LAFAYETTE COUNTY

COMPREHENSIVE PLAN

Adopted
August 12, 1991 by Ordinance No. 91-5

Amended
November 17, 1992 by Ordinance No.92-3A
February 13, 1995 by Ordinance No. 94-3
July 22, 1996 by Ordinance No. 96-8
August 26, 1996, by Ordinance No. 96-11
September 27, 1999 by Ordinance No. 99-9
January 27, 2003 by Ordinance No. 2003-01
November 28, 2005, by Ordinance No. 2005-10
March 26, 2007, by Ordinance No. 2007-02
December 8, 2008, by Ordinance No. 2008-11
January 26, 2009, by Ordinance No. 2009-01
July 28, 2014 by Ordinance No. 2014-02

LAFAYETTE COUNTY

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
Board of County Commissioners

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
352.955.2200

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COMPREHENSIVE PLAN
TABLE OF CONTENTS

Page

INTRODUCTION v

I FUTURE LAND USE ELEMENT
Introduction I-1
Goal, Objectives and Policies I-1
Objectives and Policies for Urban Development Areas I-1
Objectives and Policies for Rural Areas I-7
Objectives and Policies for Both Urban Development and Rural Areas I-11
Suwannee River System 100 Year Floodplain Special Planning Area I-19

II TRANSPORTATION ELEMENT
Introduction II-1
Goal, Objectives and Policies II-1
Transportation Level of Service Table II-2

III HOUSING ELEMENT
Introduction III-1
Goal, Objectives and Policies III-1

IV SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT
Introduction IV-1
Goals, Objectives and Policies IV-1
Sanitary Sewer Facility Subelement IV-1
Solid Waste Facility Subelement IV-3
Drainage Facility Subelement IV-3
Potable Water Facility Subelement IV-5
Natural Groundwater Aquifer Recharge Subelement IV-6

V CONSERVATION ELEMENT
Introduction V-1
Goal, Objectives and Policies V-1

VI RECREATION AND OPEN SPACE ELEMENT
Introduction VI-1
Goal, Objectives and Policies VI-1

VII INTERGOVERNMENTAL COORDINATION ELEMENT
Introduction VII-1
Goal, Objectives and Policies VII-1

VIII CAPITAL IMPROVEMENTS ELEMENT
Introduction VIII-1
Goal, Objectives and Policies VIII-1
Table VIII-1 Five Year Schedule of Improvements VIII-10
Procedures for Monitoring and Evaluation of Capital Improvements Element VIII-11
Concurrency Management System VIII-12
Concurrency Determination Procedures VIII-14
Certificate of Concurrency Compliance VIII-17

TABLE OF CONTENTS continued **Page**

IX PUBLIC SCHOOL FACILITIES ELEMENT
Introduction IX-1
Goals, Objectives and Policies IX-1
Goal IX.1 ..... IX-1
Goal IX.2 ..... IX-6
Public School Facilities Appendix A - Illustrations
Illustration A-I IX-9
Illustration A-II IX-10
Illustration A-III IX-11
Illustration A-IV IX-12
Illustration A-V IX-13
Illustration A-VI IX-14
Illustration A-VII IX-15
Public School Facilities Appendix B - Definitions IX-16

APPENDIX A – FUTURE LAND USE PLAN MAP SERIES AND ILLUSTRATIONS

LIST OF ILLUSTRATIONS AND LEGENDS Page

A-I Future Land Use Plan Map 2024 (Under Separate Cover) A-2
A-II Historic Resources A-3
Legend for Historic Resources A-4
A-III Waterwells A-6
Legend for Waterwells A-7
A-IV Rivers and Lakes A-8
Legend for River and Lakes A-9
A-V Flood Prone Areas A-10
A-VI Wetlands A-11
A-VII Minerals A-12
A-VIII Soil Associations A-14
Legend for Soil Associations A-15
A-IX Future Traffic Circulation 2024 ..... A-16
A-IXa Emergency Evacuation Routes 2024 ..... A-17
A-IXb Bicycle and Pedestrian Facilities 2024 ..... A-18
A-X Community Potable Water Wellfield Protection Area A-19
A-XI High Groundwater Aquifer Recharge Areas A-20
A-XIIa Regionally Significant Natural Resources, Groundwater Resources A-21
A-XIIb Regionally Significant Natural Resources, Natural Systems A-22
A-XIIc Regionally Significant Natural Resources,
Planning and Resource Management Areas 1 ..... A-23
A-XIId Regionally Significant Natural Resources,
Planning and Resource Management Areas 2 ..... A-24
A-XIIe Regionally Significant Natural Resources, Surface Water Resources A-25

INTRODUCTION

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

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

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

This comprehensive planning process involves essentially four basic steps:

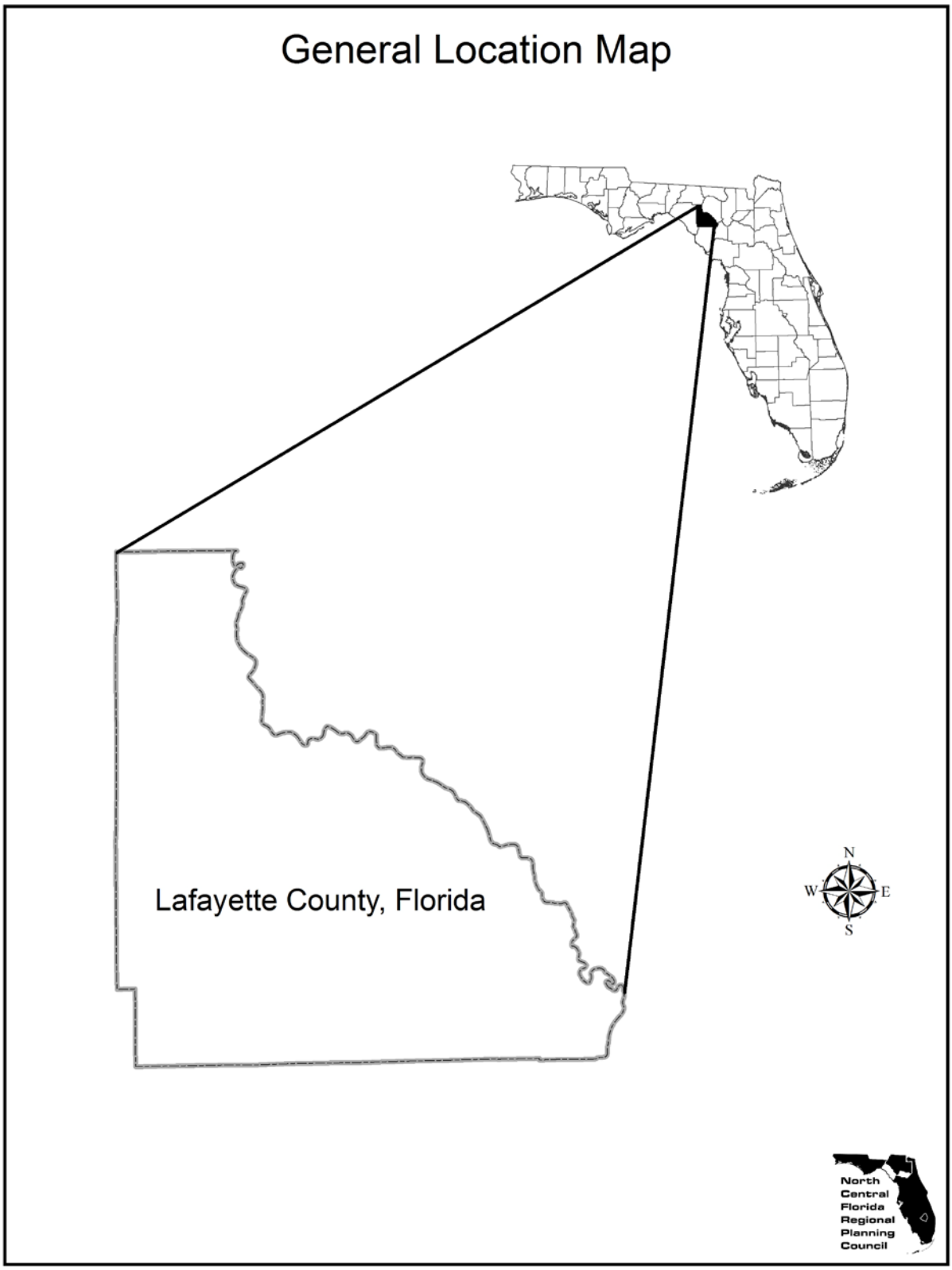
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area;
2. The formulation of goals for future growth and development;
3. The development of objectives and policies guided by the goals; and
4. The implementation of the Comprehensive Plan.

Step (1) was accomplished through the preparation of the Data and Analysis document which, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, provided a basis for the formulation of the Comprehensive Plan. Steps (2) and (3) are the essence of the Comprehensive Plan and are contained within this document entitled Plan Elements. Step (4) is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act and by the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 525.48 square miles or 336,310 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by Madison County, on the east by Suwannee and Gilchrist Counties, on the south by Dixie County and on the west by Taylor County as shown on the following location map. The Suwannee River forms a boundary on the east.

The central portion of the County contains the County seat which is the Town of Mayo containing 1,237 persons in 2010 which accounts for 13.94 percent of the County's total population.


General Location Map
Lafayette County, Florida
N
W
E
S
North
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Regional
Planning
Council

I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

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

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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas 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 5 percent of the total acreage within the County.
Policy I.1.1	The County shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads 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 2024 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 comparability with uses inside and outside the proposed development to minimize impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).

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

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

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, public uses consisting of public buildings and grounds and other public facilities, (including sewer facilities, prisons, solid waste facilities, drainage facilities and potable water facilities, public health facilities, and educational uses; public uses shall be limited to .25 floor area ratio and explosives (manufacturing or storage), solid waste landfills and collection facilities (not including hazardous or biochemical waste disposal, storage or treatment facilities), resource based manufacturing such as bottled water plants, and industrial uses which process agricultural or silvicultural products may be approved by the Board of County Commissioners upon a legislative finding that such use will further the goals, objectives and policies of the Comprehensive Plan and will meet or exceed the criteria found in the Land Development Regulations for such development after site plan review and approval. However, no development which could pose an immediate threat to public health, safety or welfare, such as an ammunition plant or explosives manufacturer, may be sited within 1,000 feet of any existing residence or existing structure used to house farm animals or used in the production of agricultural products such as milk or meat.

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

Agriculture-3 Less than or equal to 1 dwelling unit per 5 acres

However, within the Agriculture-3 land use category, dwelling units may be clustered on smaller lots with no lots being less than 1 acre provided the site is developed as a Planned Residential Development, an overall density of 1 dwelling unit per 5 acres is maintained on site and lots shall have a length to width ratio no greater than 3 to 1 as follows:

1. The development shall maintain the following undeveloped area requirements;

    a. For a Planned Residential Development with lots greater than 2 acres, but less than 5 acres, 60 percent of the total development shall be undeveloped area.

    b. For Planned Residential Developments which are partially located within Environmentally Sensitive Areas, the amount of undeveloped area shall be a minimum of 50 percent of the total development area only if all lots to be developed are located outside of such Environmentally Sensitive Area. Otherwise, the overall development shall maintain 60 percent of the total development in undeveloped area.

2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;

3. The development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;

4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;

6. The development shall have direct access to a paved road; and

7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

PUBLIC LAND USES

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

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

CONSERVATION LAND USES

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

Conservation uses shall be limited to public access, native vegetative community restoration, residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities), and private land which have had the development rights restricted voluntarily by the land owner and which the land owner has requested designation as conservation on the Future Land Use Map.

ENVIRONMENTALLY SENSITIVE AREAS LAND USES

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

Lands classified as environmentally sensitive are not preservation or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted as provided in the silviculture policy contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, 2000 are uses which contribute significantly to the County economy and shall be permitted. The environmentally sensitive classification will also allow the continued use of mining sites if the site is in full compliance with all applicable permits at the time of the initial adoption of the Comprehensive Plan and has obtained appropriate permits from state and federal regulatory agencies which permit the continuation of the mining. Land uses permitted within lands classified as environmentally sensitive may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated September 29, 2006, which are located in the Suwannee River Corridor, and shall conform with the following densities:

Environmentally Sensitive Area-2	Less than or equal to 1 dwelling unit per 10 acres

Agriculture and silvicultural activities shall be allowed subject to best management practices being conducted as provided in the silviculture policy contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, 2000;

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

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground; and

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and

RECREATION LAND USES

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

RESIDENTIAL LAND USES

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density, within the designated urban development areas as defined within this Comprehensive Plan. In addition, public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications and public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications.

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

Residential low density	shall be limited to a density of less than or equal to 1.0 dwelling unit per acre;
Residential moderate density	shall be limited to a density of less than or equal to 2.0 dwelling units per acre;
Residential medium density	shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and

Residential high density	shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

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.

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

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, truck stops and automobile service stations, may be approved as special exceptions or special permits; and

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

Policy I.1.7 The County shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.8 The County shall require the development of public, private and charter school sites to be consistent with the following standards:

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

OBJECTIVES AND POLICIES FOR RURAL AREAS

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

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

Policy I.2.1 The County shall permit agricultural, 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.

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

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, public uses consisting of public buildings and grounds and other public facilities, (including sewer facilities, prisons, solid waste facilities, drainage facilities and potable water facilities, public health facilities, and educational uses; public uses shall be limited to .25 floor area ratio and explosives (manufacturing or storage), solid waste landfills and collection facilities (not including hazardous or biochemical waste disposal, storage or treatment facilities), resource based manufacturing such as bottled water plants, and industrial uses which process agricultural or silvicultural products may be approved by the Board of County Commissioners upon a legislative finding that such use will further the goals, objectives and policies of the Comprehensive Plan and will meet or exceed the criteria found in the Land Development Regulations for such development after site plan review and approval. However, no development which could pose an immediate threat to public health, safety or welfare, such as an ammunition plant or explosives manufacturer, may be sited within 1,000 feet of any existing residence or existing structure used to house farm animals or used in the production of agricultural products such as milk or meat.

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

Agriculture-1	Less than or equal to 1 dwelling unit per 40 acres.
Agriculture-2	Less than or equal to 1 dwelling unit per 10 acres
Agriculture-3	Less than or equal to 1 dwelling unit per 5 acres;

However, within the Agriculture-3 land use category, dwelling units may be clustered on smaller lots with no lots being less than 1 acre provided the site is developed as a Planned Residential Development, an overall density of 1 dwelling unit per 5 acres is maintained on site and lots shall have a length to width ratio no greater than 3 to 1, as follows:

1. The development shall maintain the following undeveloped area requirements;

    a. For a Planned Residential Development with lots greater than 2 acres, but less than 5 acres, 60 percent of the total development shall be undeveloped area.
    b. For Planned Residential Developments which are partially located within Environmentally Sensitive Areas, the amount of undeveloped area shall be a minimum of 50 percent of the total development area only if all lots to be developed are located outside of such Environmentally Sensitive Area. Otherwise, the overall development shall maintain 60 percent of the total development in undeveloped area.

2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;

3. The development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;

4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;

6. The development shall have direct access to a paved road; and

7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

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

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

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

Conservation uses shall be limited to public access, native vegetative community restoration, residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities), and private lands which have had the development rights restricted voluntarily by the land owner and which the land owner has requested designation as conservation on the Future Land Use Map.

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

Lands classified as environmentally sensitive are not preservation areas, or conservation areas, but are lands capable of making a significant contribution to the economy of the County. Agriculture and silviculture activities, conducted as provided in the silviculture policy contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008, are uses which contribute significantly to the County economy and shall be permitted. Land uses permitted within lands classified as environmentally sensitive may be required to provide mitigating measures to protect the natural functions of these areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated September 29, 2006, which are located in the Suwannee River Corridor, shall conform with the following densities:

Environmentally Sensitive-2	Less than or equal to 1 dwelling unit per 10 acres

Agriculture and silvicultural activities shall be allowed subject to best management practices being conducted as provided in the silviculture policy contained within the Conservation Element of this Comprehensive Plan and the Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008;

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

In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground;

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;

2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;

3. The development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;

4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses.

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

Policy I.2.3 Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Policy I.2.4 The County may permit the location of resource-based activities, such as bottled water manufacturers, or activities which may be a threat to public safety, such as ammunition manufacturers in rural areas, based upon the submission of a site and development plan approved by the Board of County Commissioners.

Policy I.2.5 In conjunction with the scheduled Evaluation and Appraisal Report of the Comprehensive Plan, any public or industrial use that has been cited as an allowed use within those areas designated Agriculture on the Future Land Use Plan Map, shall be included within a plan amendment to amend the Future Land Use Plan Map to designate these sites Public or Industrial land use classification.

OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet shall be required along the affected rear and/or side yards of the site which abuts lands within a residential land use category.

Policy I.3.1 The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the County.

Policy I.3.2 The County shall include an agricultural services district and an ability to provide small scale retail service establishments within the agricultural services district, which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Agricultural services district activities are not shown on the Future Land Use Plan Map; rather these commercial activities will be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Agricultural services activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, child care centers and similar uses compatible neighborhood commercial uses may be allowed as special permits and be subject to an intensity of .25 floor area ratio.

2. Agricultural services activities shall be located within one-quarter mile of an intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road;

3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet within an agricultural services district;

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building within an agricultural services district; and

5. Agricultural services uses shall be limited to an intensity of .25 floor area ratio.

Policy I.3.3 The County shall require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).

Policy I.3.4 The County shall include provisions for drainage, which implement the level of service standard policies contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy I.3.5 The County shall maximize the conservation and protection of open space, by requiring that minimum percentages of Planned Residential Developments sites shall be set aside as undeveloped area as provided within the land use classification and standards for density and intensity policies contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.3.6 National Flood Insurance Program requirements shall apply to all development within the areas of special flood hazard, floodways, and areas of shallow flooding.

Policy I.3.7 Convenient on site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual. In addition, the County shall require off street parking to be provided for residential, commercial and industrial uses based upon intensity of use. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size plus a 5 foot access aisle.

Policy I.3.8 The County shall limit the intensity of development by requiring that the length of lots less than 5 acres in size does not exceed 4 times the width of lots, for the location of dwelling units within all land use categories which permit dwelling units, except as provided in the land use classification and standards for density and intensity policies contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.3.9 The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

OBJECTIVE I.4 The County shall continue to identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based on the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing.

Policy I.4.1 The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.5 The County shall continue to work towards the elimination or reduction of uses inconsistent with the County's character and future land uses, through establishing such inconsistent uses as non-conformities.

Policy I.5.1 The County hereby establishes the following provisions for nonconforming; structures and uses of land or structures:

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months;

2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure.

Policy I.5.2 The County hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the County prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.

4. Presumptive vesting for density only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:

    a. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and

    b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.6 The County shall continue to utilize a historic preservation agency to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.6.1 The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be updated annually by the County Historic Preservation Agency.

Policy I.6.2 The County shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

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

OBJECTIVE I.7 The County shall continue to enforce regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions.

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

Policy I.7.1 The County shall continue to protect community potable water supply wells restricting uses within the 500 foot area designated by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 except local traffic serving facilities within the wellfield protection area.

Policy I.7.2 The County shall prohibit the location of any structure within a wetland, except permitted structures such as docks, piers, walkways, roads, bridges, culverts and fences.

