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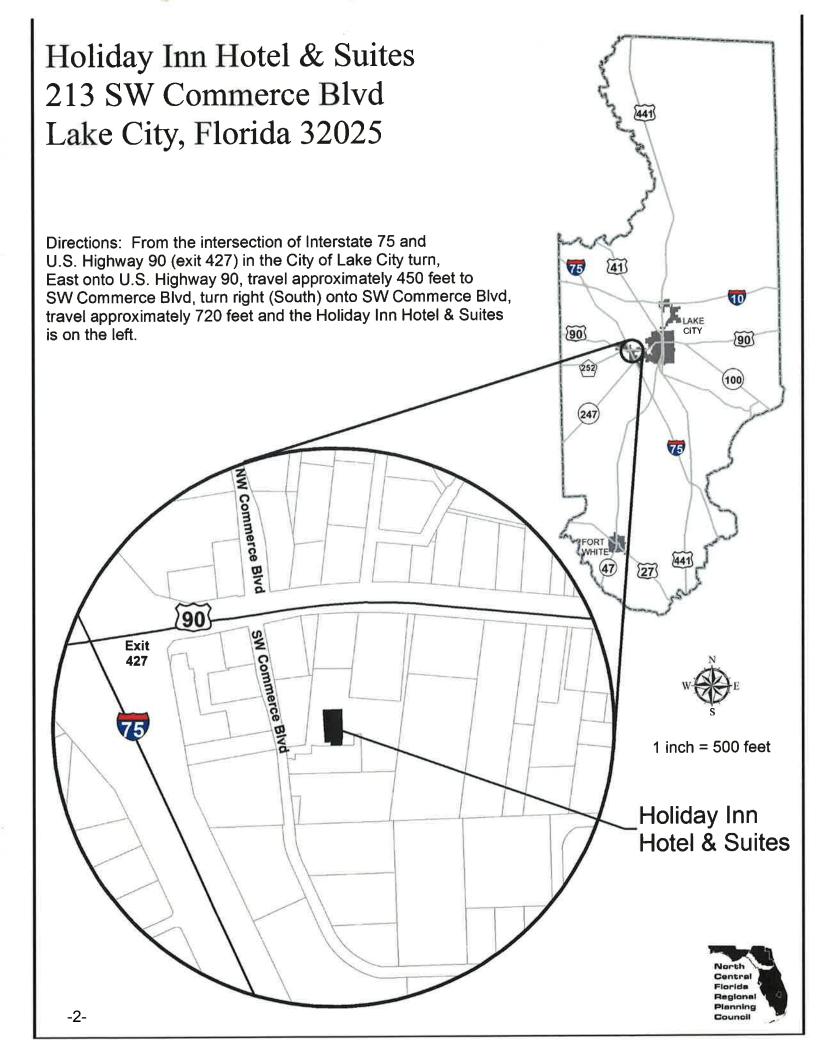
Marion • Suwannee • Taylor • Union Counties

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

# MEETING NOTICE CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on August 25, 2016. The meeting will be held at the Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City, beginning at 6:00 p.m.

(Location Map on Back)







Council

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#### **AGENDA**

#### **CLEARINGHOUSE COMMITTEE**

Holiday Inn Hotel & Suites
Lake City, Florida

August 25, 2016 6:00 p.m.

		PAGE NO
I.	APPROVAL OF THE JULY 28, 2016 MEETING MINUTES	5
Π.	COMMITTEE-LEVEL REVIEW ITEMS	
	Comprehensive Plan Amendments	
	#114 - Marion County Comprehensive Plan Adopted Amendments (DEO No. 16-2ESR, 16-3ESR, 16-4ESR)	9
	#115 - Hamilton County Comprehensive Plan Draft Amendment (DEO No. 16-1ER)	17

#### NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL CLEARINGHOUSE COMMITTEE MINUTES

Holiday Inn Hotel and Suites Lake City, Florida July 28, 2016 6:00 p.m.

#### MEMBERS PRESENT

Beth Burnam William Hunter James Montgomery, Chair Larry Sessions, Vice-Chair Helen Warren Stephen Witt

#### MEMBERS ABSENT

Jim Catron Patricia Patterson Mike Williams

#### STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Chair Montgomery at 6:04 p.m.

Chair Montgomery requested that the following item received by the Council following the distribution of the meeting packet be added to the Committee agenda:

#111 City Belleview Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)

The Committee agreed by consensus to add the item to the agenda.

I. APPROVAL OF THE JUNE 23, 2016 MEETING MINUTES

#### **ACTION:**

It was moved by Commissioner Warren and seconded by Commissioner Sessions to approve the June 23, 2016 meeting minutes as circulated. The motion carried unanimously.

#### II. COMMITTEE-LEVEL REVIEW ITEMS

#108 - Marion County Comprehensive Plan Draft Amendment (DEO No. 16-3ESR)

#109 - City of Madison Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)

#110 - City of Dunnellon Comprehensive Plan Adopted Amendment (DEO No. 16-1ER)

#111 - City Belleview Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)

Clearinghouse Committee Minutes July 28, 2016 Page 2

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find for all items that the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION:** 

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

<u>8/25/16</u>

**COMMITTEE-LEVEL ITEMS** 

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

Regional Planning Council: North Central Fl

Review Date: 8/25/16

Amendment Type: Adopted Amendments

Regional Planning Council Item Nos.: 114 Local Government: Marion County Local Government Item Nos.: 2016-L02,

2016-LO3, 2016-LO4

State Land Planning Agency Item Nos:

16-2ESR, 16-3ESR 16-4ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/16 (estimated)

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

#### DESCRIPTION OF AMENDMENTS

County item 16-L02 reclassifies approximately 39 acres from Low Residential (up to 1 dwelling unit per acre) to Medium Residential (up to 4 dwelling units per acre). County item 16-L03 reclassifies approximately 75 acres from Rural Land (up to 1 dwelling unit per 10 acres) and Medium Residential (up to 4 dwelling units per acre) to Medium Residential (up to 4 dwelling units per acre) and High Residential (up to 8 dwelling units per acre). County item 16-L04 reclassifies approximately 31 acres from Rural Land (up to 1 dwelling unit per 10 acres) to Low Density Residential (up to 1 dwelling unit per acre. See attached).

