special exception or special permit uses are not served by centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If commercial uses and special exception or special permit uses are served by centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within areas surrounding Interstates 10 and 75, 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.

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

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as highway interchange use.

INDUSTRIAL LAND USE

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

If industrial uses and special exception or special permit uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If industrial uses and special exception or special permit uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as industrial use.

EMPLOYMENT CENTER

This land use is intended to provide for a regional area that allows for a mix of business, enterprise, research and development, moderate and high intensity commercial and industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high density residential uses that support the commercial and industrial developments, and/or provide transitions to surrounding land uses and less intense land uses.

This land use designation will allow for and encourage mixed use developments. The County shall encourage at least three different types of uses within each designated Employment Center, provided that residential land uses shall be limited to no more than 50 percent of the total land area.

A buffer shall be required between non-compatible land uses in accordance with the County Land Development Regulations.

This land use designation is allowed in both the Urban Area and Rural Area. The current uses that are located within the boundaries of an established Employment Center, and, existed prior to the establishment of an Employment Center are allowed to continue.

If Employment Center uses and Special Exception or Special Permit uses are not served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If Employment Center uses and Special Exception or Special Permit uses are served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

All new development shall be served by public or private central water and sewer facilities when it becomes available within one-quarter mile, as measured from the nearest boundary of the proposed development.

The density for residential development shall not exceed a maximum of 12 dwelling units per acre.

Lands within the areas of the 100-year floodplain, as designated by the most up-to-date Federal Emergency Management Agency, Flood Insurance Rate Map, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas shall be developed in a manner that provides mitigating measures to protect the natural functions of these areas, in accordance with the County Land Development Regulations.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as Employment Centers.

Policy I.1.7

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

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

6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.8

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

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

OBJECTIVES AND POLICIES FOR RURAL AREAS

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

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

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

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County.

AGRICULTURE LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception)(the term livestock shall mean all domesticated animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs and cattle) poultry (except intensive agriculture as defined below) (the term poultry shall mean all domesticated birds that serve as a source of eggs or meat. including chickens, turkeys, ducks, ostriches, quail, pheasants and geese), specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), exotic animals (the term exotic animal shall mean all animals except livestock and poultry as defined above), the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and

planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, private airstrips and airports, country clubs, tennis and racquet clubs, private clubs, golf and archery ranges, rifle, shotgun and pistol ranges, or campgrounds (including day camps and sites for travel trailers), 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, home occupations, off site signs, flea markets, public and publicly regulated utilities including electric generating facilities and related facilities, authorized and regulated by state or national public utility commissions existing as of September 1, 2009 and expansion of the scope and area of such existing facilities as may be approved by special permit by the Board of County Commissioners, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio;

Class III landfills (construction and demolition landfills) are permitted by special permit. However, Class I landfills are not permitted within lands classified as Agriculture-1; and

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

Agriculture - 1 \leq 1 d.u. per 5 acres.

Within the Agriculture - 1 land use category, 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 a 25 percent density bonus for clustered lots shall result in an overall density of 1.1 dwelling units per 5 acres being maintained on site. Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the road improvement policies of this element. Within the Agriculture - 1 land use category, 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 a 25 percent density bonus for clustered lots shall result in an overall density of 1.25 dwelling units per 5 acres being maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1.

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

1. The development shall maintain 60 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
 - a. Wetlands;

- b. Floodplains;
- c. Native upland vegetation; and
- d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

- 6. The development shall have direct access to a paved or graded 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); silviculture uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste transfer facilities and Class I landfills and Class III landfills (construction and demolition landfills), drainage facilities and potable water facilities), public health facilities (not to include hospitals, which shall be allowed in urban development areas only), and educational uses (not to include universities and community colleges, which shall be allowed in urban development areas only);

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

Class I landfills shall be limited to existing permitted Class I landfills located within lands classified public use that lawfully existed on or before December 31, 2011.

CONSERVATION LAND USE

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

Conservation uses shall be limited to public access, native vegetative community restoration and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose and in accordance with the provisions of policies contained within the Conservation Element of this Comprehensive Plan shall be allowed; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as conservation use.

ENVIRONMENTALLY SENSITIVE LAND USE

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

Lands classified as environmentally sensitive are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated April 16, 2013, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas as identified as Environmentally Sensitive Areas on the Future Land Use Plan Map and shall conform with the following densities:

Environmentally Sensitive - 1 ≤ 1 d.u. per 20 acres

Environmentally Sensitive - 2 ≤ 1 d.u. per 10 acres

All lots shall have a length to width ratio no greater than 3 to 1;

In addition, the County's land development regulations shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chickenhouses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although non-intensive agriculture (the term means those agricultural activities not defined as intensive agriculture), resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground. Within lands classified as environmentally sensitive, silviculture activities shall be allowed in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan;

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as environmentally sensitive areas; and

Further, provided that within the Environmentally Sensitive Area - 2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Rural 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 50 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

RECREATION LAND USE

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

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as recreation use.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within areas surrounding Interstates 10 and 75, 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 products including wholesale activity.

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

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as highway interchange use.

INDUSTRIAL LAND USE

In the rural areas of the County, lands may be classified as industrial when such rural lands are located within three miles of lands classified as highway interchange, provided that building permits are not issued until such rural lands are served by centralized sanitary sewer. Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions or special permits. Industrial uses and special exceptions or special permit uses shall be limited to an intensity of .25 floor area ratio; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as industrial use.

RURAL ACTIVITY CENTER

This land use designation is intended to encourage and allow for mixed use nodes of commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the rural area in order to reduce trips to urban areas of the County for daily needs and services.

Each individual rural activity center should not exceed ten acres in size.

In order to minimize development impacts to the surrounding rural areas, to the greatest extent possible, properties within the boundaries of a rural activity center should be designed to provide shared access, obtain access from the lessor road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties.

The maximum floor area ratio is 0.25.

This land use designation is allowed in the rural area as designated in the County's Comprehensive Plan.

Expansion of existing rural activity centers shall only be allowed on properties that are contiguous to the existing boundaries.

New activity centers should not be established closer than five miles from the nearest boundary of an existing rural activity center.

EMPLOYMENT CENTER

This land use is intended to provide for a regional area that allows for a mix of business, enterprise, research and development, moderate and high intensity commercial and industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high density residential uses that support the commercial and industrial developments, and/or provide transitions to surrounding land uses and less intense land uses.

This land use designation will allow for and encourage mixed use developments. The County shall encourage at least three different types of uses within each designated Employment Center, provided that residential land uses shall be limited to no more than 50 percent of the total land area.

A buffer shall be required between non-compatible land uses in accordance with the County Land Development Regulations.

This land use designation is allowed in both the Urban Area and Rural Area. The current uses that are located within the boundaries of an established Employment Center, and, existed prior to the establishment of an Employment Center are allowed to continue.

If Employment Center uses and Special Exception or Special Permit uses are not served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If Employment Center uses and Special Exception or Special Permit uses are served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

All new development shall be served by public or private central water and sewer facilities when it becomes available within one-quarter mile, as measured from the nearest boundary of the proposed development.

The density for residential development shall not exceed a maximum of 12 dwelling units per acre.

Lands within the areas of the 100-year floodplain, as designated by the most up-to-date Federal Emergency Management Agency, Flood Insurance Rate Map, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas shall be developed in a manner that provides mitigating measures to protect the natural functions of these areas, in accordance with the County Land Development Regulations.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as Employment Centers.

Policy I.2.3

The County shall provide for the establishment of lots for the use of familial ascendants or descendants such as, parents, grandparents, siblings, children and grandchildren, which are related by blood, adoption or marriage, not to exceed 2 dwelling units per acre. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for family members to reside on lots which exceed the maximum density for such areas, provided that the lot complies with all other conditions for permitting development as set forth in this Comprehensive Plan.

Policy I.2.4

The County may permit the location of resource-based activities, such as bottled water manufacturers, or activities which may be a threat to public safety, such as ammunition manufacturers in rural areas, based upon the submission of a site and development plan approved by the Board of County Commissioners.

**OBJECTIVES AND POLICIES
FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS**

- OBJECTIVE I.3** In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet wide shall be required along the affected rear and/or side yards of the site which abuts land within a residential land use category. In addition, such land uses shall provide within this buffer a landscaping which 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.
- Policy I.3.1** The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.
- Policy I.3.2** The County shall provide for 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 activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, if automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial are not served by a centralized sanitary sewer service, such uses shall be limited to a .25 floor area ratio. If automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial are served by a centralized sanitary sewer service, such uses shall be limited to a .50 floor area ratio.
 2. Neighborhood Commercial activities shall be located on an arterial or collector road;
 3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
 4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and
 5. If neighborhood commercial uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If neighborhood commercial uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.
- Policy I.3.3** The County shall require that mining operations be limited to locations outside of the Designated Urban Development Areas (except for mining operations in existence prior to the date of adoption of this policy, provided that expansions of mined areas of such mining operations shall be required to conform with the provisions of this policy) and Environmentally Sensitive Areas as shown on the Future Land Use Plan Map 2021 of this Comprehensive Plan 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.
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.
 - 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 62C-16, Florida Administrative Code, Mine Reclamation, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code.
 - e. Mining shall be prohibited which will result in an adverse effect on environmentally sensitive areas, such as wetlands, which cannot be restored. In addition, within environmentally sensitive areas, such as wetlands, which can be restored, mitigation will be considered as a last resort using criteria established within Chapter 62-312, Rules of the Florida Department of Environmental Protection, in effect upon adoption of this policy.

Policy I.3.4

The County shall include provisions for drainage, which implement the level of service standard requirements as provided in the Sanitary Sewer, Solid Waste, Drainage, potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy I.3.5	The County shall maximize the conservation and protection of open space, by requiring that minimum percentages of Planned Residential Developments sites shall be set aside as undeveloped area as provided within Policies I.1.6 and I.2.2 of this Comprehensive Plan.
Policy I.3.6	National Flood Insurance Program requirements shall apply to all development within the areas of special flood hazard, floodways, areas of shallow flooding.
Policy I.3.7	Convenient on site traffic flow and needed vehicle parking shall be accomplished, for state roads, through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual and for County roads in conformance with the access management policy contained in the Traffic Circulation Element of the Comprehensive Plan. In addition, the County shall require off street parking to be provided for residential, commercial and industrial uses based upon intensity of use. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size.
Policy I.3.8	The County shall limit the intensity of development by requiring that the length of lots does not exceed 3 times the width of lots, for the location of dwelling units within all land use categories which permit dwelling units. In addition, within all new subdivisions, including Planned Residential Developments and Planned Rural Residential Developments, containing lots less than ten acres in size, the County shall require all roads in a new subdivision be paved to County standards. This policy shall not apply to any existing County maintained road.
Policy I.3.9	The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the requirements of the program.
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.
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.
Policy I.4.2	The County shall encourage growth to locate within designated Community Redevelopment Area(s) to promote urban infill, urban redevelopment, downtown revitalization and existing urban service areas.
Policy I.4.3	The County shall provide recreational facilities, including trails, within designated Community Redevelopment Area(s) and urban infill areas and existing urban service areas.
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.
Policy I.5.1	The County hereby establishes the following provisions for nonconforming; lots, structures and uses of land or structures:

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.
2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.5.2

Density exceptions are only allowed for single lots of record which were established on or before September 9, 1991, as recorded in the official records of Suwannee County and which are not contiguous to other lots or parcels under the same ownership. The density exception shall be made for any such lot described above so that one single family dwelling may be built. "Lot of record" shall mean an individual parcel of property owned on or before September 9, 1991 by the party or successor in interest of such party seeking to construct a single family dwelling unit thereon, or under contract for deed according to which the purchasing party is seeking to construct a single-family dwelling unit thereon, which parcel has been documented by a subdivision plat, deed, agreement, map survey or other drawing recorded in the official public records of Suwannee County on or before September 9, 1991. On lots which are contiguous to other lots or parcels under the same ownership, the owner is entitled to build only one single family dwelling unit on such contiguous lots. These exceptions relate to density only and all development must be consistent with the other provisions of the plan, including concurrency requirements.

OBJECTIVE I.6

The County shall establish 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. 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 preservation policies of this element.

Policy I.6.1

The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be updated annually by the County Historic Preservation Agency.

Policy I.6.2

The County shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
2. The relationship between such work and other structures on the historic housing site;
3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

- OBJECTIVE I.7 The County shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and 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.7.1 The County shall continue to protect community potable water supply wells by prohibiting new land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan, within the 300 foot area designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic serving facilities within the wellfield protection area.
- Policy I.7.2 The County shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.
- Policy I.7.3 The County shall protect high groundwater aquifer recharge areas, as identified in Appendix A of this Comprehensive Plan, by not issuing any development order or permit which allow stormwater disposal to drainage wells and sinkholes; requiring well construction modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health, (in particular, abandoned wells shall be closed in accordance with Chapter 64E-8, Florida Administrative Code in effect upon adoption of this Comprehensive Plan);and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater.
- Policy I.7.4 The County shall include stormwater management and land use design provisions which minimize the direct surface run-off into all surface water bodies and especially the following springs: Branford Spring, Charles Spring, Ellaville Spring, Falmouth Spring, Little River Spring, Peacock Spring, Running Spring, Suwannee Springs, and Telford Spring.
- 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, upon adoption of this Comprehensive Plan.

- 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 maintain regulations which regulate the location of development consistent with United States Department of Interior Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service Soil Survey for the County.
- Policy I.10.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.
- OBJECTIVE I.11 The County shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.11.1 The County shall review proposed development to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.
- OBJECTIVE I.12 The County shall maintain innovative planned residential development regulations. 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 To promote and further the intent of Chapter 333, Florida Statutes, 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.13.1 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 3 statute miles of any usable runway of the airport.
 3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
 4. Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of an 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.13.2 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.14 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.14.1 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.

Suwannee River System

100-year Floodplain Special Planning Area

OVERALL GOAL: To protect and maintain the natural functions of the Suwannee River system (defined as the 100-year floodplain of the Suwannee, Santa Fe, and Ichetucknee Rivers in the County) including floodwater storage and conveyance, water quality assurance, and fish and wildlife habitat, while allowing for the appropriate use and development of the land.

- OBJECTIVE S.1** To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
- Policy S.1.1** The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.
- Policy S.1.2** The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.
- Policy S.1.3** The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
- OBJECTIVE S.2** The County shall take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1** The County shall evaluate unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.
- Policy S.2.2** The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.

- Policy S.2.3 The County shall participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
- Policy S.2.4 The County shall annually monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.5 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County will regulate land use types, densities, and intensities for all lands within the 100-year floodplain of the Suwannee River system and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue nonconforming uses, and bring nonconforming structures into compliance within the floodplain.
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
- Policy S.3.2 The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated April 16, 2013, of the Suwannee River system, which are located outside of the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas - 1 and Environmentally Sensitive Areas - 2 categories, provided that within the Environmentally Sensitive areas -2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site in accordance with the criteria listed in the land use classification policy of this element. In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas (with the exception of water dependent commercial uses and resource-based activities, such as campgrounds of less than 100 campsites may be allowed as special exceptions, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground).
- Policy S.3.3 The County shall, inside designated urban development areas within the 100-year floodplain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per acre in areas not served by centralized potable water systems and sanitary sewer systems. On-site sewage disposal systems shall conform to the standards as specified in Chapter 64E-6, Florida Administrative Code, in effect upon adoption of this policy. Development shall maintain the functions of the floodplain. Within the 100-year floodplain of the Suwannee River System, in order to amend the Future Land Use Plan Map to increase the dwelling unit density greater than 1.0 dwelling unit per acre, such areas shall be served and uses connected to centralized potable water and sanitary

sewer systems. In no case shall such amendment permit a dwelling unit density greater than 2.0 dwelling units per acre. Each individual parcel shall conform to all applicable state and county regulations. In addition, new or expansion of designated urban development areas shall not be located within the 100-year floodplain of the Suwannee River System.

- Policy S.3.4 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of the Suwannee River and any other river of the Suwannee River System, and fifty (50) feet shall be required around all other streams tributary to the Suwannee River system, be maintained for all single-family residential uses and agricultural uses. Excepting single-family residential uses and agricultural, as provided for above, all other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource-based recreational activities within buffer areas; and silviculture conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan.
- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.
- Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.
- Policy S.4.2 The County shall require all habitable structures be elevated no less than one foot above the 100-year flood elevation, provided that any such structures located in the floodway of the Suwannee River system shall be elevated without the use of fill materials.
- Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

II

TRANSPORTATION ELEMENT

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II TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation 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 traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation 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 TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

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

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	I-75 (from Columbia County line to S.R. 136)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
2	I-75 (from C.R. 136 to Hamilton County line)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
3	I-10 (from Madison County to U.S. 90)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
4	I-10 (from U.S. 90 to S.R. 51)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
5	I-10 (from S.R. 51 to C.R. 137)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
6	I-10 (from C.R. 137 to Columbia County line)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
7	U.S. 129/S.R. 51 (from Palm to 70th Street)	4 D	State Highway System	Rural	D
8	U.S. 129/S.R. 51 (from 70th Street to I-10)	4 D	State Highway System	Highway Rural	D
9	U.S. 129/S.R. 51 (from I-10 to Hamilton County line)	2 U	State Highway System	Highway Rural	D
10	S.R. 51 (from Lafayette County line to Southwest Live Oak City Limits)	2 U	State Highway System	Highway Rural	D
11	U.S. 129 (from Feed Mill Ave to Manor Street)	2 U	Minor Arterial	Rural	D
12	U.S. 90 (from Madison County line to I-10)	2 U	State Highway System	Highway Rural	D
13	U.S. 90 (from I-10 to Urban Boundary (133rd Road) of Live Oak)	2 U	State Highway System	Highway Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
14	U.S. 90 (from Urban Boundary (133rd Road) to Northwest City Limits of Live Oak)	2 U	State Highway System	Arterial I Transition	D
15	U.S. 90 (from east City Limits of Live Oak to C.R. 49)	2 U	State Highway System	Arterial Community	D
16	U.S. 90 (from C.R. 49 to Columbia County line)	2 U	State Highway System	Highway Rural	D
17	U.S. 27 (from Southeast Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
18	S.R. 49 (from Gilchrist County line to U.S. 27)	2 U	State Highway System	Highway Rural	D
19	S.R. 247 (from East Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
20	S.R. 136 (from I-75 East ramps to Columbia County line)	2 U	State Highway System	Highway Rural	D
21	C.R. 132 (from I-10 to S.R. 51)	2 U	Major Collector	Rural	D
22	C.R. 795 (from Suwannee County line to I-10)	2 U	Major Collector	Rural	D
23	C.R. 795 (from I-10 to North City Limits of Live Oak)	2 U	Major Collector	Rural	D
24	C.R. 136 (from C.R. 250 to West City Limits of Live Oak)	2 U	Major Collector	Rural	D
25	C.R. 136 (from East City Limits of Live Oak to I-10)	2 U	Major Collector	Rural	D
26	C.R. 136 (from I-10 to I-75)	2 U	Major Collector	Rural	D
27	C.R. 250 (from West Suwannee County line to S.R. 51)	2 U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
28	C.R. 250 (from S.R. 137 to East Suwannee County line)	2 U	Major Collector	Rural	D
29	C.R. 49 (from U.S. 90 to S.R. 20)	2 U	Major Collector	Rural	D
30	C.R. 137 (from S.R. 136 to I-10)	2 U	Major Collector	Rural	D
31	C.R. 137 (from I-10 to U.S. 90)	2 U	Major Collector	Rural	D
32	C.R. 137 (from U.S. 90 to U.S. 20)	2 U	Major Collector	Rural	D
33	C.R. 10-A (from U.S. 137 to U.S. 90)	2 U	Major Collector	Rural	D
34	C.R. 252 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
35	C.R. 252 (from U.S. 129 to East Suwannee County line)	2 U	Major Collector	Rural	D
36	C.R. 349 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
37	C.R. 136-A (from S.R. 51 to C.R. 132)	2 U	Minor Collector	Rural	D
38	C.R. 248 (from Southwest Suwannee County line to U.S. 129)	2 U	Minor Collector	Rural	D
39	C.R. 248 (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
40	C.R. 417 (from S.R. 136 to I-10)	2 U	Minor Collector	Rural	D
41	C.R. 417 (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
42	River Road (from U.S. 129 to C.R. 132)	2 U	Minor Collector	Rural	D
43	Falmouth Road (from C.R. 1322 to U.S. 90)	2 U	Minor Collector	Rural	D
44	Falmouth Road (from U.S. 90 to I-10)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
45	Newburn Road (from I-10 to C.R. 250)	2 U	Minor Collector	Rural	D
46	Clayland Road (from C.R. 250 to S.R. 51)	2 U	Minor Collector	Rural	D
47	Olive Road (from C.R. 132 to U.S. 90)	2 U	Minor Collector	Rural	D
48	Mitchell Road (from River Road to U.S. 90)	2 U	Minor Collector	Rural	D
49	River Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
50	River Road (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
51	Skeen Road (from C.R. 136-A to C.R. 136)	2 U	Minor Collector	Rural	D
52	Adams Road (from C.R. 137 to East Suwannee County line)	2 U	Minor Collector	Rural	D
53	Hogan Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
54	Hogan Road (from I-10 to C.R. 137)	2 U	Minor Collector	Rural	D
55	Flag Pond Road (from C.R. 49 to U.S. 90)	2 U	Minor Collector	Rural	D
56	Beulah Road (from C.R. 250 to Charles Springs Road)	2 U	Minor Collector	Rural	D
57	Charles Springs Road (from Beulah Road to S.R. 51)	2 U	Minor Collector	Rural	D
58	Young Road (from Clayland Road to S.R. 51)	2 U	Minor Collector	Rural	D
59	Alison Road (from S.R. 51 to Luraville Road)	2 U	Minor Collector	Rural	D
60	Marabel Road (from Luraville Road to C.R. 349)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
61	Luraville Road (from Charles Springs Road to C.R. 349)	2 U	Minor Collector	Rural	D
62	Friendship Road (from C.R. 349 to Hughes Road)	2 U	Minor Collector	Rural	D
63	Hughes Road (from S.R. 51 to Brannen Road)	2 U	Minor Collector	Rural	D
64	Holmes Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
65	Prevatt Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
66	Pleasant Hill Road (from Prevatt Road to C.R. 249)	2 U	Minor Collector	Rural	D
67	McAlpin Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
68	Leona Road (from C.R. 49 to Stansal Road)	2 U	Minor Collector	Rural	D
69	Stansal Road (from C.R. 252 to Leona Road)	2 U	Minor Collector	Rural	D
70	Brennan Road (from C.R. 349 to U.S. 129)	2 U	Minor Collector	Rural	D
71	Howell Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
72	Market Road (from C.R. 49 to East Suwannee County line)	2 U	Minor Collector	Rural	D
73	River Junction Road (from U.S. 27 to C.R. 49)	2 U	Minor Collector	Rural	D
74	Ichetucknee Springs Road (from C.R. 137 to Southeast Suwannee County line)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