Policy I.7.3	The County shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health, (in particular, abandoned wells shall be closed in accordance with Chapter 40B-3, Florida Administrative Code; and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all High Groundwater Aquifer Recharge Areas.
Policy I.7.4	The County shall include stormwater management and land use design provisions which minimize the direct surface run-off into all surface water bodies and especially the following springs: Allen Mill Pond Spring, Blue Spring, Fletcher Spring, Mearson Spring, Owens Spring, Ruth Spring, Troy Spring and Turtle Spring.
OBJECTIVE I.8	The County shall continue to coordinate all Future Land Use Plan Map amendments with local, state and regional organizations and agencies to assist the County with the identification of any potential impacts to regional resources which may be caused by the development, to regional resources identified in the Suwannee River Regional Resource Planning and Management Plan prepared pursuant to Chapter 380, Florida Statutes.
Policy I.8.1	The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.
OBJECTIVE I.9	The County shall request assistance from the Water Management District, with the review of subdivision plat construction plans of all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.
Policy. I.9.1	The County shall include a provision which require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the County.
OBJECTIVE I.10	The County shall continue to regulate the location of development consistent with United States Department of Interior Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service, Soil Section, Soil Survey for the County.
Policy I.10.1	The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.
OBJECTIVE I.11	The County shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.11.1 The County shall maintain procedures for the review of proposed development to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.

OBJECTIVE I.12 The County shall maintain innovative planned residential development regulations. The purpose of the Planned Residential Development regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to:

1. Encourage the development of land as planned residential developments;
2. Encourage flexible and creative concepts of site planning;
3. Preserve the natural amenities of the land by encouraging scenic and function open areas;
4. Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements;
5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
6. Provide a stable environmental character compatible with surrounding areas.

Policy I.12.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain minimum provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Plan Element and ensure the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.13 The County shall continue to require the location of the following essential services, electrical transmission lines, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the Board of County Commissioners. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and cable television lines shall be exempt from any County approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering the approval of electrical transmission lines, and radio, telecommunications and television antennas and towers:

1. The exposure to power-frequency electric fields shall not exceed 2 Kv/m at the edge of the right-of-way. The exposure to power-frequency magnetic fields shall not exceed 200 Mg for 500 Kv single circuit, 250 Mg for 500 Kv double circuit, and 150 Mg for 230 Kv, measured at the edge of the right-of-way, or with Rule 17-814 Florida Administrative Code, whichever is least restrictive.
2. Radio and telecommunication towers shall maintain the rated self-collapsing distance from any structure with is used as a residence or which is used by humans on a daily basis.

Policy I.13.2 The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

SUWANNEE RIVER SYSTEM 100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

OVERALL GOAL	To protect and maintain the natural functions of the Suwannee River system (defined as the 100-year floodplain of the Suwannee River in the County) including floodwater storage and conveyance, water quality assurance, and fish and wildlife habitat, while allowing for the appropriate use and development of the land.
OBJECTIVE S.1	To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue to coordinate provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
Policy S.1.1	The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.
Policy S.1.2	The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception and special permit hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.
Policy S.1.3	The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
OBJECTIVE S.2	The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
Policy S.2.1	The County shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

Policy S.2.2	The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. The width of such buffering shall be established using criteria within the land development regulations. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
Policy S.2.3	The County shall participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
Policy S.2.4	The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
Policy S.2.5	The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.
OBJECTIVE S.3	The County shall continue to regulate land use types, densities, and intensities for all lands within the 100-year floodplain of the Suwannee River system and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue nonconforming uses, and bring nonconforming structures into compliance within the floodplain.
Policy S.3.1	The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
Policy S.3.2	The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated September 29, 2006, of the Suwannee River system, which are located outside of the designated urban development areas shall have a minimum lot size of 10 acres and all lots shall have a length to width ratio of no greater than 3 to 1 provided that dwelling units may be clustered on smaller lots with no lot being less than 5 acres if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site in accordance with the criteria listed in the land use classification policy of the Future Land Use Element of this Comprehensive Plan. In addition, the County shall permit normal silvicultural activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and non-intensive agricultural activities, which are appropriate for soil conditions, but shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), silvicultural site conversion (change from wetland to upland species), non-residential uses such as industrial activities and commercial uses within these areas (with the

exception of water dependent commercial uses and resource-based activities, such as campgrounds of less than 100 campsites may be allowed as special exceptions or special permits, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground). All uses not prohibited by this policy or other Suwannee River system regulation shall be allowed.

Policy S.3.3 The County shall contain provisions and schedules which require the vacating or replatting of unimproved, undeveloped subdivisions where such lots of record within the 100-year floodplain of the Suwannee River system do not meet the minimum lot area requirements based upon density standards established in the County's Comprehensive Plan and land development regulations.

Policy S.3.4 The County shall require a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Suwannee River be maintained for all single-family residential uses. Other land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Suwannee River Water Management District. Exception may be made for the provision of reasonable access to the river, resource based recreational uses and silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan. A minimum undisturbed, vegetated buffer of 50 feet shall be required around all other streams tributary to the Suwannee River system.

OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.

Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.

Policy S.4.2 The County shall require all habitable structures be elevated no less than one foot above the 100-year flood elevation, provided that any such structures located in the floodway of the Suwannee River system shall be elevated without the use of fill materials.

Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

II

TRANSPORTATION ELEMENT

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II

TRANSPORTATION ELEMENT

INTRODUCTION

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

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

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

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1	The County shall maintain a safe, convenient and efficient level of service standard for all roadways.
Policy II.1.1	Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27 (from County west boundary to C.R. 320)	2-U	Principal Arterial	Highway Rural	D
2	U.S. 27 (from C.R. 320 to Mayo west limits)	2-U	Principal Arterial	Highway Rural	D
3	U.S. 27 (from Mayo east limits to S.R. 349)	2-U	Principal Arterial	Highway Rural	D
4	U.S. 27 (from S.R. 349 to County east boundary)	2-U	Principal Arterial	Highway Rural	D
5	S.R. 51 (from County south boundary to Mayo south limits)	2-U	Minor Arterial	Highway Rural	D
6	S.R. 51 (from Mayo north limits to County north boundary)	2-U	Minor Arterial	Highway Rural	D
7	C.R. 357 (from S.R. 51 to County south boundary)	2-U	Minor Collector	Rural	D
8	C.R. 531 (from County north boundary to U.S. 27)	2-U	Major Collector	Rural	D
9	C.R. 53 (from U.S. 27 west to U.S. 27 west of the Town of Mayo)	2-U	Major Collector	Rural	D
10	C.R. 53 (from U.S. 27 west of the Town of Mayo to S.R. 51)	2-U	Major Collector	Rural	D
11	C.R. 250 (from S.R. 53 to County east boundary)	2-U	Major Collector	Rural	D
12	C.R. 348C (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
13	C.R. 348B (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
14	C.R. 348 (from U.S. 27 to C.R. 53)	2-U	Minor Collector	Rural	D
15	C.R. 348A/251B (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
16	C.R. 251 (from County north boundary to U.S. 27)	2-U	Minor Collector	Rural	D
17	C.R. 350 (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D
18	C.R. 350A (from C.R. 350 to C.R. 53)	2-U	Minor Collector	Rural	D
19	C.R. 251/251A (from C.R. 53 to Mayo west limits)	2-U	Minor Collector	Rural	D
20	C.R. 251 (from 251A to U.S. 27)	2-U	Minor Collector	Rural	D
21	C.R. 251 (from C.R. 355 to C.R. 354)	2-U	Minor Collector	Rural	D
22	C.R. 354C (from C.R. 354 to U.S. 27)	2-U	Minor Collector	Rural	D
23	C.R. 354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
24	C.R. 355 (from Mayo east limits to C.R. 355A)	2-U	Minor Collector	Rural	D
25	C.R. 355/355A/354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
26	C.R. 354 (from C.R. 355 to U.S. 27)	2-U	Major Collector	Rural	D
27	C.R. 251 (south of U.S. 27)	2-U	Minor Collector	Rural	D
28	C.R. 251 (north of U.S. 27 from U.S. 27 to the Suwannee River)	2-U	Minor Collector	Rural	D
29	C.R. 475 (from U.S. 27 to S.R. 349)	2-U	Minor Collector	Rural	D
30	S.R. 349 (from U.S. 27 to County south boundary)	2-U	Minor Arterial	Highway Rural	D
31	C.R. 342 (from S.R. 349 to C.R. 138)	2-U	Minor Collector	Rural	D
32	C.R. 138/342 (from County east boundary to S.R. 349)	2-U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
33	C.R. 138A (from C.R. 138 to Suwannee River)	2-U	Minor Collector	Rural	D

U - Undivided Roadway

Policy II.1.2 The County shall continue to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the 2 access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size, plus a 5 foot wide access aisle. The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

Policy II.1.4 The County shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.5 In accordance with Section 163.3180(5)(h)3.c., Florida Statutes, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

OBJECTIVE II.2	The County shall-continue to require that all transportation system improvements be consistent with the land uses shown on the Future Land Use Plan Map by limiting higher density land use locations to collector and arterial roads.
Policy II.2.1	The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement is not consistent with the provisions of the Future Land Use Plan Map.
Policy II.2.2	The County shall coordinate the transportation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
OBJECTIVE II.3	The County shall continue to coordinate its transportation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
Policy II.3.1	The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
OBJECTIVE II.4	The County shall continue to provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways to be provided for by either the developer or purchased as additional right-of-way.
Policy II.4.1	The County shall continue to require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way. Such additional rights-of-way shall be provided by the developer of the land as part of the development review approval process or shall be purchased by the agency improving the roadway.
Policy II.4.2	Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
Policy II.4.3	Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
Policy II.4.4	Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.

Policy II.4.5	Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
Policy II.4.6	Adequate corner clearance shall be maintained at crossroad intersections with arterials.
Policy II.4.7	The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
Policy II.4.8	The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

III

HOUSING ELEMENT

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III

HOUSING ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future County residents. The data collected for this plan element and analysis of this data contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This plan element of the County's Comprehensive Plan establishes a guide for the County to follow in addressing the housing needs of the incorporated area. The Housing Element addresses the main goal for housing within the County through the year 2024, as well as, measurable objectives which are established to meet the County's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

HOUSING GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE COUNTY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

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

1. Moderate Income Person - 120% of the median income;
2. Low Income Person - 80% of the median income;
3. Very Low Income Person - 50% of the median income.
4. Extremely Low Income Person - 30 percent of the median income.

Non-owner occupied units should be reserved for low or very low income or extremely low households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30 percent of the total monthly income. In addition, the County will conduct an affordable housing needs assessment.

Policy III.1.1 The County shall include, as part of its adopted citizen participation plan, a provision to ensure that representatives of the local, private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.

Policy III.1.2 The County shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. In addition, government subsidized housing shall be prohibited within areas subject to the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map.

OBJECTIVE III.2 The County shall continue to promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards and in addition, the County shall continue to rehabilitate substandard dwelling units.

Policy III.2.1 The County, to address the quality of housing and stabilization of neighborhoods, shall continue to include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings based upon the following criteria:

1. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
2. Every dwelling unit shall have both a cold water and hot water supply;
3. Every dwelling unit shall have heating facilities;
4. Every habitable room shall have a window or skylight; and
5. All exterior walls and roofs shall be structurally sound and free of defects.

Policy III.2.2 The County shall include historic sites and structures preservation regulations which address the identification and improvement of historically significant housing and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.

OBJECTIVE III.3 The County shall continue to make available site opportunities for extremely low-, very low, low and moderate income families and mobile homes through the Future Land Use Element in order to provide adequate sites for extremely low-, very low-, low- and moderate-income households, address the creation and/or preservation of affordable housing, and address adequate sites and the distribution of housing types. The County shall use the resources of the State Housing Initiatives Partnership and Community Development Block Grant programs to address these needs.

Policy III.3.1 The County's Local Planning Agency shall address the creation and/or preservation of affordable housing for extremely low-, very low, low- and moderate-income persons through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.

Policy III.3.2 The County shall address adequate sites and distribution of housing types.

OBJECTIVE III.4 The County shall continue to facilitate the provision of group homes such as Long-Term Residential Care facilities (LTRC) or foster care facilities, as licensed or funded by the Florida Department of Children and Families, and Adult Congregate Living Facilities (ACLF) as licensed by the Agency for Health Care Administration, within residential areas or areas of residential character.

Policy III.4.1 The County shall continue to permit homes of six or fewer residents, in lower density residential areas as prescribed in Chapter 419, Florida Statutes, as a single family, non-commercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

Policy III.4.2 The County shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, within medium and high density residential land use categories based upon the following criteria:

1. The County shall approve the siting of a community residential home, unless the County determines that the siting of the home at the site selected:

    a. Does not meet applicable licensing criteria established and determined by the Florida Department of Children and Families and the Agency for Health Care Administration, including requirements that the home be located to assure the safe care and supervision of all clients in the home; and

    b. Would result in such a concentration of community residential homes in the area in proximity to the site selected or would result in a combination of such homes with other residences in the community such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area).

The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

OBJECTIVE III.5 The County shall continue to implement programs for the demolition of housing through hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes.

Policy III.5.1 The County shall continue to enforce a hazardous building code which shall require the rehabilitation or demolition of housing and other structures which pose a threat to public safety consistent with Chapter 553 (Building Construction Standards), Florida Statutes.

1. The hazardous building code consistent with Chapter 553 (Building Construction Standards), Florida Statutes shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the removal, demolition, use and occupancy of building, structure or premises;

2. The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and

3. Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.

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

Policy III.5.3 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods when existing residential neighborhoods are being considered for future land use plan map amendments.

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

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

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;

2. The relationship between such work and other structures on the historic housing site;

3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials and color of the historic housing will be affected; and

4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

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

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IV

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

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

INTRODUCTION

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

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

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

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

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

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

Policy IV.1.1 The County shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs; (1) if they are imminently needed to protect the public health and safety, which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

SANITARY SEWER FACILITY SUBELEMENT

GOAL IV.2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

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

Policy IV.2.1 The County hereby establishes the following level of service standards for sanitary sewer facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code.
Town of Mayo Centralized Sanitary Sewer System	87 gallons per capita per day
Mayo Correctional Facility Sanitary Sewer System	78 gallons per capita per day

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with soils which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code.

Policy IV.2.3 The County shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is accessible, conditioned on the following requirements:

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

Policy IV.2.4 The County shall continue to allow the use of package wastewater treatment facilities until such time as a centralized sanitary sewer system is accessible within urban development areas planned and is part of the 5-Year Schedule of Improvements within the Capital Improvements Element of this Comprehensive Plan, but in any case such package wastewater facilities shall not be permitted to operate 5 years after the date such centralized Schedule of Improvements or completion of the centralized sanitary sewer system, whichever is earlier.

Policy IV.2.5 The County shall limit development which proposes the construction of package wastewater treatment facilities outside the urban development areas to public uses and special use facilities such as rest stops, parks and resource based recreation uses, resource based activities, such as bottled water manufacturers, or activities which may be a threat to public safety, such as ammunition manufacturers.

SOLID WASTE FACILITY SUBELEMENT

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

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

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

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

Policy IV.3.2 The County shall schedule, design, operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV.3.3 The County shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Section 403.706, Florida Statutes.

DRAINAGE FACILITY SUBELEMENT

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

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

Policy IV.4.1 The County hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, with the County, storm water management systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either one of the following design storms.

1. A design storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

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 order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Storm water 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.

4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code.

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

Policy IV.4.2 The County shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.4.3 The County shall quantify and assess any deficiencies in its existing storm water management system by requesting the Florida Department of Environmental Regulation to fund and prepare a County-wide storm water master plan to determine necessary design capacities and hydraulic demands for any needed storm water management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the County's surface water and groundwater. Further, if storm water management facilities are determined by such study to be needed, the County shall request the Florida Department of Environmental Regulation to fund and construct such needed facilities, and request the Water Management District to operate and maintain such needed facilities.

Policy IV.4.4 In order to maintain the water quality of the natural surface water bodies and natural floodways of rivers, streams and creeks, native vegetation within such natural surface water bodies and floodways shall be retained in a natural state. Harvesting, cutting and clearing activities, excluding silviculture activities conducted in accordance with the silviculture policy contained in the Conservation Element of this Comprehensive Plan, shall be restricted to the removal of exotic weeds. Such removal of exotic weeds shall only be conducted as part of a vegetative management program, and shall be consistent with federal, state and water management district regulations.

POTABLE WATER FACILITY SUBELEMENT

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

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water	Standards as specified in Chapter 62-22, Florida Administrative Code.
Town of Mayo Community Potable Water System	145 gallons per capita per day
Mayo Correctional Facility Community Potable Water System	143 gallons per capita per day

Policy IV. 5.2 The County shall permit residential densities in excess of 2 dwelling units per acre, but less than or equal to 4 dwelling units per acre, only within areas served by centralized potable water systems, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems.

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

NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

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

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

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

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

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

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

1. Storm water management practices shall not include drainage wells and sinkholes for storm water disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40D-3.531, Florida Administrative Code;

2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;

3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40D-3.531;

4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater or surface water; and

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

6. The County shall require that the following impervious surface coverage (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:

    a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and

    b. For parcels less than 1 acre - impervious surface shall not exceed 40 percent.

7. The following uses shall be prohibited in high groundwater aquifer recharge areas as shown on Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment.
   a. Wholesale bulk fuel storage;
   b. Chemical manufacturing;
   c. Pesticide manufacturing;
   d. Battery reclamation or manufacturing;
   e. Electronics manufacturing using halogenated solvents;
   f. Hazardous waste transfer sites;
   g. Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;
   h. Regional pesticide distribution site; and
   i. Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.

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

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

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

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

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CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

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

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

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1	The County shall continue to enforce provisions within the site plan review process by to protect air quality by requiring the appropriate siting of development and associated public facilities.
Policy V.1.1	The County shall require that all appropriate air quality permits are obtained prior to the issuance of development orders so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.
OBJECTIVE V.2	The County, in order to protect the quality and quantity of current and projected water sources, shall continue to require a 500-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 these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The County, as part of the development review process, shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the 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, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, 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 identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of the Interior, Florida Department of Community Affairs, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.

Policy V.2.4 The County shall require a 50-foot natural buffer around all wetlands and prohibit the location of residential, commercial, industrial and mining land uses within the buffer areas, but allow reasonable access, agriculture, silviculture, as provided in the silviculture policy of this element, and resource-based recreational activities within buffer areas. Wetlands subject to a dredge and fill permit shall be exempt from the 50 foot buffer area.

Policy V.2.5 The County shall through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.6 The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.

Policy V.2.7	The County shall regulate development within 100-year floodplaines of the Suwannee River by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplaines and reduce the risk of property damage and loss of life, the County shall continue to enforce the flood damage prevention regulations of the National Flood Insurance Program.
Policy V.2.8	The County shall conserve wetlands by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection. Agriculture and silviculture activities which are conducted in accordance with the best management practices manual published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008, the rules and regulations of the Suwannee River Water Management District and other applicable regulations. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.
Policy V.2.9	The County shall support the Water Management District in their conducting of water conservation programs.
Policy V.2.10	The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
Policy V.2.11	The County shall, as part of the developmental review process, limit development to low density and non-intensive uses in prime groundwater aquifer recharge areas as identified within Appendix A of this Comprehensive Plan.
Policy V.2.12	The County, as part of the development review process, shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
Policy V.2.13	The County, as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

Policy V.2.14 The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks within the Environmentally Sensitive Areas as designated within this Comprehensive Plan and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas in accordance with the Best Management Practices Manual published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008, the Rules and Regulations of the Suwannee River Water Management District and other applicable regulations.

Policy V.2.15 The County shall require a 50-foot regulated natural buffer adjacent to all other perennial rivers, located within the Suwannee River System (defined as the 100-year flood plan of the Suwannee River in the County) and a 35-foot regulated natural buffer adjacent to all other perennial streams and creeks not located within the Suwannee River System (defined as the 100-year floodplain of the Suwannee River in the County) and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas in accordance with the Best Management Practices Manual published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008, The Rules and Regulations of the Suwannee River Water Management District and other applicable regulations.

