

# HAMILTON COUNTY

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# COMPREHENSIVE PLAN

*Adopted*

*July 23, 1991 by Ordinance No. 91-02*

*Amended*

*January 18, 1994 by Ordinance No. 94-01*  
*July 19, 1994 by Ordinance Nos. 94-05 and 94-06*  
*January 5, 1995 by Ordinance No. 95-01*  
*May 16, 1995 by Ordinance No. 95-05*  
*July 2, 1996 by Ordinance Nos. 96-03 and 96-04*  
*September 21, 1999 by Ordinance No. 99-07*  
*March 21, 2000 by Ordinance No. 00-02(A)*  
*November 1, 2005 by Ordinance No. 05-12*  
*July 1, 2008 by Ordinance No. 08-10*  
*June 2, 2009 by Ordinance No. 09-05*  
*September 15, 2009 by Ordinance Nos. 09-07 and 09-08*  
*March 15, 2011 by Ordinance No. 11-02*  
*June 21, 2011 by Ordinance Nos. 11-06 and 11-07*

# HAMILTON COUNTY COMPREHENSIVE PLAN

## ELEMENTS

Future Land Use  
Traffic Circulation  
Housing  
Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural  
Groundwater Aquifer Recharge  
Conservation  
Recreation and Open Space  
Intergovernmental Coordination  
Capital Improvements  
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  
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# TABLE OF CONTENTS

	<b>Page</b>
INTRODUCTION .....	v
<b>I FUTURE LAND USE ELEMENT</b>	
Introduction .....	I-1
Goal, Objectives and Policies .....	I-2
Objectives and Policies for Urban Development Areas .....	I-2
Objectives and Policies for Rural Areas.....	I-10
Objectives and Policies for Both Urban Development Areas and Rural Areas .....	I-18
Suwannee River System 100 Year Floodplain Special Planning Area .....	I-31
<b>II TRAFFIC CIRCULATION ELEMENT</b>	
Introduction .....	II-1
Goal, Objectives and Policies .....	II-1
<b>III HOUSING ELEMENT</b>	
Introduction .....	III-1
Goal, Objectives and Policies .....	III-1
<b>IV SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT</b>	
Introduction .....	IV-1
Goal, 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-5
<b>V CONSERVATION ELEMENT</b>	
Introduction .....	V-1
Goal, Objectives and Policies .....	V-1
<b>VI RECREATION AND OPEN SPACE ELEMENT</b>	
Introduction .....	VI-1
Goal, Objectives and Policies .....	VI-1
<b>VII INTERGOVERNMENTAL COORDINATION ELEMENT</b>	
Introduction .....	VII-1
Goal, Objectives and Policies .....	VII-1
<b>VIII CAPITAL IMPROVEMENTS ELEMENT</b>	
Introduction .....	VIII-1
Goal, Objectives and Policies .....	VIII-1
Five Year Schedule of Improvements .....	VIII-10
Procedures for Monitoring and Evaluation of Capital Improvements Element .....	VIII-11
Concurrency Management System .....	VIII-13
Concurrency Determination Procedures.....	VIII-15
Certificate of Concurrency Compliance.....	VIII-17

**TABLE OF CONTENTS continued**

	<b>Page</b>
<b>IX PUBLIC SCHOOL FACILITIES ELEMENT</b>	
Introduction .....	IX-1
Goals, Objectives and Policies .....	IX-1
Public School Facilities Appendix A - Illustrations	
A-I Existing Public School Facilities 2007 .....	IX-11
A-II Planned Public School Facilities 2008 .....	IX-13
A-III Planned Public School Facilities 2009 .....	IX-15
A-IV Planned Public School Facilities 2010 .....	IX-17
A-V Planned Public School Facilities 2011 .....	IX-19
A-VI Planned Public School Facilities 2012 .....	IX-21
A-VII Planned Public School Facilities 2017 .....	IX-23
Public School Facilities Appendix B - Definitions.....	IX-25

**APPENDIX A – FUTURE LAND USE PLAN MAP SERIES AND ILLUSTRATIONS**

<b>LIST OF ILLUSTRATIONS</b>	<b>Page</b>
A-I Attachments to the Future Land Use Plan Map	
Public Use Legal Descriptions Not Shown On Future Land Use Plan Map.....	A-1
Recreation Use Legal Descriptions Not Shown On Future Land Use Plan Map .....	A-3
Commercial Use Legal Descriptions Not Shown On Future Land Use Plan Map.....	A-3
A-II Historic Resources .....	A-5
Legend for Archaeological Resources .....	A-7
Legend for Historic Resources.....	A-11
A-III Existing and Planned Waterwells .....	A-15
Legend for Existing and Planned Waterwells.....	A-16
Legend for Rivers and Lakes .....	A-18
A-IV Rivers and Lakes .....	A-19
A-V Flood Prone Areas .....	A-21
A-VI Wetlands .....	A-23
A-VII Minerals .....	A-25
Legend for Soil Associations .....	A-26
A-VIII Soil Associations .....	A-27
A-IX Future Traffic Circulation Map 2015 .....	A-29
A-IX-a Emergency Evacuation Routes Map 2015 .....	A-31
A-IX-b Bicycle and Pedestrian Facilities Map 2015 .....	A-33
A-X Mining Areas .....	A-35
A-XI Wellfield Protection Area .....	A-37
A-XII High Groundwater Aquifer Recharge Areas.....	A-39
A-XIII-a Regionally Significant Natural Resources, Groundwater Resources.....	A-41
A-XIII-b Regionally Significant Natural Resources, Natural Systems .....	A-43
A-XIII-c Regionally Significant Natural Resources, Planning and Resource Management Areas 1 .....	A-45
A-XIII-d Regionally Significant Natural Resources, Planning and Resource Management Areas 2 .....	A-47
A-XIII-e Regionally Significant Natural Resources, Surface Water Resources.....	A-49

## INTRODUCTION

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

1. To meet events which are expected to happen;
2. To accomplish desired objectives; and
3. To avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the “Local Government Comprehensive Planning and Land Development Regulation Act.” This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforesaid Act and the accompanying minimum criteria for plan review and determination of plan compliance contained in Chapter 9J-5, Florida Administrative Code.

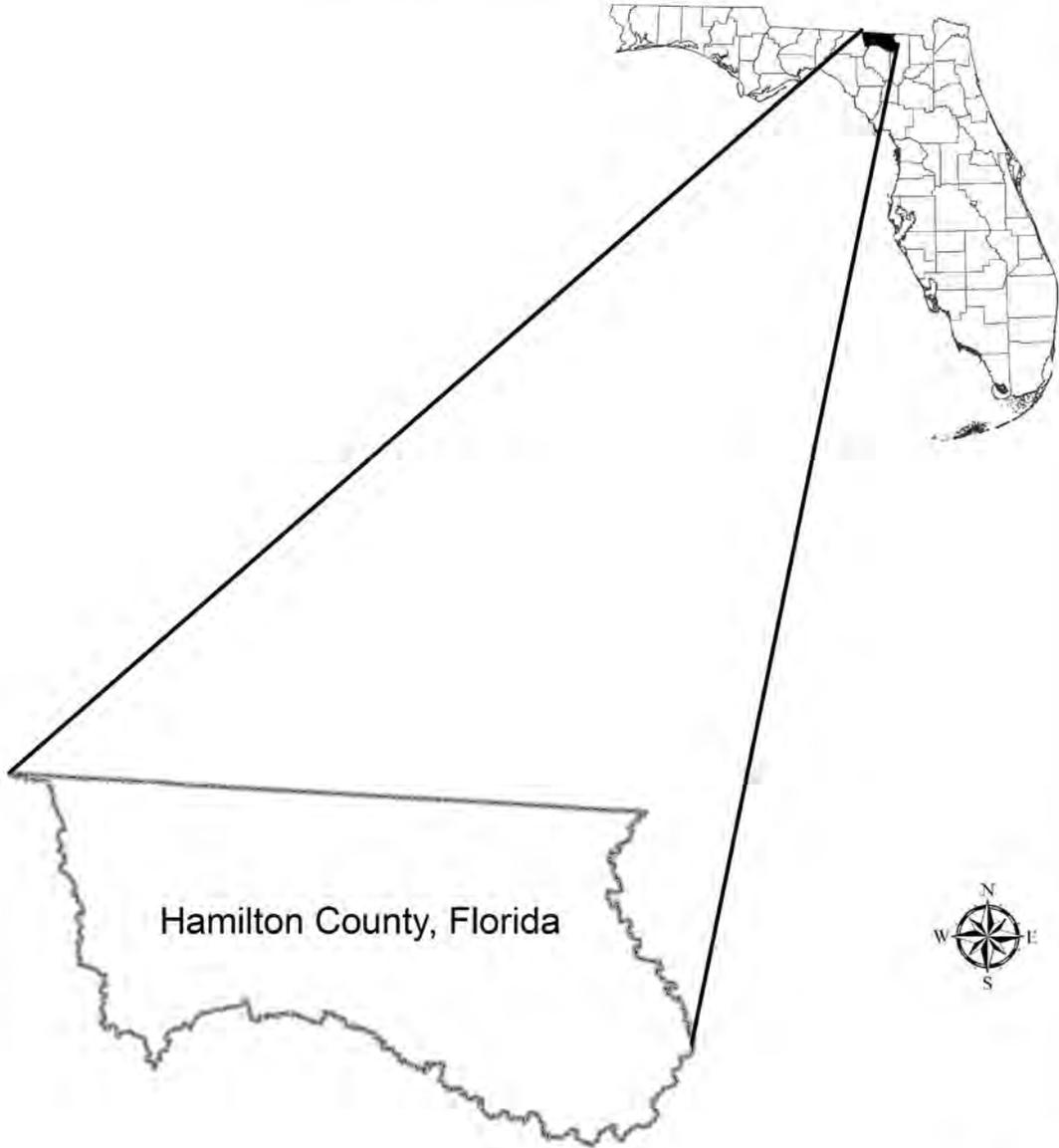
This comprehensive planning process involves essentially four basic steps:

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

## GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 500 square miles or 318,180 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by the state of Georgia with Lowndes and Echols Counties; on the east by Columbia County, on the south by Suwannee County and on the west by Madison County as shown on the following location map. The Withlacoochee River forms a boundary on the west and the Suwannee River forms a boundary on the eastern and southern borders of the County.

