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September 9, 2013

TO: Scoping Meeting Invitees  
FROM: Scott R. Koons, AICP, Executive Director *SRK*  
SUBJECT: Scoping Meeting for Plum Creek Sector Plan, Alachua County, Florida

In accordance with the provisions of Section 163.3245(2), Florida Statutes, a scoping meeting for the above-referenced Sector Plan has been scheduled for September 23, 2013 at 9:30 a.m.

The meeting will be held at the following location (see attached map):

Gainesville Regional Utilities  
General Meeting Room  
301 SE 4th Avenue  
Gainesville, FL

In accordance with the statute governing the process, Council staff requests that the participating local governments and agencies come prepared to address the following:

1. The identification of relevant planning issues to be addressed and the data resources available to assist in the preparation of the sector plan;
2. Recommendations on the issues requested by the local government (the specific issues which the County has requested to be addressed are identified on the attached page entitled, County-Identified Topic Areas);
3. Information, assumptions, and/or methodologies requested to be provided and/or followed; and
4. In the case of state permitting agencies, the types of permits issued by the agencies, the level of information required, and the permit issuance procedures as applied to the proposed project;

A copy of the meeting agenda is attached. A synopsis of sector plan requirements is also attached and will serve as the basis for discussion regarding the identification of relevant planning issues and data resources. A listing of County-identified topic areas is also attached which contains the issues requested by the County to be addressed at the meeting. We will proceed through the synopsis and topic areas item by item, and ask participating local governments and agencies to make their comments and recommendations in this format.

For your information, a handout summary description of the project prepared by Plum Creek is attached. Also attached is a copy of Section 163.3245, Florida Statutes, which governs the sector planning process. Excerpts from the North Central Florida Strategic Regional Policy Plan which identify Natural Resources of Regional Significance and regional facilities is also attached.

The Council will prepare a meeting summary of meeting proceedings. A draft copy of this document will be provided to all participants. All participants will be given an opportunity to comment, agree, or disagree in writing with the summary. The Council requests that all written comments and recommendations prepared by participants after the meeting be mailed to the Council, by October 14, 2013. The Council will forward all comments and recommendations to the Plum Creek, Alachua County, and the Florida Department of Economic Opportunity.

Invitees who cannot attend in person but wish to participate by telephone may do so by calling

**For those attending by telephone conference call, please dial  
888.670.3525 on the day of the meeting.**

**Enter conference code number 5386341358, then #.**

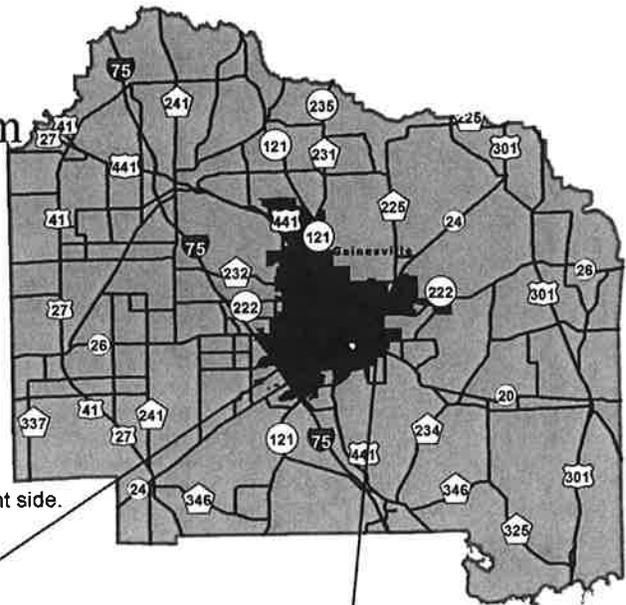
If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner, at the number listed above, extension 109.

#### Attachments

xc: Todd Powell, Plum Creek  
Rosemary Fagler, Plum Creek

**Gainesville Regional Utilities  
Downtown Office  
General Purpose Meeting Room  
301 SE 4th Avenue  
Gainesville, FL 32601**

Directions: From the intersection (exit 387) of Interstate 75 and State Road 26 (also known as University Avenue) turn, East onto State Road 26 (also known as University Avenue), travel approximately 5.5 miles to State Road 329 (also known as Main Street), turn right (South) onto State Road 329 (also known as South Main Street), travel 5 blocks to SE 4th Avenue, turn left (East), travel 1 block and the parking for the Gainesville Regional Utility, Downtown Office is on the right side.



-  Gainesville Regional Utilities Downtown Office
-  General Purpose Meeting Room
-  Gainesville Regional Utilities Parking Lot



1 inch = 1,000 feet







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# AGENDA

## SCOPING MEETING

### Plum Creek Sector Plan

Gainesville Regional Utilities  
General Purpose Meeting Room  
301 SE 4th Avenue  
Gainesville, FL

September 23, 2013  
9:30 a.m.

- I. Opening Remarks, Agenda Review and Introductions
- II. Overview of Sector Planning Process
- III. Overview of Project
- IV. Local Government and Agency Comments on Relevant Planning Issues to be Addressed and the Data and Resources Available to Assist in the Preparation of the Sector Plan (see attached synopsis of sector plan requirements)
- V. Local Government and Agency Comments on Topic Areas Identified by Alachua County (see attached list of County-identified topic areas)
- VI. Permitting/Licensing Agency Comments on Development Information Required for Permits/Approvals
- VII. Public Comments
- VIII. Concluding Remarks





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# SYNOPSIS OF SECTOR PLAN REQUIREMENTS, SECTION 163.3245, FLORIDA STATUTES

## SCOPING MEETING

### Plum Creek

- IV. Reviewing Agency Comments on Relevant Planning Issues to be Addressed and the Data and Resources Available to Assist in the Preparation of the Sector Plan
  - A. Long-term Master Plan
    - 1. General
      - a. Identification of the planning period including build-out date
      - b. Projected population within the planning area
      - c. Phasing/staging schedule, if applicable
    - 2. Framework Map (Generalized Land Use Map)
      - a. Urban, agricultural, rural and conservation land uses
      - b. Allowed uses in various parts of the planning area
      - c. Maximum and minimum densities and intensities of use
      - d. General development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components

3. General Identification of:
  - a. Water supplies needed and available resources of water, including water resource development, water supply development projects, water conservation measures needed to meet projected demand
  - b. Transportation facilities to serve the development, including guidelines to be used to establish each modal component intended to optimize mobility
  - c. Other regionally significant public facilities necessary to support the project and policies setting forth the procedures to mitigate project impacts on public facilities.
  - d. Regionally significant natural resources within the planning area based on the best available data and policies setting forth the procedures for protection or conservation of specific resources consistent with the overall conservation and development strategy for the planning area.
4. General Principles and Guidelines Addressing:
  - a. Development patterns, urban form and interrelationships between land uses
  - b. The protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, Florida Statutes
  - c. Achieving a cleaner and healthier environment
  - d. Limiting urban sprawl
  - e. Providing a range of housing types
  - f. Protecting wildlife and natural areas
  - g. Advancing the efficient use of land and other resources
  - h. Creating quality communities of a design that promotes travel by multiple transportation modes
  - i. Enhancing prospects for the creation of jobs
5. Identification of general procedures and policies to facilitate intergovernmental coordination to address extrajurisdictional impacts.

B. Other Issues



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# COUNTY-IDENTIFIED TOPIC AREAS

## SCOPING MEETING

### Plum Creek

#### V. Reviewing Agency Comments on Topic Areas Identified by Alachua County

##### A. Topic Areas

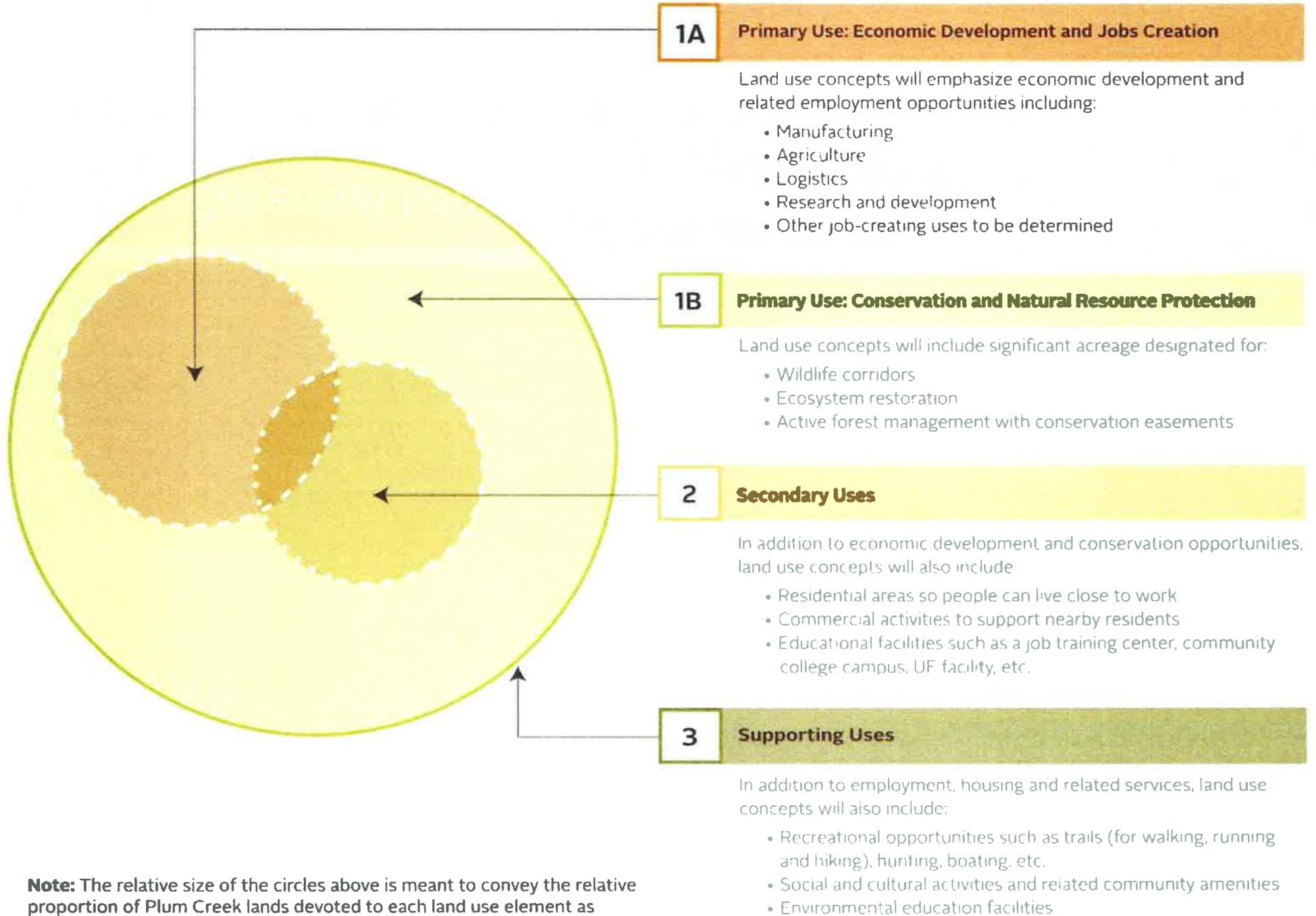
1. Transportation
2. Capital Improvements Planning
3. Water Quality and Stormwater Maintenance
4. Wastewater
5. Water Supply Planning
6. Natural Resources
7. Recreation
8. Intergovernmental Coordination
9. Economic Development
10. Historic Preservation
11. Affordable Housing
12. Energy/Sustainability
13. Public Safety
14. Solid Waste





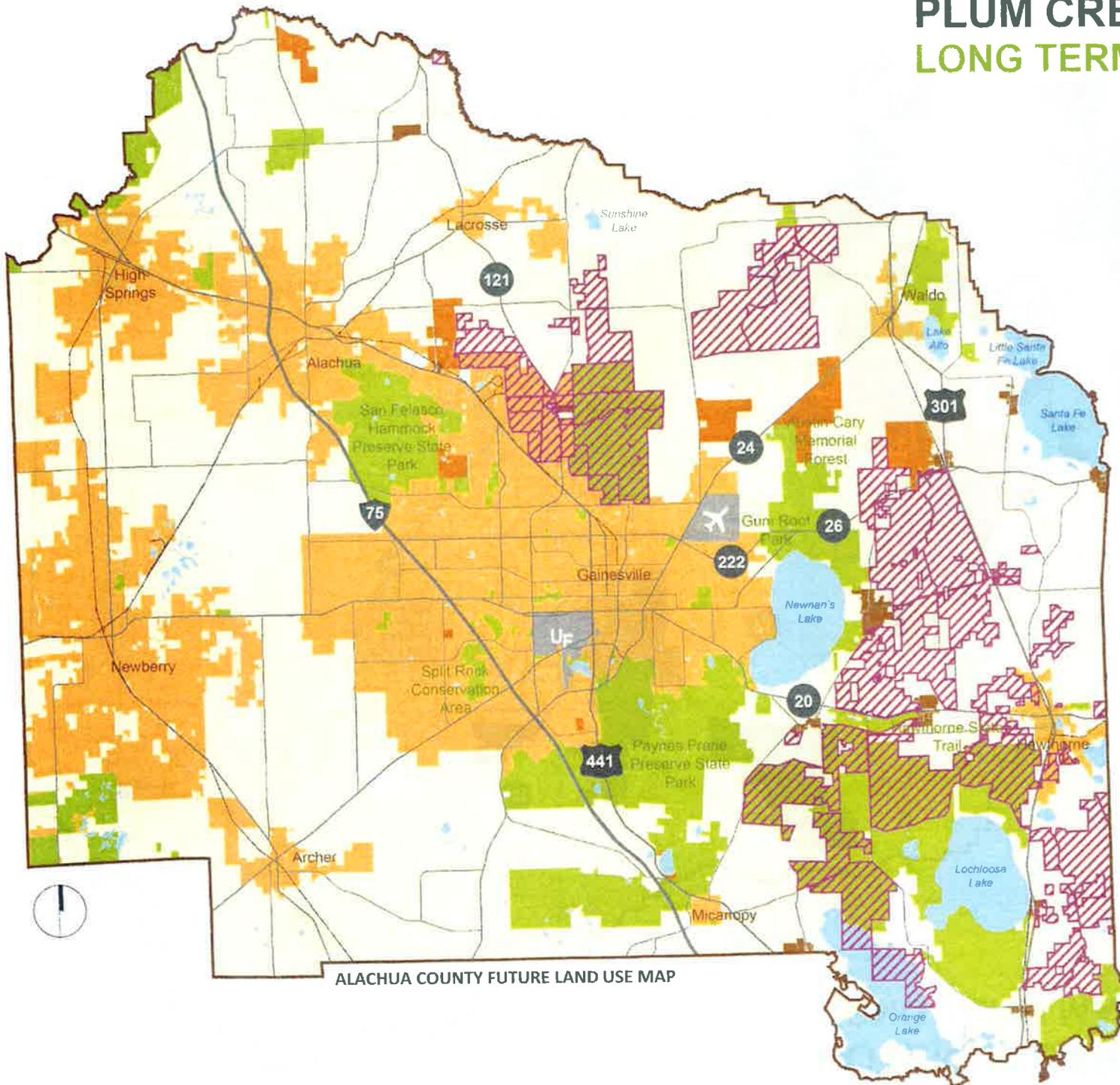
# Potential Long Term Master Plan Framework Map, Allowable Uses, Maximum Development Program

The Envision Alachua Task Force Vision for Plum Creek lands emphasizes the following key land use elements:



**Note:** The relative size of the circles above is meant to convey the relative proportion of Plum Creek lands devoted to each land use element as embodied in the Envision Alachua Task Force vision.