Policy V.2.16 Silviculture practices conducted in agriculture, conservation and environmentally sensitive areas designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with best management practices as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008, as modified by the following standards:

Conduct silviculture practices in a manner that:

1. Leaves a natural vegetative buffer as specified in the perennial rivers, streams and creeks policies of the Conservation Element of this Comprehensive Plan in conservation areas along perennial rivers, streams and creeks;
2. Allow silviculture activities which are consistent with the conservation purpose; and
3. Conducts silviculture activities in a manner designated to maintain the natural topography and hydrology of wetlands in conservation areas and not result in the future conversion of such wetlands, either directly or indirectly, to an upland system.

OBJECTIVE V.3 The County shall continue to require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establish a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.

Policy V.3.1	The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District review and comments concerning topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils.
Policy V.3.3	The County shall require, during the development review process, that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
Policy V.3.4	The County shall apply the provision of the strategic habitat policy contained within this element to the areas mapped as Strategic Habitat Conservation Areas by the Florida Fish and Wildlife Conservation Commission.
OBJECTIVE V.4	The County shall, continue to identify, as provided in the critical wildlife habitat policy of this element, and protect native wildlife and their habitats, including state and federally protected plant and animal species, (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Area Maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
Policy V.4.1	The County shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
Policy V.4.2	The County shall cooperate in the application and compliance with all federal and state regulations which pertain to endangered and rare species.
Policy V.4.3	The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
Policy V.4.4	The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as regionally significant areas, within Appendix A of this Comprehensive Plan, to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long-term environmental integrity and economic impact and recreation value of these areas is maintained as provided in the floodplain and wetlands protection policies of this element.

Policy V.4.5	The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program and shall coordinate with state and federal wildlife programs.
Policy V.4.6	The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
Policy V.4.7	The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of state and federally protected plant and animal species in the County.
Policy V.4.8	The County shall require the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas to the impact to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. The Inventory and Management Plan shall be done in consultation with the Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
OBJECTIVE V.5	The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

OBJECTIVE V.6 The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.

Policy V.6.1 The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.

Policy V.6.2 The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.

OBJECTIVE V.7 The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.

Policy V.7.1 The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:

1. Limit impervious surfaces by size of residential lots and for non-residential use;
2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;
3. Require a protection zone around sinkholes with direct connection to the aquifer;
4. Require a site analysis for structure location if sinkholes or karst features are present on site;
5. Require swales where appropriate;
6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.

VI

RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

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

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

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

Within these level of service standard policies, "persons to be served" is the population of the County or the actual population demand upon the facility, whichever is greater; "access points" are any public or privately owned access which is available to the public at large; and the resource and user-based facilities which are not listed are considered to be exceeding an appropriate level of service for such activity based upon the limited demand for the activity within the County.

RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1	The County shall continue to provide vehicular and pedestrian access to County-owned activity and resource-based recreation facilities, as appropriate.
Policy VI.1.1	The County shall maintain the number of access points to water oriented recreational resources for the County which will meet or exceed the level of service standards contained herein for resource- based water related activities.
OBJECTIVE VI.2	The County shall continue to maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the County.
Policy VI.2.1	The County shall establish 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	LEVEL OF SERVICE STANDARD
Swimming (Non-pool)	1 access point at a beach, spring, river, lake or pond when the County population exceeds 25,000 and for every 25,000 population thereafter.
Fishing (Non-boat)	1 access point when the County population exceeds 10,000 and for every 10,000 population thereafter.
Fishing (Boat)	1 boat ramp when the County population exceeds 5,000 and for every 5,000 population thereafter.
Camping (Recreation Vehicle and Tent)	1 acre of campground within a 25 mile radius of the County when the County population exceeds 25,000 and for every 25,000 population thereafter
Picnicking	1 picnic table when the County population exceeds 500 persons and for every 500 population thereafter.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 population thereafter.
Nature Study	7 acres of wildlife management area within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 population thereafter.

Policy VI.3.2 The County hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1 18-hole golf course when the County population exceeds 65,200 and for every 65,200 population achieved thereafter.
Football/Soccer	1 multi-purpose playing field when the County population exceeds 15,000 and for every 15,000 population achieved thereafter.
Baseball/Softball	1 baseball/softball field when the population exceeds 6,000 and for every 6,000 population achieved thereafter.
Tennis	1 tennis court when the population exceeds 7,500 and for every 7,500 population thereafter.

Policy VI.3.3	The County, through the annual capital improvements budgeting process, shall identify funding sources to correct or improve existing deficiencies in County-owned parks and recreation facilities in accordance with the level of service standards contained herein.
OBJECTIVE VI.4	The County shall continue to maintain the acreage currently available in open space within the rural areas of the County.
Policy VI.4.1	The County shall continue to maintain the acreage currently available in open spaces within the rural areas of the County.
Policy VI.4.2	The County, as part of the procedure for monitoring land evaluation of the Comprehensive Plan, shall recommend, as appropriate, the purchase of lands for open spaces by public agencies and subsequent to such land purchase, to support and assist, when possible, in the management of such lands.

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VII

INTERGOVERNMENTAL COORDINATION

ELEMENT

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

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

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the County and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VII.1 The County shall 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 Florida Fish and Wildlife Conservation Commission the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
Policy VII.2.1	The County, as part of the subdivision, multi-family, commercial and industrial site and development plan 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 coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
Policy VII.3.2	The County shall continue to maintain the interlocal agreement with the Town of Mayo for the provision of centralized sanitary sewer service to the County's industrial park.
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 shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the County, the municipality and School Board.

OBJECTIVE VII.6	The County shall continue to provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
Policy VII.6.1	The County, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
OBJECTIVE VII.7	All development shall be located in a manner, which does not diminish the level of service of the County's public facilities less than the level of service standard established within the Comprehensive Plan.
Policy VII.7.1	In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipality and the School Board.
OBJECTIVE VII.8	The County shall coordinate with the Suwannee River Basin Nutrient Management Working Group to address solutions to any identified nutrient loading problems with the potential for impacting the water resources of the County.
Policy VII.8.1	The County shall use the findings of the Suwannee River Basin Nutrient Management Working Group to formulate a strategy to address solutions to identified nutrient loading problems with the potential for impacting the surface and groundwater resources of the County.
OBJECTIVE VII.9	The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.
Policy VII.9.1	The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the municipality located within the County to participate as a member of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
Policy VII.9.2	The County shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the municipality located within the County.
Policy VII.9.3	The County shall work with the municipality located within the County to encourage annexation to meet the criteria for "urban in character" as specified within Chapter 171, Florida Statutes in effect on January 1, 2003.
Policy VII.9.4	The County shall work with the municipality located within the County where an 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 municipality to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.

Policy VII.9.5	The County shall coordinate level of service standards with the municipality located within the County for those services provided by the County within municipality.
Policy VII.9.6	The County shall continue to coordinate with the municipality located within the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
Policy VII.9.7	The County shall coordinate with the municipality located within the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within municipality and state recreational facilities within the unincorporated area of the County.
Policy VII.9.8	The County shall coordinate with the municipality located within the County to resolve planning issues within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.
Policy VII.9.9	The County shall coordinate planning efforts with the municipality located within the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.

VIII

CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

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

This element is not intended to be a capital improvement program for the County and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II in effect upon adoption of this Comprehensive Plan.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

Policy VIII.1.1 The County shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

Criteria

1. The County shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the County's budget process;
2. The County shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the County's fiscal capacity;
3. The County shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
4. The capital improvement projects identified which are eminently needed to protect the public health and safety shall be given the highest priority;
5. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

6. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and

7. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority; and

8. All other capital improvement projects shall be given the fifth order of priority.

Policy VIII.1.2 The County shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

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

Policy VIII.1.4 The County shall annually assess capacity of existing 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 that all decisions regarding the issuance of development orders or permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27 (from County west boundary to C.R. 320)	2-U	Principal Arterial	Highway Rural	D
2	U.S. 27 (from C.R. 320 to Mayo west limits)	2-U	Principal Arterial	Highway Rural	D
3	U.S. 27 (from Mayo east limits to S.R. 349)	2-U	Principal Arterial	Highway Rural	D
4	U.S. 27 (from S.R. 349 to County east boundary)	2-U	Principal Arterial	Highway Rural	D
5	S.R. 51 (from County south boundary to Mayo south limits)	2-U	Minor Arterial	Highway Rural	D
6	S.R. 51 (from Mayo north limits to County north boundary)	2-U	Minor Arterial	Highway Rural	D
7	C.R. 357 (from S.R. 51 to County south boundary)	2-U	Minor Collector	Rural	D
8	C.R. 531 (from County north boundary to U.S. 27)	2-U	Major Collector	Rural	D
9	C.R. 53 (from U.S. 27 west to U.S. 27 west of the Town of Mayo)	2-U	Major Collector	Rural	D
10	C.R. 53 (from U.S. 27 west of the Town of Mayo to S.R. 51)	2-U	Major Collector	Rural	D
11	C.R. 250 (from S.R. 53 to County east boundary)	2-U	Major Collector	Rural	D
12	C.R. 348C (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
13	C.R. 348B (from C.R. 53 to C.R. 251)	2-U	Minor Collector	Rural	D
14	C.R. 348 (from U.S. 27 to C.R. 53)	2-U	Minor Collector	Rural	D
15	C.R. 348A/251B (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
16	C.R. 251 (from County north boundary to U.S. 27)	2-U	Minor Collector	Rural	D
17	C.R. 350 (from C.R. 53 to U.S. 27)	2-U	Minor Collector	Rural	D
18	C.R. 350A (from C.R. 350 to C.R. 53)	2-U	Minor Collector	Rural	D
19	C.R. 251/251A (from C.R. 53 to Mayo west limits)	2-U	Minor Collector	Rural	D
20	C.R. 251 (from 251A to U.S. 27)	2-U	Minor Collector	Rural	D
21	C.R. 251 (from C.R. 355 to C.R. 354)	2-U	Minor Collector	Rural	D
22	C.R. 354C (from C.R. 354 to U.S. 27)	2-U	Minor Collector	Rural	D
23	C.R. 354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
24	C.R. 355 (from Mayo east limits to C.R. 355A)	2-U	Minor Collector	Rural	D
25	C.R. 355/355A/354 (from S.R. 51 to U.S. 27)	2-U	Major Collector	Rural	D
26	C.R. 354 (from C.R. 355 to U.S. 27)	2-U	Major Collector	Rural	D
27	C.R. 251 (south of U.S. 27)	2-U	Minor Collector	Rural	D
28	C.R. 251 (north of U.S. 27 from U.S. 27 to the Suwannee River)	2-U	Minor Collector	Rural	D
29	C.R. 475 (from U.S. 27 to S.R. 349)	2-U	Minor Collector	Rural	D
30	S.R. 349 (from U.S. 27 to County south boundary)	2-U	Minor Arterial	Highway Rural	D
31	C.R. 342 (from S.R. 349 to C.R. 138)	2-U	Minor Collector	Rural	D
32	C.R. 138/342 (from County east boundary to S.R. 349)	2-U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
33	C.R. 138A (from C.R. 138 to Suwannee River)	2-U	Minor Collector	Rural	D

U - Undivided Roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in 64E-6, Florida Administrative Code.
Town of Mayo Centralized Sanitary Sewer System	87 gallons per capita per day
Mayo Correctional Facility Sanitary Sewer System	78 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

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

DRAINAGE LEVEL OF SERVICE STANDARDS

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

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, stormwater management systems must be installed such that the peak rate of post-development runoff will not exceed the peak rate of pre-development runoff for storm events up through and including either one of the following design storms.

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

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation or recreational 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 order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Stormwater discharge facilities shall be

designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code.

4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code.

   Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code.

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

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code.
Town of Mayo Community Potable Water System	145 gallons per capita per day
Mayo Correctional Facility Community Potable Water System	143 gallons per capita per day

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (Non-pool)	1 access point at a beach, spring, river, lake or pond when the County population exceeds 25,000 and for every 25,000 thereafter

ACTIVITY	LEVEL OF SERVICE STANDARD
Fishing (Non-boat)	1 access point when the County population exceeds 10,000 and for every 10,000 thereafter
Fishing (Boat)	1 boat ramp when the County population exceeds 5,000 and for every 5,000 thereafter
Camping (Recreation and Tent)	1 acre of campground within a 25 mile radius Vehicle of the County when the County population exceeds 25,000 and for every 25,000 thereafter
Picnicking	1 picnic table when the County population exceeds 500 persons and for every 500 thereafter
Hiking	1 mile of available hiking trail within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 thereafter
Nature Study	7 acres of wildlife management area within a 25 mile radius of the County when the County population exceeds 10,000 and for every 10,000 thereafter
Golf	1-18 hole golf course when the County population exceeds 65,200 thereafter
Football/Soccer	1 multi-purpose playing field when the County population exceeds 15,000 population and for every 15,000 thereafter
Baseball/Softball	1 baseball/softball field when the population exceeds 6,000 and for every 6,000 thereafter.
Tennis	1 tennis court when the population exceeds 7,500 thereafter.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle/High	90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	90 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	The County shall require that public facilities have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.
Policy VIII.2.3	The County shall require an amendment to this Comprehensive Plan for the elimination, deferral or delay of construction of any transportation capital improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the County's 5-year Schedule for the Capital Improvements Element.
OBJECTIVE VIII.3	The County shall maintain subdivision improvement standards which require that the subdivider, at his or her expense, shall grade and improve streets, street name signs, install storm water facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains, and fire hydrants.
Policy VIII.3.1	The County shall require that all proposed subdivisions which include an existing street be required to improve the street to conform to County standards.
OBJECTIVE VIII.4	The County shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the County, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.
Policy VIII.4.1	The County shall incorporate within the County's annual budgeting process, a financially feasible capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
Policy VIII.4.2	The County shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.
Policy VIII.4.3	The County shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the County's annual non-ad valorem operating revenues.
Policy VIII.4.4	The County shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.
Policy VIII.4.5	The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this Comprehensive Plan whenever available and where it has been determined that the County has competitive standing in any ranking process for determining program award.

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

2015-2019

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Road Reconstruction 2-Lane	2015	$179,994	NE Rowan Road from CR 354 to NE Morning Glory Road	Florida Department of Transportation	YES
Relocatable Classrooms K-3	2016	$220,000	Lafayette Elementary	Florida Department of Education	YES

Source: Florida Department of Transportation Five-Year Work Plan 2013-2018 and School District Five-Year Work Plan 2013-2014.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

The revenues and expenditures of the County will be used to predict fiscal trends in order to maintain the County's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the County's Local Planning Agency. County staff, as appointed by the Board of County Commissioners, will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the Board of County Commissioners:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The County's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain the adopted level of service standards;
4. Efforts by the County to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element;
7. The County's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Capital Improvements Element, shall be adopted in accordance with Section 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 163, Florida Statutes, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The County has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities; the concurrency management system in turn provides a mechanism for the County to ensure the maintenance of the standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

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

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

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

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

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
    a. Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
    b. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
    c. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

2. For Parks and Recreation Facilities

   a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

   b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and

      (1) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or

      (2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

      (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

3. For Transportation Facilities

   a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or

   b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

   c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

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

4. For Public School Facilities

   a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or

   b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or

   c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

CONCURRENCY DETERMINATION PROCEDURES

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

1. Transportation;
2. Sanitary Sewer;
3. Solid Waste;
4. Drainage;
5. Potable Water;
6. Recreation and Open Space; and
7. Public School Facilities.

The concurrency test for non-roadway facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply, as follows:

   a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

      If there appears to be insufficient capacity the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

   b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.

c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For roadways, determination procedures shall apply, as follows:

   a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:

      (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or

      (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010; or

      (3) Conduct a traffic impact analysis following the procedures outlined by the Florida Department of Transportation, Site Impact Handbook, August 12, 2010.

   b. If the applicant chooses to do a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

   c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent data and analysis to support the County's Comprehensive Plan.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space determination procedures shall apply, as follows:

   a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.

   b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.

   c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

4. For Public School Facilities the following determination procedures shall apply:

   a. The School Board staff will review and determine school capacity of each school type.

   b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.

   c. The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.

d. Within 45 days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.

e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.

f. The County will issue a School Concurrency Determination only upon:

   1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or

   2. The execution of a legally binding mitigation agreement between the applicant, School Board, and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.

g. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

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

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

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

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

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order or development permit shall be issued which would require the Board of County Commissioners to delay or suspend construction of any of the capital improvements on the 5-Year Schedule of the Capital Improvements Element.
3. If by issuance of a development order or development permit a substitution of a comparable project on the 5-Year Schedule is proposed, the applicant may request the County to consider an amendment to the 5-Year Schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX

PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the County. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177(12), Florida Statutes. In accordance with this requirement, a uniform system of level of service standards, implementation requirements and proportionate share mitigation are established in this Public School Facilities Element. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this Public School Facilities Element of the Comprehensive Plan.

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

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

PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

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

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

Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the County, as follows:

1. Elementary: 90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
2. Middle: 90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
3. Middle/High: 90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
4. High: 90 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy IX.1.2 The adopted level of service standards shall become applicable to the County commensurate with the adoption of this element of the Comprehensive Plan.

Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.

Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.

Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's public schools facilities capital program and five-year facilities work plan. The School District shall provide to the County an updated five-year district facilities work plan no later than October 1 of each year and the County shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be and the level of service standards continue to be achieved and maintained.

Policy IX.1.6	The County shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties) the School Board, County, and Municipalities (that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment can achieve and maintain the adopted level of service standards over the five years of the School District's public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.
OBJECTIVE IX.2	Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board's policies on maximization of capacity.
Policy IX.2.1	The County shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.
OBJECTIVE IX.3	Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.
Policy IX.3.1	The County shall rely upon School Board findings and comments on the availability of school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in Section 163.3177 (6)(a), Florida Statutes.
Policy IX.3.2	The County shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.

Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.

Policy IX.4.1 The County and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, the County will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The County will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the County;
2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy IX.4.2 The County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the County and the School Board.

OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

Policy IX.5.1 The County shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:

1. Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX.5.2 The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the County in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.

Policy IX.5.3 The County and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.

Policy IX.5.4 The County and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County. The School Board shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

GOAL IX.2 - IT IS THE GOAL OF THE COUNTY TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, APPLICABILITY STANDARDS AND PROPORTIONATE SHARE MITIGATION.

OBJECTIVE IX.6 Establish school capacity determination standards.

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

Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.

OBJECTIVE IX.7 Establish school availability standards.

Policy IX.7.1 The County shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:

1. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are and will achieve and maintain the adopted level of service standards consistent with the School Board's capital improvement program and five-year district facilities work plan.

Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

1. The contribution of land; or
2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's capital improvements program and five-year district facilities work plan. Consideration may be given by the

School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board's adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

Policy IX.8.3 Mitigation shall be directed to projects on the School Board's adopted capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its capital improvement program and five-year district facilities work plan.

Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant's proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.

Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.

OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with the plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy IX.9.1 The County shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.

