

# TAYLOR COUNTY

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## COMPREHENSIVE PLAN

### *Adopted*

June 19, 1990 by Ordinance No. 90-4

### *Amended*

November 4, 1991 by Ordinance No. 91-9

September 21, 1999 by Ordinance No. 99-9

January 21, 2003 by Ordinance No. 03-2

November 7, 2005 by Ordinance No. 05-13

June 4, 2007 by Ordinance Nos. 07-04, 07-05, 07-06 & 07-07

December 18, 2007 by Ordinance No. 07-14

July 22, 2008 by Ordinance No. 08-08

March 2, 2009 by Ordinance No. 09-01

June 22, 2010 by Ordinance No. 10-04

June 6, 2011 by Ordinance Nos. 11-08 & 11-09

December 13, 2011 by Ordinance No. 11-15

November 19, 2013 by Ordinance No. 13-05

December 7, 2020 by Ordinance No. 20-06

January 3, 2022 by Ordinance No. 22-01

# TAYLOR COUNTY COMPREHENSIVE PLAN

## ELEMENTS

Future Land Use

Traffic Circulation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Coastal Management

Public School Facilities

Economic Development

Property Rights

Prepared for  
Board of County Commissioners

Prepared by  
Local Planning Agency

*Adopted*  
June 19, 1990 by Ordinance No. 90-4

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# I

## FUTURE LAND USE ELEMENT

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# I

## FUTURE LAND USE ELEMENT

### INTRODUCTION

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

The following goal, objectives and policies provide for distribution of future land use, as well as guidance for such future land uses. 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 COUNTY VISION 2060 PLAN

#### Vision Statement

By the year 2060, citizens of the County should be able to describe their county and communities in these terms:

The County is a harmonious community which has been able to maintain its rural and small town character and quality of life. The County is a community committed to community-wide excellence in its educational, medical, employment and recreational opportunities. We pride ourselves in our respect for our tradition and heritage and we are excited about our future.

We have been able to manage our growth and protect our natural resources environment and small town atmosphere. Through growth management and ongoing planning, the County has become a county of opportunity. We have well planned and fully served residential villages with protected open spaces which reflect our rural heritage. Our living places and work places are connected by well designed, functional transportation corridors. Our air is clear and our water is pure. Our historic heritage as the "Tree Capital of the South" has been preserved through careful and thoughtful planning.

#### Vision 2060 Plan

The Vision 2060 Plan is not a regulatory document. It is an incentive-based approach that provides guidance to the community over a 50-year outlook. It is a tool that can be used as a "roadmap" for future land use decisions. No existing land use rights are changed or modified by adoption of the Vision 2060 Plan.

The typical standards described in the Hierarchy of Place are intended to explain the anticipated characteristics of each community type. They are not intended to be regulatory requirements, but may provide guidance for future updates to the Comprehensive Plan and/or Land Development Code.

Adoption of the Vision 2060 Plan by the Board of County Commissioners does not automatically grant the increased land use rights described in the Vision 2060 Plan. Specific Elements of the Comprehensive Plan may be amended at appropriate times to facilitate implementation of the Vision 2060 Plan. Land owners will have the option to apply for the development rights described in the Vision 2060 Plan through Comprehensive Plan Amendments. The current land use designations, or the current vested land use, remain in place until specific Comprehensive Plan Amendments are approved by the Board of County Commissioners.

While the Vision 2060 Plan will serve as a guide to the County as it considers amendments to its Comprehensive Plan, it is recognized that future amendments to the Plan must be consistent with the requirements of Chapter 163, Part II, Florida Statutes, as amended.

## FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

### OBJECTIVES AND POLICIES FOR MIXED USE URBAN DEVELOPMENT AREAS

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

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

- |                |   |
|----------------|---|
| OBJECTIVE I.1  | The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan and discourage the proliferation of urban sprawl.   |
| Policy I.1.1   | The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Transportation Map where public or private facilities are available or are an integral part of a development proposal to support such higher density or intensity.   |
| Policy I.1.1.b | The County shall seek an interlocal agreement with the City which would provide for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to a proposed industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs. |
| Policy I.1.2   | <p>The County's land development regulations shall be based on and be consistent with the following standards for residential densities:</p> <ol style="list-style-type: none"><li>1. No public water or sewer system is required.</li></ol> <p style="padding-left: 40px;">Residential low density of less than or equal to 2.0 dwelling units per acre;</p>   |

2. Either a public water or sewer system is required.  
Residential medium density of greater than 2.0 dwelling units per acre, but less than or equal to 4.0 dwelling units per acre;
3. Both public water and sewer systems are required.  
Residential medium-high density of greater than 4.0 dwelling units per acre, but less than or equal to 8.0 dwelling units per acre; and
4. Both public water and sewer systems are required.  
Residential high density of greater than 8.0 dwelling units per acre, but less than or equal to 20.0 dwelling units per acre.

Within the Steinhatchee Area, residential density within those areas served by both public water and sewer systems shall not exceed 12 dwelling units per acre. In addition, the building height within the Steinhatchee Area shall not exceed 32 feet.

The Steinhatchee Area is described, as follows: Commence at the point of intersection of the North boundary line of McCain Tower Road and the West boundary line of State Road 51, located in Section 18, Township 9 South, Range 10 East, The County, Florida; thence run East to the West boundary line of the Steinhatchee River for a Point of Beginning; thence run West to the point of intersection of the West boundary line of State Road 51 and the North boundary line of McCain Tower Road; continue West along said North boundary line of McCain Tower Road through Section 18, Township 9 South, Range 10 East and Sections 13, 14 and 15, Township 9 South, Range 9 East to the intersection of County Road 361 (Beach Road); continue West across County Road 361 and through Sections 15 and 16, Township 9 South, Range 9 East to the half section line of Section 16, Township 9 South, Range 9 East; thence run South through Sections 16 and 21, Township 9 South, Range 9 East to the Gulf of Mexico; thence run Southerly, Easterly and Northerly along the shore line of the Gulf of Mexico and the Northwesterly boundary of the Steinhatchee River back to the Point of Beginning.

- |              |   |
|--------------|---|
| 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 necessary to allow the operation of real estate markets to provide adequate choices.  |
| Policy I.1.4 | The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas). |
| Policy I.1.5 | The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within areas which are or will be served by public facilities and services to established Level of Service Standards.   |



- Policy I.1.6 The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as Urban Development Areas to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of residential neighborhoods.
- Policy I.1.7 The County shall examine the Perry-Foley Airport industrial sites and prepare a special study area plan for industrial, commercial, airport and aviation related uses. The Comprehensive Plan shall be amended accordingly when such plan is adopted by the County.
- Policy I.1.8 If property has been determined by the State of Florida, through final agency action, to be sovereign lands, density may not be transferred from those sovereign submerged lands for the purpose of private development.
- Policy I.1.9 The 14.00 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot Number 4 of said Section 12; thence South 690.00 feet to a point; thence East 1,050.00 feet to the Point of Beginning; thence South 64°31'16" West 163.37 feet; thence South 79°14'00" West 41.94 feet; thence South 54°23'05" West 334.05 feet; thence South 35°31'34" West 159.17 feet; thence South 27°29'40" East 60.54 feet; thence South 27°13'52" East 147.90 feet; thence South 57°58'42" East 38.02 feet; thence South 36°42'44" East 84.34 feet; thence South 32°04'06" East 99.29 feet; thence South 75°25'52" East 43.61 feet; thence North 89°37'42" East 99.74 feet; thence South 89°29'08" East 106.09 feet; thence North 82°34'36" East 143.06 feet; thence North 55°25'22" East 472.91 feet; thence North 22°22'06" East 217.46 feet; thence North 01°22'11" West 35.79 feet to the right-of-way line of Fish Creek Highway; thence continue, along the right-of-way line of said Fish Creek Highway, North 19°12'45" West 225.00 feet to the Point of curvature of a 1,096.28 foot radius curve to the left; thence, along the arc of the right-of-way curve through a chord bearing and distance of North 20°10'07" West, 36.58 feet; thence West, 453.46 feet to the Point of Beginning, changed from Agriculture/Rural Residential to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.
- Policy I.1.10 The 3.36 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot 4 of said Section 12; thence 00°11'52" East 507.97 feet to; thence North 86°58'18" West 474.31 feet to the Point of Beginning; thence, along the Gulf of Mexico through the following chord bearings and distances, South 55°22'10" West 34.59 feet; thence South 83°03'46" West 61.89 feet; thence South 83°50'25" West 45.97 feet; thence South 77°24'31" West 42.44 feet; thence South 66°54'55" West 41.14 feet; thence South 77°30'32" West 33.85 feet; thence South 80°52'31" West 45.56 feet; thence South 81°13'59" West 46.72 feet; thence South 89°39'57" West 45.29 feet; thence North 81°48'08" West 46.49 feet; thence North 82°59'11" West 41.95 feet; thence South 89°51'31" West 46.02 feet; thence North 89°44'44" West 47.05 feet; thence North 86°57'15" West 46.20 feet; thence North 78°04'33" West 45.33 feet; thence North 76°03'50" West 48.77 feet;

thence North 79°53'20" West 49.28 feet; thence North 80°10'19" West 46.96 feet; thence North 71°40'13" West 65.98 feet; thence North 49°41'01" West 20.17 feet; thence North 62°03'06" West 31.01 feet; thence North 60°25'44" West 44.40 feet; thence North 64°37'16" West 42.58 feet; thence North 43°46'38" West 21.62 feet; thence North 61°37'45" West 46.11 feet; thence North 60°14'39" West 35.34 feet; thence North 44°11'09" West 42.52 feet; thence North 41°31'21" West 52.89 feet; thence North 32°06'55" West 42.01 feet; thence North 22°39'31" West 27.85 feet; thence North 14°14'42" East 74.89 feet to the waters edge of a canal; thence, along said waters edge through the following chord bearings and distances, South 74°51'34" East 79.03 feet; thence South 50°25'37" East 50.57 feet; thence South 52°40'45" East 33.03 feet; thence South 59°08'08" East 50.91 feet; thence South 51°28'37" East 53.27 feet; thence South 61°50'24" East 63.57 feet; thence South 74°18'03" East 88.48 feet; thence South 75°29'30" East 100.37 feet; thence South 71°12'45" East 106.52 feet; thence South 70°11'56" East 86.61 feet; thence South 73°41'55" East 78.15 feet; thence South 76°55'52" East, 59.27 feet; thence North 88°31'05" East 76.85 feet; thence North 81°21'19" East 88.21 feet; thence North 72°50'53" East 210.68 feet; thence leaving said water, South 00°00'00" East 87.34 feet to the Point of Beginning, changed from Agriculture-2 and Conservation to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.

Policy I.1.11

The 14.00 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot Number 4 of said Section 12; thence South 690.00 feet to a point; thence East 1,050.00 feet to the Point of Beginning; thence South 64°31'16" West 163.37 feet; thence South 79°14'00" West 41.94 feet; thence South 54°23'05" West 334.05 feet; thence South 35°31'34" West 159.17 feet; thence South 27°29'40" East 60.54 feet; thence South 27°13'52" East 147.90 feet; thence South 57°58'42" East 38.02 feet; thence South 36°42'44" East 84.34 feet; thence South 32°04'06" East 99.29 feet; thence South 75°25'52" East 43.61 feet; thence North 89°37'42" East 99.74 feet; thence South 89°29'08" East 106.09 feet; thence North 82°34'36" East 143.06 feet; thence North 55°25'22" East 472.91 feet; thence North 22°22'06" East 217.46 feet; thence North 01°22'11" West 35.79 feet to the right-of-way line of Fish Creek Highway; thence continue, along the right-of-way line of said Fish Creek Highway, North 19°12'45" West 225.00 feet to the Point of curvature of a 1,096.28 foot radius curve to the left; thence, along the arc of the right-of-way curve through a chord bearing and distance of North 20°10'07" West, 36.58 feet; thence West, 453.46 feet to the Point of Beginning, changed from Agriculture/Rural Residential to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.

Policy I.1.12

The 3.36 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot 4 of said Section 12; thence 00o11'52" East 507.97 feet to; thence North 86o58'18" West 474.31 feet to the Point of Beginning; thence, along the Gulf of Mexico through the following chord bearings and distances, South 55o22'10" West 34.59 feet; thence South 83o03'46" West 61.89 feet; thence South 83o50'25" West 45.97 feet; thence South 77o24'31" West 42.44 feet; thence South 66o54'55" West 41.14 feet; thence South 77o30'32" West 33.85 feet; thence South 80o52'31" West 45.56 feet; thence South 81o13'59" West 46.72 feet; thence South 89o39'57" West 45.29 feet; thence North 81o48'08" West 46.49 feet; thence North 82o59'11" West 41.95 feet; thence South 89o51'31" West 46.02 feet; thence North 89o44'44" West 47.05 feet; thence North 86o57'15" West 46.20 feet; thence North 78o04'33" West 45.33 feet; thence North 76o03'50" West 48.77 feet; thence North 79o53'20" West 49.28 feet; thence North 80o10'19" West 46.96 feet; thence North 71o40'13" West 65.98 feet; thence North 49o41'01" West 20.17 feet; thence North 62o03'06" West 31.01 feet; thence North 60o25'44" West 44.40 feet; thence North 64o37'16" West 42.58 feet; thence North 43o46'38" West 21.62 feet; thence North 61o37'45" West 46.11 feet; thence North 60o14'39" West 35.34 feet; thence North 44o11'09" West 42.52 feet; thence North 41o31'21" West 52.89 feet; thence North 32o06'55" West 42.01 feet; thence North 22o39'31" West 27.85 feet; thence North 14o14'42" East 74.89 feet to the waters edge of a canal; thence, along said waters edge through the following chord bearings and distances, South 74o51'34" East 79.03 feet; thence South 50o25'37" East 50.57 feet; thence South 52°40'45" East 33.03 feet; thence South 59°08'08" East 50.91 feet; thence South 51o28'37" East 53.27 feet; thence South 61o50'24" East 63.57 feet; thence South 74o18'03" East 88.48 feet; thence South 75o29'30" East 100.37 feet; thence South 71o12'45" East 106.52 feet; thence South 70o11'56" East 86.61 feet; thence South 73o41'55" East 78.15 feet; thence South 76o55'52" East, 59.27 feet; thence North 88o31'05" East 76.85 feet; thence North 81o21'19" East 88.21 feet; thence North 72o50'53" East 210.68 feet; thence leaving said water, South 00o00'00" East 87.34 feet to the Point of Beginning, changed from Agriculture-2 and Conservation to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.

## 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 whose intensities are characteristic of and compatible with rural areas.
- Policy I.2.1           The County shall permit agricultural, silvicultural, conservation, recreation and public uses, as well as residential uses which are consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.
- Policy I.2.2           The County shall permit commercial and industrial uses which are compatible and consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.
- Policy I.2.3           The County, as part of the site plan review process for public facilities, shall establish provisions whereby these public facilities shall be so located as to discourage the proliferation of urban sprawl.
- Policy I.2.4           The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as agricultural to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of the surrounding population.
- Policy 1.2.5           The County shall prohibit the use of any land within the unincorporated area of the County for a military missile testing/bombing range. Such use is incompatible with the County's vision of the future. Military testing/bombing ranges shall not be allowed as a permitted use in any land use category.

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

- OBJECTIVE I.3           The County shall continue to maintain land development regulations to implement the Comprehensive Plan.
- Policy I.3.1           The County's land development regulations shall continue to 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 space; 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.

#### Policy I.3.2

The County shall maintain the rural character of rural areas by limiting development activity to those areas whose intensities are characteristic of and compatible with rural areas. Land use definitions specifying densities and intensities of residential and nonresidential uses in rural and urban development areas will be specified by policy and are as follows:

##### AGRICULTURE - 1

Areas now used and appropriate for continued use primarily in very large-scale agricultural activities, primarily timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves and forestry. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per twenty acres; however, transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitations, provided that all other applicable requirements are met during development. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property (minimum lot size one (1) acre), leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75 percent. Public uses may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25 percent.

##### AGRICULTURE - 2

Areas now used and appropriate for continued use primarily in medium to large-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 10 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75 percent. Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25 percent. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

## AGRICULTURAL/RURAL RESIDENTIAL

Areas now used and appropriate for continued use primarily in small to medium-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 5 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 60 percent. Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 40 percent. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

## CONSERVATION

Area with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such protective treatment. Limited use for passive recreation is appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Residential use may be allowable not to exceed one unit per 40 acres.

## MIXED USE: RURAL RESIDENTIAL

The rural residential classification is intended for rural areas which are undergoing transition from primarily agricultural to a mixed use and eventually will be predominantly residential; associated business activity is also appropriate. Residential uses will account for approximately 75 percent of the total land use in these areas, while the remaining land use may consist of a mix of commercial, small-scale industrial and public uses. To ensure a compatible mix of uses, landscaped buffer areas will be required between residential and non-residential uses. The land development regulations will also have standards for building placement. Density ranges up to 1 unit per 2 acres. The intensity, as measured by land coverage, shall not exceed 50 percent for all uses. In addition, public, charter, and private elementary and middle schools are permitted within the mixed use rural residential land use classification.

## MIXED USE: URBAN DEVELOPMENT RESIDENTIAL MEDIUM-HIGH DENSITY

This land use category is intended for a mix of residential and business uses generally adjacent to existing and urbanizing areas. It is designed to accommodate the needs of residents in the unincorporated area and the areas adjacent to incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher to medium density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density of 8 units per acre. Public uses are also permissible. The intensity of development, as measured by impervious surface ratio, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within this land use classification.

Mixed Use Medium-High Density is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

1. Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.
2. Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
3. Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
4. Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;

5. All development within the Mixed Use classification shall be required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

#### MIXED USE: URBAN DEVELOPMENT

This land use category is intended for a mix of residential and business uses generally adjacent to existing urbanized areas. It is designed to accommodate the needs of residents in the unincorporated area and the adjacent incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density as outlined in the Future Land Use element of this Comprehensive Plan. Public uses are also permissible. The intensity of development, as measured by land coverage, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within the mixed use: urban development land use classification.

Mixed Use (Urban Development) is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

1. Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel;
2. Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
3. Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;



4. Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
5. All development within the Mixed Use classification shall be required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

#### WATER ORIENTED COMMERCIAL

This land use category is primarily designed for commercial uses related to water oriented activities including, but not limited to, tourism-oriented hotels and motels, restaurants, recreational vehicle parks, boat ramps, bait and tackle shops, campgrounds, and marine-related specialty retail shops. Docking space, accessory to a permitted use and limited to transient use except for the owner, employee, lessee, custodian or watchman living in a permitted accessory dwelling unit as described below, may be permitted by special exception subject to approval of all applicable outside agency permits by all such agencies. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 50 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 60 percent.

#### INDUSTRIAL

This category of land use is intended for industry such as wood product processing, warehousing, storage, manufacturing, airport and aviation related uses, as well as public, charter and private schools teaching industrial arts curriculum. Limited commercial uses are also permissible consistent with the industrial character of the area. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 75 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 80 percent. The floor area ratio shall not exceed .25.

## PUBLIC

This land use category provides for educational uses, recreation uses, conservation and public facilities. Uses in this category include only institutional, recreation, conservation and public service/utility. Intensity, as measured by land coverage shall not exceed 50 percent for institutional uses, and 25 percent for all other allowed uses. The floor area ratio shall not exceed .25.

## AVIATION RELATED COMMERCIAL

Permissible uses in this land use category are limited to those uses which are characterized by the aviation industry or provide necessary services to aviation-related uses. Such uses may be of industrial, commercial, institutional or office character if related to aviation. Government uses, other public uses and essential services such as utilities and communications are also permissible. Intensity, as measured by land coverage, shall not exceed 60 percent. The floor area ratio shall not exceed .25.

## SWEETWATER RESORT COMMUNITY

1. Purpose and Intent. The Sweetwater Resort Community future land use category shall apply to approximately 1,291 acres of land, situated along Dekle Beach Road and County Road 361, as depicted on the County Future Land Use Map. The area shall not be the subject of a small scale comprehensive plan amendment at any time in the future. The land use category provides for a compact, integrated mixed-use resort community that is designed with connectivity among the uses in order to promote a pedestrian/biking/golf cart transportation network. Proposed development is primarily clustered in upland areas to create large tracts of open space, protect environmentally sensitive areas, and promote ecotourism. The community shall be served by central water and sewer. The Sweetwater Resort Community shall provide a positive fiscal impact for the County which is designated as a Rural Area of Critical Economic Concern.
2. Sub-area Descriptions. Within the Sweetwater Resort Community land use category, three general sub-areas as shown on Figure 4 will apply to the land as follows:
  - a. Development Area. The development area will consist of nodes of development (A, B, C, D, E, and F), including a mixed-use town center (E and F), with access to County Road 361 where residential, commercial, hotel/conference center, recreation, civic/public uses, roads, trails, boardwalks, kayak launching facility, and supporting infrastructure will occur. This area occupies approximately 127 acres.
  - b. Golf Course Area. The golf course area will be limited to an 18-hole golf course, 12,000 square foot clubhouse, 6,500 square foot maintenance facility, and supporting infrastructure. This area occupies approximately 147 acres.
  - c. Conservation Area. The conservation area is the remainder of the land that is not developed and shall be designated conservation with the following allowable uses: fishing, passive recreation including boardwalks and park areas, water resources utilization, and preservation/conservation. This area occupies approximately 1,017 acres.

3. Development Standards. The following development standards shall apply to development within the Sweetwater Resort Community land use category and shall be implemented in a manner consistent with the purpose and guidelines of this policy.
  - a. Permitted Uses. Permitted uses shall be limited to the following: residential, hotels/conference centers, commercial uses, golf course, civic/public uses, roads, utilities and other infrastructure services, silvicultural uses except in the Conservation Area, recreation and conservation/preservation uses. Other water-oriented recreational access uses are permitted, but may require additional modification to the Development Area sub-area description. The applicant shall be responsible for acquiring all applicable environmental permits necessary to approve other water-oriented recreational access uses.
  - b. Density/Intensity. Development within the Sweetwater Resort Community land use category shall be limited to:
    - (1) 624 residential units, 400 resort hotel rooms, 150,000 square feet of commercial space, civic/public uses, roads, pedestrian/biking/cart trails, passive recreation, boardwalks, kayak launching facility and supporting infrastructure. Development Nodes A, B, and C as shown on Figure 4, will be limited to a total of 150 residential units and associated recreation uses with a neighborhood commercial center limited to 30,000 square feet located in Node B to serve the residential development. A neighborhood commercial center will also be located in node D to serve the hotel and residential development.
    - (2) No more than 190 of the 624 residential units and no more than 150 of the 400 resort hotel rooms shall be allowed in the coastal high hazard area. Buildings shall be limited to a maximum of four habitable stories.
    - (3) An 18-hole golf course, a clubhouse no larger than 12,000 square feet, a maintenance facility no larger than 6,500 square feet, and supporting infrastructure.
4. Infrastructure. Central infrastructure shall be planned and designed for potable Water, sanitary sewer, roadways, and drainage. The County shall not be responsible for funding the provision of transportation and infrastructure required to support proposed development within the Sweetwater Resort Community. These systems will ultimately be maintained by the developer, homeowners or condominium or property owners association, a Community Development District, or other similar responsible entity.
  - a. Potable Water. All potable water needs within the proposed development shall be serviced by a central potable water system. The developer will construct or cause to be constructed all necessary water service infrastructure to service the development.

- b. Sanitary Sewer. All sanitary sewer needs within the proposed development shall be serviced by a central sanitary sewer system. The developer will provide wastewater treatment and disposal that complies with the applicable provisions of paragraph (4)(c) below. It is proposed that the wastewater treatment facility will use the advanced wastewater treatment process which produces an effluent of higher quality than achieved by traditional secondary treatment processes. However, if a hydrogeologic study performed during the permitting phase for a new wastewater treatment plant, determines that a secondary treatment level similar to that of the existing wastewater treatment plant will comply with the applicable provisions of paragraph (4)(c), the new wastewater treatment plant shall not be required to use the advanced wastewater treatment process.
- c. Drainage. All stormwater runoff and drainage system improvements within the property will be designed and constructed in accordance with Chapter 408-4 Florida Administrative Code; shall be constructed or caused to be constructed by the developer; and maintained by the developer, a home/condominium/property owners association, a Community Development District, or other similar responsible entity. Stormwater runoff will be treated by proposed wet detention stormwater management systems and will meet water quality standards required by the Suwannee River Water Management District and Florida Department of Environmental Protection for Outstanding Florida Waters. The owner commits to maintaining natural freshwater flows to the aquatic preserve and associated salt marshes to ensure maintenance of the natural salinity regime of those waters, and to operating and maintaining the stormwater and wastewater treatment systems for the developed areas in a manner that ensures the water quality of the aquatic preserve and salt marshes is maintained in accordance with Chapter 62-302, Florida Administrative Code. Final design specifications for such additional water quality protection measures, which will be developed during project permitting, shall address the establishment of baseline pre-development water quality data for the aquatic preserve and salt marshes and establishment of a water quality monitoring program for those waters for a minimum of five (5) years after the golf course is in operation. In addition, the golf course will obtain and maintain throughout the life of the golf course, the designation at the Silver Level in the Audubon International Signature Cooperative Sanctuary Program in order to achieve heightened water quality and conservation benefits. In addition, the golf course will implement the protective measures and guidelines listed below:
  - (1) Use a rainwater collection or gray water system for irrigation, and flushing toilets, and otherwise recapturing and reusing-water resources.
  - (2) Minimize water usage by monitoring water consumption and installing low-flow devices.

- (3) Evaluate sustainable yields for the lowest flow periods of water supply and design delivery systems to accommodate those periods.
  - (4) Maximize the use of native and naturalized plants and turf that are biologically appropriate for the natural region, to avoid or minimize use of irrigation, fertilizers, and pesticides.
  - (5) Design and maintain irrigation systems to use the minimum amount of water needed, and only where and when necessary.
  - (6) Control erosion and runoff.
  - (7) Avoid or minimize the use of fertilizers and pesticides and store, handle, and dispose of them in ways that will not result in contamination to ground and surface waters.
  - (8) Use organic fertilizers, where fertilization is necessary.
  - (9) Avoid direct drainage to surface waters from areas where fertilizers or pesticides are used, and maintain vegetative buffers along the margins of water bodies to filter fertilizers, pesticides, other contaminants, and sediments.
5. Wetland Protection. Development shall be clustered to avoid encroachments into wetlands. Less than three percent of the total wetlands within the 1,291-acre site will be directly impacted by development. In the golf course area direct wetland impacts shall not exceed 16.5 acres. Development shall comply with the state permitting requirements, including required mitigation and wetland buffers, in accordance with Chapter 62, Florida Administrative Code. Mitigation to offset proposed wetlands impacts will be determined using the Uniform Mitigation Assessment Method, Chapter 62-345 Florida Administrative Code.

#### Policy I.3.3

The County shall provide for dwelling unit densities in the rural areas by land classification, as described above and summarized below. The land classifications are delineated on the Future Land Use Plan Map.

CLASSIFICATION	MAXIMUM DENSITY
Agricultural-1	less than or equal to 1 dwelling unit per 20 acres
Agricultural-2	less than or equal to 1 dwelling unit per 10 acres
Agriculture/Rural Residential	less than or equal to 1 dwelling unit per 5 acres
Conservation	less than or equal to 1 dwelling unit per 40 acres
Mixed Use Rural Residential	less than or equal to 1 dwelling unit per 2 acres
Mixed Use - Urban Development	less than or equal to 2 dwelling units per acre except as outlined in the Future Land Use Element of this Comprehensive Plan

Policy I.3.4	<p>The County shall require the location of public, private and charter school sites to be consistent with the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed school location shall be compatible with present and projected use of adjacent property;</li> <li>2. Adequate public facilities and services are, or will be available concurrent with the development of the school;</li> <li>3. There are no significant environmental constraints that would preclude development of an educational facility on the site;</li> <li>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;</li> <li>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;</li> <li>6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and</li> <li>7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.</li> </ol>
Policy I.3.5	<p>The County shall require the development of public, private and charter school sites to be consistent with the following standards:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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</li> <li>3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.</li> </ol>
Policy 1.3.6	<p>Transfer of Development Rights (redistribution of residential units from one project area boundary (sending area) to a separate project area boundary (receiving area) is permitted in conjunction with a Future Land Use Map Amendment that clearly depicts the sending area, the receiving area, and the number of residential units transferred.</p>
OBJECTIVE I.4	<p>The County shall continue to regulate the location of land development consistent with topography and soil conditions.</p>
Policy I.4.1	<p>The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.</p>
OBJECTIVE I.5	<p>The County shall continue to require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standards, consistent with the requirements of concurrency.</p>

Policy I.5.1	The County continue to maintain procedures for the review of proposed development to determine it's impact on level of service standards for public facilities and shall require that level of service standards be met concurrently with the impact of development.
OBJECTIVE I.6	The County shall continue to require that adjacent land uses shall not be adversely impacted by any change in land use.
Policy I.6.1	The County shall limit mining activity to those areas designated on the Future Land Use Plan Map as Agricultural-1 and Agricultural-2, and shall require compliance with state and/or federal permitting requirements and regulations.
Policy I.6.2	The County shall include provisions for adequate drainage, stormwater management, open space and convenient on site traffic flow for all development.
Policy I.6.3	The County shall limit the intensity of development by requiring that the length of lots less than 10 acres in size does not exceed three times the width of lots which are less than ten acres within all land use categories which permit dwelling units.
Policy I.6.4	The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the requirements of the program.
Policy I.6.5	The County shall require that new development, or other newly permitted land uses, shall be compatible with previously existing land uses or shall provide appropriate buffers to protect existing land uses from adverse impacts of the new development.
OBJECTIVE I.7	The County shall continue to identify and designate blighted areas which may be feasible for redevelopment or renewal, through the updating of the housing condition survey.
Policy I.7.1	The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds, through its preliminary investigations, there is a competitive feasibility to receive such funding.
Policy I.7.2	The County shall encourage the private sector to participate in programs to redevelop and renew any identified blighted areas.
OBJECTIVE I.8	The County shall continue to work towards the reduction of uses inconsistent with the County's character and future land uses, establishing such inconsistent uses as non-conformities, and shall continue to govern the continuation, reduction or elimination of these non-conformities.
Policy I.8.1	Vacant or unimproved lots or parcels which are non-conforming as to size for residential use for single family, duplex, or triplex units only, and which can individually be identified and described from documents recorded in the Public Records of the County on June 29, 1990, the date of adoption of this Comprehensive Plan shall continue to be eligible for the issuance of residential building permits, subject to all other provisions of the plan, including setbacks and concurrency.
Policy I.8.2	Nonconforming residential lots or parcels may continue in residential use until their separate identity is lost or there is a change in use.

Policy I.8.3	Other nonconforming uses which are in existence at the time of adoption of this Comprehensive Plan shall be allowed to continue until their natural demise. Nonconforming uses which are terminated shall not be allowed to resume as a nonconformity. The activity or operation of a nonconforming use may be suspended, however, for up to one year by the current owner without losing the right to resume the activity or operation of the nonconforming use.
Policy I.8.4	Nonconforming structures or structures on nonconforming parcels may be rebuilt or repaired if destroyed or damaged by fire, windstorm, or other cause, subject to compliance with the building codes, regulations and permitting requirements then in effect, to the extent possible. Such rebuilding or repair shall not increase the extent of the nonconformity. However, provided that, any such redevelopment shall allow the replacement of the same number of dwelling units that lawfully existed prior to destruction or damage.
Policy I.8.5	Normal maintenance or repair of nonconforming structures shall be allowed, subject to current permitting regulations and building codes. Expansions of the size of nonconforming structures which increase the degree of nonconformity shall not be allowed.
Policy I.8.6	The County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual. The minimum size parcel to which this policy shall apply shall be one acre.
OBJECTIVE I.9	The County shall continue to use a Historic Preservation Agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.
Policy I.9.1	The County shall maintain a listing of all known prehistoric and historic sites having particular significance to the history of the County, state or nation, whose locations have been documented and can be physically located within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated as new documented information regarding the prehistoric or historic significance of a site is identified and provided to the County.
Policy I.9.2	<p>The County shall maintain criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.</p> <ol style="list-style-type: none"> <li>1. The effect of the proposed work on the landmark or the property upon which such work is to be done;</li> </ol>



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.10

The County shall continue to protect natural resources and environmentally sensitive lands (including 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.10.1

The County shall continue to protect community potable water supply wells by restricting uses within the 300 foot area designed by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect, as amended. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code in effect, as amended, and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 in effect, as amended, except local traffic serving facilities within the wellfield protection area.

#### Policy I.10.2

The County shall continue to allow mitigation of the adverse effects of land uses on environmentally sensitive areas. 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 I.10.3

As part of the County's development review process, environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as high groundwater aquifer recharge areas. Where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall provide for the conservation of wetlands by prohibiting development which alters the natural function of wetlands. Mitigation efforts shall be required for activities which alter the natural function of wetlands in accordance with Chapter

40B-400, Florida Administrative Code in effect, as amended. Such mitigation efforts shall result in no net loss of wetland functions and all restored or created wetlands shall be of the same ecological type, nature and function.

Policy I.10.4

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 40 acres. In addition, such development activity shall comply with the following densities and performance standards:

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level;
2. Clearing or removal of native vegetation shall not exceed ½ acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the applicable ½ acre limitation, it is replanted with native wetland vegetation; and
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

OBJECTIVE I.11

The County shall continue to maintain a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Policy I.11.1

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.12

The County shall permit the installation of public utilities needed to provide essential service to existing and future land uses in all land use classifications. Electrical substations shall be 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.

Policy I.12.1

Public utilities needed to provide essential service to existing land uses and to such future land uses as are authorized by other plan elements shall be permitted in all of the land use classifications conforming to appropriate location criteria.

Policy I.12.2

New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

	<ol style="list-style-type: none"> <li>In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.</li> </ol>
OBJECTIVE 1.13	The County shall establish land use criteria which give priority to the siting and development of water-dependent uses along coastal lands, as compared with other uses.
Policy I.13.1	<p>The County recognizes the need to establish the public interest in achieving a balance between competing waterfront land uses and the limited amount of shoreline available for such uses. The County shall utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water dependent uses when allowed within applicable land use districts. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority.</p> <ol style="list-style-type: none"> <li>Water-dependent uses such as fish, shellfish and wildlife production, recreation, water dependent industry and utilities, marinas and navigation;</li> <li>Water-related uses such as certain utilities, commerce and industrial uses;</li> <li>Water-enhanced uses such as some recreation uses; and</li> <li>Non-water dependent or related activities such as residential.</li> </ol>
Policy I.13.2	The County shall continue participating in the Waterfronts Florida Partnership Program in order to revitalize, renew and promote interest in waterfront districts.
Policy I.13.3	The County shall continue to pursue grant funds from the Florida Communities Trust or other sources to increase public accessibility to coastal resources, including public marinas, fishing piers, or recreational trails.
OBJECTIVE 1.14	The County shall promote a sustainable and efficient land use pattern by encouraging development to incorporate the following development strategies.
Policy I.14.1	<p>The County shall encourage sustainable community development that conserves energy, water resources and reduces greenhouse gas emissions through innovative, energy-efficient building construction strategies, consistent with recognized green building standards. These strategies may include the following:</p> <ol style="list-style-type: none"> <li>Implement the sustainable land use pattern described by the Vision 2060 Plan through Comprehensive Plan Amendments to the County's Future Land Use Map;</li> <li>Require a mixture of uses and diversity of housing types for each Vision 2060 Plan land use category and Urban Planning Area designated on the Future Land Use Map;</li> <li>Require compact development within the Urban Planning Areas of the Future Land Use Map to preserve open space, increase energy efficiency, and reduce the overall development footprint of the County;</li> <li>Coordinate with landowners to provide a connected network of community amenities, including parks, multi-use pathways, and open space to emphasize pedestrian and bicycle mobility.</li> </ol>

5. Encourage other alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;
6. Develop incentives for water conservation;
7. Incorporate Florida Waterwise landscaping to reduce the use of potable water at new public buildings;
8. Encourage development on previously-used sites where infrastructure already exists;
9. Encourage development adjacent to existing developed areas;
10. Protect and enhance natural systems; and
11. Use surface waters, conservation lands and environmental open space as a visual amenity.

#### OBJECTIVES AND POLICIES OPTIONAL VISION 2060 PLAN OVERLAY

The Vision 2060 Plan was created by the community to promote sustainable land use and development patterns that enhance the quality of life for The County citizens, support economic vitality, and accommodate anticipated population growth and development in an environmentally acceptable manner. Therefore, in order to promote development as described in the Vision 2060 Plan, the County hereby establishes the following Objectives I.15 through I.20 and related Policies. A landowner may choose to apply for land use classifications described in Policies I.16.9, I.16.10, and I.17.3 when proposing an amendment to the Comprehensive Plan, which a landowner may choose to implement. Landowners who choose not to implement the vision may continue to develop consistent with the Future Land Use Map and all applicable plan provisions.