- Policy II.1.2 The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:
1. For all land uses permit 1 access point for ingress and egress purposes to a single building site;
 2. For all land uses, excepting residential land uses, permit 2 access points, for a single building site, if the minimum distance between the two access points exceeds 20 feet;
 3. For all land uses, excepting residential land uses, permit 3 access points, for a single building site, if the minimum distance between each access point is at least 100 feet; or
 4. For all land uses, excepting residential, permit more than 3 access points, for a single building site where a minimum distance of 1000 feet is maintained between each access point.
- Policy II.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4 The County shall, for any development located within the designated urban development areas, which is required to provide a site plan or any development located within designated urban development areas requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- 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, and by the Suwannee River Resource Planning and Management Committee.

- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1 The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way policy of this element, for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1 The County shall include provisions which require all structures along new or realigned collector or arterial roadways to provide an additional setback of 50 feet as measured from the centerline of the right-of-way 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.

III

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 through the year 2023, 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:

- a. "Moderate Income Person" 120 percent of the median income.
- b. "Low Income Person" 80 percent of the median income.
- c. "Very Low Income Person" 50 percent of the median income.
- d. "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 subject to the 100-year flood, 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. In addition, the County shall continue to rehabilitate substandard dwelling units through the State Housing Initiatives Partnership Program and the Community Development Block Grant Program.
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 and shall regulate alterations, demolitions, relocation and new construction for historically significant housing .
OBJECTIVE III.3	The County shall continue to make available site opportunities for extremely low, very low, low and moderate income families, households with special housing needs, rural and farmworker housing and manufactured housing through the Future Land Use Element, in order to provide adequate sites for extremely low, very low, low and moderate-income households, address the creation and/or preservation of affordable housing and address adequate sites and the distribution of housing types. The County shall use the resources of the State Housing Initiatives Partnership and Community Development Block Grant programs to address these needs.
Policy III.3.1	The County's Local Planning Agency shall address the creation and/or preservation of affordable housing for extremely low, very low and low, and moderate-income persons, persons with special housing needs and rural and farm worker housing through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
Policy III.3.2	The County shall address adequate sites and distribution of housing types.
OBJECTIVE III.4	The County shall continue to facilitate the provision of group homes such as Long Term Residential Care facilities or foster care facilities, as licensed or funded by the Florida Department of Children and Families within residential areas or areas of residential character. The term group homes shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the 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 the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts 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 adult congregate 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 within medium and high density residential land use categories based upon the following criteria:
1. The County shall approve the siting of a community residential home, unless the County determines that the siting of the home at the site selected;
 - a. Does not meet applicable licensing criteria established and determined by the Florida Department of Children and Families and the Florida Agency for Health Care Administration including requirements that the home be located to assure the safe care and supervision of all clients in the home; and
 - b. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area).
- The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the 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.
- 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.

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

Policy III.5.2 The County shall apply for federal and state housing assistance when the County can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by County staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the County may decline to apply for such assistance program until such time as the raw scores improve the County's standing for award.

Policy III.5.3 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan_Map amendments.

OBJECTIVE III.6 The County shall continue to provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that no person may undertake alteration of the exterior part of County designated historic housing or demolish or relocate such housing without the Board of County Commissioners review and approval of such demolition alteration or relocation.

Policy III.6.1 The County hereby provides that after conducting a public hearing, the Board of County Commissioners shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of County designated historic housing and shall approve or deny such applications based upon the following guidelines:

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
2. The relationship between such work and other structures on the historic housing site;
3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use or his or her property.

- OBJECTIVE III.7 The County shall continue to require that relocation housing is available as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents.
- Policy III.7.1 The availability of relocation housing shall be researched and verified by County staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the County, which result in the displacement of residents.
- OBJECTIVE III.8 The County shall continue to coordinate information regarding County housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs and in addition the County shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The County shall coordinate County housing programs with the Housing Authority and provide public participation opportunities for the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.

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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 Strategic Regional Policy Plan and the various elements of this Comprehensive Plan

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

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

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

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

1. 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 COUNTY'S POPULATION.

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

Policy IV.2.1

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
City of Live Oak Centralized Sanitary Sewer System	134 gallons per capita per day
Town of Branford Centralized Sanitary Sewer System	114 gallons per capita per day
Advent Christian Village Centralized Sanitary Sewer System	100 gallons per capita per day

Policy IV.2.2

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

Policy IV.2.3

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

1. The County shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area classified industrial on the Future Land Use Plan Map, or uses for industrial or manufacturing purposes, or its equivalent, where a centralized sanitary sewer system is available within 1/4 mile of the area used or classified industrial, or where the likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
3. The County shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

Policy IV.2.4

The County shall continue to permit package wastewater treatment facilities to serve development until such time as a centralized sanitary sewer system is accessible conditioned on the requirements stipulated within the wastewater facilities policy of this element, but in any case such package wastewater facilities shall not be permitted to operate 5 years after the date such centralized sanitary sewer system is scheduled on the 5-year Schedule of Improvements or completion of the centralized sanitary sewer system, whichever is earlier.

Policy IV.2.5 The County shall permit a residential density in excess of 1.0 dwelling unit per acre only within areas served by sanitary sewer systems.

SOLID WASTE FACILITY SUB ELEMENT

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

OBJECTIVE IV.3.1 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.3.1.1 The County hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Residual capacity of landfill

Policy IV.3.1.2 The County shall schedule, design operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV.3.1.3 The County shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

Policy IV.3.1.4 Solid waste disposal facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills) shall be designed to prevent air, water and soil pollution, and danger to public health and safety.

OBJECTIVE IV.3.2 The siting of solid waste facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills), shall be consistent with the Future Land Use Element.

Policy IV.3.2.1 Class I landfills and Class III landfills (construction and demolition) shall not be located within five statute miles of any airport. Class I landfills shall not be located within 3,000 feet surrounding the following areas of interest including:

1. Conservation, recreation and environmentally sensitive land uses;
2. Major water wells;
3. Designated urban development areas;
4. Travel destinations;
5. Catalyst site;
6. Wetlands; and
7. Areas of high groundwater aquifer recharge identified on Illustration A-X of the Future Land Use Plan Map Series of this Comprehensive Plan.

Policy IV.3.2.2 Site criteria for solid waste facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills), shall include, at a minimum, the following:

1. Applicant has sufficient title, right or interest in all of the property which is proposed for a solid waste facility;
2. Applicant has the financial ability to undertake the proposed solid waste facility;
3. Applicant has the technical ability to design, construct, operate, maintain, close and (if applicable) accomplish post-closure care of the solid waste facility;
4. Roads and intersections in the vicinity of the proposed solid waste facility will safely and conveniently handle the traffic attributable to the solid waste facility;
5. The applicant shall consult with the Florida Fish and Wildlife Conservation Commission to determine the likelihood of there being state or federally listed fish and wildlife species that could reasonably be affected by the construction and operation of Class I and Class III landfills. If such likelihood is determined, then the applicant shall have the proposed site surveyed using generally accepted biological protocols by a biologist familiar with the habitat and seasonal requirement for those listed species. The applicant shall submit the survey to the County;
6. Proposed solid waste facility will not unreasonably adversely affect existing uses and scenic character;
7. Proposed solid waste facility will not unreasonably adversely affect air quality;
8. Proposed solid waste facility will not unreasonably adversely affect surface water quality;
9. Proposed solid waste facility will not unreasonably adversely affect other natural resources;
10. Proposed solid waste facility will be located on soils suitable for the nature of the undertaking and the solid waste facility must not cause unreasonable sedimentation or erosion of soil;
11. Proposed solid waste facility will not pose an unreasonable risk that a discharge to a groundwater aquifer will occur;
12. Adequate provision for utilities and no unreasonable adverse effect on existing or proposed utilities; and
13. Proposed solid waste facility will not unreasonably cause or increase flooding.
14. The applicant for a solid waste facility shall provide an analysis of the subject site to ensure that the aforementioned criteria are satisfied.

DRAINAGE FACILITY SUB ELEMENT

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

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

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

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, in effect upon amendment of this Comprehensive Plan within the County, stormwater management 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 Natural Resources 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 issues.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

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

- Policy IV.4.2 The County shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.
- Policy IV.4.3 In order to maintain the water quality of the natural surface water bodies and natural floodways of rivers, streams and creeks, native vegetation within such natural surface water bodies and floodways shall be retained in a natural state. Harvesting, cutting and clearing activities, excluding silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan, shall be restricted to the removal of exotic weeds. Such removal of exotic weeds shall only be conducted as part of a vegetative management program, and shall be consistent with federal, state and water management district regulations.

POTABLE WATER FACILITY SUB ELEMENT

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

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
City of Live Oak Community Potable Water System	164 gallons per capital per day
Town of Branford Community Potable Water System	120 gallons per capita per
Advent Christian Village Community Potable Water System	140 gallons per capita per
Florida Sheriff's Boy's Ranch Community Potable Water System	117 gallons per capita per day
Wayne Frier's Mobile Home Park Community Potable Water System	67 gallons per capita per day
Wellborn Community Potable Water System	59 gallons per capita per day

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

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

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

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

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

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

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

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

Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater; and

5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

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

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

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

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

V

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 designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

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

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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

Policy V.2.2	The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chickenhouses, to be located adjacent to the County's surface water bodies.
Policy V.2.3	The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the State of Florida, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.
Policy V.2.4	The County shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this element.
Policy V.2.5	The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
Policy V.2.6	The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
Policy V.2.7	The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and shall continue to enforce the provisions of the National Flood Insurance Program.
Policy V.2.8	Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection, in effect upon amendment of this Comprehensive Plan. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically

adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy 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 limit development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 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's land development regulations shall include the following conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit:
1. The location, site design and buffer requirements for the facility shall consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers;
 2. The facility shall access to principal arterials and major intersections;
 3. The facility shall be required to be served by a community potable water system and a centralized sanitary sewer system; and
 4. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

- Policy V.2.14 The County shall require a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, and 50 feet adjacent to all other streams tributary to any such Outstanding Florida Water and any other river of the Suwannee River System, be maintained for all single-family residential uses and agricultural uses. Excepting single family residential uses and agricultural uses, as provided for above 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 Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource based recreational activities within buffer areas; and silviculture activities conducted in accordance with the silviculture policies of this element.
- Policy V.2.15 The County shall require a 50-foot minimum undisturbed vegetated buffer adjacent to all other perennial rivers, streams and creeks, unless said waterbodies are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas in accordance with the silviculture policies of this element.
- Policy V.2.16 Silviculture practices conducted in Agricultural, Conservation and Environmentally Sensitive Area land use categories designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with the silviculture policies of this element as modified by the following standards:
- Conduct silviculture practices in a manner that:
1. The natural hydrology and hydro-period of wetlands are maintained and state water quality standards are not violated;
 2. There is no conversion of wetland systems to upland systems; and
 3. There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to restore the wetlands as they existed prior to having been degraded or altered.
- Policy V.2.17 Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that:

1. The Primary Streamside Management Zone criteria, contained in best management practices as provided in Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service), will be applied within 150 feet of Outstanding Florida Waters as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, however, the 75 feet immediately adjacent to and including the normally recognized bank of such Outstanding Florida Waters and any other river of the Suwannee River System shall be left in its natural state as an undisturbed vegetated buffer pursuant to Chapter 40B-4.3030(12), Florida Administrative Code, in effect upon adoption of this policy; and
2. The Primary Streamside Management Zone criteria in forested wetland areas shall be applied within 75 feet of perennial rivers, streams and creeks greater than 30 feet in width if the silviculture policies of this element do not apply.

Policy V.2.18	Following the publication of any future editions of the Silviculture Best Management Practices Manual 2008 edition, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service or Management Guidelines for Forested Wetlands in Florida, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service and Florida Forestry Association, the County shall review and consider any such editions for adoption as an amendment to this Comprehensive Plan.
Policy V.2.19	The County hereby adopts and shall maintain a Master Ecological Corridor Protection Map, Illustration A-XII, covering the upland areas within 1/4 mile of the natural waterways in the Suwannee River, Santa Fe River, Lake Louise and the Itchenutuckee River to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.
OBJECTIVE V.3	The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
Policy V.3.1	The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The County shall review any comments provided by the Soil and Water Conservation District concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils by the proposed development.
Policy V.3.3	The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site to be maintained as open spaces to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

Policy V.3.4	The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
OBJECTIVE V.4	The County shall continue to include within the land development regulations,-best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify, as provided in the critical wildlife habitat policy of this element, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission 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 on an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
Policy V.4.4	The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
Policy V.4.5	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 Game and Fresh Water Fish Commission to conduct inventories of State and federally protected plant and animal species in the County.
Policy V.4.8	The County shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring 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 Critical Wildlife Conservation Areas to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
Policy V.4.9	The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
Policy V.4.10	The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
Policy V.4.11	The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies and enhancing non-point pollution treatment on public lands to require swales in road rights of way, install retention areas designed in a park like setting along roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.
Policy V.4.12	The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.

OBJECTIVE V.5	<p>The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;</p> <ol style="list-style-type: none"> 1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011; 2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011; 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011; 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and 5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011. <p>The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.</p>
Policy V.5.1	<p>The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.</p>
Policy V.5.2	<p>The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.</p>
Policy V.5.3	<p>The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.</p>
Policy V.5.4	<p>The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.</p>
Policy V.5.5	<p>The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.</p>

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 balance 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 is 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 SPACE GOAL, OBJECTIVES AND POLICIES

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

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

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

OBJECTIVE VI.2 The County shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined based upon the 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 Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The County shall require new subdivisions or re-subdivisions to allocate land 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 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 when the County population exceeds 50,000 population and for every 50,000 population thereafter.
Fishing (non-boat)	1 access point when the County population exceeds 10,000 population and for every 10,000 population thereafter.
Fishing (boat)	1 boat ramp when the County population exceeds 7,500 and for every 7,500 population thereafter.
Camping (recreation vehicle and tent)	1 acre of campground within a 25 mile radius of the County when the County population exceeds 25,000 population and for every 25,000 population thereafter.
Picnicking	1 picnic table when the County population exceeds 500 persons and for every 500 population thereafter.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County when the County population exceeds 10,000 population and for every 10,000 population thereafter.
Nature Study	7 acres of wildlife management area within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 population thereafter.
Bicycling	1 mile of local roadway when the County population exceeds 1,000 and for every 1,000 population thereafter.

Policy VI.3.2

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	1 multi-purpose playing field when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Baseball/Softball	1 baseball/softball field when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Tennis	1 tennis court when the County population exceeds 3,000 population and for every 3,000 population thereafter.
Swimming (pool)	1 pool when the County population exceeds 50,000 population and for every 50,000 population thereafter.

	ACTIVITY	LEVEL OF SERVICE STANDARD
	Basketball	1 basketball court when the County population exceeds 5,000 population and for every 5,000 population thereafter.
	Equipped Play Area	1 equipped play area when the County population exceeds 5,000 population and for every 5,000 population thereafter.
	Physical Exercise	1 physical exercise track when the County population exceeds 25,000 population and for every 25,000 population thereafter.
	Multi-purpose Handball/Racquetball Court	1 court when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Policy VI.3.3	The County hereby adopts the following level of service standards for local and Regional park minimum acreage requirements:	
	ACTIVITY	LEVEL OF SERVICE STANDARD
	Local Parks	2.0 acres per 1,000 population
	Regional Parks	3.0 acres per 1,000 population
Policy VI.3.4	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.	
OBJECTIVE VI.4	The County shall maintain the acreage currently available in open space within the rural areas of the County.	
Policy VI.4.1	The County shall maintain the acreage currently available in open space within the rural areas of the County.	
Policy VI.4.2	The County, as part of the procedure for monitoring land 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.	
OBJECTIVE VI.5	The County hereby adopts and shall maintain a Master Greenway Trails Map, Illustration A-XIII, including existing and proposed recreational trail systems and conservation greenways, to link existing and new open space, trailheads and outdoor recreational areas together.	
Policy VI.5.1	Land acquisition efforts will focus on continuing to establish new linkages and enhancing existing greenways and recreation trail systems, including acquiring land for destination activities and trailheads.	

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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, State and other units of government providing services but not having regulatory authority over the use of land.

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

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

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

Policy VII.1.5	The County shall 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.1.6	The County recognizes airport master plans for general aviation airports located with 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 Fish and Wildlife Conservation Commission and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
Policy VII.2.1	The County, as part of the subdivision, multi-family, commercial and industrial review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
Policy VII.2.2	The County, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
Policy VII.2.3	The County's administrative officer shall provide preliminary plats, and site and development plans for multi-family, commercial and industrial development to adjacent local governments, for review and comment, when the development is within 2 miles of the adjacent local government's political boundary.
OBJECTIVE VII.3	The County shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
Policy VII.3.1	The County, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Water Management District, adjacent local governments and the School Board prior to such amendment.
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 through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
OBJECTIVE VII.5	The County shall upon adoption of this objective, 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 the County's public facilities less than the level of service standard established within the Comprehensive Plan.
Policy VII.7.1	In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipalities and the School Board.
OBJECTIVE VII.8	The County shall coordinate with the Suwannee River Basin Nutrient Management Working Group to address solutions to any identified nutrient loading problems with the potential for impacting the water resources of the County.
Policy VII.8.1	The County shall use the findings of the Suwannee River Basin Nutrient Management Working Group to formulate a strategy to address solutions to identified nutrient loading problems with the potential for impacting the surface and groundwater resources of the County.
OBJECTIVE VII.9	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.9.1	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.9.2	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.9.3	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.9.4	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.9.5 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.9.6 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.9.7 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.9.8 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.9.9 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, Part II, Florida Statutes, as amended.