Policy IX.9.2	The County shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of exiting residential developments with safe road and sidewalk connections to public schools.
Policy IX.9.3	The County shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the development and adjacent school site.
Policy IX.9.4	The County shall work with the School Board to determine responsibility for the costs and construction of any needed offsite improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

APPENDIX A

Illustration A-I

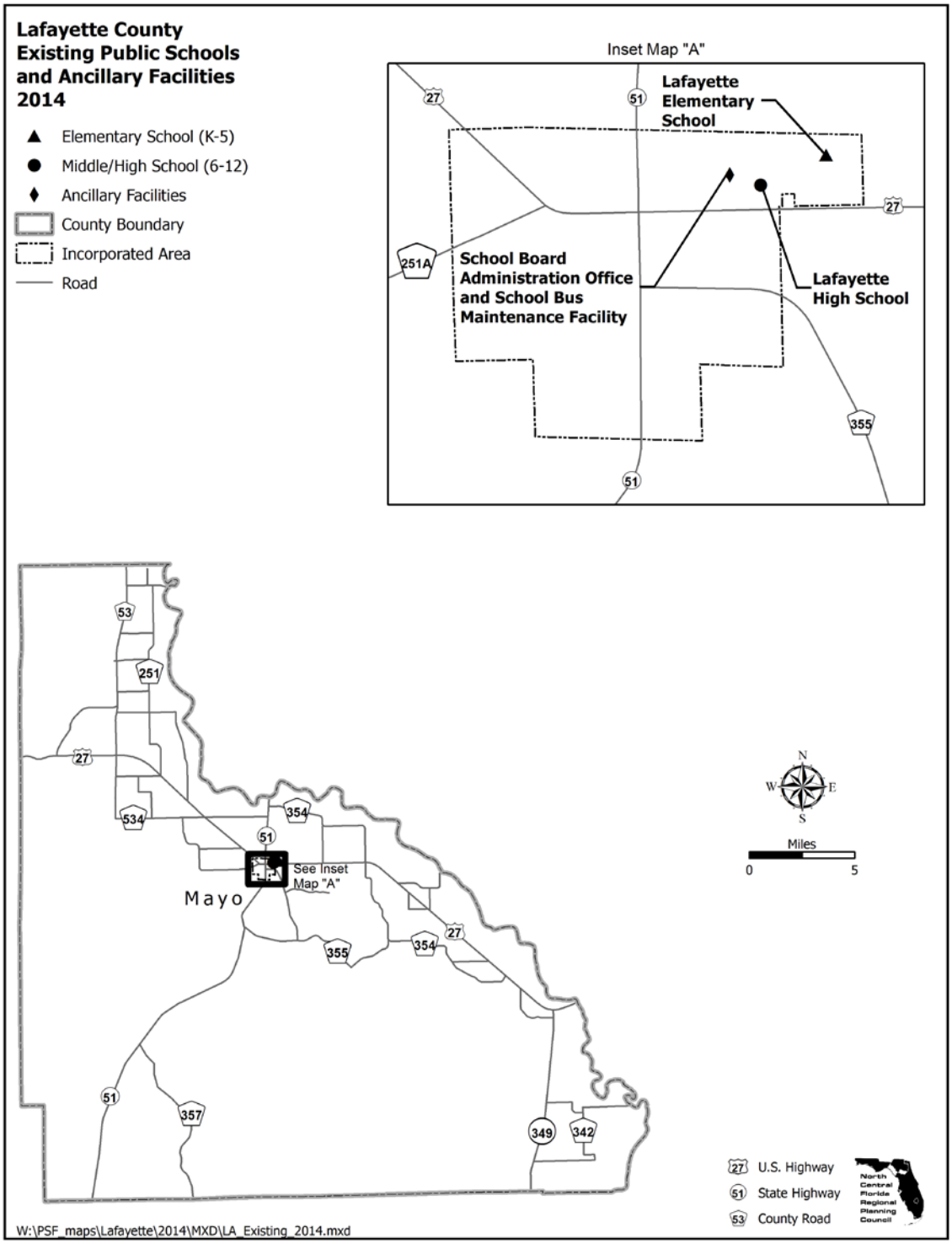


Illustration A-II

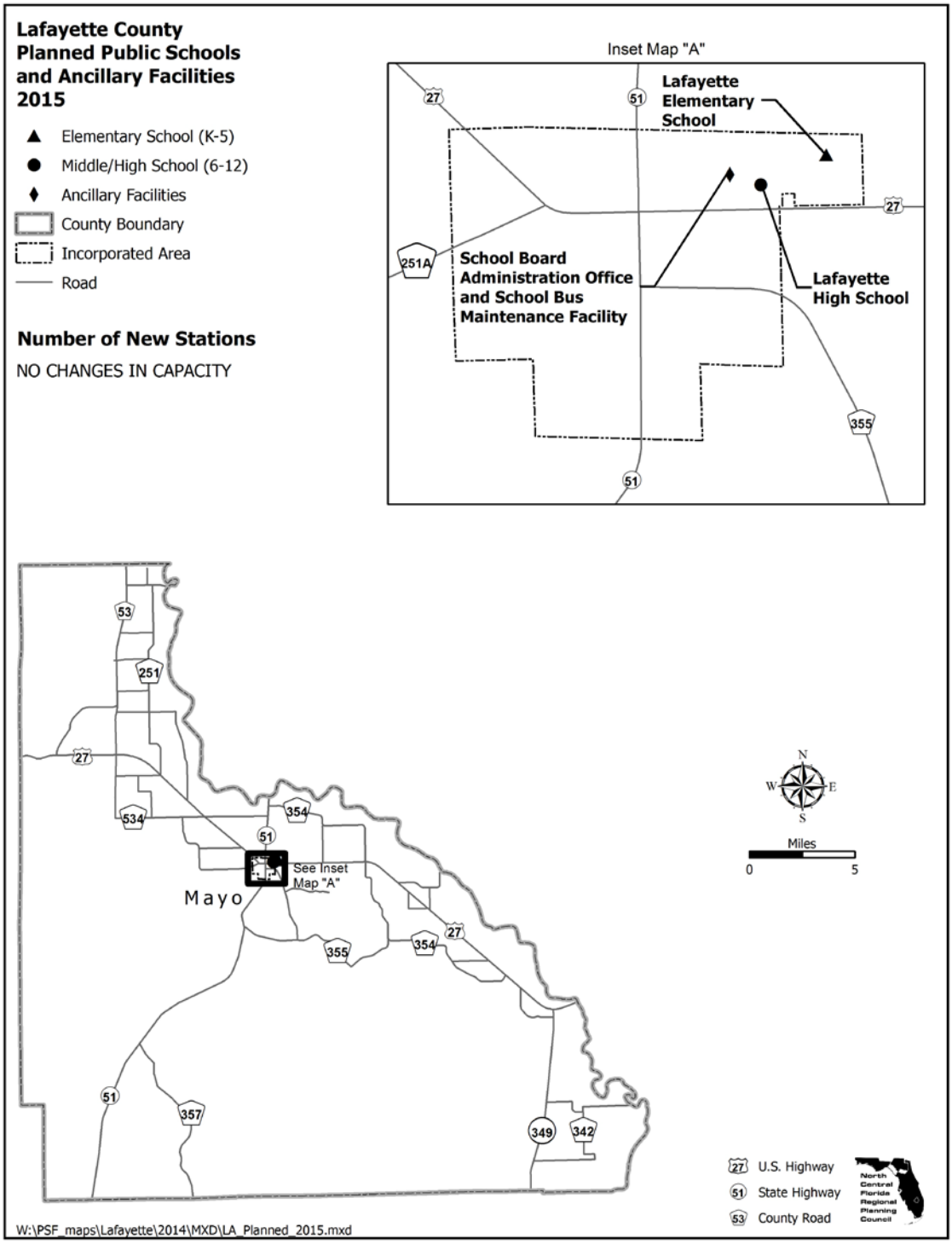
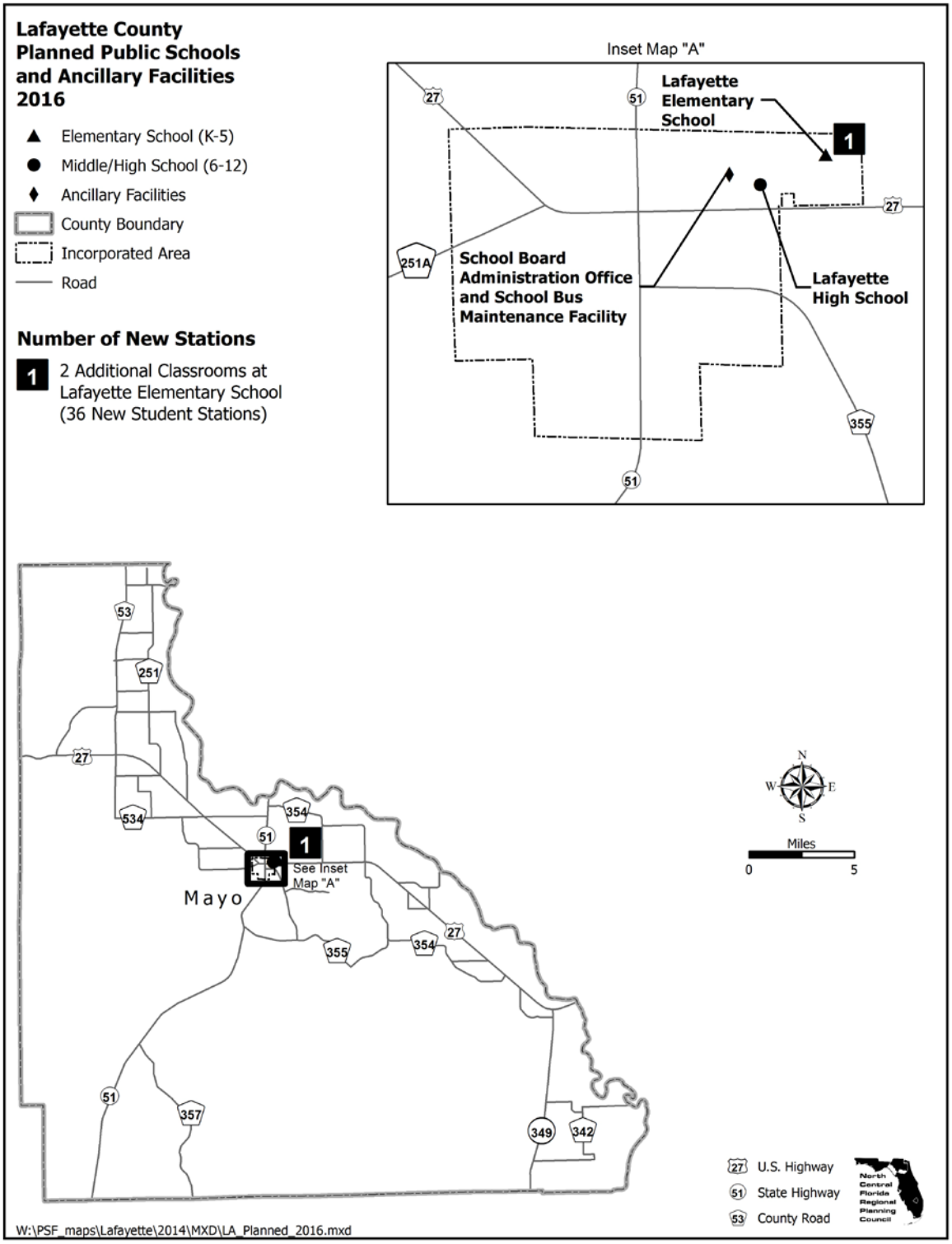


Illustration A-III



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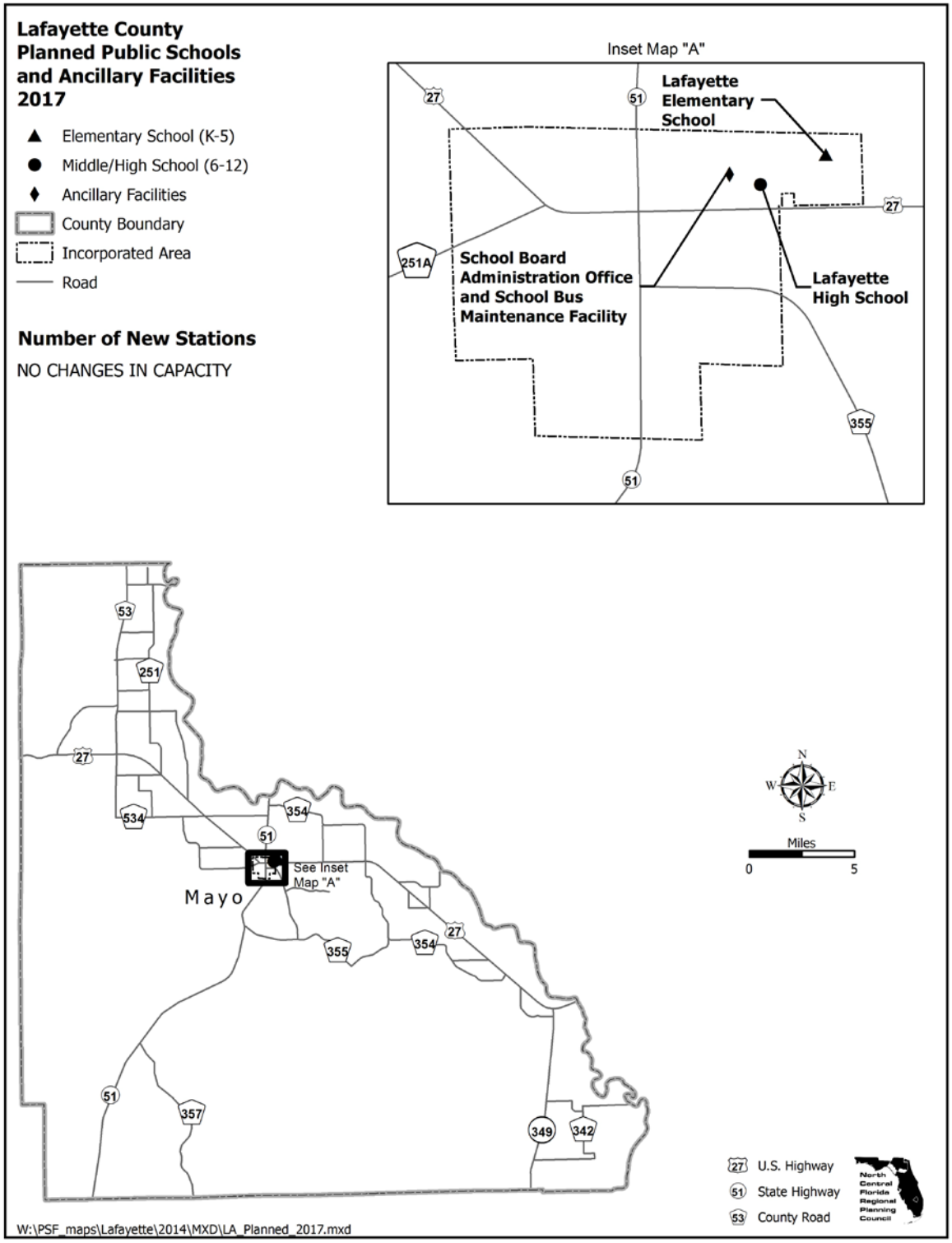