OBJECTIVE I.15	In order to provide opportunities for new growth while preserving open space and agricultural land, the County shall establish planning areas designated for urban development.
Policy I.15.1	The County shall encourage the provision of infrastructure investments inside of the Urban Service Areas, consistent with the Vision 2060 Plan. Urban Services Areas shall be designated for urban development and redevelopment. Services and infrastructure, including potable water and wastewater, shall be provided within the Urban Services Areas.
Policy I.15.2	The location of Urban Service Areas shall be consistent with the Vision 2060 Plan. Urban Service Area boundaries are approximate and may be amended by the Board of County Commissioners.
Policy I.15.3	The Urban Service Areas shall consist of two separate districts, consistent with the Vision 2060 Plan. The Urban District shall be centered on and around the City of Perry. The Coastal District shall be proximate to the Gulf of Mexico coastline and include the communities of Steinhatchee, Keaton Beach, and Deckle Beach.
OBJECTIVE I.16	The County shall encourage new development and redevelopment to be in the form of complete neighborhoods, which may include residential, non-residential, and civic land uses. Two or more neighborhoods may form a village.
Policy I.16.1	In order to implement the compact urban form described in the Vision 2060 Plan, residential development sites shall meet the minimum net density requirements described in Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.

Policy I.16.2	Residential density beyond the minimum net density requirements may be permitted by the Board of County Commissioners if the new development includes workforce housing to provide a variety of housing choices, energy and water efficient development, or through density transfer or clustering. Residential density shall not exceed the maximum net density described in Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
Policy I.16.3	Total residential units shall be calculated using gross acreage of a project area boundary and the applicable permitted density. Minimum net residential density calculations shall not include wetlands, waterbodies, or stormwater retention facilities.
Policy I.16.4	The County shall promote compact new development to encourage pedestrian and other non-vehicular trips.
Policy I. 16.5	<p>The County shall require a variety of housing types, including but not limited to single family detached, townhomes, and apartments, within residential neighborhoods of the Urban Planning Areas.</p> <p>Development within a coastal Planning Area shall be organized as a Coastal Village and shall be a minimum of 1,000 gross acres in size.</p> <p>Coastal Planning Areas #1 and #7 may each contain up to two Coastal Villages. When two Coastal Villages are used, each Coastal Village shall be a minimum of 1,000 gross acres in size. Each Coastal Village shall include at least one (1) Coastal Village Center, as described in Policy I.16.10 (a) and (b).</p>
Policy I.16.6	The County shall promote neighborhood design standards that require multiple ingress and egress points and interconnected street systems to enhance connectivity between neighborhoods, reduce traffic backlogs, and provide multiple emergency access points.
Policy I.16.7	The County shall identify and designate one or more sites as a Regional Employment Center District, intended for industrial, business, office, research park use, and support residential use where appropriate.
Policy I.16.8	The County shall designate at least one Regional Employment Center “mega-site” to accommodate a major employer(s). Such employer(s) could be characterized by a low development footprint and large buffers around the use.
Policy I.16.9	<p>The County hereby establishes the following land use categories for sustainable development patterns within the Urban Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Urban District are as follows:</p> <ol style="list-style-type: none"> <li>1. Urban Village - The Urban Village is intended to include the most intense developments in The County. It is a combination of the existing built environment and new development in the form of infill, redevelopment, and complementary new construction within and immediately adjacent to Perry. The Urban Village Center is a cultural, economic, and population center of the County and the Nature Coast region. The minimum net residential density for this land use classification is 5 units per acre. The maximum net residential density is 24 dwelling units acre. The maximum floor area ratio for any non-residential development site is 1.0. The Urban Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.</li> </ol>

2. Compact Mixed Use Village - The Compact Mixed Use Village is a medium density, mixed use community, located outside of and adjacent to the Urban Village. It may contain between two and four neighborhoods, each within a quarter-mile walk of a central elementary school and / or public park. A mixed use village center may be located at the intersection of the neighborhoods, and shall provide sufficient non-residential land to support the daily needs of the village residents. The minimum net residential density of this land use classification is 4 units per acre. The maximum net residential density is 22 dwelling units per acre. The maximum floor area ratio for any non-residential development site is 0.75. A Compacted Mixed Use Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
3. Suburban Village - The Suburban Village is a medium density development located within the Urban District. The primary use is residential. It may also contain neighborhood commercial, office, and service uses. The minimum net residential density of this land use is 3 units per acre. The maximum net residential density is 12 dwelling units per acre. The maximum floor area ratio for any non-residential development site is 0.40. A Suburban Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
4. Regional Employment Center - The Regional Employment Center provides a designated area for employment-based development, including but not limited to:
  - a. Residential (including but not limited to single family residential and multi-family residential);
  - b. Commercial (including but not limited to retail, services and hotel);
  - c. Industrial/Warehousing (including but not limited to wood product processing, storage, airport and aviation related uses, logistical support uses, manufacturing, energy, and green industries);
  - d. Business/Office (including but not limited to research parks, business / office uses and parks);
  - e. Educational/Training (including but not limited to public, charter, and private schools, and college campuses);
  - f. Medical (including but not limited to medical facilities and campus(es));
  - g. Institutional;
  - h. Public; and
  - i. Recreation.

Different uses may be broken into separate development sites within a Regional Employment Center. It shall be located close to major roadway corridors to promote a jobs-housing balance. The primary purpose of the Regional Employment Center is to accommodate employment-based development.

Residential should be compatible with, and may provide a transition between, the Regional Employment Center and adjacent urban land uses. The maximum net residential density is 22 dwelling units per acre. The maximum floor area ratio for any non-residential development site is 0.75. A Regional Employment Center shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications, except that no minimum number of land uses and no mix is required for Planning Areas 11, 12, and 18.

Policy I.16.10

The County hereby establishes the following land use categories for sustainable development patterns within the Urban Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Coastal District are as follows:

1. Coastal Village Center - The Coastal Village Center is a mixed use center, located adjacent to, and serving, one or more Coastal Villages. It has a mix of uses, including residential, commercial, office, educational, and institutional. The minimum net residential density of this land use classification is 5 units per acre. The maximum net residential density is 12 dwelling units per acre. The maximum floor area ratio for any non-residential development site is 0.50. A Coastal Village Center shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
2. Coastal Village - The Coastal Village is a medium density village in close proximity to the County coastal resources. The minimum net residential density of this land use classification is 2 units per acre. The maximum net residential density is 5 dwelling units per acre. The maximum Floor Area Ratio for any non-residential development site is 0.40. A Coastal Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications. Coastal Village Center shall be a permitted use within the Coastal Village land use classification, provided that the development program for a Planning Area does not exceed the maximum permitted by Table I-2.

OBJECTIVE I.17

In order to provide opportunities for new growth while preserving open space and agricultural land, the County shall establish planning areas designated for rural development.

Policy I.17.1

The Rural Service Area shall consist of lands not located within an Urban Services Area, as designated on the Vision 2060 Plan.

Policy I.17.2

The Rural Service Area shall be designated for rural development and conservation. Incentives, such as Transfer of Development Rights, shall be provided to encourage the preservation of land. Limited public services may be provided in the Rural Service Area. The provision of public infrastructure shall not be encouraged, except for water delivery systems to provide fire protection or centralized wastewater treatment systems when units are clustered or adjacent to sensitive environmental resources.

The County hereby establishes the following land use categories for sustainable development patterns within the Rural Services Area, based upon creating a development pattern that reinforces a Hierarchy of Places. Land use definitions specifying densities and intensities of residential and nonresidential uses within the Rural Services Area are as follows:

1. Rural Village - The Rural Village is an extension and expansion of existing rural communities and may be located within the Rural Services Area only. The Rural Village has neighborhood commercial and services designed to serve the surrounding rural community. Rural Villages should be no larger than 2,500 units. The minimum net residential density of this land use classification is 0.5 units per acre. The maximum net residential density is 3 dwelling units per acre, when clustered. The maximum floor area ratio for any non-residential development site is 0.25. A Rural Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
2. Rural Settlement - The Rural Settlement is intended for the Rural Service Area only. It represents a traditional development pattern in the County, and may be an expansion of existing communities, such as Salem and Lake Bird. The Rural Settlement has limited neighborhood commercial and services designed to serve the surrounding rural community. Rural Settlements should be no larger than 1,000 units. The minimum net residential density of this land use classification is 0.5 units per acre. The maximum net residential density is 2 dwelling units per acre, when clustered. The maximum floor area ratio for any non-residential development site is 0.25. A Rural Settlement shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
3. Conservation Community - This community type is permitted in Rural Service Area only. Residential units should be clustered to limit the total development footprint and to preserve open space to the greatest extent practical. The Conservation Community should be no larger than 1,500 units. Overall development density must be consistent with the existing Future Land Use Map designation, and should be clustered at a minimum net residential density of 1 unit per developed acre. The remaining land that is not developed is to be preserved for agricultural uses, including but not limited to silviculture, open space, or nature-based recreation. The net residential maximum density is 2 dwelling units per acre, when clustered. The maximum floor area ratio for any non-residential development site is 0.15. A Conservation Community shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.
4. Ecological Village - This community type is located within or in close proximity to state-owned lands on the Gulf Coast or river systems. Ecological Villages are designed to be very low-intensity land uses that provide facilities and access to outdoor recreation, such as hunting, fishing, hiking, and trail riding. Public access to water resources for both motorized and non-motorized boats is provided where possible. The maximum net residential density is 1 dwelling unit per acre, when clustered. The maximum floor area ratio for any non-residential development site is 0.15. An Ecological Village shall include two or more land uses, with the mix consistent with Table I-1: Summary of the Vision 2060 Plan Land Use Classifications.



5. Agriculture-Transfer (A-T) - This land use classification is established for the purpose of assigning and transferring existing density to Urban and Rural Planning Areas on the 2035 Future Land Use Map, in accordance with existing underlying density. Uses shall be as specified in the Agriculture-2 land use category; however, residential dwelling units shall not be permitted in Agriculture-Transfer land use and may only be used when transferred to urban and rural planning areas upon a finding of compliance of a coordinated review comprehensive plan amendment.

Policy I. 17.4

Regional Employment Center shall be a permitted land use within the Rural Services Area, consistent with the Vision 2060 Plan. No residential use shall be permitted in Rural Planning Area #18, except for limited dwelling units for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) permitted as an accessory use as part of an approved site plan where located on the same lot or parcel. A minimum average 100-foot buffer shall be required where adjacent to state-owned lands.

Table I-1: SUMMARY OF THE VISION 2060 PLAN LAND USE CLASSIFICATIONS					
Community Type	Minimum Net Density (1)	Maximum Net Density (2)	Maximum Floor Area Ratio (3)	Typical Open Space (4)	Allowable Uses and Typical Mixture (5)
Urban Village	5 dwelling units per acre	24 dwelling units per acre	1.0	20%	Residential: 40% - 70% Commercial: 20 - 40% Office: 10 - 30% Institutional/Schools: 5% - 15%
Compact Mixed Use Community	4 dwelling units per acre	22 dwelling units per acre	0.75	30%	Residential: 40% - 70% Commercial: 10% - 30% Office: 5% - 30% Institutional/Schools: 5% - 15%
Community Type	Minimum Net Density (1)	Maximum Net Density (2)	Maximum Floor Area Ratio (3)	Typical Open Space (4)	Allowable Uses and Typical Mixture (5)
Suburban Village	3 dwelling units per acre	12 dwelling units per acre	0.40	30%	Residential: 60% - 80% Commercial/Office: 5% - 15% Institutional/Schools: 5% - 15%
Regional Employment Center	n/a	22 dwelling units per acre	0.75	30%	Residential: 0% - 25% Commercial: 5% - 25% Industrial/Warehousing: 10% - 60% Business/Office: 10% - 60% Institutional: 0% - 15% Educational/Training: 0% - 30% Medical: 0% - 30%

Table I-1: SUMMARY OF THE VISION 2060 PLAN LAND USE CLASSIFICATIONS (continued)					
Coastal Village Center	5 dwelling units per acre	12 dwelling units per acre	0.50	25%	Residential: 30% - 70% Commercial: 20% - 40% Office: 20% - 40% Institutional/Schools: 5% - 20%
Coastal Village	2 dwelling units per acre	5 dwelling units per acre	0.40	30%	Residential: 40% - 70% Commercial: 5% - 15% Office: 5% - 15% Institutional/Schools: 5% - 15%
Coastal Settlement	Density and intensity shall be as specified in the County Comprehensive Plan			40%	Uses shall be as specified in the County Comprehensive Plan
Rural Settlement	0.5 dwelling unit per acre (when clustered)	2 dwelling units per acre (when clustered)	0.25	40%	Residential: 50% - 80% Commercial/Office: 5% - 20% Institutional/Schools: 5% - 15%
Rural Village	0.5 dwelling units per acre (when clustered)	3 dwelling units per acre (when clustered)	0.25	40%	Residential: 50% - 80% Commercial/Office: 10% - 30% Institutional/Schools: 5% - 15%
Community Type	Minimum Net Density (1)	Maximum Net Density (2)	Maximum Floor Area Ratio (3)	Typical Open Space (4)	Allowable Uses and Typical Mixture (5)
Conservation Community	1 dwelling unit per acre (when clustered)	2 dwelling units per acre (when clustered)	0.15	60%	Residential: 50% - 70% Commercial/Office: 5% - 20% Institutional/Schools: 5% - 15%
Ecological Village	Density is based on existing land use entitlements	1 dwelling unit per net (when clustered)	0.15	60%	Residential: 60% - 80% Commercial/Office: 5% - 20% Institutional/Schools: 5% - 15%
Agriculture-Transfer	Residential Use not permitted	Residential Use not permitted	n/a	100%	Uses shall be as specified in the Agriculture-2 land use category

Table I-1 Notes:

- (1) Total residential units are calculated using gross acreage of a project area boundary and the applicable permitted density. Minimum net density does not include wetlands, waterbodies or stormwater retention facilities, but does include stormwater conveyance systems.
- (2) The Board of County Commissioners may permit the maximum net density for inclusion of work force housing, energy and water efficient development, or through a transfer of development rights.
- (3) Floor area ratio applies to non-residential development sites only, and not to gross acreage of a village.
- (4) Open Space shall be computed based on gross acreage. Open Space includes parks, golf courses, wetlands, and stormwater management areas. Up to 50 percent of open space may consist of wetlands or stormwater management facilities designed for use as a visual or recreational amenity. Open space should complement or incorporate natural resources within Planning Areas when possible.
- (5) Land use percentages are intended to achieve a mixture of uses, provide jobs-to-housing balance, and provide a spatial relationship between housing and services. The actual mixture of uses shall be established during Conceptual Master Plan for an entire Village and Planned Unit Development site plan Review process. A variation of up to 20 percent of the “Allowable Uses and Typical Mixture” percentages shall be permitted for each land use, provided that a mixture of uses is still maintained within the Planning Area. For example, a 20 percent reduction to the minimum Residential range of Rural Settlement (50 percent) results in a new minimum of 40 percent.

OBJECTIVE I.18	The County shall permit the clustering of existing development rights, when consistent with the Vision 2060 Plan, in order to create a compact development pattern and reduce the overall development footprint within the County.
Policy I.18.1	Density clustering shall be defined as the redistribution of residential units within a project area boundary.
Policy I.18.2	Density transferring shall be defined as the redistribution of residential units from one project area boundary (sending area) to a separate project area boundary (receiving area). A Comprehensive Plan Amendment shall be required to transfer additional density, and a Future Land Use Map Amendment shall be required to clearly depict the sending area and the receiving area.
Policy I.18.3	The designation of areas for sending and receiving density transfer units are identified on the Future Land Use Map. The existing land uses of the density transfer sending areas is Agriculture-Transfer on the Future Land Use Map. The number of dwelling units transferred to the receiving areas shall be identified with the coordinated review comprehensive plan amendment application.
Policy I.18.4	Development of the Urban and Rural Planning Areas designated on the Future Land Use Map shall require coordinated review comprehensive plan amendment review and approval, except for Regional Employment Centers in Planning Areas 11, 12, and 18, consistent with Policy I.19.2. In conjunction with the coordinated review comprehensive plan amendment application, a legal description for specific Agriculture-Transfer sending areas corresponding with a specific Planning Area shall be required. The amount of Agriculture-Transfer acreage identified and legally described shall be proportionate to the number of dwelling units transferred from the sending area into the Planning Area.

Policy I.18.5	Agriculture-Transfer sending areas for urban development shall be located in close proximity to the Urban Planning Areas that receive the transferred units. Whenever possible, the Agriculture-Transfer sending areas shall be contiguous to the Urban Planning Areas to create a greenbelt and define the limits of development. Agriculture-Transfer sending areas shall contain a mixture of uplands and wetlands to support wildlife mobility.
Policy I.18.6	Agriculture-Transfer sending areas for rural development need not be contiguous to the Rural Planning Areas that are to receive the transferred units. If not contiguous, lands that provide wildlife habitat; buffer wetlands, rivers, and surface water; or contain a mixture of uplands and wetlands shall be given priority for selection as Agriculture-Transfer sending area.
Policy I.18.7	The total acreage of Agriculture-Transfer on the Future Land Use Map is 82,797 acres. The total number of units transferred from the Agriculture-Transfer lands to Urban and Rural Planning Areas is 8,990 units.
Policy I.18.7.a	Urban Planning Areas: Proposed residential development for Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15, and 16 that exceeds the 2035 Population Projections shall require transfer of allocated development rights from lands designated as Agriculture-Transfer on the 2035 Future Land Use Map. 6,367 dwelling units shall be transferred from 56,567 acres of Agriculture-Transfer land and sent to the Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15 and 16 designated on the Future Land Use Map.
Policy I.18.7.b	Rural Planning Areas: Rural Planning Areas 14 and 19 shall receive development rights from Agriculture-Transfer lands of the 2035 Future Land Use Map 2,623 dwelling units shall be transferred from 26,230 acres of Agriculture-Transfer land and sent to the Rural Planning Areas 14 and 19 designated on the Future Land Use Map.
Policy I.18.8	In the event that transferred density is not used in an Urban or Rural Planning Area, density may be transferred back to Agriculture-Transfer lands in conjunction with a Comprehensive Plan Amendment, which may change the land use back to the original classification (Agriculture-2 or Agriculture Rural Residential).
Policy I.18.9	Agriculture-Transfer lands managed for timber production shall continue to use silviculture Best Management Practices as prescribed by the Florida Division of Forestry's 2008 Silviculture Best Management Practices manual, or a different manual mutually agreed to by the County, the landowner, and the Department of Economic Opportunity.
OBJECTIVE I.19	The County shall establish Urban Planning Areas and Rural Planning Areas in order to implement the Vision 2060 Plan, catalyze economic growth, stimulate job creation, and advance the County Economic Development Plan.
Policy I.19.1	The development anticipated by the implementation of the County Economic Development plan is proposed for the ten (10) Urban Planning Areas and three (3) Rural Planning Areas, as designated on the 2035 Future Land Use Map. However, the County may propose additional Planning Areas to accommodate economic development, as appropriate.

Policy I.19.2

A coordinated review comprehensive plan amendment, consistent with the requirements of Section 163.3184(4), Florida Statutes, as amended, shall be filed for all Planning Areas, except for Regional Employment Centers located at Planning Areas 11, 12, and 18. If development within a Regional Employment Center exceeds an applicable development of regional impact guideline or standard, it shall be subject to a coordinated review comprehensive plan amendment. Planning Areas subject to the master development of regional impact shall require a coordinated review comprehensive plan amendment and shall be consistent with the master development of regional impact development order. The approval of Planning Areas through the coordinated review comprehensive plan amendment process shall be consistent with the requirements for infrastructure outlined within the long term list of capital improvements of the master development of regional impact development order. Capital improvements included and required for each coordinated review comprehensive plan amendment shall be incorporated into the local government Capital Improvements Element as required by law. This Policy shall not preclude the developer/owner from choosing to include a Regional Employment Center in the master development of regional impact agreement and application, or from proposing to amend the master development of regional impact development order by filing a coordinated review comprehensive plan amendment to add a Regional Employment Center in the future.

Policy I.19.3

The Development Program for each Planning Area shall be consistent with Table I-2: Planning Areas, which describes the anticipated urban form at buildout.

TABLE I-2: PLANNING AREAS	
PLANNING AREA 1	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	7,942 acres
Maximum Residential Units	4,658 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	920,000 Square Feet
Maximum Industrial Square Feet	125,000 Square Feet
PLANNING AREA 2/3	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	2,225 acres
Maximum Residential Units	2,285 units
Net Residential Density	See Table I-1

PLANNING AREA 2/3 (continued)	
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	244,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
PLANNING AREA 4/5/6	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	2,821 acres
Maximum Residential Units	2,401 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	440,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
PLANNING AREA 7	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	3,781 acres
Maximum Residential Units	5,050 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	846,000 Square Feet
Maximum Industrial Square Feet	125,000 Square Feet
PLANNING AREA 8	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	1,499 acres
Maximum Residential Units	419 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	47,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet

PLANNING AREA 11	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	2,946 acres
Maximum Residential Units	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	120,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	2,000,000 Square Feet
PLANNING AREA 12	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	3,525 acres
Maximum Residential Units	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	200,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	2,000,000 Square Feet
PLANNING AREA 13	
Planning Area Type: Urban	
Land Use Category: Suburban Village	
Total Acres	282 acres
Maximum Residential Units	910 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	20,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet

PLANNING AREA 14	
Planning Area Type: Rural	
Land Use Category: Conservation Community	
Total Acres	1,890 acres
Maximum Residential Units	1,066 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	126,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
PLANNING AREA 15	
Planning Area Type: Urban	
Land Use Category: Suburban Village	
Total Acres	2,886 acres
Maximum Residential Units	2,780 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	306,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
PLANNING AREA 16	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	5,120 acres
Maximum Residential Units	4,004 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	1,649,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	400,000 Square Feet
NO PLANNING AREA 17	



PLANNING AREA 18	
Planning Area Type: Rural	
Land Use Category: Regional Employment Center	
Total Acres	8,092 acres
Maximum Residential Units (unless consistent with FLU Policy I.17.4)	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	0 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	5,600,000 Square Feet
PLANNING AREA 19	
Planning Area Type: Rural	
Land Use Category: Rural Village	
Total Acres	2,280 acres
Maximum Residential Units	2,100 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	236,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet

Notes:

- (1) Does not include public school facilities required to maintain Level of Service standards.
- (2) Unless consistent with Policy I.19.4.

Policy I.19.4

In order to respond to market conditions and address the County's status as a Rural Area of Critical Economic Concern, the industrial/warehousing use development program described for Planning Areas 11, 12, 16, and 18 in Table I-2 may be redistributed between those Planning Areas, provided that the change maintains the mixture of uses described on Table I-1 for Planning Area 16 and does not cause traffic to operate below the County's adopted Level of Service standard.

Policy I.19.5

The Urban and Rural Planning Areas are intended to be mixed-use communities and not single-use development. In order to ensure that a mixture of non-residential development occurs in conjunction with residential units, all Planning Area of 4,000 units or more, or combination of Planning Areas of 4,000 units or more within the coastal area, shall be consistent with Table I-3: Linkage Requirements. The County shall evaluate the application and consistency with the linkage requirements at the time of planned unit development site plan application.

TABLE I-3: LINKAGE REQUIREMENTS		
Number of Units (1)	General services provided	Minimum Retail Required
Up to 25% of total residential units	Convenience retail	At least 5% of maximum retail development program for Planning Area.
Up to 50% of total residential units	Neighborhood retail, personal services	At least 15% of maximum retail development program for Planning Area.
Up to 75% of total residential units	Community retail, grocery store and attached retail, merchandise	At least 40% of maximum retail development program for Planning Area.

Policy I.19.6

Wetland impacts within Planning Areas shall be avoided and minimized through application of the Comprehensive Plan, Land Development Code, and applicable state and federal wetlands permitting programs administered by the Florida Department of Environmental Protection, Suwannee River Water Management District, and the United States Army Corps of Engineers. Residential and non-residential building footprints shall minimize impacts to the natural functions of wetlands to the greatest extent practicable, utilizing uplands acreage whenever feasible and practicable.

The following definitions for “low quality wetlands” and “high quality wetlands” are applicable to those areas within the Planning Area boundaries and shall be applied at the time of coordinated review comprehensive plan amendment review or Conceptual Master Plan review for development that does not exceed applicable development of regional impact standards and guidelines within Regional Employment Centers located at Planning Areas 11, 12, and 18.

“Low quality wetlands” means wetlands that meet at least one of the following criteria:

1. Any wetland planted in pine or otherwise disturbed by silviculture activities;
2. Any wetland consisting of a ditch, man-made canal or borrow pit;
3. Any wetland containing paved or maintained roads, timber roads or utility rights-of-way; or
4. Any wetlands that have been degraded to the extent that more than 50 percent of the wetlands contain exotic, non-native or nuisance invasive plant species.

The planting of new pines, creation of new timber roads, or granting of new utility rights-of-way in wetlands shall not cause high quality wetlands to be reclassified as low quality wetlands.

“High quality wetlands” means all wetlands that do not qualify as low quality wetlands under the foregoing definition. High quality wetlands shall be protected with a naturally vegetated buffer of at least 25’ measured from the delineated edge of the wetlands.

Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency or agencies for roads, utility lines, passive recreational trails, water access, or wetlands maintenance and restoration; provided, however, that impacts to high quality wetlands may be allowed in cases where no other feasible and practicable alternative is available that will allow a reasonable beneficial use of the land.

Policy I.19.7 Urban Planning Area 7 shall provide a minimum average 100-foot buffer from Blue Creek. Urban Planning Area 15 shall provide a minimum average 100-foot buffer from Rocky Creek. Passive recreation, including trails, boat ramps, bridges, and boardwalks, and roads and utility crossings shall be allowed within the buffer, subject to approval by state permitting agencies.

Policy I.19.8 Where adjacent to state-managed lands, the use of Florida Division of Forestry Firewise principles shall be evaluated during the coordinated review comprehensive plan amendment review process and incorporated into the Planning Area Development Order, as appropriate. Uses that are sensitive to prescribed burning and smoke, such as schools or medical clinics, shall be appropriately sited. Hunting in state-managed lands is a pre-existing use and shall be considered during the coordinated review comprehensive plan amendment review process.

Policy I.19.9 Additional Urban or Rural Planning Areas may be designated on the Future Land Use Map in conjunction with a future Comprehensive Plan Amendment.

Policy I.19.10 Agriculture and silviculture uses are permitted and may continue in all Planning Areas, subject to compatibility with development uses. Agricultural and silviculture operations shall continue to use silviculture Best Management Practices as prescribed by the Florida Division of Forestry's 2008 Silviculture Best Management Practices manual, or a different manual mutually agreed upon by the County and the landowner.

OBJECTIVE I.20 Development within Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, and 16 will result in compact urban communities that are both functionally and visually distinct from the surrounding agricultural areas and the neighborhoods within the Planning Areas will be interconnected.

Policy I.20.1 At the time of the coordinated review comprehensive plan amendment the Master Plan (Map H) will show how the neighborhoods within the Planning Areas are interconnected with the Coastal Village Center. The Master Plan will also show street, bicycle and pedestrian connectivity between neighborhoods and commercial developments, civic uses, and parks with the goal of making neighborhoods more accessible, walkable, and pedestrian friendly. Street alignments should be sensitive to natural features, topography, and layout of adjacent development. The neighborhoods will be designed such that residential, commercial, and industrial development takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.

OBJECTIVE I.21 In order to promote sustainable land use, the County shall encourage land owners to apply for land use rights described in the Vision 2060 Plan.

Policy I.21.1 All land use change requests related to the Vision 2060 Plan shall be processed as Comprehensive Plan Amendments.

- Policy I.21.2 All land use change requests related to the Vision 2060 Plan must be approved by the Board of County Commissioners.
- Policy I.21.3 All applicants shall demonstrate that the proposed project meets the purpose and intent of the Vision 2060 Plan through approval of a Conceptual Master Plan for an entire Village in conjunction with approval of Planned Unit Development site plan application.

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## 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 transportation needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

#### TRANSPORTATION GOALS, OBJECTIVES AND POLICIES

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

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

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



ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 893	U.S. 19/27 A/98 from south Perry city limits to Old Foley Road	4D	Emerging Strategic Intermodal System	Arterial Transition	C
FDOT 895	U.S. 19/27 A/98 from Old Foley Road to C.R. 361 (Beach Road)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 896	U.S. 19/27 A/98 from C.R. 361 (Beach Road) to Steinhatchee River (Dixie County)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 897	U.S. 19/27 from Madison County Line to north Perry city limits	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 884	U.S. 98 / S.R. 30 from Jefferson County Line to Kinsey Road	2U	Principal Arterial	Highway Rural	D
FDOT 1038	U.S. 98 / S.R. 30 from Kinsey Road to Sandra St. (Perry W City Limits)	4U	Principal Arterial	Transition	D
FDOT 892	S.R. 51 from U.S. 19/27A/98 / S.R. 55 to Dixie County line	2U	Minor Arterial	Highway Rural	D
FDOT 886	U.S. 27 / S.R. 20 from east Perry city limits to Connell Road (C.R. 275)	4U	Principal Arterial	Highway Transition	D
FDOT 887	U.S. 27 / S.R. 20 from Connell Road (C.R. 275) to Lafayette County Line	2U	Principal Arterial	Highway Rural	D
FDOT 888	U.S. 221 / S.R. 55 from north Perry city limits to C.R. 361	2U	Principal Arterial	Highway Rural	D
FDOT 889	U.S. 221 / S.R. 55 from C.R. 361 to C.R. 14 (Aman Road)	2U	Principal Arterial	Highway Rural	D
FDOT 890	U.S. 221 / S.R. 55 from C.R. 14 (Aman Road) to Madison County Line	2U	Principal Arterial	Highway Rural	D
FDOT 4891	S.R. 51 from C.R. 361 (Beach Road) to Oak Street	2U	Minor Arterial	Community	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 891	S.R. 51 from Oak Street to U.S. 19/27A/98 / S.R. 55	2U	Minor Arterial	Highway Rural	D
133	C.R. 14 from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
133A	C.R. 14 from U.S. 221 / S.R. 55 to Madison County Line	2U	Major Collector	Rural	D
132	C.R. 14 from U.S. 98 / S.R. 30 to Econfinia Landing	2U	Major Collector	Rural	D
125	C.R. 361 (Johnson Stripling Road) from U.S. 221 / S.R. 55 to Perry North City limits	2U	Major Collector	Rural	D
123	C.R. 361 Pisgah Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
119	C.R. 361 Harrison Blue Road from Slaughter Road to 361B at Planning Area 14	2U	Major Collector	Rural	D
120	C.R. 361 Harrison Blue Road from U.S. 19/27 / S.R. 20 to Slaughter Road	2U	Major Collector	Rural	D
118	C.R. 361B Woods Creek Road From C.R. 361 at Planning Area 14 to C.R. 359 Paul Poppell Rd	2U	Major Collector	Rural	D
116	C.R. 356 Woods Creek Road from intersection with C.R. 359 to Perry West City limits	2U	Major Collector	Rural	D
127	C.R. 356 San Pedro Road from Perry East City Limits to Planning Area 11	2U	Minor Collector	Rural	D
128	C.R. 356 San Pedro Road from Planning Area 11 North to U.S. 27 / S.R. 20	2U	Major Collector	Rural	D
104	C.R. 359 Golf Course Road from US 98 / S.R. 30 to Houck Road	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
103	C.R. 359 Golf Course Road from Houck Road to C.R. 30 A. Holt Rd at PA 16	2U	Major Collector	Rural	D
102	C.R. 359 Golf Course Road from Holt Road at PA 16 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
105	C.R. Houck Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
106	C.R. Houck Road from C.R. 361A Puckett Road to U.S. 19/27A /98/ S.R. 55	2U	Major Collector	Rural	D
107	C.R. 30A Holt Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
108	C.R. 30A Carlton Cemetery Road from C.R. 361A Puckett Road to US 19/27A/98/S.R.55	2U	Major Collector	Rural	D
97	C.R. 356 Hampton Springs Road from U.S. 98/S.R. 30 to Planning Area 19	2U	Major Collector	Rural	D
96	C.R. 356 Hampton Springs Road from PA 19 North to Courtney Grade Road	2U	Major Collector	Rural	D
95	C.R. 356 Hampton Springs Road from Courtney Grade Road to PA 19 South	2U	Major Collector	Rural	D
92-94	C.R. 356 Hampton Springs Road From Planning Area 19 South to end of C.R. 356	2U	Major Collector	Rural	D
137	C.R. 361A Puckett Road from Perry South City limits to Houck Road	2U	Major Collector	Rural	D
136	C.R. 361A Puckett Road from Houck Road to Holt Road	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
135	C.R. 361A Puckett Road from Holt Road to Potts Still Road	2U	Major Collector	Rural	D
91	C.R. 361A Puckett Road from Potts Still Road to PA 16	2U	Major Collector	Rural	D
87-90	C.R. 361A Puckett Road from PA 16 to Courtney Grade Road	2U	Major Collector	Rural	D
86	C.R. 361A Spring WarriorRd from Courtney Grade Road to PA 18	2U	Major Collector	Rural	D
83	C.R. 361A Spring Warrior Road from Puckett Road to reconnect with Puckett Road	2U	Major Collector	Rural	D
61	C.R. 361 from U.S. 19/27A/98 / S.R. 55 to Potts Still Road	2U	Major Collector	Rural	D
60	C.R. 361 Beach Road from Potts Still Road to New North South Coastal Road	2U	Major Collector	Rural	D
57-59	C.R. 361 Beach Road from New N/S Coastal Road to Keaton Beach Road	2U	Major Collector	Rural	D
55-56	C.R. 361 Beach Road from Keaton Beach Road to Fish Creek Road	2U	Major Collector	Rural	D
53-54	C.R. 361 Beach Road from Fish Creek Road to Salem Tower Road at PA 2, 3	2U	Major Collector	Rural	D
50-52	C.R. 361 Beach Road from Salem Tower Road (PA 2,3) to Planning Area 1	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
48-49	C.R. 361 Beach Road from Planning Area 1 to S.R. 51	2U	Major Collector	Rural	D
72	New North South Coastal Road from C.R. 361 Beach Road to Planning Area 8	2U	Major Collector	Rural	D
71	New North South Coastal Road from Planning Area 8 to Planning Area 7	2U	Major Collector	Rural	D
70	New North South Coastal Road From B of Planning Area 7 to south end of Planning Area 7	2U	Major Collector	Rural	D
69	New North South Coastal Road from Planning Area 7 to Planning Area 4, 5, 6	2U	Major Collector	Rural	D
68	New North South Coastal Road from Planning Area 4, 5, 6 to south end of PA 4, 5, 6	2U	Major Collector	Rural	D
67	New North South Coastal Road from Planning Area 4, 5, 6 to Planning Area 2, 3	2U	Major Collector	Rural	D
66	New North South Coastal Road from B of Planning Area 2, 3 to south end of Planning Area 2, 3	2U	Major Collector	Rural	D
62, 64, 65	New North South Coastal Road from Planning Area 2, 3 to S.R. 51	2U	Major Collector	Rural	D
63	New N/S Coastal Road Connector from N/S Coastal Road to C.R. 361	2U	Major Collector	Rural	D
43A	Salt Road from U.S. 19/27 / S.R. 20 to C.R. 14 Acucilla River Road	2U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
132A	C.R. 14 from Madison county line to S.R. 30 U.S. 98	2U	Minor Collector	Rural	D
121	C.R. 359 Slaughter /Paul Poppell Rd from Hampton Blue Road to C.R. 361B Woods Creek Road	2U	Minor Collector	Rural	D
115	C.R. 359B Osteen Road from 361B Woods Creek Road To Planning Area 15	2U	Minor Collector	Rural	D
114	C.R. 359B Osteen Road from Planning Area 15 to U.S. 98/ S.R. 30	2U	Minor Collector	Rural	D
124	Wright Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Minor Collector	Rural	D
122	Slaughter Road from C.R. 359 Paul Poppell Road to U.S. 27 S.R. 20	2U	Minor Collector	Rural	D
98-101	Courtney Grade from C.R. 356 Hampton Springs Rd to C.R. 361A Puckett Road	2U	Minor Collector	Rural	D
84-85	Puckett Road from C.R. 361A Spring Warrior Road to reconnect to C.R. 361A	2U	Minor Collector	Rural	D
134	Potts Still Road from C.R. 361A Puckett Road to C.R. 361 Keaton Beach Road	2U	Minor Collector	Rural	D
77	Fish Creek Road from U.S. 19/27A/98/S.R. 55 to Salem Tower Road	2U	Minor Collector	Rural	D
80-81	Fish Creek Road from Salem Tower Road to New N/S Coastal Road at PA 7	2U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
78-79	Fish Creek Road from New North/South Coastal Rd to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
75-76	Salem Tower Road from Fish Creek Road to New N/S to Coastal Road at PA 2, 3	2U	Minor Collector	Rural	D
73-74	Salem Tower Road from New N/S Coastal Road to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
109-110	C.R. 30 Old Foley Road from U.S. 19/27A/98 / S.R. 55 to U.S. 27 / S.R. 20	2U	Minor Collector	Rural	D
111	C.R. 356A Red Padgett Road from U.S. 19/27A/98 / S.R. 55 to C.R. 356	2U	Minor Collector	Rural	D
113	C.R. 356 from C.R. 356A Red Padgett Road to U.S. 19/27A/98 / S.R. 55	2U	Minor Collector	Rural	D

D - Divided Highway

U - Undivided Highway

- Policy II.1.2                      The County shall update the long term list of capital improvements of the Capital Improvements Element to add the roadway improvements identified in the Future Transportation Map Series 2035 Map 15: Potential Roadway Improvements.
- Policy II.1.3                      The County shall continue to control the number and frequency of connections and access points of coordinated review comprehensive plan amendment development ways and roads to arterial and collector roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended, and applicable Florida Department of Transportation access management requirements. The Florida Department of Transportation shall control access to the State Highway System to maintain the functions and operations of the State Transportation System, in coordination with the County.
- Policy II.1.4                      The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for adequate vehicle parking as specified in the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

Policy II.1.5	The County shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways within designated urban development areas or where appropriate, as integrated or parallel transportation facilities.
Policy II.1.6.	In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for the additional cost of reducing or eliminating deficient transportation facilities.
OBJECTIVE II.2	The County shall continue to require 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 and arterial roads.
Policy II.2.1	The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement is consistent with 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 or schedule is not consistent with the provisions of the Future Land Use Plan Element.
OBJECTIVE II.3	The County shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.
Policy II.3.1	The County shall, during the annual capital improvements budgeting and planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation Five-Year Transportation Plan.
OBJECTIVE II.4	The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan for all structures along new or realigned collector and arterial roadways to be provided either by the developer or purchased as additional rights-of-way.
Policy II.4.1	The County shall continue to require all new structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.
Policy II.4.2	Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
Policy II.4.3	Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.



- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

#### TRANSPORTATION GOALS, OBJECTIVES AND POLICIES FOR VISION 2060

##### GOAL II-A - RESERVE AND CONNECT TRANSPORTATION CORRIDORS AS AN ALTERNATIVE TO WIDENING ROADWAYS

- OBJECTIVE II.5 The County hereby establishes the Future Transportation Corridors and Connections Map as an alternative to achieve a connected transportation system that offers mobility options to the users through the provision of an adequate network of collector roadways. Transportation corridors identified on the map represent a conceptual travel-desire path, not a specific location.
- Policy II.5.1 Future collector roadway corridors and connections, as identified on the Future Transportation Corridors & Connections Map, shall be identified for use as an alternative approach to mitigate traffic impacts to the existing roadway network resulting from development of the Urban and Rural Planning Areas designated on the Future Land Use Map.
1. Future Traffic Circulation Corridors indicate desired travel corridors and do not imply location of future road alignments. The corridors shown on this map are to guide decisions regarding right of way preservation.
  2. The lines on the map are conceptual and do not define the type, width, or design components of the facility. More detailed analysis shall be conducted prior to any right of way acquisition.
  3. The County will encourage the alignment of new roads to implement the generalized corridors to minimize habitat and wetland impacts and utilize existing County or private roads to the extent practical.
  4. Roads in Cities that are not maintained by the County are shown for information purposes only.
- Policy II.5.2 If the alternative corridor approach is selected, the County shall require an environmental assessment to analyze site suitability of alternative transportation corridors shown on the Future Transportation Corridors map as part of a coordinated review comprehensive plan amendment application.
- Policy II.5.3 Internal networks in proposed Vision 2060 Plan overlay areas shall be compact (walkable distances) and connect origins and destinations.
- Policy II.5.4 The County shall consider standards for connectivity in the Land Development Code for new development, consistent with the hierarchy of place defined in the Vision 2060 Plan Overlay areas.

Policy II.5.5	<p>Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a coordinated review comprehensive plan amendment development order, the applicant shall conduct a traffic analysis that addresses:</p> <ol style="list-style-type: none"> <li>1. Roadway layout, hierarchy and context relative to the community type where it is located</li> <li>2. Connectivity, Corridors and Spacing – roadways, freight ways, pedestrian ways, bikeways, equestrian ways and blueways (if applicable)</li> <li>3. Connections to the external road network, including detailed corridor studies for any corridors shown on the Future Traffic Circulation Corridors map that traverse the development.</li> </ol>
Policy II.5.6	<p>A conceptual corridor analysis of the new coastal road that connects the coastal Planning Areas shall be conducted at the time of coordinated review comprehensive plan amendment review. The corridor analysis shall identify the design cross section, right-of-way width required, and the corridor within which the future right-of-way shall be dedicated. The coordinated review comprehensive plan amendment shall establish responsibilities for the acquisition, method(s) of financing, and construction of the roadway necessary to connect the coastal Planning Areas with the existing roadway system.</p>
Policy II.5.7	<p>The Comprehensive Plan identifies potential future transportation corridors in Transportation Element Policy II.5.1 and the Future Transportation Corridors &amp; Connections Map (Map 12A) to support the development contemplated in the Vision 2060 Planning Areas. If a coordinated review comprehensive plan amendment proposes a proposed future corridor to support development of a Planning Area, then a traffic analysis of each proposed transportation corridor must be conducted, consistent with the intent of Section 337.273, Florida Statutes, as amended.</p>
OBJECTIVE II.6	<p>The County shall consider the establishment of County Road 361 from Steinhatchee to Fish Creek Road as a scenic corridor.</p>
Policy II.6.1	<p>The County may prepare, as funds are available, a plan to provide a distinctive identity for the corridor and encourage a unique experience for users including buffer requirements and developing a wayfinding system.</p>
Policy II.6.2	<p>The County may pursue grant funding to make improvements such as constructing scenic pullouts and protecting view corridors in order to retain the natural appearance of the coastal landscape and provide the ability to enjoy scenic views from the corridor.</p>
OBJECTIVE II.7	<p>Conceptual Environmental Systems Corridors shall be shown on the Future Transportation Corridors Map as a means of protecting identifying important wildlife habitats, recreation areas, and other environmentally sensitive lands from encroachment of unplanned development and infrastructure.</p>
Policy II.7.1	<p>Roadways and other mobility systems shall respect environmental corridors and minimize impacts through the designation of wildlife crossings on the corridor map.</p>
Policy II.7.2	<p>The natural resource value of these systems shall be enhanced through context-sensitive improvements to make these resources more accessible to residents and visitors.</p>

OBJECTIVE II.8	Freight Movement Corridors (Roadways and railways) as shown on the Future Transportation Corridors map, shall be preserved to protect state, regional and local economic vitality.
Policy II.8.1	The through-traffic function of freight corridors shall be protected through access control, reduction of conflicts through minimization of crossings, special design considerations for heavy vehicles, and separation/buffering of incompatible land uses.
Policy II.8.2	Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall conduct an assessment of freight movement through the planned development area to determine internal freight circulation routes, delivery and distribution locations, to ensure compatibility with surrounding uses. In Regional Employment Centers, the location of off-street loading docks for commercial, industrial and institutional buildings will be identified. In certain instances, facilities may be consolidated and centralized to serve multiple businesses/uses.
Policy II.8.3	The County shall encourage the designation of U.S. Highway 19 as a component of the Statewide Strategic Intermodal System as a reliever truck route to I-75. The County shall utilize the designation of U.S. Highway 19 as a freight movement corridor to help diversify the County's economy.
OBJECTIVE II.9	Greenway Corridors (bike ways, walk ways, and equestrian ways) shall be shown on the Future Transportation Corridors Map to preserve recreational, ecotourism and mobility opportunities for residents and visitors of the County.
Policy II.9.1	The Greenways Corridors shown on the Future Transportation Corridors Map shall consider coastal access, access to schools from residential areas, access to parks and recreational connections to regional routes and connection of open spaces through a series of multi-modal trails and paths.
Policy II.9.2	<p>Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall conduct an analysis of greenways needs that addresses:</p> <ol style="list-style-type: none"> <li>1. Provision of bicycle and pedestrian facilities that connect origins and destinations within the community. Where appropriate, equestrian facilities shall also be considered.</li> <li>2. Provision of origins and destinations within short, walkable distances of one another.</li> <li>3. Provision of connections to the external bicycle network, including bicycle trip generators such as schools, parks, recreation and natural areas.</li> </ol>
OBJECTIVE II.10	Blueways Corridors - The County shall capitalize on the Nature Coast resources by preserving and enhancing facilities identified as Blueways Facilities on the Future Transportation Corridors Map.
Policy II.10.1	The County shall support appropriate agencies in the development of a wayfinding system as may be desired to better connect blueways trails to bike paths, roadways, parks and other natural areas.
Policy II.10.2	Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall consider connections and access to blueways identified on the Transportation Corridors map.

- OBJECTIVE II.11 Transit Corridors – As the Vision 2060 Plan is implemented over time, the opportunity to provide transit services and corridors within and between development areas shall be considered.
- Policy II.11.1 Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a coordinated review comprehensive plan amendment development order, the applicant may consider transit as a mitigation strategy; the required traffic analysis will address the demand for and financial feasibility of providing transit services.

## GOAL II-B - IMPLEMENT LAND USE STRATEGIES THAT PROVIDE TRANSPORTATION BENEFITS

- OBJECTIVE II.12 Integrate Transportation & Land Use - The County shall implement proactive land use strategies outlined in the Future Land Use Element, and in the policies below that result in a level of transportation benefit.
- Policy II.12.1 Land Use Strategy: Diversity (Complementary Mix of Land Uses within any Given Area) - The County shall encourage a complementary mix of uses, because projects that provide a complementary mix of uses with a high degree of interaction have demonstrated the following transportation benefits:
1. Benefit: Shorter Trips
  2. Benefit: Increased Mode Split
  3. Benefit: Reduced Greenhouse Gas Emissions
  4. Benefit: Reduced Consumption of Fossil Fuels
- These benefits are applicable to new self-sustained communities that provide this complementary mix of uses, as well as to existing communities that might need to provide a “missing” use.
- Policy II.12.2 Land Use Strategy: Density – (Households or jobs per acre) Housing located in proximity to employment centers should be “income compatible” so residents have ample employment opportunities in the community. Employment centers should attract a reasonable amount of the workforce from within the community.
1. Benefit: Reduced Dependence on Public Transit
  2. Benefit: Shorter Trips
  3. Benefit: Increased Mode Split
  4. Benefit: Reduced Greenhouse Gas Emissions
  5. Benefit: Reduced Consumption of Fossil Fuels
- Policy II.12.3 Land Use Strategy: Design (Compact and Walkable). The County will encourage compact development that includes elements of walkable design, because it provides a variety of transportation choices and has demonstrated the following transportation benefits:
1. Benefit: Fewer Vehicle Trips
  2. Benefit: Less Parking
  3. Benefit: Safer Travel
  4. Benefit: Less Energy Consumption

Policy II.12.4	The County may require that context sensitive, smart transportation performance standards be incorporated into the Conceptual Master Plans required for the Planned Unit Development site plan approval process to guide the form and appearance of new development including network connectivity (internal roadways, external connectivity and pedestrian connectivity) and design guidelines and typical sections for roadways, pedestrian ways, bikeways, greenways and freight ways and transit ways.
Policy II.12.5	The coordinated review comprehensive plan amendment traffic analysis shall use the specific development program assigned to each Planning Area by Technical Memorandum #2 of the Traffic Circulation Data and Analysis. Maximum development for any Planning Area shall not exceed the development program described in Future Land Use Element Table I-2.
Policy II.12.6	Internal Capture Rates for each Planning Area shall be determined during the coordinated review comprehensive plan amendment review process transportation methodology meetings. The internal capture rate used for the Comprehensive Plan data and analysis does not preclude the use of a different rate during the coordinated review comprehensive plan amendment review process.
<b>GOAL II-C – PURSUE COST-EFFECTIVE SOLUTIONS AND MAXIMIZE USE OF EXISTING INFRASTRUCTURE</b>	
<b>OBJECTIVE II.13</b>	Cost-effective Solutions – The County will leverage funding to the greatest extent practicable.
Policy II.13.1	The County will partner with public agencies and private entities to leverage state, federal and other funding sources for public and infrastructure improvements.
Policy II.13.2	The County will consider sponsoring grant applications for funding of projects that are supported and/or matched by a variety of funding sources.
<b>OBJECTIVE II.14</b>	Consideration of Alternatives - Prior to implementation of the transportation corridors identified on the Future Transportation Corridors Map, the County shall require a corridor study that considers alternatives to widening, as well as the context of the facility's hierarchy and function in the network.
Policy II.14.1	Internal Roads - A well-connected hierarchy of roadways, along with a conceptual layout, shall be required as part of the Planned Unit Development site plan approval process to support the mobility function of external roadways that primarily provide through traffic movement.
Policy II.14.2	External Roads - In an effort to sustain the rural character of the County, prior to any consideration of a new 4 lane facility or the expansion of an existing facility beyond 2 lanes, applicants for a Planned Unit Development will be required to conduct a corridor study that evaluates viable alternatives for providing the needed capacity improvements, including parallel corridors, connections to parallel corridors and land use strategies that will reduce traffic impacts.
<b>OBJECTIVE II.15</b>	Efficiency – The County will maximize the use of existing infrastructure by prioritizing capital expenditures on improvements to existing facilities.
Policy II.15.1	The County shall require applicants for Planned Unit Development site plans to maximize the efficiency of existing infrastructure through access management and short-range transportation systems management improvements.

Policy II.15.2	The County shall encourage the provision of an interconnected local and collector street network that provides priority for walk and bicycle trips for shorter trips.
Policy II.15.3	<p>The County shall enforce the current Land Development Code requirements that maximize the efficiency of existing infrastructure by:</p> <ol style="list-style-type: none"> <li>1. Limiting direct access to major roadways</li> <li>2. Minimizing conflict points and ensuring safe distances between conflict points</li> <li>3. Providing joint-access and cross-access.</li> <li>4. Promoting internal access to out-parcels</li> <li>5. Separating turning lane traffic from through lane traffic</li> </ol>
Policy II.15.4	<p>The County shall consider Transportation Systems Management strategies as alternatives to widening. Transportation Systems Management strategies are low-cost, short-range, highly effectively operational transportation improvements, such as:</p> <ol style="list-style-type: none"> <li>1. Intersection and Signal Improvements</li> <li>2. Signal Timing</li> <li>3. Turning Lanes</li> <li>4. Pavement Striping</li> <li>5. Lane Assignment Changes</li> <li>6. Providing Passing Lanes</li> </ol>
OBJECTIVE II.16	Freight Efficiency – The County will facilitate freight movement through efficient location of rail-freight service and commercial vehicle access, circulation, loading and unloading.
Policy II.16.1	Freight terminals will be located convenient to major transportation routes, generally outside of mixed use planning areas.
Policy II.16.2	Industrial parks and distribution centers will be located near main rail lines and proposed spurs and extensions for access to these lines. Switching yards should be strategically located to efficiently serve major industrial parks and distribution centers to avoid moving cars long distances between sites.
Policy II.16.3	The County will consider the use of previously abandoned rail lines for viable connections or extensions of existing rail networks to provide freight access to proposed industrial parks, greenway connections (pedestrian ways, bike ways and walk ways) and exclusive use corridors (such as truck routes or transit ways).
Policy II.16.4	The County will designate priority truck routes on the Transportation Corridors Map where high-volume truck traffic exists to protect the mobility and economic development function these corridors provide. Truck access to major freight terminals will be considered.

## GOAL II-D – PROVIDE A VARIETY OF TRANSPORTATION CHOICES

OBJECTIVE II.17	Provide Choices - The County shall encourage applicants for Conceptual Master Plan approval associated with Planned Unit Development site plans to incorporate a transportation system that provides a variety of transportation choices.
Policy II.17.1	Mode Choice – The County shall encourage a range of transportation choices to meet the mobility needs between origins (residential) and destinations (shopping, work, etc.), including pedestrian and bike routes, roadways and transit, where feasible.
Policy II.17.2	Route Choice – The County shall encourage the creation of a connected network of multiple routes for each mode, providing many choices to satisfy origins and destinations.
OBJECTIVE II.18	Transportation Disadvantaged - For citizens that have limited choices, the County shall encourage service providers to maximize service, while attempting to reduce demand, to bridge the current gap between service and unmet demand.
Policy II.18.1	The County shall continue to pursue State and Federal funding to provide and/or expand transportation disadvantaged services in the County to meet the current demand.
Policy II.18.2	In order to reduce the transportation disadvantaged demand by enabling residents to become transportation independent, the County shall partner with the Taylor County Development Authority to implement the Economic Development Plan to facilitate growth, diversification, and stability of the economy; create a variety of employment opportunities; and expand the economy to provide a sustainable future for residents.
Policy II.18.3	In order to reduce the transportation disadvantaged demand by enabling residents to become transportation independent, the County shall encourage a diversity of housing in proximity to employment.
OBJECTIVE II.19	The County shall encourage increased access to coastal areas and resources.
Policy II.19.1	The County shall encourage State and Federal agencies to increase access to public coastal resources.
Policy II.19.2	The County shall encourage the provision of and improvement to existing trailways and roadways to provide better public coastal access.
Policy II.19.3	The County shall encourage access to and connectivity among the coastal resources and new coastal development.
OBJECTIVE II.20	The County shall encourage implementation of the land use and transportation strategies contained in the future traffic circulation and future land use elements, which can significantly reduce vehicle miles of travel causing a reduction in greenhouse gas emissions.
Policy II.20.1	The County shall encourage the following strategies <ol style="list-style-type: none"><li>1. Provide a hierarchy of interconnected roads to support the future development pattern that is designed to reduce automotive trips and trip lengths.</li><li>2. Provide a connected network of pedestrian and bicycle facilities to promote biking and walking mode-split within each new development area.</li></ol>

3. Focus transportation planning to support appropriately located compact, high density mixed-use development within the Urban Planning Areas.
4. Coordinate with the Florida Department of Transportation to improve traffic management on State roads to reduce the aggregate time spent at traffic signals.
5. Provide density bonuses and expedited development review to encourage reduction in vehicle miles of travel.

Policy II.20.2

The County has designated Regional Employment Centers on the Future Land Use Map to reduce the vehicle miles of travel by providing opportunities to decrease the distance between homes and places of employment.



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### III

## HOUSING ELEMENT

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### III HOUSING ELEMENT

#### INTRODUCTION

The following goal, objectives and policies constitute the Housing Element 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 2029, 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. ENCOURAGE THE PRESERVATION AND ADAPTIVE RE- USE OF HISTORICALLY SIGNIFICANT HOUSING.**

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

1. "Moderate Income Person" 120% of the median income;
2. "Low Income Person" 80% of the median income;
3. "Very Low Income Person" 50% of the median annual income.
4. "Extremely Low Income Person" - 30 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% of the total monthly income. In addition, the County will be required to 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, or which are to be provided concurrently and in conjunction with proposed development.
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 and the County shall continue to rehabilitate substandard dwelling units.
Policy III.2.1	The County shall continue to enforce minimum housing standards which address the quality of housing and stabilization of neighborhoods.
OBJECTIVE III.3	The County shall continue to make available site opportunities for extremely low-, very low, low and moderate income families, and for mobile homes, in all Future Land Use classifications 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. 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 shall address the creation and/or preservation of housing for extremely low-, low-and moderate-income persons through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
Policy III.3.2	The County shall provide for adequate sites and distribution of housing types.
Policy III.3.3	The County shall permit the location of extremely low-, low- and moderate-income housing and mobile homes pursuant to Section 320.8285, Florida Statutes, as amended and Chapter 553, Part IV, Florida Statutes, as amended.
OBJECTIVE III.4	The County shall continue to make provision for group homes such as Long-Term Residential Care Facilities or foster care facilities, as licensed or funded by the Florida Department of Children and Families, and Adult Congregate Living Facilities, as licensed by the Agency for Health Care Administration, to be located within residential areas or areas of residential character.
Policy III.4.1	The County shall maintain standards for the location of foster care or group home facilities which are licensed or funded by the Florida Department of Children and Families and the Agency for Health Care Administration within residential areas. The standards shall consider the number of clients served, length of client stay and the intensity of services or treatment provided, and shall be consistent with the provisions of Chapter 419, Florida Statutes, as amended.
Policy III.4.2	The County shall allow foster care facilities and smaller-sized group homes, characterized by smaller populations and less intensive use, in lower density residential areas, subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes, as amended.

Policy III.4.3	The County shall allow larger-sized group homes, characterized by larger populations and more intensive use, in higher density residential areas and/or the commercial areas, subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes, as amended.
Policy III.4.4	The County shall maintain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas consistent with the requirements of Chapter 419 Florida Statutes, as amended.
OBJECTIVE III.5	The County shall continue to improve programs for the removal of blight and unsafe structures through the implementation of hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended.
Policy III.5.1	<p>The County shall continue to enforce a hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.</p> <ol style="list-style-type: none"> <li>1. The hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of building, structure or premises;</li> <li>2. The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and</li> <li>3. Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.</li> </ol>
Policy III.5.2	The County shall apply for federal and state housing assistance where it has been determined that the County has competitive standing in any ranking process for determining program award.
Policy III.5.3	The Local Planning Agency shall study and make recommendations to the Local Governing Body regarding the conservation of existing residential neighborhoods, when such neighborhoods are being considered for Future Land Use Plan Map amendments.
OBJECTIVE III.6	The County shall continue to encourage the restoration or rehabilitation for adaptive reuse of historically significant housing through the implementation of regulations which protect significant historic housing.
Policy III.6.1	The County shall continue to enforce provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
OBJECTIVE III.7	The County shall continue to treat persons displaced by governmental action on a uniform and equitable basis by incorporating uniform relocation provisions.

Policy III.7.1	The County shall require the availability of relocation to persons displaced by governmental action to comparable housing which meets minimum standards at affordable cost, prior to their displacement.
OBJECTIVE III.8	The County shall assist in the planning of the housing assistance programs of the Housing Authority.
Policy III.8.1	The County through the implementation of the citizen participation plan shall provide opportunities to the Housing Authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.
OBJECTIVE III.9	The County shall encourage energy efficiency in the design and construction of new residential housing.
Policy III.9.1	The County shall develop an incentive program to encourage residential construction that meets the energy efficiency criteria of the United States Green Building Council Leadership in Energy and Environmental Design rating systems, Florida Green Building Coalition certification, United States Environmental Protection Agency Energy Star program, or a similar third- party green building certification. The incentive program may include educational materials, expedited permitting, and/or public recognition.
Policy III.9.2	The County shall not prohibit the use of energy-efficient or alternative-energy practices for residences, such as photovoltaic panels, passive solar orientation of buildings, or strategic placement of landscaping materials to reduce energy consumption.
Policy III.9.3	The County shall continue to enforce the minimum energy efficiency requirement of the Florida Building Code through administration of the County's Land Development Code.

## IV

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



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## IV

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

#### INTRODUCTION

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

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

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

**OBJECTIVE IV.1**      The County shall continue to undertake capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. In general, capital improvements for public facilities to serve existing development shall be given priority over facilities to serve new development.

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

#### 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
	Private on-site disposal	Shall meet or exceed all the requirements set by Chapter 64E-6, Florida Administrative Code, as amended.
	Nonresidential uses	Minimum service shall be consistent with Chapter 64E-6, Florida Administrative Code, as amended.
Policy IV.2.2	The County shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas. The issuance of septic tank permits shall be a function of the Department of Health or other governmental agency having jurisdiction, subject to current regulations.	
Policy IV.2.3	The County shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.	
Policy IV.2.4	The County shall allow the use of package wastewater facilities within Mixed Use Urban Development areas, the Sweetwater Resort Community, Coastal Villages, Coastal Village Centers, Suburban Villages and Regional Employment Centers, until a centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.	
Policy IV.2.5	<p>The County shall limit development which proposes the construction of package wastewater treatment facilities outside the urban development areas to special use facilities, which do not promote urban sprawl. Examples: motels, parks, recreation areas, or other similar uses.</p> <ol style="list-style-type: none"> <li>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 on-site 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 on-site sewage disposal system may receive toxic, hazardous or industrial waste; and</li> <li>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 on-site sewage disposal system without first obtaining an annual operating permit from the County Health Department; and</li> <li>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 on-site sewage disposal system without first obtaining an annual operating permit for an on-site sewage disposal system from the County Health Department.</li> </ol>	

Policy IV.2.6

All new development within the Urban Planning Areas of the 2035 Future Land Use Map shall be connected to central potable water and wastewater systems, when available. If central potable water and wastewater systems are not available, package facilities may be used on an interim basis, consistent with Policy IV.2.4. Septic systems shall be prohibited. The development order for each Urban Planning Area shall require the developer to establish a Community Development District, ("District"), or similar mechanism, pursuant to applicable provisions of Florida Law. The District shall be responsible for the design, construction, operation and maintenance of the interim water and wastewater systems within the Planning Area. As additional development orders for each Planning Area are approved, but no later than when wastewater flows reach a level of 0.25 million gallons per day, the Board of County Commissioners shall require the District to evaluate the feasibility of combining the interim planning area facilities into a sub-regional facility. The District evaluation shall consider the environmental and economic advantages to consolidating the interim facilities, and at its discretion, shall consolidate those interim facilities. A sub-regional facility shall be considered to serve Planning Areas 1, and 2/3; a separate sub-regional facility shall be considered to serve Planning Areas 4/5/6, 7, and 8.

For Planning Areas in the Perry Urban Service Area, the first development order for that service area shall include a condition that directs new development to be served either by the City of Perry or by a sub-regional water and wastewater system designed for the development order. In the case that it is determined by the Board of County Commissioners that a sub-regional plant is desired, then a condition shall be placed in the development order requiring the establishment of a Community Development District, and the requirements shall be the same as for the Coastal District.

**SOLID WASTE FACILITY SUB ELEMENT**

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

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.78 tons per capita per year

**Policy IV.3.2.** The County shall, singularly or in combination with other jurisdictional authorities, schedule, design, operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources and meets the permit requirements of the Florida Department of Environmental Protection.

## 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.

### Policy IV.4.1      LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code in effect on January 1, 2003 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 one of the following design storms.

1.    A design storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; 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, as amended, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, as amended. 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, as amended.
4.    All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code in effect on January 1, 2003 (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as amended. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code, as amended.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as amended, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a 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 amended, 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, as amended, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, as amended. 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, as amended.

- Policy IV.4.2      The County shall include provisions which to control development which would significantly impact or interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems, without mitigation. Normal agricultural and silvicultural activities shall be exempted from these regulations, subject to Best Management Practices 2000 as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as amended.
- Policy IV.4.3      The County shall requires that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the function of natural drainage features.
- Policy IV.4.4      In order to maintain the water quality of the natural surface water bodies and natural floodways of rivers, streams and creeks, native vegetation within such natural surface water bodies and floodways shall be retained in a natural state. Harvesting, cutting and clearing activities, excluding silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan, shall be restricted to the removal of exotic weeds. Such removal of exotic weeds shall only be conducted as part of a vegetative management program, and shall be consistent with federal, state and water management district regulations.
- Policy IV.4.5      The County shall encourage the use of stormwater and reclaimed water when available for irrigation use for new development and redevelopment.

#### POTABLE WATER FACILITY SUB ELEMENT

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

- OBJECTIVE IV.5      The County shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.
- Policy IV.5.1      The County hereby establishes the following level of service standards for potable water.

	FACILITY TYPE	LEVEL OF SERVICE STANDARD
	Private individual Water wells	Standards as specified in Chapter 62-22, Florida Administrative Code, as amended
Policy IV.5.2	Except as otherwise provided for in the Comprehensive Plan, the County shall permit residential densities in excess of 2 dwelling units per acre but less than or equal to 4 dwelling units per acre only within areas served by centralized potable water systems, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems.	
Policy IV.5.3	All new development within the Urban Planning Areas of the 2035 Future Land Use Map shall be connected to a central potable water facility. If potable water is not available, the establishment of a service district, construction and operation of a new facility shall be the financial responsibility of the developer and enforced through an executed development agreement, unless an existing facility is expanded.	
Policy IV.5.4	The County shall encourage strategies to increase the supply of potable water, including the development of alternative potable water sources, use of reclaimed water, and increased conservation of water resources.	
Policy IV.5.5	Water supply sources for the Urban Planning Areas and Rural Planning Areas of the 2035 Future Land Use Map shall be identified with an application for master development approval.	
Policy IV.5.6	Water supply providers and facilities for the Urban Planning Areas and Rural Planning Areas of the 2035 Future Land Use Map shall be identified with an application for incremental development approval.	
Policy IV.5.7	If potable water supply is not currently available to serve a proposed land use, the County shall allow development to be phased to coincide with the availability of potable water supply and facilities.	
Policy IV.5.8	The County shall encourage all new development in the Urban Services Area, consistent with the Vision 2060 Plan, to provide non-potable water lines for irrigation.	

#### 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 continue to cooperate with the Water Management District for the protection of the functions of high groundwater aquifer recharge areas and natural drainage features which are consistent with current Water Management District regulations.
Policy IV.6.1	The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature by requiring a minimum of 35 foot setback from natural features and environmentally sensitive areas such as wetlands, natural water bodies and streambanks.

- Policy IV.6.2      The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District to protect the functions of the recharge area.
- Policy IV.6.3      The County shall allow the re-use of treated effluent and stormwater for irrigation, and shall encourage such re-use during the site plan review process.
- Policy IV.6.4      Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers.
- Policy IV.6.5      The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:
1.      Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed on private property with existing private drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, as amended, and as administered and regulated by the Water Management District.
  2.      Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
  3.      Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, as amended, and as administered and regulated by the Water Management District.
  4.      No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, as amended, to the soils, groundwater, or surfacewater; and
  5.      No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.
  6.      The County shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
    - a.      For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
    - b.      For parcels less than 1 acre - impervious surface shall not exceed 40 percent.
  7.      The following uses shall be prohibited in high groundwater aquifer recharge areas as shown on Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment.
    - a.      Wholesale bulk fuel storage;



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

**OBJECTIVE IV.7** The County shall continue to enforce provisions which encourage the conservation of potable water resources.

**Policy IV.7.1** The County shall continue to cooperate with the Water Management District in the implementation of water resource conservation strategies and techniques which are adopted by the District and shall adhere to any emergency water conservation measures imposed by the Water Management District.

**Policy IV.7.2** The County shall require that all new construction and all remodeling activities utilize fixtures conforming to the following schedule of maximum water usage, consistent with the Water Conservation Act of 1982, thereby conserving potable water resources.

SCHEDULE OF MAXIMUM WATER USAGE	
Water Closets, tank type	3.5 gals./flush
Water Closets, flushometer or flush valve	3.5 gals./flush
Urinals, tank type	3.5 gals./flush
Urinals, flushometer or flush valve	3.5 gals./flush
Showerheads	3.0 gals./minute
Lavatory and sink faucets	3.0 gals./minute

V

## CONSERVATION ELEMENT

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## V CONSERVATION ELEMENT

### INTRODUCTION

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

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources, environmental quality, or agriculture and silviculture through conservation easements or related tools 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 future conservation areas which consist of land within the County which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. The majority of the areas shown are wildlife management areas and Water Management District lands.

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.**

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| OBJECTIVE V.1 | The County shall continue to enforce provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.  |
| POLICY V.1.1  | The County shall require that all appropriate air quality permits 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 shall provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, and shall require a 300 foot wellfield protection area around community potable water system wells. In addition, the County, in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in those areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan. |

- Policy V.2.1           The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.
- Policy V.2.2           The County shall protect the designated use classification, as established in Rule 62-302.400, Florida Administrative Code, of waters of the state by discouraging land uses that may impact waters of the state and cause violations of applicable state water quality standards or otherwise adversely impact waters of the state except where impacts are authorized pursuant to Part IV of Chapter 373, Florida Statutes.
- Policy V.2.3           The County shall identify and make recommendations to appropriate state agencies, for the purchase of environmentally sensitive lands as part of the Florida Forever Program, as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under programs administered by the U.S. Department of the Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4           The County shall require that, unless impacts are mitigated pursuant to Florida Department of Environmental Protection or other appropriate state agency requirements, a 25-foot natural buffer shall be maintained around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction but allow silviculture and resource based recreation activities within the buffer areas in accordance with the silviculture policies of the Conservation element of this Comprehensive Plan. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices 2000 as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other State or Federal governmental agencies having jurisdiction. Unless further restricted by the County's Land Development Regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- 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. This will be accomplished through compliance with applicable statutes, rules and regulations of State and Federal Agencies having jurisdiction.

Policy V.2.7	The County shall require that, unless impacts are mitigated, the conservation of wetlands shall be provided for through prohibiting any development or dredging and filling which would significantly alter their natural functions. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
Policy V.2.8	The County shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions without mitigation. Agricultural, and silvicultural activities consistent with Best Management Practices manual developed by the Florida Department of Agriculture and Consumer Services, shall be allowed.
Policy V.2.9	The County shall support water conservation programs conducted by the Water Management District within the scope of their delegated authority.
Policy V.2.10	The County shall cooperate with the plans of the Water Management District for the emergency conservation of water sources.
Policy V.2.11	The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District within the scope of their delegated authority.
Policy V.2.12	The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by requiring the installation of structures or other devices designed to prevent the degradation of the quality and quantity of surfacewater runoff within the County.
Policy V.2.13	The County shall require that all hazardous waste generators properly manage their own wastes in compliance with current statutes or other governmental regulations, and shall, as part of the development review process, require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.
Policy V.2.14	The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries located within the significant natural areas identified in the Conservation element of this Comprehensive Plan, and prohibit the location of residential, commercial and industrial (including mining) land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Also beyond seventy-five (75) feet, normal agricultural and silvicultural activities will be allowed, subject to Best Management Practices and all other existing regulations. Normal agricultural and pine silvicultural activities shall be allowed outside the

75-foot regulated natural buffer, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to all other existing regulations. The County has reserved the right to further regulate hardwood silvicultural activities. Agricultural and silvicultural activities are also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County, normal hardwood silvicultural activities shall be allowed outside the 75-foot regulated natural buffer subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

The County shall govern the land management practices and activities which are allowed within the 75-foot regulated natural buffer.

The significant natural areas to which this policy applies are identified and described in the Conservation element of this Comprehensive Plan.

Policy V.2.15

The County shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries, or those which are intermittent in nature and their estuaries, but which have a distinct, identifiable stream bed or creek run, and prohibit the location of residential, commercial and industrial land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed within the buffer areas subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, which are applicable to the management of these buffer areas, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County's land development regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

Policy V.2.16

The County shall partner with the Suwannee River Water Management District to use and promote Best Management Practices to maintain the quantity of freshwater flow into the coastal systems.

OBJECTIVE V.3

The County shall continue to provide for the conservation, appropriate use and protection of soils.

Policy V.3.1

The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection or other agencies having jurisdiction so that areas disturbed by mining activities are reclaimed to productive and beneficial use in compliance with current statutes or other governmental regulations.

Policy V.3.2	The County shall consider topographic, hydrologic and vegetative cover factors during the development review process in order to assess the impact of the proposed development and adopt measures to protect and conserve the natural functions of soils.
Policy V.3.3	The County shall require landowners, during the development review process, to consider the appropriate multiple use of forest resources to provide for timber production, 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 and private landowners to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
Policy V.3.5	The County shall allow normal agricultural and silvicultural activities, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and current regulatory requirements of sections 373 and 403, Florida Statutes. Effective October 1, 1990.
OBJECTIVE V.4	<p>The County shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects, with an emphasis on rare and endangered species. Mineral resources shall be appropriately used, conserved and protected.</p> <p>These objectives shall be effective throughout the planning period and shall be accomplished using the following policies.</p>
Policy V.4.1	<p>The County shall require an assessment of the potential adverse effects on rare and endangered species for the following:</p> <ol style="list-style-type: none"> <li>1. All development within the 25-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks, and those which are intermittent in nature, but which have a distinct, identifiable stream bed or creek run.</li> <li>2. All development with the 75-foot regulated natural buffer adjacent to all perennial Rivers, streams and creeks located within the significant natural areas identified in the Comprehensive Plan.</li> <li>3. All development within 25 feet of a wetland or water body other than as described in 1. and 2. above.</li> <li>4. Plan amendments which increase density or intensity of development in the Agricultural-1, Agricultural-2, Agricultural/Rural Residential, and Mixed Use: Rural Residential districts.</li> </ol>
Policy V.4.2	The County shall require that when one or more of a rare or endangered species, are found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which avoids the adverse effect of the project on the species.