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 orders or permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The County shall use the level of service standards, contained within the respective plan elements of this Comprehensive Plan in reviewing impacts of new development and redevelopment upon the provision of public facilities.

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	I-75 (from Columbia County line to S.R. 136)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
2	I-75 (from C.R. 136 to Hamilton County line)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
3	I-10 (from Madison County to U.S. 90)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
4	I-10 (from U.S. 90 to S.R. 51)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
5	I-10 (from S.R. 51 to C.R. 137)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
6	I-10 (from C.R. 137 to Columbia County line)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
7	U.S. 129/S.R. 51 (from Palm to 70th Street)	4 D	State Highway System	Rural	D
8	U.S. 129/S.R. 51 (from 70th Street to I-10)	4 D	State Highway System	Highway Rural	D
9	U.S. 129/S.R. 51 (from I-10 to Hamilton County line)	2 U	State Highway System	Highway Rural	D
10	S.R. 51 (from Lafayette County line to Southwest Live Oak City Limits)	2 U	State Highway System	Highway Rural	D
11	U.S. 129 (from Feed Mill Ave to Manor Street)	2 U	Minor Arterial	Rural	D
12	U.S. 90 (from Madison County line to I-10)	2 U	State Highway System	Highway Rural	D
13	U.S. 90 (from I-10 to Urban Boundary (133rd Road) of Live Oak)	2 U	State Highway System	Highway Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
14	U.S. 90 (from Urban Boundary (133rd Road) to Northwest City Limits of Live Oak)	2 U	State Highway System	Arterial I Transition	D
15	U.S. 90 (from east City Limits of Live Oak to C.R. 49)	2 U	State Highway System	Arterial Community	D
16	U.S. 90 (from C.R. 49 to Columbia County line)	2 U	State Highway System	Highway Rural	D
17	U.S. 27 (from Southeast Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
18	S.R. 49 (from Gilchrist County line to U.S. 27)	2 U	State Highway System	Highway Rural	D
19	S.R. 247 (from East Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
20	S.R. 136 (from I-75 East ramps to Columbia County line)	2 U	State Highway System	Highway Rural	D
21	C.R. 132 (from I-10 to S.R. 51)	2 U	Major Collector	Rural	D
22	C.R. 795 (from Suwannee County line to I-10)	2 U	Major Collector	Rural	D
23	C.R. 795 (from I-10 to North City Limits of Live Oak)	2 U	Major Collector	Rural	D
24	C.R. 136 (from C.R. 250 to West City Limits of Live Oak)	2 U	Major Collector	Rural	D
25	C.R. 136 (from East City Limits of Live Oak to I-10)	2 U	Major Collector	Rural	D
26	C.R. 136 (from I-10 to I-75)	2 U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
27	C.R. 250 (from West Suwannee County line to S.R. 51)	2 U	Major Collector	Rural	D
28	C.R. 250 (from S.R. 137 to East Suwannee County line)	2 U	Major Collector	Rural	D
29	C.R. 49 (from U.S. 90 to S.R. 20)	2 U	Major Collector	Rural	D
30	C.R. 137 (from S.R. 136 to I-10)	2 U	Major Collector	Rural	D
31	C.R. 137 (from I-10 to U.S. 90)	2 U	Major Collector	Rural	D
32	C.R. 137 (from U.S. 90 to U.S. 20)	2 U	Major Collector	Rural	D
33	C.R. 10-A (from U.S. 137 to U.S. 90)	2 U	Major Collector	Rural	D
34	C.R. 252 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
35	C.R. 252 (from U.S. 129 to East Suwannee County line)	2 U	Major Collector	Rural	D
36	C.R. 349 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
37	C.R. 136-A (from S.R. 51 to C.R. 132)	2 U	Minor Collector	Rural	D
38	C.R. 248 (from Southwest Suwannee County line to U.S. 129)	2 U	Minor Collector	Rural	D
39	C.R. 248 (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
40	C.R. 417 (from S.R. 136 to I-10)	2 U	Minor Collector	Rural	D
41	C.R. 417 (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
42	River Road (from U.S. 129 to C.R. 132)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
43	Falmouth Road (from C.R. 1322 to U.S. 90)	2 U	Minor Collector	Rural	D
44	Falmouth Road (from U.S. 90 to I-10)	2 U	Minor Collector	Rural	D
45	Newburn Road (from I-10 to C.R. 250)	2 U	Minor Collector	Rural	D
46	Clayland Road (from C.R. 250 to S.R. 51)	2 U	Minor Collector	Rural	D
47	Olive Road (from C.R. 132 to U.S. 90)	2 U	Minor Collector	Rural	D
48	Mitchell Road (from River Road to U.S. 90)	2 U	Minor Collector	Rural	D
49	River Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
50	River Road (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
51	Skeen Road (from C.R. 136-A to C.R. 136)	2 U	Minor Collector	Rural	D
52	Adams Road (from C.R. 137 to East Suwannee County line)	2 U	Minor Collector	Rural	D
53	Hogan Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
54	Hogan Road (from I-10 to C.R. 137)	2 U	Minor Collector	Rural	D
55	Flag Pond Road (from C.R. 49 to U.S. 90)	2 U	Minor Collector	Rural	D
56	Beulah Road (from C.R. 250 to Charles Springs Road)	2 U	Minor Collector	Rural	D
57	Charles Springs Road (from Beulah Road to S.R. 51)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
58	Young Road (from Clayland Road to S.R. 51)	2 U	Minor Collector	Rural	D
59	Alison Road (from S.R. 51 to Luraville Road)	2 U	Minor Collector	Rural	D
60	Marabel Road (from Luraville Road to C.R. 349)	2 U	Minor Collector	Rural	D
61	Luraville Road (from Charles Springs Road to C.R. 349)	2 U	Minor Collector	Rural	D
62	Friendship Road (from C.R. 349 to Hughes Road)	2 U	Minor Collector	Rural	D
63	Hughes Road (from S.R. 51 to Brannen Road)	2 U	Minor Collector	Rural	D
64	Holmes Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
65	Prevatt Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
66	Pleasant Hill Road (from Prevatt Road to C.R. 249)	2 U	Minor Collector	Rural	D
67	McAlpin Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
68	Leona Road (from C.R. 49 to Stansal Road)	2 U	Minor Collector	Rural	D
69	Stansal Road (from C.R. 252 to Leona Road)	2 U	Minor Collector	Rural	D
70	Brennan Road (from C.R. 349 to U.S. 129)	2 U	Minor Collector	Rural	D
71	Howell Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
72	Market Road (from C.R. 49 to East Suwannee County line)	2 U	Minor Collector	Rural	D
73	River Junction Road (from U.S. 27 to C.R. 49)	2 U	Minor Collector	Rural	D
74	Ichetucknee Springs Road (from C.R. 137 to Southeast Suwannee County line)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
City of Live Oak Centralized Sanitary Sewer System	134 gallons per capita per day
Town of Branford Centralized Sanitary Sewer System	114 gallons per capita per day
Advent Christian Village Centralized Sanitary Sewer System	100 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Residual capacity of landfill

DRAINAGE LEVEL OF SERVICE STANDARDS

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

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, in effect upon amendment of this Comprehensive Plan within the County, stormwater management 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 Natural Resources 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 issues.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect upon amendment of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum condition necessary to assure the suitability of water for the designated use of its classification as established in Chapter 63-302, Florida Administrative Code, in effect upon amendment of this Comprehensive Plan.

POTABLE WATER LEVEL OF SERVICE STANDARDS

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
City of Live Oak Community Potable Water System	164 gallons per capital per day
Town of Branford Community Potable Water System	120 gallons per capita per

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Advent Christian Village Community Potable Water System	140 gallons per capita per
Florida Sheriff's Boy's Ranch Community Potable Water System	117 gallons per capita per day
Wayne Frier's Mobile Home Park Community Potable Water System	67 gallons per capita per day
Wellborn Community Potable Water System	59 gallons per capita per day

RECREATION LEVEL OF SERVICE STANDARDS

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 when the County population exceeds 50,000 population and for every 50,000 population thereafter.
Fishing (non-boat)	1 access point when the County population exceeds 10,000 population and for every 10,000 population thereafter.
Fishing (boat)	1 boat ramp when the County population exceeds 7,500 and for every 7,500 population thereafter.
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County when the County population exceeds 25,000 population and for every 25,000 population thereafter.
Picnicking	1 picnic table when the County population exceeds 500 persons and for every 500 population thereafter.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County when the County population exceeds 10,000 population and for every 10,000 population thereafter.
Nature Study	7 acres of wildlife management area within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 population thereafter.
Bicycling	1 mile of local roadway when the County population exceeds 1,000 and for every 1,000 population thereafter.

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	1 multi-purpose playing field when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Baseball/Softball	1 baseball/softball field when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Tennis	1 tennis court when the County population exceeds 3,000 population and for every 3,000 population thereafter.
Swimming (pool)	1 pool when the County population exceeds 50,000 population and for every 50,000 population thereafter.
Basketball	1 basketball court when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Equipped Play Area	1 equipped play area when the County population exceeds 5,000 population and for every 5,000 population thereafter.
Physical Exercise	1 physical exercise track when the County population exceeds 25,000 population and for every 25,000 population thereafter.
Multi-purpose Handball/Racquetball Court	1 court when the County population exceeds 5,000 population and for every 5,000 population thereafter.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

Policy VIII.2.2	<p>The County shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the need for new public parks and open space lands for local and regional parks minimum acreage requirements.</p> <table> <tr> <th>ACTIVITY</th><th>LEVEL OF SERVICE STANDARD</th></tr> <tr> <td>Local Parks</td><td>2.0 acres per 1,000 population</td></tr> <tr> <td>Regional Parks</td><td>3.0 acres per 1,000 population</td></tr> </table>	ACTIVITY	LEVEL OF SERVICE STANDARD	Local Parks	2.0 acres per 1,000 population	Regional Parks	3.0 acres per 1,000 population
ACTIVITY	LEVEL OF SERVICE STANDARD						
Local Parks	2.0 acres per 1,000 population						
Regional Parks	3.0 acres per 1,000 population						
Policy VIII.2.3	The County shall require that public facilities which serve such development have a capacity 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 the Comprehensive Plan.						
Policy VIII.2.4	The County shall require an amendment to this Comprehensive Plan for the elimination, deferral or delay of construction of any transportation capital improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the County's 5-year Schedule for the Capital Improvements Element.						
OBJECTIVE VIII.3	The County shall include subdivision improvement standards within the land development regulations which require that, the subdivider, at his or her expense, shall grade and improve streets, street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.						
Policy VIII.3.1	The County shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.						
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 or 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.

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
2014-2018

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COSTS	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Health Education Facility and Remodel of Existing Core 13 additional classrooms 285 student stations	2015	\$3,982,961	Suwannee-Hamilton Area Vocational Technical Center	School District	YES
Branford Middle School 3 additional classrooms 66 student stations	2014	\$280,000	Branford Middle School	School District	Yes
Construction of NE Perimeter Road	2014	\$2,478,434	From U.S. 90 to U.S. 129	Florida Department of Transportation	YES
New Road Construction 29th Road	2015	\$1,004,205	From CR 252 to SR 10/US 90	Florida Department of Transportation	YES
New Road Construction 122nd Street	2016	\$930,602	From US 129 to CR 49	Florida Department of Transportation	YES

Source: Data and Analysis Report, November 30, 1987, Revised February 1990, June 1992. School District Five-Year Work Plan Fiscal Year 2012-2013. Florida Department of Transportation Five-Year Work Program Fiscal Year 2014-2018.

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 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with 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. 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 5-Year Schedule of the Capital Improvements Element; or
 - (2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a 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 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include translocation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.
 - 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 on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than five years for facilities that are part of the Florida Intrastate Highway System and three years after issuance of a certificate of occupancy or its functional equivalent for all other transportation facilities.

4. For Public School Facilities

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

CONCURRENCY DETERMINATION PROCEDURES

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

1. Traffic Circulation;
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 Highway Capacity Manual, 2010; or
 - (3) Conduct a traffic impact analysis following the procedures outlined by the Florida Department of Transportation, Transportation Impact Handbook, dated August 12, 2010.
 - b. If the applicant chooses to 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 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.
 - 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 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 twelve months from the date of issuance.

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 orders permitting redevelopment;
4. Issuance of new development orders permitting new development.

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

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to 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 5-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 5-Year schedule is proposed, the applicant may request the County to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting 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).

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the County. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177(12), 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 City in conjunction with the Five-Year Schedule of Capital Improvements of the Capital Improvements Element of this Comprehensive Plan. Concurrency service areas are established on a less than 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 LESS THAN COUNTY-WIDE BASIS. THE IMPLEMENTATION OF SCHOOL CONCURRENCY WILL BE ACCOMPLISHED BY ADHERING TO AND RECOGNIZING THE CITY'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	<p>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:</p> <ol style="list-style-type: none"> 1. Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes; 2. Middle: 100 percent of permanent 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 permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes. 4. High: 100 percent of permanent 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 less than 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 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. 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 achieve and maintain the adopted level of service standards 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 areas on a less than districtwide basis 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 City shall demonstrate that adopted level of service standards will be achieved and maintained on a less than 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 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.

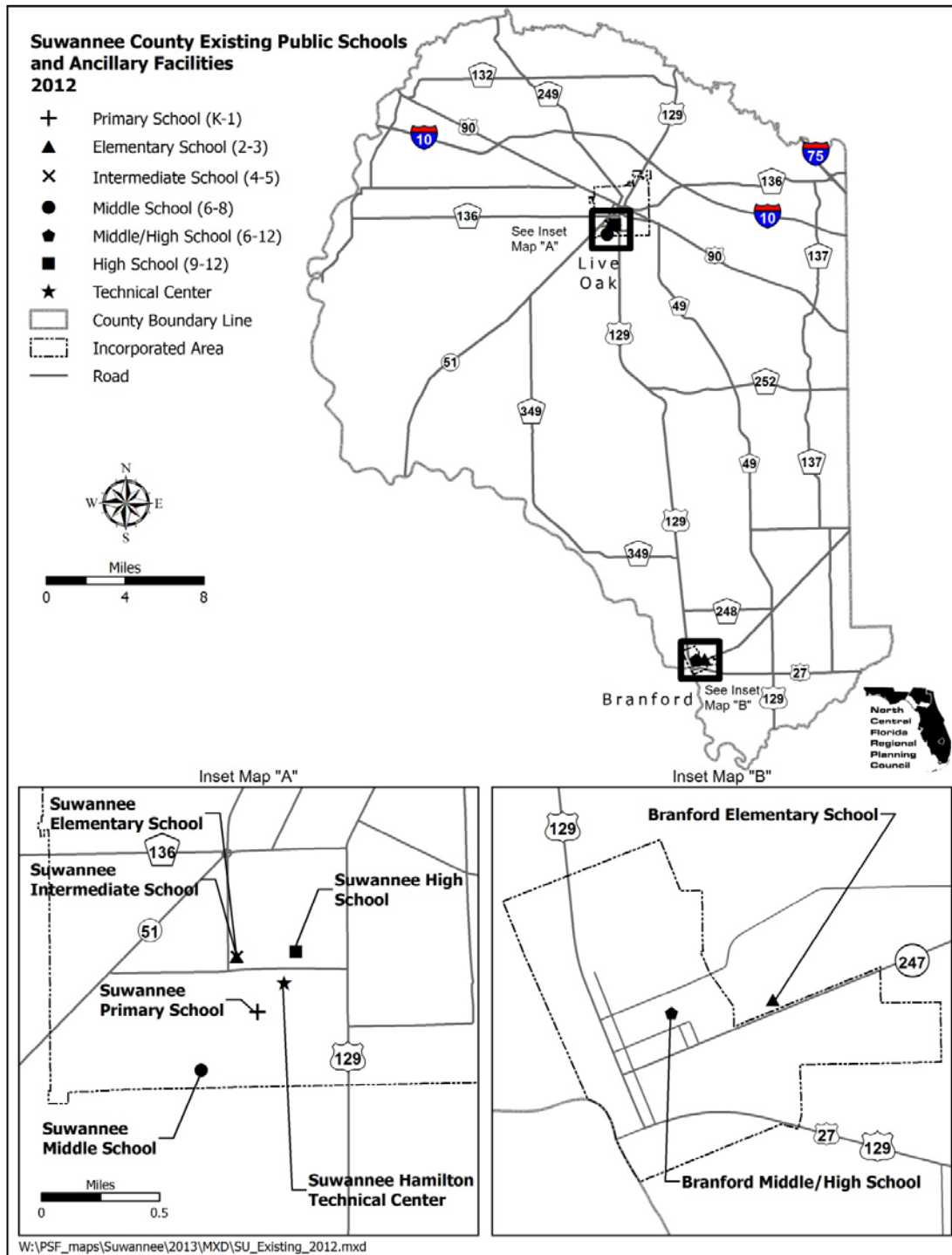
Policy IX.6.1	The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public School Facility Planning.
Policy IX.6.2	The 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 are and 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 permanent 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.