# General Location Map



I

FUTURE LAND USE ELEMENT

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I  
FUTURE LAND USE ELEMENT

INTRODUCTION

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to such uses there are also uses listed as special exceptions.

A special exception is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area or location would promote the public health, safety, welfare, morals, order comfort, convenience, appearance, prosperity or general welfare. Special exceptions, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

Before any special exception or special permit shall be granted, the County shall make a specific finding that the granting of the special exception or special permit will not adversely affect the public health, safety and welfare. Before any special exception or special permit shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Off-street parking and loading areas;
3. Refuse and service areas;
4. Utilities, with reference to locations, availability and compatibility;
5. Screening and buffering with reference to type, dimensions and character;
6. Signs, if any, and proposed exterior lighting;
7. Required yards and other open space;
8. Considerations relating to general compatibility with adjacent properties and natural resources; and
9. Consistency with other plan objectives and policies, especially natural resource protection policies.

In addition, any special exception or special permit consisting of a non-agricultural or non-agriculturally related use and intensive agricultural use (as defined in this Comprehensive Plan) granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special exception or special permit. The purpose of the buffer is to protect agriculture land uses from the non-agricultural, non-agriculturally related use or intensive agricultural use special exception or special permit. The buffer should function to:

1. Screen the special exception or special permit from the adjacent farming activities, including but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and
2. Provide protection to the agricultural land use from intrusive activities of the special exception or special permit, by limiting access to the adjacent agricultural land use.

Further, the negative impacts of the uses upon each other must be minimized by the buffer, such that the long term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

## FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

### OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

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

- OBJECTIVE I.1      The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 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 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 2015 based upon:
1.      Best available population data; and
  2.      Best available housing need data.
- Policy I.1.4      The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).

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. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

#### AGRICULTURAL LAND USE

Agriculturally classified lands within the urban development areas are lands which are predominantly used for crop cultivation, livestock (except intensive agriculture as defined below)(the term livestock shall mean all domesticated animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs and cattle), poultry (except intensive agriculture as defined below) (the term poultry shall mean all domesticated birds that serve as a source of eggs or meat, including chickens, turkeys, ducks, ostriches, quail, pheasants and geese), specialty farms, silviculture activities conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan, churches and other houses of worship and dwelling units. In addition, exotic animals (the term exotic animals shall mean all animals excepting livestock and poultry as defined above, house cats, feathered vertebrates and domestic dogs), riding or boarding stables, veterinary clinics and animal shelters, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet) home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, private airstrips and airports and other similar uses compatible with agricultural uses may be approved as special exceptions or special permits shall be limited to an intensity of .25 floor area ratio. Further, intensive agriculture (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Department of Environmental Protection) shall be prohibited; and

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

Agriculture-5  $\leq 1$  d.u. per acre.

#### PUBLIC LAND USE

Lands classified as public, within designated urban development areas, consist of public buildings and grounds, other public facilities, (including sewer facilities, solid waste collection facilities, solid waste disposal facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;

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

## CONSERVATION LAND USE

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

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

## ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive Areas are lands which are considered in need of special planning and treatment regarding land development regulation.

Lands classified as Environmentally Sensitive Areas are not preservation areas, but development permitted within these areas is to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan on the Future Land Use Plan Map.

Environmentally Sensitive Areas, which are lands within the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated June 4, 1987, and located in the Alapaha River Corridor, Suwannee River Corridor and Withlacoochee River Corridor as shown on the Future Land Use Plan Map of this Comprehensive Plan shall conform with the following densities:

Environmentally Sensitive Areas-1	≤ 1 d.u. per 40 acres
Environmentally Sensitive Areas-2	≤ 1 d.u. per 10 acres
Environmentally Sensitive Areas-3	≤ 1 d.u. per 5 acres

Lands classified as Environmentally Sensitive Areas may be used for agriculture, except intensive agriculture (the term intensive agriculture means agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), silviculture conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units. In addition, home occupations, and resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within Environmentally Sensitive Areas shall not be located within 5 miles from another campground located within an Environmentally Sensitive Area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. Non-residential uses such as industrial activities and commercial uses within these areas shall be prohibited; and

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 50 foot buffer from adjacent properties, 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 developed area of the development, shall be located outside of
  - a. Wetlands,
  - b. Floodplains,
  - c. Native upland vegetation, and
  - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

6. All internal roads, if provided, shall be so located in order to minimize the number of access points to external roadways.

#### RECREATION LAND USE

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

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

## RESIDENTIAL LAND USE

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. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, and other similar uses compatible with residential uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio;

Non-residential uses, such as golf courses, shall be designed in a manner to prevent negative impacts upon adjacent natural resources, including the Alapaha, Suwannee and Withlacoochee Rivers and maintain the natural function of floodplains and maintain water quality and recharge areas.

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

- |                                |   |
|--------------------------------|---|
| Low Density Residential -      | shall be limited to a density of less than or equal to 2.0 dwelling units per acre;     |
| Moderate Density Residential - | shall be limited to a density of less than or equal to 4.0 dwelling units per acre;     |
| Medium Density Residential -   | shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and |
| High Density Residential -     | shall be limited to a density of less than or equal to 20.0 dwelling units per acre.    |

## COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools, churches and other houses of worship and residential dwelling units, which existed within this classification on the date of adoption of this policy. In addition, private clubs and lodges, may be approved as special exceptions or special permits.

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

## HIGHWAY INTERCHANGE LAND USE

The County recognizes the unique position it holds as the entry-way to Florida on Interstate 75. The interstate interchanges in the County are a valuable asset to the County and State and in recognition of this fact the areas surrounding the interchanges shall be designated Highway Interchange. This classification shall permit, upon submission of a site plan that all development standards have been met and which ensure safe and adequate access:

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

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

#### NATURAL RESOURCE PROCESSING AREAS

Natural resources processing areas consist of areas used for processing mined resources. Processing uses shall include the buildings, plants and structures associated with the processing of mined natural resources. Natural resource processing uses shall be limited to an intensity of .25 floor area ratio; and

#### INDUSTRIAL LAND USE

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

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

#### MIXED USE LAND USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area or where centralized potable water and wastewater is available. Mixed Use Districts shall be in locations where centralized potable water and wastewater facilities are available and along arterial or collector roads where adequate capacity and public facilities are available or planned to be available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

The Mixed Use land use category shall encourage a balance of residential and nonresidential uses that create opportunities for living, working and entertainment in a pedestrian oriented community. Multiple forms of residential unit types and ownership is allowed. Multi-purpose buildings containing a mixture of compatible uses (e.g. residential and nonresidential) are encouraged.

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses, as follows:

USES	MINIMUM PERCENT	MAXIMUM PERCENT
Non-Residential	15	75
Residential	15	75
Open Space	10	N/A

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed-use district.

#### Non-Residential

Non-residential uses within the Mixed Use Districts may include the following: Light or Heavy Industrial, General Commercial, Office, Public Facilities, Medical, Institutional or Infrastructure. Within the non-residential component of the Mixed Use District, a maximum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 0.25 floor area ratio.

#### Residential

Housing options may include single family or multi-family detached and attached units. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Single-family residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Multi-family residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

#### Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least 25 percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

#### Development Standards

All development shall be required to be served by centralized potable water and wastewater services provided by a public or private entity.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in this Comprehensive Plan.

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

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, natural resource processing and rural development uses, as well as public, charter, and private elementary, middle and high schools as specified within this Comprehensive Plan and uses requiring approval as special exceptions or special permits.

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 areas of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands within the rural areas of the County are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception or special permit) (the term livestock shall mean all domesticated animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs and cattle), poultry (except intensive agriculture as defined below which may be permitted as a special exception or special permit) (the term poultry shall mean all domesticated birds that serve as a source of eggs or meat, including chickens, turkeys, ducks, ostriches, quail, pheasants and geese), specialty farms, silviculture activities conducted in accordance with silviculture policies within the Conservation Element of this Comprehensive Plan, churches and other houses of worship and dwelling units. In addition, intensive agriculture as defined below, exotic animals (the term exotic animal shall mean all animals except livestock and poultry as defined above, house cats, feathered vertebrates and domestic dogs), the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales and service, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet) recreational activities such as country clubs, tennis a racquet clubs, archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or

campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, private airstrips and airports, home occupations, off-site signs, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and be subject to an intensity of .25 floor area ratio. Further, the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Department of Environmental Protection;

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

Agriculture-1	≤ 1 d.u. per 40 acres.
Agriculture-2	≤ 1 d.u. per 20 acres.
Agriculture-3	≤ 1 d.u. per 10 acres.
Agriculture-4	≤ 1 d.u. per 5 acres, except as provided below.

Within the Agriculture-4 land use classification, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created as follows:

1. Individual lots;
2. Subdivision lots up to 8 lots; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

Any development which contains more than 8 lots equal to or greater than 1 acre and less than 5 acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

In addition, within the Agriculture-4 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 5 acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. Within the Agriculture-4 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

All Planned Rural Residential Developments shall be developed as follows:

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;

4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
  - a. Wetlands;
  - b. Floodplains;
  - c. Native upland vegetation; and
  - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;
7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include intensive agricultural uses - the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection); silviculture uses conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

The total number of lots created equal to or greater than 1 acre and less than 5 acres, within the Agriculture-4 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to the family lot policy of this element shall not count towards the 150 lot capacity.