Illustration A-V

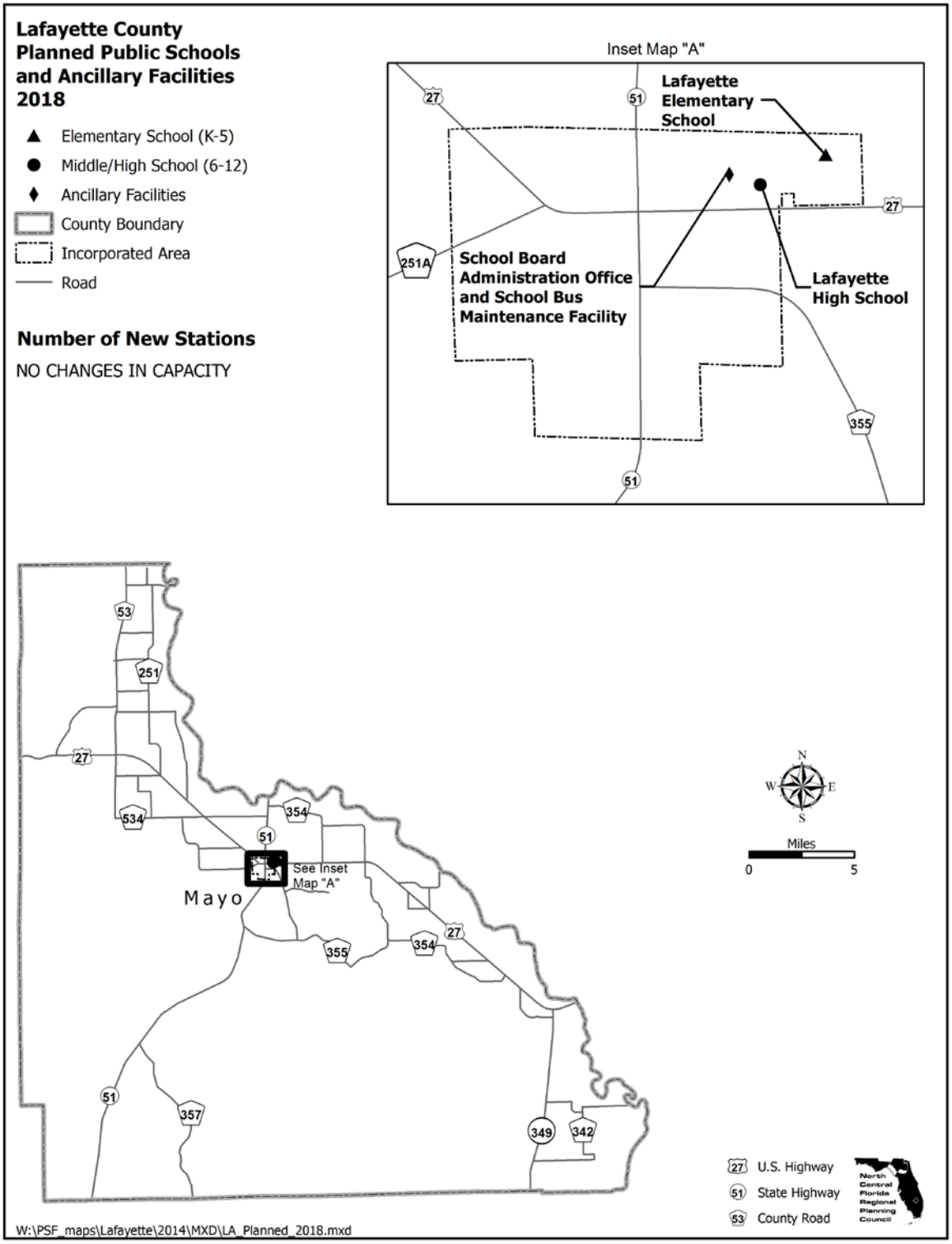


Illustration A-VI

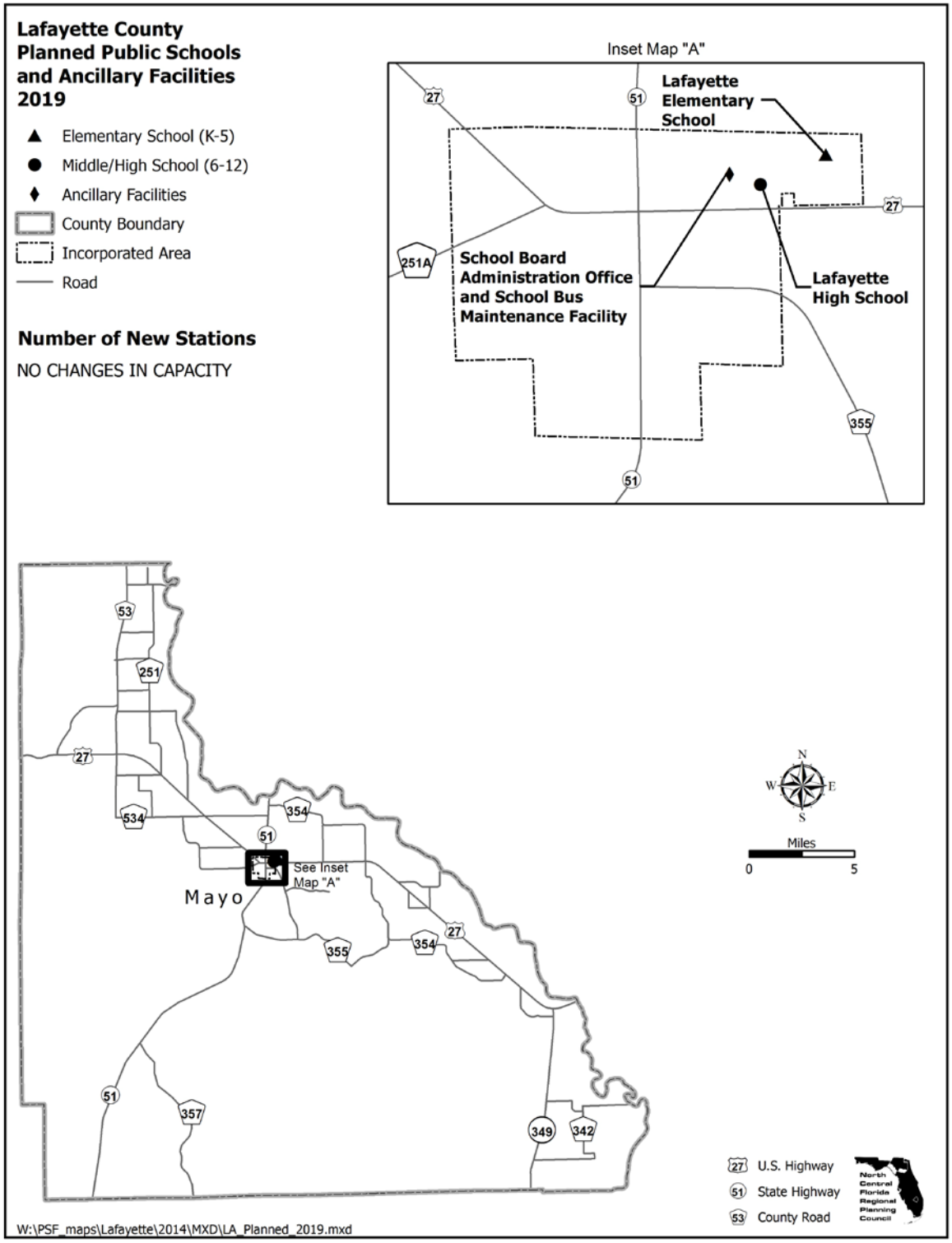
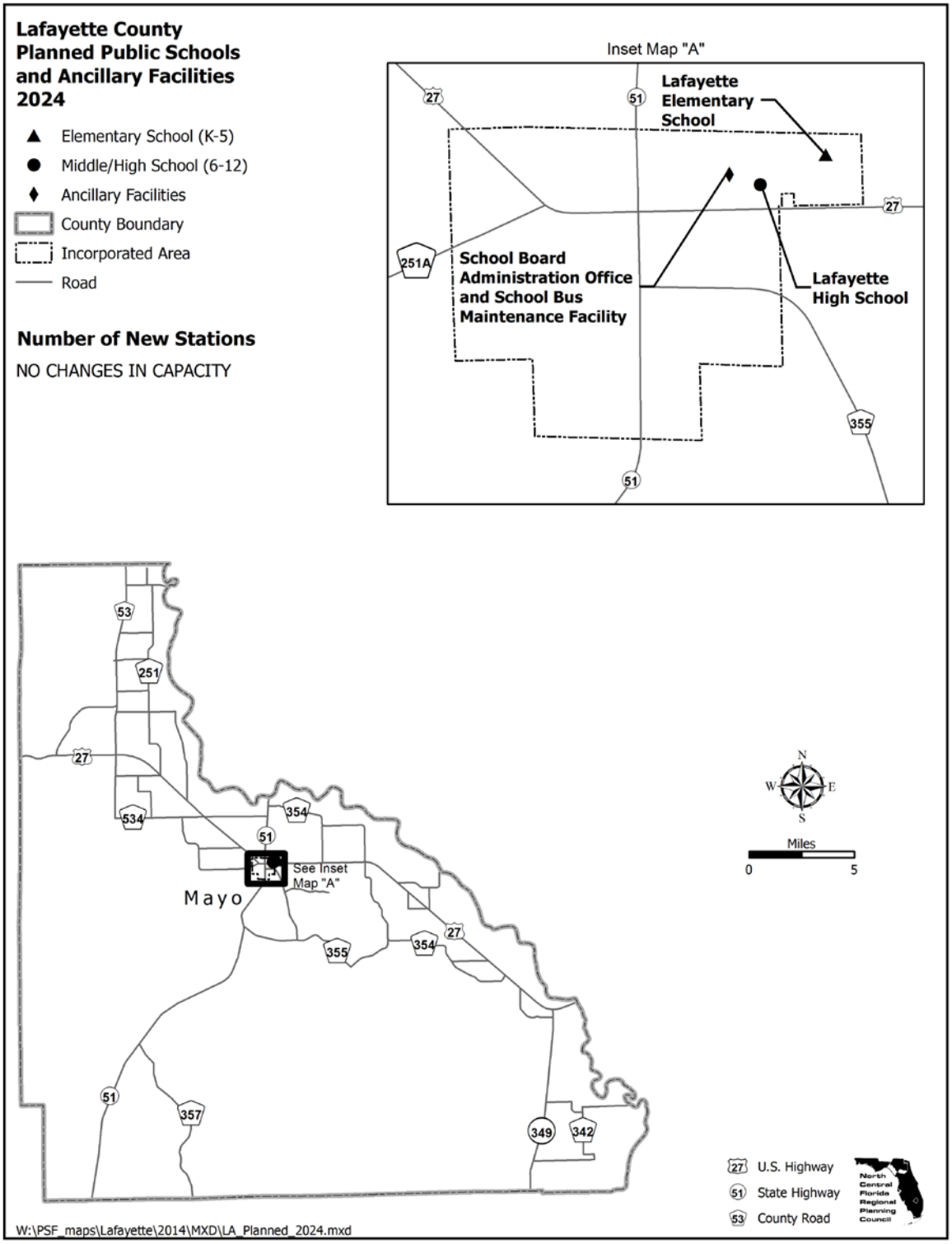


Illustration A-VII



APPENDIX B

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Appendix A

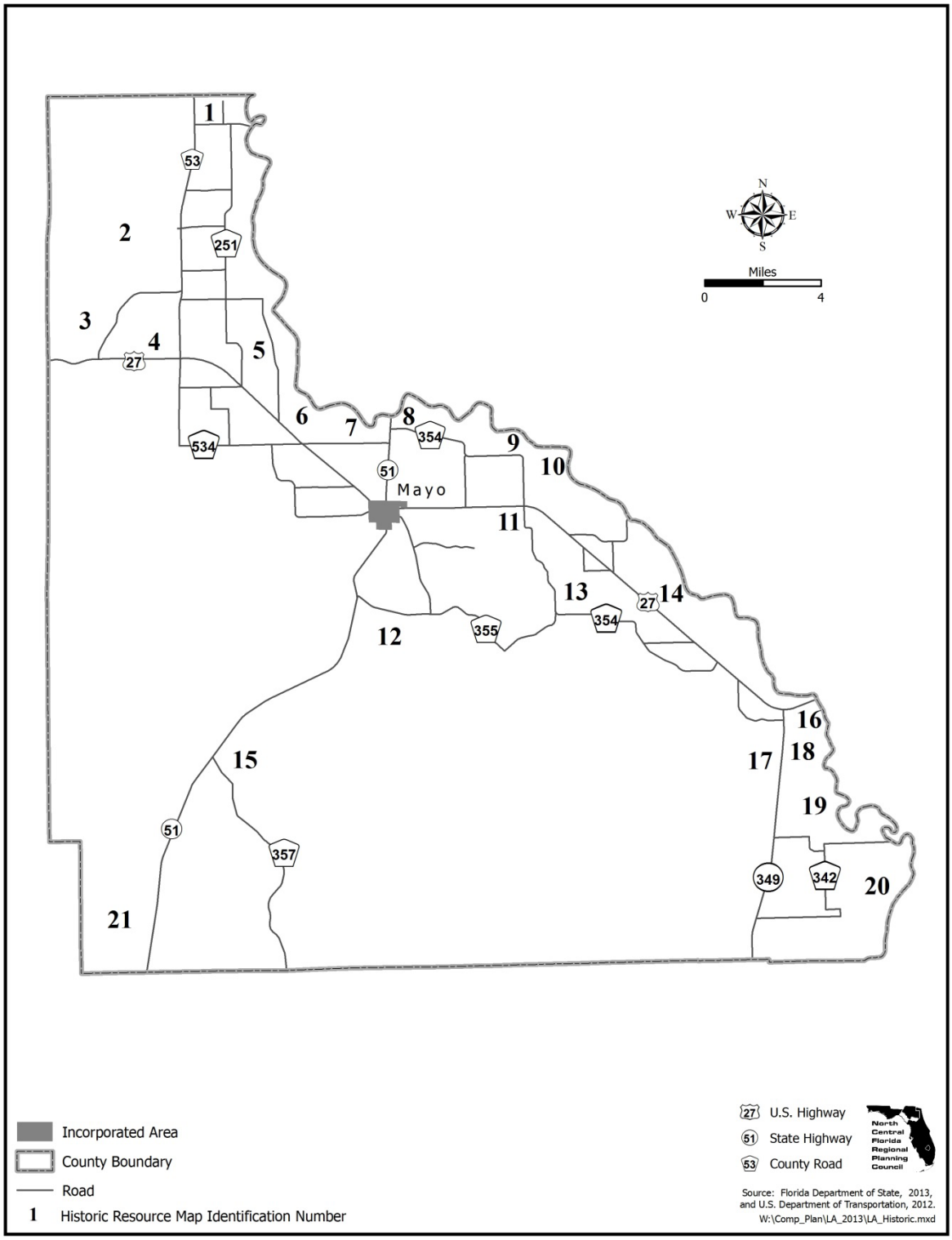
LIST OF ILLUSTRATIONS AND LEGENDS Page

A-I	Future Land Use Plan Map 2024 (Under Separate Cover)	A-2
A-II	Historic Resources	A-3
	Legend for Historic Resources	A-4
A-III	Waterwells	A-6
	Legend for Waterwells	A-7
A-IV	Rivers and Lakes	A-8
	Legend for River and Lakes	A-9
A-V	Flood Prone Areas	A-10
A-VI	Wetlands	A-11
A-VII	Minerals	A-12
A-VIII	Soil Associations	A-14
	Legend for Soil Associations	A-15
A-IX	Future Traffic Circulation 2024	A-16
A-IXa	Emergency Evacuation Routes 2024	A-17
A-IXb	Bicycle and Pedestrian Facilities 2024	A-18
A-X	Community Potable Water Wellfield Protection Area	A-19
A-XI	High Groundwater Aquifer Recharge Areas	A-20
A-XIIa	Regionally Significant Natural Resources, Groundwater Resources	A-21
A-XIIb	Regionally Significant Natural Resources, Natural Systems	A-22
A-XIIc	Regionally Significant Natural Resources, Planning and Resource Management Areas 1	A-23
A-XIId	Regionally Significant Natural Resources, Planning and Resource Management Areas 2	A-24
A-XIIe	Regionally Significant Natural Resources, Surface Water Resources	A-25

Illustration A - I
Future Land Use Plan Map 2024

(Under separate cover)

Illustration A - II
Historical Resources



Legend for Illustration A - II
Historic Resources

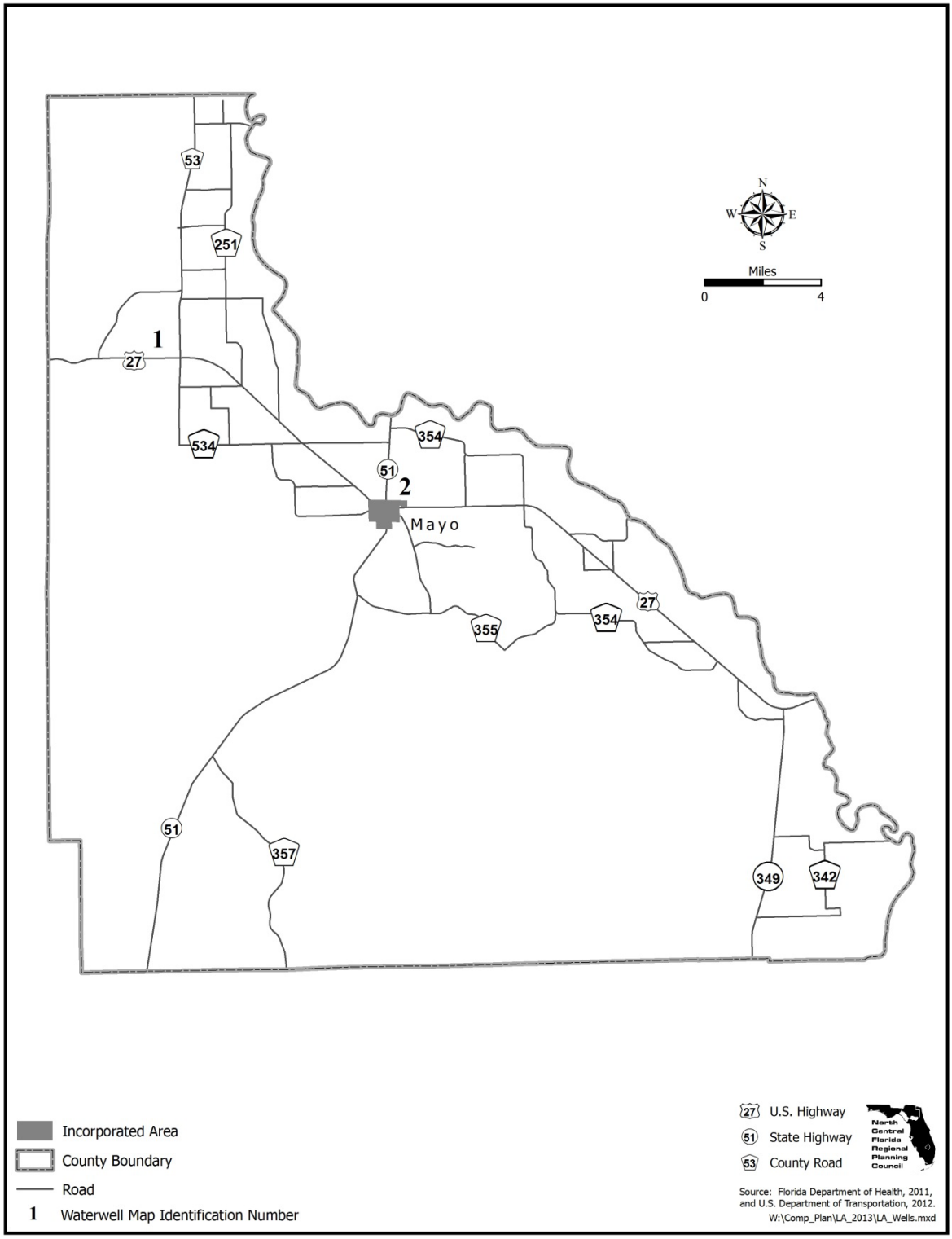
Location Number	Site Name	Type
1	Park Hotel	Twentieth Century American, 1900-present
	Jeanie's Better Back	Early Archaic
2	8LF79	Prehistoric with pottery
	FL-Lafa-0012-2Ar-02	Nineteenth Century American, 1821-1899
	FL-Lafa-0012-2Ar-03	Prehistoric lacking pottery
	FL-Lafa-12Ar-01	Prehistoric lacking pottery
	FL-Lafa-13Ar-01	Prehistoric with pottery
3	MN 54-2	Twentieth Century American, 1900-present
	MN 54-3	Other
	MN 54-1	Prehistoric with pottery
	Stanton Creek 1	Cades Pond, 300 B.C.-A.D. 800
	Stanton Creek 2	Middle Archaic
	S5-39-1	Other
	FL-Lafa-003.5-Ar-02	Twentieth Century American, 1900-present
	8LF78	Leon-Jefferson
	FL-Lafa-003.5-Ar-01	Prehistoric
4	Thomas	Weeden Island, A.D. 450-1000
	Nevin Townsend Farmstead	Twentieth Century American, 1900-present
	Buccanon House	1924
5	Blue Springs	Prehistoric with pottery
	Hauser	Archaic, 8500 B.C.-1000 B.C.
	Pef One	Twentieth Century American, 1900-present
	Pef Two	Prehistoric
	Moseley Mill	Nineteenth Century American, 1821-1899
6	MN 50-1	Twentieth Century American, 1900-present
	8LF76	Twentieth Century American, 1900-present
	FL-Lafa-049Ar-01	American, 1821-present
	FL-Lafa-049Ar-03	Prehistoric with pottery
7	Silo	Other
8	No Name	Prehistoric with pottery
	No Name	Other
	6162 NE CR 354	c1940
	5844 NE CR 354	c1966
9	Convict Springs	Prehistoric lacking pottery
	2414 NE CR 354	c1955
10	Eva Hill	Archaic, 8500 B.C.-1000 B.C.
	S5-51-1	Other
	8LF75	Prehistoric
11	164 NE CR 354	c1943

Legend for Illustration A - II
Historic Resources
Continued

Location Number	Site Name	Type
12	Land West	Archaic, 8500 B.C.-1000 B.C.
	Land Cemetery Site	Archaic, 8500 B.C.-1000 B.C.
	Land East	Archaic, 8500 B.C.-1000 B.C.
13	Midway	Prehistoric
14	The Madison	American, 1821-present
	Tom's Wreck	American, 1821-present
	Troy Springs 1	Indian Pond, A.D. 950 to Contact
	Troy Springs 2	Prehistoric lacking pottery
	New Troy	Nineteenth Century American, 1821-1899
	Old Log Cabin Visitor Center	1956+
15	Cook'S Hammock	Nineteenth Century American, 1821-1899
	R.O. Ranch	Prehistoric lacking pottery
	R.O. Wetland East	Prehistoric lacking pottery
	R.O. Sink	Suwannee Valley Culture, A.D. 750 to early 16th c.
	R.O. Equestrian	Middle Archaic
	R.O. Ranch 2	Middle Archaic
	Two-mile Creek	Middle Archaic
	Clara Winebrenner Residence	c1900
16	Lafayette 129 Mound	Not Known
	Barge 2	American, 1821-present
17	Mattie Rose	Not Known
	Mill Creek	Not Known
18	Crisp Mound	Prehistoric with pottery
	Funny Farm	Not Known
19	Crisp South	Weeden Island I
	Crisp West-South	Weeden Island I
	Crisp Northwest	Deptford, 700 B.C.-300 B.C.
19	Crisp Mound	Deptford, 700 B.C.-300 B.C.
20	Bobby Crisp Watermelon Patch (Desoto)	Not Known
21	West Kettle 1	Archaic, 8500 B.C.-1000 B.C.

Source: Florida Department of State, Division of Historical Resources, Florida Master Site File, 2013.
USFS means United States Forest Service.