APPENDIX A

ILLUSTRATION A-I



IX - 10



ILLUSTRATION A-III

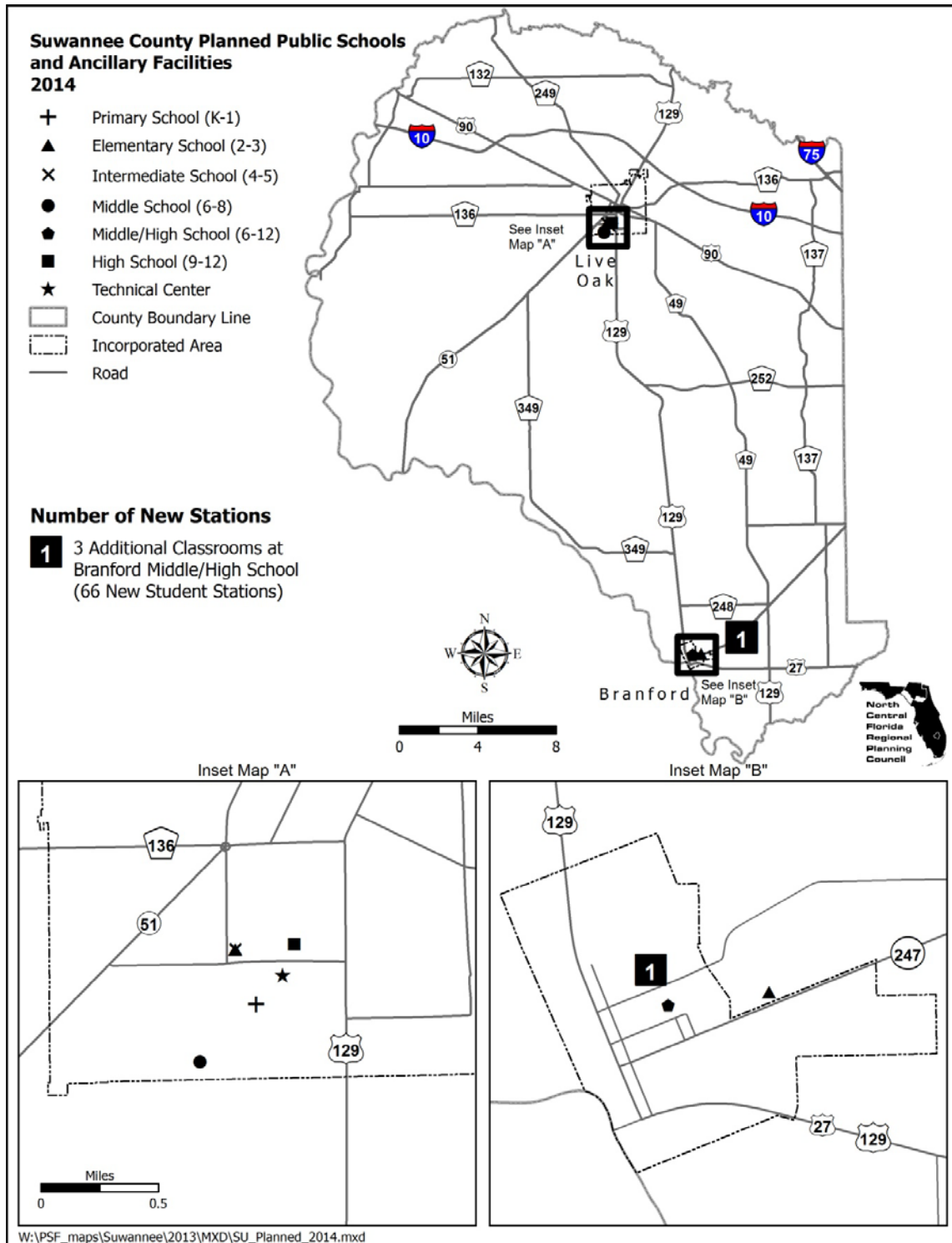


ILLUSTRATION A-IV

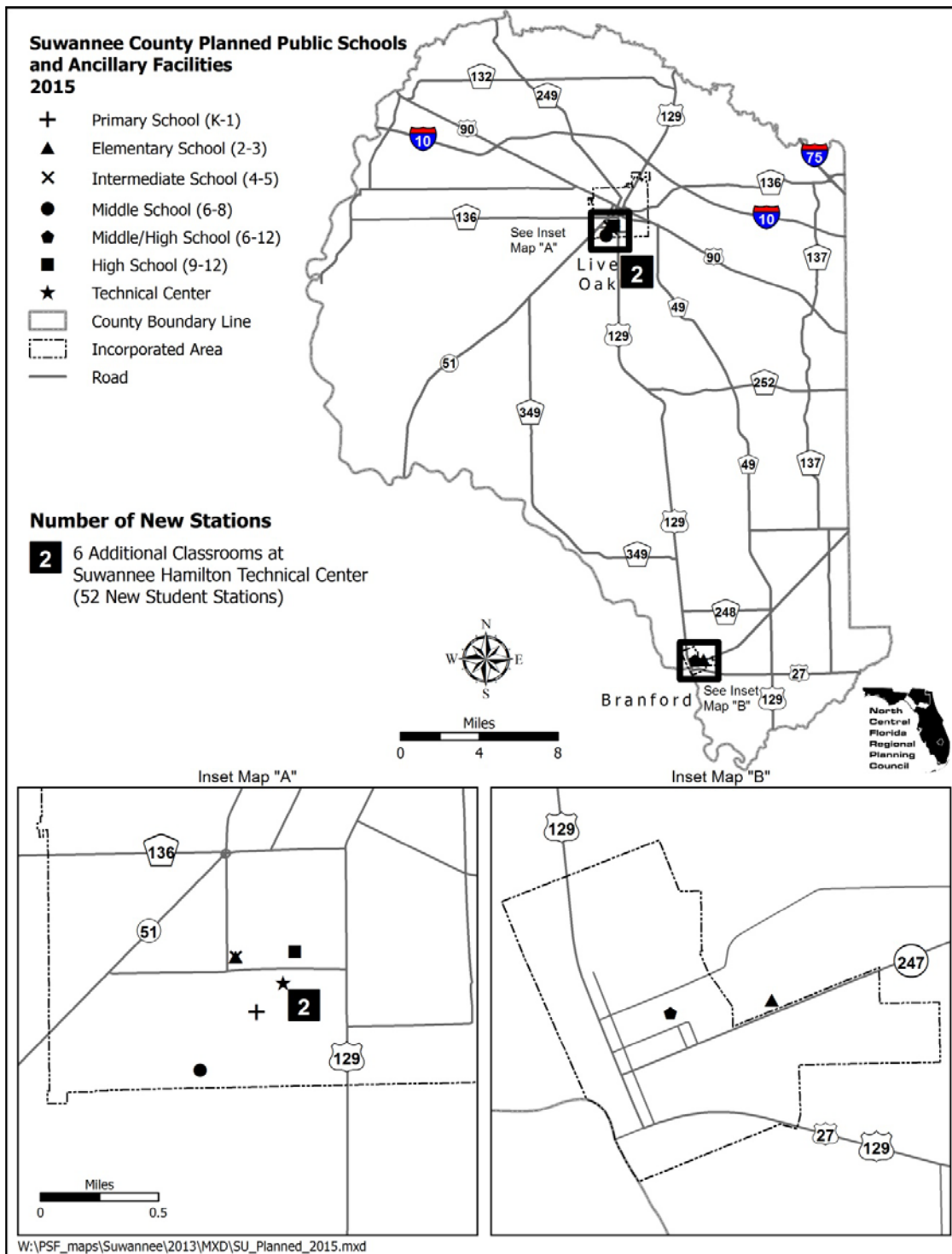


ILLUSTRATION A-V

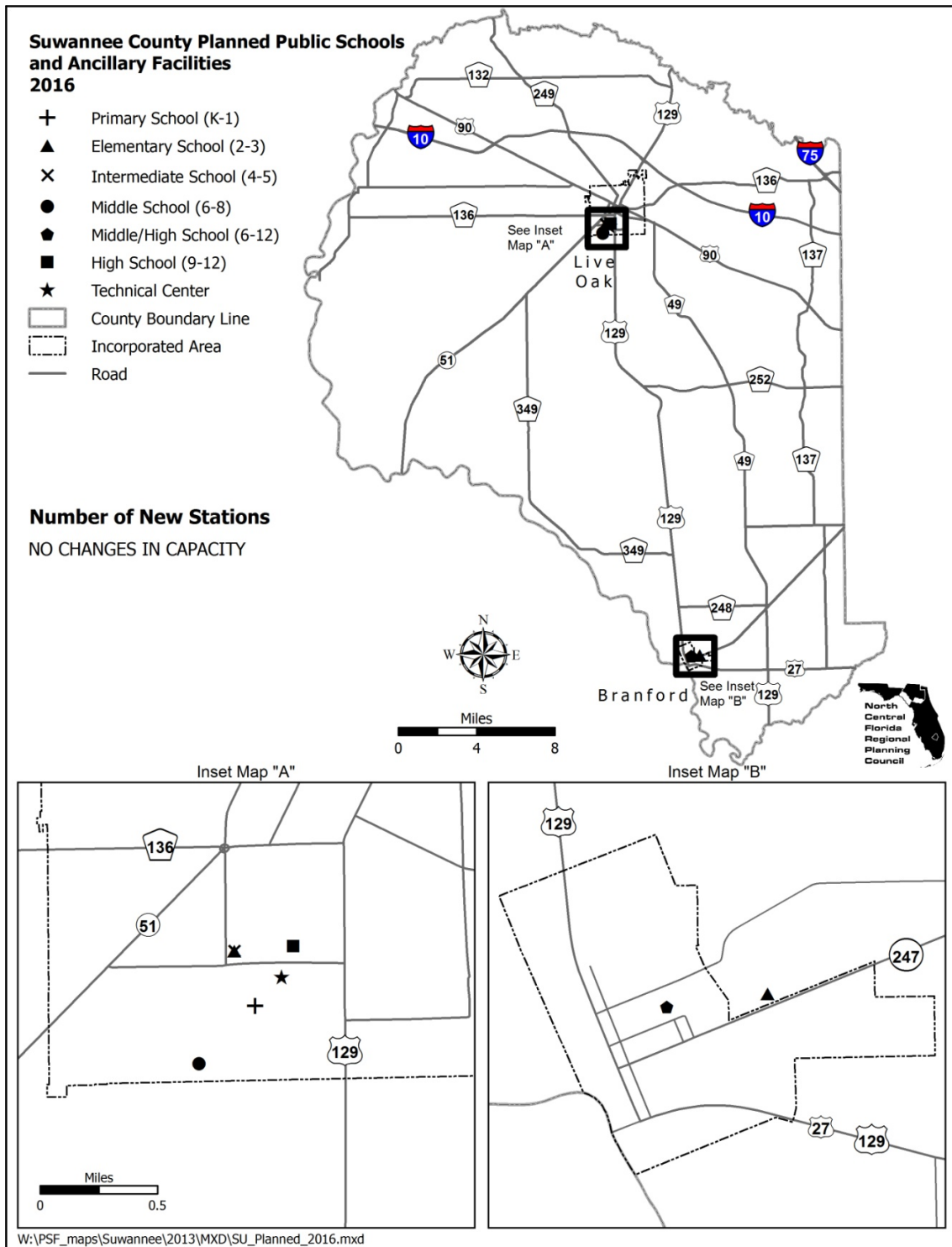


ILLUSTRATION A-VI

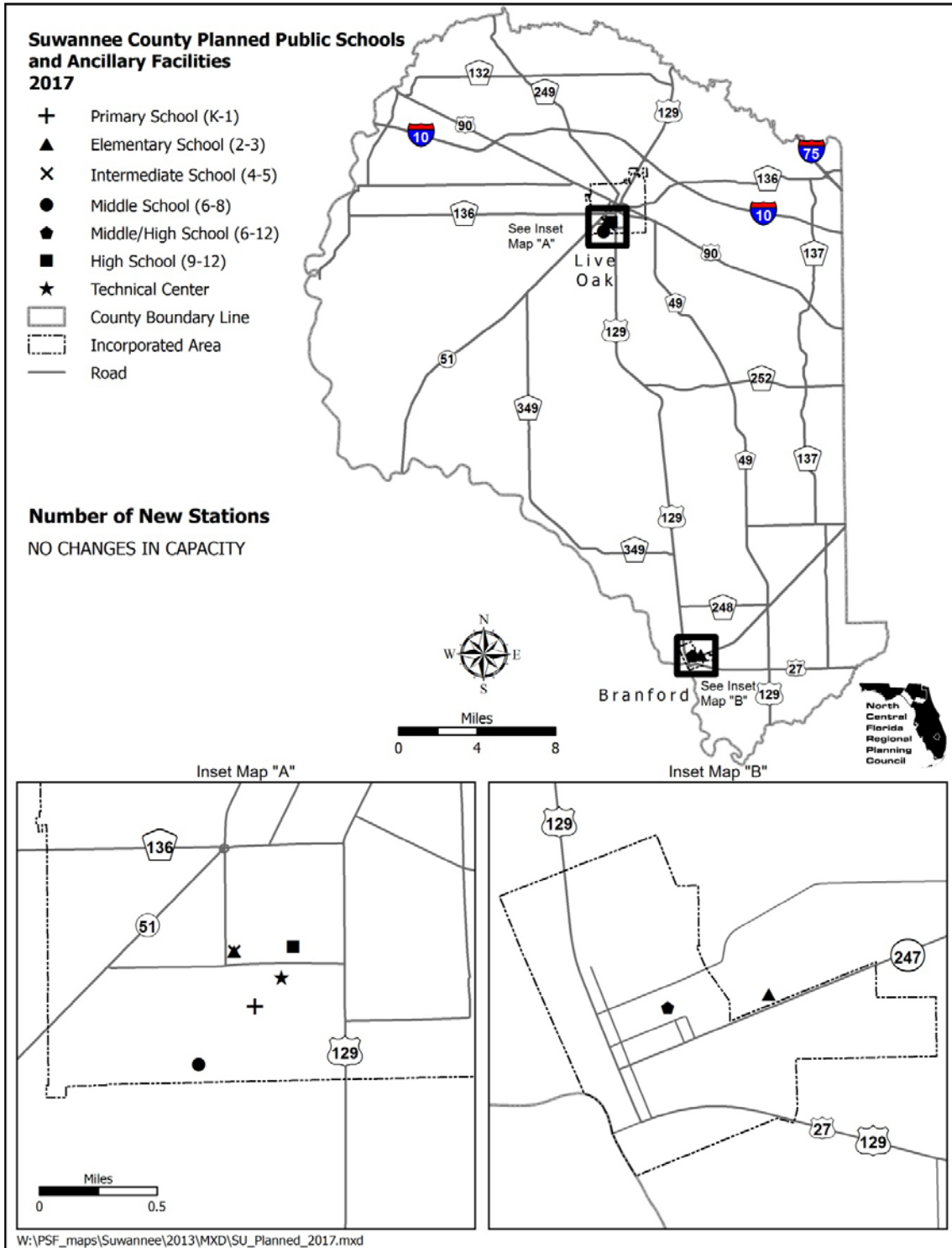
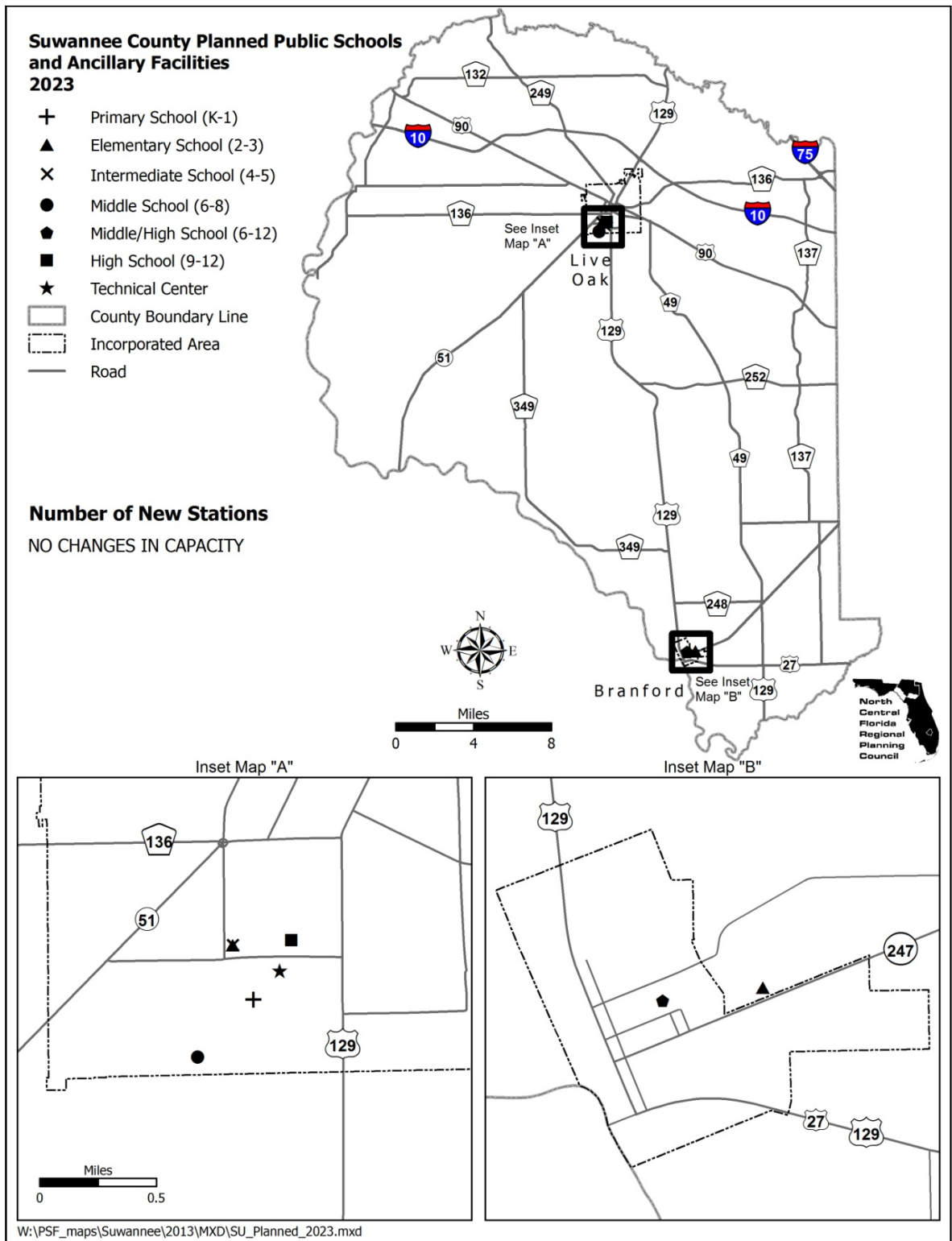


ILLUSTRATION A-VII



APPENDIX B

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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APPENDIX A

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ILLUSTRATION A - I
FUTURE LAND USE PLAN MAP 2023

(Under Separate Cover)

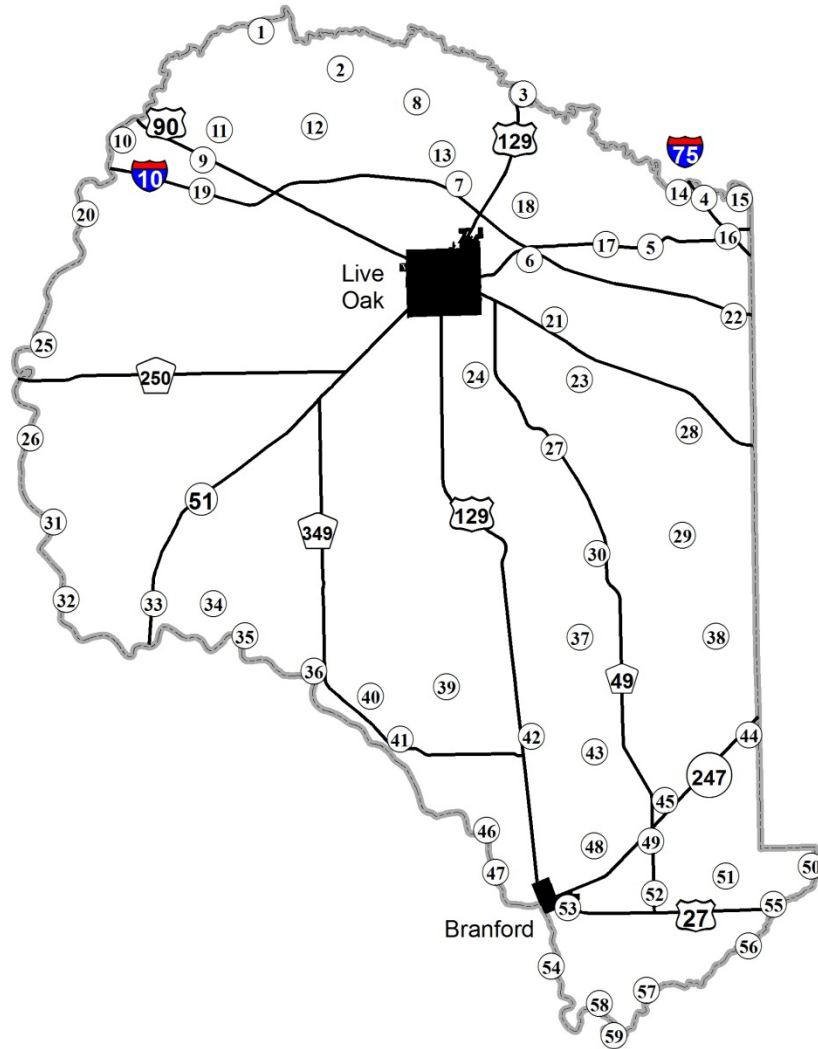
LEGEND

DESIGNATED URBAN DEVELOPMENT AREA BOUNDARIES

LOCALITY	TOWNSHIP	RANGE	SECTION
Branford	6S	14E	pt. 8 , pt. 9, pt. 10, pt. 15, 16, pt. 21, pt. 22
Dowling Park	2S	11E	pt. 32 & 33,
	3S	11E	pt. 4, pt. 5, pt. 8 & 9
Live Oak	2 S	13E	9, 10, 11, 12, pt. 13, pt. 14, pt. 15, 16, 21, pt. 22, pt. 27, 28, pt. 32, 33, 34, 35, 36
	2S	14E	7, 18, 19, 30, 31
Wellborn	3S	15E	16

ILLUSTRATION A-II

SUWANNEE COUNTY HISTORIC RESOURCES



Legend

Refer to legend on separate page.

Source

Florida Department of State,
Division of Historical Resources,
Florida Master Site File, 2011.