# PLUM CREEK LANDS LONG TERM MASTER PLAN



ALACHUA COUNTY FUTURE LAND USE MAP

## Framework Map:

- Conservation
- Urban
- Rural
- Agriculture

## Allowable uses

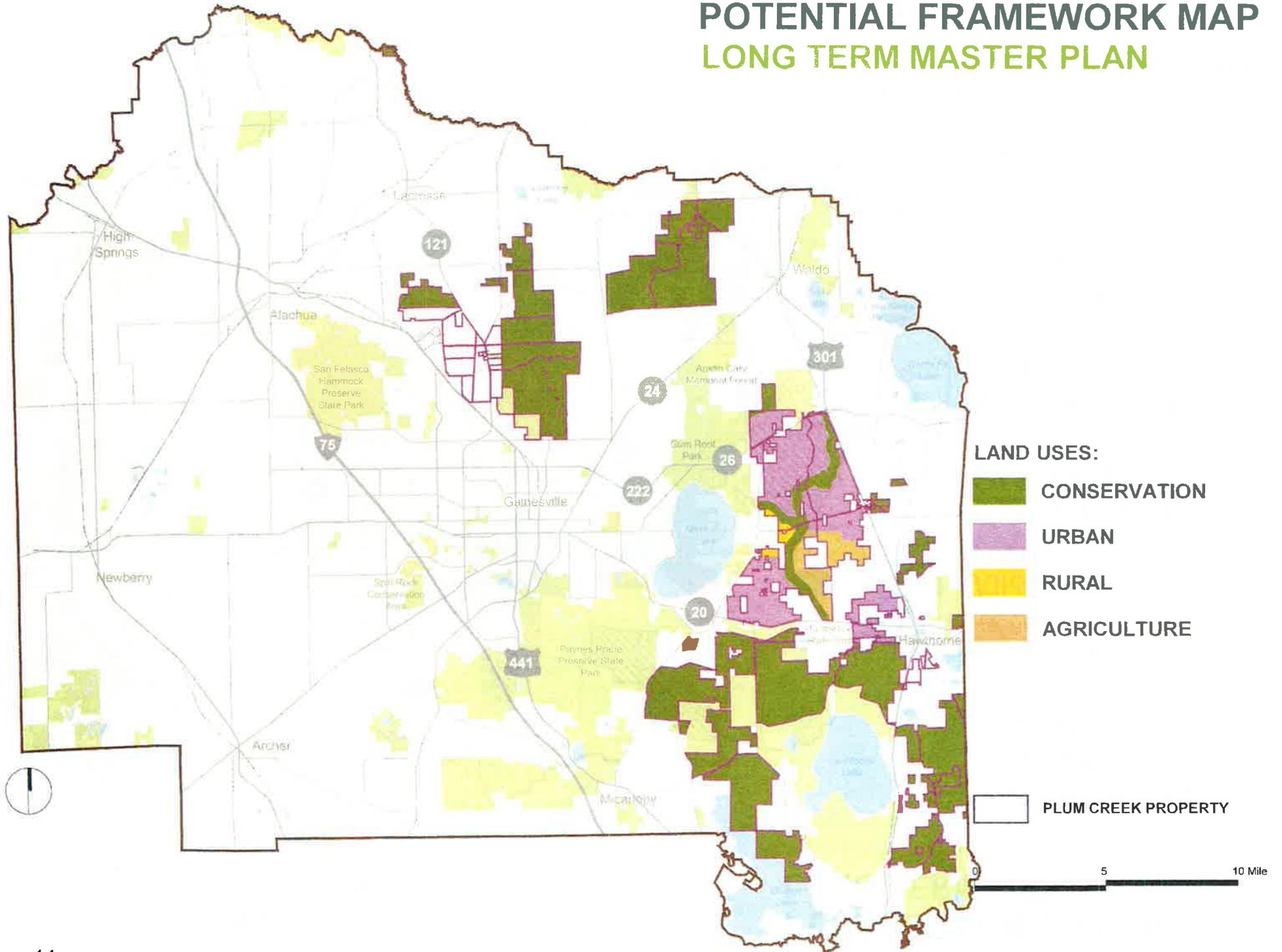
## Max/Min Densities; Intensities

## Development Pattern Framework

- PLUM CREEK PROPERTY
- RURAL & AGRICULTURE
- EXISTING URBAN
- EXISTING CONSERVATION
- RURAL CLUSTER
- INSTITUTIONAL

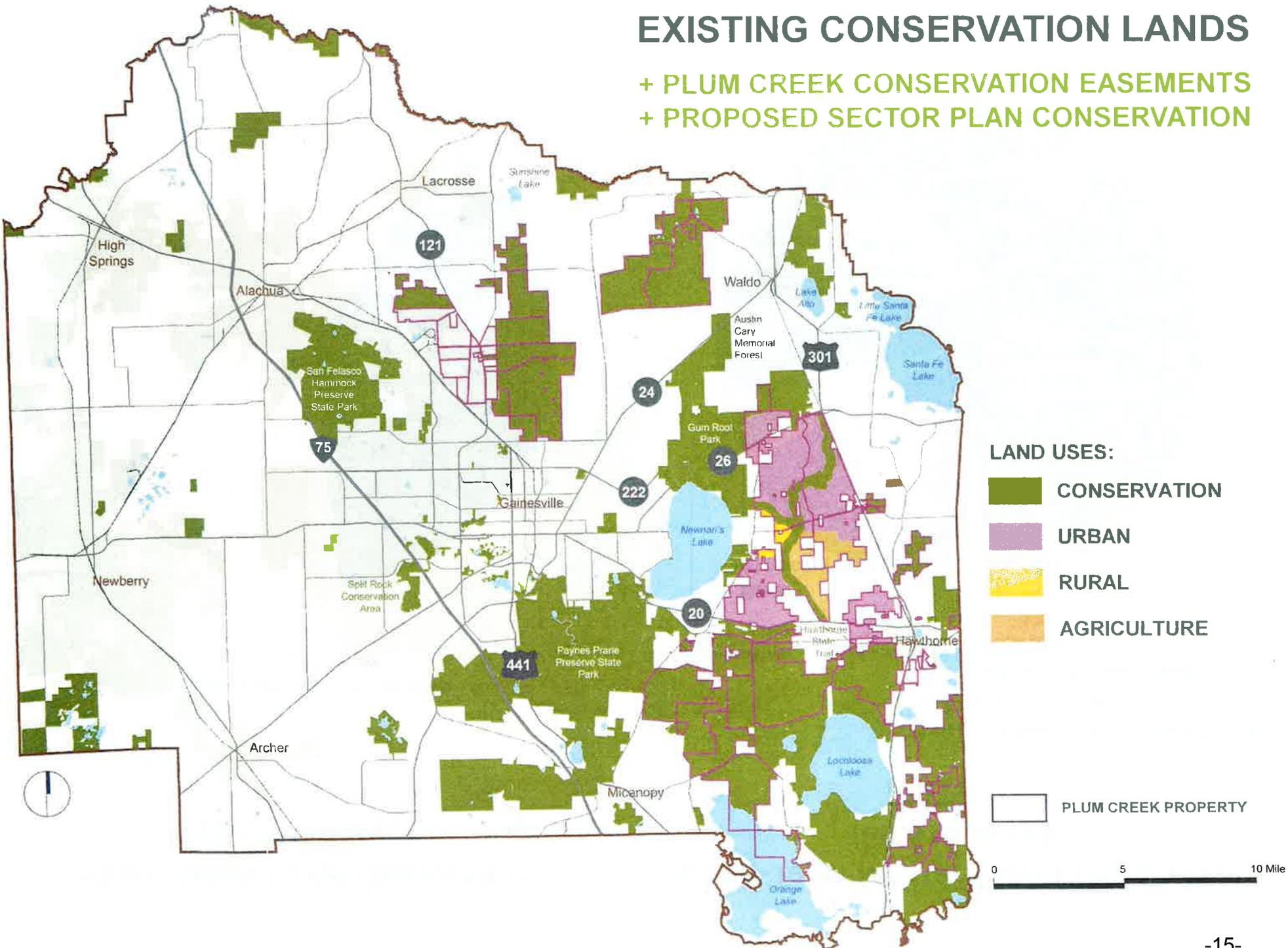


# POTENTIAL FRAMEWORK MAP LONG TERM MASTER PLAN

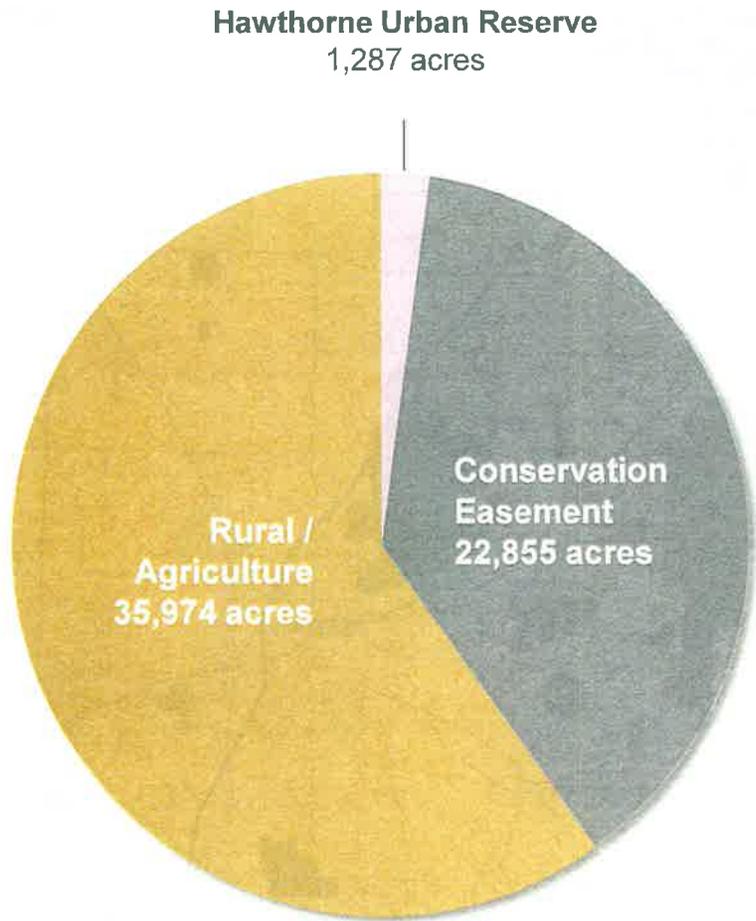


# EXISTING CONSERVATION LANDS

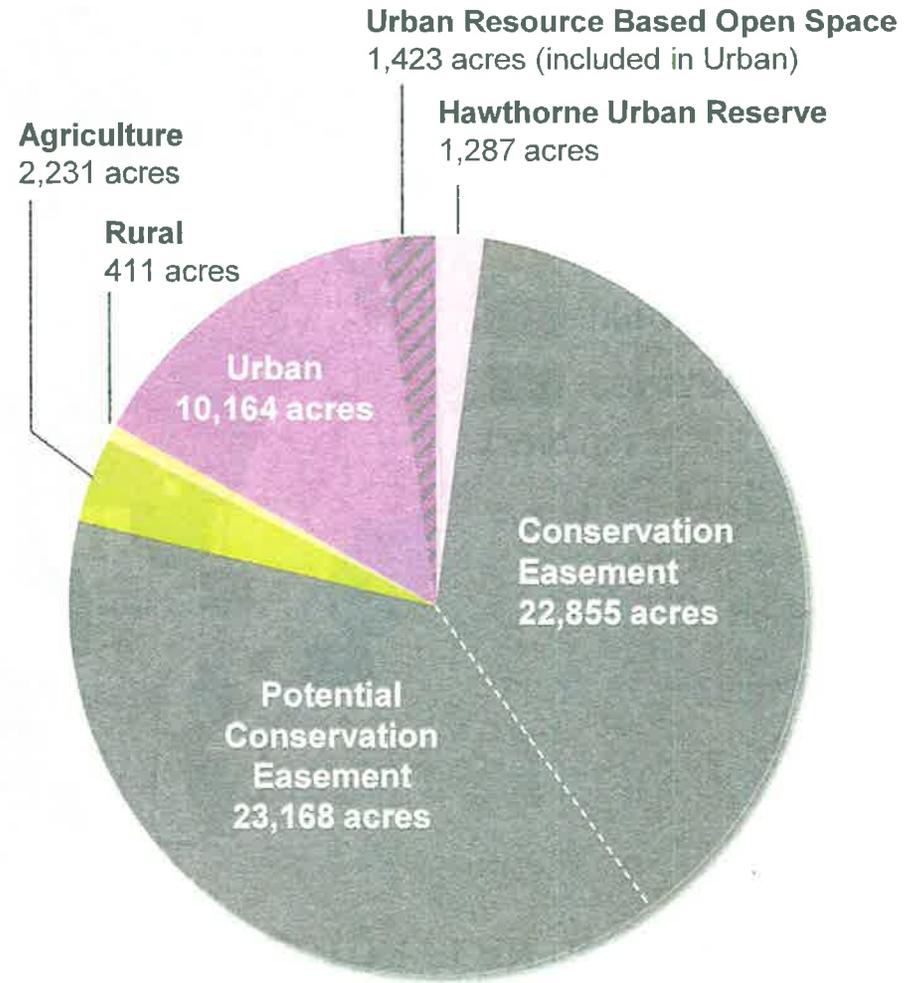
+ PLUM CREEK CONSERVATION EASEMENTS  
+ PROPOSED SECTOR PLAN CONSERVATION



**Plum Creek Land Ownership:  
(60,116 acres)  
EXISTING**



**Long-Term Master Plan Framework:  
(60,116 acres)  
FUTURE**



# PRELIMINARY ALLOWABLE LAND USES

Conservation	Agriculture	Rural	Urban
<ul style="list-style-type: none"> <li>• Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• 1 DU/40 acres</li> </ul>	<ul style="list-style-type: none"> <li>• Existing Zoning - Future Land Use</li> </ul>	<ul style="list-style-type: none"> <li>• Uses allowed in the Urban Cluster</li> </ul>
<ul style="list-style-type: none"> <li>• Silviculture</li> </ul>	<ul style="list-style-type: none"> <li>• Silviculture</li> </ul>	<ul style="list-style-type: none"> <li>• 1 DU/5 acres</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> </ul>
<ul style="list-style-type: none"> <li>• Limited Ag consistent w/resource value</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation</li> <li>• Uses allowed in Rural/Ag Today</li> </ul>	<ul style="list-style-type: none"> <li>• Silviculture</li> <li>• Conservation</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation</li> </ul>
<ul style="list-style-type: none"> <li>• Environmental Services</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Services/Utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation</li> </ul>
<ul style="list-style-type: none"> <li>• Mitigation</li> </ul>	<ul style="list-style-type: none"> <li>• Related Research Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Services/Utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Silviculture</li> </ul>
<ul style="list-style-type: none"> <li>• Recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Services/Utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Services/Utilities</li> </ul>
<ul style="list-style-type: none"> <li>• Roadway Connections</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation</li> <li>• Roadway Connections</li> </ul>	<ul style="list-style-type: none"> <li>• Roadway Connections</li> </ul>	