The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protection of these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.

Where adverse impacts cannot be avoided through site design or other means, the applicant shall be required to develop a mitigation plan which will allow no net loss of individuals of designated species, in coordination and compliance with the Florida Fish and Wildlife Conservation Commission.

Policy V.4.3

The County shall protect native vegetation and provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Area or is shown as habitat for listed species on the Florida Natural Areas Inventory shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres. Such evaluation shall be submitted to the County at the time a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

Policy V.4.4

Through the site planning review process, proposed mining activities shall comply with the Florida Department of Environmental Protection rules and the North Central Florida Strategic Regional Policy Plan.

Policy V.4.5	The County shall use innovative techniques for preservation, such as: designation and regulations of conservation areas; site plan review; on-site density transfers to allow clustering of allowable units to protect environmentally sensitive portions of a site; and, overlay zoning whereby density calculations and developable land expectations are based on net developable acreage after excluding the environmentally sensitive portions.
Policy V.4.6	The County shall promote the protection of publicly-owned natural reservations designated within the County, through cooperation with the federal government regarding areas such as, but not limited to, the St. Mark's National Wildlife Refuge and the state regarding the Aucilla Wildlife Management Area, the State's Conservation and Recreation Lands program, and the Water Management District's Save Our Rivers and Surface Waters Improvement and Management Program, and designation of such areas on the Future Land Use Map as conservation.
Policy V.4.7	Prior to approving a plan amendment, in those areas designated Agricultural/Rural Residential, Mixed Use Rural Residential, Mixed Use - Urban Development, Mixed Use: Urban Development Medium High Density, Rural Settlement, Rural Village, Conservation Community, Ecological Village, Coastal Village, Coastal Village Center, Coastal Settlement, Regional Employment Center, Suburban Village, Compact Mixed Use Village, and Urban Village on the Future Land Use Map, the County shall require the applicant to provide an inventory of all wetlands and other environmentally sensitive lands, as well as documentation that the proposed user will not negatively impact environmentally sensitive lands.
Policy V.4.8	Through intergovernmental coordination with federal personnel at the St. Mark's Refuge, the County shall cooperate to ensure fisheries and marine habitat are protected. Further, the County shall regulate development within the 150 foot corridor of Spring Warrior Creek, the Econfina, Steinhatchee and Aucilla Rivers to ensure there will be no negative impacts to fisheries and marine habitat downstream to the gulf.
Policy V.4.9	Since erosion has direct impacts on surface water quality and quantity of the area, the County shall consider the need to pursue funding assistance for erosion projects from the Suwannee River Water Management District, under the Surface Water Management Improvement Program and other programs.
Policy V.4.10	The County shall cooperate with the Florida Department of Environmental Protection in the monitoring of aquaculture activities within the County.
Policy V.4.11	<p>The County shall, during any development review process involving significant natural areas and their estuaries, address mitigation of development activities to ensure that the possible adverse impacts of the proposed development activity on the natural functions of these significant natural areas will be minimized, and that the natural functions will not be significantly altered. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. The significant natural areas and their estuaries to which this policy applies are:</p> <ol style="list-style-type: none"> <li>1. Aucilla River Corridor (includes Aucilla Sinks)</li> <li>2. Econfina River Corridor</li> <li>3. Spring Warrior Creek Corridor</li> <li>4. Steinhatchee River Corridor</li> </ol>

5. St. Marks National Wildlife Refuge
6. Coastal Marsh and Tidal Swamp Conservation Areas
7. Aucilla Suwannee River Water Management District Conservation Area

The generalized location of these significant natural areas is as shown on the Future Land Use Map series. A separate map identifying the corridors of these significant natural areas shall be provided. Their boundaries are further described below:

In the case of the river corridors, the corridors shall include the river itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the river. The Aucilla River corridor shall extend from the Gulf of Mexico to the municipality line. The Econfinia River corridor shall extend from the Gulf of Mexico to the east boundary “rural community” established at Shady Grove. The Steinhatchee River corridor shall extend from the Gulf of Mexico to the municipality line.

In the case of the Spring Warrior Creek corridor, the corridor shall include the creek itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the creek. The corridor shall extend from the Gulf of Mexico to County Road 361 (Beach Road).

In the case of the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla Suwannee River Water Management District Conservation Area, the boundary shall be the boundary of the lands owned by the governmental entity.

Resource based, low intensity recreation activities and facilities shall be allowed along rivers, with any new facility being located at least five miles from an existing facility.

Residential, commercial and industrial uses shall be allowed, subject to a setback of at least seventy-five (75) feet from the natural bank along the rivers and Spring Warrior Creek, subject to all other permitting requirements. Residential density shall be shown on the Future Land Use Map. Beyond seventy-five (75) feet, residential, commercial and industrial use is allowed, subject to all other permitting requirements.

The densities and intensities of use, as well as the permitted uses allowed on the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla Suwannee River Water Management District Conservation Area shall be consistent with the management plans for these areas in fulfillment of their conservation purpose. Residential densities shall not be greater than one unit per 40 acres, as shown on the Future Land Use Map.

Policy V.4.12

Planning Areas within bear range shall be evaluated during the coordinated review comprehensive plan amendment review process to assess the need to incorporate applicable principles from the “Be Bear Aware” program, or similar program of the Florida Fish and Wildlife Conservation Commission, into the coordinated review comprehensive plan amendment Development Order. The coordinated review comprehensive plan amendment review process shall determine if a specific habitat management plan is required.

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 August 23, 2018, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018; (2) Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.</p>
Policy V.5.1	<p>The map entitled Regionally Significant Natural Resources - Ground Water Resources, August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.</p>
Policy V.5.2	<p>The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.</p>
Policy V.5.3	<p>The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies 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 August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.</p>
Policy V.5.5	<p>The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.</p>
OBJECTIVE V.6	<p>The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.</p>
Policy V.6.1	<p>The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.</p>

Policy V.6.2	The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
Policy V.6.3	The County shall encourage the use of setbacks recommended in “Protecting Florida’s Springs: An Implementation Guidebook” (2008), published by the Florida Department of Economic Opportunity, to protect springs and groundwater quality.
OBJECTIVE V.7	The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
Policy V.7.1	The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Society of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs.
OBJECTIVE V.8	The County shall promote water and energy conservation strategies to support the protection of the County’s natural resources.
Policy V.8.1	The County shall require the use of Florida Friendly Landscaping techniques and native or adapted plants in order to reduce potable water consumption for irrigation for new public buildings and private development of 25 units or more.
Policy V.8.2	The County shall promote the use of low impact development techniques approved by the Suwannee River Water Management District in order to protect the water resources of the County.
Policy V.8.3	The County shall promote the use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce energy use in public and private buildings.
Policy V.8.4	The County shall require compact development within Urban Planning Areas on the Future Land Use Map, consistent with the Vision 2060 Plan. Urban Planning Areas shall include a mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.
Policy V.8.5	The County shall continue to promote those land uses that sequester carbon emissions, such as agriculture and timber production, therefore improving the air quality of the County.

## 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.**

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| 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 continue to maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined based upon the total public and private recreation resources available to the County.   |
| Policy VI.2.1  | The County shall maintain cooperative policies with other units of government, the Florida Department of Environmental Protection, the Water Management District, the School Board and community organizations and local industry and private developments to meet recreation demands.       |
| OBJECTIVE VI.3 | The County shall continue to require new subdivisions or re-subdivisions which make major revisions to existing plats to allocate land for parks and recreation facilities, so that the County's adopted level of service standards for recreation facilities and open space are maintained. |



Policy VI.3.1

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Parks with Facilities	5 acres per 5,000 residents
The following criteria will be used as general park design guidelines	
Swimming (non pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 5,000 persons to be served.
Camping (Recreation Vehicle and/or Tent)	1 acre of campground within a 25 mile radius of the County boundaries for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County boundaries for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within 25 mile of the County boundaries for every 10,000 persons to be served.

Policy VI.3.2

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Parks with Facilities	5 acres per 5,000 residents
The following criteria will be used as general park design guidelines	
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.

Policy VI.3.3

The County, through the annual capital improvements budgeting process, shall identify priorities and allocate funding 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 continue to require open space to be provided for new development and re-development.

Policy VI.4.1

The County shall continue to include specific standards for the provision of open space for new development or re-development, which involves a Planned Unit Development, or where residential development abuts commercial or industrial land uses.

Policy VI.4.2

The County, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, shall recommend as it considers appropriate, the purchase of lands for open spaces by public agencies and subsequent to such land purchase, to support and assist in the management of such lands where management agreements have been negotiated prior to the purchase of the lands.

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### 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 co-ordination 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.**

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| OBJECTIVE VII.1 | The County shall continue to coordinate its comprehensive planning with the School Board, 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, for all plan amendments to be coordinated with adjacent local governments and the School Board and other units of government which provide services but do not have regulatory authority over the use of land.   |
| Policy VII.1.2  | The County shall use the Regional Planning Council's informal mediation process as a first step in resolving conflicts with other units of government.   |
| Policy VII.1.3  | The County shall negotiate in good faith to establish interlocal agreements for the provision of services across jurisdictional boundaries.  |
| Policy VII.1.4  | The County shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available. |

OBJECTIVE VII.2	The County shall provide adjacent units of local government, School Board, Water Management District, Regional Planning Council, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments. Exceptions for small scale development amendments shall be made subject to Section 163.3187(1),(c), Florida Statutes, as amended.
Policy VII.2.1	The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
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 freely exchange information, as needed and necessary, to facilitate management of growth by adjacent units of local government within their respective jurisdictions.
Policy VII.2.4	In order to protect the Aucilla River and other estuaries that fall under the jurisdiction of other local governments, the count shall maintain coordination mechanisms with Jefferson and Dixie counties and the Florida Department of Environmental Protection, regarding estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards and ensuring public access. Coordination mechanism shall include consideration of an informal agreement between all entities that each will notify the other's jurisdictions upon receipt of development proposals along the estuary. Further, all entities should notify each other upon receipt of proposals for plan amendments affection those issues.
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 amendment of such level of service standards.
Policy VII.3.1	The County, as part of the Comprehensive Plan monitoring and evaluation process, shall continue to coordinate proposed amendments of any level of service standards with appropriate agencies, such as the Florida Department of Transportation for state maintained roadways, adjacent local governments and the School Board prior to such amendment.
OBJECTIVE VII.4	The County shall continue to coordinate with the City of Perry to encourage expansion of City utility services into the adjacent unincorporated area.
Policy VII.4.1	Expansion of City utility systems to serve adjacent unincorporated areas shall be encouraged.
Policy VII.4.2	The County shall seek continue to maintain an interlocal agreement with the City of Perry which provide for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to an industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs.

OBJECTIVE VII.5	The County shall continue to coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.
Policy VII.5.1	The County shall coordinate land use and school facility capacity planning in accordance with the land use and school facility planning interlocal agreement entered into by the County, the City and School Board.
OBJECTIVE VII.6	The County shall continue to provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
Policy VII.6.1	The County, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
OBJECTIVE VII.7	All development shall be located in a manner which does not diminish the level of service of the County's public facilities less than the level of service standard established within the Comprehensive Plan.
Policy VII.7.1	In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipality and the School Board.
OBJECTIVE VII.8	The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.
Policy VII.8.1	The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the municipality located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
Policy VII.8.2	The County shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the municipality located within the County.
Policy VII.8.3	The County shall work with the municipality located within the County to encourage annexation to meet the criteria for "urban in character" as specified within Chapter 171, Florida Statutes, as amended.
Policy VII.8.4	The County shall work with the municipality 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 municipality to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.
Policy VII.8.5	The County shall coordinate level of service standards with the municipality located within the County for those services provided by the County within the municipality.



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

## VIII

### CAPITAL IMPROVEMENTS ELEMENT

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## VIII CAPITAL IMPROVEMENTS ELEMENT

### INTRODUCTION

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

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

This element is not intended to be a capital improvement program for the County and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II and Rule 9J-5, Florida Administrative Code, as amended.

### CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

**Policy VIII.1.1**      The County shall establish the following criteria for the evaluation of proposed capital improvement projects, to be used in conjunction with the annual budgeting process:

**Criteria**

1.      The County shall assess the level of service of the public facilities which adopted level of service standards have been established in this Comprehensive Plan, 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.      Capital improvement projects identified as urgently 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; and
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.

Policy VIII.1.2      The County shall coordinate improvements to drainage facilities with the Water Management District before scheduling such improvements when deficiencies, based on established level of service standards, are identified.

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, provided within this plan element.

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

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

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

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 893	U.S. 19/27 A/98 from south Perry city limits to Old Foley Road	4D	Emerging Strategic Intermodal System	Arterial Transition	C
FDOT 895	U.S. 19/27 A/98 from Old Foley Road to C.R. 361 (Beach Road)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 896	U.S. 19/27 A/98 from C.R. 361 (Beach Road) to Steinhatchee River (Dixie County)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 897	U.S. 19/27 from Madison County Line to north Perry city limits	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 884	U.S. 98 / S.R. 30 from Jefferson County Line to Kinsey Road	2U	Principal Arterial	Highway Rural	D
FDOT 1038	U.S. 98 / S.R. 30 from Kinsey Road to Sandra St. (Perry W City Limits)	4U	Principal Arterial	Transition	D
FDOT 892	S.R. 51 from U.S. 19/27A/98 / S.R. 55 to Dixie County line	2U	Minor Arterial	Highway Rural	D
FDOT 886	U.S. 27 / S.R. 20 from east Perry city limits to Connell Road (C.R. 275)	4U	Principal Arterial	Highway Transition	D
FDOT 887	U.S. 27 / S.R. 20 from Connell Road (C.R. 275) to Lafayette County Line	2U	Principal Arterial	Highway Rural	D
FDOT 888	U.S. 221 / S.R. 55 from north Perry city limits to C.R. 361	2U	Principal Arterial	Highway Rural	D
FDOT 889	U.S. 221 / S.R. 55 from C.R. 361 to C.R. 14 (Aman Road)	2U	Principal Arterial	Highway Rural	D
FDOT 890	U.S. 221 / S.R. 55 from C.R. 14 (Aman Road) to Madison County Line	2U	Principal Arterial	Highway Rural	D
FDOT 4891	S.R. 51 from C.R. 361 (Beach Road) to Oak Street	2U	Minor Arterial	Community	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 891	S.R. 51 from Oak Street to U.S. 19/27A/98 / S.R. 55	2U	Minor Arterial	Highway Rural	D
133	C.R. 14 from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
133A	C.R. 14 from U.S. 221 / S.R. 55 to Madison County Line	2U	Major Collector	Rural	D
132	C.R. 14 from U.S. 98 / S.R. 30 to Econfina Landing	2U	Major Collector	Rural	D
125	C.R. 361 (Johnson Stripling Road) from U.S. 221 / S.R. 55 to Perry North City limits	2U	Major Collector	Rural	D
123	C.R. 361 Pisgah Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
119	C.R. 361 Harrison Blue Road from Slaughter Road to 361B at Planning Area 14	2U	Major Collector	Rural	D
120	C.R. 361 Harrison Blue Road from U.S. 19/27 / S.R. 20 to Slaughter Road	2U	Major Collector	Rural	D
118	C.R. 361B Woods Creek Road From C.R. 361 at Planning Area 14 to C.R. 359 Paul Poppell Rd	2U	Major Collector	Rural	D
116	C.R. 356 Woods Creek Road from intersection with C.R. 359 to Perry West City limits	2U	Major Collector	Rural	D
127	C.R. 356 San Pedro Road from Perry East City Limits to Planning Area 11	2U	Minor Collector	Rural	D
128	C.R. 356 San Pedro Road from Planning Area 11 North to U.S. 27 / S.R. 20	2U	Major Collector	Rural	D
104	C.R. 359 Golf Course Road from US 98 / S.R. 30 to Houck Road	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
103	C.R. 359 Golf Course Road from Houck Road to C.R. 30 A. Holt Rd at PA 16	2U	Major Collector	Rural	D
102	C.R. 359 Golf Course Road from Holt Road at PA 16 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
105	C.R. Houck Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
106	C.R. Houck Road from C.R. 361A Puckett Road to U.S. 19/27A /98/ S.R. 55	2U	Major Collector	Rural	D
107	C.R. 30A Holt Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
108	C.R. 30A Carlton Cemetery Road from C.R. 361A Puckett Road to US 19/27A/98/S.R.55	2U	Major Collector	Rural	D
97	C.R. 356 Hampton Springs Road from U.S. 98/S.R. 30 to Planning Area 19	2U	Major Collector	Rural	D
96	C.R. 356 Hampton Springs Road from PA 19 North to Courtney Grade Road	2U	Major Collector	Rural	D
95	C.R. 356 Hampton Springs Road from Courtney Grade Road to PA 19 South	2U	Major Collector	Rural	D
92-94	C.R. 356 Hampton Springs Road From Planning Area 19 South to end of C.R. 356	2U	Major Collector	Rural	D
137	C.R. 361A Puckett Road from Perry South City limits to Houck Road	2U	Major Collector	Rural	D
136	C.R. 361A Puckett Road from Houck Road to Holt Road	2U	Major Collector	Rural	D



ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
135	C.R. 361A Puckett Road from Holt Road to Potts Still Road	2U	Major Collector	Rural	D
91	C.R. 361A Puckett Road from Potts Still Road to PA 16	2U	Major Collector	Rural	D
87-90	C.R. 361A Puckett Road from PA 16 to Courtney Grade Road	2U	Major Collector	Rural	D
86	C.R. 361A Spring WarriorRd from Courtney Grade Road to PA 18	2U	Major Collector	Rural	D
83	C.R. 361A Spring Warrior Road from Puckett Road to reconnect with Puckett Road	2U	Major Collector	Rural	D
61	C.R. 361 from U.S. 19/27A/98 / S.R. 55 to Potts Still Road	2U	Major Collector	Rural	D
60	C.R. 361 Beach Road from Potts Still Road to New North South Coastal Road	2U	Major Collector	Rural	D
57-59	C.R. 361 Beach Road from New N/S Coastal Road to Keaton Beach Road	2U	Major Collector	Rural	D
55-56	C.R. 361 Beach Road from Keaton Beach Road to Fish Creek Road	2U	Major Collector	Rural	D
53-54	C.R. 361 Beach Road from Fish Creek Road to Salem Tower Road at PA 2, 3	2U	Major Collector	Rural	D
50-52	C.R. 361 Beach Road from Salem Tower Road (PA 2,3) to Planning Area 1	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
48-49	C.R. 361 Beach Road from Planning Area 1 to S.R. 51	2U	Major Collector	Rural	D
72	New North South Coastal Road from C.R. 361 Beach Road to Planning Area 8	2U	Major Collector	Rural	D
71	New North South Coastal Road from Planning Area 8 to Planning Area 7	2U	Major Collector	Rural	D
70	New North South Coastal Road From B of Planning Area 7 to south end of Planning Area 7	2U	Major Collector	Rural	D
69	New North South Coastal Road from Planning Area 7 to Planning Area 4, 5, 6	2U	Major Collector	Rural	D
68	New North South Coastal Road from Planning Area 4, 5, 6 to south end of PA 4, 5, 6	2U	Major Collector	Rural	D
67	New North South Coastal Road from Planning Area 4, 5, 6 to Planning Area 2, 3	2U	Major Collector	Rural	D
66	New North South Coastal Road from B of Planning Area 2, 3 to south end of Planning Area 2, 3	2U	Major Collector	Rural	D
62, 64, 65	New North South Coastal Road from Planning Area 2, 3 to S.R. 51	2U	Major Collector	Rural	D
63	New N/S Coastal Road Connector from N/S Coastal Road to C.R. 361	2U	Major Collector	Rural	D
43A	Salt Road from U.S. 19/27 / S.R. 20 to C.R. 14 Acucilla River Road	2U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
132A	C.R. 14 from Madison county line to S.R. 30 U.S. 98	2U	Minor Collector	Rural	D
121	C.R. 359 Slaughter /Paul Poppell Rd from Hampton Blue Road to C.R. 361B Woods Creek Road	2U	Minor Collector	Rural	D
115	C.R. 359B Osteen Road from 361B Woods Creek Road To Planning Area 15	2U	Minor Collector	Rural	D
114	C.R. 359B Osteen Road from Planning Area 15 to U.S. 98/ S.R. 30	2U	Minor Collector	Rural	D
124	Wright Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Minor Collector	Rural	D
122	Slaughter Road from C.R. 359 Paul Poppell Road to U.S. 27 S.R. 20	2U	Minor Collector	Rural	D
98-101	Courtney Grade from C.R. 356 Hampton Springs Rd to C.R. 361A Puckett Road	2U	Minor Collector	Rural	D
84-85	Puckett Road from C.R. 361A Spring Warrior Road to reconnect to C.R. 361A	2U	Minor Collector	Rural	D
134	Potts Still Road from C.R. 361A Puckett Road to C.R. 361 Keaton Beach Road	2U	Minor Collector	Rural	D
77	Fish Creek Road from U.S. 19/27A/98/S.R. 55 to Salem Tower Road	2U	Minor Collector	Rural	D
80-81	Fish Creek Road from Salem Tower Road to New N/S Coastal Road at PA 7	2U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
78-79	Fish Creek Road from New North/South Coastal Rd to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
75-76	Salem Tower Road from Fish Creek Road to New N/S to Coastal Road at PA 2, 3	2U	Minor Collector	Rural	D
73-74	Salem Tower Road from New N/S Coastal Road to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
109-110	C.R. 30 Old Foley Road from U.S. 19/27A/98 / S.R. 55 to U.S. 27 / S.R. 20	2U	Minor Collector	Rural	D
111	C.R. 356A Red Padgett Road from U.S. 19/27A/98 / S.R. 55 to C.R. 356	2U	Minor Collector	Rural	D
113	C.R. 356 from C.R. 356A Red Padgett Road to U.S. 19/27A/98 / S.R. 55	2U	Minor Collector	Rural	D

D - Divided Highway

U - Undivided Highway

#### SANITARY SEWER LEVEL OF SERVICE STANDARDS

##### FACILITY TYPE

Private on-site disposal

##### LEVEL OF SERVICE STANDARD

Shall meet or exceed all the requirements set by Chapter 64E-6, Florida Administrative Code, as amended.

Nonresidential uses

Minimum service shall be consistent with Chapter 64E-6, Florida Administrative Code, as amended.

#### SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

##### FACILITY TYPE

Solid Waste Landfill

##### LEVEL OF SERVICE STANDARD

0.78 tons per capita per year

## DRAINAGE LEVEL OF SERVICE STANDARDS

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, as amended, 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 one of the following design storms.

1. A design storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; 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, as amended, in order to meet the receiving water quality standards of Chapter 62- 302, Florida Administrative Code, as amended. 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, as amended.
4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code, as amended, (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as amended. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62- 302, Florida Administrative Code, as amended

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as amended, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a 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 amended, 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, as amended, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, as amended. 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, as amended.

## POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code, as amended

## RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Parks with Facilities	5 acres per 5,000 residents
The following criteria will be used as general park design guidelines	
Swimming (non pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 5,000 persons to be served.
Camping (Recreation Vehicle and/or Tent)	1 acre of campground within a 25 mile radius of the County boundaries for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County boundaries for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within 25 mile of the County boundaries for every 10,000 persons to be served.

## ACTIVITY BASED RECREATION ACTIVITY/FACILITY

### LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.

## PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Elementary/Middle	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Policy VIII.2.2	The County shall require that public facilities have a capacity which meets or exceeds the adopted level of service standards concurrent with the impact of development.
Policy VIII.2.3	The County shall require an amendment to this Comprehensive Plan for the elimination, deferral or delay of construction of any transportation capital improvement project, which is needed to maintain the adopted level of service standard and which has been listed on the County's Five year Schedule of Capital Improvements.
OBJECTIVE VIII.3	The County shall require that a subdivider at his or her expense shall grade and improve streets, install sidewalks, street name signs, street lights, fire hydrants, curbs and gutters, and stormwater facilities and where applicable; and, where community sanitary sewer and/or potable water service is available, install sanitary sewer and water mains.
Policy VIII.3.1	The County shall require that all proposed subdivisions which include an existing street which is adjacent to or included within the proposed subdivision shall be required to improve the street to conform to the County standards.
Policy VIII.3.2	The County's subdivision improvement standards shall apply to all subdivisions.
OBJECTIVE VIII.4	The County shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the County, including the funding of capital improvements, identified within the Comprehensive Plan.
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 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 apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the County has competitive standing in any ranking process for determining program award.
Policy VII.4.4	The County shall not issue bonds or participate in other forms of debt financing for public facilities required by this Comprehensive Plan except as specific proposals are considered and adopted by the Board of County Commissioners during the budgeting process or, separately, on a case by case basis.
OBJECTIVE VIII.5	The County shall limit expenditures for infrastructure which subsidize growth within the coastal high hazard area, as identified within this Comprehensive Plan, to those public facility needs identified within the Coastal Management Element.
Policy VIII.5.1	The County shall limit expenditures for new infrastructure within the coastal high hazard area to those public facility needs identified in the five year schedule of improvements within this Comprehensive Plan.
Policy VIII.5.2	The County shall replace or renew public facilities or plants damaged due to storm surge or flood only where such facilities can meet minimum requirements for flood proofing.
Policy VIII.5.3	The County shall require that public facilities which are repaired or replaced within the coastal high hazard area, after being damaged or destroyed from any cause, meet all applicable standards or requirements in effect at the time of repair or replacement.

#### 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 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

2019-2024

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
None	N/A	N/A	N/A	N/A	N/A



## IMPLEMENTATION

### LONG TERM LIST OF IMPROVEMENTS

The long term list of improvements shown in Table VIII-2 represents a list of capital improvements needed to maintain adopted Level of Service standards at the buildout year (2035). In conjunction with the annual update of the Capital Improvements Element, the County shall review this long term list on an annual basis to determine if any projects are required within the short term (5-year) planning horizon. If applicable, the project shall be added to the Table VIII-1: Five Year Schedule of Capital Improvements, including a revenue source.

The following list 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-2

### LONG TERM LIST OF IMPROVEMENTS

2016 – 2035

#### TRANSPORTATION FACILITIES (1)

##### WIDEN EXISTING ROADS

Roadway Segment	From	To
STATE ROADS – from 2 to 4 lanes:		
1. SR 20/US 19/US 27	CR 275/Connel Rd.	Lafayette Co. Line
2. SR 30/US 98	CR 588	Sandra St.
3. SR 51/SR 490	CR 361 (S)	Dixie County Line
4. SR 51/SR 490	Oak St.	SR 55/US 19/US 27/US 98
5. SR 51	SR 55/US 19/US 27/US 98	Dixie County Line
6. SR 55/US 221	CR 202/Will Clark Rd.	CR 361
STATE ROADS – from 4 to 8 lanes:		
1. SR 55/US 19/US 98	Steinhatchee River	US 221/SR 55
COUNTY ROADS – from 2 to 4 lanes		
1. CR 361/Keaton Beach Rd	US 19/98	New N/S Coastal Road
2. New N/S Coastal Road	SR 51	CR 361 Keaton Beach Rd
3. CR 359B Osteen Road	US 98 / SR 30	CR 361B/Woods Creek Rd
4. CR 361A/Spring Warrior	Potts Still Road	CR 359/Golf Course Rd
5. CR 30A	CR 361A/Puckett Road	US 19/27A
6. Potts Still Road	CR 361A	CR 361
7. CR 361/Keaton Beach Rd	Potts Still Road	SR 55/US 19/98
8. CR 356/Hampton Springs	US 98	Courtney Grade

### PAVE EXISTING ROADS

Roadway Segment	From	To
1. Potts Still Road (unpaved portion)	CR 361/Beach Rd	Paved Portion
2. Salem Tower Road	CR 361/Beach Rd	Fish Creek Road
3. Fish Creek Road	CR 361/Beach Rd	SR 55/ US 19

### ALTERNATIVE CORRIDOR IMPROVEMENTS

1. New N/S Coastal Road Ext.	CR 361/Keaton Beach Rd	CR 361A/Spring Warrior
2. Western Loop Road	CR 361B/Woods Creek Rd	CR 30A/Holt Road
3. Hampton Springs Rd. Ext.	CR 356/Hampton Springs Rd	CR 362/Houck Road
4. CR 356 Connector to US 27	CR 356 (east of SR 30/US 19)	SR 20/US 27

### POTABLE WATER AND WASTEWATER FACILITIES

Potable water facilities with the capacity to serve up to 8.2 million gallons per day, potentially consisting of:

1. Two sub-regional facilities in the Coastal District and one sub-regional facility in the Perry Urban District; or
2. Expansion of existing systems in the Coastal District and Perry Urban District.

Wastewater facilities with the capacity to serve up to 7.8 million gallons per day, potentially consisting of:

1. Two sub-regional facilities in the Coastal District and one sub-regional facility in the Perry Urban District; or
2. Expansion of existing systems in the Coastal District and Perry Urban District.

### PUBLIC SCHOOL FACILITIES

1. Two Elementary Schools
2. Two Middle Schools
3. One High School.

### PARKS AND RECREATION (2)

1. 54 acres of park
2. 2 swimming access points
3. 5 fishing access points
4. 11 fishing boat ramps
5. 2 acres of campground
6. 108 picnic tables

7. 5 miles of hiking trail
8. 38 acres of managed conservation area
9. 4 multi-purpose playing fields
10. 9 baseball/softball fields
11. 7 tennis courts

#### DRAINAGE

All stormwater management facilities for new development will be provided in accordance criteria as established by the Suwannee River Water Management District, Florida Department of Environmental Protection and the County.

#### SOLID WASTE

1. New solid waste disposal facility within the County; or
2. Contracted service for privately-owned and operated solid waste facility.

#### Notes:

1. All transportation improvements listed may not be required, as this represents a conservative estimate of maximum potential traffic impacts and is provided for planning purposes. A combination of these (or other) improvements may be required to meet the County's projected level of service and system needs. Specific mitigation requirements will be determined at the time of development order approval
2. Available inventory of existing Parks and Recreational facilities is not maintained by the County. Actual facilities to be provided by new development shall be subject to available capacity and evaluated at the time of the coordinated review comprehensive plan amendment application.

## 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, 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 Section 163.3187, Florida Statutes, as amended.

## CONCURRENCY MANAGEMENT SYSTEM

Section 163.3180(1)(b) 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 prior to the issuance of a development order and development permit 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 the County to ensure the maintenance of the standards concurrent with the impacts of development.

### PURPOSE AND OVERVIEW

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

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

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

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

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
  - a. 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
  - b. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
2. For Parks and Recreation Facilities  
The County hereby opts out of state-mandated parks and recreation facilities concurrency requirements.
3. For Transportation Facilities  
The County hereby opts out of state-mandated transportation facilities concurrency requirements.

## 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. Sanitary sewer;
2. Solid waste;
3. Drainage;
4. Potable water;
5. Transportation; and
6. 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, as follows:
  - 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 sanitary sewer, solid waste, drainage, and potable water, determination procedures shall apply, as follows:
  - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
  - b. If such level of service information indicates 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.
- 3. For Roadways, determination procedures shall apply, as follows.
  - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
    - i Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan; or
    - ii Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010; or
    - iv Conduct a traffic impact analysis following the procedures outlined in the Florida Department of Transportation, Transportation Impact Handbook, August 12, 2010.
  - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
  - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the County's Comprehensive Plan.
- 4. For Public School Facilities the following determination procedures shall apply:
  - a. The School Board staff will review and determine school capacity of each school type.
  - b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.
  - c. The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
  - d. Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.
  - e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
  - f. The County will issue a School Concurrency Determination only upon:
    - 1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or

2. The execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.
- g. If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and the City will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.



## CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval.

If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

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

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

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

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

1. Amendments to the Comprehensive Plan can be 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

### COASTAL MANAGEMENT ELEMENT

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## IX COASTAL MANAGEMENT ELEMENT

### INTRODUCTION

The Coastal Management Element does not stand alone as the only portion of the Comprehensive Plan relating to coastal areas. Provisions of other plan elements of this Comprehensive Plan also provide guidance concerning the management of the Coastal Management Area.

Where the provisions of this plan element exceed the provisions of other plan elements of this Comprehensive Plan, the provisions of this plan element shall prevail as they apply to development in the Coastal Management Area.

For example, the objectives and policies for future land uses permitted within the Coastal Management Area are included within the Future Land Use Element and depicted on the Future Land Use Plan map. This feature is also true of level of service standards for public facilities, which is found within the Traffic Circulation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and the Recreation and Open Space 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 following goal, objectives and policies guide the appropriate use of the Coastal Management Area, as well as provide for guidance for the protection of human life and real and personal property in the case of a natural disaster.

### GOAL, OBJECTIVES AND POLICIES FOR COASTAL MANAGEMENT

**GOAL IX - PROTECT, CONSERVE OR ENHANCE COASTAL RESOURCES, REDUCE VULNERABILITY OF COASTAL DEVELOPMENT AND PUBLIC FACILITIES TO NATURAL HAZARDS AND ENSURE PUBLIC ACCESS TO THE SHORELINE.**

**OBJECTIVE IX.1**      The County shall assist in the protection, conservation or enhancement of the County's coastal wetlands, living marine resources and wildlife habitats.

**Policy IX.1.1**      The County shall prohibit the installation of septic tanks:

1.      In locations with unsuitable soils,
2.      Within wetland areas or,
3.      Within areas where the impacts of the location of septic tanks will diminish water quality, wildlife habitats or living marine resources.

Septic tank installations existing on October 1, 1990 shall be allowed to continue in operation, with reference to nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan, and permits for replacement, maintenance or repair shall be issued subject to applicable regulations at the time the permit is issued. All septic tank permits shall be issued by the County Health Officer subject to applicable regulatory authority.

**Policy IX.1.2**      The County shall provide safeguards which assist in the protection of estuaries which are located both within the jurisdiction of the County and adjacent local governments through a coordinated review and comment process of development or redevelopment proposals to ensure restoration or enhancement of disturbed or degraded natural resources, including estuaries, wetlands and drainage systems, subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan.

Policy IX.1.3	The County shall comply with appropriate provisions of any existing or future resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans or any future resource planning and management plans adopted by agencies of the State of Florida, acting within their jurisdictional authority.
Policy IX.1.4	The County shall limit dwelling unit density to one unit per five acres in rural areas within the Coastal High Hazard Area
OBJECTIVE IX.2	The County shall provide development standards which shall assist in the maintenance or improvement of the environmental quality of the Big Bend Seagrasses Aquatic Preserve and its associated estuaries
Policy IX.2.1	The County shall cooperate with state and federal agencies in their administration of programs to restore and enhance any disturbed or degraded estuaries, wetlands and drainage systems except existing developments, drainage systems, structures, etc., will not be required to be changed, except in cases where clear lawful jurisdictional authority exists or eminent domain proceedings are implemented in accordance with law.
Policy IX.2.2	The County as part of the development review process shall require new development and redevelopment which may cause disruptions or degradations to wetlands or the aquatic preserve to include mitigating
OBJECTIVE IX.3	The County shall continue to enforce provisions whereby water dependent uses receive priority consideration for shoreline location over other shoreline uses.
Policy IX.3.1	<p>The County shall continue to maintain the following priority in the development of standards for the location of water dependent uses along the shoreline as follows:</p> <ol style="list-style-type: none"> <li>1. Public use marinas;</li> <li>2. Other water oriented recreation;</li> <li>3. Commercial fishing;</li> <li>4. Water related uses;</li> <li>5. Water dependent industries or utilities; and</li> <li>6. All other permitted uses.</li> </ol>
Policy IX.3.2	<p>The County shall maintain standards for the permitting of marinas or other water dependent uses which address at a minimum;</p> <ol style="list-style-type: none"> <li>1. Land use compatibility;</li> <li>2. Availability of upland support services;</li> <li>3. Existing protective status or ownership;</li> <li>4. Hurricane contingency planning;</li> <li>5. Protection of water quality;</li> <li>6. Water depth;</li> <li>7. Environmental disruptions;</li> <li>8. Mitigation actions;</li> </ol>

	9. Availability for public use; and
	10. Economic need and feasibility.
OBJECTIVE IX.4	Protection of Beaches and Dunes.  Not applicable
OBJECTIVE IX.5	The County, through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, shall limit expenditures that subsidize development within coastal high-hazard areas to the restoration or enhancement of natural resources, the construction and maintenance of roads necessary for public access, and the provision of public park facilities, including those which provide public access to the shoreline, subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan..
Policy IX.5.1	The County's coastal high hazard area shall be the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes computerized storm surge model.
Policy IX.5.2	The County shall limit development which is vulnerable to natural hazards such as storm surge and high winds within coastal high hazard areas, subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan.
Policy IX.5.3	The County, as part of the development review process, shall require the location of public facilities, except roads and parks required for public access, away from coastal high-hazard areas where such public facilities have the potential for being damaged during a storm. Public facilities, which are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary facilities are not adequate to protect surface and ground water quality, shall be permitted to be located within coastal high-hazard areas.
OBJECTIVE IX.6	The County shall maintain the residential land use densities provided within this element of the Comprehensive Plan to assist in the limitation of undue population concentration in coastal high-hazard areas as defined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan.
Policy IX.6.1	The County shall regulate building construction, reconstruction and alteration in conformance with Chapter 161, Florida Statutes, as amended in effect on January 1, 2003.
Policy IX.6.2	The County shall participate in the National Flood Insurance Program and regulate development and installation of utilities in flood hazard areas in conformance with the program's requirements for minimizing damage caused by flooding and storm surge.
Policy IX.6.3	The County shall comply with appropriate provisions of the hazard mitigation annex of the County's peacetime emergency plan and applicable existing interagency hazard mitigation reports.
Policy IX.6.4	The County shall limit residential development and resident populations within coastal high hazard areas to locations and numbers which can be safely evacuated during hurricane hazard periods.