Environmentally Sensitive Areas-2	≤ 1 d.u. per 10 acres
Environmentally Sensitive Areas-3	≤ 1 d.u. per 5 acres

Lands classified as Environmentally Sensitive Areas may be used for agriculture except intensive agriculture (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), silviculture conducted in accordance with silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units. In addition, home occupations, and resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within Environmentally Sensitive Areas shall not be located within 5 miles from another campground located within an Environmentally Sensitive Area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. Non-residential uses such as industrial activities and commercial uses within these areas shall be prohibited; and

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 50 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
  - a. Wetlands,
  - b. Floodplains,
  - c. Native upland vegetation, and
  - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas;

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

6. All internal roads, if provided, shall be so located in order to minimize the number of access points to external roadways.

#### RECREATION LAND USE

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

#### HIGHWAY INTERCHANGE LAND USE

The County recognizes the unique position it holds as the entry-way to Florida on Interstate 75. The interstate interchanges in the County are a valuable asset to the County and State and in recognition of this fact the areas surrounding the interchanges shall be designated Highway Interchange. This classification shall permit, upon submission of a site plan that all development standards have been met and which ensure safe and adequate access:

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

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

#### NATURAL RESOURCE PROCESSING AREAS

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

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

#### RURAL DEVELOPMENT AREAS

Rural Development uses are located initially to serve the natural resource processing facilities within the County, and as such uses diminish, it is the intent for the Rural Development Areas to encourage a new economic base. Rural Development Areas consist of wholesale, warehousing and light industrial uses, which can demonstrate need through the provision of economic development through job creation and are so located so that the use retains the character of the rural area. Rural Development Areas may also include residential uses, when they are part of a unified Planned Residential Development or a Planned Unit Development.

For purposes of this land use classification, wholesale warehousing and light industrial uses shall include wholesale warehouse or storage (including mini-warehouses); light manufacturing, assembly, processing, packaging or fabricating in a completely enclosed building; and accessory uses compatible with light manufacturing and assembly facilities; associated service establishments such as repair and service garages; motor vehicle body shop;

building trades contractors; rental of automotive vehicles, trailers and trucks; parcel delivery office; outlets for the sale of trucks and tractors, heavy machinery and equipment, feed fertilizer, lumber and building supplies; and outdoor display areas associated with permitted outlet uses.

Outdoor storage (excepting outdoor display) is subject to being enclosed by an opaque fence at least 6 feet in height. The bulk storage of flammable liquids shall not be permitted.

Non residential intensities shall be limited to .25 floor area ratio.

The density for any proposed residential uses shall be dependent upon the availability of centralized potable water and sanitary sewer facilities to the development. Where no centralized water or sewer systems are available, density shall not exceed one dwelling unit per five acres and individual lot sizes shall not be smaller than 1 acre.

Where potable water and sanitary sewer is available, the residential density shall be limited to 1 dwelling unit per acre with minimum lot sizes no smaller than 1/4 acre in size. Multiple family units may be permitted as long as density requirements are not exceeded.

Rural Development Area uses are subject to the following location requirements:

1. Minimum area shall be at least 10 acres in size;
2. Area shall be directly accessible to an arterial or collector roadway as functionally classified within this Comprehensive Plan;
3. The area to be classified Rural Development Areas shall be located within 5 miles of a natural resource processing use, and/or be located within 5 miles of an interchange of Interstate 75.

#### MIXED USE LAND USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area or where centralized potable water and wastewater is available. Mixed Use Districts shall be in locations where centralized potable water and wastewater facilities are available and along arterial or collector roads where adequate capacity and public facilities are available or planned to be available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

The Mixed Use land use category shall encourage a balance of residential and nonresidential uses that create opportunities for living, working and entertainment in a pedestrian oriented community. Multiple forms of residential unit types and ownership is allowed. Multi-purpose buildings containing a mixture of compatible uses (e.g. residential and nonresidential) are encouraged.

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses, as follows:

USES	MINIMUM PERCENT	MAXIMUM PERCENT
Non-Residential	15	75
Residential	15	75
Open Space	10	N/A

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed-use district.

#### Non-Residential

Non-residential uses within the Mixed Use Districts may include the following: Light or Heavy Industrial, General Commercial, Office, Public Facilities, Medical, Institutional or Infrastructure. Within the non-residential component of the Mixed Use District, a maximum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 0.25 floor area ratio.

#### Residential

Housing options may include single family or multi-family detached and attached units. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Single-family residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Multi-family residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

#### Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least 25 percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

#### Development Standards

All development shall be required to be served by centralized potable water and wastewater services provided by a public or private entity.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in this Comprehensive Plan.

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

Policy I.2.3 The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, as amended, which are located in the Suwannee River Corridor, Withlacoochee River Corridor and Alapaha River, identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas shall maintain an average lot size of 10 acres with no lot being less than 5 acres in size, nor having a length to width ratio of greater than 3 to 1. In addition, the County's land development regulations shall prohibit the location of non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 200 campsites, may be allowed as special exceptions or special permits.

Policy I.2.4 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.2.5 An approximate 535-acre site located in Section 11, Township 1 North, Range 12 East and Section 12, Township 1 North, Range 12 East on State Road 6 approximately one mile west of Interstate Highway 75 (State Road 93) and State Road 6 interchange, as more particularly described in the ordinance adopting this policy, shall be designated Mixed-Use on the Future Land Use Map. Such designation for this site shall authorize a mixture of compatible uses to include industrial, commercial, recreational/open space and residential. However, this site shall have no more than 98 single family residential units. Multi-family residential units shall be prohibited on this site.

## OBJECTIVES AND POLICIES

### FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 The County shall continue to include within the site plan review process that adjacent land uses shall not be adversely impacted by any change in land use.

Policy I.3.1 The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.

Policy I.3.2 The County shall maintain mechanisms which protect public lands from the adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.

Policy I.3.3

Neighborhood commercial activities are small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood commercial uses are not shown on the Future Land Use Plan Map; rather these commercial uses should be accommodated throughout the County as market forces determine the need, according to the following criteria:

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses 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, automotive service stations, child care centers and financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions or special permits and be subject to an intensity .25 floor area ratio;
2. Neighborhood commercial uses shall be located within one quarter mile of the 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;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and
5. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio.

Policy I.3.4

The County shall limit mining operations to those areas shown in Appendix A of this Comprehensive Plan entitled Mining Areas. An amendment of this Comprehensive Plan shall be required to add or delete mining areas from this illustration. All such mining activities shall be conducted in accordance with the following criteria:

1. The filing of a mining master plan with the Board of County Commissioners, which shall:
  - a. Describe the boundaries of the areas of proposed mining;
  - b. Describe the location of existing or proposed processing facilities, highways and railroads;
  - c. Provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;
  - d. Describe the mining process to be conducted; and
  - e. Describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.

2. Upon review of the mining master plan, the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations be reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:
  - a. Land areas not less than 3 feet above the ground water table, that have been graded to a level, gently rolling, sloping or terraced topography, with major continuous slopes no steeper than 4 horizontal to 1 vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.
  - b. Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than 4 horizontal to 1 vertical out to 6 foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife.
  - c. Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the area. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as to the reclamation accomplished during the preceding calendar year.
  - d. Other standards set forth in Chapter 62C-16, Florida Administrative Code, in effect on January 1, 2003 Mine Reclamation, in effect on January 1, 2003, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code, in effect on January 1, 2003.
  - e. Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which cannot be restored, based upon competent and substantial scientific evidence presented to the County at the time the master mining plan is reviewed by the Board of County Commissioners. Environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which can be restored shall be restored to the same type, nature and function ecosystem.

For the purposes of this Comprehensive Plan "restoration" when used in conjunction with mining operations shall mean the recontouring and revegetation of lands, which will return the type, nature, and function of the ecosystem to the condition in existence immediately prior to mining operations. The County shall recognize technological limitations and economic considerations concerning the methods and practices to be used to restore environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities. However, such considerations shall not result in environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, not being restored to the same type, nature and function ecosystem. For example, restoration shall be considered accomplished when immature trees are used; mature trees are not required to be replanted in areas where mature trees were removed to allow for mining.

For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.

- Policy I.3.5 The County shall maintain provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.
- Policy I.3.6 The County shall limit the intensity of development by requiring that within the Environmentally Sensitive Area land use classifications the length of lots less than 5 acres in size for the location of dwelling units does not exceed 3 times the width of such lots. Within all other land use classifications which permit dwelling units, the length of lots of less than 5 acres in size which are created within subdivisions for the location of dwelling units shall not exceed 3 times the width of such lots. This policy is not to be interpreted to allow smaller lot sizes or higher residential densities than are established elsewhere in the adopted comprehensive plan for each land use category. In addition, within all new subdivisions, Planned Residential Developments, Planned Rural Residential Developments, the County shall require all roads to be stabilized to County standards.
- Policy I.3.7 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 information.

- 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 maintain administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of the Comprehensive Plan. These administrative procedures shall provide determinations for the consistency of development with the densities and intensities set forth in the Comprehensive Plan and that development is not subject to the concurrency requirements of the Comprehensive Plan.
- Policy I.5.1                   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 the Comprehensive Plan may be found to exist whenever the applicant provides 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 July 23, 1991, 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 July 23, 1991. A "final development order" shall be any other 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 any significant portion of the development; and the actual construction of the water and sewer lines, or streets, or 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.
- Policy I.5.2                   Any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested.
- Policy I.5.3                   The following categories shall be presumptively vested for the purpose of consistency and shall not be required to file an application to preserve their vested rights in this regard:
1.    All lots of record as of July 23, 1991, 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 July 23, 1991 to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit;

2. All contiguous lots of record as of July 23, 1991, 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 use 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 reuse 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 provided in the land development regulations and shall be updated by the local planning agency as provided within said regulations.

Policy I.6.2.