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

The subject property of County item 16-L02 is located within one-half mile of U.S. Highway 301, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan.

The local government data and analysis report does not address impacts to U.S. Highway 301. However, the Florida Department of Transportation District 5 2014 Level of Service Report indicates that the nearest segment of U.S. Highway 301 to the subject property is currently operating at Level of Service C with adequate unused capacity to accept the additional traffic, should the subject property be developed to its maximum allowable density and still maintain the minimum Level of Service standard (D). Therefore significant adverse impacts are not anticipated to regional facilities or Natural Resources of Regional Significance as a result of the County item.

The subject property of County item 16-L03 is not located within one-half mile of a Regional Transportation Facility as identified in the Withlacoochee Strategic Regional Policy Plan. Additionally, the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore significant adverse impacts are not anticipated to regional facilities or Natural Resources of Regional Significance as a result of the County item.

The subject property of County item 16-L04 is located adjacent to State Road 40, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan. The local government data and analysis report indicates that the adjacent segment of State Road 40 will continue to operate at or above the minimum level of service standard (D/E) (see attached). Therefore, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as a result of the amendment.

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

Significant adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendments.

Request a copy of the adopted version of the amendments?	Yes	No
	Not Applicable	X

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



### **Marion County Board of County Commissioners**

Date: 4/26/2016

BCC Transmittal: 5/17/2016 BCC Adopt: 7/19/2016 P&Z: 4/25/2016

#### **Amendment No:** 2016-L02

Type of Application Large-Scale FLUMS Amendment

Request: Change the **Future Land Use** Designation from Low Residential to High Residential -

**MODIFIED:** From Low Residential to **Medium Residential** on 7/19/2016

**Concurrent Zoning** Case: 160504Z Parcel #/Acreage: 36640-004-00/39 acres

Owner: Harvey Vandeven/Ag Properties of Marion, LLC

Applicant: J. David Tillman/Tillman & Associates Engineering, LLC

#### Location:

The site is located immediately north of Legacy Elementary School with physical address 8490 Juniper Road.

**Existing Use:** Agricultural/Vacant field/pasture.



#### RECOMMENDATIONS & HEARINGS HELD FOR THIS **AMENDMENT**

Action	Result
Staff Recommendation	APPROVAL
P&Z Recommendation	DENIAL
BCC Transmittal	APPROVAL
BCC Adoption	ADOPTED

#### **Notice of Public Hearing**

Property Owners within 300 feet of the subject property: 31 Written comments in opposition have been received from 5 of the 31 residents or 16% at the time of this report's distribution.

#### PROJECT INFORMATION

Request: Low Residential to High Residential on +/- 39 acres.

Development Potential:

Residential	Non-Residential
Max 8 DU/AC	N/A
312 DÚ	N/A

Water/Sewer: Belleview Utility Service

Area – capacity is available.

Environmental: Listed species on-site will be addressed with development review. There are no other natural resources on-site that would affect its development.

Transportation: Capacity is available.

#### LOCATION

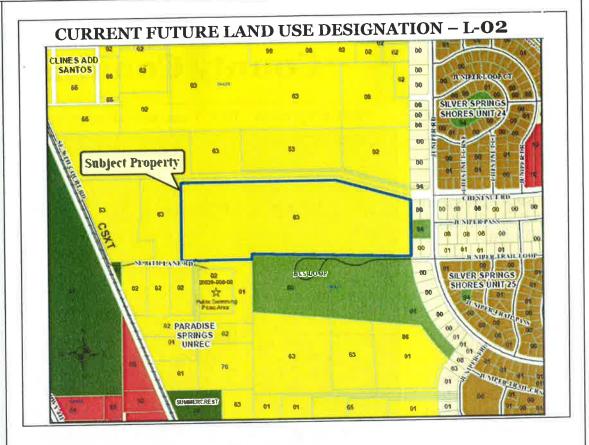
The site is located immediately west of Silver Springs Shores, Unit 25 and north of Legacy Elementary School with physical address 8490 Juniper Road. The subject property is inside the Urban Growth Boundary and the Primary Springs Protection Zone.

#### Staff Recommendation: APPROVAL

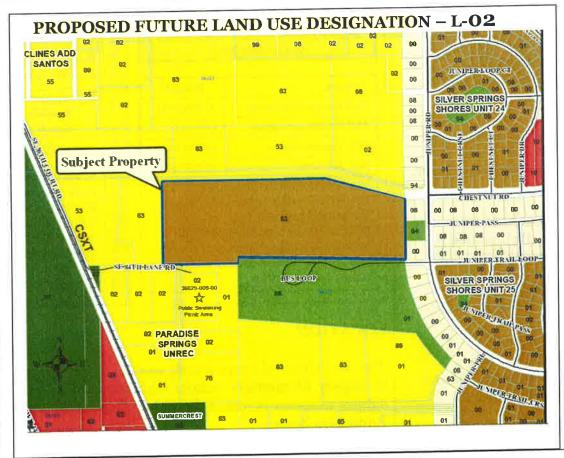
P&Z Recommendation DENIAL (VOTE 4-2)

**Project Planner** Natalia Cox, Planner II

Code Enforcement Actions On-site: None









## Marion County Board of County Commissioners

Date: 7/22/2016

P&Z: 4/25/2016 BCC Transmittal: 5/17/2016 BCC Adoption: 7/19/2016

# Amendment No: 2016-L03

Type of Application
Large Scale FLUMS
Amendment
Request
Rural and Medium
Residential to Medium
and High Density

Concurrent Zoning Case#: 160505Z

Owner/Applicant: Floyd S. Salser, SHS Properties/J. David Tillman

**Parcel #/Acreage** 39279-026-00, 39279-000-01, 39279-28-00, 39279-005-01/74.78

### Existing Use: mining Location:

The north side of E. Hwy 25, approximately 1.6 miles southeast of the intersection with SE 110<sup>th</sup> Street.