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Miles



LEGEND TO ILLUSTRATION A - II

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
1	SKIP'S B	PREHISTORIC	NEW
	SKIP'S A	PREHISTORIC	NEW
2	TOWN OF ALACHUS	HISTORIC	NEW
3	CYPRESS POND	PREHISTORIC	NEW
4	POWERPLANT	PREHISTORIC/HISTORIC	NEW
	CONFEDERATPE EARTHWORKS	HISTORIC	*
	OLD COLUMBUS/ELLAVILLE COMMUNITY	HISTORIC	NEW
	CONFEDERATE EARTHWORKS	HISTORIC	*
	FIRST	ARCHAIC	*
	ANDERSON SPRINGS	PREHISTORIC	NEW
	SAMS POND	PREHISTORIC/HISTORIC	NEW
	LBAE SINK YOUTH AREA	MIDDLE ARCHAIC	NEW
5	OASIS	PREHISTORIC	NEW
	FALMOUTH TOWER	PREHISTORIC	NEW
	NATURALLY OCCURRING CHERT	PREHISTORIC	NEW
	SINGLE POINT	PREHISTORIC	NEW
	NUT KNOLL	PREHISTORIC	NEW
	146A	PREHISTORIC	NEW
	175A	PREHISTORIC	NEW
6	DOWNSLOPE BIFACE	PREHISTORIC	NEW
	REWORKED POINT	PREHISTORIC	NEW
	CORAL MUSHROOM	EARLY, MIDDLE, LATE ARCHAIC/PREHISTORIC	NEW
	FALMOUTH SPRINGS	UNKNOWN	*
	GILEAD	UNKNOWN	NEW
8	42B FLAKE	PREHISTORIC	NEW
	44B FLAKE	PREHISTORIC	NEW
	CANE PRESS	HISTORIC	NEW
9	HUNGRY PIG	PREHISTORIC	NEW
	147B FLAKE	PREHISTORIC	NEW
	WALKING FLAKES	PREHISTORIC	NEW
10	FOLSOM	PREHISTORIC	*
I 1	COLLINS, CHARLES SITE C	PREHISTORIC	NEW
	COLLINS, CHARLES SITE A	PREHISTORIC	NEW
	COLLINS, CHARLES SITE B	UNKNOWN	NEW
12	SUWANNEE SPRINGS	HISTORIC	*
	EAST OF SUWANNEE SPRINGS	PREHISTORIC	NEW
13	SCOTT WRECK	HISTORIC	NEW
	SHADY GROVE	PREHISTORIC	NEW

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
14	BULLFIGHT	PREHISTORIC	NEW
	THREE DOG	EARLY, LATE ARCHAIC/ PREHISTORIC/HISTORIC	NEW
	QUAD RUNNER	PREHISTORIC	NEW
	PREDICTED	PREHISTORIC	NEW
	126D FIELD	PREHISTORIC	NEW
	NUTTINGSTONE	HISTORIC	NEW
	HIGH DOLLAR	PREHISTORIC	NEW
	160D FLAKE	PREHISTORIC	NEW
	178D FLAKE	PREHISTORIC	NEW
	141-D	PREHISTORIC	NEW
15	UNNAMED SITE	ARCHAIC/HISTORIC	NEW
	MOUTH OF ROCKY CREEK	PREHISTORIC	NEW
16	269D TESTS	PREHISTORIC	NEW
	HORSESHOE ACRES	PREHISTORIC	NEW
	PBR	PREHISTORIC	NEW
	LIL' MAGNOLIAS	PREHISTORIC	NEW
	ABERNATHY (EAST & WEST)	PREHISTORIC	NEW
	E-47	PREHISTORIC	NEW
17	TWO POTATO	PREHISTORIC	NEW
	GOTTABE	PREHISTORIC	NEW
18	BLUE SINK	PREHISTORIC	NEW
	EAST OF BLUE SINK	PREHISTORIC	NEW
	BUTTON BUSH POND	PREHISTORIC	NEW
	I-75 HILLTOP	PREHISTORIC/HISTORIC	NEW
	WINTER SOLSTICE	PREHISTORIC	NEW
19	106C	PREHISTORIC	NEW
21	SUWANNEE LAKE	PREHISTORIC	NEW
	SWAMP BLUFF	PREHISTORIC	NEW
	DITCHES NORTH OF SWAMP BLUFF	PREHISTORIC	NEW
	NORTH OF LITTLE HELL LAKE	PREHISTORIC	NEW
	LITTLE HELL LAKE	PREHISTORIC/HISTORIC	NEW
	SOUTHERN BLUME	PREHISTORIC	NEW
	SOUTHERN BLUME 2	UNKNOWN	NEW
	DAVIS SITE (A) WEED FIELD	PREHISTORIC	NEW
	DAVIS SITE B	PREHISTORIC	NEW
	DAVIS SITE C	PREHISTORIC	NEW
	DAVIS SITE D	PREHISTORIC	NEW
	FLETCHER	PREHISTORIC	*
22	SCOTT ISLAND	UNKNOWN	NEW
	FOSTER	PREHISTORIC	NEW

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
	TIGER BAY	PREHISTORIC	*
23	SMITH ROAD	PREHISTORIC	NEW
	HAGEN	PREHISTORIC	NEW
	EAST OF HAGEN	PREHISTORIC	NEW
24	SOUTHEAST TANK POND	PREHISTORIC	NEW
	TANK POND 2	UNKNOWN	NEW
	COUNTRY CLUB	PREHISTORIC	NEW
	WHITE LAKE	PREHISTORIC	NEW
	BURCH HIGH	PREHISTORIC	NEW
	JOE CHAMBERLAIN	PREHISTORIC/HISTORIC	NEW
	PEACOCK LAKE MOUNDS	PREHISTORIC	NEW
	INGRAM	LATE ARCHAIC/ PREHISTORIC/HISTORIC	*
	PEACOCK OR NEWBERN	PREHISTORIC/HISTORIC	NEW
	PEACOCK LAKE	UNKNOWN	NEW
	PRETTY POND	UNKNOWN	NEW
25	UNNAMED SITE	UNKNOWN	NEW
	PATMUS BLUFF	PREHISTORIC	NEW
	BROKEN HANDLE	ARCHAIC/PREHISTORIC	*
	NORTH OF CHARLES SPRINGS SITE B	PREHISTORIC	NEW
	NORTH OF CHARLES SPRINGS SITE A	PREHISTORIC	NEW
26	BEULAH HILL	PREHISTORIC	NEW
27	BOYLES	ARCHAIC	*
	TIGER	PREHISTORIC	NEW
28	LITTLE RIVER	PREHISTORIC	*
	MCCLELLAN	PREHISTORIC	*
29	MOUNT PLEASANT	PREHISTORIC	NEW
30	CHARLES SPRINGS	HISTORIC	*
	ANNIN WRECK	HISTORIC	NEW
31	BLUE LAKE MOUND	PREHISTORIC	NEW
	SOUTH OF BLUE LAKE VALLEY A	PREHISTORIC	NEW
	SOUTH OF BLUE LAKE VALLEY B	ARCHAIC	NEW
	CRAWFORD LAKE	PREHISTORIC	NEW
32	LURAVILLE BLUFF	PREHISTORIC/HISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	ARCHAIC/PREHISTORIC	*
33	SAN AGUSTIN DE URICA	HISTORIC	NEW
	PUMP SPRING	PREHISTORIC	NEW
	UNNAMED SITE	ARCHAIC/PREHISTORIC/ HISTORIC	*
	UNNAMED SITE	PREHISTORIC	*

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
	UNNAMED SITE	PREHISTORIC/HISTORIC	*
	UNNAMED SITE	PREHISTORIC/HISTORIC	*
	UNNAMED SITE	PREHISTORIC/HISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	BENNET SPRINGS	PREHISTORIC	NEW
	LOUCKS I	PREHISTORIC	*
	LOUCKS II	PREHISTORIC	*
	LOUCKS III	PREHISTORIC	*
	OLSEN SPRING	PREHISTORIC	NEW
	WEST PEACOCK FIELD	PREHISTORIC	NEW
34	UNNAMED SITE	PREHISTORIC/HISTORIC	NEW
35	MT BEULAH	PREHISTORIC	NEW
36	OTHER INDIAN MOUND	PREHISTORIC	NEW
37	LURAVILLE SINK	UNKNOWN	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	ARCHAIC	NEW
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	ARCHAIC/PREHISTORIC	*
38	RUNNING SPRINGS	PREHISTORIC	NEW
	LOUCKS IV	PREHISTORIC	*
39	OLD TRESTLE	PREHISTORIC	NEW
	SAUNDERS SPRINGS	PREHISTORIC	*
40	LITTLE RIVER V	PREHISTORIC/HISTORIC	NEW
	NORTH OF DANS	PREHISTORIC	NEW
	DAN'S	PREHISTORIC	NEW
	SOUTH OF DANS	PREHISTORIC	NEW
	LITTLE RIVER II	PREHISTORIC	NEW
	LITTLE RIVER III	PREHISTORIC	NEW
	LITTLE RIVER IV	ARCHAIC	NEW
	UNNAMED SITE	ARCHAIC/HISTORIC	NEW
	UNNAMED SITE	ARCHAIC/PREHISTORIC	NEW
	GAUTHIER, ROMEO AND MONIQUE	ARCHAIC/PREHISTORIC	NEW
	LITTLE RIVER I	PREHISTORIC	NEW
	LITTLE RIVER	PREHISTORIC	*
41	CYPRESS LAKE A	PREHISTORIC/HISTORIC	NEW
	CYPRESS LAKE B	PREHISTORIC/HISTORIC	NEW
42	UNNAMED SITE	PREHISTORIC	*
	ROYAL SPRING	HISTORIC	NEW
	S5-52-1	UNKNOWN	NEW
	UNNAMED SITE	PREHISTORIC	NEW

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
43	UNNAMED SITE	PREHISTORIC	NEW
	EH & A SUWANNEE 30	PREHISTORIC	*
	MN45-4	PREHISTORIC	NEW
	ONE MILE NORTH OF WHITFIELD	ARCHAIC	NEW
	MN45-2	PREHISTORIC	NEW
	MN45-1	PREHISTORIC	NEW
44	PECAN STREET I	PREHISTORIC	*
	PECAN STREET II	ARCHAIC/PREHISTORIC	*
	SOUTH SWEETGUM STREET I	ARCHAIC/PREHISTORIC	*
	SOUTH SWEETGUM STREET II	ARCHAIC/PREHISTORIC	*
45	DOUBLE SINKER I	ARCHAIC/PREHISTORIC	NEW
	DOUBLE SINKS 2	MIDDLE ARCHAIC/ PREHISTORIC	NEW
	MN40-3	PREHISTORIC	NEW
	MN40-4	PREHISTORIC	NEW
	MN40-5	PREHISTORIC	NEW
46	MN44-1	PREHISTORIC	NEW
	UNNAMED SITE	UNKNOWN	NEW
	WITFIELD OR DOUBLE ISLAND	ARCHAIC	NEW
47	UNNAMED SITE	PREHISTORIC	*
	SWEET	PREHISTORIC	NEW
	BRANNEN I	ARCHAIC/PREHISTORIC	NEW
48	MN42-2	PREHISTORIC	NEW
	EH & A SUWANNEE 25	PREHISTORIC	*
	EH & A SUWANNEE 26	PREHISTORIC/HISTORIC	*
	X220F-I	PREHISTORIC/HISTORIC	NEW
	SUWANNEE 31	PREHISTORIC	NEW
	DEAD GOAT SITE	PREHISTORIC	*
	S5-53-1	UNKNOWN	NEW
	O'BRIEN I	MIDDLE ARCHAIC	NEW
	O'BRIEN II	MIDDLE ARCHAIC	NEW
	O'BRIEN III	ARCHAIC/PREHISTORIC	NEW
49	MN40-2	HISTORIC	NEW
	S5-54-1	UNKNOWN	NEW
	FIESTY BULL	PREHISTORIC	*
	O'BRIEN SE	ARCHAIC/PREHISTORIC	NEW
50	UNNAMED SITE	PREHISTORIC	*
51	EH & A SUWANNEE 1	HISTORIC	*
52	UNNAMED SITE	EARLY ARCHAIC/ PREHISTORIC	*
	LITTLE RIVER	PREHISTORIC/HISTORIC	NEW

ARCHAEOLOGICAL AND HISTORIC RESOURCES

LOCATION #	SITE NAME	SITE TYPE	STATUS
	RUSTY SITE NEAR LITTLE RIVER SPRINGS	ARCHAIC/PREHISTORIC	NEW
	LITTLE RIVER SPRING 1	PREHISTORIC	NEW
	LITTLE RIVER SPRING 2	MIDDLE ARCHAIC/ PREHISTORIC	NEW
	UNNAMED SITE	ARCHAIC/HISTORIC	NEW
	TOWNSEND, PEG LOG CABIN	HISTORIC	NEW
53	UNNAMED SITE	HISTORIC	NEW
	UNNAMED SITE	HISTORIC	NEW
	UNNAMED SITE	HISTORIC	NEW
54	RODGER TERRY	PREHISTORIC	NEW
55	BRANFORD	PREHISTORIC	*
	BEN HESSIE	HISTORIC	NEW
	BRANFORD BURIAL MOUND	PREHISTORIC	*
56	ROSS BROTHERS	PREHISTORIC	NEW
57	UNNAMED SITE	HISTORIC	NEW
58	BIBBY	ARCHAIC/PREHISTORIC	NEW
	COLLINS NEAR BIBBY	UNKNOWN	NEW
	SEVEN SISTERS	UNKNOWN	NEW
59	UNNAMED SITE	PREHISTORIC	*
	DEVIL'S EYE SPRING ICHETUCKNEE RIVER	UNKNOWN	*
	ICHETUCKNEE SPRINGS	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	NEW
60	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	POWERLINE CROSSING	EARLY ARCHAIC	NEW
	UNNAMED SITE	PREHISTORIC	*
	ICHETUCKNEE RIVER	PREHISTORIC/HISTORIC	NEW
61	MANGEL, HENRY	PREHISTORIC	NEW
	MURFEE, LOUISE COVE	PREHISTORIC	NEW
	HALL, PHILIP SINK	PREHISTORIC	NEW
62	LEMMONS PASTURE	UNKNOWN	NEW
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	HISTORIC	*
	UNNAMED SITE	UNKNOWN	*
63	ADERHOLT	PREHISTORIC	NEW
	SANDY POINT	PREHISTORIC	*
64	JOHNSON POND	UNKNOWN	NEW

NO LONGER LISTED ON THE FMSF

ARCHAEOLOGICAL AND HISTORIC RESOURCES

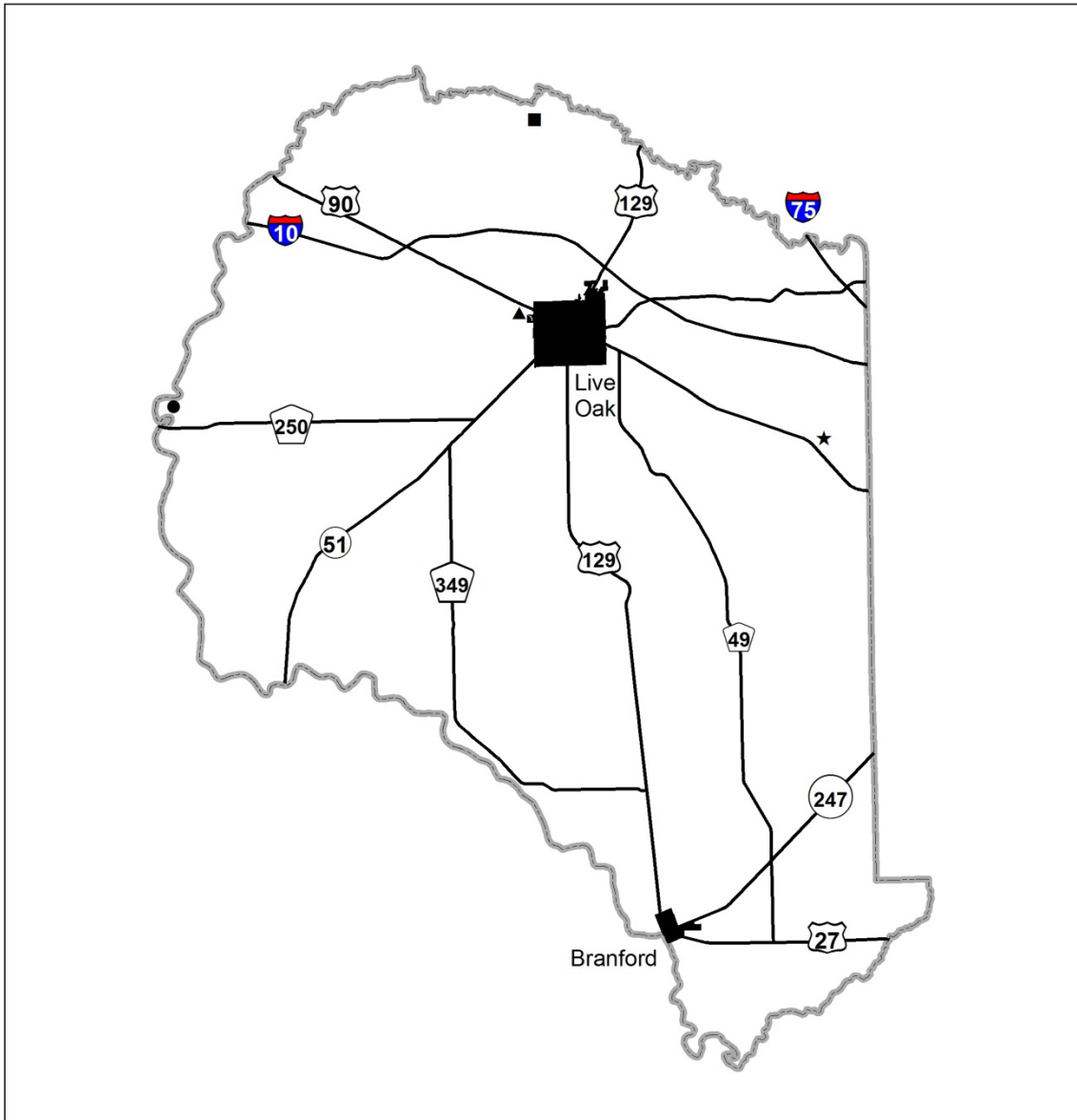
LOCATION #	SITE NAME	SITE TYPE	STATUS
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	PATMUS BLUFF SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	BAPTIZING SPRINGS	HISTORIC	*
	BONNET SPRINGS SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	EH & A SUWANNEE 31	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*
	UNNAMED SITE	PREHISTORIC	*

*Sites identified at the time of adoption of the Comprehensive Plan.

Source: Florida Master Site File, Florida Department of State, Division of Historical Resources, 1991 and 1997.

ILLUSTRATION A-III

SUWANNEE COUNTY
WELL FIELD PROTECTION AREAS



Legend

- Advent Christian Village
 - Florida Sheriff's Boy's Ranch
 - ▲ Wayne Frier's Mobile Home Park
 - ★ Wellborn Community Water
- 300 Foot Well Field Protection Area
(Not to Scale)

Source

Advent Christian Village,
Florida Sheriff's Boy's Ranch,
Wayne Frier's Mobile Home Park
and Wellborn Community Water, 2011.

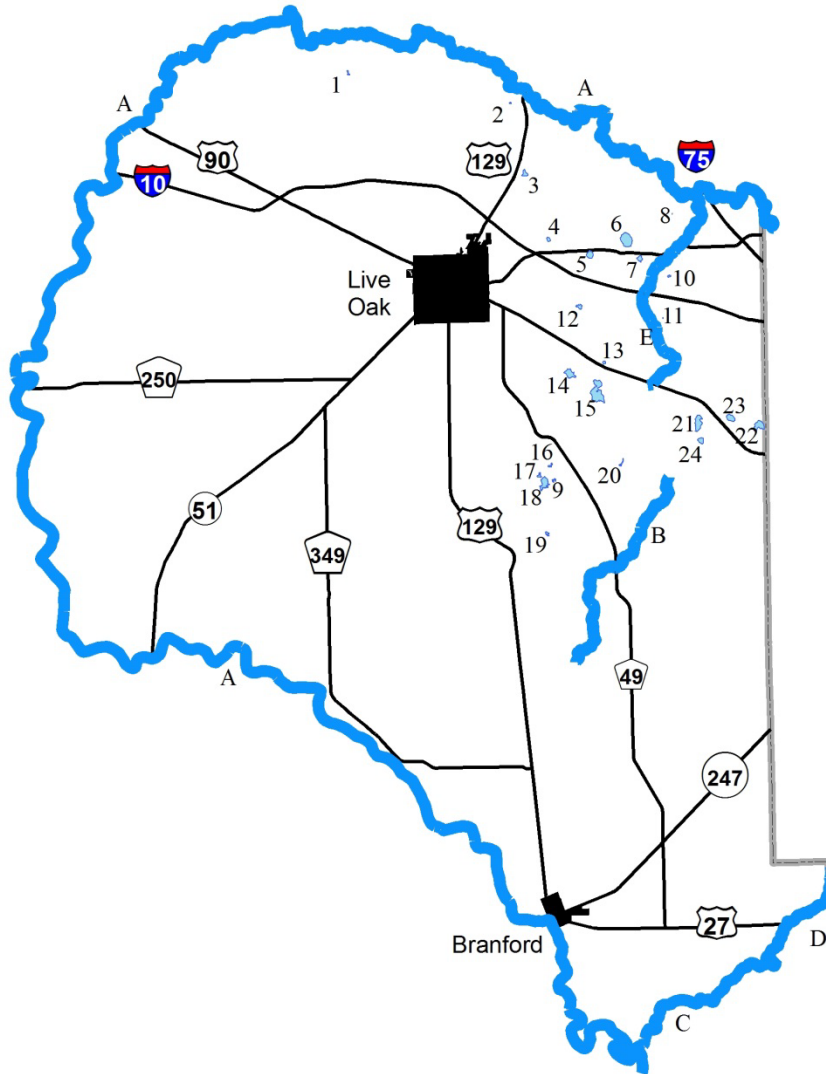
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Miles



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ILLUSTRATION A-IV

SUWANNEE COUNTY RIVERS AND LAKES



Legend

Refer to legend on separate page.