# POTENTIAL URBAN LAND USE PROGRAM

## 50 YEARS

Urban Land Use	Program	Assumptions
<b>ECONOMIC DEVELOPMENT</b>		
• R&D/Office/Institutional	6,000,000 sf	Estimated 18,000 – 24,000 Jobs
• Advanced Manufacturing	8,000,000 sf	Estimated 6,000 – 12,000 Jobs
<b>COMMUNITY</b>		
• Residential	10,500 homes	3 jobs per household
• Retail/Service	1,000,000 sf	100 SF per household
• Schools		
• Civic Uses		Diverse community supporting uses
• Other community services		
<b>ENVIRONMENT</b>		
• Recreation & Open Space		35% open space

# What is a Sector Plan?

A Sector Plan is a long-range plan for a specific geographic area of at least 15,000 acres in one or more local governmental jurisdictions. Local governments—or combinations of local governments—may adopt Sector Plans into their Comprehensive Plans. Sector Plans are authorized by Section 163.3245 of the Florida Statutes.

## A SECTOR PLAN IS INTENDED TO:

- Promote and encourage long-term planning for future land uses to meet conservation, economic development and agricultural needs
- Emphasize regionally significant resources, such as water and wildlife, and public facilities

### WHAT IS THE SECTOR PLANNING PROCESS?

It is a two-part process that seeks to specify both the general and specific frameworks for future land use.

### THE PROCESS ENCOMPASSES TWO PARTS:



### WHAT IS A LONG-TERM MASTER PLAN (LTMP)?

A Long-Term Master Plan is a vision document that is reviewed by the state and approved by the local jurisdiction. A LTMP includes maps, illustrations and text supported by data and analyses.

#### The LTMP:

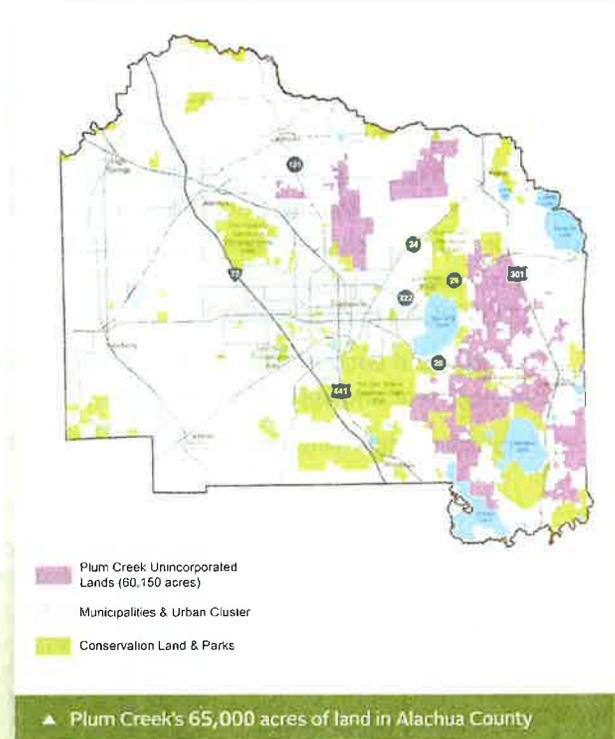
- Features a framework map that generally depicts areas of urban, agricultural, rural and conservation land uses and specifies the allowable uses and limits within the four main land use categories
- Generally identifies water supplies, transportation facilities and regionally significant public facilities that will be needed
- Provides general principles and guidelines that describe the type of future land uses that will occur. These guidelines and principles include:
  - » Supporting job creation
  - » Protecting land identified for permanent conservation
  - » Creating quality communities that promote travel by car, transit, bicycling and walking
  - » Limiting urban sprawl
  - » Providing a diversity of housing types

## WHAT ARE DETAILED SPECIFIC AREA PLANS (DSAP)?

A DSAP is prepared for an area of at least 1,000 acres. It includes detailed analyses and policies and identifies the capital improvements needed for future land uses.

The DSAP:

- Must be consistent with the Long-Term Master Plan
- Can exceed the planning period for the Comprehensive Plan
- Identifies:
  - » Jobs and economic development activities
  - » How the land uses are distributed
  - » Water resource projects and conservation measures
  - » Transportation facilities and multi-modal transportation opportunities
  - » Public facilities, both regional and project-specific
  - » Housing diversity
  - » Potential impacts as they relate to the surrounding communities



## IS PLUM CREEK USING A SECTOR PLAN TOOL FOR ITS LANDS IN ALACHUA COUNTY?

Yes. Alachua County requested that Plum Creek prepare a master plan for the 65,000 acres it owns in the county. To inform this process, Plum Creek convened Envision Alachua, a community visioning process that started in June 2011. Phase I of Envision Alachua included a series of six Task Force meetings, two Community Workshops held at local churches and a series of four educational forums on related topics. The end product was a document outlining the vision, goals, planning principles and emerging concepts for future uses of Plum Creek lands in Alachua County. The document is available to view and download at [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com).

## NEXT STEPS

Plum Creek is conducting additional planning and analysis to determine how the vision and goals might be achieved on its lands in the County. Phase II of Envision Alachua began in the fall of 2012 with another series of Task Force meetings and Community Workshops to further define a Long-Term Master Plan and secure community input for Plum Creek's lands within Alachua County.

## GET INVOLVED AND STAY CONNECTED

Visit [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com) for more information and a calendar of activities for the Envision Alachua process.



### ABOUT PLUM CREEK

Plum Creek is one of the largest private landowners in the nation, with approximately 6.4 million acres of timberlands in the United States. The company owns 520,000 acres in 21 counties in Florida. Nearly 95,000 acres of those lands are permanently conserved.

# What is Envision Alachua?

Envision Alachua is a community planning process to discuss future economic, environmental and community opportunities in Alachua County on lands owned by Plum Creek.

## WHO IS PARTICIPATING IN THE ENVISION ALACHUA PROCESS?

The process offers collaboration between the public and private sectors, and an open dialogue with community leaders and residents in Alachua County. Plum Creek convened a Task Force comprised of 31 members representing the economic development, business, local government, education, faith-based, environmental, and conservation communities.

To ensure broad community involvement, information sharing, and opportunities for in-depth conversations, the Envision Alachua process includes a variety of community and informational activities that are open to the public.

## WHAT HAS BEEN ACCOMPLISHED TO DATE?

A community visioning process took place June 2011 through February 2012, and included a series of six facilitated Task Force meetings. It also included two Community Workshops held at local churches, and a series of four educational forums on related topics. These engagement activities resulted in a document outlining the vision, goals, planning principles and emerging concepts for future uses of Plum Creek lands in Alachua County.

## ■ Vision, Goals, and Planning Principles

Results of the visioning process emphasized the community's desire to focus on economic development along with environmental conservation and other community uses.

## ■ Vision Statement

Plum Creek lands in Alachua County will support the following:

- **Economy-** Create economic development opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels, and ensure a robust and sustainable economy;
- **Environment-** Support the development of communities that have a balanced and compatible mix of land uses and environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes; and
- **Community-** Stimulate community engagement and participation in planning for a future that provides a high quality of life for all current and future residents on and around Plum Creek lands in Alachua County.

## ■ Goals

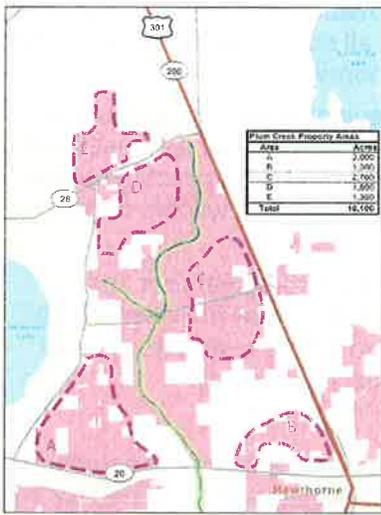
Achieving the community vision requires a variety of activities in the areas noted below. Planning Principles were outlined for each goal to serve as a guide for decision making for future development and conservation of Plum Creek lands in Alachua County.

- Economic Development
- Environmental Conservation
- Community Planning
- Transportation
- Energy and Utilities
- Water
- Land Use
- Agriculture
- Social and Cultural Development
- Education
- Recreation
- Health Care
- Governance
- Envision Alachua Planning Process
- Performance Measures

Visit [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com) for details and to download the entire document.

## Next Steps

The second phase of the Envision Alachua process begins June 2012 with the release of the Vision, Goals and Planning Principles document produced on behalf of the Envision Alachua Task Force with community input. Another series of Task Force meetings, community workshops and educational forums will be held through early 2013 to further define the master plan, based on community input, for Plum Creek's holdings within Alachua County.



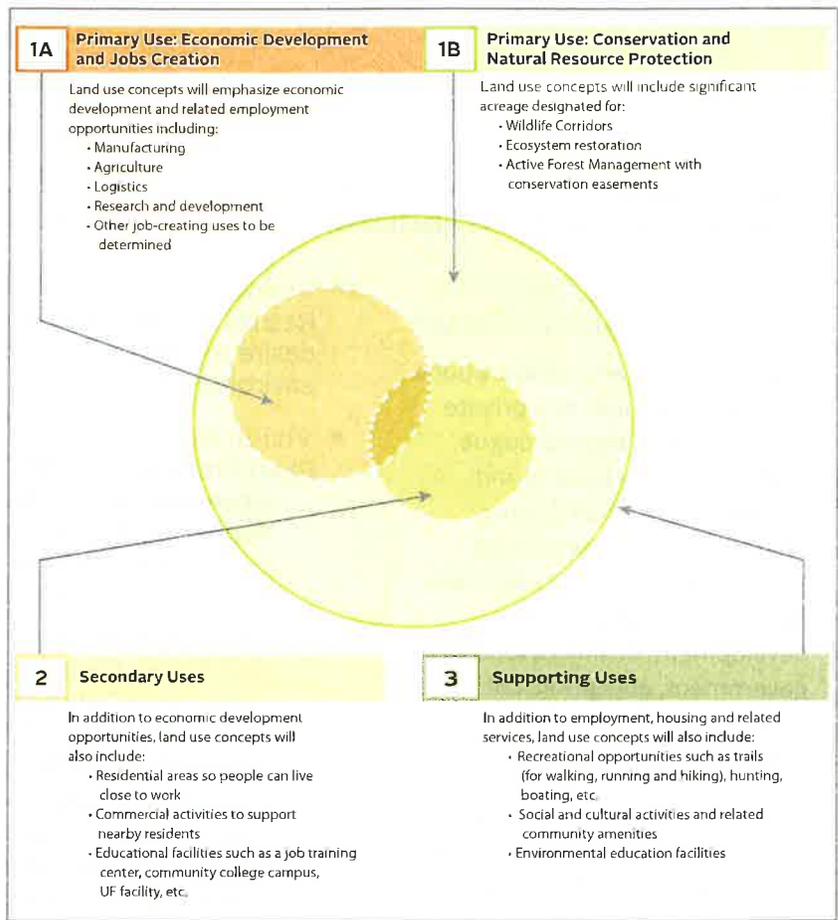
### Emerging Land Use Concept Areas

This map conceptually identifies five focus areas in East County that are suitable for the emerging land use concepts.

### GET INVOLVED AND STAY CONNECTED

Visit [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com) for more information and a calendar of activities for Phase II of the Envision Alachua process. Videos and materials from Phase I are also available to view and download.

Follow the process on Facebook at: [Facebook.com/EnvisionAlachua](https://www.facebook.com/EnvisionAlachua).



### Emerging Concepts for Plum Creek lands in East County

The concepts present the primary, secondary and supporting land uses proposed for Plum Creek lands.

## About Plum Creek

Plum Creek is the largest private landowner in the nation with approximately 6.6 million acres of timberlands in the United States. The company's core business is timber, but it also manages some of its lands for conservation, recreation, natural resources and community development. The company owns 520,000 acres in 21 counties in Florida. Nearly 95,000 acres of those lands are permanently conserved.

In Alachua County, Plum Creek is the largest private landowner with 65,000 acres. Nearly 24,000 of these acres are permanently conserved. The company's holdings are located throughout northern and eastern Alachua County.

## The Florida Senate

### 2013 Florida Statutes

<b>TITLE XI</b> <b>COUNTY ORGANIZATION AND</b> <b>INTERGOVERNMENTAL RELATIONS</b>	<b>CHAPTER 163</b> <b>INTERGOVERNMENTAL PROGRAMS</b>	<a href="#">VIEW ENTIRE CHAPTER</a>
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#### 163.3245 Sector plans.—

(1) In recognition of the benefits of long-range planning for specific areas, local governments or combinations of local governments may adopt into their comprehensive plans a sector plan in accordance with this section. This section is intended to promote and encourage long-term planning for conservation, development, and agriculture on a landscape scale; to further support innovative and flexible planning and development strategies, and the purposes of this part and part I of chapter 380; to facilitate protection of regionally significant resources, including, but not limited to, regionally significant water courses and wildlife corridors; and to avoid duplication of effort in terms of the level of data and analysis required for a development of regional impact, while ensuring the adequate mitigation of impacts to applicable regional resources and facilities, including those within the jurisdiction of other local governments, as would otherwise be provided. Sector plans are intended for substantial geographic areas that include at least 15,000 acres of one or more local governmental jurisdictions and are to emphasize urban form and protection of regionally significant resources and public facilities. A sector plan may not be adopted in an area of critical state concern.