Staff Recommendation: *APPROVAL* 

P&Z Recommendation NO RECOMMENDATION (TIE VOTE)



# RECOMMENDATIONS & HEARINGS HELD FOR THIS AMENDMENT

Action	Result
Staff Recommendation	APPROVAL
P&Z Recommendation	NO REC.
BCC Transmittal	APPROVAL
BCC Adoption	APPROVAL

**Notice of Public Hearing** 

Property Owners within 300 feet of the subject property: 39
Written comments in opposition have been received from 1 of the 39 residents or 3% at the time of this report's distribution.

#### PROJECT INFORMATION

**Request:** Rural Land and Medium Residential to Medium Residential and High Residential on 74.78 acres

Development Potential:

Residential

Max 4 DU/AC Medium; Max 8 DU/AC

High

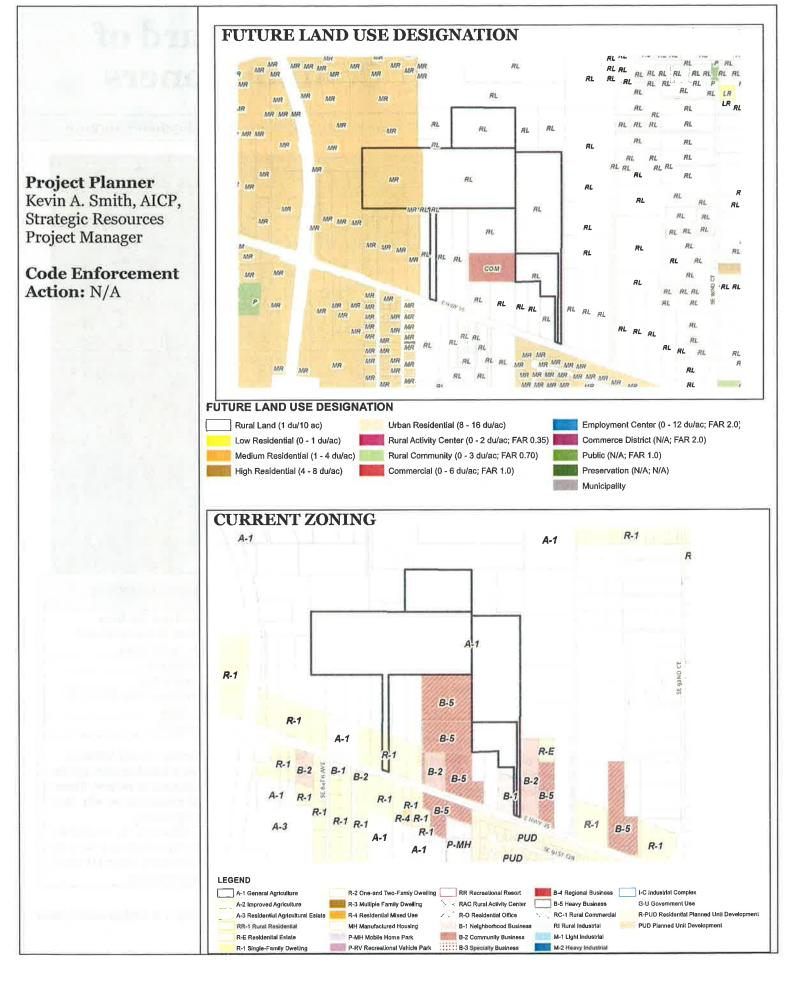
463 DU

Water/Sewer: Marion County Utilities. Environmental: Any listed species will be addressed with development review. There are no other natural resources on-site that would affect its development.

**Transportation:** Capacity is available; Hwy 25 is slated for expansion to 4-lane by 2040, however the current 5-Year TIP does not include any improvements.

#### LOCATION

The site is located on the north side of E. Hwy 25, approximately 1.6 miles southeast of the intersection with SE 110<sup>th</sup> Street.





# Marion County Board of County Commissioners

Date: 7/5/2016

P&Z: 4/25/2016 BCC Transmittal: 5/17/2016 BCC Adopt: 7/19/2016

## Amendment No: 2016-L04

Type of Application Large-Scale Comp Plan Amendment

Request: Change
FLUMS Future Land
Use Designation
From: Rural Land and
Low Residential
To: Low and Medium
Residential and
Amending the Urban
Growth Boundary [UGB
Change Deleted from
Request]

Concurrent Zoning Case: 160506Z

Parcel #/Acreage: 21069-007-01, 21087-001-00, 21087-001-02 (pt)/ 319.2 acres

Owner: D. Wormser

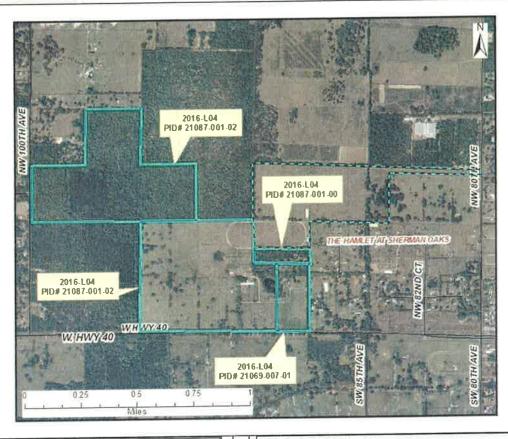
**Applicant:** J. David Tillman, Tillman & Associates Engineering, Inc.

**Location:** North of W. Hwy 40, between NW 80<sup>th</sup> Avenue and NW 100<sup>th</sup> Avenue.

Existing Use: SFR, cleared timber, pasture.