The County shall maintain criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

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 maintain regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy I.7.1 The County shall continue to protect community potable water supply wells by restricting uses within the 300 foot area designed by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect on January 1, 2003. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code in effect on January 1, 2003 and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 in effect on January 1, 2003 except local traffic serving facilities within the wellfield protection area.
- Policy I.7.2 The County shall maintain provisions which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the land development regulations shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.
- Policy I.7.3 As part of the County's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.
- Policy I.7.4 As part of the County's development review process environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as prime groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern.
- Policy I.7.5 The County shall protect high groundwater aquifer recharge areas, as identified in Appendix A of this Comprehensive Plan 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, in effect on January 1, 2003); 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.7.6 The County shall maintain stormwater management and land use design provisions which minimize the direct surface run-off into all surface water bodies and especially the following springs: Morgan's Spring, White Springs, Alapaha Rise and Holton 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 maintain a provision which requires 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 the designated urban development 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 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 in excess of 115 Kv and substations, 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 transmission lines equal to or less than 115 Kv, 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 for approval the following essential services; electrical transmission lines in excess of 115 Kv and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers owned or operated by publicly regulated entities:

1. No such essential service shall be sited within 200 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

OBJECTIVE I.14

Residential areas shall continue to be protected from uses which cause or result in greater than average noise, hazards, or odors.

Policy I.14.1

No medical, bio-hazardous, hazardous or solid waste shall be disposed of by incineration or by any other method which produces air pollution emissions subject to permitting by the Department of Environmental Protection within the County, unless the use or facility was permitted and otherwise legally sited and operated as of July 23, 1991, provided, however, nothing herein shall prohibit the burning or incineration of clean wood, wood product and/or woody waste.

OBJECTIVE I.15

Electrical Power Generating Facility. This land use category is intended for electrical power generating facilities, which includes electric power plants and related uses. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and by product storage facilities, waste disposal areas, transmission lines and other directly associated linear facilities.

Policy I.15.1

Related uses, including processing, warehousing, education and visitors centers, raw materials storage, and manufacturing uses, not directly associated with the production of electricity are also permissible. To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as that term is used in the Comprehensive Plan and the Land Development Regulations, the County shall review and consider for approval such “essential services” as part of its review of the electrical power generating facility site and development plan approval. The County may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the Land Development Regulations, when reviewing such services in relation to an electrical power generating facility.

Policy I.15.2

Dwelling units for use by the owner, an employee, lessee, custodian, or security guard may be permitted as accessory uses as part of an approved site plan where such dwelling units are located on the same lot or parcel.

Policy I.15.3

Agricultural uses such as cropland, pastureland, orchards, and groves or forestry, including areas for growing fuel, are permitted uses within this category.

Policy I.15.4

The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall occupy no more than 80 percent of the total acreage of the site and shall be subject to a maximum impervious surface ratio of 0.80, except, however, in high groundwater aquifer recharge areas where the standards of Policy IV.7.2.6 shall apply.

2. Related uses shall occupy no more than 10 percent of the total acreage of the site, shall not exceed a floor area ratio of 0.75, and shall be approved through site and development plan approval.
3. A minimum of 20 percent of the total acreage of the site shall be open space. Open space shall be defined as land suitable for conservation uses, including buffer areas, which shall remain landscaped, revegetated or left undeveloped except for crossings by facilities and structures, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communication lines, necessary for operation of the power plant units, directly associated facilities and related uses. These facilities and structures will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.
4. When an applicant files a request for a future land use plan map amendment designating a specific site for an electrical power generating facility or facilities, it shall also propose a site specific policy regarding the type, size and power generating capacity of the facilities to be located on that site.

Policy I.15.5

In determining the suitability of a site for approval as Electrical Power Generating Facility, the Board of County Commissioners shall consider whether (including the extent of adverse effect, if any):

1. The site is nearby to other existing or planned utility uses, and/or is accessible by existing or planned fuel transportation facilities;
2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density residential development, and there is adequate separation between the power plant units, directly associated facilities, and related uses, and existing residential units;
3. There is a water source that is adequate for power plant operation based on available data and analysis;
4. Natural resources on or adjacent to the site will be protected in accordance with the Comprehensive Plan;
5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will accommodate connection, in an effective manner, to (a) an existing high-voltage electrical transmission line network and (b) any new transmission lines, or modifications of the existing network, as may be established in the future.

Policy I.15.6

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility. The power plant units, directly associated facilities, and related uses:

1. Shall not be located within 250 feet of the banks of the Alapaha, Suwannee, and Withlacoochee Rivers; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communication lines, necessary for the operation of the power plant units and related uses will be allowed. These linear facilities will be co-located where practicable in order to minimize any impacts to the rivers;
2. Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, planting new vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, existing or new vegetation, facility design, or distance from properties;
4. Shall provide no less than 100 foot buffers on all sides of the site except for ingress and egress corridors;
5. Shall meet all state and federal air quality standards as determined by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency through established permitting processes of those agencies;
6. Shall in fuel and by product storage facilities and waste disposal areas include liners and leachate controls consistent with state and federal standards;
7. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards as determined by the appropriate state and federal agencies through Florida Department of Environmental Protection or the U.S. Environmental Protection Agency;
8. Shall provide compensatory storage for development in the 100- year floodplain consistent with local and state standards;
9. Shall provide reasonable assurance that there will be no degradation to the water quality established by the Florida Department of Environmental Protection for receiving waters; and
10. Shall connect to central sanitary sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed in accordance with applicable provisions of local ordinance, including the Comprehensive Plan.

Policy I.15.7

To the extent demonstration of compliance with these performance standards relies upon determinations and permits from other agencies, any approval of an Electrical Power Generating Facility designation shall be conditioned upon the project obtaining such approvals prior to commencement of construction. However, no such permit shall be required to be obtained or approved prior to County approval of such a facility.

- Policy I.15.8 An approximately 215-acre site in Section 1, Township 1 North, Range 12 East and Section 6, Township 1 North, Range 13 East, at the intersection of State Road 6 and County Road 146, and near U.S. Interstate Highway 75, as more particularly described in the ordinance adopting this policy, shall be designated Electrical Power Generating Facility on the Future Land Use Plan Map. Such designation for that site shall authorize the location thereon of an approximately 55-Megawatt electrical power generating facility that would use clean wood, wood product and/or woody waste as power plant fuels, and natural gas, low sulfur fuel oil, and/or propane as startup, shutdown and bed stabilization fuels, together with directly associated facilities and related uses, and a complement of up to fifty (50) full-time operational employees.
- Policy I.15.9 An approximate 453-acre site located in Section 16, Township 2 North, Range 11 East and Section 21, Township 2 North, Range 11 East on County Road 152 approximately 4.4 miles northwest of the intersection of County Road 143 and County Road 152, as more particularly described in the ordinance adopting this policy, shall be designated Electrical Power Generating Facility on the Future Land Use Map. Such designation for this site shall authorize the location thereon of an electrical power generating facility not to exceed 70-Megawatts that would utilize crystalline photovoltaic panels to collect solar energy and convert that energy into electrical power, together with directly associated facilities and related uses, and a complement of up to 50 full-time operational employees.

## 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, Alapaha and Withlacoochee Rivers in the County) including floodwater storage and conveyance, water quality assurance, and fish and wildlife habitat, while allowing for the appropriate use and development of the land.
- OBJECTIVE S.1** To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
- Policy S.1.1** The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.
- Policy S.1.2** The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception or 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 an 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 June 4, 1987, of the Suwannee River system, which are located outside of the designated urban development areas shall maintain an average lot size of 10 acres within each designated area, with no lot being less than 5 acres in size, nor having a length to width ratio of 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 (with the exception of water dependent commercial uses and resource-based activities, such as campgrounds of less than 200 campsites may be allowed as special exceptions or special permits).
- Policy S.3.3 The County shall maintain 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, inside designated urban development areas within the 100-year floodplain of the Suwannee River system, limit dwelling unit density of residential uses to no greater than one (1) dwelling unit per acre in areas not served by centralized potable water systems and sanitary sewer systems. On-site sewage disposal systems shall conform to the standards as specified in Chapter 64E-6, Florida Administrative Code, in effect on January 1, 2003. Within the 100-year floodplain of the Suwannee River system inside designated urban development areas, the County shall limit dwelling unit density of residential uses to no greater than two dwelling units per acre in areas served by centralized potable water systems and sanitary sewer systems. Residential uses in such areas shall be connected to such potable water systems and sanitary sewer systems. Each individual parcel shall conform to all applicable state and County regulations. Development shall maintain the functions of the floodplain. In addition, the County shall not approve new or expansion of designated urban development areas within the 100-year floodplain of the Suwannee River system.
- Policy S.3.5                   The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Alapaha, Suwannee and Withlachochee Rivers be maintained for all single-family residential uses and agricultural uses and silvicultural activities. All other land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, in effect on January 1, 2003. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- Policy S.3.6                   The County shall prohibit mining within 500 feet of the generally recognized river bank of the Alapaha, Suwannee and Withlachochee Rivers.
- OBJECTIVE S.4               The County shall continue to 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 require that all development 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, without the use of fill materials in the regulatory floodway of the Suwannee River system.
- 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.