(2) Upon the request of a local government having jurisdiction, the applicable regional planning council shall conduct a scoping meeting with affected local governments and those agencies identified in s. [163.3184\(1\)\(c\)](#) before preparation of the sector plan. The purpose of this meeting is to assist the state land planning agency and the local government in the identification of the relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan. If a scoping meeting is conducted, the regional planning council shall make written recommendations to the state land planning agency and affected local governments on the issues requested by the local government. The scoping meeting shall be noticed and open to the public. If the entire planning area proposed for the sector plan is within the jurisdiction of two or more local governments, some or all of them may enter into a joint planning agreement pursuant to s. [163.3171](#) with respect to the geographic area to be subject to the sector plan, the planning issues that will be emphasized, procedures for intergovernmental coordination to address extrajurisdictional impacts, supporting application materials including data and analysis, procedures for public participation, or other issues.

(3) Sector planning encompasses two levels: adoption pursuant to s. [163.3184](#) of a long-term master plan for the entire planning area as part of the comprehensive plan, and adoption by local development order of two or more detailed specific area plans that implement the long-term master plan and within which s. [380.06](#) is waived.

(a) In addition to the other requirements of this chapter, a long-term master plan pursuant to this section must include maps, illustrations, and text supported by data and analysis to address the following:

1. A framework map that, at a minimum, generally depicts areas of urban, agricultural, rural, and conservation land use; identifies allowed uses in various parts of the planning area; specifies maximum and minimum densities and intensities of use; and provides the general framework for the development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components.
2. A general identification of the water supplies needed and available sources of water, including water resource development and water supply development projects, and water conservation measures needed to meet the projected demand of the future land uses in the long-term master plan.
3. A general identification of the transportation facilities to serve the future land uses in the long-term master plan, including guidelines to be used to establish each modal component intended to optimize mobility.
4. A general identification of other regionally significant public facilities necessary to support the future land uses, which may include central utilities provided onsite within the planning area, and policies setting forth the procedures to be used to mitigate the impacts of future land uses on public facilities.

5. A general identification of regionally significant natural resources within the planning area based on the best available data and policies setting forth the procedures for protection or conservation of specific resources consistent with the overall conservation and development strategy for the planning area.

6. General principles and guidelines addressing the urban form and the interrelationships of future land uses; the protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which shall be phased or staged in coordination with detailed specific area plans to reflect phased or staged development within the planning area; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.

7. Identification of general procedures and policies to facilitate intergovernmental coordination to address extrajurisdictional impacts from the future land uses.

A long-term master plan adopted pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan, shall specify the projected population within the planning area during the chosen planning period, and may include a phasing or staging schedule that allocates a portion of the local government's future growth to the planning area through the planning period. A long-term master plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis.

(b) In addition to the other requirements of this chapter, the detailed specific area plans shall be consistent with the long-term master plan and must include conditions and commitments that provide for:

1. Development or conservation of an area of at least 1,000 acres consistent with the long-term master plan. The local government may approve detailed specific area plans of less than 1,000 acres based on local circumstances if it is determined that the detailed specific area plan furthers the purposes of this part and part I of chapter 380.

2. Detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

3. Detailed identification of water resource development and water supply development projects and related infrastructure and water conservation measures to address water needs of development in the detailed specific area plan.

4. Detailed identification of the transportation facilities to serve the future land uses in the detailed specific area plan.

5. Detailed identification of other regionally significant public facilities, including public facilities outside the jurisdiction of the host local government, impacts of future land uses on those facilities, and required improvements consistent with the long-term master plan.

6. Public facilities necessary to serve development in the detailed specific area plan, including developer contributions in a 5-year capital improvement schedule of the affected local government.

7. Detailed analysis and identification of specific measures to ensure the protection and, as appropriate, restoration and management of lands within the boundary of the detailed specific area plan identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which easements shall be effective before or concurrent with the effective date of the detailed specific area plan and other important resources both within and outside the host jurisdiction.

8. Detailed principles and guidelines addressing the urban form and the interrelationships of future land uses; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.

9. Identification of specific procedures to facilitate intergovernmental coordination to address extrajurisdictional impacts from the detailed specific area plan.

A detailed specific area plan adopted by local development order pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan and shall specify the projected population within the specific planning area during the chosen planning period. A detailed specific area plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis. All lands identified in the long-term master plan for permanent preservation shall be subject to a recorded conservation easement consistent with s. 704.06 before or concurrent with the effective date of the final detailed specific area plan to be approved within the planning area.

(c) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Agriculture and Consumer Services, the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, and the applicable water management district regarding the design of areas for protection and conservation of regionally significant natural resources and for the protection and, as appropriate, restoration and management of lands identified for permanent preservation.

(d) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Transportation, the applicable metropolitan planning organization, and any urban transit agency regarding the location, capacity, design, and phasing or staging of major transportation facilities in the planning area.

(e) Whenever a local government issues a development order approving a detailed specific area plan, a copy of such order shall be rendered to the state land planning agency and the owner or developer of the property affected by such order, as prescribed by rules of the state land planning agency for a development order for a development of regional impact. Within 45 days after the order is rendered, the owner, the developer, or the state land planning agency may appeal the order to the Florida Land and Water Adjudicatory Commission by filing a petition alleging that the detailed specific area plan is not consistent with the comprehensive plan or with the long-term master plan adopted pursuant to this section. The appellant shall furnish a copy of the petition to the opposing party, as the case may be, and to the local government that issued the order. The filing of the petition stays the effectiveness of the order until after completion of the appeal process. However, if a development order approving a detailed specific area plan has been challenged by an aggrieved or adversely affected party in a judicial proceeding pursuant to s. 163.3215, and a party to such proceeding serves notice to the state land planning agency, the state land planning agency shall dismiss its appeal to the commission and shall have the right to intervene in the pending judicial proceeding pursuant to s. 163.3215. Proceedings for administrative review of an order approving a detailed specific area plan shall be conducted consistent with s. 380.07(6). The commission shall issue a decision granting or denying permission to develop pursuant to the long-term master plan and the standards of this part and may attach conditions or restrictions to its decisions.

(f) This subsection does not prevent preparation and approval of the sector plan and detailed specific area plan concurrently or in the same submission.

(4) Upon the long-term master plan becoming legally effective:

(a) Any long-range transportation plan developed by a metropolitan planning organization pursuant to s. 339.175(7) must be consistent, to the maximum extent feasible, with the long-term master plan, including, but not limited to, the projected population and the approved uses and densities and intensities of use and their distribution within the planning area. The transportation facilities identified in adopted plans pursuant to subparagraphs (3)(a)3. and (b)4. must be developed in coordination with the adopted M.P.O. long-range transportation plan.

(b) The water needs, sources and water resource development, and water supply development projects identified in adopted plans pursuant to subparagraphs (3)(a)2. and (b)3. shall be incorporated into the applicable district and regional water supply plans adopted in accordance with ss. 373.036 and 373.709. Accordingly, and notwithstanding the permit durations stated in s. 373.236, an applicant may request and the applicable district may issue consumptive use permits for durations commensurate with the long-term master plan or detailed specific area plan, considering the ability of the master plan area to contribute to regional water supply availability and the need to maximize reasonable-beneficial use of the water resource. The permitting criteria in s. 373.223 shall be applied based upon the projected population and the approved densities and intensities of use and their distribution in the long-term master

plan; however, the allocation of the water may be phased over the permit duration to correspond to actual projected needs. This paragraph does not supersede the public interest test set forth in s. 373.223.

(5) When a detailed specific area plan has become effective for a portion of the planning area governed by a long-term master plan adopted pursuant to this section, s. 380.06 does not apply to development within the geographic area of the detailed specific area plan. However, any development-of-regional-impact development order that is vested from the detailed specific area plan may be enforced pursuant to s. 380.11.

(a) The local government adopting the detailed specific area plan is primarily responsible for monitoring and enforcing the detailed specific area plan. Local governments may not issue any permits or approvals or provide any extensions of services to development that are not consistent with the detailed specific area plan.

(b) If the state land planning agency has reason to believe that a violation of any detailed specific area plan has occurred or is about to occur, it may institute an administrative or judicial proceeding to prevent, abate, or control the conditions or activity creating the violation, using the procedures in s. 380.11.

(c) In instituting an administrative or judicial proceeding involving a sector plan or detailed specific area plan, including a proceeding pursuant to paragraph (b), the complaining party shall comply with the requirements of s. 163.3215(4), (5), (6), and (7), except as provided by paragraph (3)(e).

(d) The detailed specific area plan shall establish a buildout date until which the approved development is not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the detailed specific area plan have occurred, that the detailed specific area plan was based on substantially inaccurate information provided by the applicant, or that the change is clearly established to be essential to the public health, safety, or welfare.

(6) Concurrent with or subsequent to review and adoption of a long-term master plan pursuant to paragraph (3)(a), an applicant may apply for master development approval pursuant to s. 380.06(21) for the entire planning area in order to establish a buildout date until which the approved uses and densities and intensities of use of the master plan are not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the master plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the master plan have occurred, that the master plan was based on substantially inaccurate information provided by the applicant, or that change is clearly established to be essential to the public health, safety, or welfare. Review of the application for master development approval shall be at a level of detail appropriate for the long-term and conceptual nature of the long-term master plan and, to the maximum extent possible, may only consider information provided in the application for a long-term master plan. Notwithstanding s. 380.06, an increment of development in such an approved master development plan must be approved by a detailed specific area plan pursuant to paragraph (3)(b) and is exempt from review pursuant to s. 380.06.

(7) A developer within an area subject to a long-term master plan that meets the requirements of paragraph (3)(a) and subsection (6) or a detailed specific area plan that meets the requirements of paragraph (3)(b) may enter into a development agreement with a local government pursuant to ss. 163.3220-163.3243. The duration of such a development agreement may be through the planning period of the long-term master plan or the detailed specific area plan, as the case may be, notwithstanding the limit on the duration of a development agreement pursuant to s. 163.3229.

(8) Any owner of property within the planning area of a proposed long-term master plan may withdraw his or her consent to the master plan at any time prior to local government adoption, and the local government shall exclude such parcels from the adopted master plan. Thereafter, the long-term master plan, any detailed specific area plan, and the exemption from development-of-regional-impact review under this section do not apply to the subject parcels. After adoption of a long-term master plan, an owner may withdraw his or her property from the master plan only with the approval of the local government by plan amendment adopted and reviewed pursuant to s. 163.3184.

(9) The adoption of a long-term master plan or a detailed specific area plan pursuant to this section does not limit

the right to continue existing agricultural or silvicultural uses or other natural resource-based operations or to establish similar new uses that are consistent with the plans approved pursuant to this section.

(10) The state land planning agency may enter into an agreement with a local government that, on or before July 1, 2011, adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres that meets the requirements for a long-term master plan in paragraph (3)(a), after notice and public hearing by the local government, and thereafter, notwithstanding s. 380.06, this part, or any planning agreement or plan policy, the large-area plan shall be implemented through detailed specific area plans that meet the requirements of paragraph (3)(b) and shall otherwise be subject to this section.

(11) Notwithstanding this section, a detailed specific area plan to implement a conceptual long-term buildout overlay, adopted by a local government and found in compliance before July 1, 2011, shall be governed by this section.

(12) Notwithstanding s. 380.06, this part, or any planning agreement or plan policy, a landowner or developer who has received approval of a master development-of-regional-impact development order pursuant to s. 380.06(21) may apply to implement this order by filing one or more applications to approve a detailed specific area plan pursuant to paragraph (3)(b).

(13) This section may not be construed to abrogate the rights of any person under this chapter.

**History.**—s. 15, ch. 98-176; s. 21, ch. 2011-34; s. 28, ch. 2011-139; s. 17, ch. 2012-5; s. 10, ch. 2012-99.

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# North Central Florida Strategic Regional Policy Plan

October 2011

This document has been prepared with financial assistance from the Florida Department of Community Affairs

North Central Florida Regional Planning Council  
2009 NW 67th Place  
Gainesville, Florida 32653-1603  
352.955.2200

Adopted May 23, 1996  
Amended August 28, 1997, February 27, 2003 and October 27, 2011





While mobile homes are of special concern, all north central Florida buildings are vulnerable to tornado damage. Few conventionally-built homes in the region have basements or underground tornado shelters due to a high water table which makes their construction impractical. None of the region's local governments require construction of tornado shelters or safe rooms for large shopping malls, schools, hospitals, or mobile home parks. The construction of safe rooms may be financially infeasible given the level of risk.

Improvements have been made to the region's tornado warning system. The National Weather Service installed Doppler weather radar at its Jacksonville and Tallahassee weather stations in 1995 as part of a nationwide modernization program. These locations provide Doppler weather radar information for all eleven north central Florida counties. Doppler radar is a significant improvement over the older weather radar system. Under the old system, meteorologists had to identify tornadoes based on certain visual patterns displayed on the radar screen. Doppler radar detects wind directions and wind velocities at a high degree of resolution within a storm. In addition to displaying radar data on a screen, Doppler radar data is fed to a computer which helps meteorologists understand the storm's dynamics. Meteorologists at the Jacksonville weather station believe Doppler radar allows the National Weather Service to issue tornado warnings ten to 15 minutes earlier than they could using the prior system. Accuracy is also increased. In June, 1995's, Hurricane Allison, the Jacksonville weather station identified 16 of the 17 tornadoes which occurred within their area of jurisdiction. According to Al Sandrick, a meteorologist stationed at the Jacksonville National Weather Service station, "We would never have imagined achieving that type of accuracy with the old radar system."

## 5. Regionally Significant Emergency Preparedness Facilities

The facilities listed in Table 3.4 are recognized as regionally significant facilities.<sup>22</sup>

**TABLE 3.4**

### **REGIONALLY SIGNIFICANT EMERGENCY PREPAREDNESS FACILITIES**

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Alachua County Emergency Operations Center
Public Emergency Shelters
NOAA Radio Stations
Weather Buoys and Similar Off-shore Weather Monitoring Equipment
Doppler Weather Radar Installations Covering the Region
Warning Sirens in Coastal Communities
Gainesville Fire Rescue Hazardous Materials Emergency Response Team

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Source: North Central Florida Regional Planning Council, 2010.