Illustration A - III
Waterwells

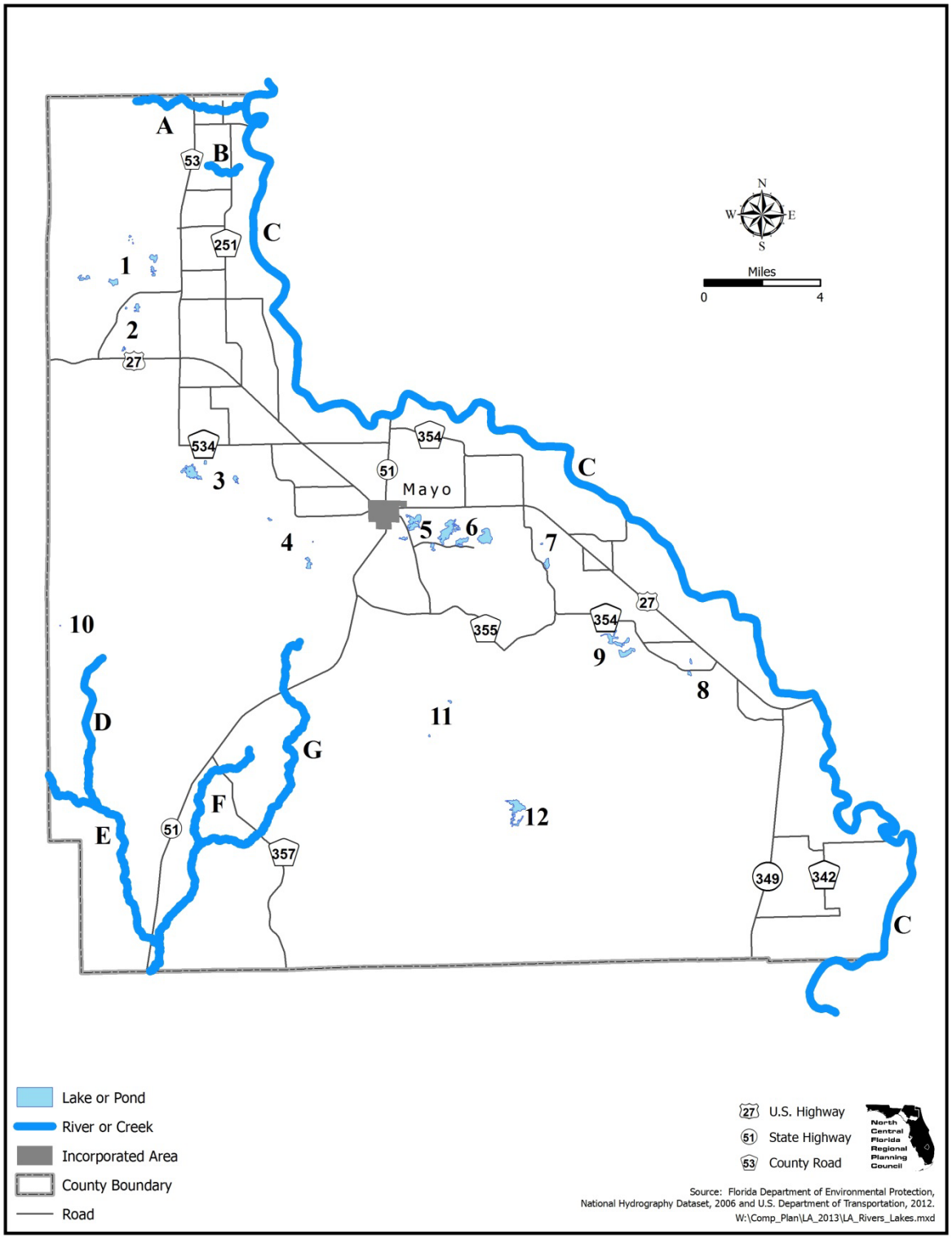


Legend for Illustration A - III
Waterwells

Location Number	Location Name
1	Mayo Correctional Institution
	Mayo Correctional Institution
2	Mayo Water Department
	Mayo Water Department
	No Description Available
	No Description Available

Source: Florida Department of Health, 2011.

Illustration A - IV
Rivers and Lakes



Legend for Illustration A - IV Rivers and Lakes			
Map Identification	Name	Map Identification	Name
A	Bethel Creek	4	Boat Pond
B	Four Mile Creek		Dinner Pond
C	Suwannee River		Long Pond
D	Reedy Creek	5	Hankins Pond
E	Kettle Creek		Tenmile Pond
F	Owl Creek	6	Alton Lake
G	Steinhatchee River		Hunt Pond
1	Fort Atkinson Lake		Townsend Pond
	Nichols Lake		Wash Pond
	Otter Ponds	7	Garner Lake
	Grassy Pond		Sand Pond
2	Bell Lake	8	Golden Lake
	Bottonwood Pond		James Lake
	Edwards Lake	9	Adams Lake
3	Luke Lake		Picket Lake
	Old Grassy Lake	10	Dowdy Pond
	Sand Lake	11	Bird Pond
	Strayhan Pond		White Pond
		12	Unknown

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

Illustration A - V
Flood Prone Areas

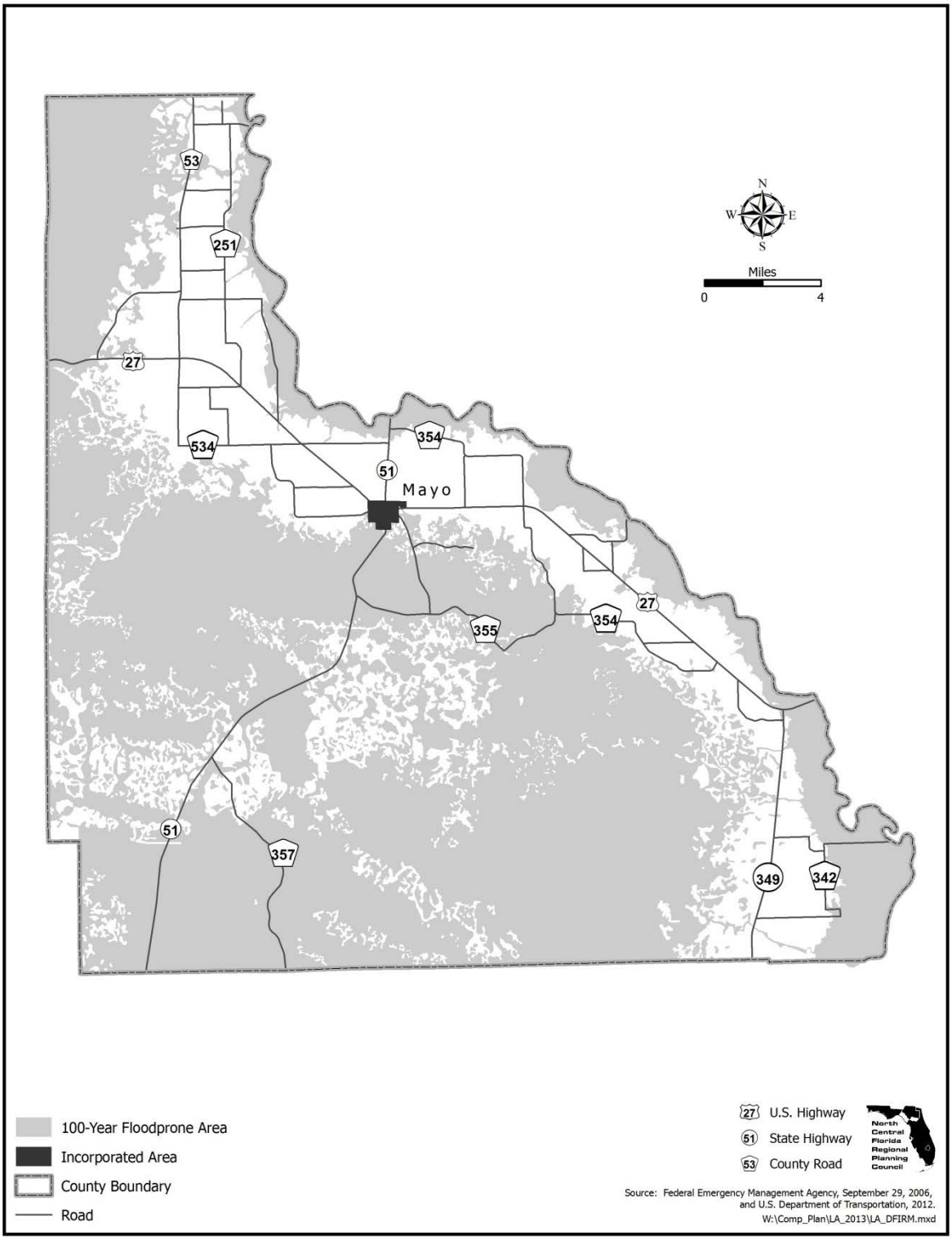


Illustration A - VI
Wetlands

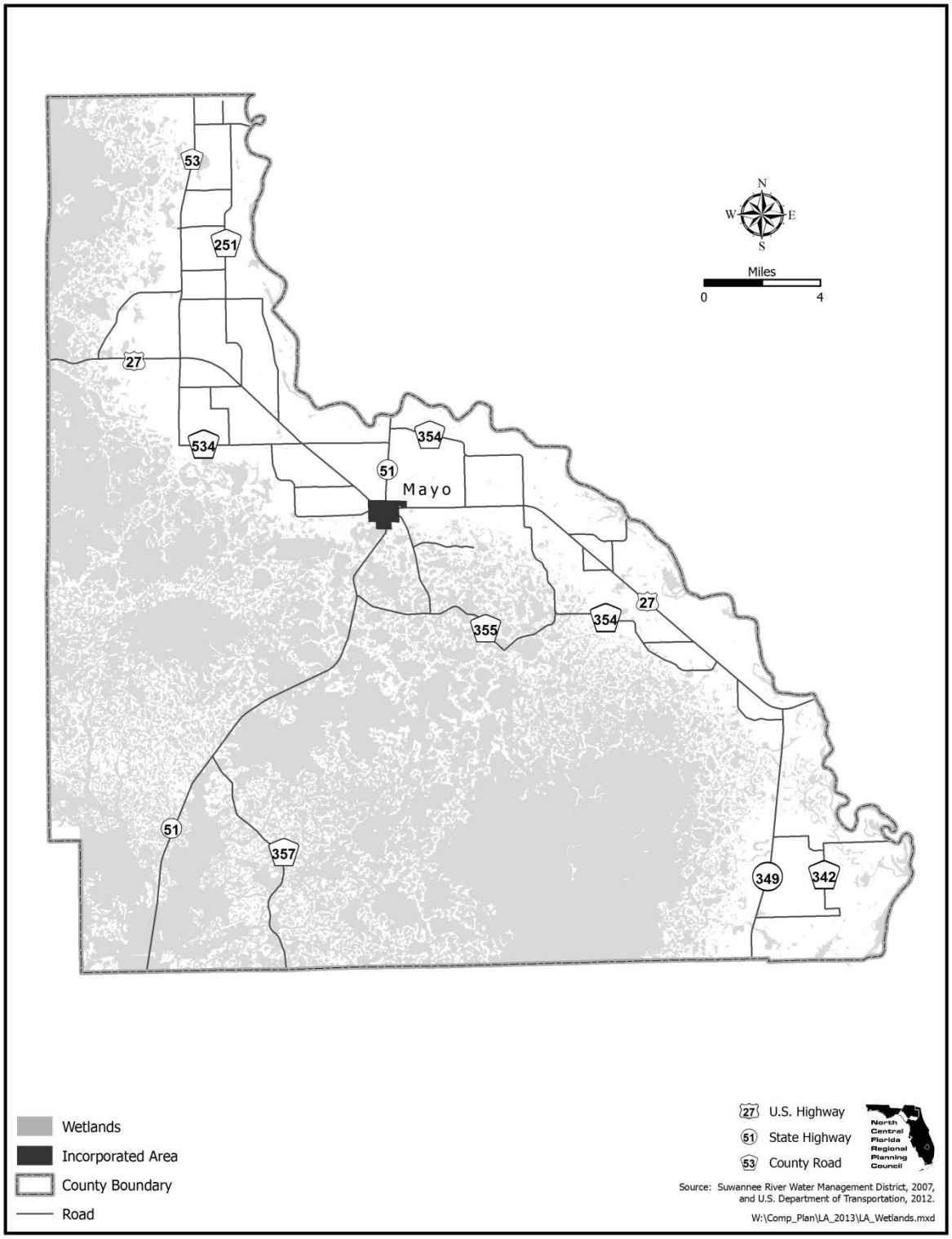


Illustration A - VII
Minerals

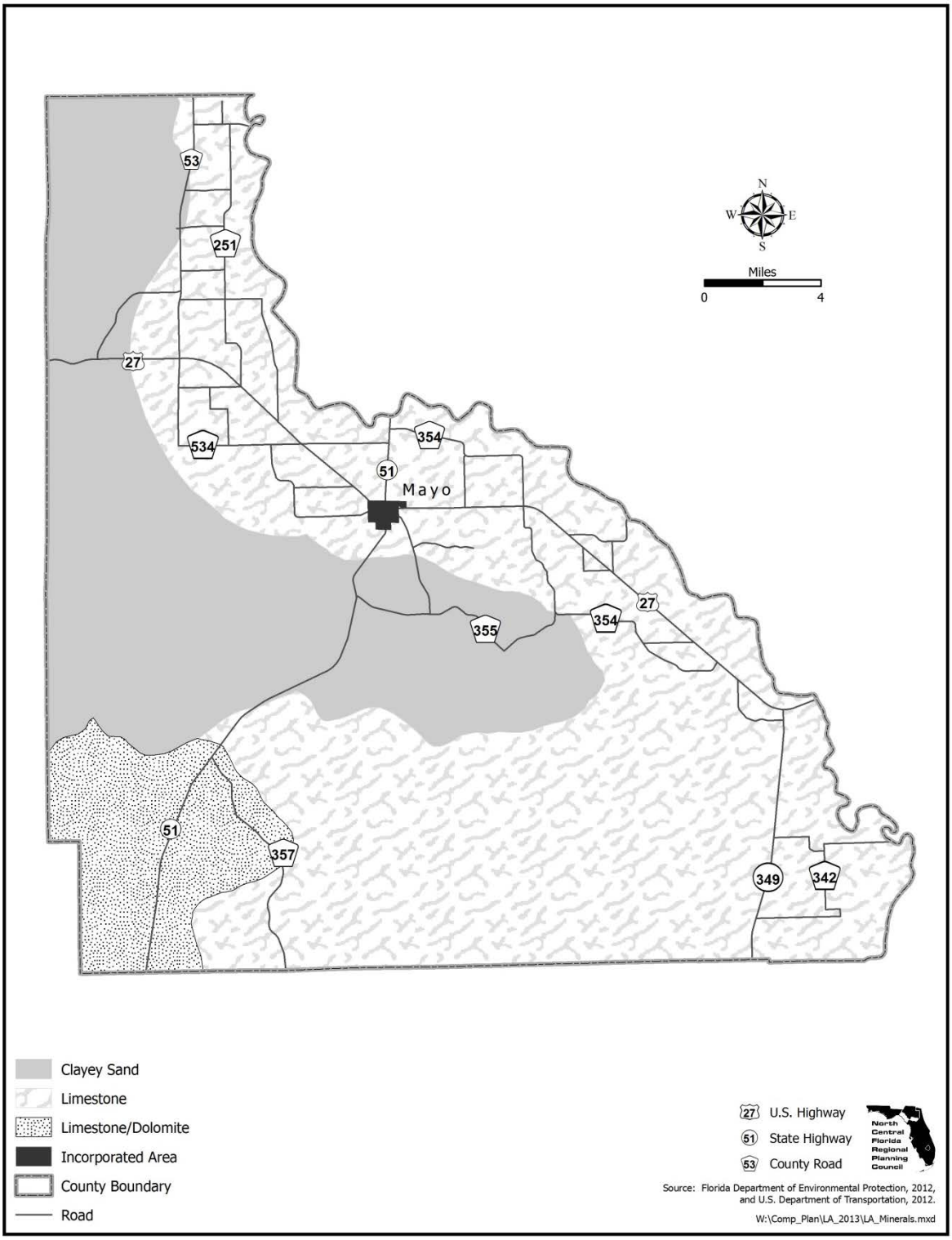


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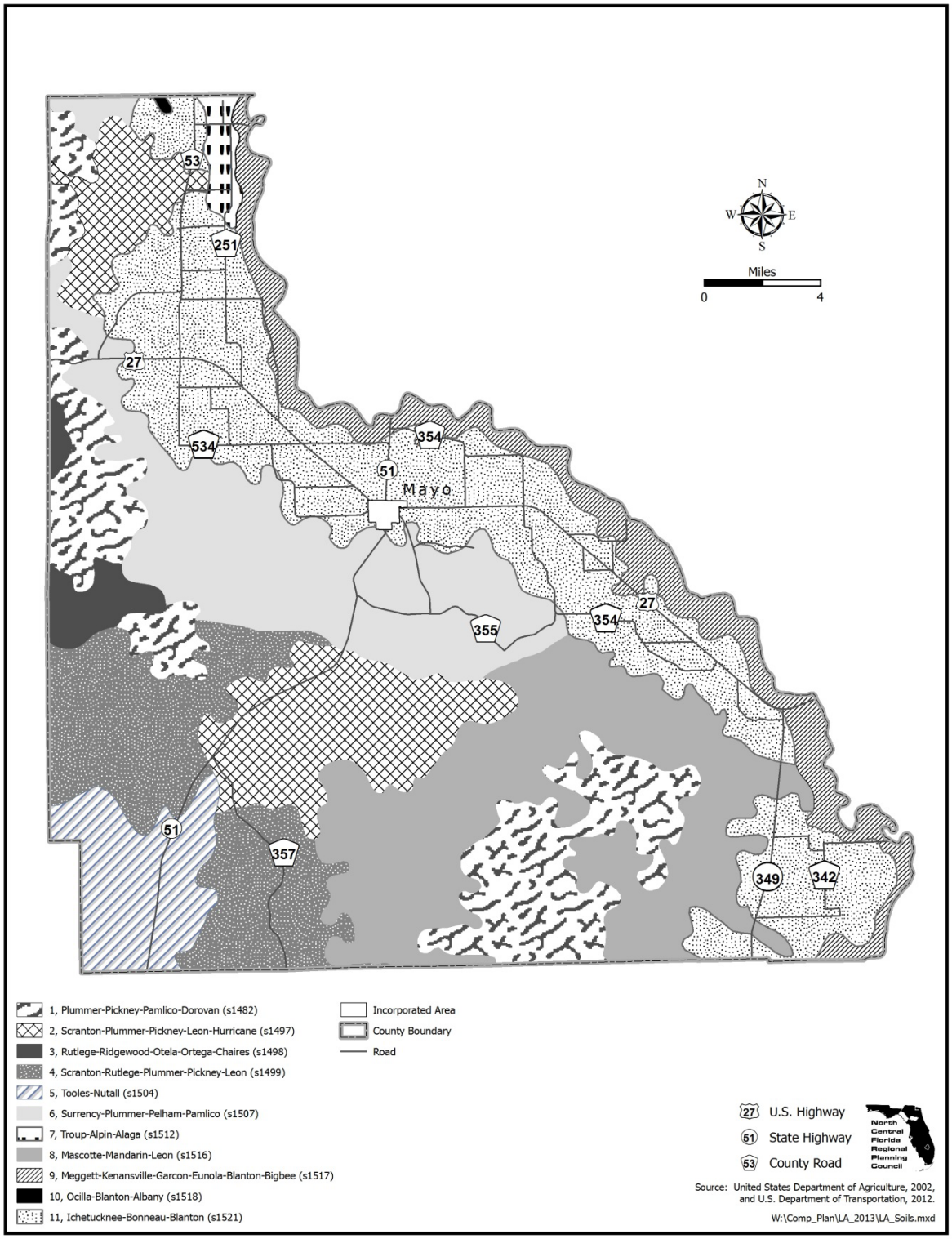
Illustration A - VIII
Soil Associations



Legend for Illustration A - VIII
Soil Associations

Map Identification	Soil Association	Characteristics
1	Plummer-Pickney-Pamlico-Dorovan (s1482)	Nearly level, very poorly drained soils subject to prolonged flooding.
2	Scranton-Plummer-Pickney-Leon-Hurricane (s1497)	Nearly level to sloping poorly drained sandy soils with loamy subsoils.
3	Rutlege-Ridgewood-Otela-Ortega-Chaires (s1498)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout.
4	Scranton-Rutlege-Plummer-Pickney-Leon (s1499)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout.
5	Tooles-Nutall (s1504)	Nearly level, very poorly drained sandy soils with loamy subsoils.
6	Surrency-Plummer-Pelham-Pamlico (s1507)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout.
7	Troup-Alpin-Alaga (s1512)	Nearly level to sloping excessively drained soils with very thick sandy lawyers over thin loam lamella and moderately well drained soils with very thick sandy layers over loamy subsoil, and somewhat excessively drained soils, sandy throughout.
8	Mascotte-Mandarin-Leon (s1516)	Nearly level, poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoil and very poorly drained soils, sandy throughout.
9	Meggett-Kenansville-Garcon-Eunola-Blanton-Bigbee (s1517)	Nearly level to gently sloping moderately drained soils with very sandy layers over loamy subsoil and very poorly drained soils.
10	Ocilla-Blanton-Albany (s1518)	Nearly level to gently sloping moderately drained soils, sandy throughout and somewhat poorly drained soils with very thick sandy layers over loamy subsoil.
11	Ichetucknee-Bonneau-Blanton (s1521)	Nearly level to gently sloping moderately drained soils, sandy throughout and somewhat poorly drained soils with very thick sandy layers over loamy subsoil.