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## II

# TRAFFIC CIRCULATION ELEMENT

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## II TRAFFIC CIRCULATION ELEMENT

### INTRODUCTION

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

The Traffic Circulation 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 Traffic Circulation Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code. Further, the County's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

### TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

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

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

**Policy II.1.1**           Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation 2002 Quality/ Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	I-75 (from County south boundary to S.R. 51)	6 D	Florida Intrastate Highway System	Rural	B
2	I-75 (from S.R. 51 to S.R. 6)	6 D	Florida Intrastate Highway System	Rural	B
3	I-75 (from S.R. 6 to S.R. 143)	6 D	Florida Intrastate Highway System	Rural	B
4	I-75 (from S.R. 143 to County north boundary)	6 D	Florida Intrastate Highway System	Rural	B
5	U.S. 41/S.R. 25 (from County north boundary to Jennings north limits)	2 U	Principal Arterial	Rural	D
6	U.S. 41/S.R. 25 (from Jennings south limits to Jasper west limits)	2 U	Principal Arterial	Rural	D
7	U.S. 129/S.R. 100 (from County north boundary to Jasper west limits)	2 U	Minor Arterial	Rural	D
8	U.S. 41/U.S. 129 (from Jasper south limits to U.S. 129/S.R. 51)	2 U	Principal Arterial	Rural	D
9	U.S. 129/S.R. 51 (from U.S. 41/U.S. 129 to I-75)	2 U	Minor Arterial	Rural	D
10	U.S. 129/S.R. 51 (from I-75 to County south boundary)	2 U	Minor Arterial	Rural	D
11	U.S. 41/S.R. 100 (from U.S. 129/S.R. 25 to White Springs north limits)	2 U	Principal Arterial	Rural	D
12	S.R. 6 (from I-75 to U.S. 41/S.R. 25)	2 U	Minor Arterial	Rural	D
13	S.R. 6 (from County west boundary to I-75)	2 U	Minor Arterial	Rural	D
14	C.R. 141 (from County north boundary to Jennings north limits)	2 U	Major Collector	Rural	D
15	C.R. 143 (from S.R. 6 to I-75)	2 U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
16	C.R. 152 (from C.R. 143 to U.S. 41/S.R. 25)	2 U	Major Collector	Rural	D
17	C.R. 6 (from Jasper east limits to County east boundary)	2 U	Major Collector	Rural	D
18	C.R. 137 (from U.S. 41/S.R. 100 to U.S. 41/S.R. 100)	2 U	Major Collector	Rural	D
19	C.R. 132 (from U.S. 129/S.R. 51 to U.S. 41/S.R. 100)	2 U	Major Collector	Rural	D
20	North Sullivan Road (from County north boundary to C.R. 143)	2 U	Minor Collector	Rural	D
21	Gateway Road (from County west boundary to U.S. 41/S.R. 25)	2 U	Minor Collector	Rural	D
22	C.R. 150 (from Jennings east limits to U.S. 129/S.R. 100)	2 U	Minor Collector	Rural	D
23	C.R. 51 (from County north boundary to Jasper northeast limits)	2 U	Minor Collector	Rural	D
24	C.R. 135 (from County north boundary to White Springs east limits)	2 U	Minor Collector	Rural	D
25	C.R. 152 (from Bethel Church Rd. to C.R. 143)	2 U	Minor Collector	Rural	D
26	C.R. 141 (from U.S. 41/S.R. 25 to County south boundary)	2 U	Minor Collector	Rural	D
27	South Sullivan Road (from C.R. 143 to S.R. 6)	2 U	Minor Collector	Rural	D
28	C.R. 146 (from C.R. 141/S.R. 6)	2 U	Minor Collector	Rural	D
29	C.R. 249 (from Jasper west limits to County south boundary)	2 U	Minor Collector	Rural	D
30	C.R. 152 (from Jasper south limits to end)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
31	Blacks Still Rd./Sugar Ridge Rd. (from C.R.137 to C.R. 135)	2 U	Minor Collector	Rural	D
32	Adams Spring Rd. (from S.R. 6 to Suwannee River State Park)	2 U	Minor Collector	Rural	D
33	C.R. 751 (from S.R. 6 to C.R. 249)	2 U	Minor Collector	Rural	D
34	C.R. 158 (from C.R. 249 to U.S. 129/S.R. 51)	2 U	Minor Collector	Rural	D
35	C.R. 137 Spur (from C.R. 137 to end)	2 U	Minor Collector	Rural	D
36	C.R. 25A (from C.R. 132 to White Springs west limits)	2 U	Minor Collector	Rural	D
37	C.R. 25A (from White Springs north limits to U.S. 41/S.R. 100)	2 U	Minor Collector	Rural	D

D - Divided Roadway

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 to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect on January 1, 2003 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's land development regulations 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.
- OBJECTIVE II.2 The County shall continue to require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1 The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future rights-of-ways from building encroachment by establishing right-of-way setback requirements as provided in the rights-of-way setback policy contained within the Traffic Circulation 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 right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.

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# III

## HOUSING ELEMENT

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### III HOUSING ELEMENT

#### INTRODUCTION

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

This plan element of the County's Comprehensive Plan establishes a guide for the County to follow in addressing the housing needs of the unincorporated area. The Housing Element addresses the main goal for housing within the County through the year 2015, 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 consistent with Chapter 9J-5.010(1)(a), (b) and (c), Florida Administrative Code in effect on January 1, 2003. In addition, the new definition of affordable housing consistent with Chapter 9J-5.003(3), Florida Administrative Code in effect on January 1, 2003, shall be used to define affordable housing types to be permitted for the existing and anticipated population. For the purposes of this Comprehensive Plan, "affordable housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:

1. Moderate Income Person - 120% of the median income;
2. Low Income Person - 80% of the median income;
3. Very Low Income Person - 50% of the median annual income.

Non-owner occupied units should be reserved for low or very low income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30% of the total monthly income. In addition, the County will be required to conduct an affordable housing needs assessment consistent with Chapter 9J-5.010(1)(a), (b), and (c), Florida Administrative Code in effect on January 1, 2003.

- Policy III.1.1 The County shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.
- Policy III.1.2 The County shall permit the construction of government subsidized housing only within areas which are served by 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 within the 100-year floodplain, 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 the County shall continue to rehabilitate substandard dwelling units.
- Policy III.2.1 The County shall continue to enforce minimum housing standards within the adopted land development regulations, which address the quality of housing and stabilization of neighborhoods.
- Policy III.2.2 The County shall include historic sites and structures preservation regulations which address the identification and improvement of historically significant housing by establishing the Hamilton County Planning Board as the historic preservation agency, which is charged with the surveying and inventorying of historic buildings and sites. Upon the designation of such sites and structures the historic preservation agency shall regulate alterations, demolitions, relocation and new construction for the designated property.
- OBJECTIVE III.3 The County shall continue to make available site opportunities for very low, low and moderate income families and mobile homes through the Future Land Use Element in order to provide adequate sites for very low-, low- and moderate-income households consistent with Chapter 9J-5.010(2)(f)(3), Florida Administrative Code in effect on January 1, 2003, address the creation and/or preservation of affordable housing consistent with Chapter 9J-5.010(3)(b)1, Florida Administrative Code in effect on January 1, 2003, and address adequate sites and the distribution of housing types consistent with 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003. 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 address the creation and/or preservation of affordable housing for low- and moderate-income persons in accordance with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003 through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
- Policy III.3.2 The County shall provide for the adequate sites and distribution of housing types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003.

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

Policy III.4.1 The County shall not deny the siting of a Long-Term Residential Care Facilities (LTCF) or Adult Congregate Living Facilities (ACLF) unless it establishes that the siting of the facility at the site proposed:

1. Does not otherwise conform to existing land use regulations applicable to other residential uses in the area;
2. 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 on all clients in the home;
3. Would result in such a concentration of such facilities in the area in proximity to the sites 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;
4. Would constitute a direct threat to the health and safety of other persons or whose residency would result in substantial physical damage to the property of others; or
5. Whose prohibition is otherwise consistent with the provisions of Chapter 419, Florida Statutes, in effect on January 1, 2003.

OBJECTIVE III.5 The County shall continue to improve programs for the removal of blight and unsafe structures through the implementation of the hazardous building regulations adopted within the unified land development regulations.

Policy III.5.1 The County shall continue to enforce a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.

1. The hazardous building code shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of building, structure or premises;
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 provide for the continued restoration or rehabilitation for adaptive reuse of historically significant housing through the implementation of regulations, which protect significant historic housing.
- Policy III.6.1           The County shall continue to enforce provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- OBJECTIVE III.7       The County shall require in conformance with the objectives and policies provided within this element, assure the availability of relocation housing 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 assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1           The County through the implementation of the citizen participation plan shall provide opportunities to the housing authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County residents.

## 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, OBJECTIVES AND POLICIES

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

OBJECTIVE IV.1       The County shall 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	Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect on January 1, 2003.
Community Sanitary Sewer System	100 gallons per capita per day

Policy IV.2.2 The County shall require the installation of septic tanks in accordance with the installation requirements of Chapter 64E-6 Florida Administrative Code, in effect on January 1, 2003.

Policy IV.2.3 The County shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a County mandated centralized sanitary sewer service is available.

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 temporary use of package wastewater facilities within urban development areas where a centralized wastewater service has been planned and is part of the five year schedule of improvements within the Capital Improvements Element of this Comprehensive Plan.

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, but provided that this policy shall not limit the location of package systems within Highway Interchange land uses.

## 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	91 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. In particular, solid waste facilities shall be prohibited from locating in 100-year floodplains as defined by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated June 4, 1987.

## 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 in effect on January 1, 2003 within the County, stormwater management systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either one of the following design storms.

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

3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect on January 1, 2003 in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.
4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code in effect on January 1, 2003 (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code in effect on January 1, 2003, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code in effect on January 1, 2003, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum condition necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.

Policy IV.4.2

The County shall include provisions which control development which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems. Mining operations shall be conducted in accordance with the Future Land Use Element of this Comprehensive Plan.

Policy IV.4.3

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

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

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 wells	Standards as specified in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003
Community Potable Water System	100 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.

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 prohibit the discharge or spray irrigation of primary treated effluent from a community sanitary sewer facility within any high groundwater aquifer recharge area 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 requires subdivision improvements 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 to protect the functions of the recharge area through requirement of the following standards.

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers unless the quality of discharged stormwater equals or exceeds the existing water quality of the potable water aquifer. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, in effect on January 1, 2003;
2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, in effect on January 1, 2003;
4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect on January 1, 2003, to the soils, groundwater, or surface water;
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; and
6. The County shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained, within high groundwater aquifer recharge areas, as follows:
  - a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; or
  - 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.