<sup>22</sup>Hurricane evacuation routes recognized as regionally significant transportation facilities are listed in Table 5.8. North central Florida regionally significant facilities and resources, as defined in Rule 27E.005, *Florida Administrative Code*, consist of Regionally Significant Emergency Preparedness Facilities identified in Table 3.4, Natural Resources of Regional Significance identified in Table 4.1, Regionally Significant Transportation Facilities identified in Table 5.8, and Regionally Significant Facilities and Resources, identified in Section VI.

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Maps of Natural Resources of Regional Significance included in the regional plan vary widely in terms of accuracy. Some coverages, such as the Suwannee River Corridor, were imported directly into the Council's computerized geographic information system from the Suwannee River Water Management District. Coverages (maps) which are directly imported from one geographic information system to another represent the most accurate coverages contained in the regional plan. However, most coverages depicted in the regional plan maps were hand-digitized by Council staff from paper maps. The Council's hand-digitized coverages vary widely in terms of detail and accuracy. While reasonably accurate for purposes of presentation in the regional plan, they should not be used as a substitute for the source maps from which they were derived.

**TABLE 4.1**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Coastal and Marine Resources	Big Bend Salt Marsh	Big Bend Salt Marsh	48,190.00
Coastal and Marine Resources	Big Bend Seagrass Beds	Big Bend Seagrass Beds	486,657.00
Coastal and Marine Resources	Florida Middle Ground	Florida Middle Ground	132,000.00
Groundwater Resources	Areas of High Recharge Potential to the Floridan Aquifer	Areas of High Recharge Potential to the Floridan Aquifer	968,600.90
Groundwater Resources	Floridan Aquifer	Floridan Aquifer	4,415,998.00
Groundwater Resources	Ichetucknee Trace	Ichetucknee Trace	10,767.00
Groundwater Resources	Sinks	Alachua Sink	1.00
Groundwater Resources	Sinks	Aucilla River Sinks	2,000.00
Groundwater Resources	Sinks	Brooks Sink	1.00
Groundwater Resources	Sinks	Clay Sink	1.00
Groundwater Resources	Sinks	Devil's Millhopper	1.00
Groundwater Resources	Sinks	O'lono Sink	1.00
Groundwater Resources	Sinks	Rose Sink	1.00
Groundwater Resources	Sinks	Saylor Sink	1.00
Groundwater Resources	Stream-to-Sink Watershed	Sinking Branch	1,596.00
Groundwater Resources	Stream-to-Sink Watershed	Cannon Creek/Columbia Rose Creek/ Clay Hole Creek	34,303.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Groundwater Resources	Stream-to-Sink Watershed	Indian Mound Swamp/ South Falling Creek/ Turkey Prairie	30,759.00
Groundwater Resources	Stream-to-Sink Watershed	Little River	35,639.00
Groundwater Resources	Stream-to-Sink Watershed	Norton Creek	9,337.00
Groundwater Resources	Stream-to-Sink Watershed	Alachua Slough/Blues Creek/Burnett Lake/Mill Creek Sink/Hammock Branch/North Alachua/Pareners Branch/Turkey Creek	41,954.00
Natural Systems	State Ecological Greenways Network	Regional Ecological Greenways Network	1,316,360.00
Planning & Resource Management Areas	Private Lands	n/a	2,640.00
Planning & Resource Management Areas	Public Lands	Aucilla River Sinks	1,097.00
Planning & Resource Management Areas	Public Lands	Austin Cary Memorial Forest	2,076.00
Planning & Resource Management Areas	Public Lands	Big Bend Coastal Tracts	70,949.00
Planning & Resource Management Areas	Public Lands	Big Gum Swamp National Wilderness Area	3,374.00
Planning & Resource Management Areas	Public Lands	Big Shoals State Forest	1,636.00
Planning & Resource Management Areas	Public Lands	Blue Springs State Forest	2,004.00
Planning & Resource Management Areas	Public Lands	Local Government Conservation Areas	16,229.00
Planning & Resource Management Areas	Public Lands	Devil's Millhopper Geologic State Park	67.00
Planning & Resource Management Areas	Public Lands	Econfina River State Park	4,389.00
Planning & Resource Management Areas	Public Lands	Gum Root Park	370.00
Planning & Resource Management Areas	Public Lands	Ichetucknee Springs State Park	2,525.00
Planning & Resource Management Areas	Public Lands	Lake Alto Preserve	672.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE (Continued)**

Map Layer	Classification	Name	Acreage
Planning & Resource Management Areas	Public Lands	Lochloosa Wildlife Conservation Area	10,352.00
Planning & Resource Management Areas	Public Lands	Lower Suwannee River National Wildlife Refuge	28,634.00
Planning & Resource Management Areas	Public Lands	Okefenokee National Wildlife Refuge	0.00
Planning & Resource Management Areas	Public Lands	O'leno State Park	1,720.00
Planning & Resource Management Areas	Public Lands	Osceola National Forest	109,247.00
Planning & Resource Management Areas	Public Lands	Paynes Prairie Preserve State Park	21,657.00
Planning & Resource Management Areas	Public Lands	Peacock Springs Conservation Area	1,115.00
Planning & Resource Management Areas	Public Lands	River Rise State Preserve	4,480.00
Planning & Resource Management Areas	Public Lands	St. Marks National Wildlife Refuge	1284.00
Planning & Resource Management Areas	Public Lands	San Felasco Hammock State Preserve	7,129.00
Planning & Resource Management Areas	Public Lands	Santa Fe Swamp Conservation Area	7,403.00
Planning & Resource Management Areas	Public Lands	Steven Foster State Folk Cultural Center	895.00
Planning & Resource Management Areas	Public Lands	Suwannee River State Park	1,994.00
Planning & Resource Management Areas	Public Lands	Upper Alapaha Conservation Area	2,245.00
Planning & Resource Management Areas	Public Lands	Water Management District Easements	93,064.00
Planning & Resource Management Areas	Public Lands	Water Management District Lands	153,756.47
Planning & Resource Management Areas	Surface Water Improvement Management Waterbodies	Alapaha River	218.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

<b>Map Layer</b>	<b>Classification</b>	<b>Name</b>	<b>Acreage</b>
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Alligator Lake	968.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Aucilla River	509.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Econfina River	212.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Fenholloway River	212.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Hampton Lake	816.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lake Alto	548.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lake Crosby	534.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lochloosa Lake	5,629.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lake Rowell	357.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lake Sampson	2,013.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Lake Santa Fe	4,211.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Little Santa Fe Lake	1,096.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	New River	182.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Newnans Lake	6,019.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Olustee Creek	121.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Orange Lake	9,533.00
<b>Planning &amp; Resource Management Areas</b>	Surface Water Improvement Management Waterbodies	Santa Fe River	836.40

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Planning & Resource Management Areas	Surface Water Improvement Management Waterbodies	Steinhatchee River	170.00
Planning & Resource Management Areas	Surface Water Improvement Management Waterbodies	Suwannee River	3,764.00
Planning & Resource Management Areas	Surface Water Improvement Management Waterbodies	Withlacoochee River	376.00
Surface Water Systems	Fresh Water Wetlands	Bee Haven Bay	7,125.00
Surface Water Systems	Fresh Water Wetlands	California Swamp	21,786.00
Surface Water Systems	Fresh Water Wetlands	Dixie County Coastal Fresh Water Wetlands	155,642.00
Surface Water Systems	Fresh Water Wetlands	Gum Root Swamp	1,448.00
Surface Water Systems	Fresh Water Wetlands	Hixtown Swamp	10,289.00
Surface Water Systems	Fresh Water Wetlands	Lake Alto Swamp	1,405.00
Surface Water Systems	Fresh Water Wetlands	Lochloosa Forest	28,451.00
Surface Water Systems	Fresh Water Wetlands	Mallory Swamp	210,399.00
Surface Water Systems	Fresh Water Wetlands	Osceola National Forest/Pinhook Swamp	184,350.00
Surface Water Systems	Fresh Water Wetlands	Paynes Prairie	21,657.00
Surface Water Systems	Fresh Water Wetlands	San Pedro Bay	305,375.00
Surface Water Systems	Fresh Water Wetlands	Santa Fe Swamp	7,403.00
Surface Water Systems	Fresh Water Wetlands	Spring Warrior Swamp	16,039.00
Surface Water Systems	Fresh Water Wetlands	Taylor County Coastal Fresh Water Wetlands	51,731.00
Surface Water Systems	Fresh Water Wetlands	Tide Swamp	15,236.00
Surface Water Systems	Fresh Water Wetlands	Wacassassa Flats	61,653.00
Surface Water Systems	Lakes	Alligator Lake	968.00
Surface Water Systems	Lakes	Lake Butler	436.00
Surface Water Systems	Lakes	Lake Geneva	57.76
Surface Water Systems	Lakes	Lake Sampson	2,013.00
Surface Water Systems	Lakes	Lake Santa Fe	4,211.00
Surface Water Systems	Lakes	Little Santa Fe Lake	1,096.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Surface Water Systems	Lakes	Lochloosa Lake	5,629.00
Surface Water Systems	Lakes	Newnans Lake	6,019.00
Surface Water Systems	Lakes	Orange Lake	9,533.00
Surface Water Systems	Lakes	Watermelon Pond	989.00
Surface Water Systems	River Corridors	Alapaha River	9,069.00
Surface Water Systems	River Corridors	Aucilla River	4,059.00
Surface Water Systems	River Corridors	Cross Creek	530.00
Surface Water Systems	River Corridors	Econfina River	11,743.00
Surface Water Systems	River Corridors	Ichetucknee River	451.00
Surface Water Systems	River Corridors	Prairie Creek	873.00
Surface Water Systems	River Corridors	River Styx	1,772.00
Surface Water Systems	River Corridors	Santa Fe River	17,868.00
Surface Water Systems	River Corridors	Steinhatchee River	8,983.00
Surface Water Systems	River Corridors	Suwannee River	133,924.00
Surface Water Systems	River Corridors	Withlacoochee River	12,880.00
Surface Water Systems	Springs	ALA112971	1.00
Surface Water Systems	Springs	ALA930971	1.00
Surface Water Systems	Springs	ALA930972	1.00
Surface Water Systems	Springs	Alapaha Rise	1.00
Surface Water Systems	Springs	Allen Mill Pond	1.00
Surface Water Systems	Springs	Anderson Spring	1.00
Surface Water Systems	Springs	Bathtub	1.00
Surface Water Systems	Springs	Blue Hole	1.00
Surface Water Systems	Springs	Blue Sink	1.00
Surface Water Systems	Springs	Blue Spring Near Mayo	1.00
Surface Water Systems	Springs	Bonnet	1.00
Surface Water Systems	Springs	Branford Spring	1.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Surface Water Systems	Springs	Cedar Head	1.00
Surface Water Systems	Springs	Charles Spring	1.00
Surface Water Systems	Springs	COL61981	1.00
Surface Water Systems	Springs	COL928972	1.00
Surface Water Systems	Springs	COL930971	1.00
Surface Water Systems	Springs	COL1012971	1.00
Surface Water Systems	Springs	COL101974	1.00
Surface Water Systems	Springs	Columbia Spring	1.00
Surface Water Systems	Springs	Copper Spring	1.00
Surface Water Systems	Springs	Darby	1.00
Surface Water Systems	Springs	Devil's Ear	1.00
Surface Water Systems	Springs	Devil's Eye Spring	1.00
Surface Water Systems	Springs	DIX625993	1.00
Surface Water Systems	Springs	Dogwood	1.00
Surface Water Systems	Springs	Ellaville Spring	1.00
Surface Water Systems	Springs	Falmouth Spring	1.00
Surface Water Systems	Springs	GIL84971	1.00
Surface Water Systems	Springs	GIL94972	1.00
Surface Water Systems	Springs	GIL107971	1.00
Surface Water Systems	Springs	GIL107972	1.00
Surface Water Systems	Springs	GIL729971	1.00
Surface Water Systems	Springs	GIL1012971	1.00
Surface Water Systems	Springs	GIL1012973	1.00
Surface Water Systems	Springs	Ginnie Spring	1.00
Surface Water Systems	Springs	Grassy Hole	1.00
Surface Water Systems	Springs	Guaranto Spring	1.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Surface Water Systems	Springs	HAM610981	1.00
Surface Water Systems	Springs	HAM610982	1.00
Surface Water Systems	Springs	HAM610983	1.00
Surface Water Systems	Springs	HAM610984	1.00
Surface Water Systems	Springs	HAM612981	1.00
Surface Water Systems	Springs	HAM1023971	1.00
Surface Water Systems	Springs	HAM1023974	1.00
Surface Water Systems	Springs	Hart Spring	1.00
Surface Water Systems	Springs	Holton Spring	1.00
Surface Water Systems	Springs	Hornsby Spring	1.00
Surface Water Systems	Springs	ICH001C1	1.00
Surface Water Systems	Springs	ICH001C2	1.00
Surface Water Systems	Springs	ICH001C3	1.00
Surface Water Systems	Springs	ICH001C4	1.00
Surface Water Systems	Springs	ICH001C5	1.00
Surface Water Systems	Springs	ICH001C6	1.00
Surface Water Systems	Springs	ICH001C7	1.00
Surface Water Systems	Springs	ICH001C8	1.00
Surface Water Systems	Springs	Ichetucknee Spring	1.00
Surface Water Systems	Springs	July Spring	1.00
Surface Water Systems	Springs	LAF718971	1.00
Surface Water Systems	Springs	LAF718972	1.00
Surface Water Systems	Springs	LAF924971	1.00
Surface Water Systems	Springs	LAF929973	1.00
Surface Water Systems	Springs	Lilly Spring	1.00
Surface Water Systems	Springs	Lime	1.00

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**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Surface Water Systems	Springs	Lime Run Sink	1.00
Surface Water Systems	Springs	Little River Spring	1.00
Surface Water Systems	Springs	MAD610982	1.00
Surface Water Systems	Springs	MAD612981	1.00
Surface Water Systems	Springs	MAD612982	1.00
Surface Water Systems	Springs	MAD922977	1.00
Surface Water Systems	Springs	Mearson Spring	1.00
Surface Water Systems	Springs	Mill Pond	1.00
Surface Water Systems	Springs	Mission	1.00
Surface Water Systems	Springs	Morgan's Spring	1.00
Surface Water Systems	Springs	Nutall Rise	1.00
Surface Water Systems	Springs	Orange Grove	1.00
Surface Water Systems	Springs	Otter Spring	1.00
Surface Water Systems	Springs	Owens Spring	1.00
Surface Water Systems	Springs	Peacock Springs	1.00
Surface Water Systems	Springs	Perry	1.00
Surface Water Systems	Springs	Pickard	1.00
Surface Water Systems	Springs	Poe Spring	1.00
Surface Water Systems	Springs	Pot	1.00
Surface Water Systems	Springs	Pothole	1.00
Surface Water Systems	Springs	Rock Bluff Spring	1.00
Surface Water Systems	Springs	Rock Sink	1.00
Surface Water Systems	Springs	Rum Island	1.00
Surface Water Systems	Springs	Running Spring	1.00
Surface Water Systems	Springs	Ruth Spring	1.00
Surface Water Systems	Springs	Santa Fe Blue Spring	1.00