Source

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

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Miles



LEGEND FOR ILLUSTRATION A - IV

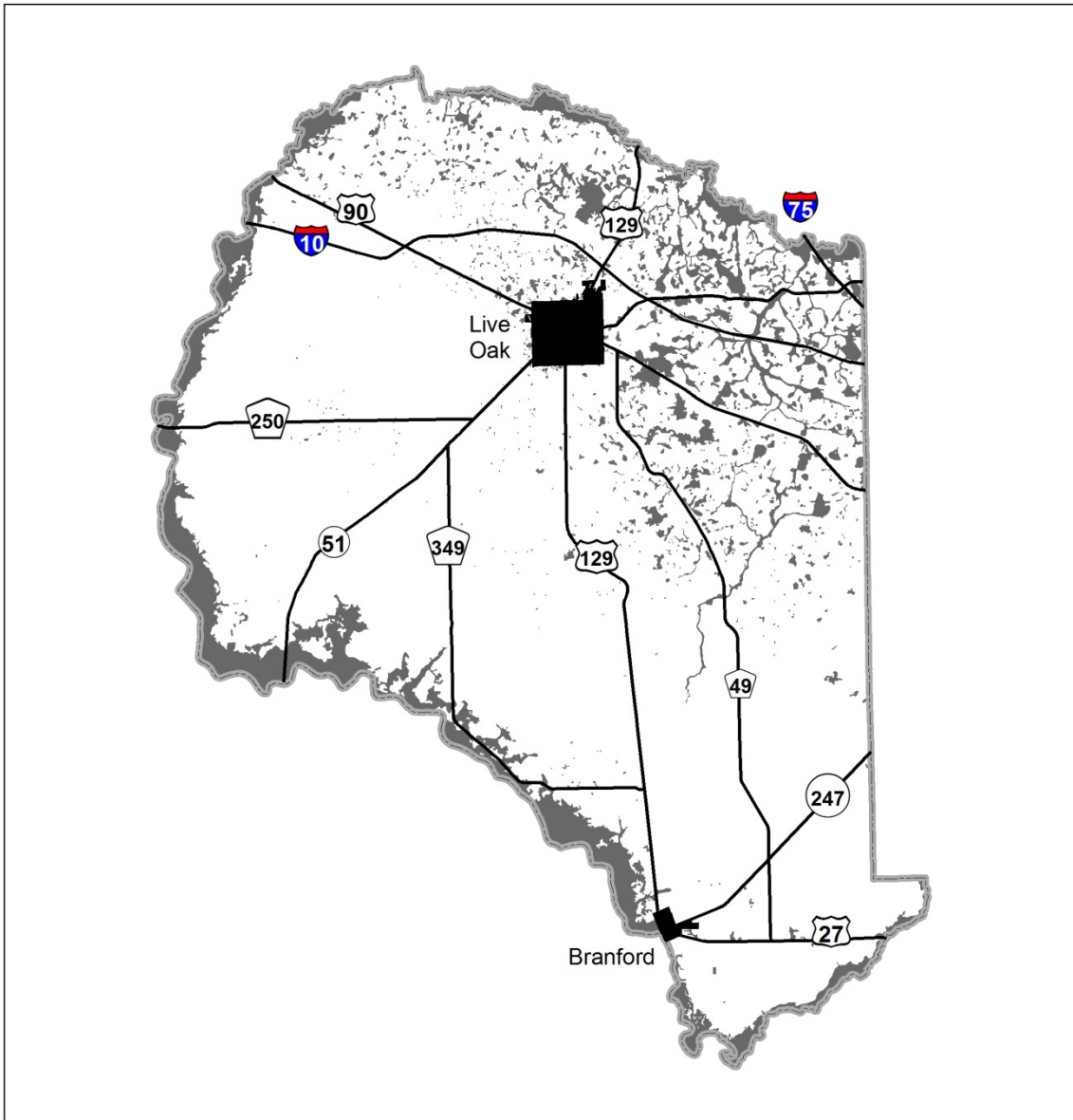
RIVERS AND LAKES

LOCATION NUMBER	NAME	TYPE OF WATER BODY
A	Suwannee River	River
B	Little River	River
C	Santa Fe River	River
D	Ichetucknee River	River
E	Rocky Creek	Creek
1	Cypress Pond	Pond
2	Rees Lake	Lake
3	Hare Lake	Lake
4	Workman Lake	Lake
5	Dexter Lake	Lake
6	Lake Louise	Lake
7	Campground Lake	Lake
8	Lane Pond	Pond
9	Sailor Hole	Pond
10	Button Bush Pond	Pond
11	Johnson Pond	Pond
12	Sistrunk Pond	Pond
13	Jones Pond	Pond
14	Little Hell Lake	Lake
15	Tank Pond	Pond
16	White Lake	Lake
17	Peacock Lake	Lake
18	Brandy Lake	Lake
19	Sand Pond	Pond
20	Button Bush Pond	Pond
21	Blue Lake	Lake
22	Crawford Lake	Lake
23	Crab Lake	Lake
24	Low Lake	Lake
25	Bethea Lake	Lake
26	Wellborn Lake	Lake
27	McClellan Lake	Lake

Source: Water Resources Atlas of Florida, 1984, Omni Gazetteer of the United States of America, Volume III Southeast Florida Omnigraphics, Inc. 1991.

ILLUSTRATION A-V

SUWANNEE COUNTY
FLOOD PRONE AREAS



Legend

■ Flood Prone Area

Source

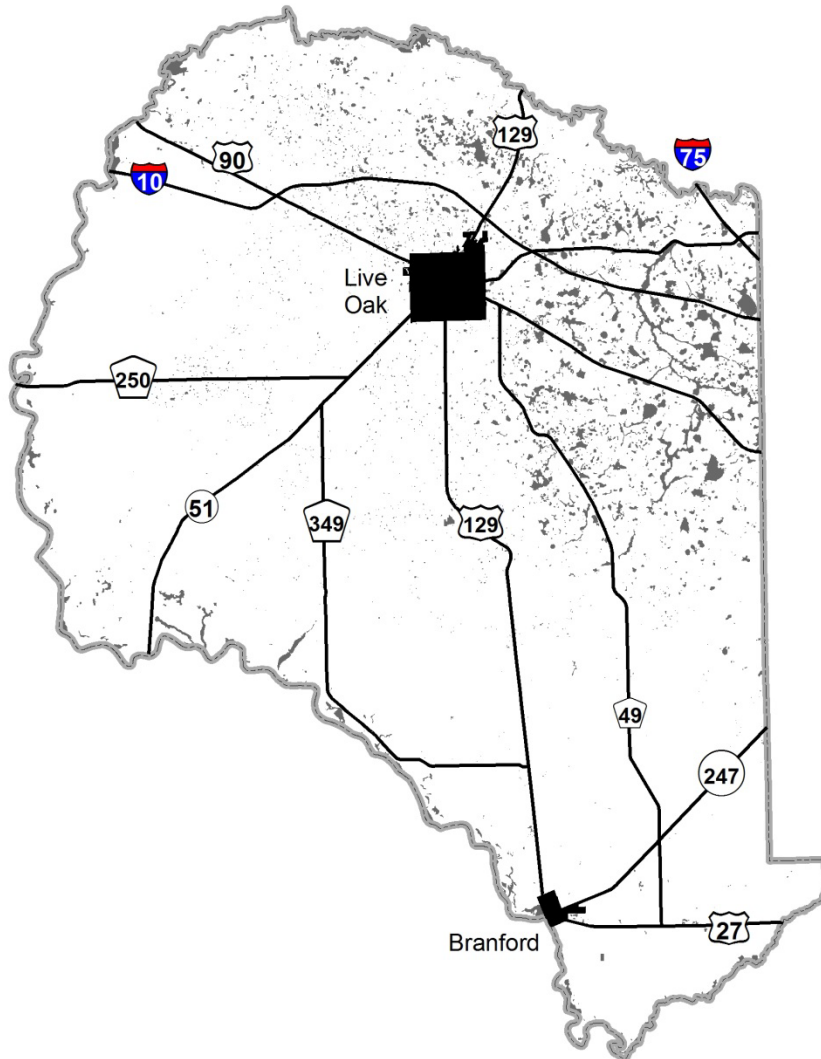
Federal Emergency Management Agency,
April 16, 2013.

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Miles



ILLUSTRATION A-VI

SUWANNEE COUNTY WETLANDS



Legend

 Wetlands

Source

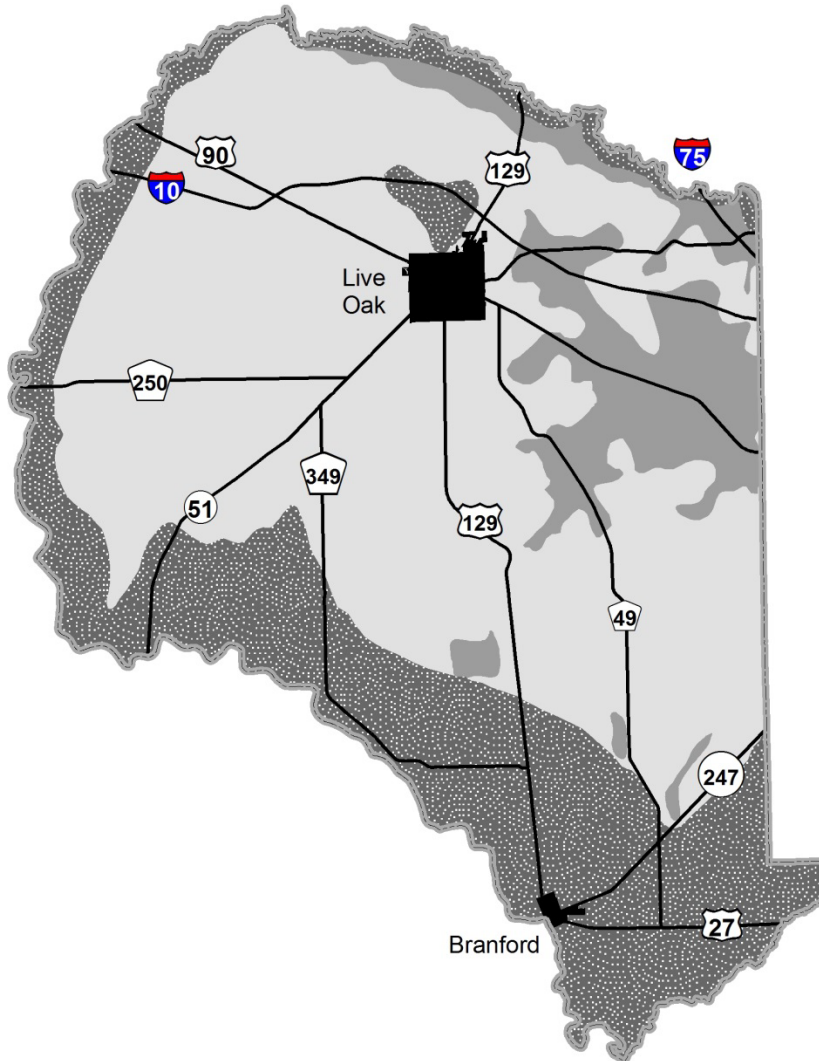
National Wetlands Inventory,
United States Fish and Wildlife Services,
Suwannee River Water Management
District, 2007.

0 1 2 3 4 5
Miles



ILLUSTRATION A-VII

SUWANNEE COUNTY
MINERALS



Legend

- Clayey Sand
- Dolomite
- Limestone
- Medium Fine Sand and Silt

Source

Florida Department of Environmental Protection,
2012.

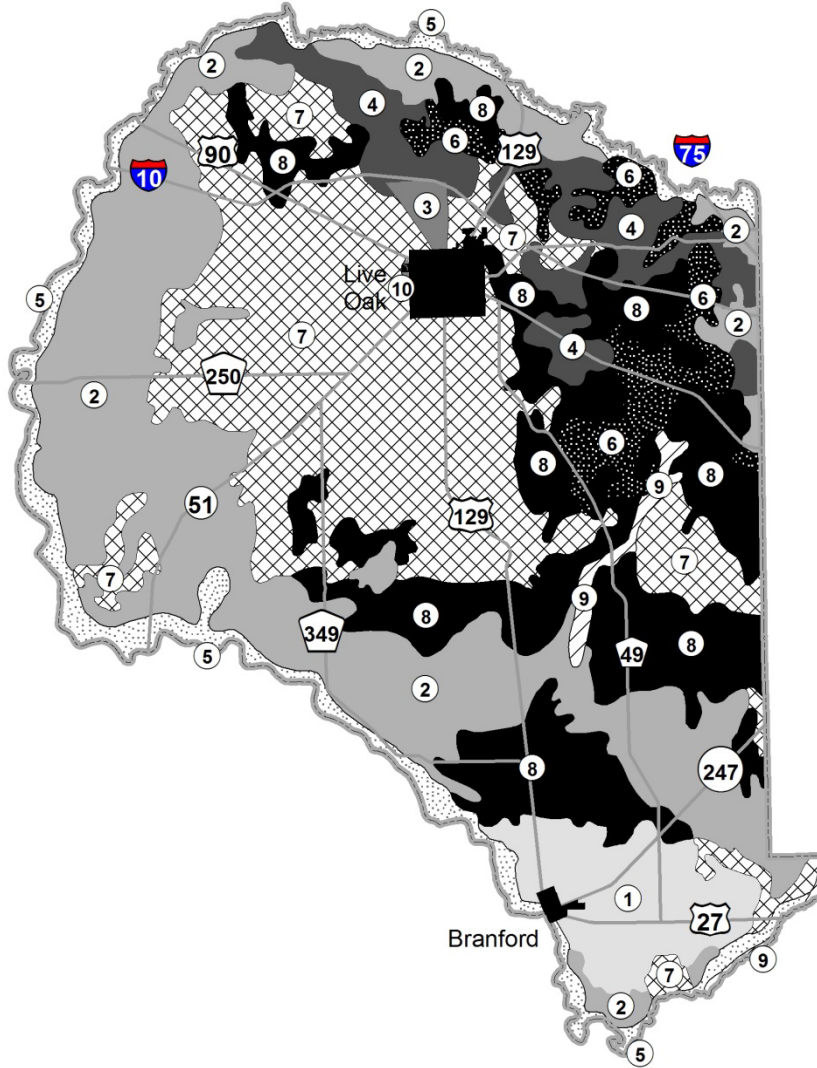
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Miles



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ILLUSTRATION A-VIII

SUWANNEE COUNTY GENERALIZED SOIL MAP



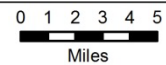
Legend

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Refer to Legend on
separate page
for descriptions.

Source

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



LEGEND FOR ILLUSTRATION A - VIII

SOIL ASSOCIATIONS

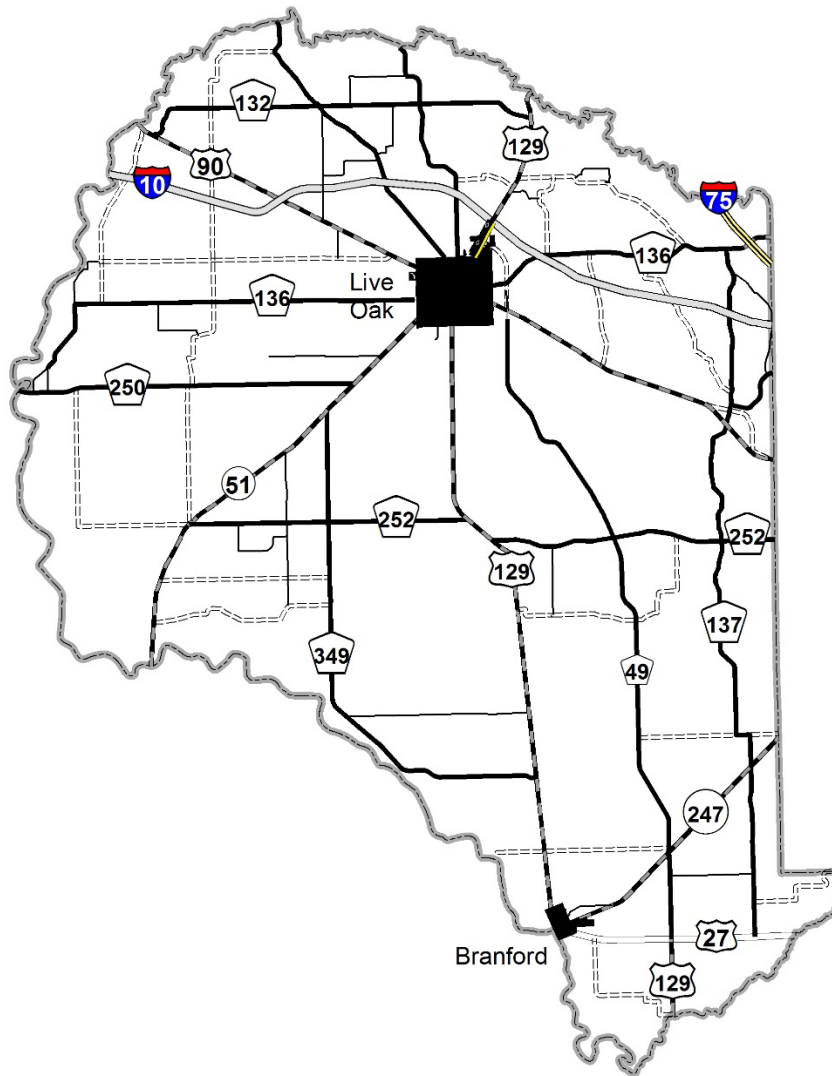
KEY NUMBER ^a	SOIL ASSOCIATION	CHARACTERISTICS
1	Blanton-Lakeland	Nearly level to sloping excessively drained soils, sandy throughout.
2	Blanton-Chiefland	Nearly level to gently sloping excessively drained soils, sandy throughout and well drained sandy soils with loamy subsoil underlain by limestone.
3	Arredondo-Kanapaha	Nearly level to sloping well drained soils, sandy throughout and somewhat poorly drained soils with thick sandy layers over loamy subsoil.
4	Blanton	Nearly level to gently sloping moderately well drained soils, sandy throughout.
5	Blanton Susquehanna-Bowie	Nearly level to gently sloping moderately well drained soils, sandy throughout and somewhat poorly or well drained soils, with thin sandy layers over clay or loamy subsoil.
6	Susquehanna-Bowie	Nearly level to gently sloping somewhat poorly or well drained soils with thin sandy layers over clay or loamy subsoil.
7	Blanton-Kalmia-Swamp	Nearly level moderately well drained soils, sandy throughout and well drained soils with thin sandy layers over loamy subsoil, and low wet swampy areas.
8	Leon-Plummer	Nearly level, very poorly drained sandy soils with weakly cemented sandy subsoil and poorly drained sandy soils with loamy subsoil.
9	Mascotte-Leon-Surrency	Nearly level poorly drained sandy soils with a weakly cemented sandy subsoil layers underlain by loamy subsoil and poorly drained sandy soils with weakly cemented sandy subsoil and very poorly drained sandy soils with loamy subsoil.
10	Alluvial Land-Swamp	Nearly level poorly and very poorly drained soils subject to prolonged flooding.

Source: Soil Survey of Suwannee County, United States Department of Agriculture, Soil Conservation Service, 1965. Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning. The Florida General Soils Atlas, with Interpretations for Regional Planning District III and IV. July 1974.

^a Numbers refer to those areas on Illustration A-VII covered by that soil association.