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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, which are publicly owned and 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 public 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 water wells, 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 to protect air quality by requiring the appropriate siting of development and associated public facilities.
- Policy V.1.1**            The County shall require all appropriate air quality permits necessary for the activity to be identified prior to the issuance of the development order, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.
- OBJECTIVE V.2**            The County, in order to protect the quality and quantity of current and projected water sources shall require a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in those areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

- Policy V.2.1 The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.
- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, intensive commercial uses and intensive agricultural uses, (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection), to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including:
1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
  2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
  3. Any wetland.
- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 Unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agricultural, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow, silviculture and resource-based recreational activities within buffer areas in accordance with the silviculture policies of this Conservation Element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.

Policy V.2.7

The County shall require all structures to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area, or an insufficient buildable area on the non-flood prone portion of a site exists, all structures, located in flood plains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains, may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures, located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade. In addition, the County shall further regulate development in the 100-year floodplains of the Alapaha, Suwannee and Withaloochee Rivers in accordance with the policies for the Suwannee River System 100-year Floodplain Special Planning Area contained in the Comprehensive Plan.

Policy V.2.8

Where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall provide for the conservation of wetlands, as defined in the Future Land Use Element of this Comprehensive Plan, by prohibiting development which alters the natural function of wetlands and regulating mining operations within wetlands. Mitigation efforts shall be required for activities which alter the natural function of wetlands in accordance with Chapter 40B-400, Florida Administrative Code in effect on January 1, 2003. Such mitigation efforts shall result in no net loss of wetland functions and all restored or created wetlands shall be of the same ecological type, nature and function.

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:

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

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown on in Appendix A, and more specifically described and defined as follows: Wetlands mean those areas that are inundated or saturated by surface water or ground water 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 a 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. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

- Policy V.2.9                   The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10                The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11                The County shall limit development and associated impervious surfaces in high groundwater aquifer recharge areas, in accordance with the requirements of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12                The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13                In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14                The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Suwannee River), as classified by the Florida Department of Environmental Protection, in effect upon adoption of this policy. This buffer shall be maintained for all single-family residential uses and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, in effect on January 1, 2003. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

- Policy V.2.15            The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial, and agricultural uses within buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas.
- Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silviculture activities within the buffer areas shall be conducted in accordance with the silviculture policies of this Conservation Element.
- Policy V.2.16            Silviculture activities shall follow the best management practices outlined in the publication entitled *Silviculture Best Management Practices*, Florida Department of Agriculture and Consumer Services, 2000. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District, in effect on January 1, 2003.
- Policy V.2.17            The County prior to granting approval of a site and development plan, for the construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, in effect on January 1, 2003, by the Florida Department of Environmental Protection. In addition, the County prior to the issuance of a Certificate of Land Development Regulation Compliance shall require that all existing hazardous waste facilities or uses, which generate hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3            The County shall adopt the *Silviculture Best Management Practices Manual*, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, 2000, for the conservation, appropriate use and protection of soils.
- Policy V.3.1            The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection 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 Water Management District and the Florida Department of Environmental Protection and request the District's review and comment regarding topographic, hydro logic and vegetative cover factors in order to identify procedures for the protection and conservation the natural functions of soils by the proposed development.
- Policy V.3.3            The County shall encourage the multiple use of forest resources to include but not be limited to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4            Following the publication of *Critical Wildlife Conservation Areas* by the Florida Fish and Wildlife Conservation Commission, the County shall apply the provision of the critical wildlife habitat policy contained within this Conservation Element to the areas identified as unique vegetative communities.

- OBJECTIVE V.4      The County as provided in this Conservation Element of this Comprehensive Plan shall continue to 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 Critical Wildlife Conservation Areas, Florida 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 on an adverse impact to any endangered, threatened or species of special concern. All new development will maintain the natural functions of environmentally sensitive lands, such as 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 cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring agriculture activities within the County.
- Policy V.4.5      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 lands, such as 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 for in the floodplain and wetlands protection policies of this Conservation Element of this Comprehensive Plan.
- Policy V.4.6      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.4.7      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.4.8

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.4.9

Following the publication of Critical Wildlife Conservation Areas, by the Florida Fish and Wildlife Conservation Commission, 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 Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres 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.

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

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 February 27, 2003, 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 July 17, 2001;
2. Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2001;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001.

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, July 17, 2001, 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 July 17, 2001, 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 July 17, 2001, 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 July 17, 2001, 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 July 17, 2001, 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.

VI

RECREATION AND OPEN SPACE ELEMENT

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VI  
RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. The proper relationship in size, number, type and location of different park and recreation areas is the primary objective for achieving a well 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 total public and private recreation resources available to the County.  |
| Policy VI.2.1  | The County shall establish and maintain cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.                                      |
| OBJECTIVE VI.3 | The County shall continue to require new subdivisions or re-subdivisions to allocate land for parks and recreation facilities so the County's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation as contained herein. |

Policy VI.3.1

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 7,500 persons to be served.
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the County for every 10,000 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

Policy VI.3.2

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1 18 hole golf course for every 65,200 population.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.

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 require open space to be provided for new development and re-development.
- Policy VI.4.1        The County shall include specific standards for the provision of open spaces by development or re-development.
- Policy VI.4.2        The County, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, shall recommend as appropriate, the purchase of lands for open spaces by public agencies and subsequent to such land purchase, to support and assist, when possible, in the management of such lands.

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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 the Florida Department of Community Affairs the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The County, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The County shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The County shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall continue to coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- OBJECTIVE VII.4 The County shall continue to coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the County. Subdividers shall provide construction plans for conceptual review and comment by the Water Management District prior to construction plan approval by the County.
- Policy VII.4.1 The County through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5 The County shall continue to coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.
- Policy VII.5.1 Until such time as interlocal agreement is adopted by the County and the School Board in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the County:

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

Policy VII.5.2

Until such time as an interlocal agreement is adopted by the County and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the County and the School Board:

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

Policy VII.5.3

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

Policy VII.5.4

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

Policy VII.5.5

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

1. Coordinate the review of the annual update of the Capital Improvements Element of the County and the annual educational facilities report and School Board Educational Facilities Plan of the School Board;
2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
3. Coordinate the review of land uses that increase residential density;
4. Use a unified data base, including population forecasts (student population), land use and facilities; and

5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.

OBJECTIVE VII.6 The County shall continue to provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.

Policy VII.6.1 The County, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.

OBJECTIVE VII.7 All development shall be located in a manner which does not diminish the level of service of the County's public facilities less than the level of service standard established within the Comprehensive Plan.

Policy VII.7.1 In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the unincorporated area, the County shall endeavor to coordinate facilities planning with the municipalities and the School Board.

OBJECTIVE VII.8 The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.

Policy VII.8.1 The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the municipalities located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.

Policy VII.8.2 The County shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the municipalities located within the County.

Policy VII.8.3 The County shall work with the municipalities located within the County to encourage annexation to meet the criteria for "urban in character" as specified within Chapter 171, Florida Statutes in effect on January 1, 2003.

Policy VII.8.4 The County shall work with the municipalities 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 municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.

Policy VII.8.5 The County shall coordinate level of service standards with the municipalities located within the County for those services provided by the County within municipalities.

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

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# VIII

## CAPITAL IMPROVEMENTS ELEMENT

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VIII  
CAPITAL IMPROVEMENTS PLAN ELEMENT

INTRODUCTION

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

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

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

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

As defined in Section 163.3164 (23), Florida Statutes, financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first three years, or will be available from committed or planned revenue sources for years four and five of the Five-Year Schedule of Improvements to fund projects needed to maintain adopted level of service standards.

**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 financially feasible capital improvements budget which is consistent with the schedule of improvements and funding.

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.

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 all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

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

Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation "2002 Quality/ Level of Service Handbook".