Source: United States Department of Agriculture, 2002.

Illustration A - IX
Future Traffic Circulation Map 2024

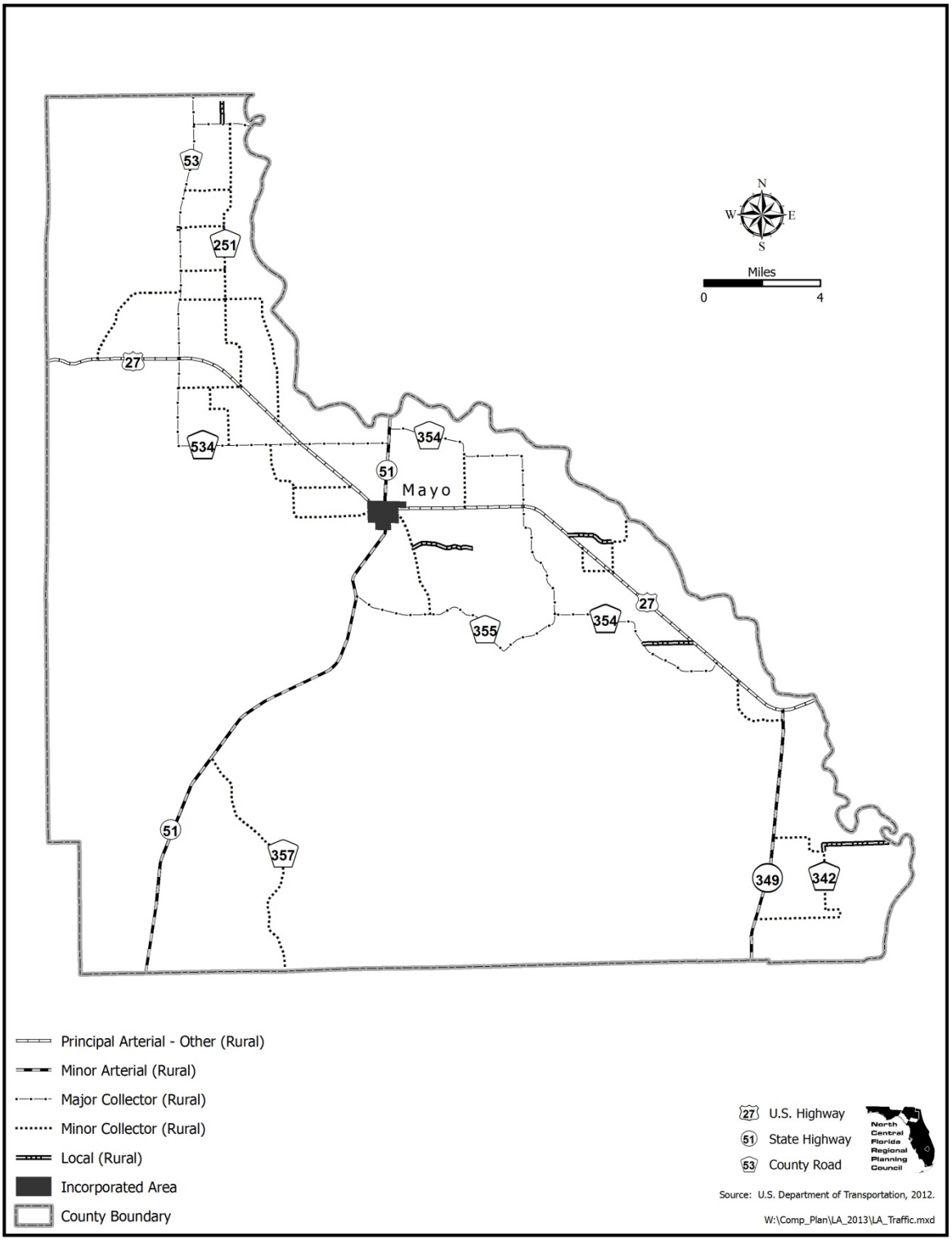


Illustration A - IXa
Emergency Evacuation Routes Map 2024

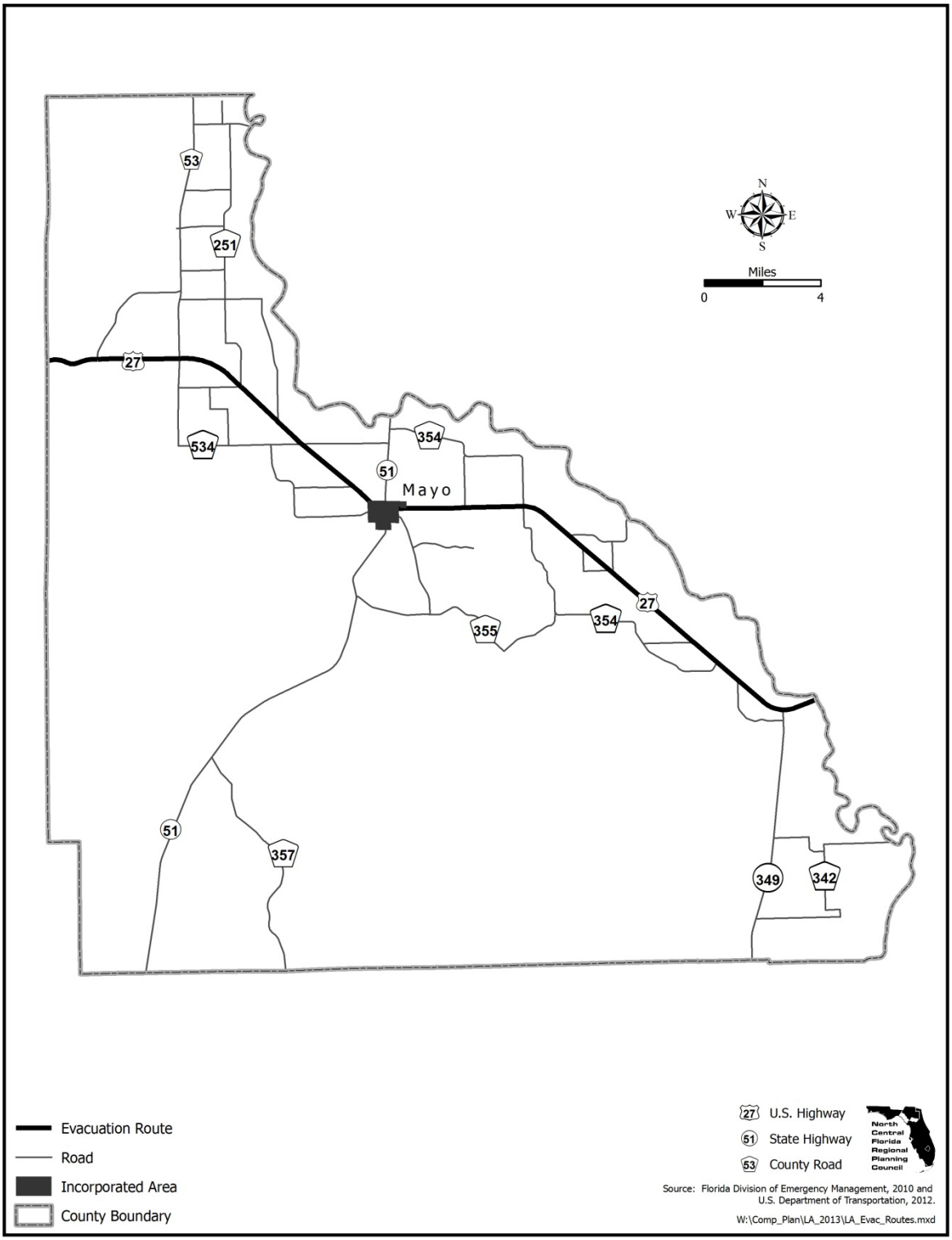


Illustration A - IXb
Bicycle and Pedestrian Facilities Map 2024

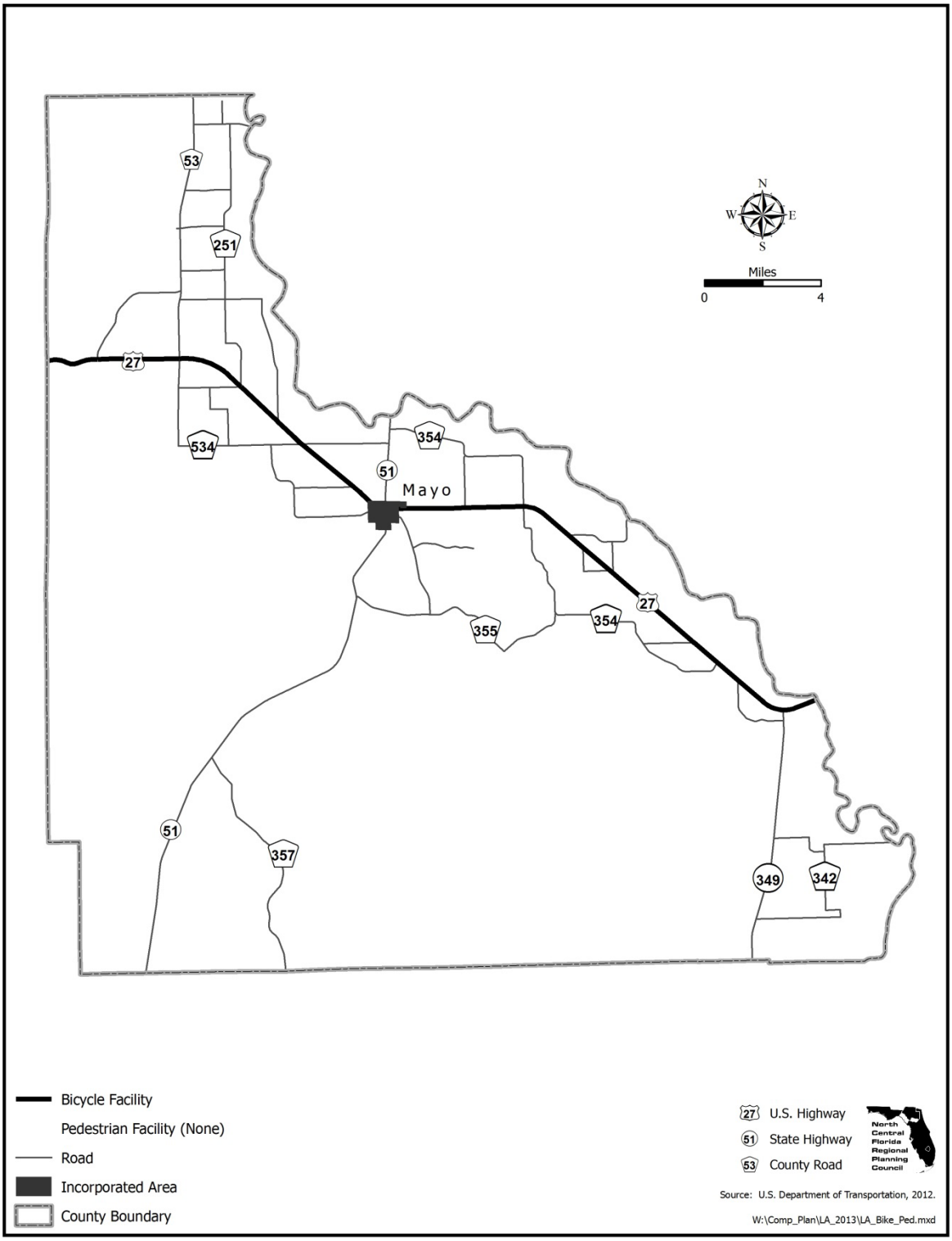


Illustration A - X
Community Potable Water Wellfield Protection Areas

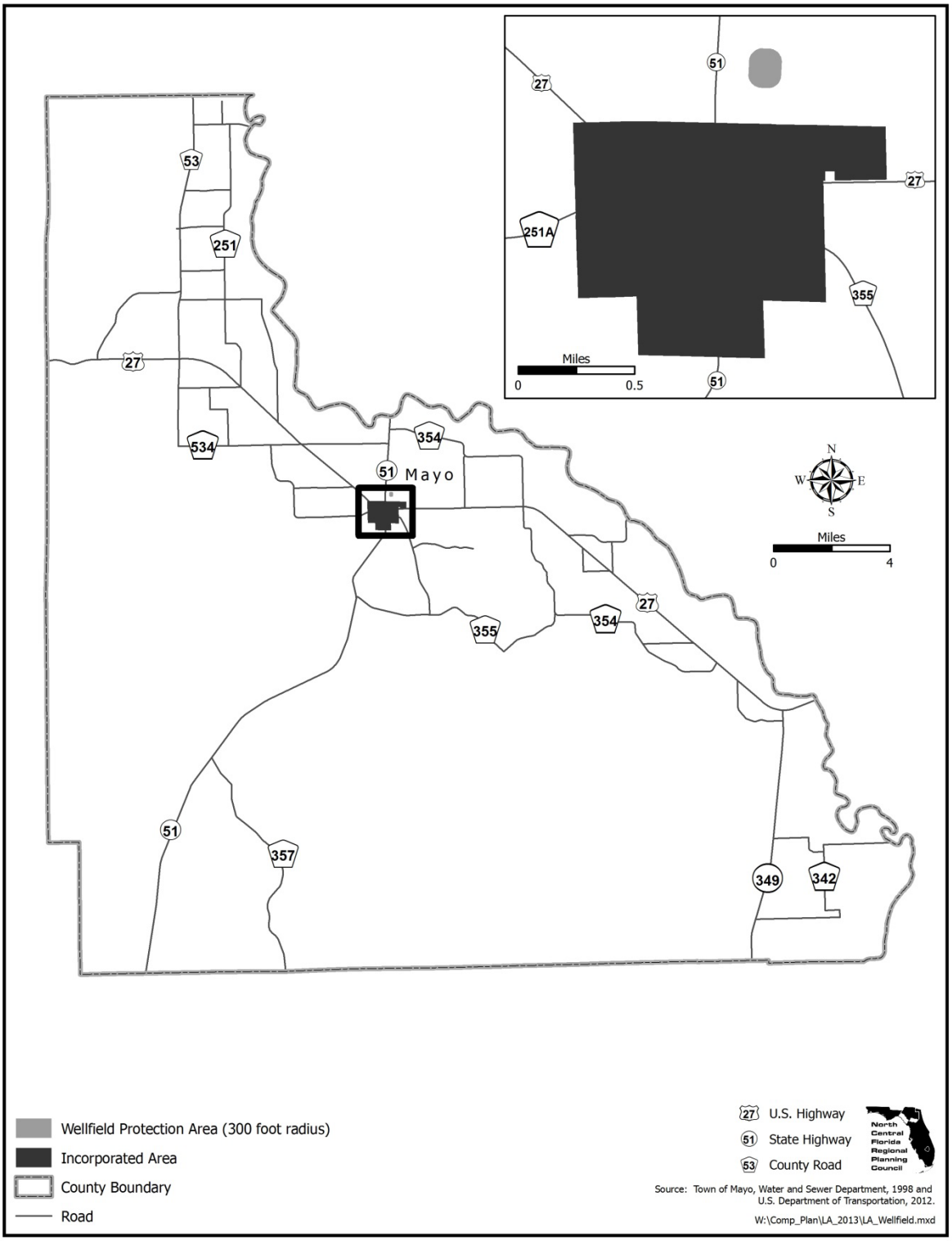


Illustration A - XI
High Groundwater Aquifer Recharge Areas

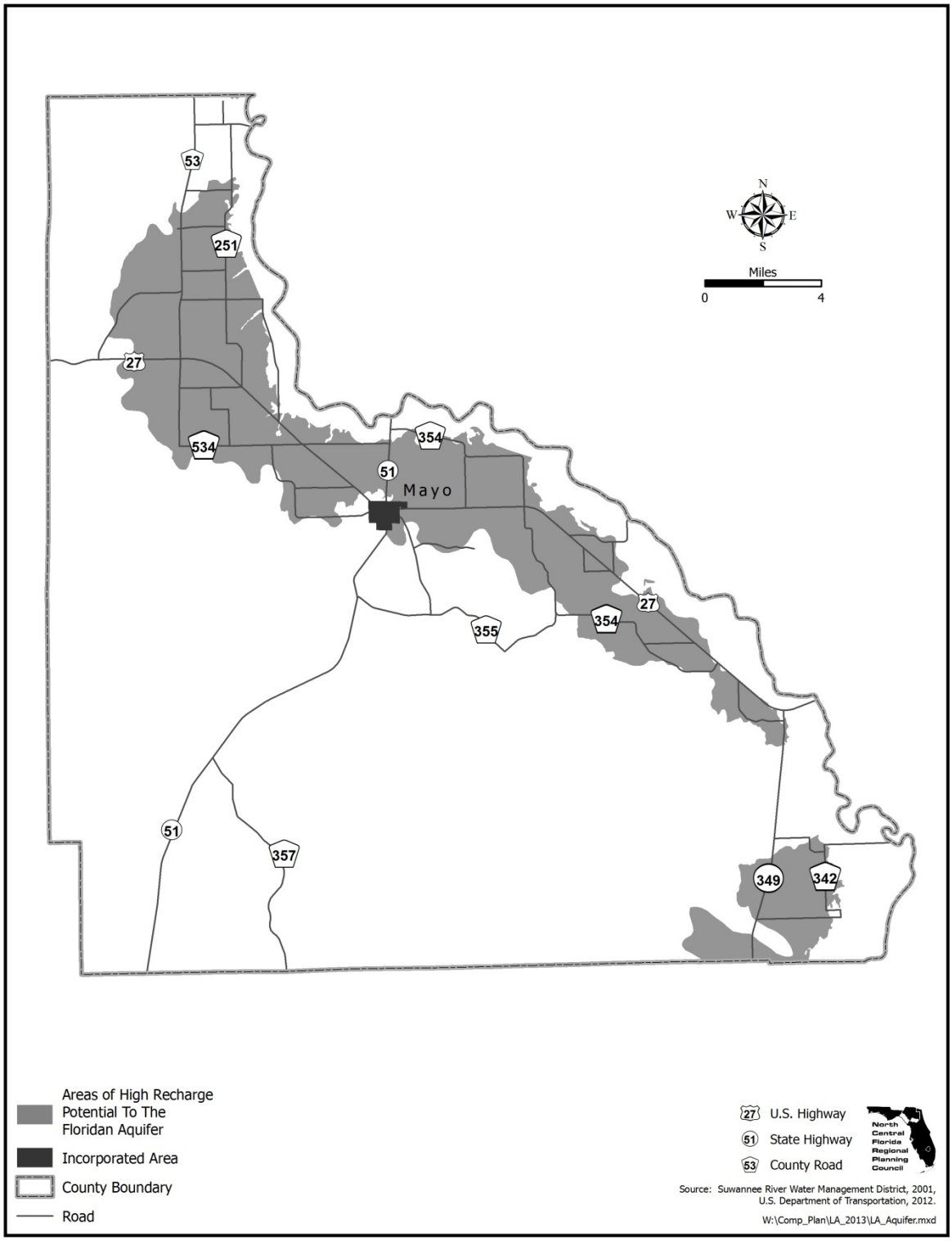


Illustration A - XIIa
Regionally Significant Natural Resources
Groundwater Resources