ILLUSTRATION A-IX

SUWANNEE COUNTY FUTURE TRAFFIC CIRCULATION MAP 2023



Legend

- Principal Arterial-Interstate 6-lane
- Principal Arterial-Interstate 4-lane
- Principal Arterial - Other Rural 2-lane
- Minor Arterial - Rural 4-lane
- Minor Arterial - Rural 2-lane
- Major Collector - Rural 2-lane
- Minor Collector - Rural 2-lane
- Local - Rural 2-lane
- Collector - Urban 2-lane

Source

Florida Department of Transportation,
Transportation Statistics Office 2011.

0 1 2 3 4 5

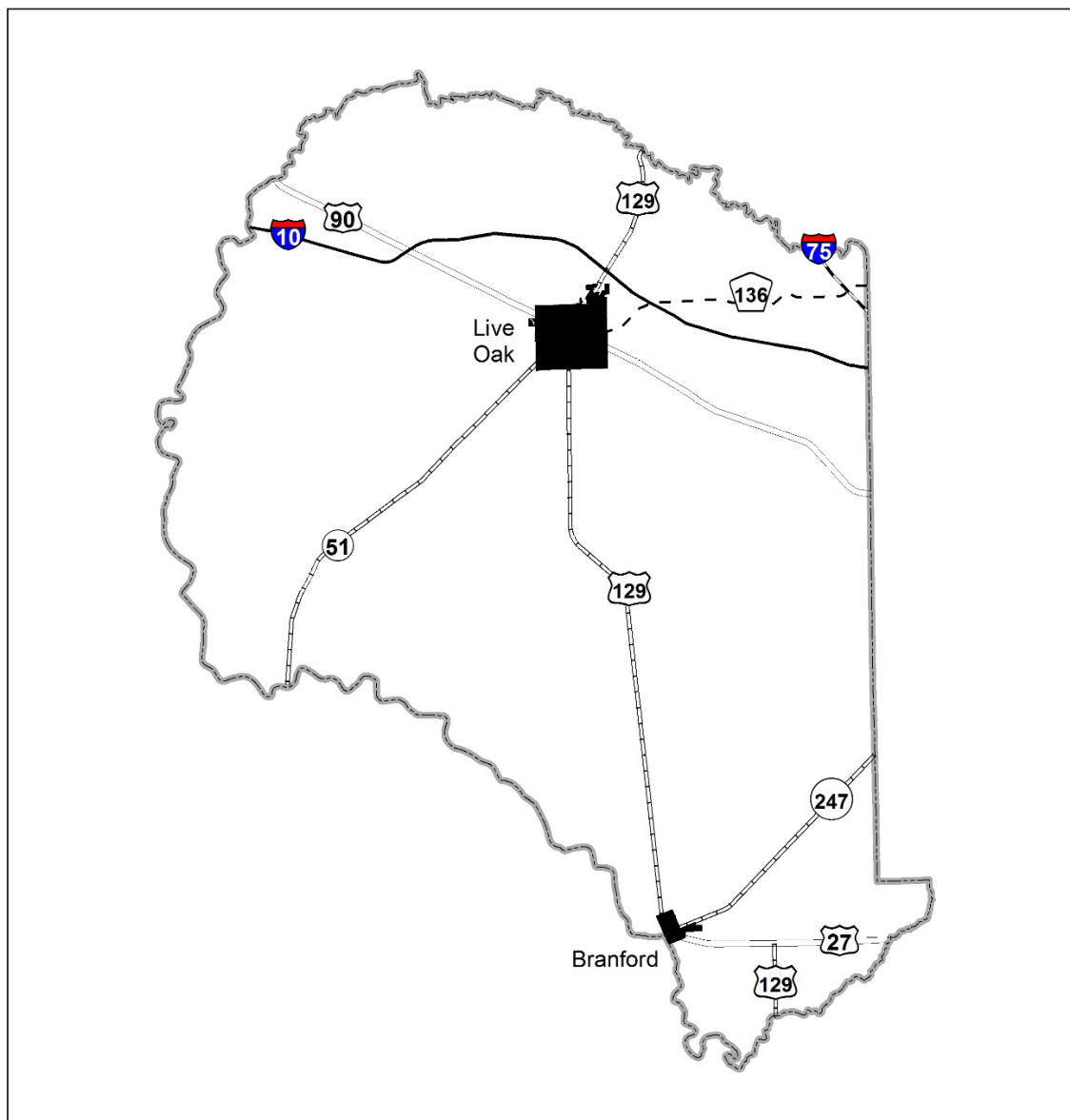
Miles



**North
Central
Florida
Regional
Planning
Council**

ILLUSTRATION A-IXa

SUWANNEE COUNTY EMERGENCY ROUTES MAP 2023



Legend

- Freeway 6-lane
- Freeway 4-lane
- Major Collector 2-lane
- Minor Arterial 2-lane
- Principal Arterial 2-lane

Source

Florida Division of Emergency Management,
2013.

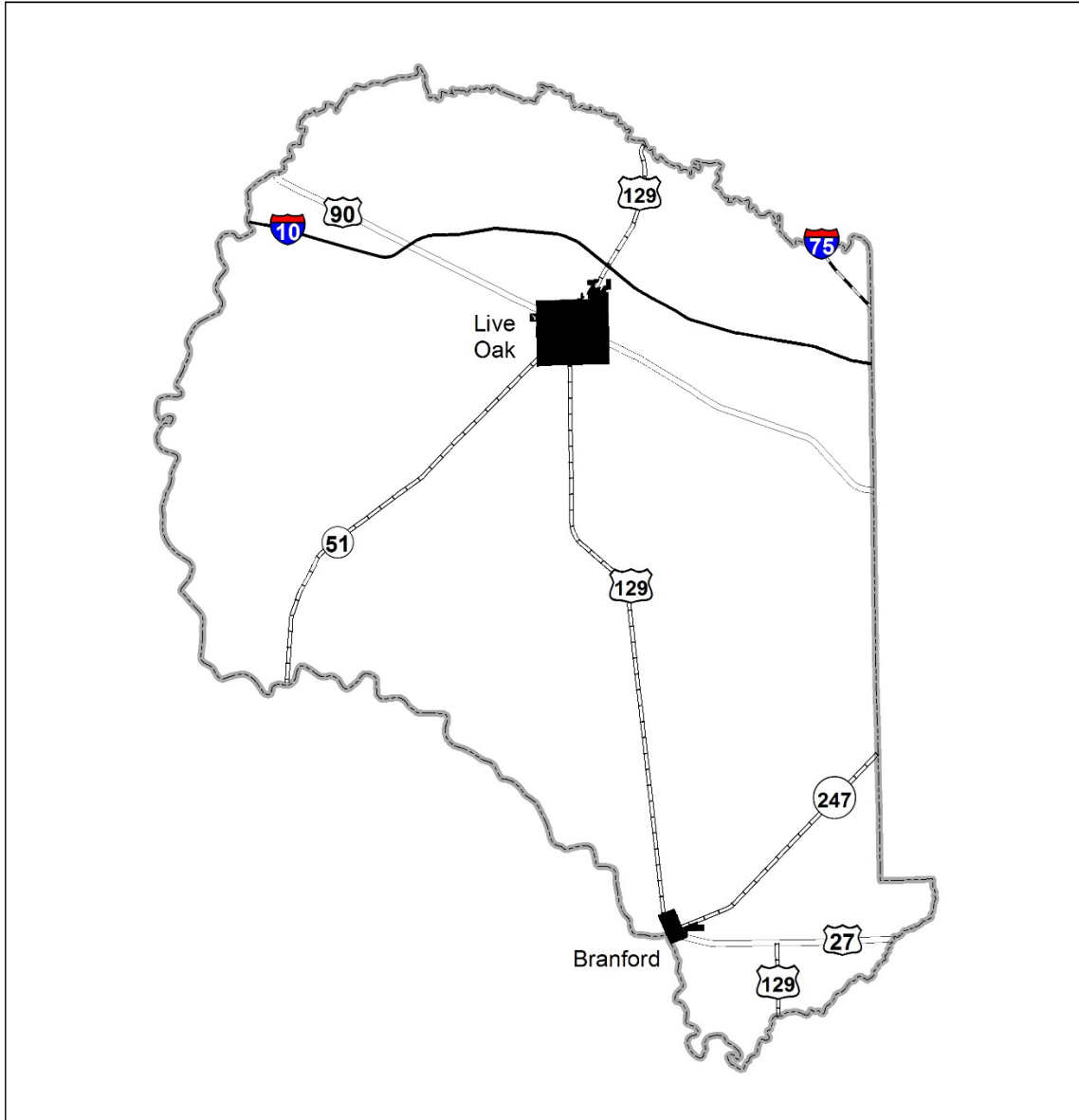
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Miles







**North
Central
Florida
Regional
Planning
Council**

SUWANNEE COUNTY

BICYCLE AND PEDESTRIAN FACILITIES MAP 2023



Legend

-  Freeway 4-lane
-  Freeway 6-lane
-  Minor Arterial 2-lane
-  Principal Arterial 2-lane

Source

Bicycle Facilities Map of North Central Florida,
North Central Florida Regional Planning
Council, October 1998.

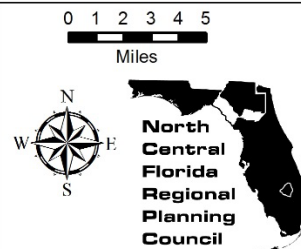
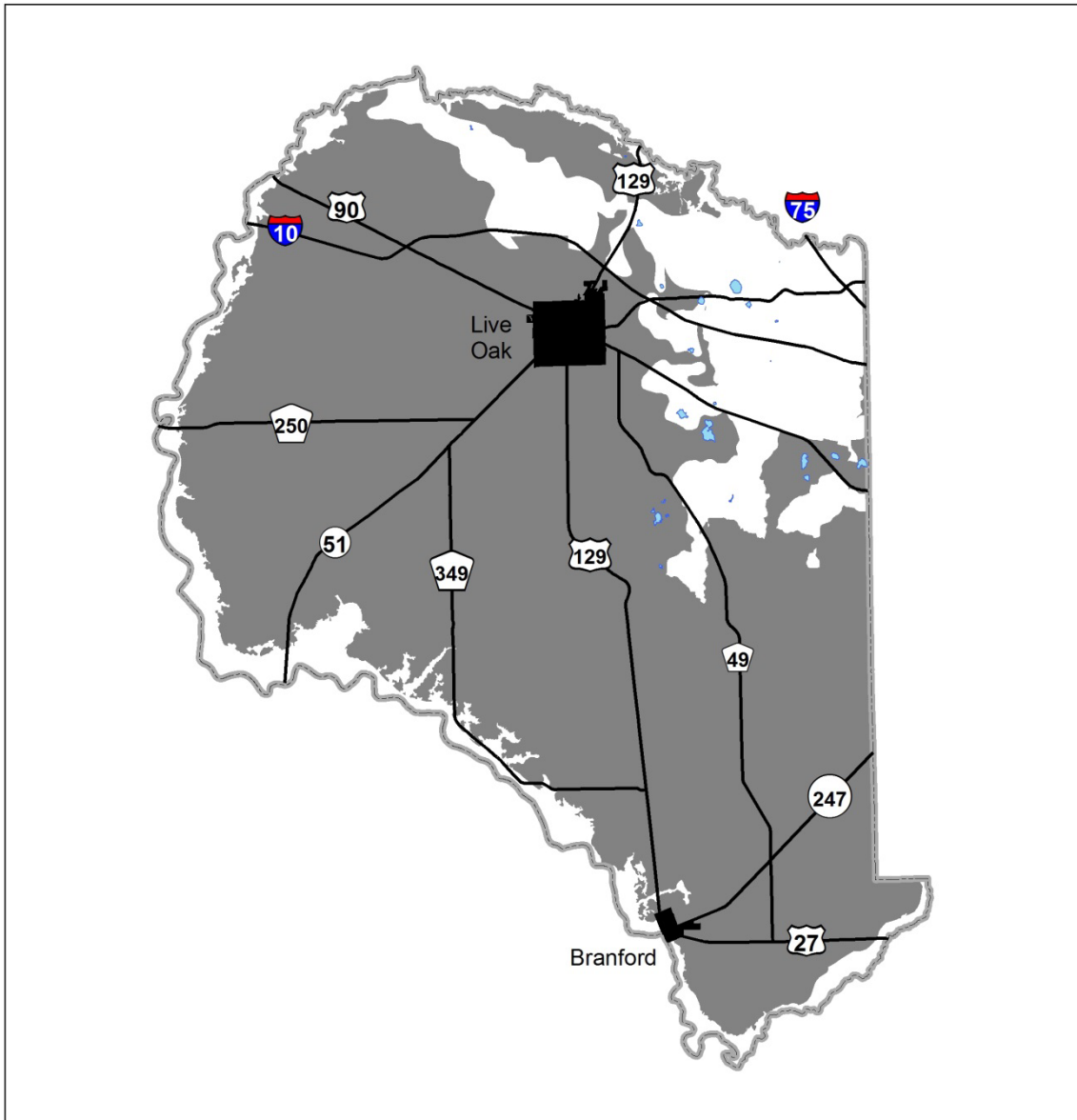


ILLUSTRATION A-X

SUWANNEE COUNTY
HIGH GROUNDWATER AQUIFER RECHARGE AREAS



Legend

Areas of High Recharge
Potential To The
Floridan Aquifer

Source

Suwannee River Water Management
District, 2001.

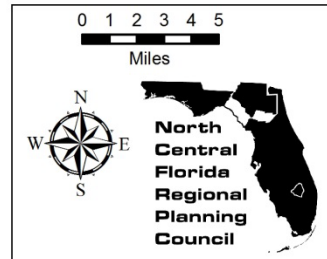


ILLUSTRATION A - XI-a
REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUND WATER RESOURCES