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	I-75 (from County south boundary to S.R. 51)	6 D	Florida Intrastate Highway System	Rural	B
2	I-75 (from S.R. 51 to S.R. 6)	6 D	Florida Intrastate Highway System	Rural	B
3	I-75 (from S.R. 6 to S.R. 143)	6 D	Florida Intrastate Highway System	Rural	B
4	I-75 (from S.R. 143 to County north boundary)	6 D	Florida Intrastate Highway System	Rural	B
5	U.S. 41/S.R. 25 (from County north boundary to Jennings north limits)	2 U	Principal Arterial	Rural	D
6	U.S. 41/S.R. 25 (from Jennings south limits to Jasper west limits)	2 U	Principal Arterial	Rural	D
7	U.S. 129/S.R. 100 (from County north boundary to Jasper west limits)	2 U	Minor Arterial	Rural	D
8	U.S. 41/U.S. 129 (from Jasper south limits to U.S. 129/S.R. 51)	2 U	Principal Arterial	Rural	D
9	U.S. 129/S.R. 51 (from U.S. 41/U.S. 129 to I-75)	2 U	Minor Arterial	Rural	D
10	U.S. 129/S.R. 51 (from I-75 to County south boundary)	2 U	Minor Arterial	Rural	D
11	U.S. 41/S.R. 100 (from U.S. 129/S.R. 25 to White Springs north limits)	2 U	Principal Arterial	Rural	D
12	S.R. 6 (from I-75 to U.S. 41/S.R. 25)	2 U	Minor Arterial	Rural	D
13	S.R. 6 (from County west boundary to I-75)	2 U	Minor Arterial	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
14	C.R. 141 (from County north boundary to Jennings north limits)	2 U	Major Collector	Rural	D
15	C.R. 143 (from S.R. 6 to I-75)	2 U	Major Collector	Rural	D
16	C.R. 152 (from C.R. 143 to U.S. 41/S.R. 25)	2 U	Major Collector	Rural	D
17	C.R. 6 (from Jasper east limits to County east boundary)	2 U	Major Collector	Rural	D
18	C.R. 137 (from U.S. 41/S.R. 100 to U.S. 41/S.R. 100)	2 U	Major Collector	Rural	D
19	C.R. 132 (from U.S. 129/S.R. 51 to U.S.41/S.R. 100)	2 U	Major Collector	Rural	D
20	North Sullivan Road (from County north boundary to C.R. 143)	2 U	Minor Collector	Rural	D
21	Gateway Road (from County west boundary to U.S. 41/S.R. 25)	2 U	Minor Collector	Rural	D
22	C.R. 150 (from Jennings east limits to U.S. 129/S.R. 100)	2 U	Minor Collector	Rural	D
23	C.R. 51 (from County north boundary to Jasper northeast limits)	2 U	Minor Collector	Rural	D
24	C.R. 135 (from County north boundary to White Springs east limits)	2 U	Minor Collector	Rural	D
25	C.R. 152 (from Bethel Church Rd. to C.R. 143)	2 U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
26	C.R. 141 (from U.S. 41/S.R. 25 to County south boundary)	2 U	Minor Collector	Rural	D
27	South Sullivan Road (from C.R. 143 to S.R. 6)	2 U	Minor Collector	Rural	D
28	C.R. 146 (from C.R. 141/S.R.6)	2 U	Minor Collector	Rural	D
29	C.R. 249 (from Jasper west limits to County south boundary)	2 U	Minor Collector	Rural	D
30	C.R. 152 (from Jasper south limits to end)	2 U	Minor Collector	Rural	D
31	Blacks Still Rd./Sugar Ridge Rd. (from C.R.137 to C.R. 135)	2 U	Minor Collector	Rural	D
32	Adams Spring Rd. (from S.R. 6 to Suwannee River State Park)	2 U	Minor Collector	Rural	D
33	C.R. 751 (from S.R. 6 to C.R. 249)	2 U	Minor Collector	Rural	D
34	C.R. 158 (from C.R. 249 to U.S. 129/S.R. 51)	2 U	Minor Collector	Rural	D
35	C.R. 137 Spur (from C.R. 137 to end)	2 U	Minor Collector	Rural	D
36	C.R. 25A (from C.R. 132 to White Springs west limits)	2 U	Minor Collector	Rural	D
37	C.R. 25A (from White Springs north limits to U.S. 41/S.R. 100)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

## SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic	Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect on January 1, 2003.
Community Sanitary Sewer System	100 gallons per capita per day

## SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.91 tons per capita per year

## DRAINAGE LEVEL OF SERVICE STANDARDS LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code, in effect on January 1, 2003, within the County, stormwater management systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either one of the following design storms.

1. A design storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational issues.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003.
4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, in effect on January 1, 2003, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4 Florida Administrative Code, in effect on January 1, 2003, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum condition necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, in effect on January 1, 2003.

**POTABLE WATER LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards contained in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003
Community Potable Water System	100 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 for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 7,500 persons to be served.
Camping (Recreation Vehicle and tent)	1 acre of campground within a 25 mile radius of the County for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the County for every 10,000 persons to be served.

ACTIVITY	LEVEL OF SERVICE STANDARD
Bicycling	1 mile of local roadway for every 1,000 persons to be served.
Golf	1 18 hole golf course for every 65,200 population.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.

**PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS**

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

Policy VIII.2.2      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 improvement project, which is needed to maintain the adopted level of service standard and which has been listed on the County's Five year Schedule of Capital Improvements.

OBJECTIVE VIII.3      The County shall require a subdivider, at his or her expense, shall grade and improve streets, street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.

- Policy VIII.3.1      The County shall require that all proposed subdivisions which include an existing street 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  
2009-2013

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COSTS	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
4 Classroom Pod 4 classrooms 72 student stations	FY 2012	\$1,000,000	North Hamilton Elementary	School District	Yes
New Media Center 2 classrooms 44 student stations	FY 2013	\$900,000	Central Hamilton Elementary	School District	Yes

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

## 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.

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# CONCURRENCY MANAGEMENT SYSTEM

## INTRODUCTION

Chapter 9J-5, Florida Administrative Code 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, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

## PURPOSE AND OVERVIEW

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

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

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

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

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
  - a. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
  - b. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
2. For Parks and Recreation Facilities

- 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, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include transportation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.
  - c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
  - d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, 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.

## CONCURRENCY DETERMINATION PROCEDURES

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

1. Traffic circulation,
2. Sanitary sewer,
3. Solid waste,
4. Drainage,
5. Potable water and
6. Recreation and open space.

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

1. For development orders and permits, the following determination procedures shall apply, as follows:
  - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.  
  
If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
  - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
  - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.
2. For 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, 2000 or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Site Impact Handbook, April 1997.

- b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulation Administrator for review, and (2) Land Development Regulation 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.

## CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

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

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

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. 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).

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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:
- a. Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
  - b. Middle: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
  - c. Middle/ High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
  - d. High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- Policy IX.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.
- Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a 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 financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the County an updated five-year district facilities work plan no later than October 1 of each year and the County shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall

ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

Policy 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 is financially feasible and can be achieved and maintained over the five years of the School District's financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.

OBJECTIVE 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:

- a. 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;
- b. 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
- c. 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:
- a.     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;
  - b.     Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
  - c.     The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
  - d.     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:

- a. 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
- b. 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 financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.

**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 financially feasible capital improvements

program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

- a. The contribution of land; or
- b. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
- c. 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 financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School 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 financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.

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

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

- Policy IX.8.6           The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
- OBJECTIVE IX.9       Ensure that existing and planned public school facilities are coordinated with plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.
- Policy IX.9.1           The County shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.
- Policy IX.9.2           The County shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of existing residential developments with safe road and sidewalk connections to public schools.
- Policy IX.9.3           The County shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the residential development and adjacent school site.
- Policy IX.9.4           The County shall work with the School Board to determine responsibility for the costs and construction of any needed 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.

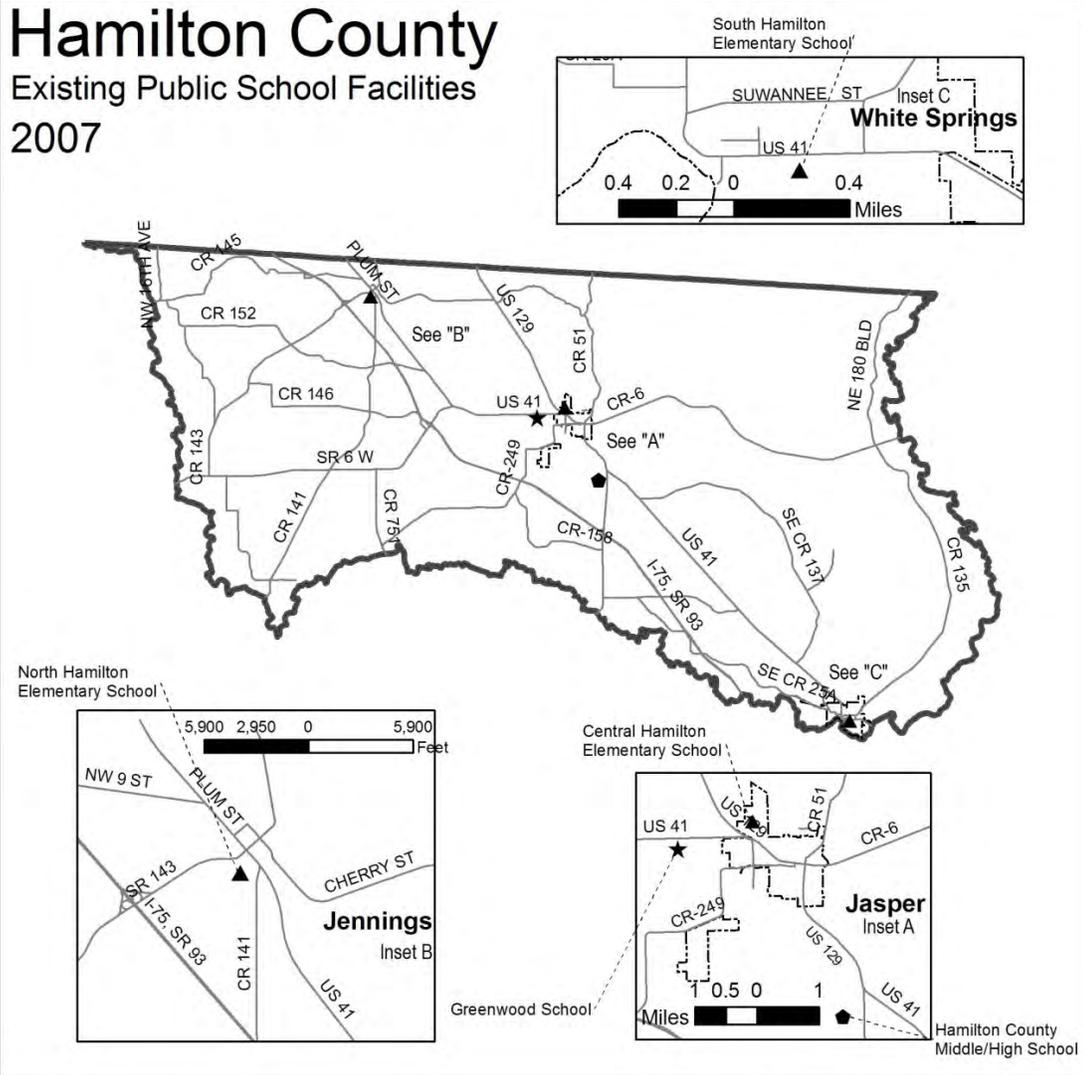
## APPENDIX A

### Public School Facilities Appendix A - Illustrations

A-I	Existing Public School Facilities 2007.....	IX-11
A-II	Planned Public School Facilities 2008 .....	IX-13
A-III	Planned Public School Facilities 2009 .....	IX-15
A-IV	Planned Public School Facilities 2010 .....	IX-17
A-V	Planned Public School Facilities 2011 .....	IX-19
A-VI	Planned Public School Facilities 2012 .....	IX-21
A-VII	Planned Public School Facilities 2017 .....	IX-23
	Public School Facilities Appendix B - Definitions .....	IX-25