Staff Recommendation Approval

P&Z Recommendation Denial



# RECOMMENDATIONS & HEARINGS HELD FOR THIS AMENDMENT

Action	Result
Staff Recommendation	APPROVAL
P&Z Recommendation	DENIAL
BCC Transmittal	APPROVED
BCC Adoption	ADOPTED

Notice of Public Hearing
Property Owners within 300 feet of
the subject property: 37
Written comments in opposition
have been received from 22 of the 37
residents or 59%.

#### PROJECT INFORMATION

Request: Rural Land and Low Residential to Low Residential and Medium Residential on ±379.2 acres.

Gross Development Potential:

Residential Non-Residential

1,159 DU n/a

Water/Sewer: In the Marion County NW/Golden Ocala Regional Utility Service Area

**Environmental:** Listed species on-site will be addressed with development review. There are no other natural resources on-site that would affect its development.

Transportation: Capacity is available.

#### LOCATION

The site is generally located along the north side of W Hwy 40, including 8999, 9005, and 9015 W Hwy 40, and begins immediately west of the Hamlet at Sherman Oaks and extends west to NW  $100^{th}$  Avenue.

#### **Project Planner**

Christopher D. Rison, AICP, Senior Planner

**Code Enforcement Actions On-site:** None.

#### Development Eligibility (DUs) -

CURRENT

Amendment Site: 91 Incl Full Site: 598

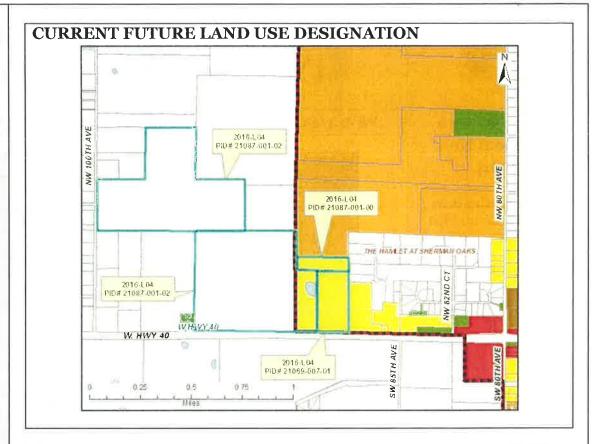
#### **PROPOSED**

Amendment Site: 1155 Incl. Full Site: 1662

**EXISTING MR: 507** 

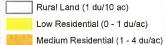
#### **Photographs:**

Please see the attached Photo Set.



#### **FUTURE LAND USE DESIGNATION**





High Residential (4 - 8 du/ac)

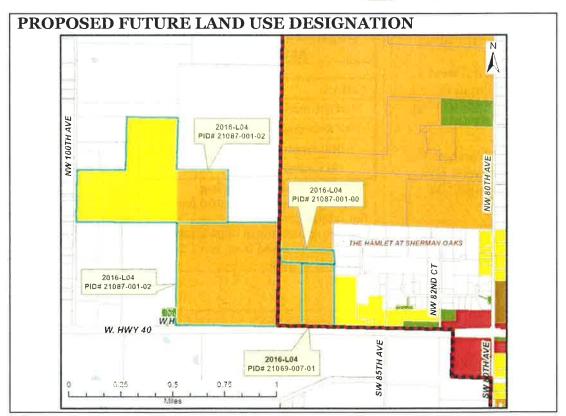
Rural Activity Center (0 - 2 du/ac; FAR 0,35)

Rural Community (0 - 3 du/ac; FAR 0.70)

Commercial (0 - 6 du/ac; FAR 1.0)

Urban Residential (8 - 16 du/ac)





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

Regional Planning Council: North Central Fl

Review Date: 8/25/16

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 115

Local Government: Hamilton County Local Government Item No.: CPA 15-02

State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 8/26/16 (estimated)

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

#### DESCRIPTION OF AMENDMENT

The County is amending the text of the County Comprehensive Plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes (see attached excerpts).

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

The County is bisected by Interstate Highway 75, U.S. Highways 41 and 129 as well as State Road 6, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the County contains Areas of High Recharge Potential to the Floridan Aquifer, freshwater wetlands, a Regional Ecological Greenway, springs, the Aucilla River, and borders the Suwannee and Withlacoochee Rivers, all of which are identified and mapped as Natural Resources of Regional Significance in the regional plan. Nevertheless, significant adverse impacts are not anticipated to regional facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use. Additionally, the amendment retains minimum Level of Service Standards for the Regional Road Network.

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

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

	YesX	No
Request a copy of the adopted version of the amendment?	Not Applicable	

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

# EXCERPTS FROM THE COUNTY COMPREHENSIVE PLAN AMENDMENT

#### **ATTACHMENT A**

#### FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

#### OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas as shown on the County's Future Land Use Plan Map. These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

- OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 155 percent of the total acreage within the County.
- Policy I.1.1 The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Traffic Circulation Map where public facilities are available to support such higher density or intensity.
- Policy I.1.2 The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.
- Policy I.1.3 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 20352015 based upon:
  - 1. Best available population data; and
  - 2. Best available housing need data.
- Policy I.1.4 The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).

- 1. The proposed school location shall be compatible with present and projected use of adjacent property;
- 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
- 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
- 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
- 5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- 6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
- 7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.
- Policy I.1.8 The County shall require the development of public, private and charter school sites to be consistent with the following standards:
  - Middle and high schools shall be located on collector or arterial roadways, as
    functionally classified within the Comprehensive Plan, which have sufficient
    capacity to carry traffic to be generated by the school and are suitable for high
    volume traffic during evening and special events as determined by generally
    acceptable traffic engineering standards;
  - 2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
  - 3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

#### **OBJECTIVES AND POLICIES FOR RURAL AREAS**

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

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

Policy I.2.1 The County shall permit agricultural, silvicultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship, natural resource processing and rural development uses, as well as public, charter, and private elementary, middle and high schools as specified within this Comprehensive Plan and uses requiring approval as special exceptions or special permits.