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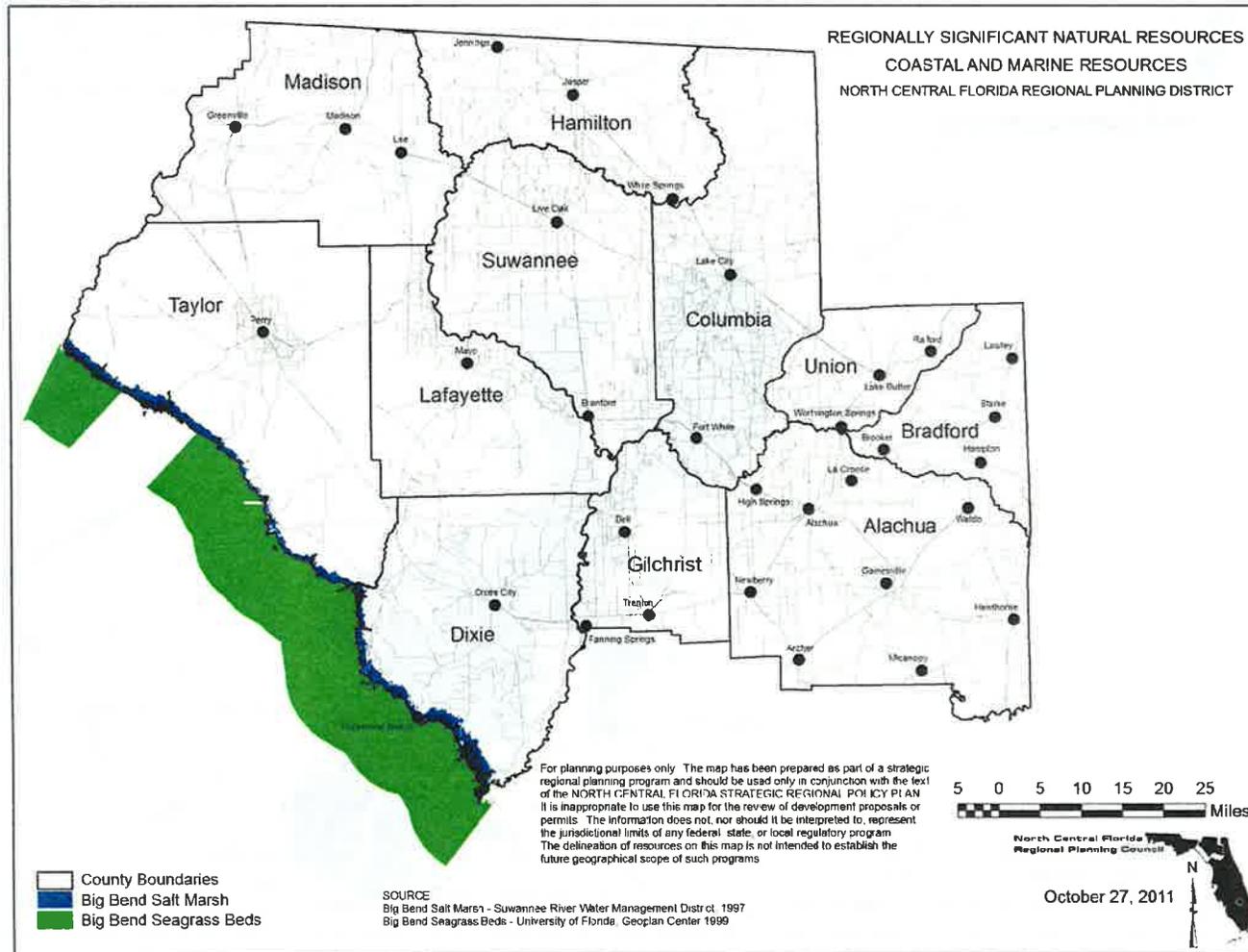
**TABLE 4.1 (Continued)**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**

Map Layer	Classification	Name	Acreage
Surface Water Systems	Springs	Santa Fe Rise	1.00
Surface Water Systems	Springs	Shingle	1.00
Surface Water Systems	Springs	Steinhatchee Rise	1.00
Surface Water Systems	Springs	Sunbeam	1.00
Surface Water Systems	Springs	SUW107971	1.00
Surface Water Systems	Springs	SUW923973	1.00
Surface Water Systems	Springs	SUW925971	1.00
Surface Water Systems	Springs	SUW1017972	1.00
Surface Water Systems	Springs	Suwanacoochee Spring	1.00
Surface Water Systems	Springs	Suwannee Spring	1.00
Surface Water Systems	Springs	Suwannee Blue Spring	1.00
Surface Water Systems	Springs	TAY625992	1.00
Surface Water Systems	Springs	TAY730991	1.00
Surface Water Systems	Springs	Telford Spring	1.00
Surface Water Systems	Springs	Trail Spring	1.00
Surface Water Systems	Springs	Troy Spring	1.00
Surface Water Systems	Springs	Turtle Spring	1.00
Surface Water Systems	Springs	Twin	1.00
Surface Water Systems	Springs	White Spring	1.00
Surface Water Systems	Springs	Wilson	1.00
Surface Water Systems	Springs	Withlacoochee Blue Spring	1.00

n/a = Not Applicable. An identification name or number is not provided as the natural resource is either located beyond the jurisdiction of the region, covers the entire region, or is adequately identified on the associated map without the need of a map identification name/number.

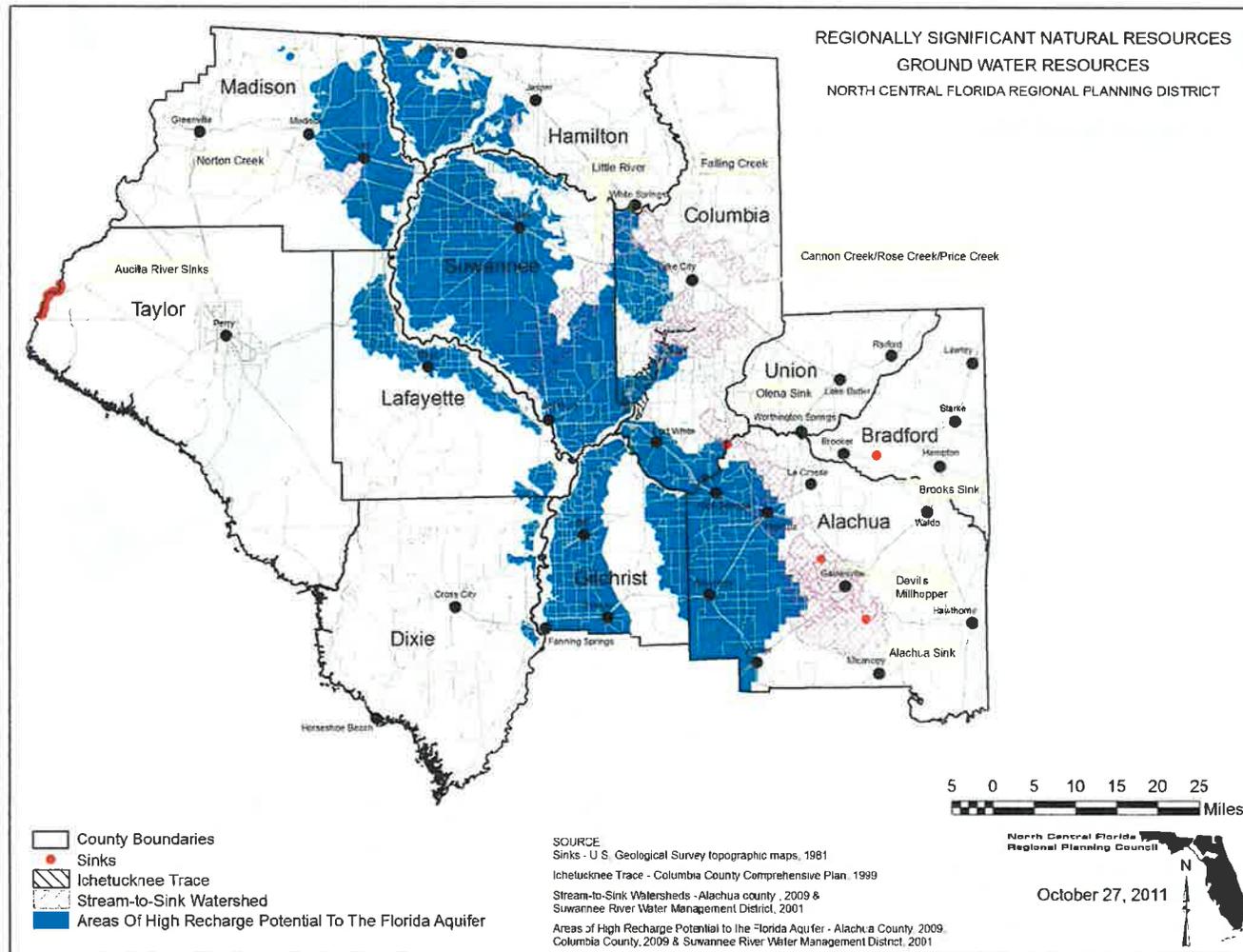
Source: North Central Florida Regional Planning Council, 2009.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



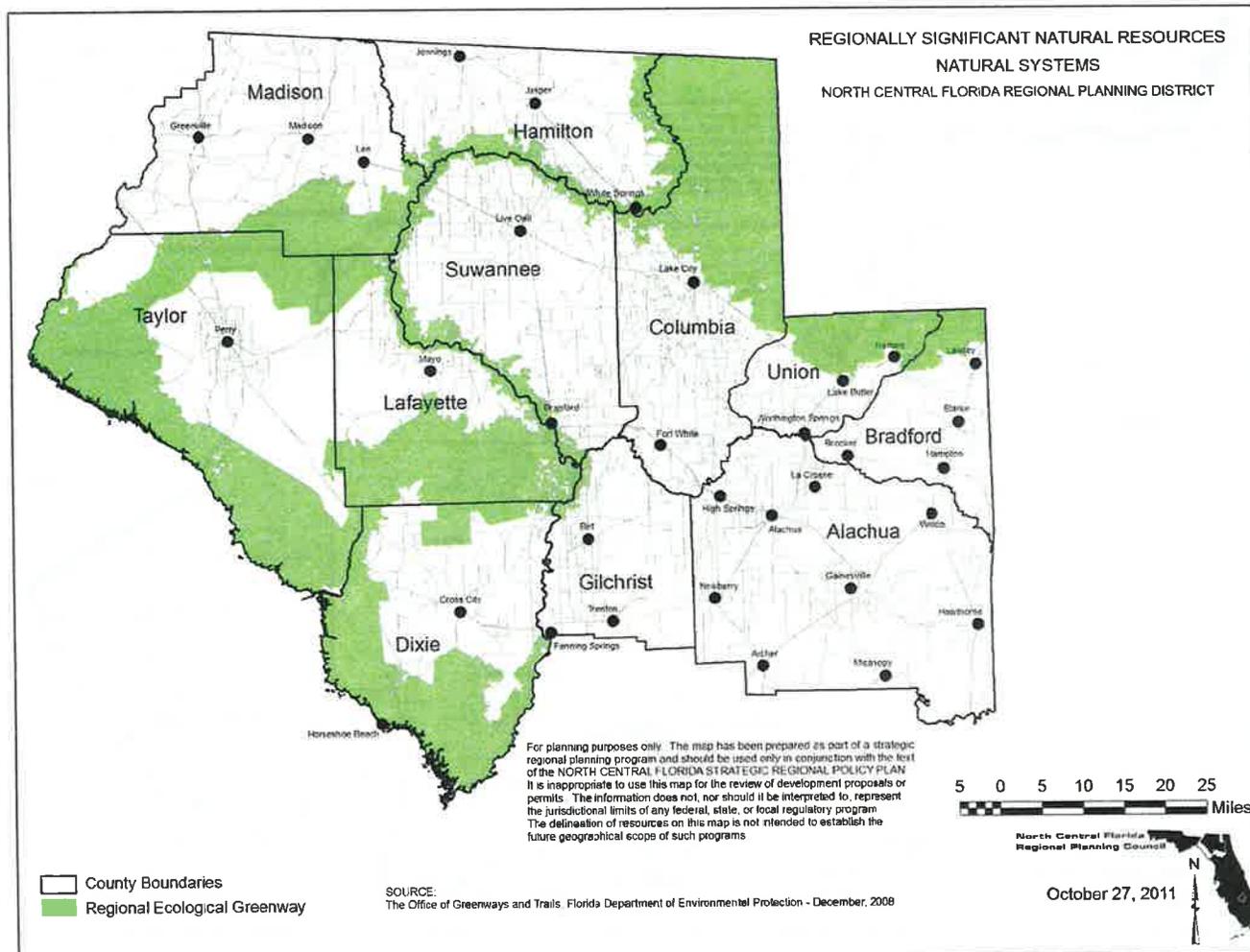
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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