Policy IX 6.5	The County shall limit dwelling unit density to four units per acre in designated urban development areas which are served by community or public water systems and to 12 units per acre when served by community or public water and sanitary sewer systems within the Coastal High Hazard Areas.
OBJECTIVE IX.7	The County shall maintain hurricane evacuation times of 9 hours for a category 1 storm and 22 hours for a category 5 storm for the residents of the Coastal Management Area
Policy IX.7.1	The County shall coordinate the procedures for notifying the public within the Coastal Management Area of potential dangers and appropriate preparatory measures for hurricanes or other potential natural disasters, including the location of evacuation routes. The applicable regional and local evacuation plans shall be coordinated.
OBJECTIVE IX.8	The County shall continue plan for post-disaster redevelopment which reduces or eliminates the exposure of human life and public and private property to natural hazards subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan.
Policy IX.8.1	The County Peacetime Emergency Plan shall address immediate repair and cleanup actions needed to protect the public health and safety, including repairs to potable water, wastewater and electrical power facilities; removal of debris, stabilization or removal of structures about to collapse; and expediting the approval of issuing of permits for minimal repairs to make dwellings habitable before commencing with or permitting long-term repair and redevelopment activities.
Policy IX.8.2	The County shall remove, relocate or structurally modify damaged public facilities, as appropriate, in light of factors such as cost to construct, cost to construct or maintain, recurring damage, impacts on land use, impacts on the environment and public safety need.
Policy IX.8.3	The County shall require the removal, relocation or structural modification of unsafe structures, as appropriate, if rebuilt, require structures which have suffered damage to an extent of more than 50 percent of their replacement value at the time of such damage to be rebuilt in conformance with current building requirements.
Policy IX.8.4	The County shall limit redevelopment in areas of repeated damage by requiring structures which suffer repeated damage to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage.
Policy IX.8.5	The County, as part of the monitoring and evaluation process of the Comprehensive Plan, shall identify areas needing redevelopment, including elimination of unsafe conditions and inappropriate uses as opportunities arise.
OBJECTIVE IX.9	The County shall continue to require the maintenance of public access to the shoreline which is consistent with estimated public, within the land development regulations
Policy IX.9.1	The County shall maintain development standards to maintain continued physical public access to shorelines.

Policy IX.9.2	The County shall adopt standards for physical public access to shorelines, which are in conformance with the Coastal Zone Protection Act of 1985 and amendments thereof.
Policy IX.9.3.	The County shall require new development to provide for public access to the shoreline.
OBJECTIVE IX.10	The County shall continue to implement provisions for the protection, preservation or sensitive reuse of historic resources within the Coastal Management Area.
Policy IX.10.1	The County shall maintain an inventory of known and identified historic sites to facilitate the application of standards specified within the land development regulations for maintenance of their character in the voluntary development or sensitive reuse of historic structures.
OBJECTIVE IX.11	The County shall continue to require the maintenance of applicable level of service standards for service areas and phasing of public facilities as established within the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation and Open Space Element and the Capital Improvements Element of this Comprehensive Plan
Policy IX.11.1	The County capital improvements budgeting process shall only schedule public facilities improvements which, when constructed, will be capable of serving development or redevelopment at the densities permitted by this element of the Comprehensive Plan, consistent with coastal resource protection and safe evacuation.
OBJECTIVE IX.12	In order to protect the quality and quantity of waters that flow into estuarine and oceanic waters, the County shall maintain the following regulatory and management techniques: coordination mechanisms to improve water quality, and, adoption of land development regulations for: location of septic tanks in riverine floodplains; stormwater management requirements for urban and agricultural land uses; dredge and fill activities within wetlands and water bodies; and other design standards which will maintain ambient water quality standards of the Florida Department of Environmental Protection Big Bend Seagrasses Aquatic Preserve designation.
Policy IX.12.1	The County shall regulate new point sources into rivers which enter the estuary in accordance with Florida Department of Environmental Protection water quality standards. "Point Sources" should be interpreted as defined in Chapter 62-306.200(11), Florida Administrative Code, as amended.
Policy IX.12.2	The County shall require all land uses which generate or handle hazardous wastes to provide for proper disposal and storage, and provide a spill cleanup plan, in accordance with Florida Department of Environmental Protection hazardous waste management regulations.
Policy IX.12.3	The County shall regulate structures or fill which would restrict circulation of estuarine waters in accordance with the applicable rules and regulations of the Florida Department of Environmental Protection and other State agencies having jurisdiction.



Policy IX.12.4	The County shall require all future land use in the coastal area to be evaluated for consistency with the Florida Department of Environmental Protection management plans for the Big Bend Seagrasses designation.
Policy IX.12.5	<p>The County shall require minimum buffers, as defined in Policies the Conservation element of this Comprehensive Plan, for all development from rivers and the estuary with the following limitations:</p> <ol style="list-style-type: none"> <li>1. Clearing of native vegetation shall be limited to up to 25 percent of the buffer.</li> <li>2. Clearing may only be allowed for purposes of providing physical or visual access.</li> <li>3. Clearcutting shall be prohibited within the buffer area.</li> </ol> <p>Buffers adjacent to agricultural and silvicultural uses shall be regulated by the Conservation element of this Comprehensive Plan, and other policies which address these uses.</p>
Policy IX 12.6	The County shall require all new development directly adjacent to the estuary to provide stormwater management, subject to standards set forth in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan.
Policy IX 12.7	The County shall encourage the maintenance and/or improvement in the quality of the surface and ground waters to continue to meet their Florida Department of Environmental Protection designations.
Policy IX 12.8	The County shall require all silvicultural and agricultural activities to be subject to Best Management Practices, including the Florida Department of Agriculture and Consumer Services, 2000, Division of Forestry's Management Guidelines for Forested Wetlands in Florida, and the Rules of the Suwannee River Water Management District (audited biennially by the Florida Department of Agriculture and Consumer Services, Division of Forestry, with continuous monitoring by the Water Management District).
Policy IX 12.9	<p>Through various existing and future federal, state, and/or local regulatory and voluntary programs, water quality and quantity in the County will continually be monitored and assessed. These programs include, but are not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Review of water quality for state water bodies through ongoing Triennial Florida Department of Environmental Protection Process.</li> <li>2. Periodic permitting reviews for industrial developments which may impact state water bodies Environmental Protection Agency and Water Management District permitting.</li> <li>3. Participation in the Florida Department of Environmental Protection Coastal Protection Programs.</li> <li>4. Permitting stormwater runoff systems in accordance with Florida Department of Environmental Protection requirements</li> <li>5. The Clean Water Act: Industry, development, agriculture, silviculture and other activities will adhere to the Clean Water Act, which governs national water quality.</li> </ol>

	<ol style="list-style-type: none"> <li>6. Participation in Water Management District Programs such as Surface Waters Improvement and Management, Save Our Rivers, Special Studies, etc. will be encouraged.</li> <li>7. Maintenance of existing and future monitoring of streams and groundwater in the County will be maintained and encouraged.</li> <li>8. Extension of drinking water lines, where feasible, will be encouraged.</li> <li>9. Encourage participation in Environmental Protection Agency programs such as the Gulf of Mexico Program.</li> </ol>
Policy IX.12.10	To ensure protection of the Big Bend Seagrasses Aquatic Preserve from future land use activities, the County shall coordinate with Florida Department of Environmental Protection in development and implementation of programs to maintain and improve water quality of the Big Bend Seagrasses Aquatic Preserve and any degraded rivers and contaminated aquifers.
Policy IX.12.11	The County shall cooperate and support the Suwannee River Water Management District programs which increase protection of rivers and water bodies which empty into the estuary, including the Save Our Rivers Program.
Policy IX.12.12	The County shall develop coordination mechanisms (informal interlocal agreements) with adjacent counties to ensure a coordinated approach in implementation of any Florida Department of Environmental Protection or other agency programs for the protection of the Big Bend Seagrasses Aquatic Preserve and its associated estuaries.
OBJECTIVE IX.13	Reduce Flood Loss and Flood Insurance Claims. The County shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.
Policy IX.13.1	Site development techniques and best practices that must be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.
Policy IX.13.2	The siting, design and construction of any development or redevelopment structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 6th Edition of the Florida Building Code, as amended, and the County's Flood Damage Prevention Regulations, as amended. Additionally, any development or redevelopment structures in coastal areas shall comply with all applicable Federal, State, regional and local permitting regulations, including 44 Code of Federal Regulations Part 60, as may be amended.
Policy IX.13.3	The County shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.
OBJECTIVE IX.14	Consistency with Flood Plain Management Regulations. The County shall require development to be consistent with flood-resistant construction requirements.

Policy IX.14.1	Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 6th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.
Policy IX.14.2	The County shall participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.
OBJECTIVE IX.15	Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions. The County shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions.
Policy IX.15.1	Development and redevelopment in areas at high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise shall consider building design specifications, engineering solutions, site development techniques and management practices such as higher minimum floor elevations, retrofitting buildings for increased flood risk, designed infrastructure that can withstand higher water level such as raising seawalls and installing tidal valves, and implement natural drainage features; and is encouraged to use these building designed specifications, engineering solution and management practices to remove coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, real property is defined as land and structures affixed to the land.
Policy IX.15.2	The County shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the County that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.
Policy IX.15.3	Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
Policy IX.15.4	The County shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.
Policy IX.15.5	Development and redevelopment in the County shall include development and redevelopment in the County shall include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

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## PUBLIC SCHOOL FACILITIES ELEMENT

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## X PUBLIC SCHOOL FACILITIES ELEMENT

### INTRODUCTION

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

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

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

### PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

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

**OBJECTIVE X.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 X.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"> <li>1. Elementary: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;</li> <li>2. Elementary/Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;</li> <li>3. Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;</li> <li>4. High: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.</li> </ol>
Policy X.1.2	The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.
Policy X.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 district wide basis.
Policy X.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 X.1.5	An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the County an updated five-year district facilities work plan no later than October 1 of each year and the County shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

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

Policy X.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 X.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.

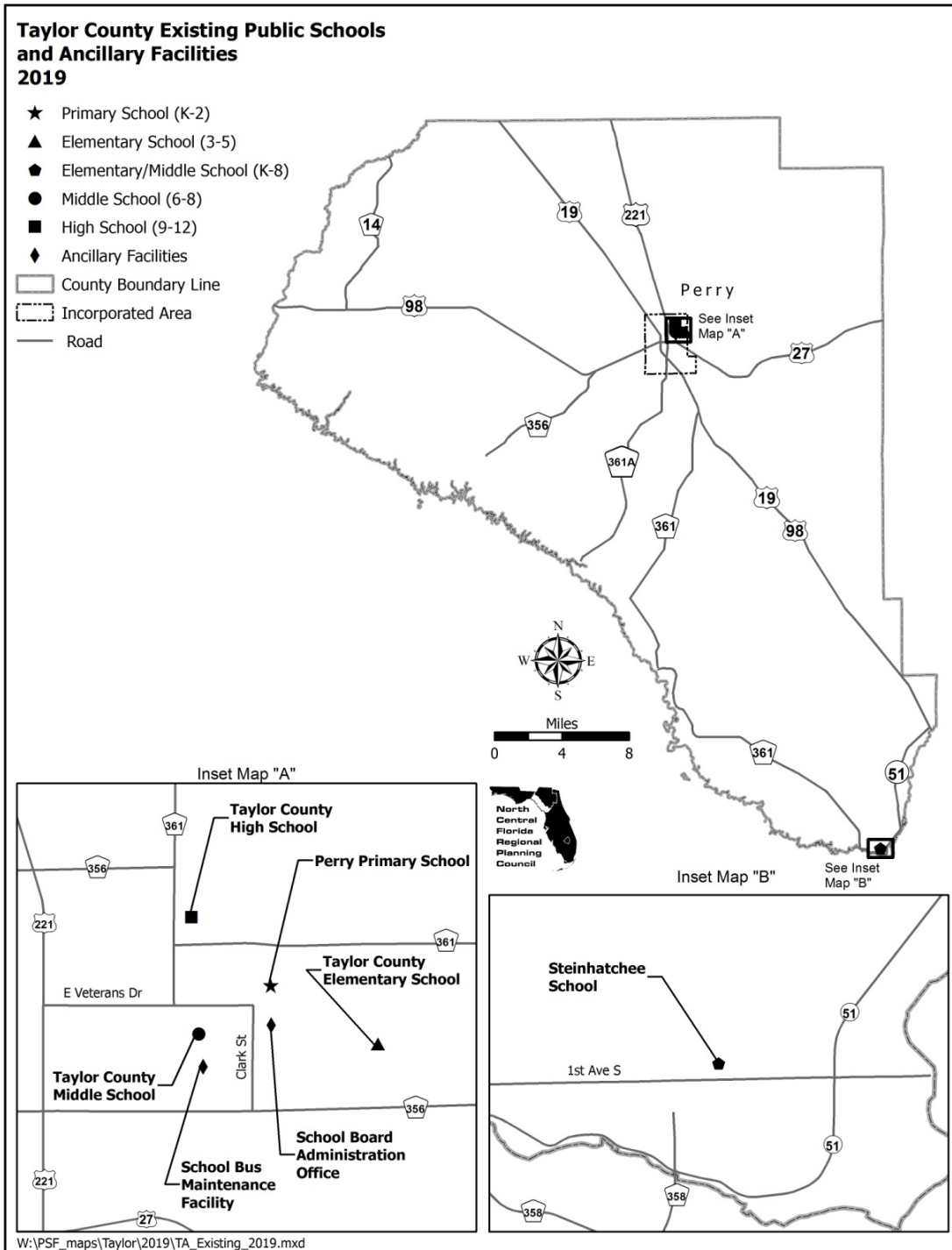
**OBJECTIVE X.7      Establish school availability standards.**

Policy X.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"> <li>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</li> <li>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).</li> </ol>
Policy X.7.2	<p>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.</p>
OBJECTIVE X.8	<p>Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.</p>
Policy X.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 Boards adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:</p> <ol style="list-style-type: none"> <li>1. The contribution of land; or</li> <li>2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or</li> <li>3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.</li> </ol>
Policy X.8.2	<p>Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Boards financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Boards adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.</p>

Policy X.8.3	Mitigation shall be directed to projects on the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
Policy X.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 X.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 X.8.6	The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
OBJECTIVE X.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 X.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 X.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 X.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 X.9.4	The County shall work with the School Board to determine responsibility for the costs and construction of any needed offsite improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

## APPENDIX A - ILLUSTRATIONS

### ILLUSTRATION A-I



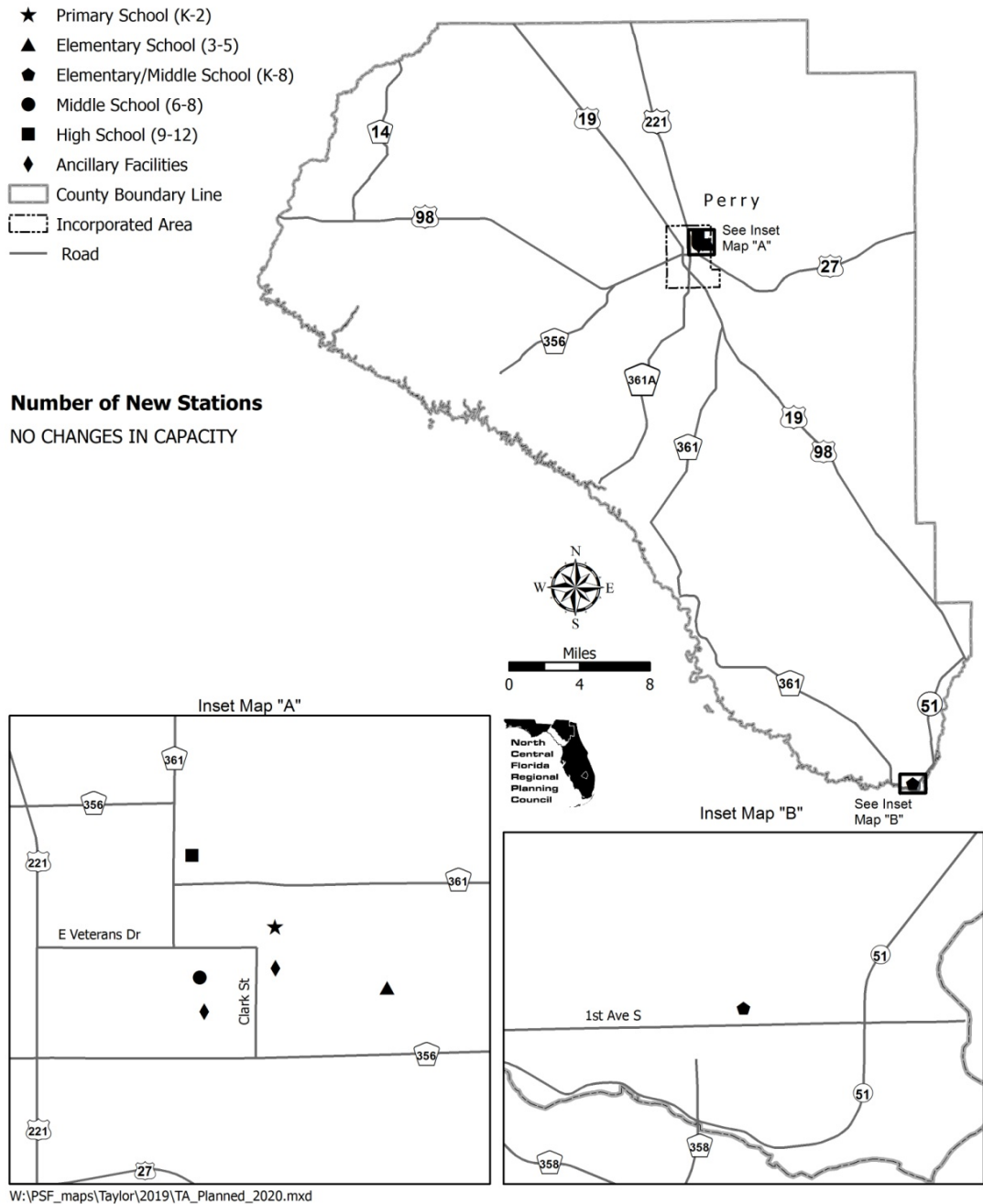
## ILLUSTRATION A-II

### Taylor County Planned Public Schools and Ancillary Facilities 2020

- ★ Primary School (K-2)
- ▲ Elementary School (3-5)
- ◆ Elementary/Middle School (K-8)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- County Boundary Line
- Incorporated Area
- Road

### Number of New Stations

NO CHANGES IN CAPACITY



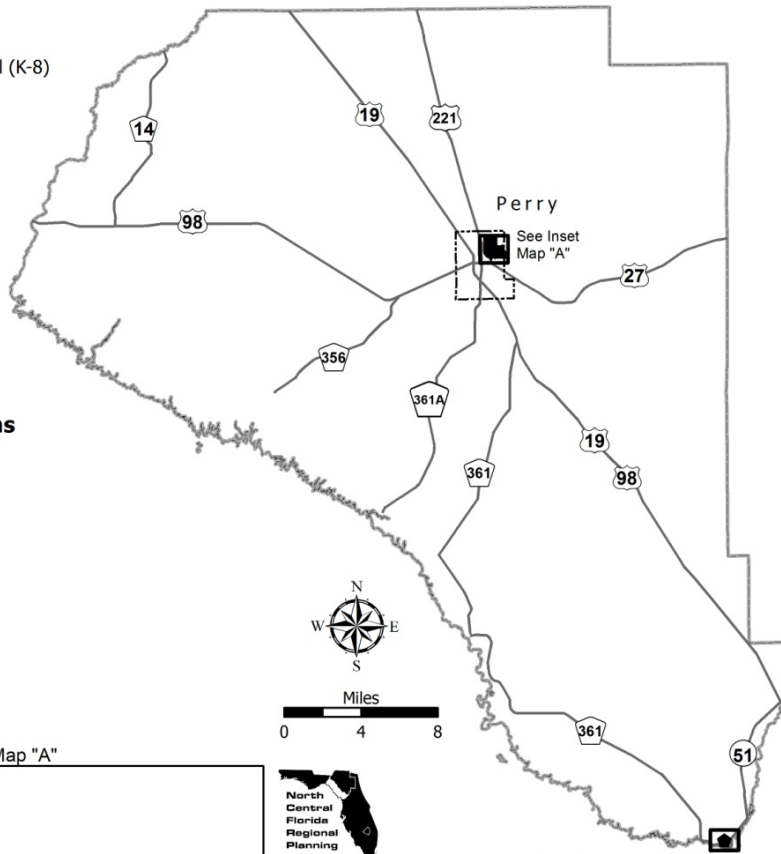
# ILLUSTRATION A-III

## Taylor County Planned Public Schools and Ancillary Facilities 2021

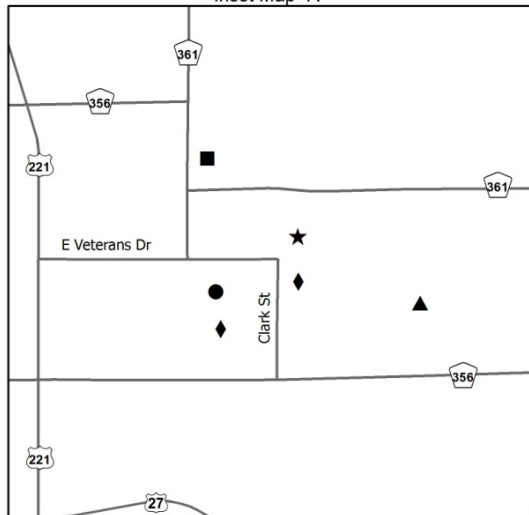
- ★ Primary School (K-2)
- ▲ Elementary School (3-5)
- ◆ Elementary/Middle School (K-8)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- County Boundary Line
- Incorporated Area
- Road

### Number of New Stations

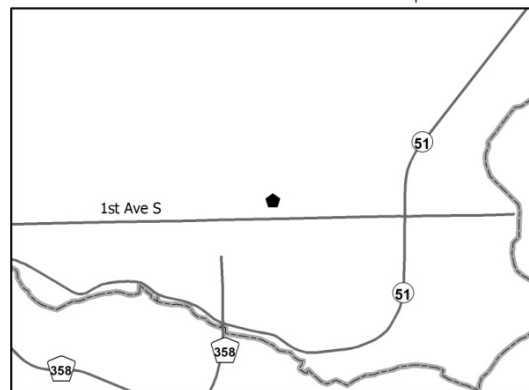
NO CHANGES IN CAPACITY



Inset Map "A"

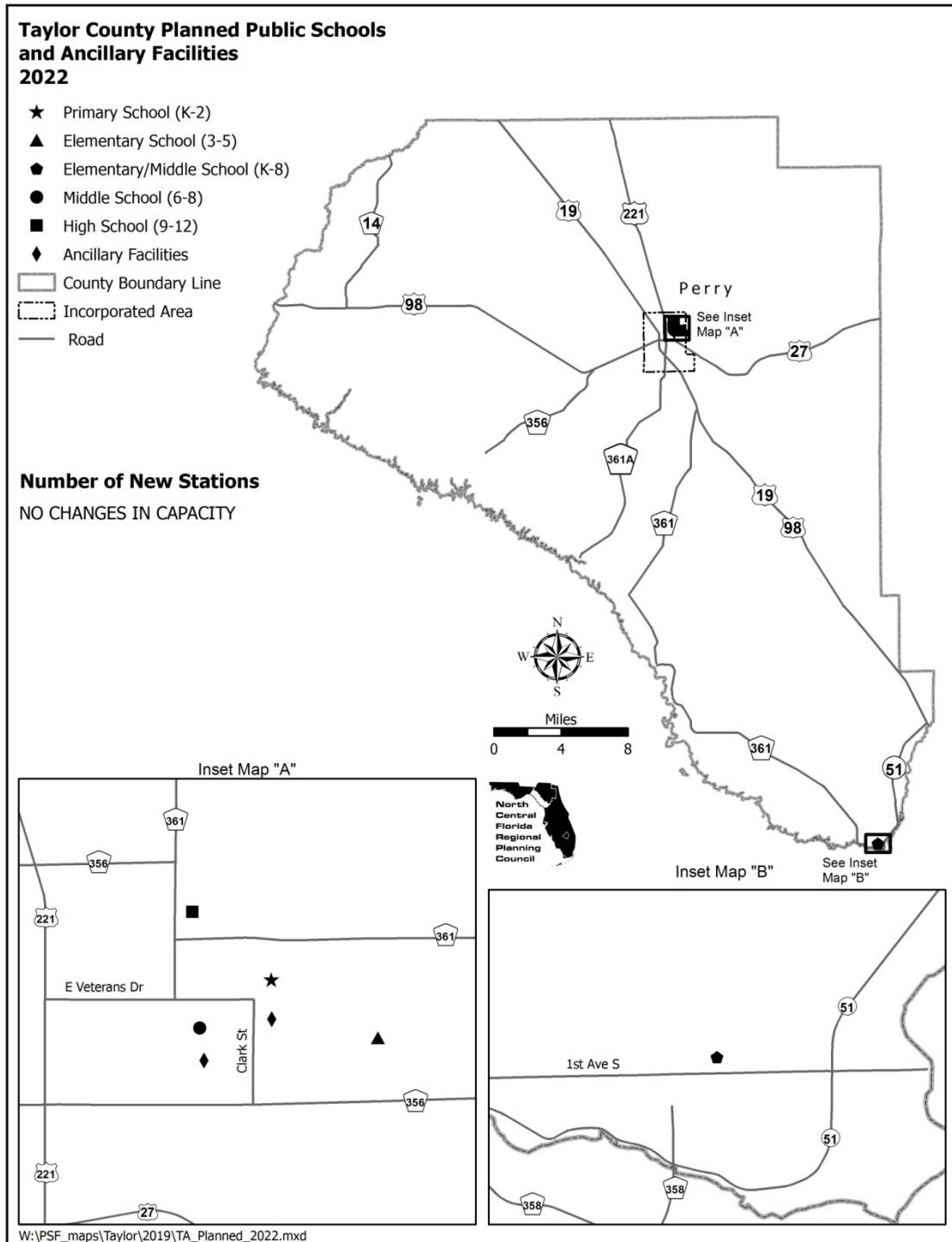


Inset Map "B"



W:\PSF\_maps\Taylor\2019\TA\_Planned\_2021.mxd

# ILLUSTRATION A-IV





# ILLUSTRATION A-V

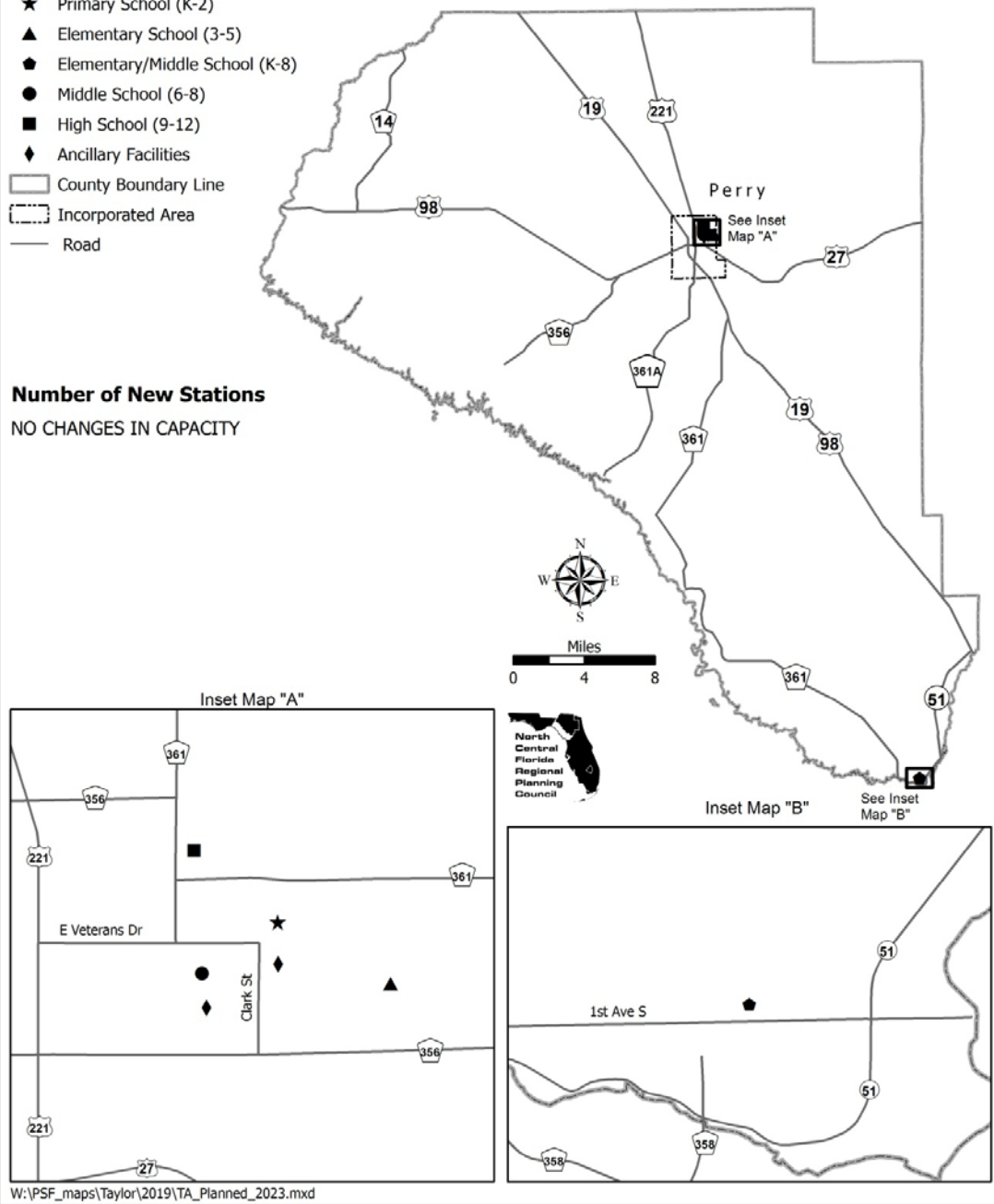
## Taylor County Planned Public Schools and Ancillary Facilities 2023

- ★ Primary School (K-2)
- ▲ Elementary School (3-5)
- ◆ Elementary/Middle School (K-8)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities

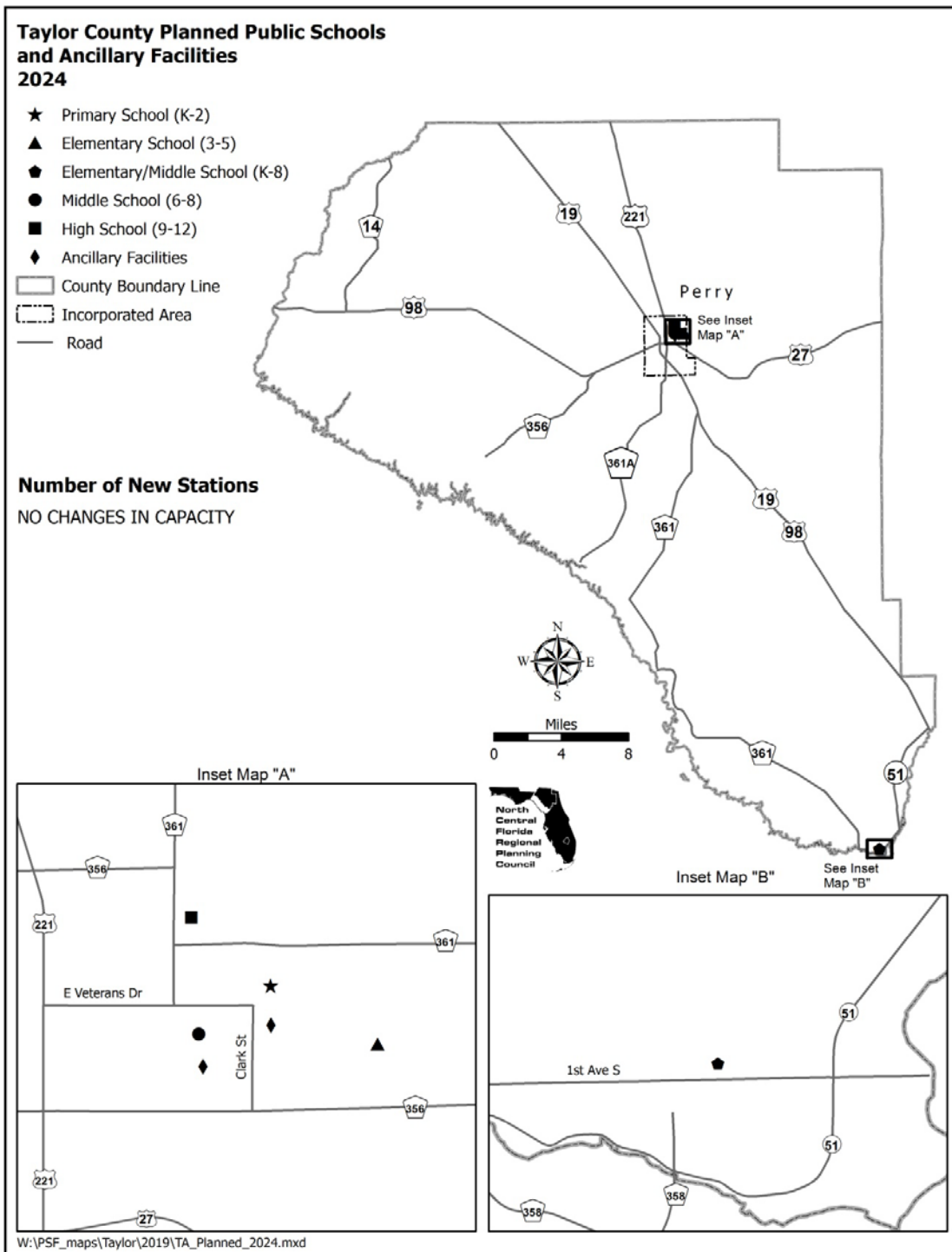
- County Boundary Line
- ▭ Incorporated Area
- Road

### Number of New Stations

NO CHANGES IN CAPACITY



# ILLUSTRATION A-VI



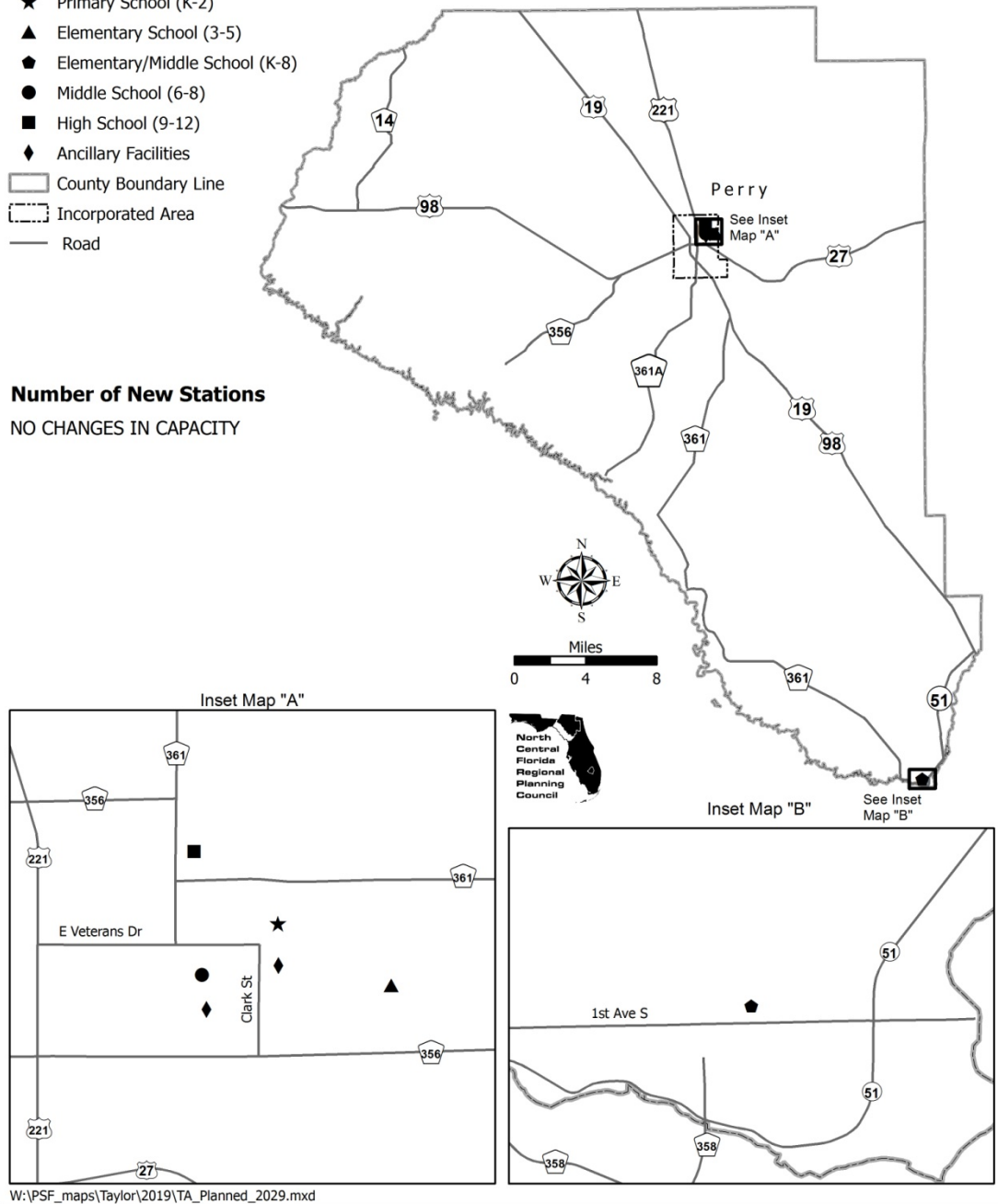
# ILLUSTRATION A-VII

## Taylor County Planned Public Schools and Ancillary Facilities 2029

- ★ Primary School (K-2)
- ▲ Elementary School (3-5)
- ◆ Elementary/Middle School (K-8)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- County Boundary Line
- Incorporated Area
- Road

### Number of New Stations

NO CHANGES IN CAPACITY



## APPENDIX B - DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## XI

### ECONOMIC DEVELOPMENT ELEMENT

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# XI

## ECONOMIC DEVELOPMENT ELEMENT

### INTRODUCTION

Florida's history has been one of remarkable change: from Henry Flagler's opulent resorts and railroad, to a retirement haven (with the advent of air conditioning), to a technology and tourism rich state grown from the seeds of the space program in Cape Canaveral and Disney. Few states have literally weathered the pressures of change as well as Florida has. As the fourth most populous state in the U.S., Florida's population growth continues to drive new challenges and opportunities to the Sunshine State. The State is now projected to double in population by 2060, growing from roughly 18 million people today to upwards of 36 million in just slightly more than five decades. While the majority of this growth is anticipated to concentrate in the coastal regions of south Florida, and along the I-4 corridor between Orlando and Tampa, constraints relative to the environment, infrastructure capacity, fiscal impacts and public policy will result in pushing this growth and its economic pressure throughout the state.