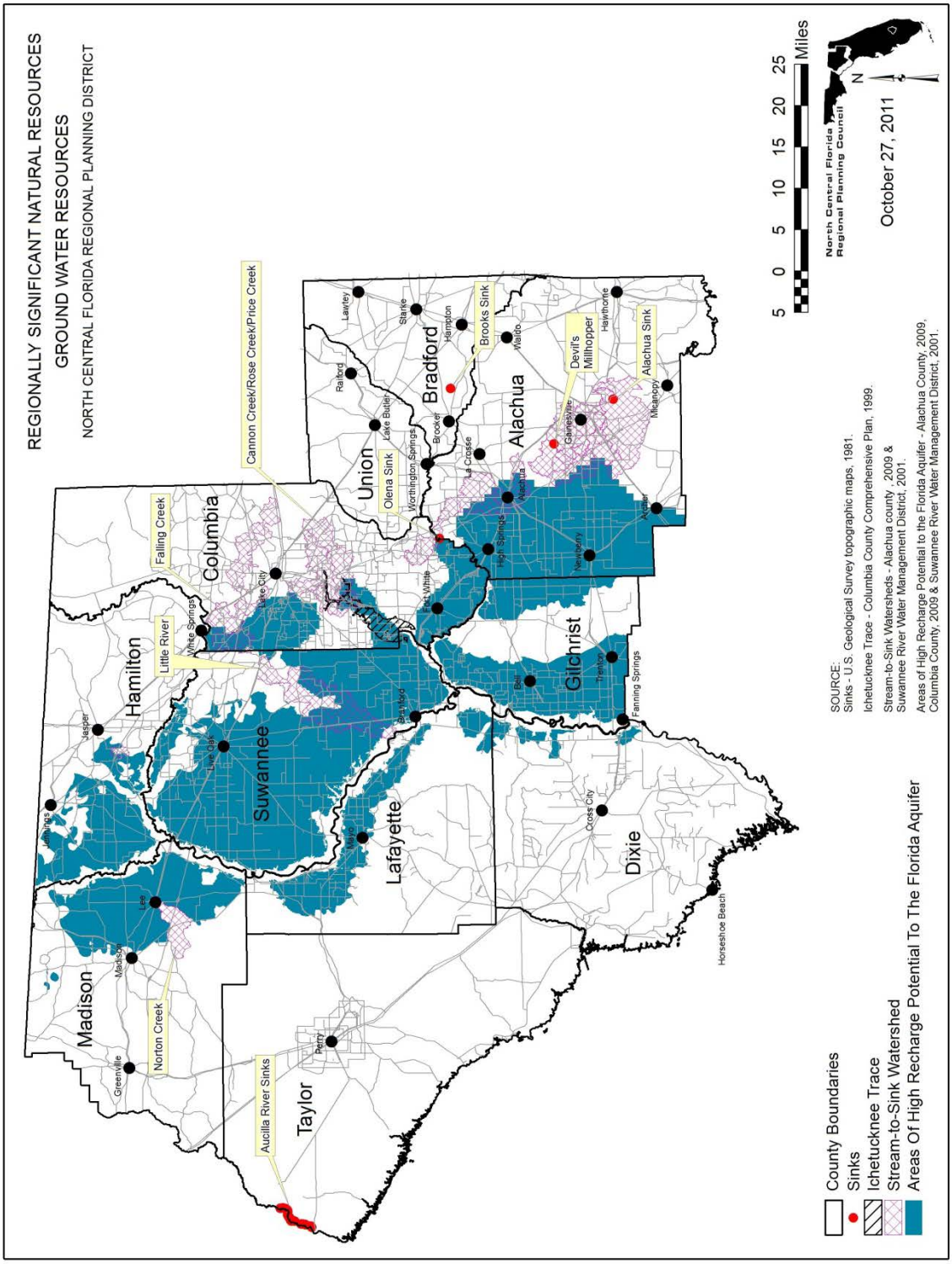


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Illustration A - XIIb
Regionally Significant Natural Resources
Natural Systems

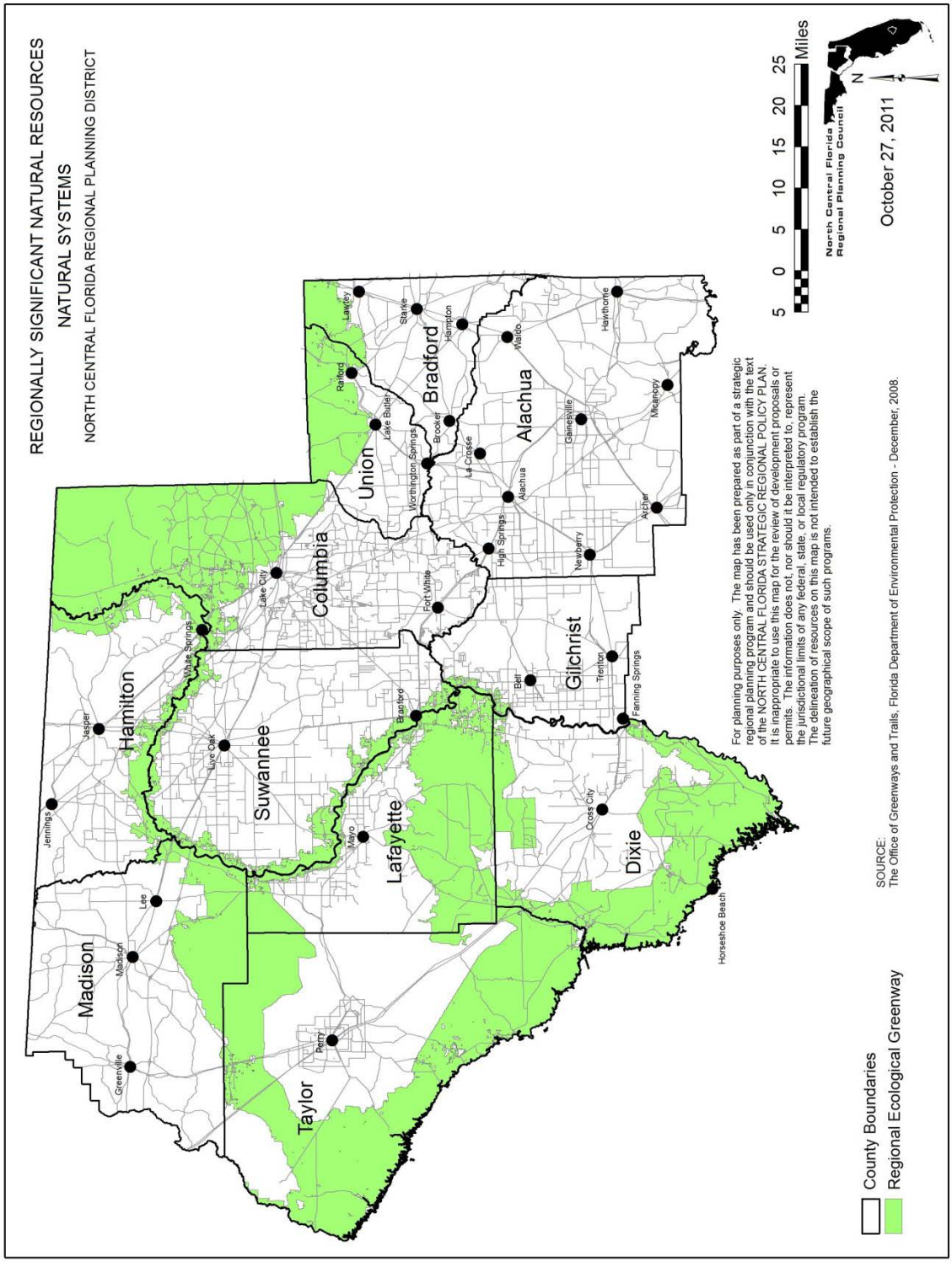

Illustration A - XIIc
Regionally Significant Natural Resources
Planning and Resource Management Areas 1

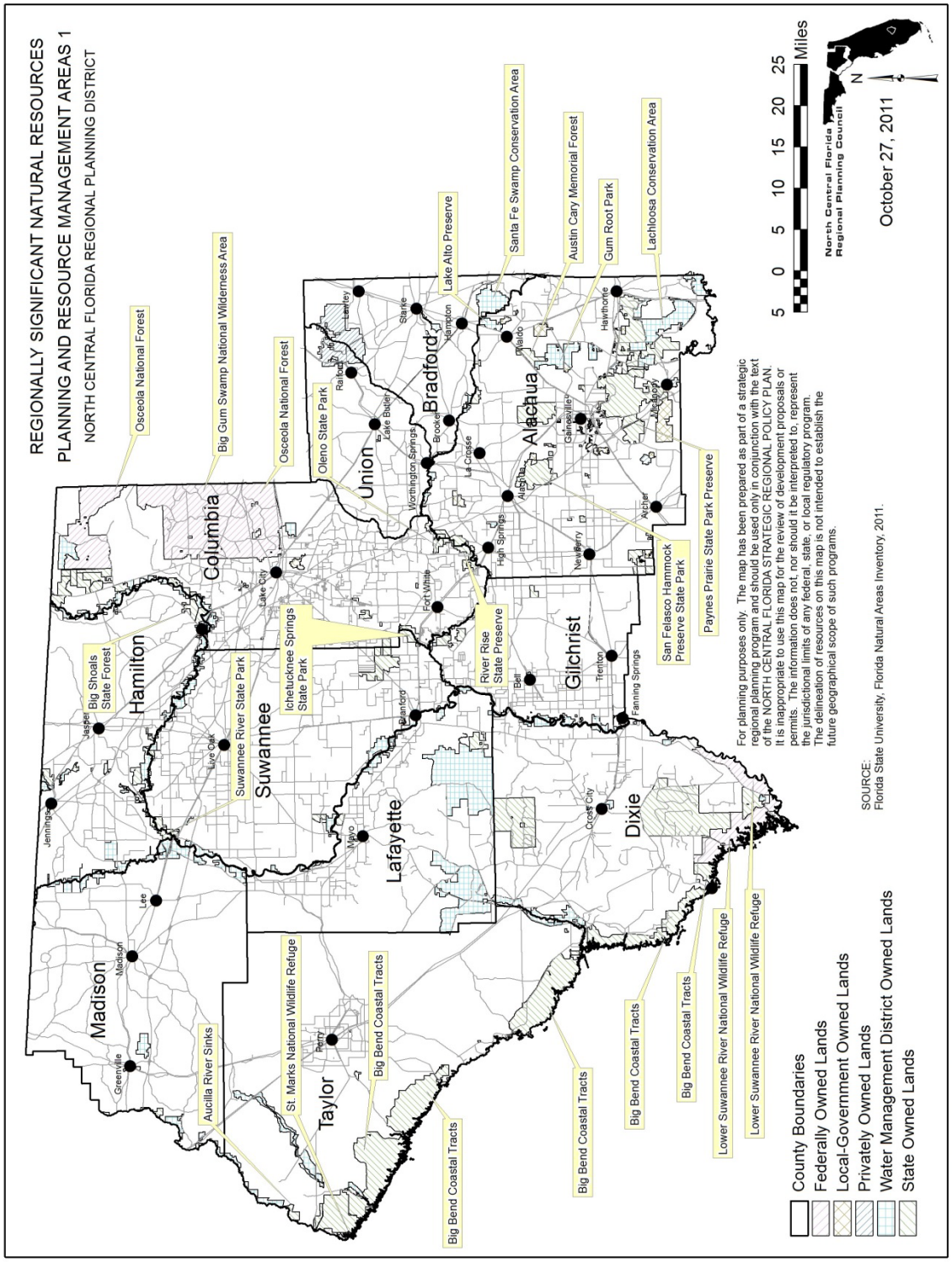

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Illustration A - XIId
Regionally Significant Natural Resources
Planning and Resource Management Areas 2

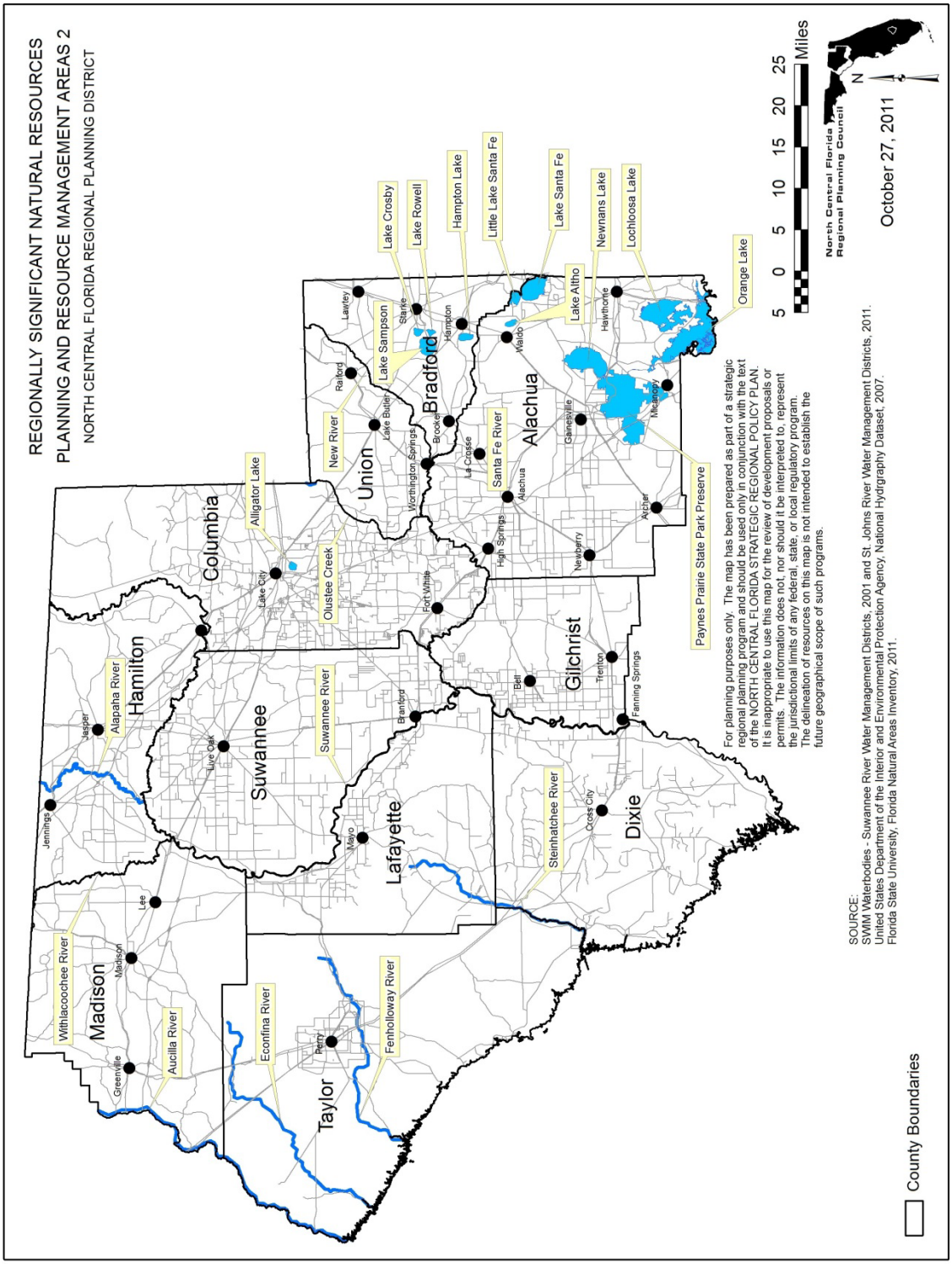
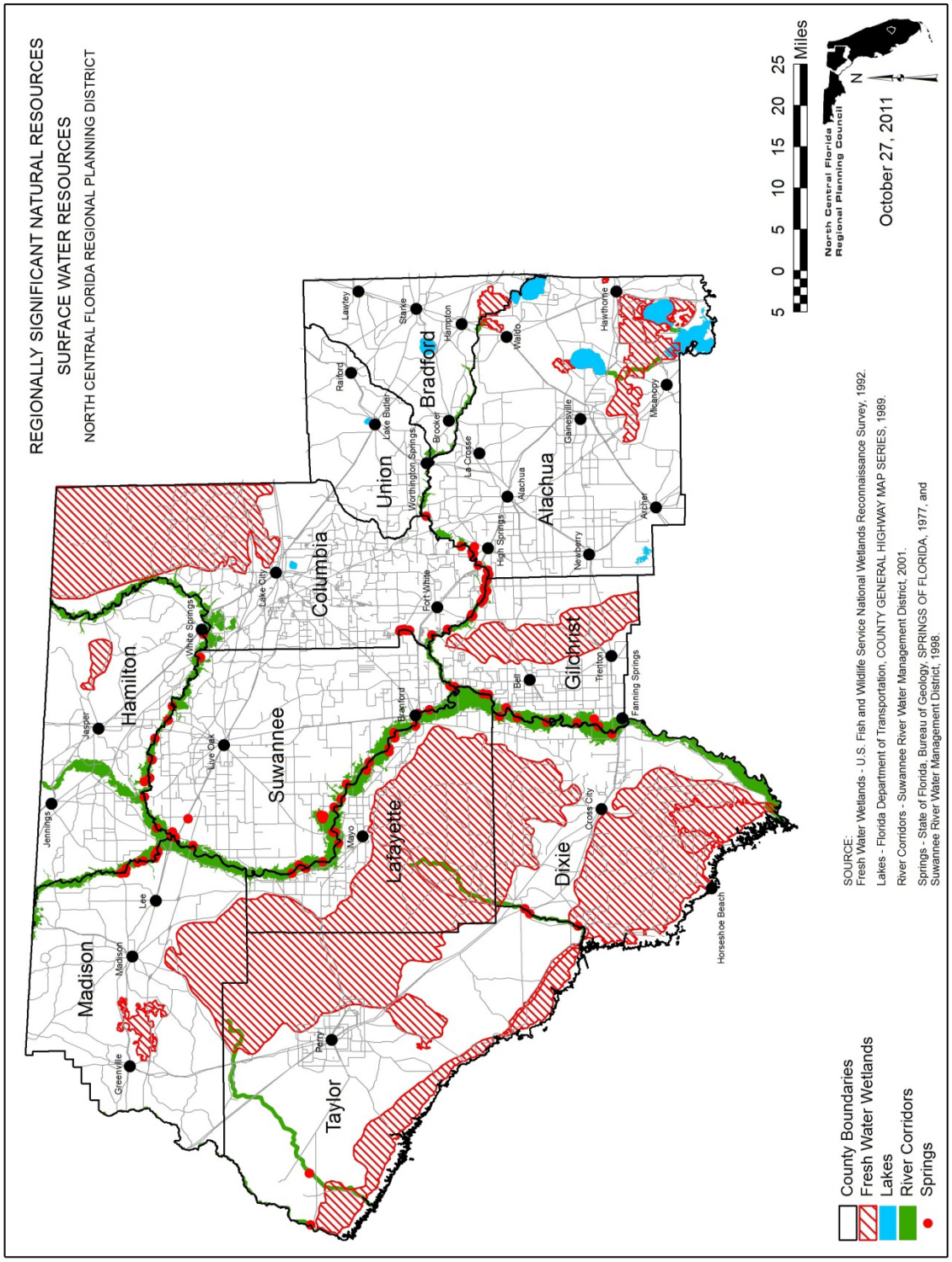


Illustration A - XIIe
Regionally Significant Natural Resources
Surface Water Resources



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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