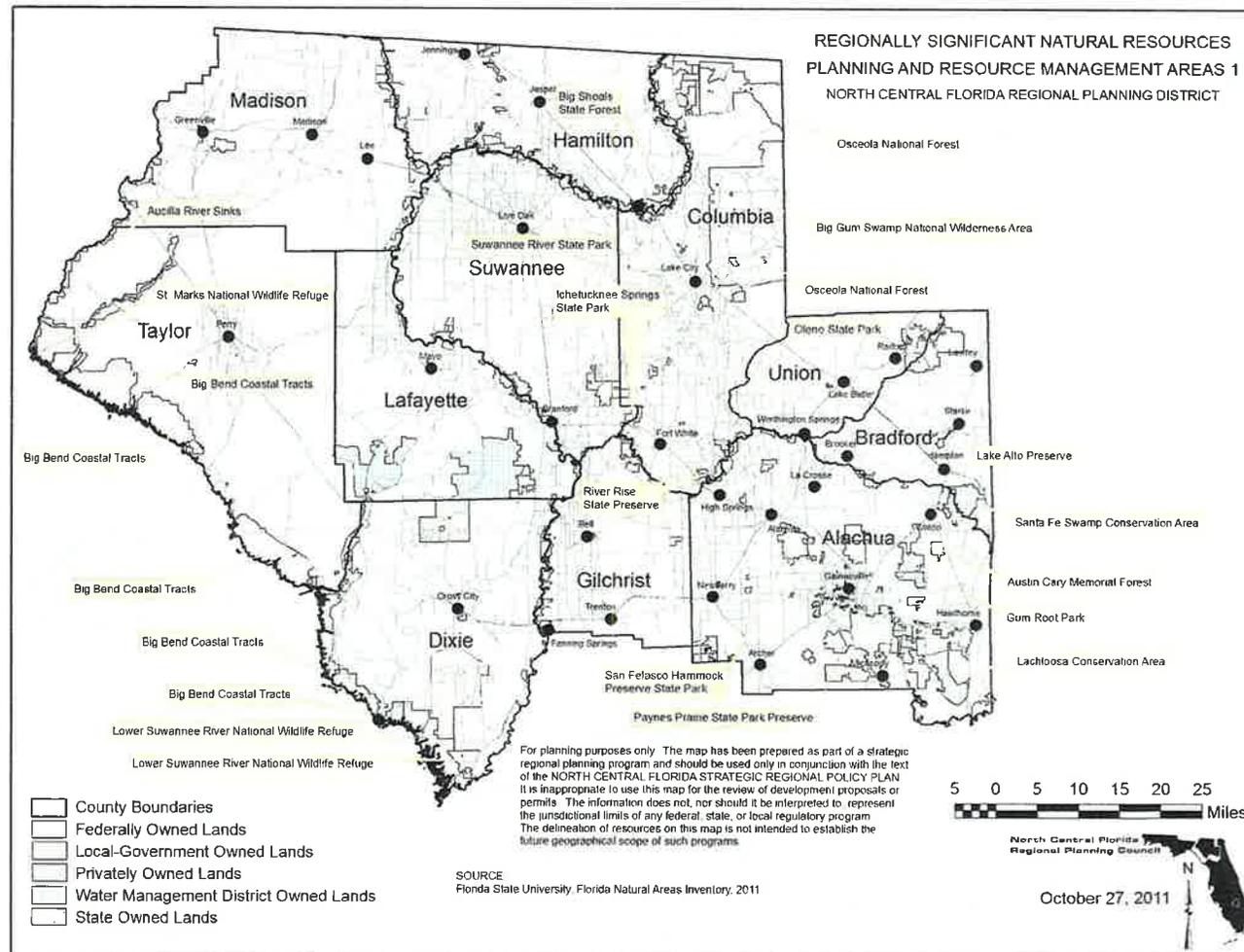
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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



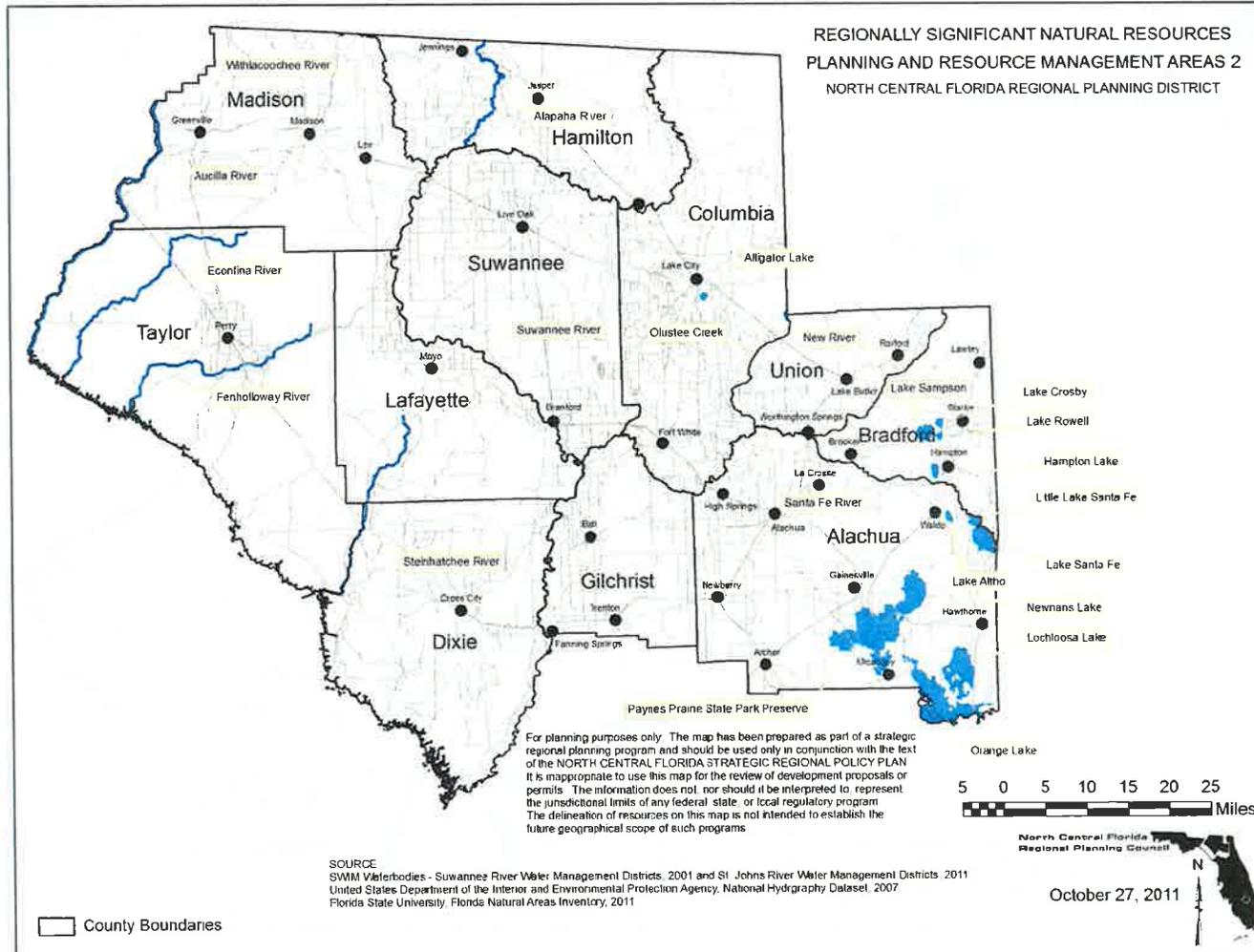
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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



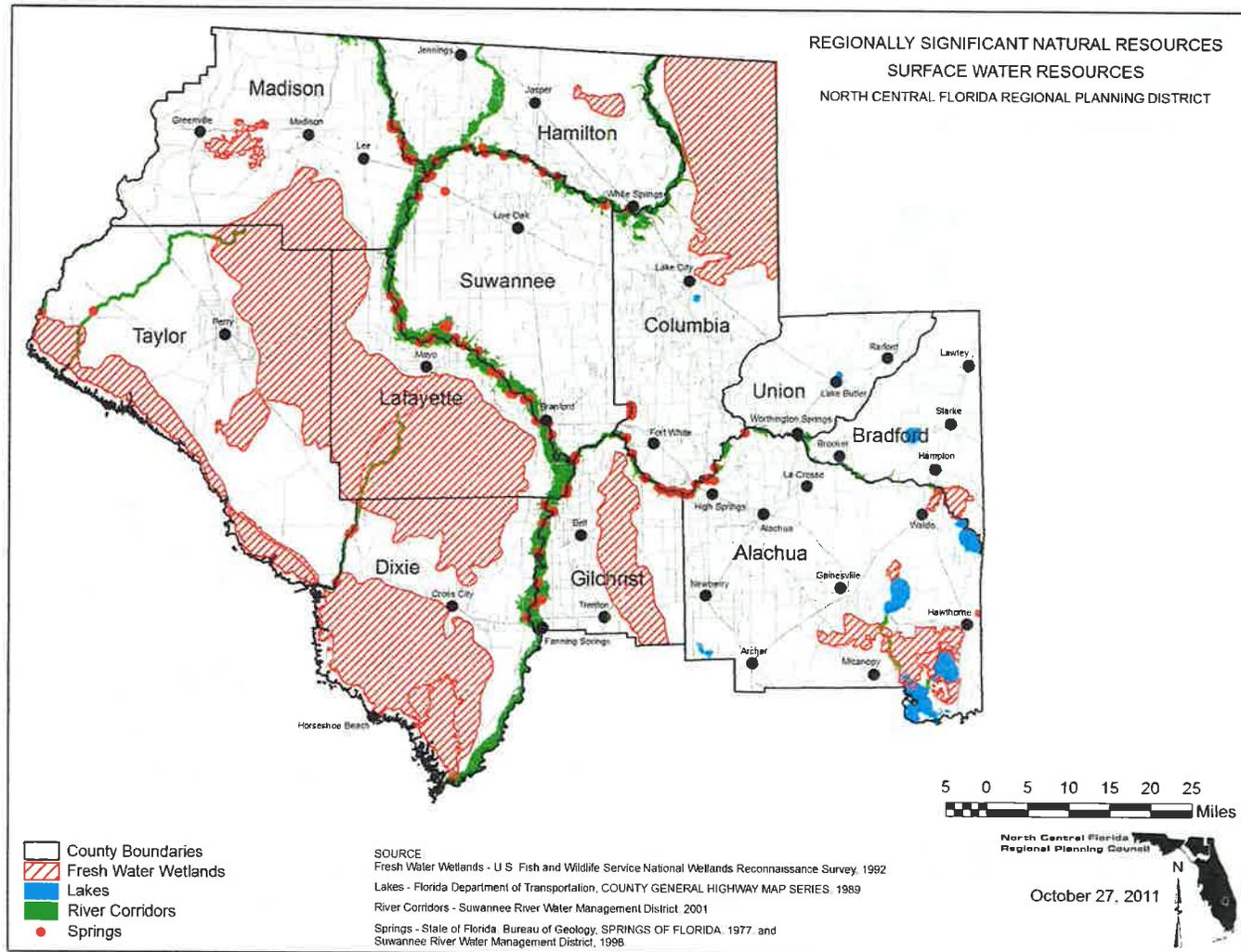
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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



### 3. Regionally Significant Transportation Facilities

Regionally significant transportation facilities are those facilities used to provide transportation between cities located both within and outside the region and other specially designated facilities. They include one airport, two interstate highways, nine U.S. highways, 25 state roads, and four public transit service providers.<sup>7</sup>

**TABLE 5.9**

**REGIONALLY SIGNIFICANT TRANSPORTATION FACILITIES**

Type	Name	Description	Length (miles)
<b>Airport</b>	Gainesville Regional Airport	Gainesville	n/a
<b>Public Transit Service Provider</b>	A & A Transit	Designated coordinated community transportation provider for Union County	n/a
<b>Public Transit Service Provider</b>	MV Transportation	Designated coordinated community transportation provider for Alachua County	n/a
<b>Public Transit Service Provider</b>	Big Bend Transit, Inc.	Designated coordinated community transportation provider for Madison and Taylor counties	n/a
<b>Public Transit Service Provider</b>	Gainesville Regional Transit System	Fixed-route public transit service provider for Gainesville and nearby urbanized, unincorporated Alachua County	n/a
<b>Public Transit Service Provider</b>	Suwannee Valley Transit Authority	Designated coordinated community transportation provider for Columbia, Hamilton, and Suwannee counties	n/a
<b>Public Transit Service Provider</b>	Suwannee River Economic Council	Designated coordinated community transportation provider for Bradford, Dixie, Gilchrist and Lafayette counties	n/a
<b>Regional Road Network - Interstate Highways</b>	I-75	From Hamilton County line at the Georgia border to the Alachua County/Marion County line (SIS)	96

<sup>7</sup> North central Florida regionally significant facilities and resources, as defined in Rule 27E.005, Florida Administrative Code, consist of Regionally Significant Emergency Preparedness Facilities identified in Table 3.2, Natural Resources of Regional Significance identified in Table 4.1, Regionally Significant Transportation Facilities identified in Table 5.8, and Regionally Significant Facilities and Resources, identified in Section VI.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



**TABLE 5.9 (Continued)**  
**REGIONALLY SIGNIFICANT TRANSPORTATION FACILITIES**

Type	Name	Description	Length (miles)
<b>Regional Road Network - Interstate Highways</b>	I-10	From the Madison County/Jefferson County line to the Columbia County/Baker County line (SIS)	80.5
<b>Regional Road Network - State Road</b>	SR 2	From Columbia Co. - Georgia border to Columbia Co. - Baker Co. line	1.0
<b>Regional Road Network - State Road</b>	SR 6	From I-10 to U.S. 41	1.5
<b>Regional Road Network - State Road</b>	SR 10A	From US 90 to US 90	4.0
<b>Regional Road Network - State Road</b>	SR 14	From I-10 to SR 53	5.5
<b>Regional Road Network - State Road</b>	SR 18	From SR 121 to SR 231	4.5
<b>Regional Road Network - State Road</b>	SR 20	From SR 26 to Alachua Co. - Putnam Co. line (SIS)	18.0
<b>Regional Road Network - State Road</b>	SR 21	From Putnam Co. Line to Clay Co. line	3.6
<b>Regional Road Network - State Road</b>	SR 24	Levy Co. - Alachua County line to US 441	17.0
<b>Regional Road Network - State Road</b>	SR 24	From SR 26 to SR 120 (SIS)	1.6
<b>Regional Road Network - State Road</b>	SR 24	From SR 120 to US 301	12.4
<b>Regional Road Network - State Road</b>	SR 26	From US 19/98 to I-75(SIS)	34.5
<b>Regional Road Network - State Road</b>	SR 26	From I-75 to U.S. Highway 301 (SIS)	18.6
<b>Regional Road Network - State Road</b>	SR 26	From U.S. Highway 301 to Alachua Co. - Putnam County line (SIS)	5.5