Although the pressure this growth will impose on land resources, infrastructure, governmental services and the day-to-day quality of life of Floridians is not without tremendous challenges, for rural counties, such pressures can help create long-term economic opportunities. By implementing intelligent-growth principles, such as best land use practices and balanced environmental stewardship, the County can create a quality of life that will differentiate the County from competing, less planned regions.

Capitalizing on intelligent growth alone, however, will not remedy the economic difficulties of job constrained and economically isolated rural communities. Governor Christ's re-designation of the County as one of Florida's Rural Areas of Critical Economic Concern further frames the challenges facing the County as it competes in today's ever changing economic landscape. According to the Governor's Executive Order, the County is one of a handful of Florida counties "struggling to maintain, support or enhance job creating activity or to generate revenues for education and other critical government services such as infrastructure, transportation and safety." As the Executive Order further notes, these challenges threaten both the "well being and viability" of the County. Although the Rural Areas of Critical Economic Concern designation qualifies the County for special assistance from the Governor's Office as well as other state and regional agencies and organizations, it leaves the principal task of creating an economically viable community to the citizens of the County.

To embrace this task, the community engaged in the creation of a 50-year Vision Plan for the County. The preparation of the vision began in late April 2007 and resulted in the adoption of the Vision 2060 Plan in September 2008. Vision 2060 Plan addressed not only the future development pattern that would best serve the County but also addressed economic conditions in the County and recommended the actions that should be considered to advance future economic development and revitalization. In conjunction with the economic analysis prepared for Vision 2060 Plan, the County Development Authority has prepared the County Economic Development Plan. The County Economic Development Plan provides the strategies and action plan that will allow the County to harness the pressures of Florida's dynamic growth while at the same time utilizing its available resources to support an integrated approach to economic growth which promotes regional economic health through a broader emphasis on community and human development. The Vision 2060 Plan and the County Development Authority's County Economic Development Plan provide the foundation for and basis for formulating the Economic Development Element of the County Comprehensive Plan.



The economic development model embraced by the County looks beyond city and county borders to the larger regional economy. This model promotes industry clusters, concentrations of interconnected businesses that can be engines for global competitiveness. It creates an environment where all businesses have the chance to succeed. The approach to economic development for the County embraces the following components:

1. An integrated approach where government, business, education and the community work together;
2. Regional collaboration;
3. Promoting industry clusters;
4. Local focus to retain and expand business;
5. Intelligent growth policies;
6. Compact development;
7. Environmental responsibility;
8. Human investment and workforce talent; and
9. Poverty reduction and corporate responsibility.

The Board of County Commissioners recognizes that incorporation of this optional Economic Development Element into the County Comprehensive Plan represents a critical link between comprehensive planning for a community and inducing successful economic development and revitalization. Having a distinctive and competitive identity will help the County protect, sustain, and enhance a quality of life that is attractive for existing and future businesses and, residents and private investment.

#### ECONOMIC DEVELOPMENT GOAL, OBJECTIVES AND POLICIES

**Goal XI - IMPLEMENT THE COUNTY ECONOMIC DEVELOPMENT PLAN IN ORDER TO FACILITATE THE EXPANSION, RECRUITMENT, AND CREATION OF BUSINESSES WHICH GROW THE COUNTY'S LONG TERM AD-VALOREM TAX BASE AND RETAIN AND CREATE PERMANENT, VALUE-ADDED JOBS WHICH ADD TO THE QUALITY OF LIFE OF THE COUNTY CITIZENS.**

**OBJECTIVE XI.1** Aggressively pursue an economic development program that utilizes an integrated approach by all sectors to promote economic vitality within the County, and support regional economic development activity.

**Policy X1.1** Government, business, education and the community shall work together to create a vibrant local economy. Collaboration efforts should support a long-term strategy that:

1. Encourages local enterprise;
2. Serves the needs of local residents, workers and businesses;
3. Promotes stable employment and revenues by building on competitive advantages;
4. Protects a sustainable natural environment;
5. Enhances personal freedom and the ability to pursue advancement; and
6. Is capable of sustaining itself in the global marketplace.

Policy XI.2	Economic development efforts shall be targeted to expand and locate businesses that drive new investment into the County, create high wage jobs, and enhance skills of existing and/or future residents. The growth of these value-added businesses in the County should in-turn help create the critical mass of investments, projects and talent needed to help reduce poverty, promote jobs for existing residents, support K-12 and higher education, improve the skills of low-income individuals, address the needs of families moving off welfare, and enhance the availability in all sectors of the County for affordable transportation and housing.
Policy XI.3	Economic development efforts shall support existing enterprises as a critical means to business expansion and job growth. Promoting local industries, businesses and citizens to encourage entrepreneurship and to build locally-based industries and businesses that can succeed among national competitors is important to strengthening the County's economy and quality of life.
Policy XI.4	Economic development efforts shall support a diversified range of specialized industry clusters drawing on local advantages to serve local, regional and international markets.
Policy XI.5	Support, as appropriate, those opportunities that advance the growth of leading-edge technologies, such as Lamda Rail, that help local enterprises to succeed, improve civic life and provide open access to information and resources.
Policy XI.6	Support opportunities to drive targeted infrastructure to the County. Advocating for State transportation initiatives to utilize the County for strategic investments, such as high speed or commuter rail transportation will position the County for future business opportunities.
Policy XI.7	Economic development programs, investments and subsidies should support long-term benefits and impacts on critical economic development objectives and the community as a whole, not just on near-term job or revenue increases.
Policy XI.8	Because human resources are so valuable in the global economy, the County shall support programs that provide life-long skills and learning opportunities. Pursuing sources of funding for investing in excellent schools, the location of post-secondary institutions in the County, and opportunities for continuing education and training available to all citizens will help strengthen County businesses.
Policy XI.9	The County shall support and pursue economic development opportunities that maintain or improve the environmental and public health of the community.
Policy XI.10	To support economic development, the County shall help implement the recommendations of the Vision 2060 Plan by adopting land use policies that encourage compact, multi-dimensional land use patterns that ensure a mix of use, help minimize the impact of the personal automobile, promotes walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping and services, where possible. Economic development and transportation investments should reinforce these land use patterns and the ability to move people and goods by multi-modal alternatives, wherever possible.

Policy XI.11	<p>To promote an appropriate jobs-housing balance in the County, all urban land use categories resulting from implementation of the Vision 2060 Plan shall have a land use mix that promotes a jobs-to-housing balance as follows:</p> <ol style="list-style-type: none"> <li>1. Urban District: 0.75-1.25 jobs for each household.</li> <li>2. Coastal District: 0.50-1.0 jobs for each household.</li> </ol>
Policy XI.12	<p>Economic development efforts should support the creation and preservation of the County's sense of uniqueness, attractiveness, history, cultural and social diversity, and include public gathering places and a strong local sense of place. Special emphasis shall be placed on working with appropriate state agencies to identify opportunities for providing additional, environmentally sustainable, public access points to the Gulf of Mexico and the rivers that are tributary to the Gulf.</p>
Policy XI.13	<p>Support regional efforts which foster collaborative relationships and provide functions such as common marketing, development training programs, cooperative buying and other beneficial services that promote regional businesses.</p>
OBJECTIVE XI.2	<p>Implement the key recommendations of the County Economic Development Plan to induce sustainable economic development in the County and support expansion of existing or location of new industry, which create, in the aggregate, 500 new jobs in the County within the next seven years.</p>
Policy XI.2.1	<p>Augment and appropriately fund the County Development Authority in a manner that will enhance the Authority's ability to aggressively implement and manage the initiatives outlined in the Economic Development Plan, including developing financial incentives to induce the expansion and attraction of targeted industries.</p>
Policy XI.2.2	<p>Support the establishment of industry clusters for existing and emerging technologies with a competitive advantage for the County and its workforce. Such sectors might include, for example, renewable and clean energy technologies (biofuels, solar, wind, etc.) manufacture of energy related devices, aquatic sciences related businesses, other natural-resources-based industries and technologies, and appropriate research and development related to them.</p>
Policy XI.2.3	<p>Designate Regional Employment Centers on the Future Land Use Map of the County and pursue funding and public-private partnerships to create shovel-ready business and industrial sites within these employment centers.</p>
Policy XI.2.4	<p>Cooperate with Workforce Florida and local workforce development boards to identify or develop a set of workforce training incentives, such as the State's Quick Response Training and Incumbent Worker Training Programs, to help businesses remain regionally and globally competitive.</p>
Policy XI.2.5	<p>The County shall encourage the County Development Authority to meet with and solicit support from regional, state and federal sources that specialize in assisting rural counties. The County Development Authority will emphasize the development of transportation and utility infrastructure as a means for using public and private funding to induce growth in those areas of the County where growth is encouraged by the Vision 2060 Plan.</p>
OBJECTIVE XI.3	<p>Support the development and implementation of a one-year and five-year action plans for growing a diversified and sustainable County economy, as outlined in the County Economic Development Plan.</p>

Policy XI.3.1	The County shall request the County Development Authority to begin implementation of a one-year action plan, as outlined in the County Economic Development Plan, by the Year 2011.
Policy XI.3.2	<p>The County shall request the County Development Authority to develop and begin implementation of a five-year action plan, as outlined in the County Development Plan by the Year 2013. The plan may be focused on the areas of:</p> <ol style="list-style-type: none"> <li>1. Communication;</li> <li>2. Business development: <ol style="list-style-type: none"> <li>a. Competitiveness;</li> <li>b. Business expansion;</li> <li>c. Business recruitment; and</li> <li>d. Business creation.</li> </ol> </li> <li>3. Regional economic centers; and</li> <li>4. Workforce/talent.</li> </ol>
Policy XI.3.3	The County shall support the County Development Authority in its efforts to facilitate a community-wide economic summit as outlined in the County Economic Development Plan by the end of the Year 2012.
Policy XI.3.4	The Board of County Commissioners shall request the County Development Authority and Chamber of Commerce cooperate in the implementation of the five-year action plan.
Policy XI.3.5	The Board of County Commissioners shall request the County Development Authority to establish a team of Economic Partners who will be charged with the responsibility of assisting the Board of County Commissioners and the County Development Authority in advancing the broad objectives of the County Economic Development Plan.

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## XII

### PROPERTY RIGHTS ELEMENT

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XII  
PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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



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## APPENDIX A

### FUTURE LAND USE PLAN MAP SERIES AND ILLUSTRATIONS

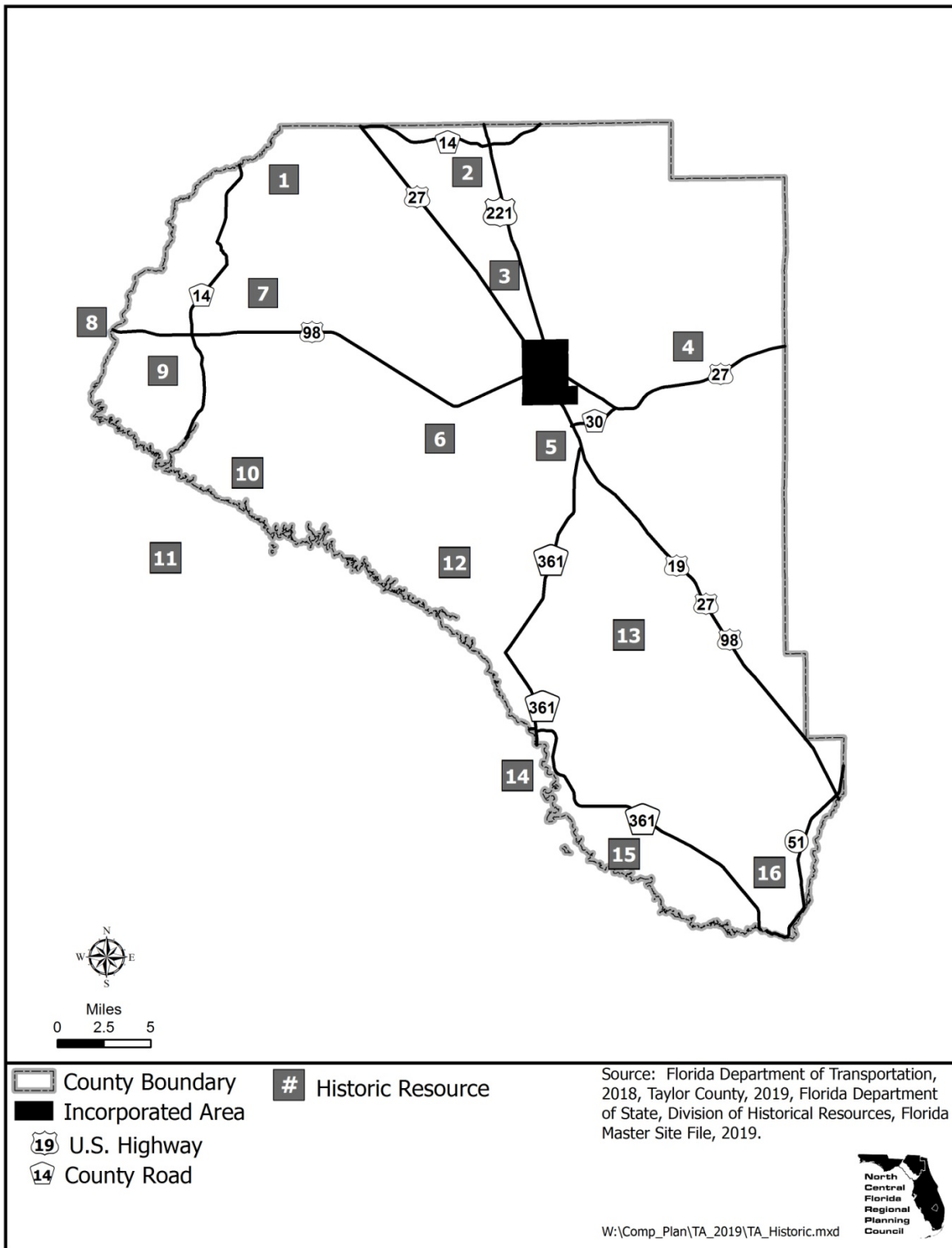
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\* \* \* \* \*

### ILLUSTRATION A-1 FUTURE LAND USE PLAN MAP 2035

(Under Separate Cover)

# ILLUSTRATION A-II HISTORIC RESOURCES



### Legend for Historic Resources

Map #	Site Name	Map #	Site Name	Map #	Site Name
1	8TA425	2	Shady Grove 4	6	Seminole Plant 4
1	Boat Landing	2	Shady Grove 5	6	Van Atta Mound
1	Boulder	2	Shady Grove 6	7	Jenn 19
1	Flake Pile	2	Shady Grove 7	7	Rest Stop Firebreak
1	Old Crock	2	Shady Grove 8	7	Salt Road
1	Turkey Run	2	Sps-1	8	Aucilla River Mound
1	Turn In	3	Cypress Creek	8	Black Hole Cave
1	Unnamed	3	Fl-Tayl-027-1ar-02	8	Bridge Ruins On Lower Aucilla
1	Unnamed	3	Rocky Creek Bridge	8	Cedar Mound
1	Unnamed	3	Secotan 2	8	Cherry Island Quarry 1
1	Unnamed	3	Two Pines Creek Bridge	8	Crag Hole
1	Unnamed	3	Unnamed	8	Crushed Rock Mine
1	Unnamed	3	Woods Creek Bridge	8	Crushed Rock Mine
1	Unnamed	4	Foley East	8	Crushed Rock Mine
1	Unnamed	4	Gilman Paper Co. I	8	Daniel's Mound
1	Unnamed	4	Lipscomb Cemetery	8	Drill Road Site 1
1	Unnamed	4	Proctor And Gamble V	8	Game Station Food Plot
1	Unnamed	4	Proctor And Gamble Vi	8	Gerrell Site
1	Unnamed	4	Proctor And Gamble Viii	8	Gingery Cache
1	Unnamed	4	Proctor And Gamble Xvii	8	Halfmile Rise Sink
1	Walker Springs Bridge South	4	Proctor And Gamble Xviii	8	Hershey 1
2	Angel Creek Bridge	4	Sunshine Fennholloway	8	Hershey 2
2	Chance's Quarry	4	Unnamed	8	Ladson Rise
2	County Road 14 A	5	Aircraft Hangar	8	Latvis Site
2	Econfina River Railroad Bridge	5	Cutter Five	8	LR Rapids
2	Eridu 1	5	Langston Log Cabin	8	LR#2
2	Eridu 2	5	Spring Hill cemetery	8	Mammoth Hole
2	January's Lake	5	Spring Hill Unmarked Grave	8	Mandalay
2	Lake Bird	5	US-19 NB (SR-55) / Fenholloway River	8	Mathen/Childers Site
2	Lori Creek Bridge	6	Cutter Four	8	Page Site
2	Proctor And Gamble Iii	6	Cutter Three	8	Page-Ladson Upland
2	Ross Bay	6	Hampton Springs Hotel Remains	8	Perry Quarry Site I
2	Shady Grove	6	Poor Spot Cemetery	8	Perry Quarry Site Ii
2	Shady Grove 1	6	Seminole Plant 1	8	Perry Quarry Site Iii
2	Shady Grove 2	6	Seminole Plant 2	8	Perry Quarry Site Iv
2	Shady Grove 3	6	Seminole Plant 3	8	Perry Quarry Site V

Map #	Site Name	Map #	Site Name	Map #	Site Name
8	Perry Quarry Site VII	9	Nuttall Rise South	10	Little Rock Island
8	Powerline Site	9	Piglet Hammock	10	Old Food Plot
8	Quad Sinks	9	Poppels Fish Camp	10	One Hole
8	South Of Williams Fish Camp	9	Rathole Sinks	10	Rock Island
8	Traction Engine Wheel	9	Rodent Haven	10	Sand Borrow Scatter
8	Unnamed	9	Rubble House	10	Tide Hole
8	Wayne's Sink	9	Salt Lick Road	10	Unnamed
9	Aucilla Bar	9	Sandy Cross	10	Unnamed
9	Ecofina River State Park Site #5	9	Scattered Dreams	10	Unnamed
9	Econfina 1	9	Shirt Hammock	11	Econfina Channel
9	Econfina 2	9	Snipe Plot 1	11	Flounder Hole
9	Econfina 3	9	Snipe Plot 2	11	Stallings
9	Econfina 4	9	Tree Fall Mound	11	Unnamed Shipwreck
9	Econfina 5	9	Unnamed	12	Al's Mill site
9	Econfina Boar Hunt	9	Unnamed	12	Confederate Salt Works
9	Econfina Logmade Creek	9	Unnamed	12	Dump Road Sandpit
9	Econfina Pools	9	Unnamed	12	Eagle Prairie Roadway
9	Goodnuff Island	10	Battery Hammock	12	Fish Camp Warrior River
9	Hammock Hammock	10	Cabbage Creek Small Mound	12	Indian Island
9	Hammock Island	10	Cutter I	12	Okefenokee Slough
9	Log Tire Hammock	10	Cutter Two	12	Old Railroad Grade Sandpit
9	Mackay Tract - Taylor County	10	Dead Cabbage	12	Spring Creek 11
9	Mckay 1	10	Fenholloway #1	12	Spring Creek 12
9	Mckay 10	10	Fenholloway 1	12	Spring Creek 13
9	Mckay 11	10	Fenholloway 2	12	Spring Creek 19
9	Mckay 2	10	Hickory Mound	12	Spring Creek 2
9	Mckay 3	10	Hickory Mound 15	12	Spring Creek 20
9	Mckay 4	10	Hickory Mound 17	12	Spring Creek 23
9	Mckay 5	10	Hickory Mound 19	12	Spring Creek 3
9	Mckay 6	10	Hickory Mound 20	12	Spring Creek 6
9	Mckay 7	10	Hickory Mound 21	12	Spring Creek 7
9	Mckay 8	10	Hickory Mound 22	12	Spring Creek 8
9	Mckay 9	10	Hickory Mound 23	12	Spring Warrior 2
9	Middle Hammock	10	Hickory Mound 24	12	Spring Warrior 3
9	Mound A Near Econfina River	10	Hickory Mound 25	12	Spring Warrior 4
9	Mound B Near Econfina River	10	Hickory Mound 26	12	Spring Warrior Camp Midden

Map #	Site Name	Map #	Site Name	Map #	Site Name
12	Spring Warrior Complex	15	Stanaland	16	Former Shepard's Fish House
12	Stricklands Ridge	15	The Point Site	16	Former Stewart Store & Post Office
12	Trail Road Ridge	15	Tide Swamp 10	16	Fort Frank Brooke
12	Warrior River Mound A	15	Tide Swamp 11	16	Griffin House, Former Roebuck Unit
12	Warrior River Mound B	15	Tide Swamp 12	16	Jack And Bobbie Pattison House
13	Blue Creek Burial Mound	15	Tide Swamp 13	16	Johnny Deason's Grocery
13	Hiram Rocking Road	15	Tide Swamp 14	16	Johnny Deason's Restaurant
14	Billy & Phyllis Bodiford House	15	Tide Swamp 15	16	Johnny White House
14	Clinton And Charlotte Wood House	15	Tide Swamp 22	16	Johnny White House
14	D&T's Bait Shop	15	Tide Swamp 6	16	Joyce Derr House
14	Dekle	15	Tide Swamp 8	16	Keeler
14	Denard L. & Geraldine White House	15	Tide Swamp 8-1	16	Marie Stuart House
14	Fish Creek	15	Tide Swamp 9	16	Martin Tompkins House
14	Foley Fish Creek	15	Tide Swamp Midden	16	Merle And Dorothy Wood House
14	Grantham House	15	Turkey Mound	16	Mittendorf/Taylor House
14	Grimes' Former Bait House	16	1st Baptist Church	16	Monti "Free Bird" House
14	Henderson House	16	Anderson Tennile	16	Old Road To Fort Fanning
14	Keaton Beach	16	Annie Baker's "River House"	16	Pace's Cottages, Office
14	Keaton Beach Marina Boat Launch	16	April and Kerwood Lucas House	16	Pace's Cottages, Unit 8
14	Keaton Beach Marina Store	16	Boiler/Obstruction	16	Pamela & James Howell House
14	Piney Point	16	Branch House	16	Pattison's Duplex Complex
14	Tide Swamp	16	Carson Carport/Shed	16	Pattison's Garage/Shed
14	Tree Harvet Site	16	Carson House	16	Perine House
14	Unnamed	16	Cooley's 2nd House	16	Pippin House
14	Unnamed	16	Cooley's Court Restaurant/House	16	Rives S "Shangri-la"
14	White's Bait Shrimp House	16	Cooley's Court, Cabin #1	16	Steger House/Old Philmon Restaurant
14	Willard's Restaurant	16	Cooley's Court, Cabin #2	16	Steinhatchee Church of Christ
14	Wood Family Fish House	16	Cooley's Court, Cabin #3	16	Steinhatchee Clinic
15	Cedar Creek Burial Mound	16	Crows Rental/Former Croon Gracery	16	Steinhatchee Fish House
15	Dulles Creek Landing	16	Dr Gustin's Office	16	Steinhatchee Lounge
15	Fishermans Rest	16	Duke/Peach House	16	Stephens Cemetery

Map #	Site Name	Map #	Site Name	Map #	Site Name
15	Hendrix/Hardman	16	Duke/Webb Area Boat Docks	16	T. L. Stephens' Shed
15	Hickory Ridge	16	Eddie Sue Mitchel l House	16	Tide Swamp 24
15	Hickory Ridge Complex	16	F. D. & Grace Bratager House	16	Trap Maker's Shop (Dodd Place)
15	Jack Creek	16	Folson House	16	W. L. Smith House
15	Randolph Site	16	Former Matin's Restaurant		

# ILLUSTRATION A-III EXISTING WELLS

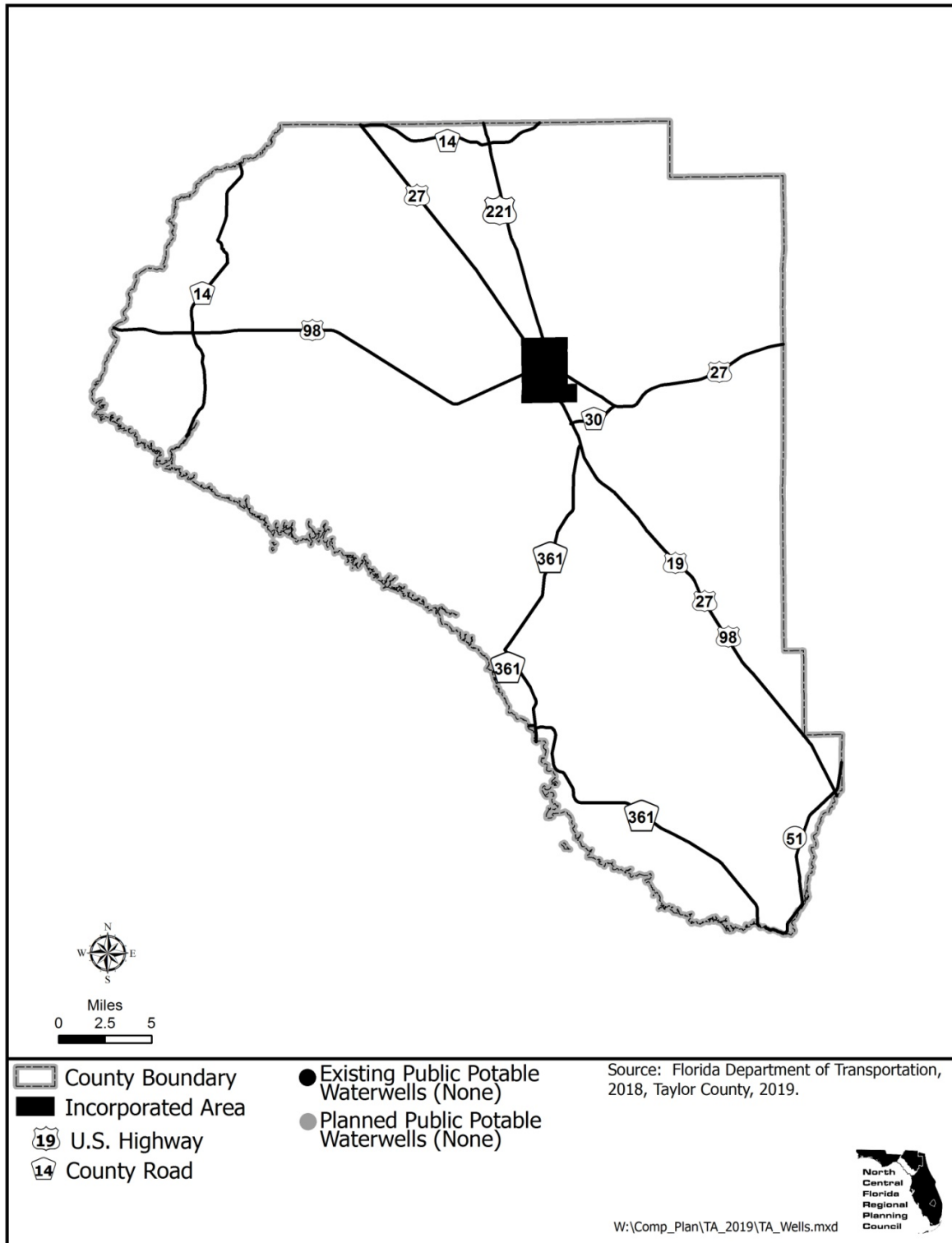
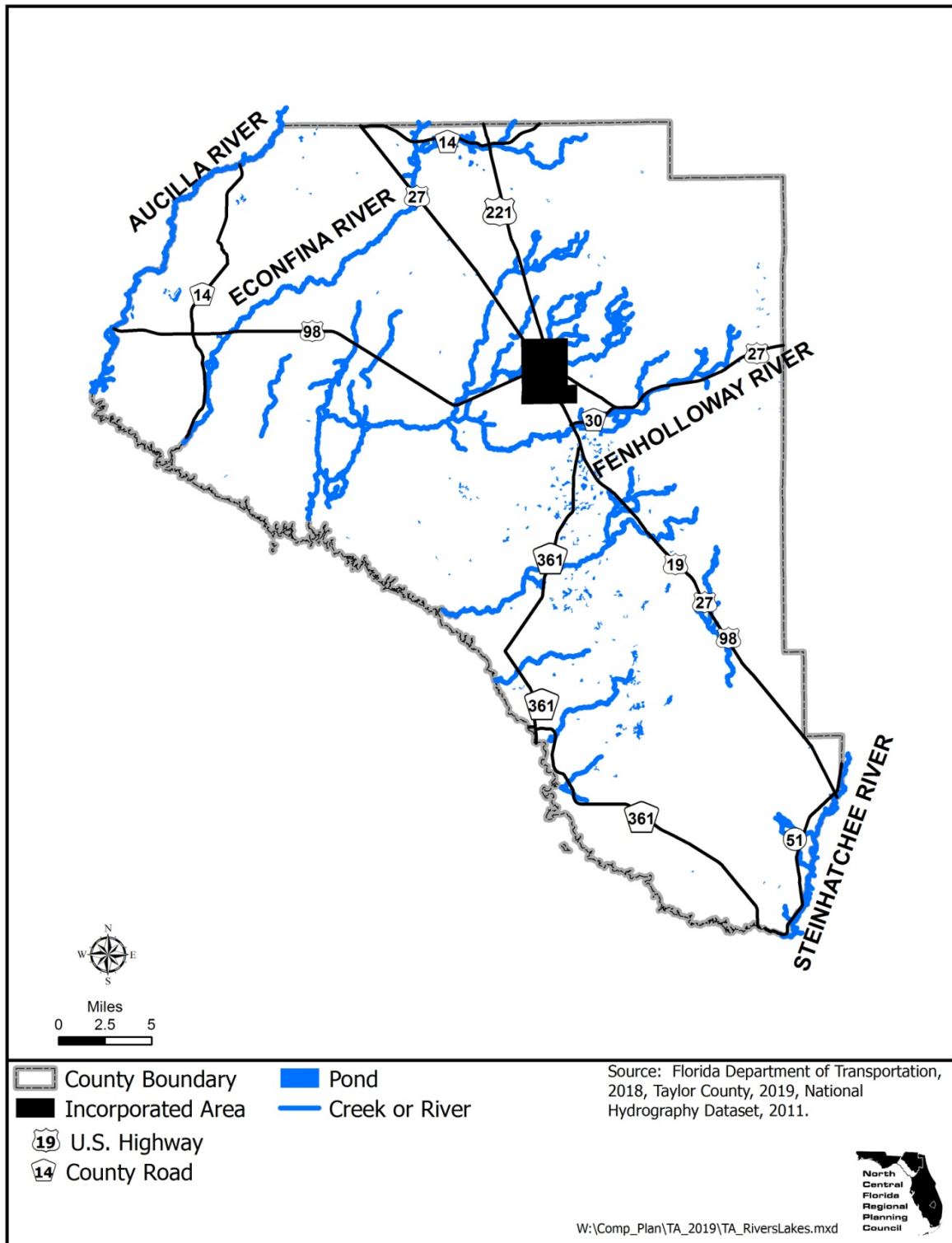
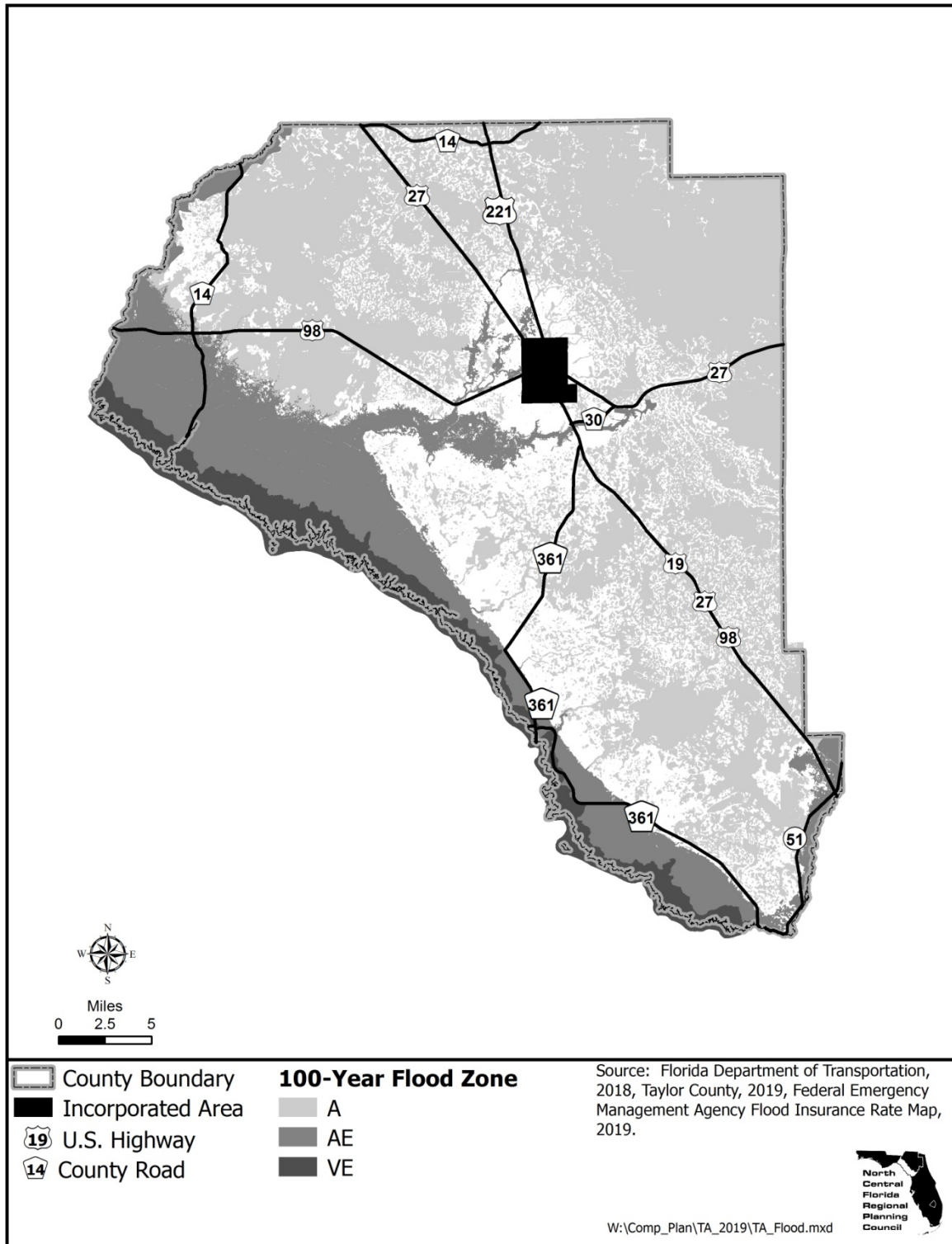