- 1. Commercial activities;
- 2. Lodging and restaurant uses; and
- 3. Light industrial development which does not require any air emission permit for the State of Florida.

Highway Interchange uses shall be limited to an intensity .25 floor area ratio.

#### NATURAL RESOURCE PROCESSING AREAS

Natural resources processing areas consist of areas used for processing mined resources. Processing uses shall include the buildings, plants and structures associated with the processing of mined natural resources.

Natural resource processing uses shall be limited to an intensity of .25 floor area ratio

#### COMMERCIAL LAND USE

In an effort to encourage economic development within Hamilton County, commercial uses shall be allowed in Rural Areas where deemed compatible with surrounding land uses. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools, churches and other houses of worship and residential dwelling units, which existed within this classification on the date of adoption of this policy. In addition, private clubs and lodges, may be approved as special exceptions or special permits.

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

#### INDUSTRIAL LAND USE

In an effort to encourage economic development within Hamilton County, Industrial uses shall be allowed in Rural Areas where deemed compatible with surrounding land uses. Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. Industrial development may be approved in areas of the County not designated industrial on the Future Land Use Plan upon submission and approval of a development plan which shall include at the least: an industrial site plan; traffic plan; and traffic impact study; provisions for the construction and maintenance of a wastewater treatment system meeting the requirements of the State of Florida for that use; and a submission of a Future Land Use Plan Map amendment to Industrial classification; and

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

#### **RURAL DEVELOPMENT AREAS**

Rural Development uses are located initially to serve the natural resource processing facilities within the County, and as such uses diminish, it is the intent for the Rural Development Areas to encourage a new economic base. Rural Development Areas consist of wholesale, warehousing and light industrial uses, which can demonstrate

Policy IV.8.1

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

#### CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

**OBJECTIVE V.1** 

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

Policy V.1.1

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

**OBJECTIVE V.2** 

The County, in order to protect the quality and quantity of current and projected water sources shall require a 500300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in 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 present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, intensive commercial uses and intensive agricultural uses, (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including:

- 1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
- 2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
- 3. Any wetland.

Policy V.2.3

The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by

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.

OBJECTIVE V.8 The County shall mitigate risk of wildfire damage.

Policy V.8.1 The County shall educate the public, especially those at high risk for wildfires, and

raise awareness of pre-fire protective steps that can be taken to mitigate wildfire damage. These steps are identified in the County Local Mitigation Strategy and the

County Community Wildfire Protection Plan.

#### RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1 The County shall continue to provide vehicular and pedestrian access to County

owned activity and resource based recreation facilities, as appropriate.

Policy VI.1.1 The County shall maintain the number of access points to water oriented recreational

resources for the County which will meet or exceed the level of service standards

contained herein for resource based water related activities.

OBJECTIVE VI.2 The County shall 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 establish and maintain cooperative policies with other units of

government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet

recreation demands.

OBJECTIVE VI.3 The County shall continue to require new subdivisions or re-subdivisions to allocate

land for parks and recreation facilities so the County's recreation facilities are provided in quantities to maintain the adopted level of service standards for

recreation as contained herein.

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

based recreation facilities.

ACTIVITY STANDARD LEVEL OF SERVICE

Swimming (non-pool)

1 access point at a beach, spring, river, lake or pond for every 25,000 persons to

be served.

OBJECTIVE VI.4 The County shall require open space to be provided for new development and redevelopment.

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

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

#### INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

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

OBJECTIVE VII.2 The County shall provide adjacent units of local government, School Board, Water Management District, Regional Planning Council and the Florida Department of Economic Opportunity Community Affairs the opportunity to comment on Comprehensive Plan amendments.

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 shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.

OBJECTIVE VII.3 The County shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.

Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall continue to coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.

OBJECTIVE VII.4 The County shall continue to coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County. Subdividers shall provide construction plans for conceptual review and comment by the Water Management District prior to construction plan approval by the County.

Policy VII.4.1 The County through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.

OBJECTIVE VII.5 The County shall continue to coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.

Policy VII.5.1 The County and the School Board shall abide the terms and conditions adopted in the current interlocal agreement between the County and the School Board Until such time as interlocal agreement is adopted by the County and the School Board in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the County. ÷

- Upon receipt of a written notice from the School Board informing the County
  of the acquisition or leasing of property to be used for new public educational
  facilities, the County shall notify the School Board within 45 days as to the
  consistency of the site with the Comprehensive Plan; and
- Subsequent to a request by the School Board for a comprehensive plan determination, the County shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.

Policy VII.5.2 Until such time as an interlocal agreement is adopted by the County and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235,

Florida Statutes, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the County and the School Board:

- 1. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby the School Board would notify the County of any additions to the School Board Educational Facilities Plan, the County shall respond to the receipt of said plan within 45 days; and
- 2. The County shall coordinate population estimates and projections with the School Board at a minimum once each year as part of the review of the School Board Educational Facilities Plan.
- Policy VII.5.3

In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.

Policy VII.5.4

In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the County, representatives of the County and the School Board shall meet by the end of the year 2003 to develop mechanisms for coordination of educational facilities planning.

Policy VII.5.5

The County shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the School Board:

- 1. Coordinate the review of the annual update of the Capital Improvements Element of the County and the annual educational facilities report and School Board Educational Facilities Plan of the School Board:
- 2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- 3. Coordinate the review of land uses that increase residential density;
- 4. Use a unified data base, including population forecasts (student population), land use and facilities; and
- 5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.