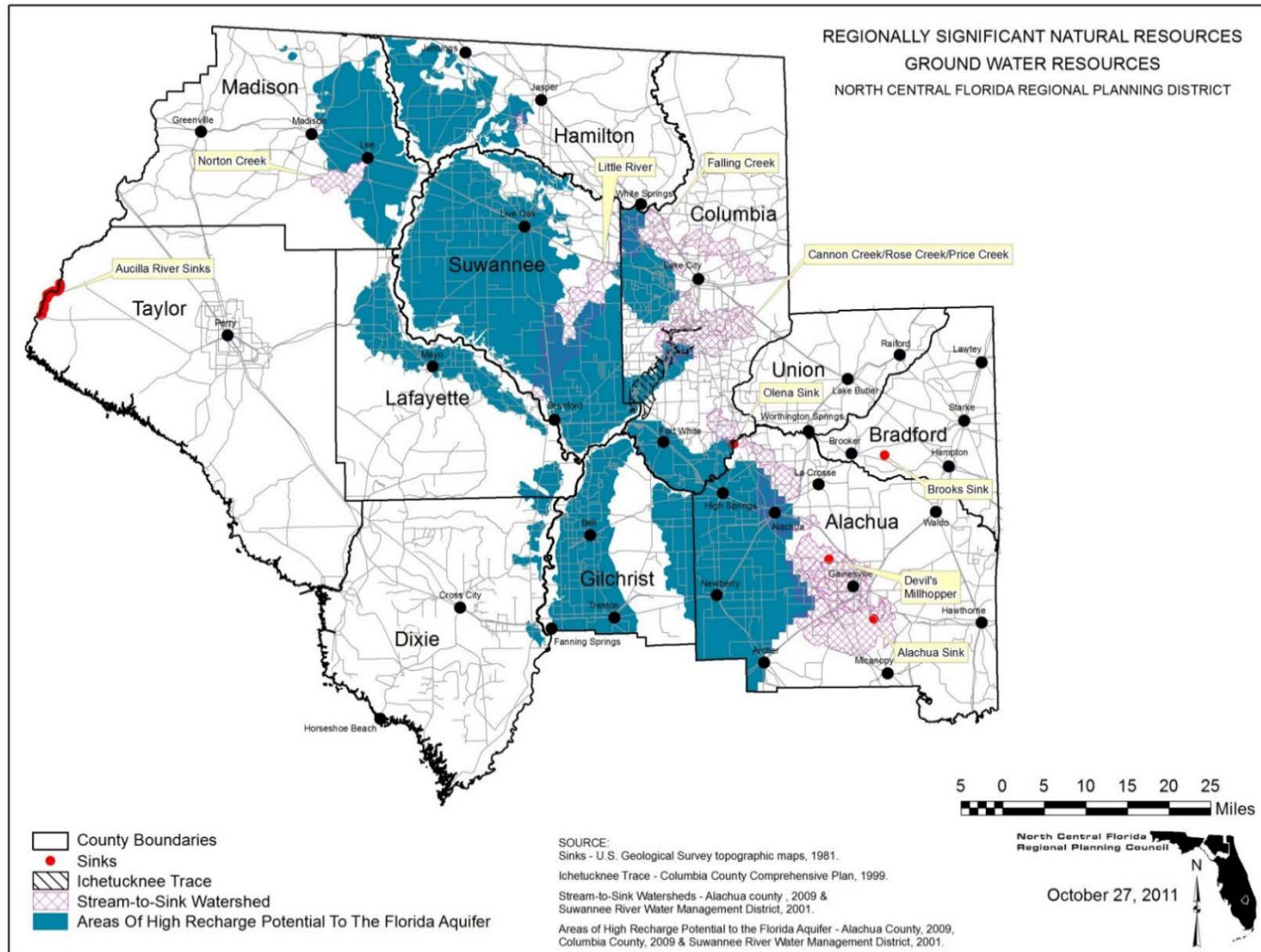


ILLUSTRATION A - XI-b

REGIONALLY SIGNIFICANT NATURAL RESOURCES - NATURAL SYSTEMS

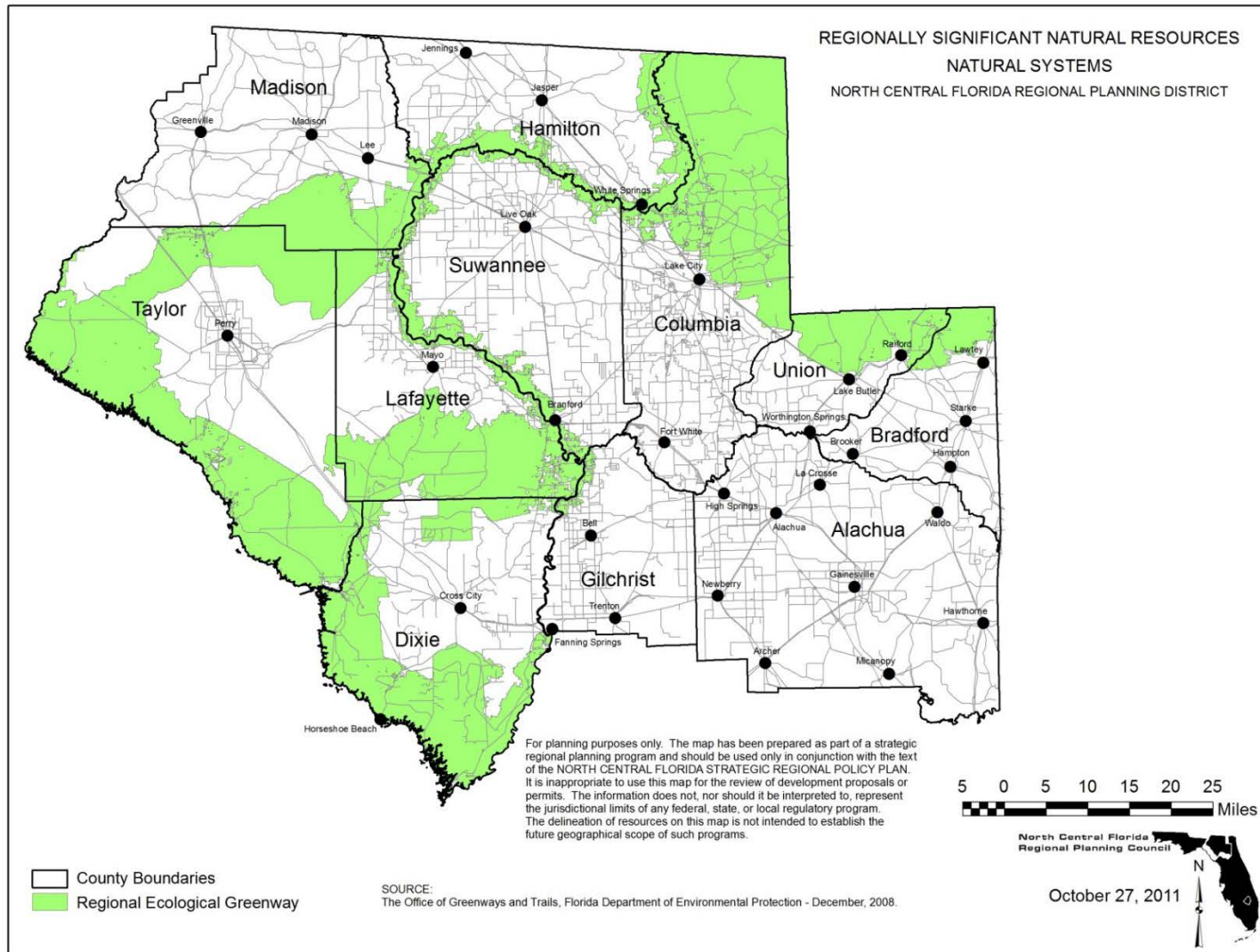


ILLUSTRATION A - XI-c

REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCES MANAGEMENT AREAS 1

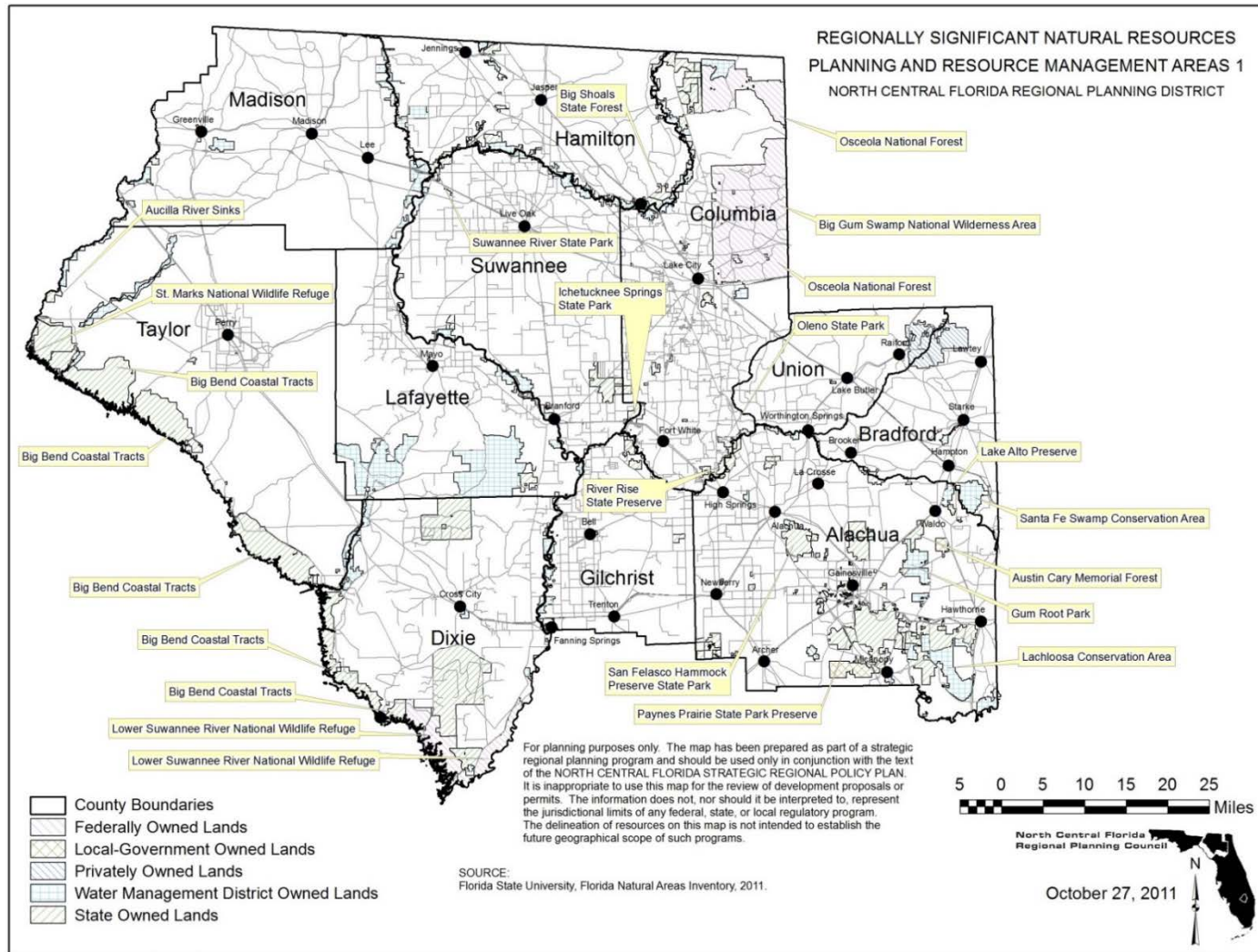


ILLUSTRATION A - XI-d

REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS 2

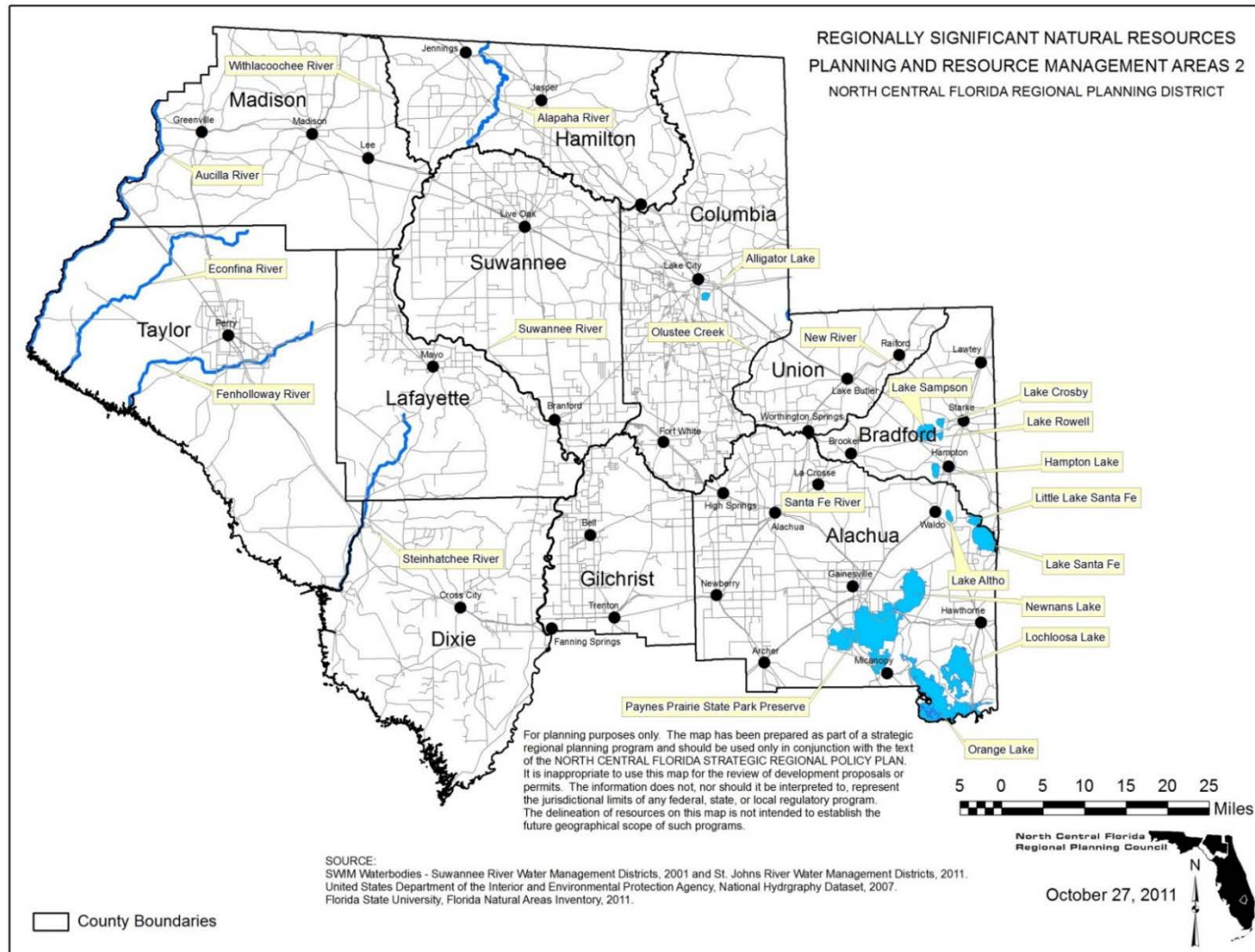


ILLUSTRATION A - XI-e

REGIONALLY SIGNIFICANT NATURAL RESOURCES -
SURFACE WATER RESOURCES

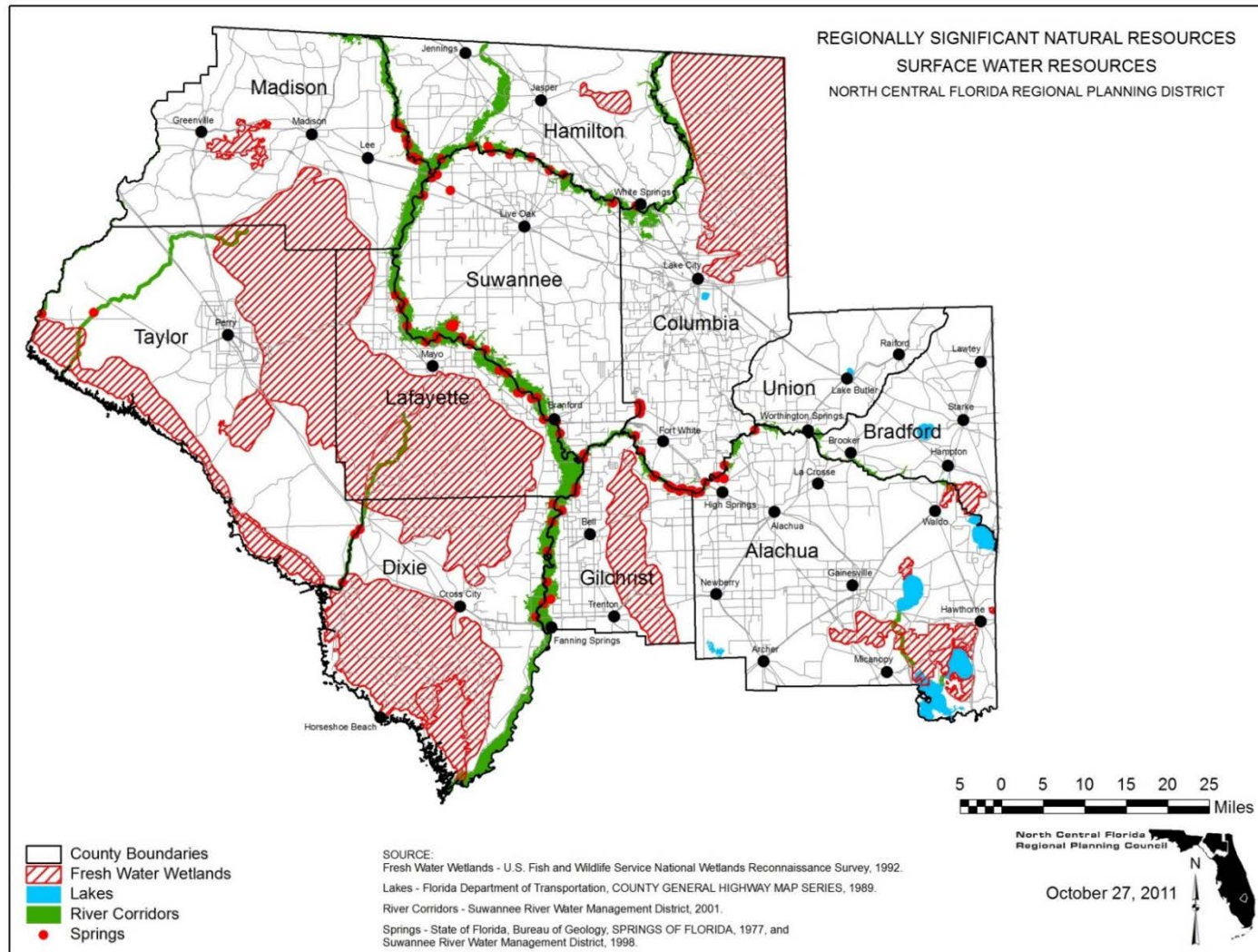
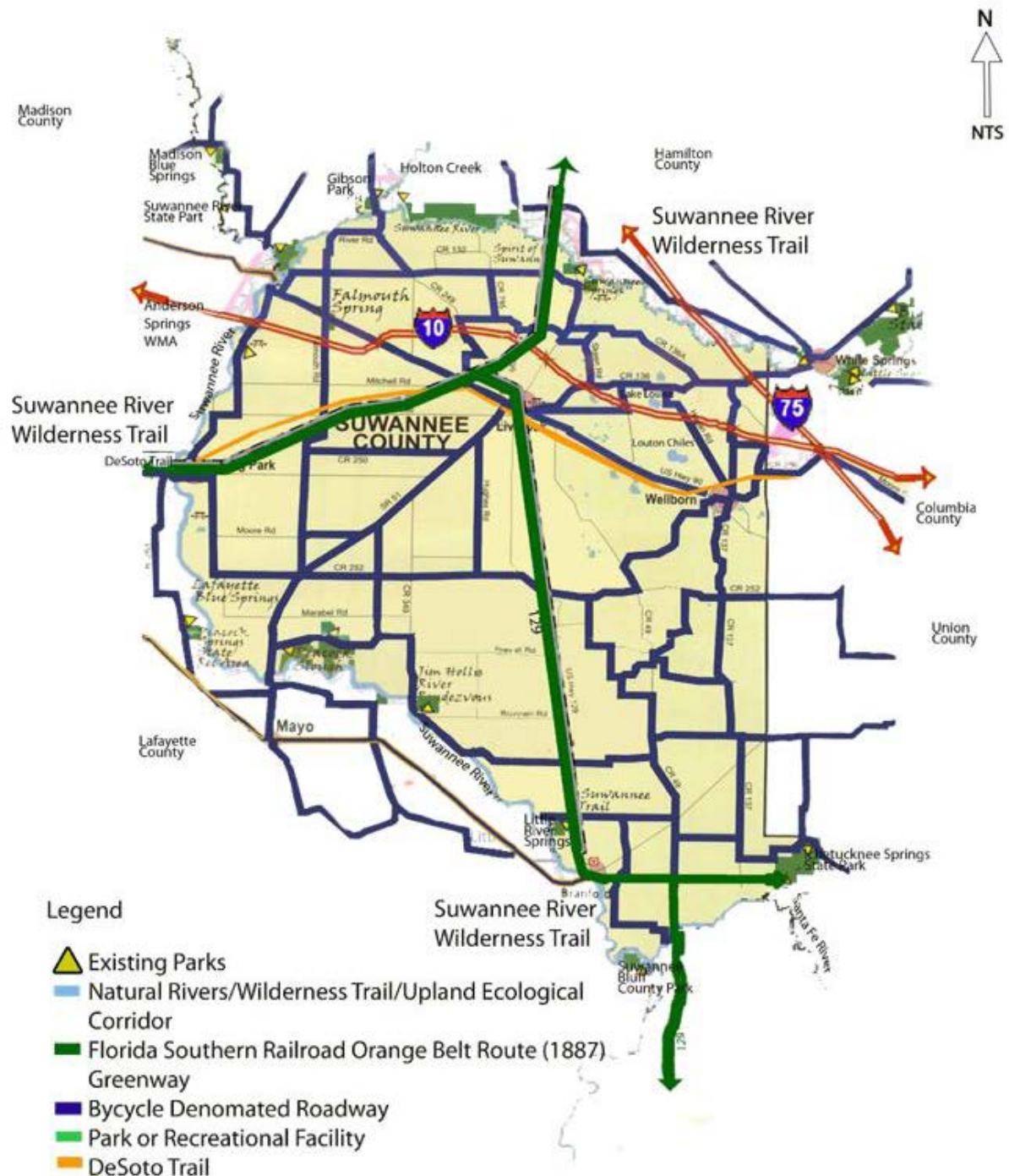


ILLUSTRATION A - XII
MASTER ECOLOGICAL CORRIDOR PROTECTION MAP



Prepared by: Synergy Solutions for Florida over base map by the NCFRPC (1998)

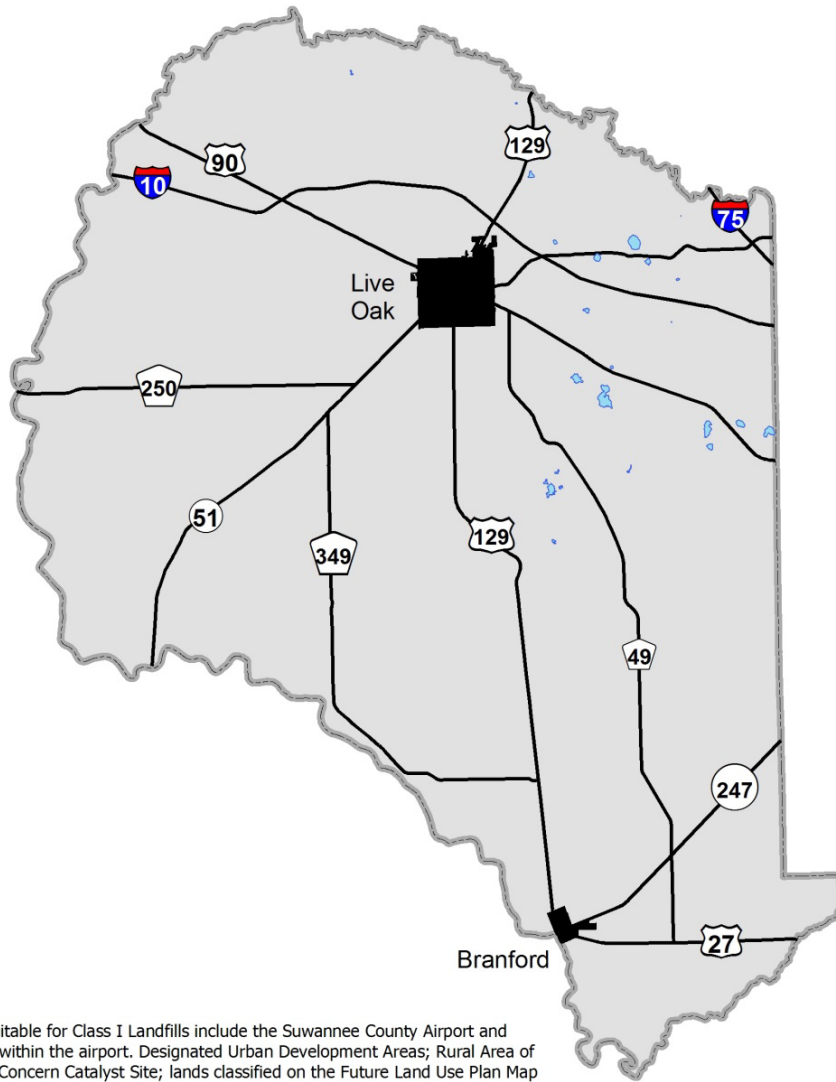
Date: March 6, 2008

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NTS



ILLUSTRATION A - XIV

SUWANNEE COUNTY AREAS UNSUITABLE FOR CLASS I LANDFILLS



Note: Areas unsuitable for Class I Landfills include the Suwannee County Airport and five statute miles within the airport. Designated Urban Development Areas; Rural Area of Critical Economic Concern Catalyst Site; lands classified on the Future Land Use Plan Map as conservation, environmentally sensitive areas and recreation; natural high groundwater aquifer recharge areas; wetlands; travel destinations; public water supply wells; and a 3,000 foot buffer area for each of these areas.

Legend

Areas Unsuitable
for Class I
Landfills

Source

Source: Florida Department of Environmental Protection, 2012, Florida Department of Transportation, 2012, County Comprehensive Plan, 2011, City of Live Oak, Public Works, 2012, Suwannee River Water Management District, 2007 and County Property Appraiser, 2012.

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Miles



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

STAFF

Scott R. Koons, AICP, Executive Director

Steven Dopp, Senior Planner

Sandra Joseph, Senior Planner

Carmelita Franco, Administrative Planning Assistant