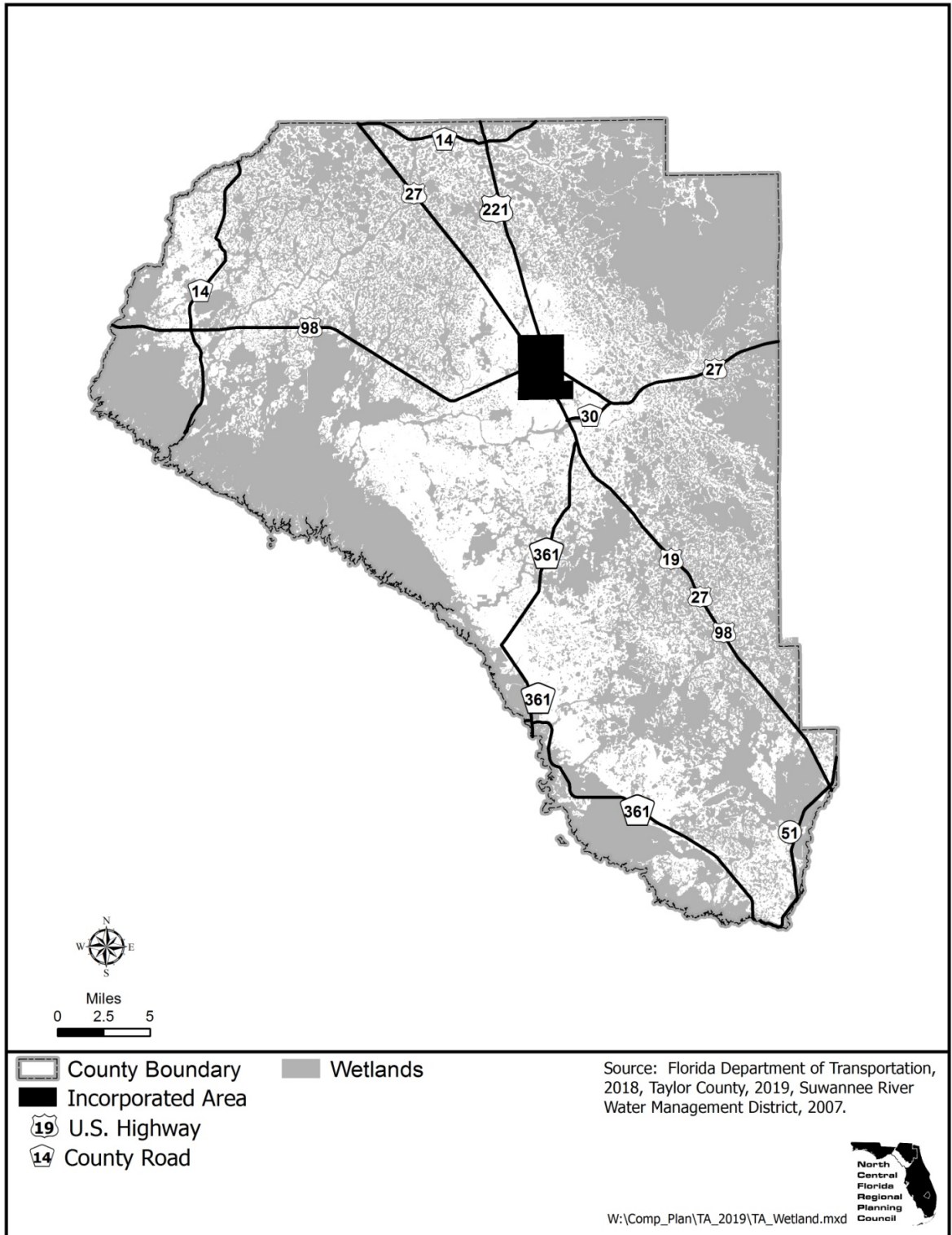
ILLUSTRATION A-IV  
RIVERS AND LAKES



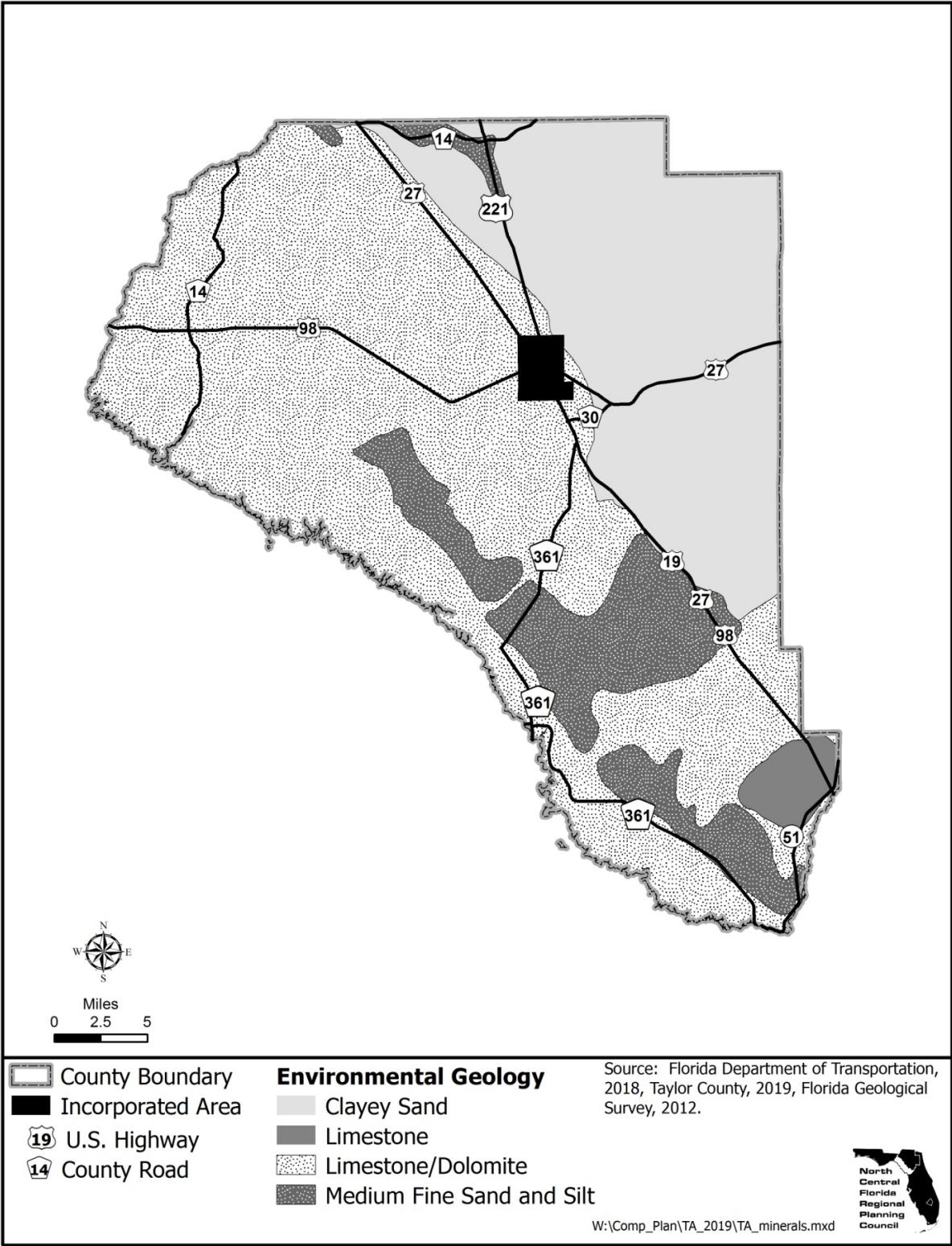
# ILLUSTRATION A-V FLOOD PRONE AREAS



# ILLUSTRATION A-VI WETLANDS

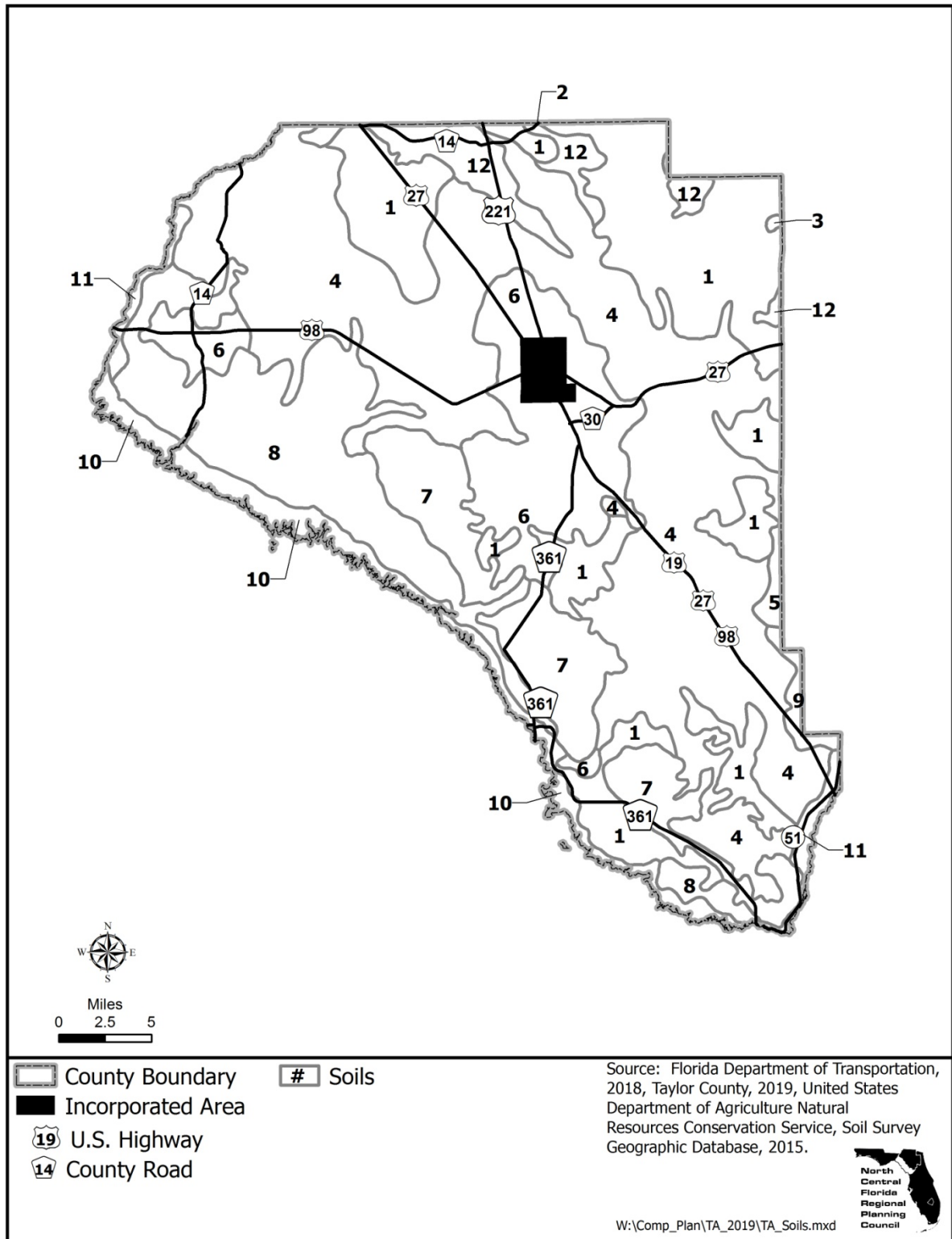


# ILLUSTRATION A-VII MINERALS





# ILLUSTRATION A-VIII GENERALIZED SOIL MAP

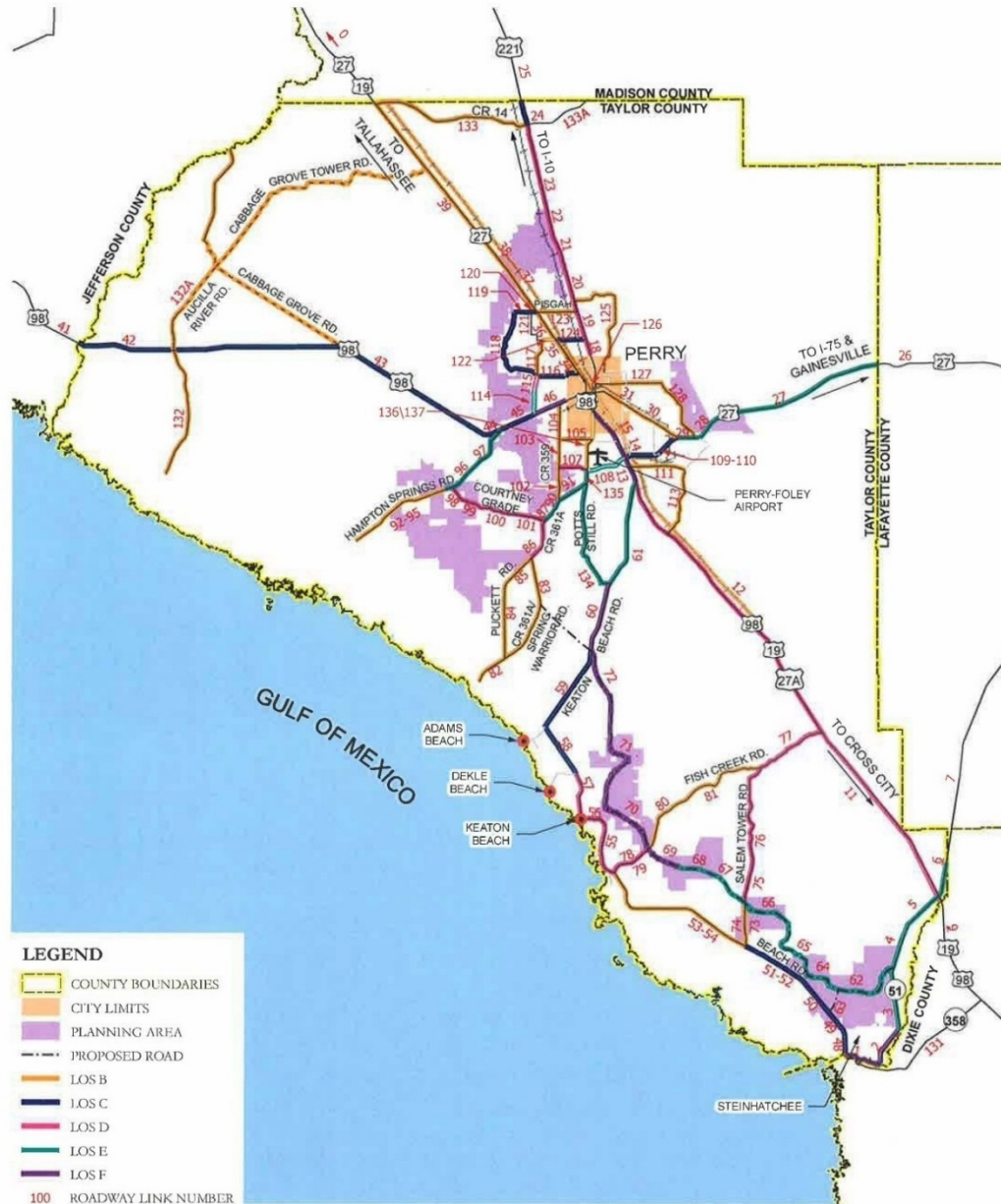


## LEGEND FOR GENERALIZED SOIL

KEY NUMBER	GENERALIZED SOIL	DESCRIPTIONS
1	Plummer-Pickney-Pamlico-Dorovan (s1482)	Nearly level poorly drained soils subject to prolonged flooding
2	Leefield-Blanton-Albany (s1496)	Nearly level and gently sloping, somewhat poorly drained and moderately well drained soils that have a thick, sandy surface layer and a loamy subsoil
3	Scranton-Plummer-Pickney-Leon-Hurricane (s1497)	Nearly level to sloping poorly drained sandy soils with loamy subsoils
4	Rutlege-Ridgewood-Otela-Ortega-Chaires (s1498)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout
5	Scranton-Rutlege-Plummer-Pickney-Leon (s1499)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout
6	Shadeville-Ridgewood-Ortega-Moriah (s1500)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout
7	Ortega-Lakeland-Chaires-Alpin (s1502)	Nearly level to sloping excessively drained with very thick sandy layers over thin loamy sand or sandy loam lamella and moderately well drained soils with very thick sandy layers over loamy subsoil
8	Tooles-Nutall-Chaires (s1503)	Nearly level very poorly drained soils
9	Tooles-Nutall (s1504)	Nearly level, very poorly drained sandy soils with loamy subsoils

Source: United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database, 2015.

ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 11: Future Peak Hour Peak Direction Level of Service



SOURCE: TAYLOR COUNTY GIS, VHB MILLERSELLEN, INC., PLANNING SOLUTIONS CORP.

FUTURE CONDITIONS (2035)  
PEAK HOUR PEAK DIRECTION (PHPD) LEVEL OF SERVICE (LOS)  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

VHB MillerSellen | 225 East Robinson Street, Orlando, FL 32801 | Tel: 407.839.4006 | Fax: 407.839.4008 | www.vhbmillerellen.com

Job No.: 05196.08.1470  
File Name: Comp Plan\EAR\4th EAT\060196-2035-11-Peak Hour LOS.mxd  
Date: May 2010



ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 12A: Future Transportation Corridors & Connections

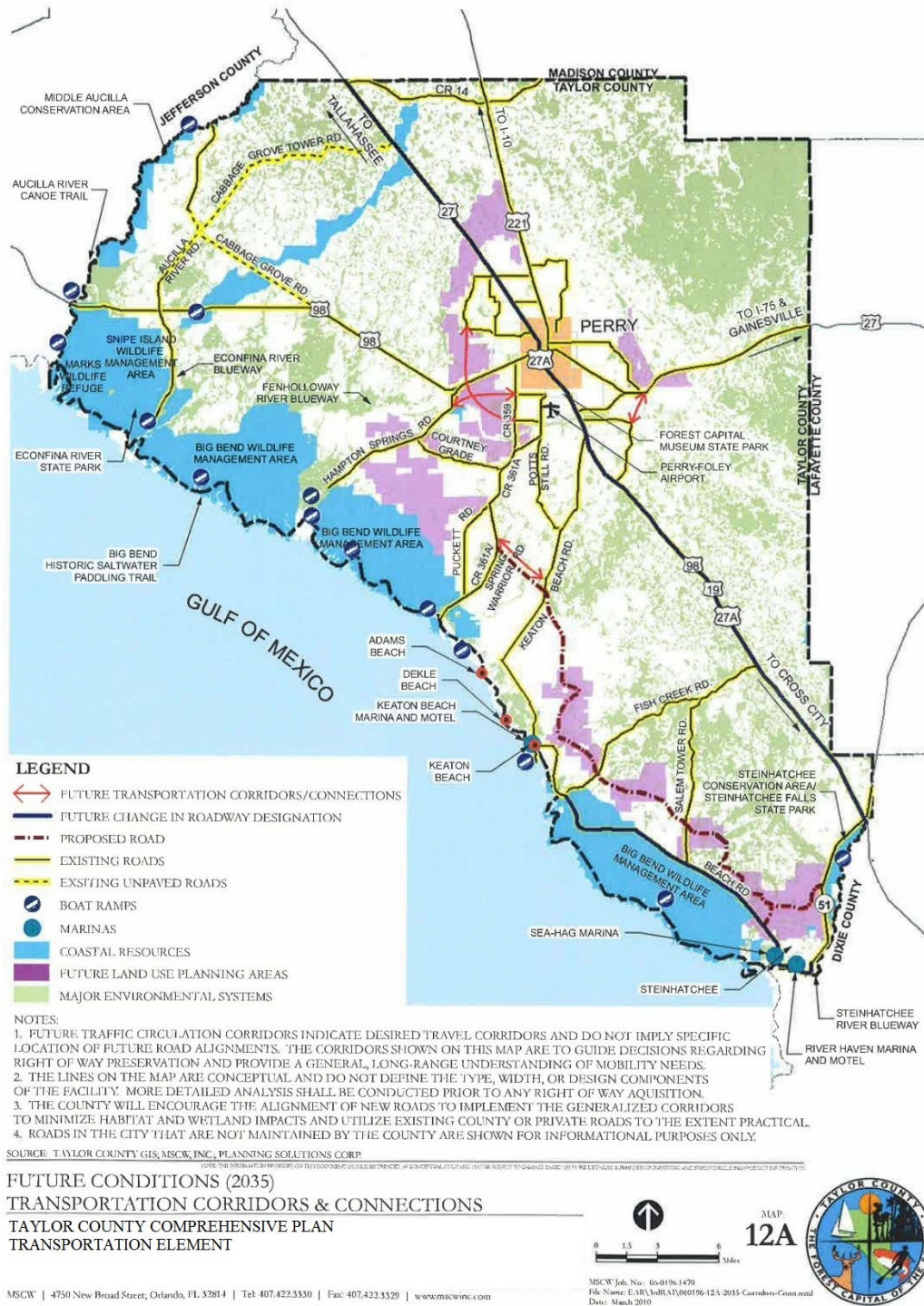




ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 12B: Future Freight Movement Corridors



SOURCE: TAYLOR COUNTY GIS, MSCW, INC., PLANNING SOLUTIONS CORP.

FUTURE CONDITIONS (2035)  
FREIGHT MOVEMENT CORRIDORS  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

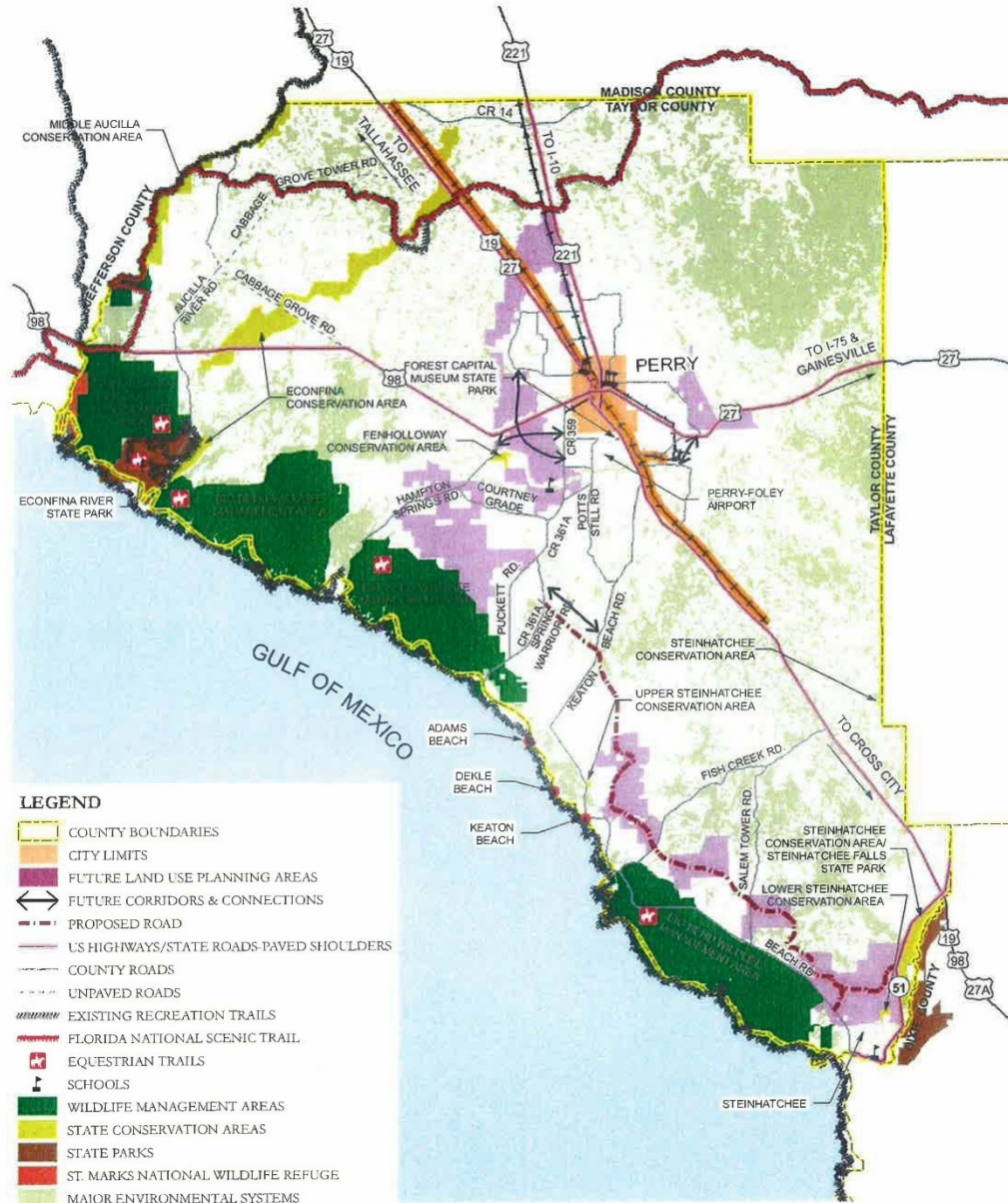
MSCW | 4750 New Broad Street, Orlando, FL 32814 | Tel: 407.422.3330 | Fax: 407.422.3329 | www.msccwinc.com



MSCW Job No: 06-0196.1470  
File Name: E:\R\3rd\RAI\060196-128-2035-FreightMovement.mxd  
Date: March 2010



ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 12C: Future Walkway, Bikeway and Greenway Corridors



SOURCE: TAYLOR COUNTY GIS, MSCW, INC., PLANNING SOLUTIONS CORP.

FUTURE CONDITIONS (2035)  
WALKWAY, BIKEWAY AND GREENWAY CORRIDORS  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

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MAP  
12C



MSCW Job No.: 06-0196.1470  
File Name: CompPlan/EAR/3rdRA/060196-12C-2035-Walk-Bike.mxd  
Date: March 2010

ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 12D: Future Blueway Trails & Boat Ramps



SOURCE: TAYLOR COUNTY GIS, MSCW, INC., PLANNING SOLUTIONS CORP.

FUTURE CONDITIONS (2035)  
BLUEWAY TRAILS & BOAT RAMPS  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

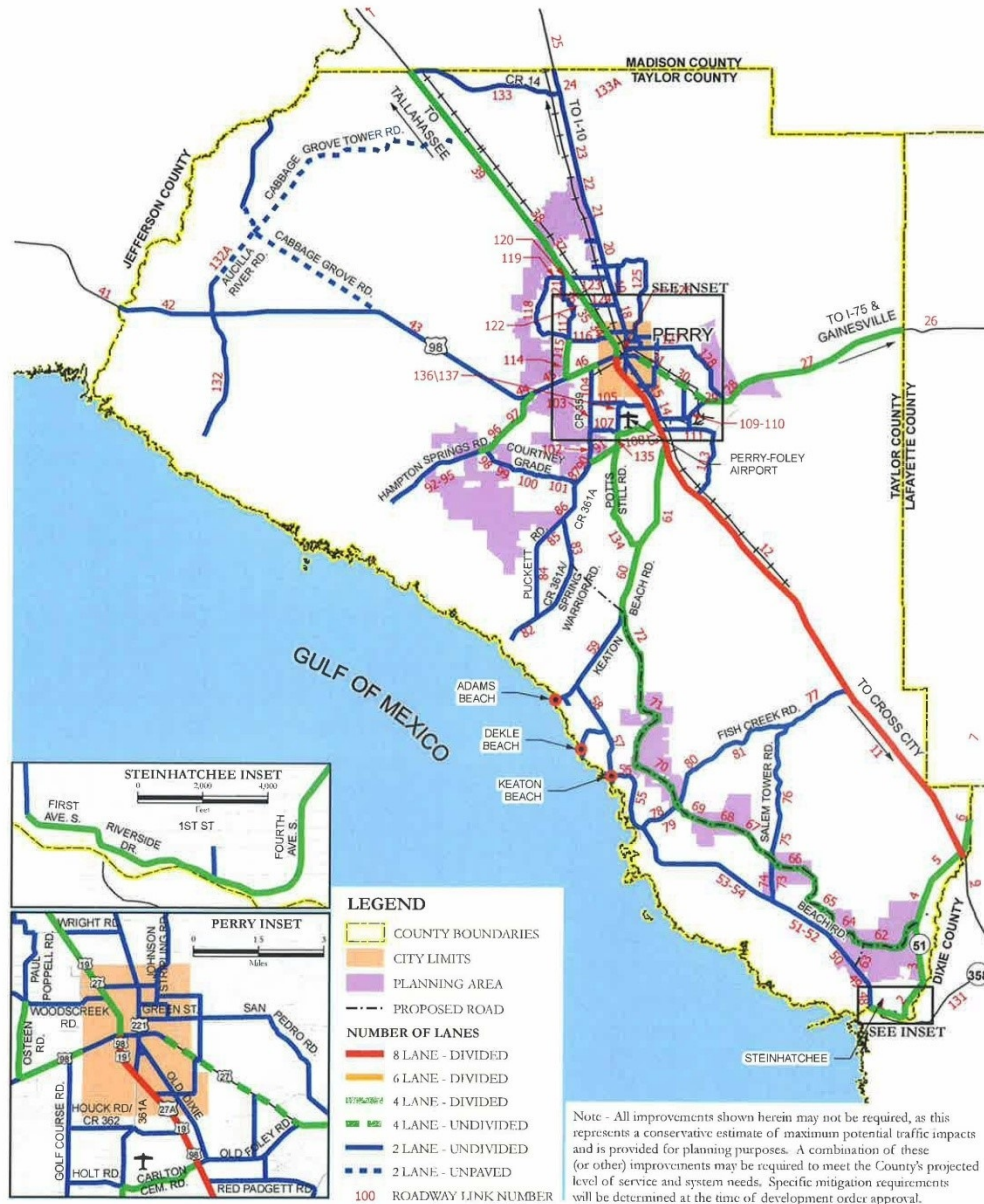
MSCW | 4750 New Broad Street, Orlando, FL 32814 | Tel: 407.422.3330 | Fax: 407.422.3329 | www.msccw.com



MSCW Job No. 05-0196.1470  
File Name: E:\MSW\11\660196-12D-2035-BlueTrails-BoatRamps.mxd  
Date: March 2010



**ILLUSTRATION A-IX**  
**FUTURE TRANSPORTATION MAP SERIES 2035**  
**Map 13: Future Number of Lanes**



SOURCE: TAYLOR COUNTY GIS, VHB MILLENSELEN, INC., PLANNING SOLUTIONS CORP.

**FUTURE CONDITIONS (2035)**  
**NUMBER OF LANES**  
**TAYLOR COUNTY COMPREHENSIVE PLAN**  
**TRANSPORTATION ELEMENT**

VHB Milleselen | 225 East Robinson Street, Orlando, FL 32801 | Tel: 407.839.4006 | Fax: 407.839.4008 | www.vhbmilleselen.com

Job No: 62106.06.1470  
 File Name: CompPlan(EAR)446/  
 061916.13.2035-NumberLanes.mxd  
 Date: May 2010



ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 14: Future Functional Classification & Maintenance Responsibility

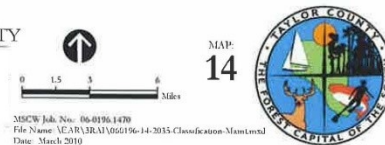


SOURCE: TAYLOR COUNTY GIS, MSCW, INC., PLANNING SOLUTIONS CORP.

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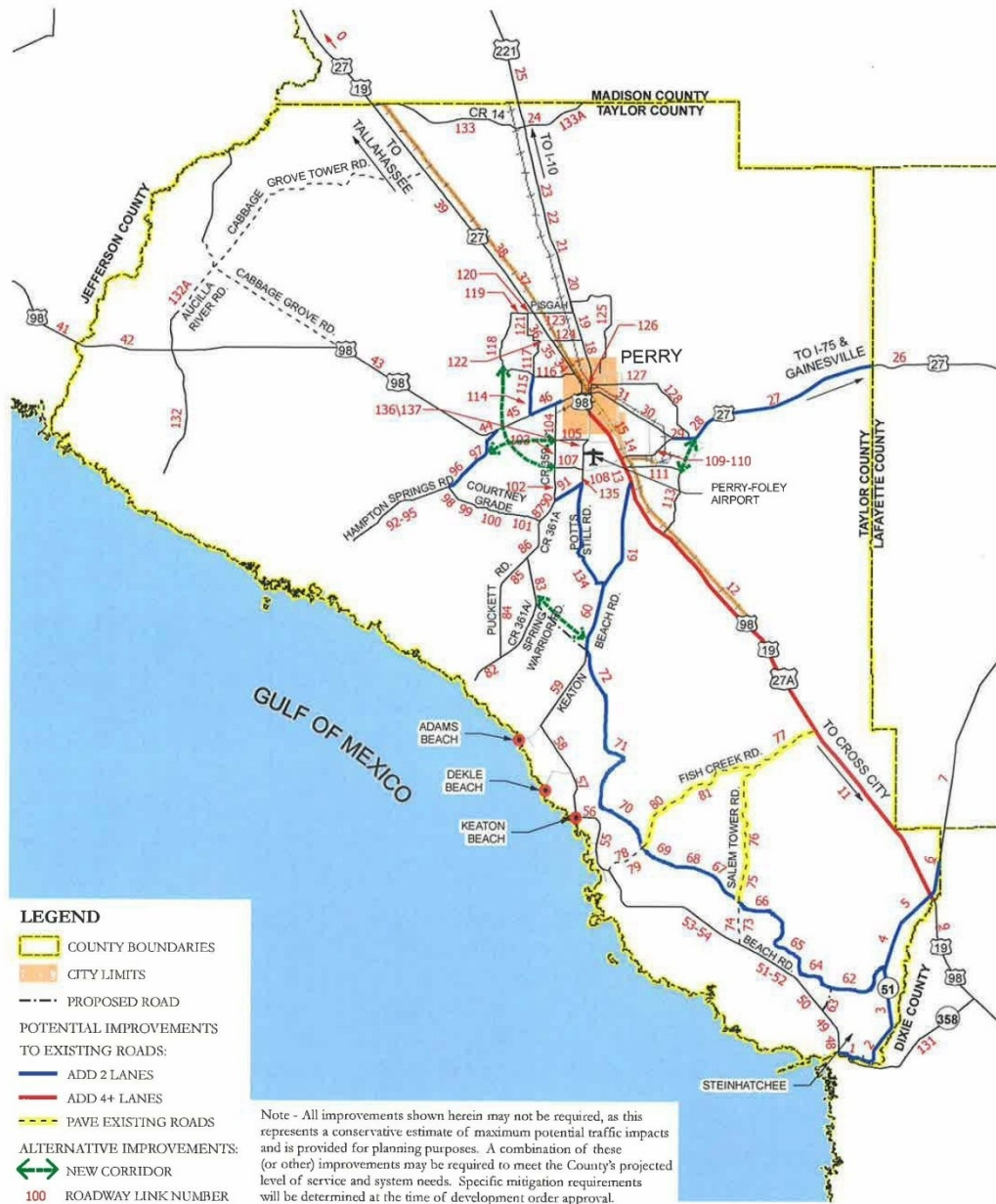
FUTURE CONDITIONS (2035)  
FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

MSCW | 4750 New Broad Street, Orlando, FL 32814 | Tel: 407.422.3330 | Fax: 407.422.3329 | www.mscwinc.com



MSCW Job No: 06-0196-1478  
File Name: TAYLOR/060196-14-2035-Classification-Maint.mxd  
Date: March 2010

ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 15: Future Potential Roadways Improvements



SOURCE: TAYLOR COUNTY GIS, VHB MILLERSELEN, INC., PLANNING SOLUTIONS CORP.