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 municipalities and the School Board. OBJECTIVE VII.8 The County shall establish a technical advisory committee to identify and implement ioint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. The technical advisory committee shall be comprised of appropriate County staff Policy VII.8.1 representatives. In addition, the County shall also invite staff representatives from the municipalities located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues. The County shall use the informal mediation process of the Regional Planning Policy VII.8.2 Council to resolve annexation issues with the municipalities located within the County. The County shall work with the municipalities located within the County to Policy VII.8.3 encourage annexation to meet the criteria for "urban in character" as specified within Chapter 171, Florida Statutes in effect on January 1, 2003. The County shall work with the municipalities located within the County where an Policy VII.8.4 urban services report is required by Chapter 171, Florida Statutes in effect on January 1, 2003 for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue. The County shall coordinate level of service standards with the municipalities Policy VII.8.5 located within the County for those services provided by the County within municipalities. The County shall continue to coordinate with the municipalities located within the Policy VII.8.6 County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways. The County shall coordinate with the municipalities located within the County as Policy VII.8.7 well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within municipalities and state recreational facilities within the unincorporated area of the County. The County shall coordinate with the municipalities located within the County to Policy VII.8.8 resolve planning issues within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan. The County shall coordinate planning efforts with the municipalities located within Policy VII.8.9

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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.

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

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

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

Policy VIII.2.1 The County shall use the following level of service standards as established by the Traffic Circulation Element, Recreation Element, Public School Facilities Element and the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan 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 Florida Department of Transportation "2002 Quality/ Level of Service Handbook".

ROADWAY	ROADWAY SEGMENT	NUMBER	FUNCTIONAL	AREA	LEVEL OF
SEGMEN		<del>OF</del>	CLASSIFICATION	TYPE	SERVICE
Ŧ		LANE			
NLIMBER		2			
1	I-75	<del>6-D</del>	Florida Intrastate	Rural	₽
	(from County south		Highway System		
	boundary to S.R. 51)				
2	1-75	<del>6 D</del>	Florida Intrastate	Rural	₽
	(from S.R. 51 to S.R. 6)		Highway System		
3	1-75	<del>6 D</del>	Florida Intrastate	Rural	₿
	(from S.R. 6 to S.R. 143		Highway System		
4	1-75	<del>6 D</del>	Florida Intrastate	Rural	₽
	(from S.R. 143 to		Highway System		
	County north				
5	U.S. 41/S.R. 25	<del>2 U</del>	Principal Arterial	Rural	Đ
	(from County north				
	boundary to Jennings north				
6	U.S. 41/S.R. 25	2 U	Principal Arterial	Rural	Đ
	(from Jennings south		= 25		
	limits to Jasper west		10	December	D
7	U.S. 129/S.R. 100	2 U	Minor Arterial	Rural	Đ
	(from County north				
	boundary to Jasper west				

8	U.S. 41/U.S. 129 (from Jasper south limits to U.S. 129/S.R. 51	2 U	Principal Arterial	Rural	Đ
9	U.S. 129/S.R. 51 (from U.S. 41/U.S. 129 to 1-75)	<del>2 U</del>	Minor Arterial	Rural	Đ
10	U.S. 129/S.R. 51 (from I-75 to County south boundary)	<del>2 U</del>	Minor Arterial	Rural	Đ
11	U.S. 41/S.R. 100 (from U.S. 129/S.R. 25 to White Springs north limits)	<del>2 U</del>	Principal Arterial	Rural	Đ
12	S.R. 6 (from I-75 to U.S. 41/S.R. 25)	<del>2 U</del>	Minor Arterial	Rural	Đ
13	S.R. 6 (from County west boundary to 1-75)	<del>2 U</del>	Minor Arterial	Rural	Đ

ROADWAY SEGMEN T	ROADWAY SEGMENT	NUMBER OF LANE	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
14	C.R. 141 (from County north boundary to Jennings north	2 U	Major Collector	Rural	Đ
15	C.R. 143 (from S.R. 6 to 1-75)	<del>2 U</del>	Major-Collector	Rural	Đ
<del>16</del>	C.R. 152 (from C.R. 143 to U.S. 41/S.R. 25)	<del>2 U</del>	Major Collector	Rural	Đ
<del>17</del>	C.R. 6 (from Jasper east limits to County east boundary)	<del>2 U</del>	Major Collector	Rural	Đ
18	C.R. 137 (from U.S. 41/S.R. 100 to U.S. 41/S.R 100)	<del>2 U</del>	Major Collector	Rural	Đ
<del>19</del>	C.R. 132 (from U.S. 129/S.R. 51 to U.S.41/S.R. 100)	<del>2 U</del>	Major Collector	Rural	Đ

20	North Sullivan Road (from County north boundary to C.R. 143)	2 U	Minor Collector	Rural	Đ
21	Gateway Road  (from County west boundary to U.S. 41/S.R. 25)	<del>2 U</del>	Minor Collector	Rural	Đ
22	C.R. 150 (from Jennings east limits to U.S. 129/S.R. 100)	<del>2 U</del>	Minor Collector	Rural	Đ
23	C.R. 51 (from County north boundary to Jasper	<del>2 U</del>	Minor Collector	Rural	Đ
24	C.R. 135 (from County north boundary to White Springs	<del>2 U</del>	Minor-Collector	Rural	Đ
25	C.R. 152 (from Bethel Church Rd. to C.R. 143)	<del>2 U</del>	Minor Collector	Rural	Đ

ROADWAY SEGMEN T	ROADWAY SEGMENT	NUMBER OF LANE	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
26	C.R. 141 (from U.S. 41/S.R. 25 to County south boundary)	<del>2 U</del>	Minor Collector	Rural	Ð
27	South Sullivan Road (from C.R. 143 to S.R. 6)	2 U	Minor Collector	Rural	Đ
28	C.R. 146 (from C.R. 141/S.R.6)	2 U	Minor Collector	Rural	Đ
29	C.R. 249 (from Jasper west limits to County south boundary)	<del>2 U</del>	Minor Collector	Rural	Đ
30	C.R. 152 (from Jasper south limits to end)	2 <del>U</del>	Minor Collector	Rural	Đ