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



**TABLE 5.9 (Continued)**

**REGIONALLY SIGNIFICANT TRANSPORTATION FACILITIES**

Type	Name	Description	Length (miles)
Regional Road Network - State Road	SR 26A	From SR 26 to SR 26	2.0
Regional Road Network - State Road	SR 47	From US 441 to US 129	41.0
Regional Road Network - State Road	SR 51	From US 129 to terminus in unincorporated community of Steinhatchee	53.0
Regional Road Network - State Road	SR 53	From Madison Co. - Georgia border to I-10	19.0
Regional Road Network - State Road	SR 100	From US 90 to US 301(SIS)	35.4
Regional Road Network - State Road	SR 100	From US 90 to Bradford Co. - Clay Co. line (SIS)	10.6
Regional Road Network - State Road	SR 120	From US 441 to Greyhound Bus Station	1.1
Regional Road Network - State Road	SR 120	From Greyhound Bus Station to SR 24 (SIS)	1.4
Regional Road Network - State Road	SR 121	From Union Co. - Baker Co. line to Alachua Co. - Levy Co. line	60.0
Regional Road Network - State Road	SR 145	From Madison Co. - Georgia border to SR 53	16.0
Regional Road Network - State Road	SR 222	From I-75 to entrance to Gainesville Regional Airport (SIS)	10.5
Regional Road Network - State Road	SR 222	From entrance to Gainesville Regional Airport to SR 26	4.1
Regional Road Network - State Road	SR 226	From SR 24 to SR 331	2.3
Regional Road Network - State Road	SR 231	From Fl. Dept. of Corrections Lake Butler Receiving and Medical Center to SR 121	3.0

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



**TABLE 5.9 (Continued)**  
**REGIONALLY SIGNIFICANT TRANSPORTATION FACILITIES**

Type	Name	Description	Length (miles)
Regional Road Network - State Road	SR 235	From US 441 to SR 121	21.2
Regional Road Network - State Road	SR 238	From US 441 to SR 100	15.0
Regional Road Network - State Road	SR 247	From US 129 to US 90	15.5
Regional Road Network - State Road	SR 329	From SR 20 to SR 331	4.0
Regional Road Network - State Road	SR 331	From I-75 to SR 20 (SIS)	6.0
Regional Road Network - State Road	SR 349	From US 27 to US 19/98	24.5
Regional Road Network - U.S. Highway	US 19	From Madison Co. - Jefferson Co. line to Gilchrist Co. - Levy Co. line (SIS)	82.0
Regional Road Network - U.S. Highway	US 27	From Madison Co. - Jefferson Co. line to Alachua Co. - Levy Co. line	96.0
Regional Road Network - U.S. Highway	US 41	From Hamilton Co. - Georgia border to I-10	37.0
Regional Road Network - U.S. Highways	US 41	From I-10 to U.S. 90 (SIS)	4.5
Regional Road Network - U.S. Highway	US 90	From Jefferson Co. - Madison Co. line to U.S. 41	80.0
Regional Road Network - U.S. Highway	US 90	From U.S. 41 to SR 100 (SIS)	2.1
Regional Road Network - U.S. Highway	US 90	From SR 100 to Columbia Co. - Baker County line	8.9
Regional Road Network - U.S. Highway	US 98	From Taylor Co. - Jefferson Co. line to intersection with US 19 at Perry	27.5
Regional Road Network - U.S. Highway	US 129	From Hamilton Co. - Georgia border to Gilchrist Co. - Levy Co. line	78.0

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



**TABLE 5.9 (Continued)**  
**REGIONALLY SIGNIFICANT TRANSPORTATION FACILITIES**

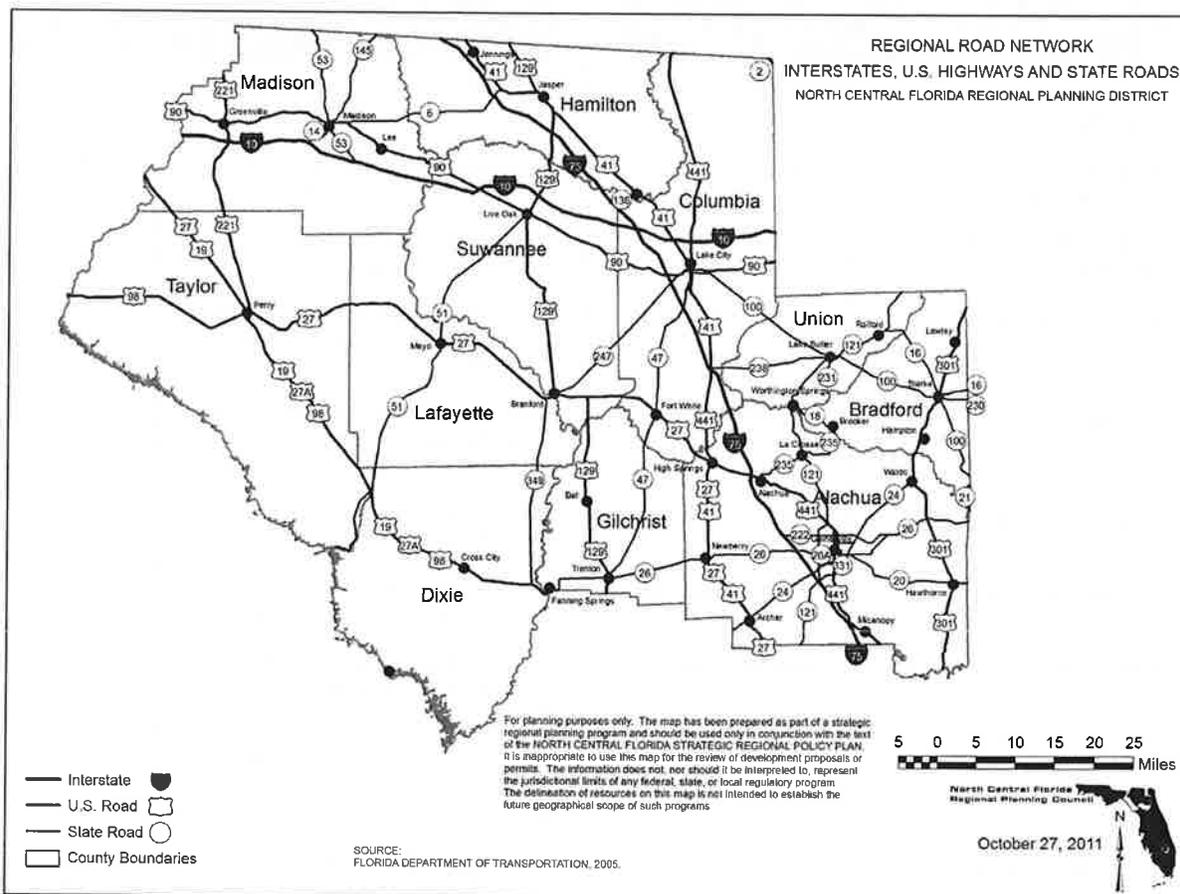
Type	Name	Description	Length (miles)
<b>Regional Road Network - U.S. Highway</b>	US 221	From Madison Co. - Jefferson Co. line to Perry	32.7
<b>Regional Road Network - U.S. Highway</b>	US 301	From Bradford Co. - Clay Co. line to Alachua Co. - Marion Co. line (SIS)	50.5
<b>Regional Road Network - U.S. Highway</b>	US 441	From Columbia Co. - Georgia border to Alachua Co. - Marion Co. line	69.5
<b>Regional Rail Line</b>	CSX Transportation	From Jefferson County - Madison County line to the Columbia County - Baker County line	85.1
<b>Regional Rail Line</b>	CSX Transportation	From Bradford County - Alachua County line to the Alachua County - Marion County line	33.4
<b>Regional Rail Line</b>	CSX Transportation	From Bradford County - Alachua County line to the City of Newberry	24.2
<b>Regional Rail Line</b>	CSX Transportation	From the City of Hawthorne to the Alachua County - Putnam County line	2.1
<b>Regional Rail Line</b>	CSX Transportation	From Alachua County - Bradford County line to the Bradford County - Clay County line	19.5
<b>Regional Rail Line</b>	CSX Transportation	From Alachua County - Bradford County line to the Bradford County - Clay County line	20.4
<b>Regional Rail Line</b>	CSX Transportation	From the City of Gainesville to the Bradford County - Alachua County line in the City of Newberry	12.4
<b>Regional Rail Line</b>	Florida Northern Railroad	From western Alachua County terminus to the Alachua County - Levy County line	21.7
<b>Regional Rail Line</b>	Georgia and Florida Railnet	From Georgia State line - Madison County line to the City of Perry	48.2
<b>Regional Rail Line</b>	Norfolk Southern	From Georgia State line - Columbia County line to the City of Lake City	47.8

Source: North Central Florida Regional Planning Council, May 2010.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



**ILLUSTRATION 5.1  
NORTH CENTRAL FLORIDA REGIONAL ROAD NETWORK  
GAINESVILLE REGIONAL AIRPORT**



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Gainesville Regional Airport provides commercial air carrier service to north central Florida. The airport is a state-designated Strategic Intermodal System facility. The Gainesville Airport Authority oversees all aspects of airport operations. The Authority is composed of nine members, five of whom are appointed by the City of Gainesville, one by the Alachua County Commission, and three by the Governor.

The airport is serviced by two major airlines and three smaller shuttle/commuter airlines. Along with providing service to north central Florida, it also serves nearby Marion, Levy, and neighboring counties to the south and east of the region. Other major airports providing air service to the region are Jacksonville International Airport, Tallahassee Municipal Airport, Tampa International Airport, and Orlando International Airport.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



## Chapter VI: Regionally Significant Facilities and Resources

Regionally Significant Facilities and Resources are those facilities and resources identified by the Council as being of regional importance and meets one or more of the following criteria: (1) its uniqueness, function, benefit, service delivery area, or importance is identified as being of regional concern; (2) a facility or resource that requires the participation or involvement of two or more governmental entities to ensure proper and efficient management; or (3) a facility or resource that meets either criteria in 1 or 2 above and is defined to be of state or regional concern or importance in state or federal laws or rules of state or regional agencies adopted pursuant to Chapter 120, Florida Statutes.<sup>1</sup>

Facilities recognized by the North Central Florida Strategic Regional Policy Plan as regionally significant facilities and resources not addressed elsewhere are comprised of cultural facilities, educational institutions, electric power generation stations, hospitals, landfills, military facilities, and state prisons.

Cultural Facilities recognized as regional facilities are those which are either owned or funded (at least in part) by the state or provide cultural opportunities to residents of multiple local jurisdictions.

Educational institutions recognized as regional facilities are those which provide either two or four year college degrees or technical training to residents of multiple local jurisdictions.

Electrical power facilities recognized as regional facilities are those facilities which provide electrical power to multiple local government jurisdictions.

Florida Greenways recognized as regional facilities are those greenways which have been formally recognized as such by the Florida Greenways Commission.

Hospitals recognized as regional facilities are those facilities which provide medical services to residents of multiple local government jurisdictions.

Landfills recognized as regional facilities are those facilities which provide solid waste disposal services to multiple local government jurisdictions.

State prisons are recognized as regional facilities as they hold prisoners whose place of residence is from outside the region. They also represent a significant source of employment for north central Florida residents. Since the majority of prisoners housed in north central Florida prisons are from outside the region, state prisons are considered to be a basic industry for north central Florida.

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<sup>1</sup>North central Florida regionally significant facilities and resources, as defined in Rule 27E.005, Florida Administrative Code, consist of Regionally Significant Emergency Preparedness Facilities identified in Table 3.2, Natural Resources of Regional Significance identified in Table 4.1, Regionally Significant Transportation Facilities identified in Table 5.9, and Regionally Significant Facilities and Resources, identified in Section VI.



## **A. Cultural Facilities**

Center for Performing Arts  
Florida State Museum  
Florida Trail  
Forest Capital Museum  
Hippodrome State Theater  
Marjorie Kinnan Rawlings State Historical Site  
Samuel P. Harn Art Museum  
Stephen Foster State Folk Culture Center

## **B. Educational Institutions**

Bradford-Union County Vocational Technical Center  
Lake City Community College  
North Florida Junior College  
Santa Fe College  
Suwannee-Hamilton Vocational Technical Center  
Taylor Technical Institute  
University of Florida

## **C. Electric Power Facilities**

Electric Power Generating Stations  
Electric Transmission Lines of 500 KVA  
Electric Transmission Lines of Lesser Voltage That Serve Multi-County Jurisdictions  
Electric Substations to Support Above-Referenced Transmission Line Facilities

## **D. Florida Greenways**

Aucilla River (Madison and Taylor Counties)  
Big Bend Saltwater Paddling Trail (Dixie and Taylor Counties)  
Florida National Scenic Trail (Columbia County)  
Pinhook Swamp Purchase Unit (Columbia County)  
Devils Millhopper State Geological Park (Alachua County)  
Dudley Farm Historic State Park (Alachua County)  
Econfina River State Park (Taylor County)  
Fanning Springs State Park (Gilchrist County)  
Ichetucknee Springs State Park (Columbia and Suwannee Counties)  
Nature Coast Trail State Park (Gilchrist and Dixie Counties)  
O'Leno State Park (Columbia County)  
Peacock Springs State Park (Columbia County)  
River Rise Preserve State Park (Columbia County)  
Stephen Foster State Culture Center Segment (Hamilton County)  
Suwannee River State Park (Hamilton, Madison and Suwannee Counties)  
Suwannee River State Park Segment (Suwannee County)  
Troy Springs State Park (Suwannee County)  
Withlacoochee River (North) (Hamilton and Madison Counties)

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



## **E. Historical Facilities**

All districts, buildings, and sites listed in the National Register of Historic Places  
All pre-historic sites listed in the Florida Master Site File

## **F. Hospitals**

North Florida Regional Medical Center, Gainesville  
Shands Hospitals in Alachua County  
Veterans Administration Hospital, Gainesville  
Veterans Administration Hospital, Lake City

## **G. Landfills**

New River Solid Waste Management Association (Baker, Bradford, & Union counties)  
Suwannee Valley Solid Waste Management Association (Dixie, Jefferson, Madison, & Taylor counties)

## **H. Natural Gas Transmission Lines**

Natural Gas Transmission Lines

## **I. Military Facilities**

Camp Blanding

## **J. State Prisons**

Columbia Correctional Institution, Columbia County  
Columbia Correction Institution Annex, Columbia County  
Cross City Correctional Institution, Dixie County  
Florida State Prison, Bradford County  
Florida State Prison, West Unit, Bradford County  
Gainesville Community Correctional Center, Alachua County  
Hamilton Correctional Institution, Hamilton County  
Hamilton Correctional Institution Annex, Hamilton County  
Lake Butler Reception and Medical Center, Union County  
Lake City Community Correctional Facility, Columbia County  
Lancaster Correctional Institution, Gilchrist County  
Lawtey Correctional Institute, Bradford County  
Madison Correctional Institution, Madison County  
Mayo Correctional Institution, Lafayette County  
New River Correctional Institution, Bradford County  
New River "O" Unit, Bradford County  
Reception and Medical Center, Main Unit, Union County  
Reception and Medical Center, West Unit, Union County  
Suwannee Correction Institution, Suwannee County  
Taylor Correction Institution, Taylor County  
Taylor Correction Institution Annex, Taylor County  
Union Correctional Institution, Union County

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011