ADDITIONAL INFORMATION: THIS MAP IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COUNTY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE COUNTY ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE COUNTY ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

FUTURE CONDITIONS (2035)  
POTENTIAL ROADWAY IMPROVEMENTS  
TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT

VHB MillerSellen | 225 East Robinson Street, Orlando, FL 32801 | Tel: 407.839.4006 | Fax: 407.839.4008 | www.vhbmillerellen.com

Job No.: 62196.06.1470  
File Name: \Comp Plan\EA\EA 4d R.11\060196-2035-15-FutureRoadwayImprovements.mxd  
Date: May 2010

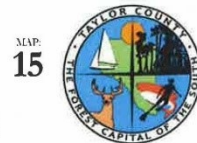
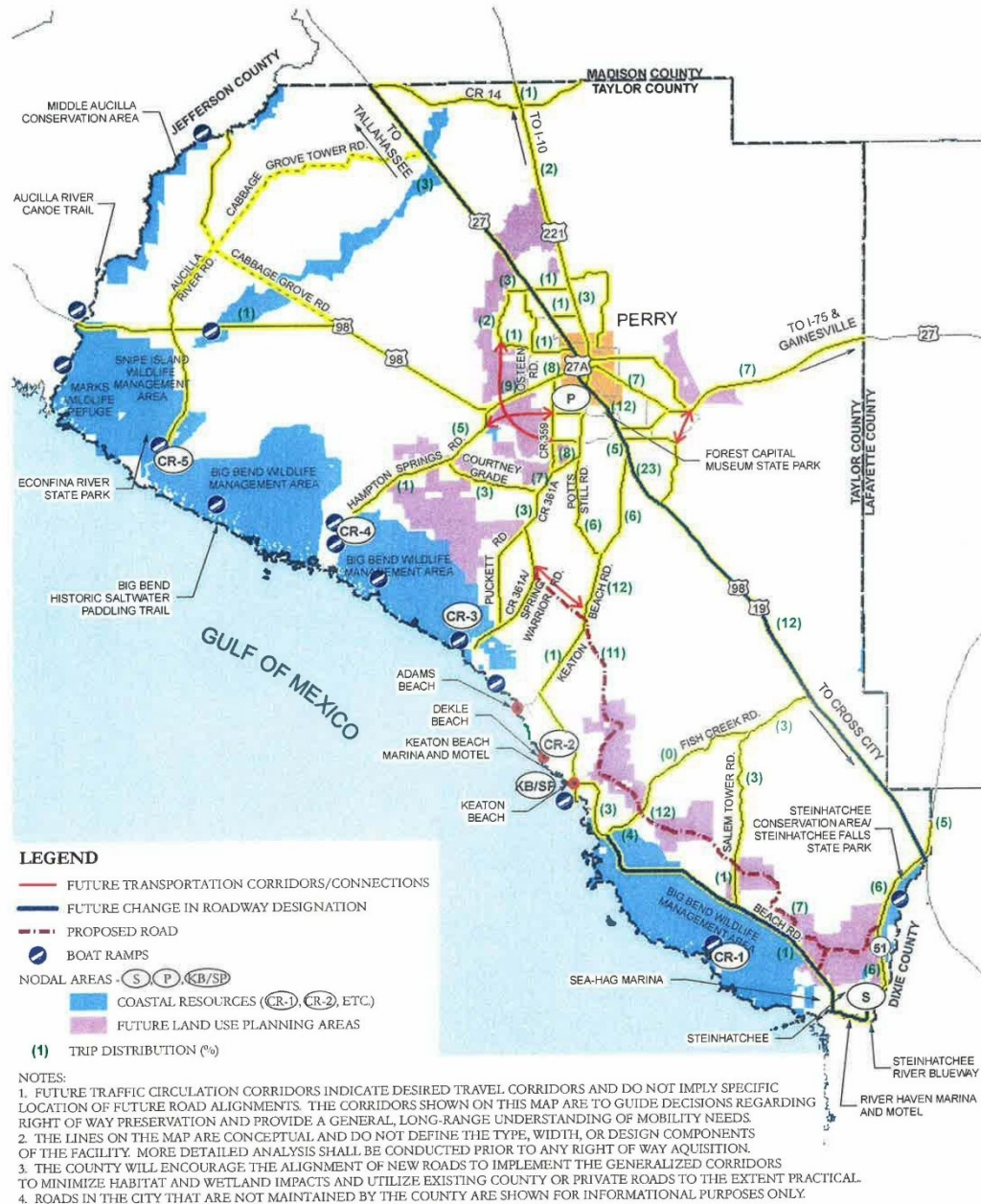




ILLUSTRATION A-IX  
FUTURE TRANSPORTATION MAP SERIES 2035  
Map 16: Future Trip Distribution

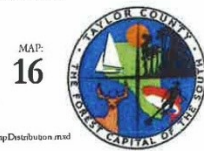


SOURCE: TAYLOR COUNTY GIS, VHB MILLERSELLEN, INC., PLANNING SOLUTIONS CORP.

**FUTURE CONDITIONS (2035)**

**TRIP DISTRIBUTION**

TAYLOR COUNTY COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT



Job No.: 62196/06.1470  
File Name: EAB/468RA/1000196-16-3035-TripDistribution.mxd  
Date: May 2010

VHB MillerSellen | 225 East Robinson Street, Orlando, FL 32801 | Tel: 407.839.4006 | Fax: 407.839.4008 | www.vhbmillerellen.com

ILLUSTRATION A-IXa  
EMERGENCY EVACUATION ROUTES MAP 2035

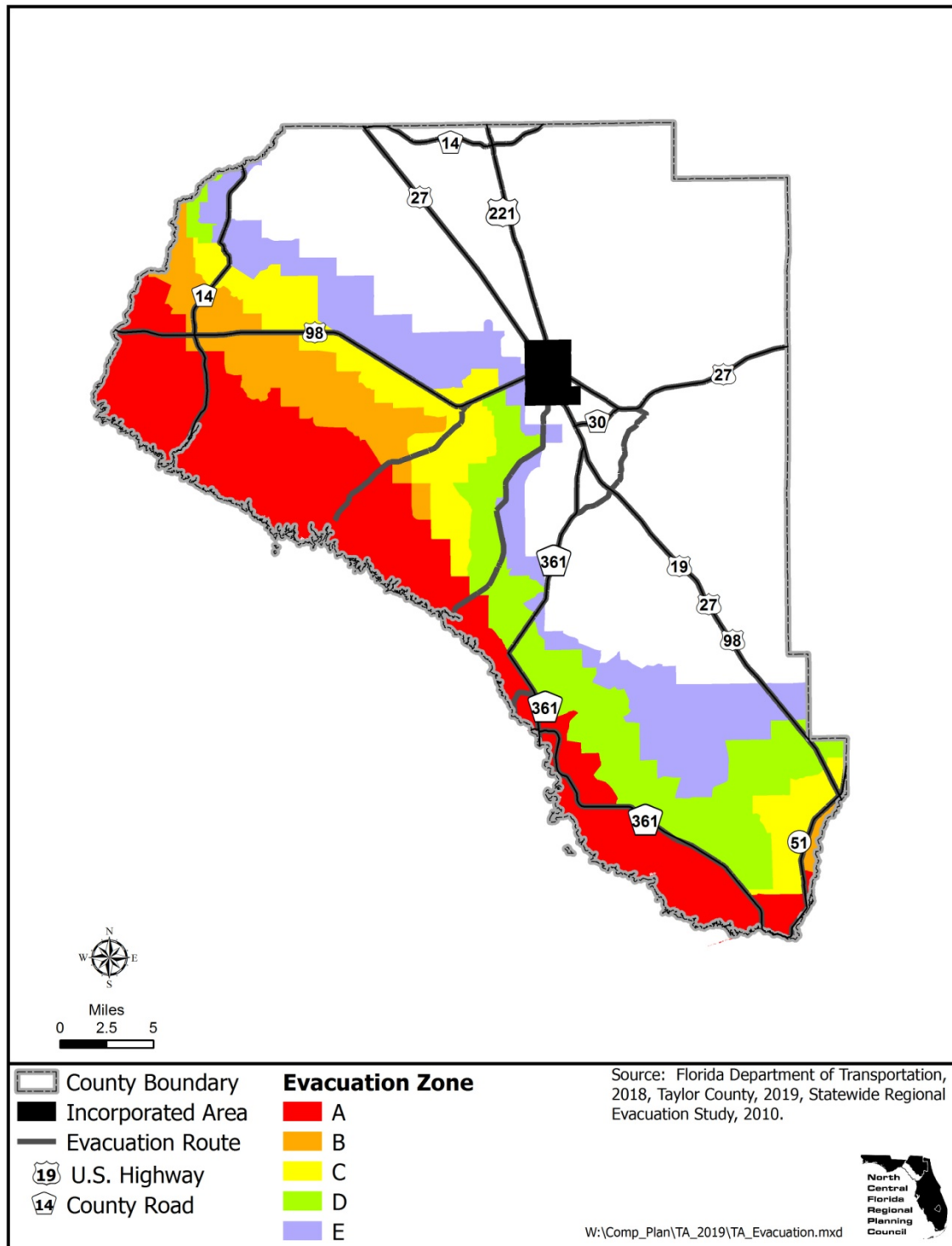
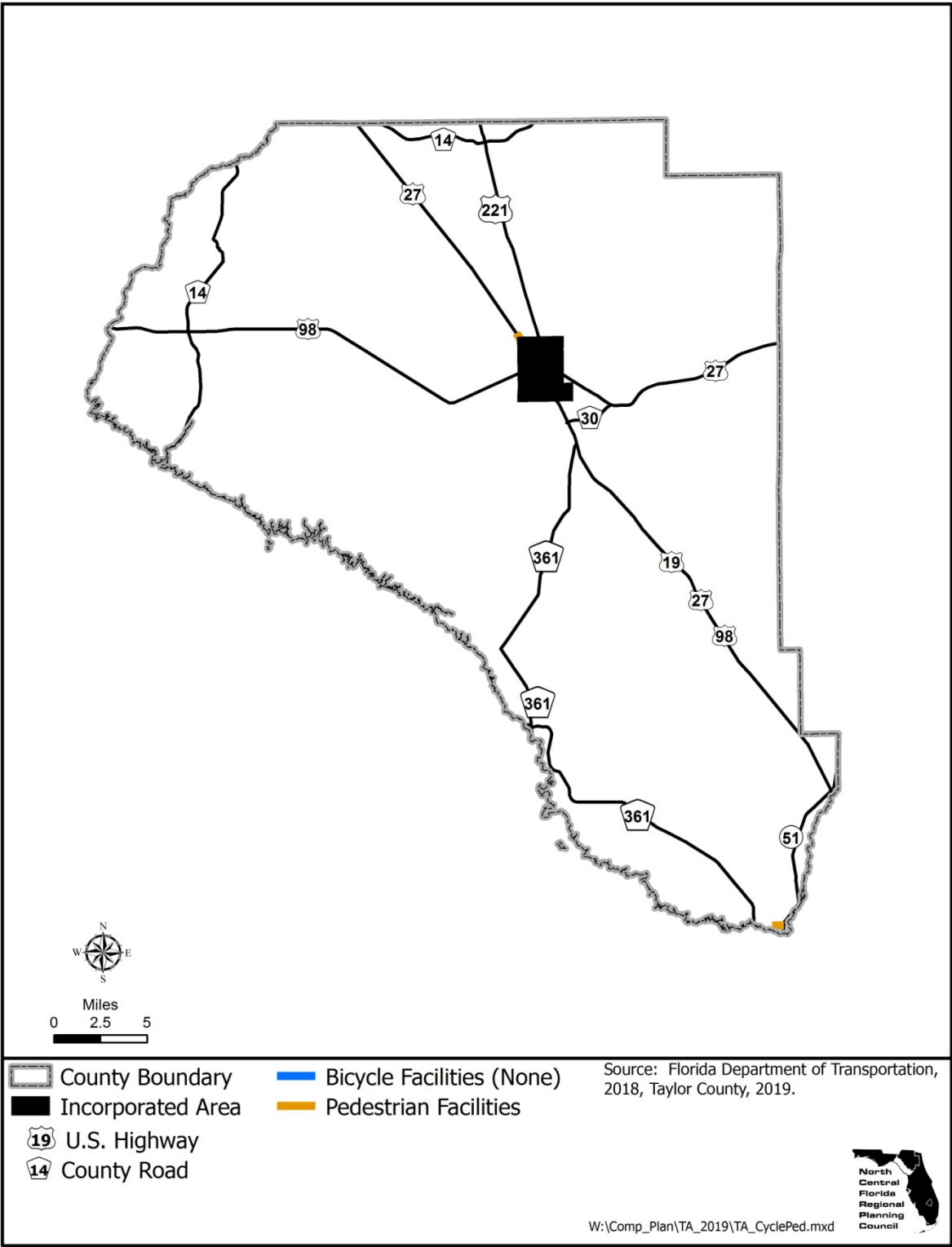
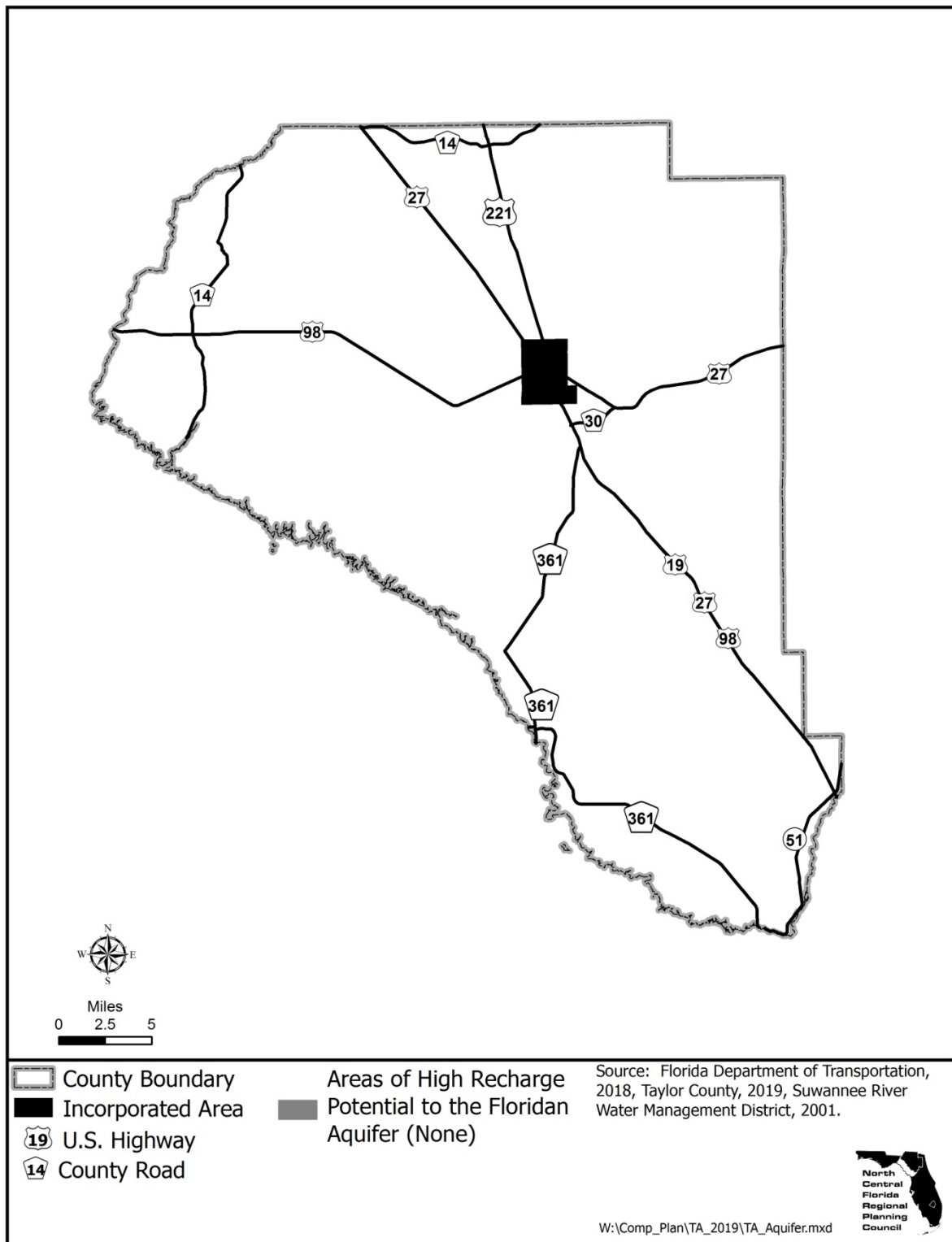




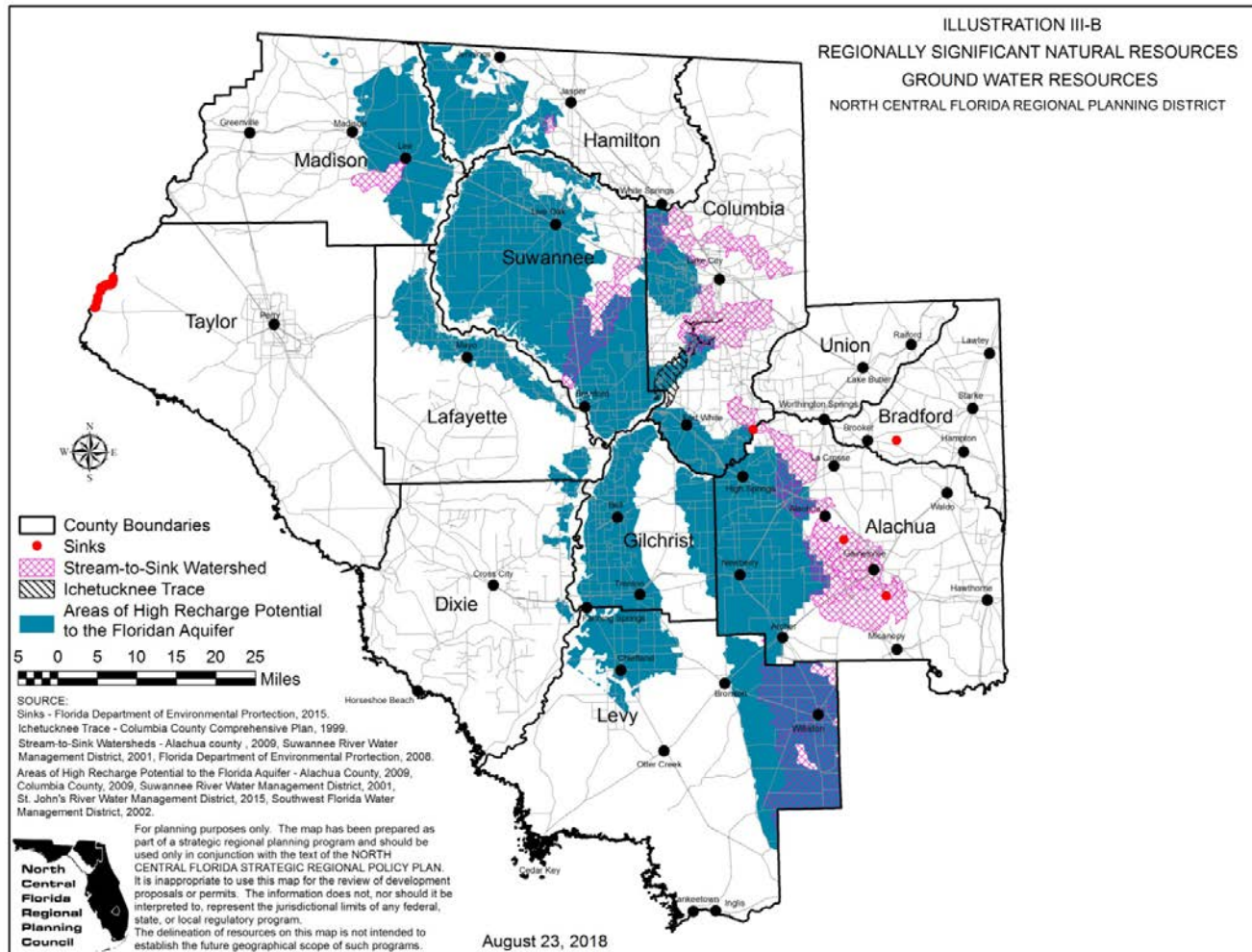
ILLUSTRATION A-IXb  
BICYCLE AND PEDESTRIAN FACILITIES MAP 2035



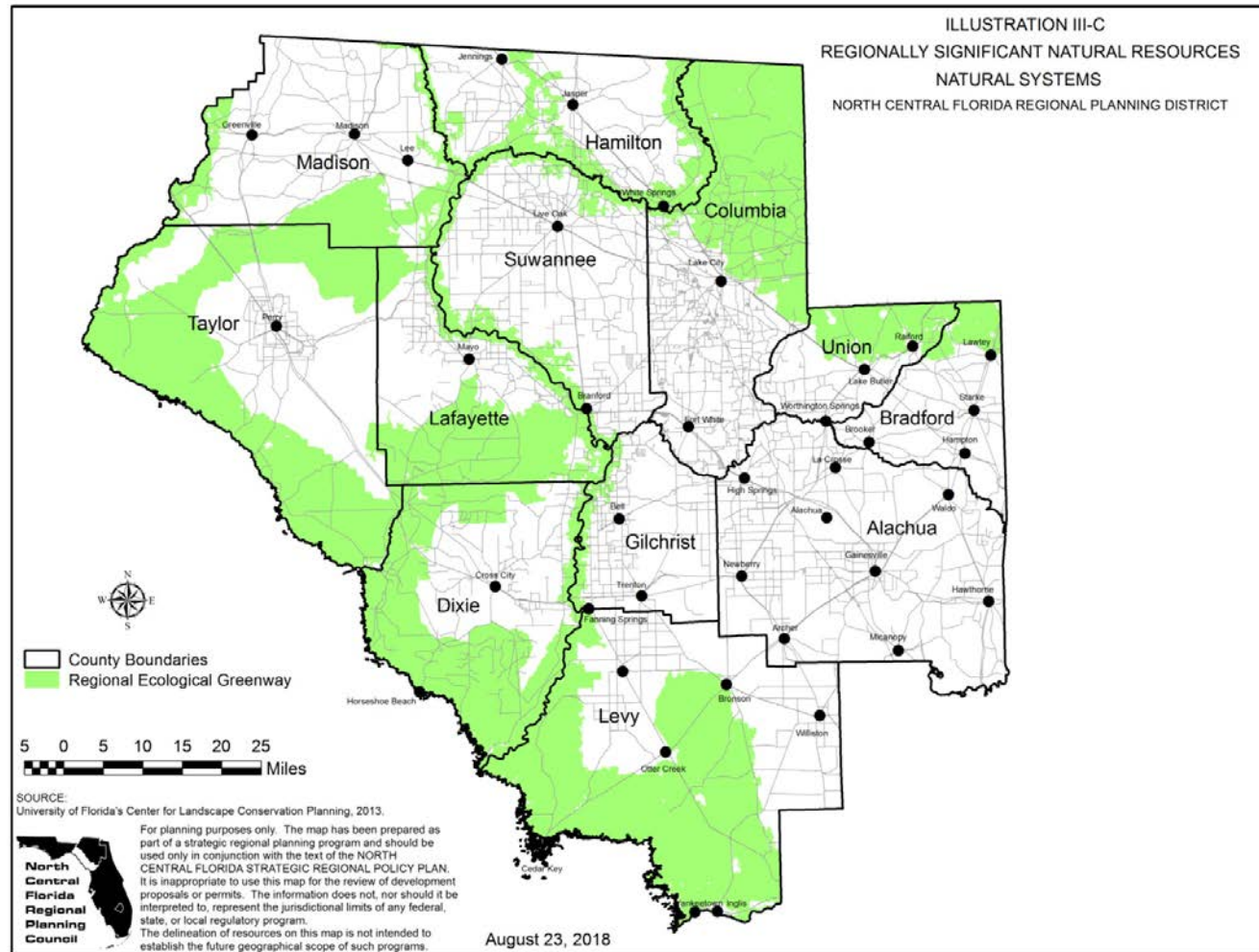
# ILLUSTRATION A-X HIGH GROUND WATER AQUIFER RECHARGE AREAS



## ILLUSTRATION XIa

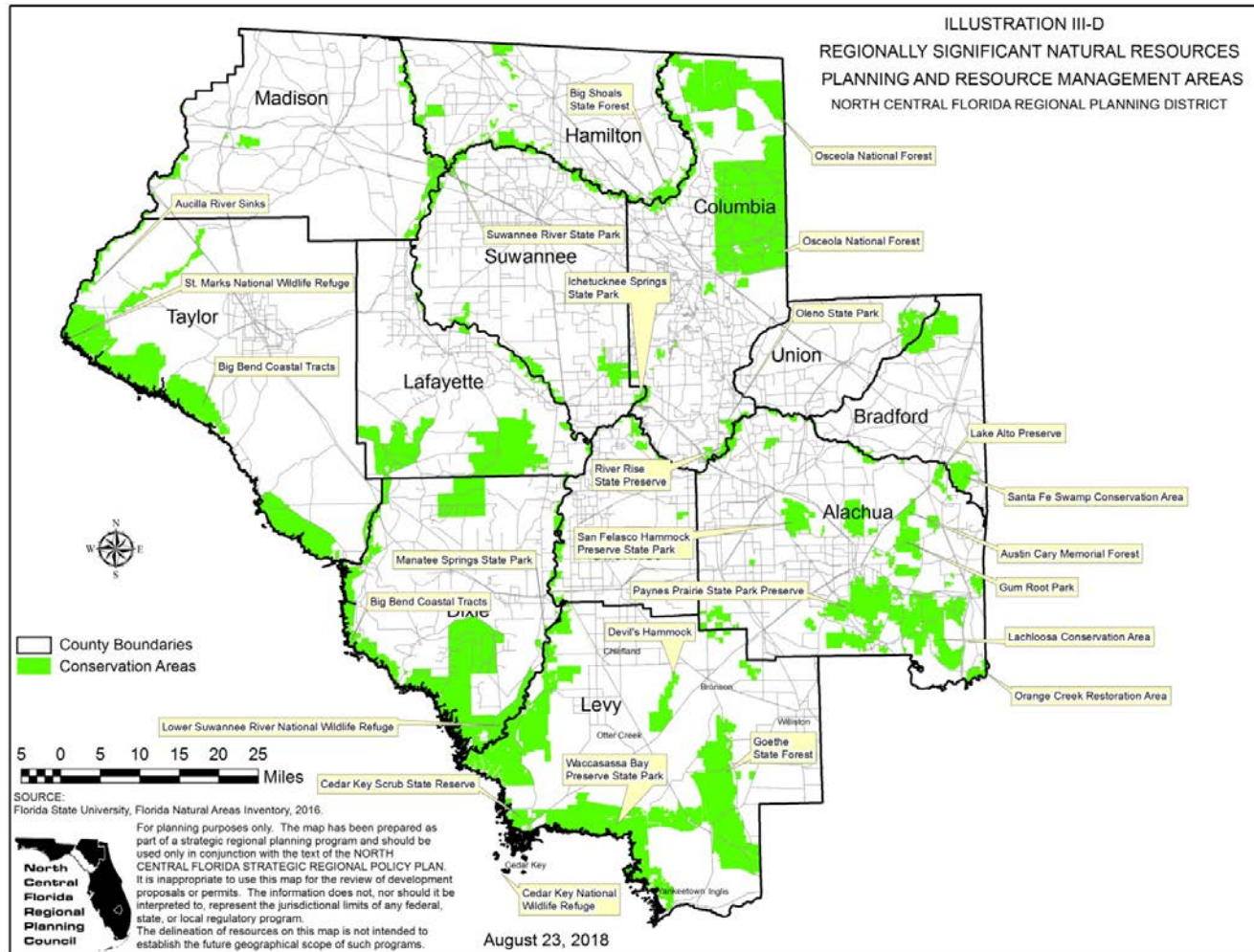


## ILLUSTRATION XIb

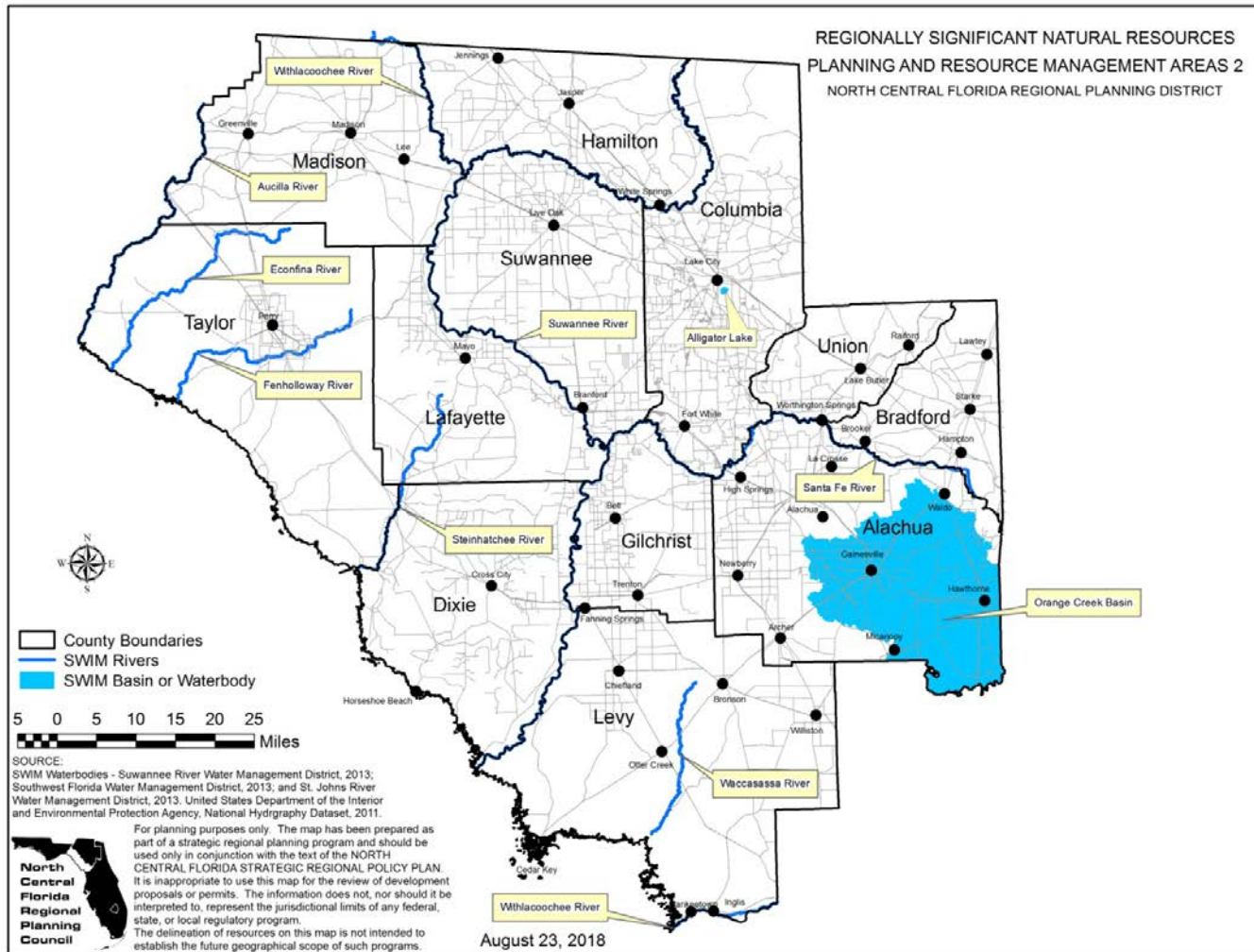




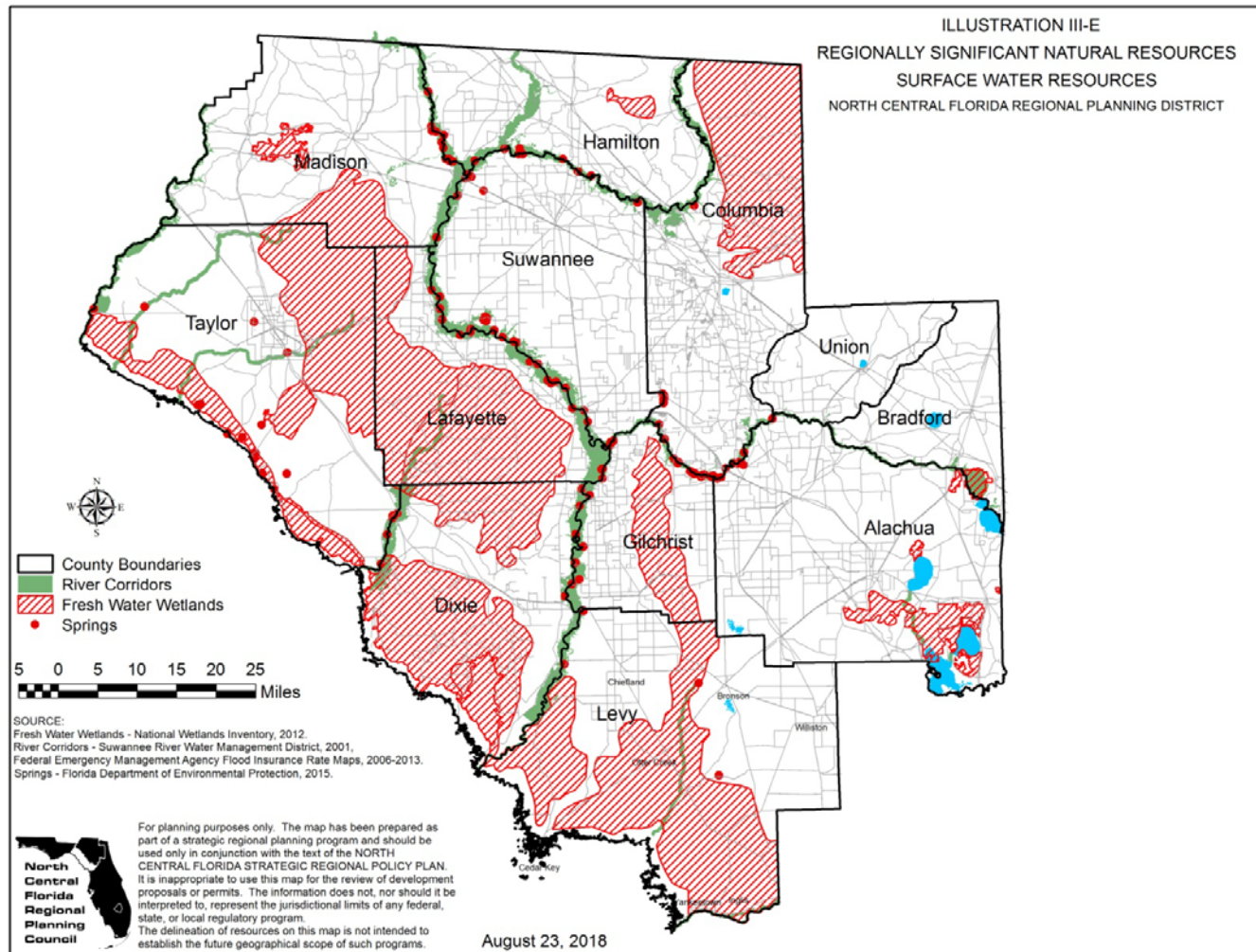
## ILLUSTRATION XIc



# ILLUSTRATION XIId



## ILLUSTRATION XIe



# **NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL**

## **LOCAL GOVERNMENT PROGRAMS**

### **STAFF**

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Carmelita Franco, Administrative Planning Assistant