31	Blacks Still Rd./Sugar Ridge Rd. (from C.R.137 to C.R.	<del>2 U</del>	Minor Collector	Rural	Đ
32	Adams Spring Rd. (from S.R. 6 to Suwannee River State Park)	2 U	Minor Collector	Rural	Đ
33	C.R. 751 (from S.R. 6 to C.R. 249)	<del>2 U</del>	Minor Collector	Rural	Đ
34	C.R. 158 (from C.R. 249 to U.S. 129/S.R. 51)	<del>2 U</del>	Minor Collector	Rural	Đ
35	C.R. 137 Spur (from C.R. 137 to end)	<del>2 U</del>	Minor Collector	Rural	Ð
36	C.R. 25A (from C.R. 132 to White Springs west limits)	2 U	Minor Collector	Rural	Đ
37	C.R. 25A (from White Springs north limits to U.S. 41/S.R. 100)	2-U	Minor Collector	Rural	Đ

D Divided Roadway

U Undivided Roadway

#### SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic	Standards as specified in Chapter 64E-6, Florida Administrative
Code	
<del>2003.</del>	100 11
Community Sanitary Sewer System	100 gallons per capita per day
SOLID WASTE DISPOSAL LE	VEL OF SERVICE STANDARDS
FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.91 tons per capita per year
DRAINAGE LEVEL OF SERV	ICE STANDARDS LEVEL OF SERVICE

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.

- 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, in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003.
- 4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as to not lower the

receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect on January 1, 2003, 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, in effect on January 1, 2003, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum condition necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003.

#### POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual	Standards contained in Chapter water
wells	62-22 Florida Administrative Code
in ef	fect on January 1, 2003
Community Potable	100 gallons per capita per day
Water System	
RESOURCE BASED RECREA	TION ACTIVITY/FACILITY LEVEL OF
SERVICE STANDARDS	
ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, spring,
<del></del>	river, lake or pond for every 25,000
perso	ons to be served.
Fishing (non-boat)	1 access point for every 10,000
persons to be	served.
Fishing (boat)	1 boat ramp for every 7,500
	persons to be served.
Camping (Recreation	1 acre of campground within a 25
Vehicle and tent)	mile radius of the County for every
52 5	25,000 persons to be served.

Pienieking	1 picnic table for every 500
— pers	sons to be served.
Hiking	1-mile of available hiking trail within
	a 25 mile radius of the County for
eve	ry 10,000 persons to be
——————————————————————————————————————	
Nature Study	7 acres of managed conservation
	area within a 25 mile radius of the
Cot	anty for every 10,000 persons to
be served.	
ACTIVITY	LEVEL OF SERVICE STANDARD
Bicycling	1 mile of local roadway for every
	1,000 persons to be served.
Golf	1 18 hole golf course for every
65,2	200 population.
Football/Soccer	1 multi-purpose playing field for
	every 15,000 persons to be
serv	
Baseball/Softball	1 baseball/softball field for every
	6,000 persons to be served.
Tennis	1 tennis court for every 7,500
	persons to be served.
Swimming (pool)	1 pool for every 25,000 population.
PUBLIC SCHOOL FACILITIE	ES LEVEL OF SERVICE STANDARDS
ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	100 percent of permanent Florida
	Inventory of School Houses capacity as
	adjusted annually by the School Board
	to account for measurable programmatic
	<del>changes.</del>
Middle	100 percent of permanent Florida
	Inventory of School Houses
	capacity as adjusted annually by
	the School Board to account for
	changes.
Middle/High School	100 percent of permanent Florida
	Inventory of School Houses

		the School Board to account for measurable programmatic changes.
	High School	100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Policy VIII.2.2		c facilities have a capacity which meets or estandard at the time the development permit is
Policy VIII.2.3	elimination, deferral or delay of cor improvement project, which is need	ment to this Comprehensive Plan for the astruction of any transportation capital led to maintain the adopted level of service on the County's Five year Schedule of Capital
OBJECTIVE VIII.3	streets, street name signs, install sto	ler, at his or her expense, shall grade and improve rmwater facilities and where community sanitary available, install sanitary sewer, water mains and
Policy VIII.3.1		oposed subdivisions which include an existing eet to conform to County standards.
OBJECTIVE VIII.4	manage the fiscal resources of the C	al capital improvements budgeting process to County, so that needed capital improvements, e Plan, are provided for existing and future
Policy VIII.4.1	financially feasible capital improve	n the County's annual budgeting process, a ments budget which addresses the needed aprovements and funding of this plan element.
Policy VIII.4.2	where the adopted level of service s found within the Comprehensive Pl	of development orders and permits to areas tandards for the provision of public facilities an are maintained. This provision also includes are issued prior to the adoption of the
Policy VIII.4.3	budgeting process to issue revenue	as part of the annual capital improvements bonds only when the maximum total of the ds does not exceed 20 percent of the County's venues.
Policy VIII.4.4	budgeting process to request issuan	as part of the annual capital improvements ce of general obligation bonds only when the ng capacity does not exceed 20 percent of the

#### IMPLEMENTATION FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII-1 FIVE YEAR SCHEDULE OF IMPROVEMENTS 2009-2013-2017-2021

		2009 2013	2017-2021		
PROJECT DESCRIPTION	SCHEDUL E	PROJECTED COSTS	GENERAL LOCATIO N	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
4 Classroom Pod 4 Classrooms 72 Student Stations	<del>FY 2012</del>	\$1,000,000	North Hamilton Elementary	<del>School</del> <del>District</del>	<del>Yes</del>
New Media Center 2 Classrooms 44 Student Stations	F <del>Y 2012</del>	\$900,000	Central Hamilton Elementary	<del>School</del> <del>District</del>	<del>Yes</del>
US 129 Turn Lanes at Loves Truck Stop	FY 2017	\$2,000,000	US 129 / I-75 Interchange	FDOT	YES
CR 137 Resurfacing	FY 2017	\$2,700,000	CR137 FROM US41 SOUTH TO US41	FDOT	YES
SW 90 <sup>th</sup> Blvd Paving	FY 2019	\$3,450,000	SW 90TH BLVD FROM CR249 TO US41	FDOT	YES

Source: Data and Analysis Report, Revised November 1990, October 1992, and June 1998, and revised 2008 and School District Five Year Work Plan, 2008 2009.

### GOAL, OBJECTIVES, AND POLICIES

#### INTRODUCTION

Hamilton County is a Rural Area of Opportunity (RAO), part of the North Central Rural Area of Opportunity, as designated by the Governor. Rural Areas of Opportunity (RAO) are defined as rural communities, or a region composed of rural communities, that have been adversely affected by extraordinary economic events or natural disasters. The Governor by executive order has designated three RAOs, which establishes each region as a priority assignment for Rural and Economic Development Initiative (REDI) agencies and allows the Governor to waive criteria of any economic development incentive including various Target Industry Tax Refund Programs, the brownfield redevelopment bonus refund, and the rural job tax credit program. This designation and the improved access to these funds helps to make Hamilton County more competitive for economic development projects.

Creating distinctive and competitive economic goals will help Hamilton County protect, sustain, and enhance a quality of life that is attractive for existing and future businesses and, residents and private investment.

Hamilton County shall apply the following approach to Economic Development:

To market Hamilton County as a desirable business location by:

- 1. Facilitating the provision of public infrastructure required to support successful economic development.
- Targeting businesses and industries that meet the County's economic development and environmental goals and objectives, while maintaining our rural character and charm.
- Attracting companies through public/private partnerships to support the County's workforce with high-wage, sustainable jobs.

The Goals, Objectives, and Policies of this element of the Hamilton County Comprehensive Plan are intended to support the above development approaches.

GOAL X - ENHANCE THE ECONOMIC PROSPERITY OF ALL CITIZENS OF HAMILTON COUNTY AND EXPAND AND DIVERSIFY THE COUNTY'S TAX BASE WITHOUT COMPROMISING ITS RURAL QUALITY OF LIFE.

- OBJECTIVE X.1 Achieve a diversified and sustainable economic base in Hamilton County to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population.
- Policy X.1.1 Hamilton County shall promote and support the goals and objectives of the Hamilton County Development Authority in recruitment and expansion of targeted industries that will contribute to economic diversification that include, but are not limited to: manufacturing, warehousing, logistics, distribution, food processing, agriculture, silviculture, and eco-tourism related businesses.

Policy X.1.2	Hamilton County shall implement the goals of the Tourist Development Council to promote Hamilton County as a tourism destination through events, advertising and accessible recreation sites.
Policy X.1.3	The County shall promote tourism, including eco-tourism, agri-tourism, heritage tourism and tourism-related businesses which complement the County's environmental, social and economic quality. The County shall promote Hamilton County as a tourism destination with an emphasis on nature-based tourism, and tourism-related businesses that complement the County's natural resources.
Policy X.1.4	The County shall encourage industries that create or augment a market for local agricultural products to locate in or expand in Hamilton County.
Policy X.1.5	Hamilton County shall expand its economic base by creating an environment that encourages entrepreneurship through partnerships with the Chamber of Commerce, North Florida Workforce and related organizations that provide education and training to the community.
Policy X.1.6	Hamilton County shall promote economic development efforts that build on, complement and support existing commercial, industrial and agricultural assets in the local economic system.
Policy X.1.7	The County shall evaluate and ensure that new or expanding businesses will contribute to maintaining a clean environment (air, water, soil) and will be located in areas with the properly designated land use category and suitable infrastructure.
Policy X.1.8	The County shall facilitate development of a positive business environment to attract and expand diverse business opportunities to grow the County's tax base, better distribute the tax burdens of growth and development, and to enhance the economic prosperity of Hamilton County.
Policy X.1.9	The County shall give priority to high-wage industries by supporting businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries.
Policy X.1.10	The County shall maintain an interlocal agreement with the each of the municipalities to provide public water and wastewater facilities for areas adjacent to existing service boundaries for the municipalities' public facilities. Through the development review process, the County shall ensure that adequate land and transportation capacity are available for present and future employment generating land uses. The County shall encourage the development and expansion of business and industry in appropriate locations that make efficient use of existing public services and infrastructure or that generate new public services and infrastructure to serve a greater area of the County.
OBJECTIVE X.2	Provide an economic development strategy for Hamilton County.

Policy X.2.1	Hamilton County shall pursue an integrated approach to economic development that includes citizen input and addresses the needs of the County along with its Municipalities. The County shall support the activities of the Hamilton County Development Authority(HCDA) in the development and implementation of a strategic plan for county wide economic development.
Policy X.2.2	Hamilton County shall coordinate its economic development activities with its municipalities and the appropriate federal, state, regional and local agencies and economic development organizations.
Policy X.2.3	Hamilton County shall pursue and utilize incentive programs such as Tax Abatement, Enterprise Zones, Community Development Block Grants (CDBG) and any other programs or grants that may be available and appropriate and are designed to assist local economic development projects.
Policy X.2.4	Hamilton County shall support and promote educational, vocational, technical training and internship opportunities to meet the needs of existing and new employers. In addition, the County will collaborate with local agencies and institutions to provide and expand on vocational and entrepreneurial skills training opportunities. The County shall encourage businesses and industries to locate in Hamilton County that are willing to participate in the training of skilled and unskilled workers.
Policy X.2.5	The County shall coordinate with the HCDA to revise economic development strategies to create a synergistic effort to attract target businesses to the County with a focus on job creation.
Policy X.2.6	The County shall encourage the allocation of resources for the retention, expansion, and development of local businesses and the recruitment of new businesses and industries.
Policy X.2.7	The County shall expand its economic base by facilitating the development of infrastructure to support business and industrial ventures. The County shall promote methods of financing infrastructure and public services to minimize costs to current and future taxpayers.
Policy X.2.8	The County shall support local and minority business efforts, by implementing purchasing policies that provide the maximum opportunity for increased participation by local, small, and minority-owned businesses.
Policy X.2.9	The County shall promote economic development efforts that build on and complement existing commercial, industrial, agricultural, silvicultural and other natural assets in the local economic system.