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# ILLUSTRATION A-I



### Legend

- Hamilton Public Schools**
- ▲ Elementary School (K-6)
  - ◆ Middle/High School (7-12)
  - ★ Educational Center
  - Roads
  - ⋮ City Limits

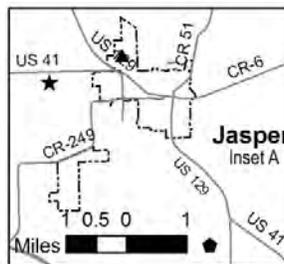
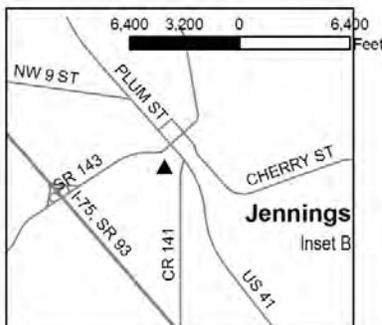
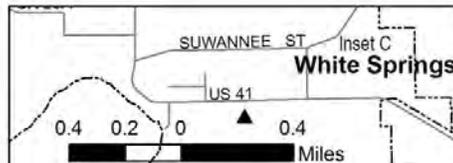
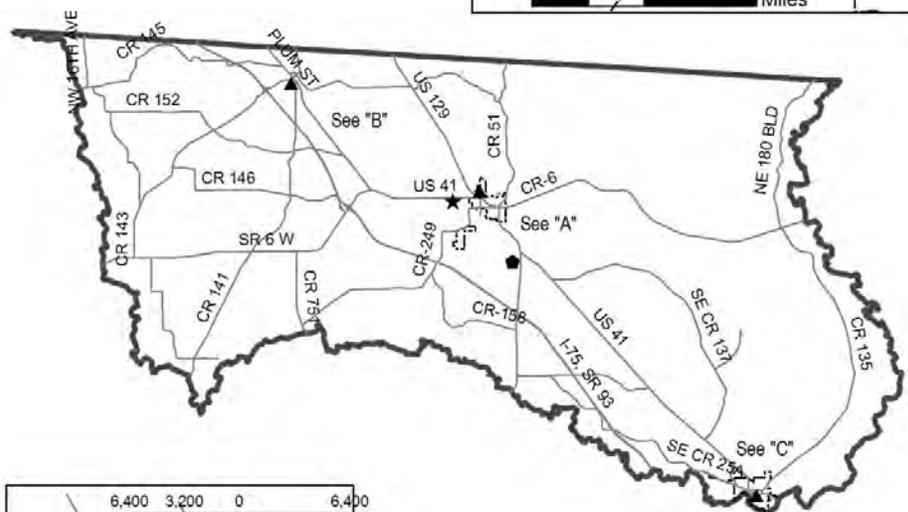
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# ILLUSTRATION A-II

## Hamilton County Planned Public School Facilities 2008



### Legend

#### Hamilton Public Schools

- ▲ Elementary School (K-6)
- ◆ Middle/High School (7-12)
- ★ Educational Center

- Roads
- - - City Limits

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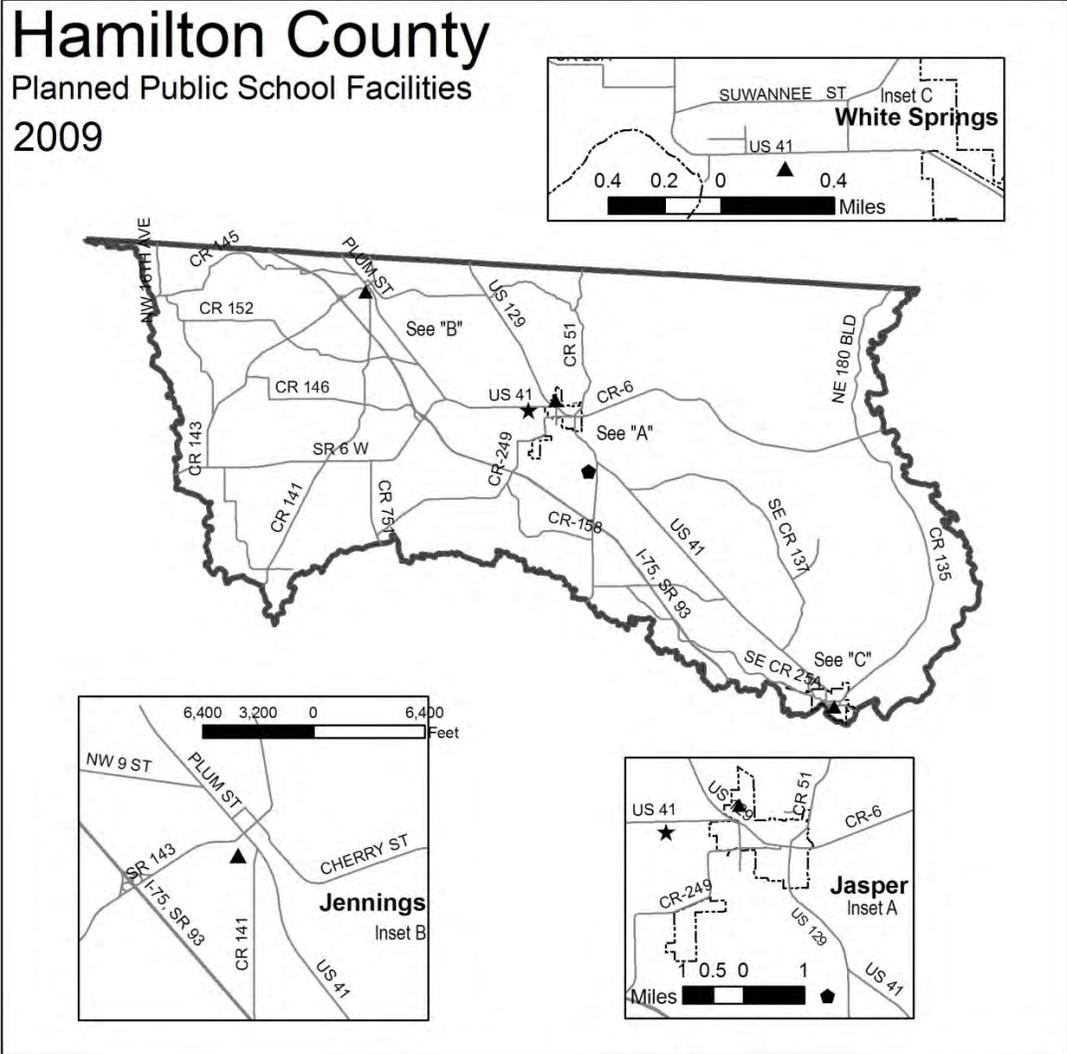
### Number of New Stations

NO CHANGES IN CAPACITY



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# ILLUSTRATION A-III



- Legend**
- Hamilton Public Schools**
- ▲ Elementary School (K-6)
  - ◆ Middle/High School (7-12)
  - ★ Educational Center
  - Roads
  - - - City Limits

**Number of New Stations**

NO CHANGES IN CAPACITY

0 3 6 12 Miles

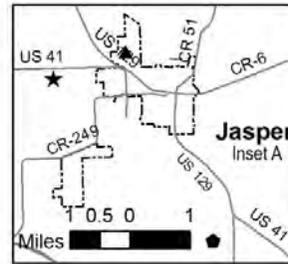
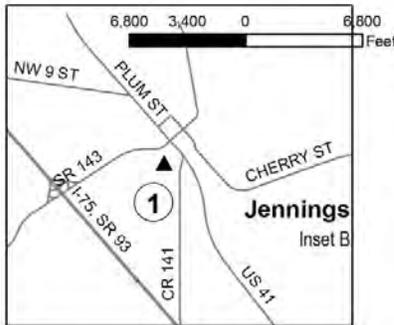
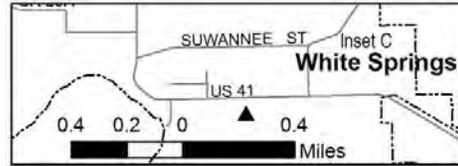
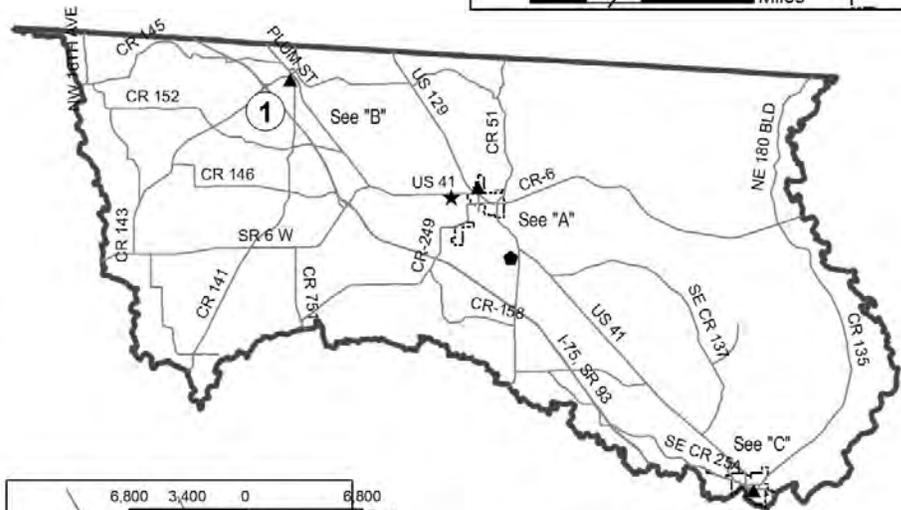


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# ILLUSTRATION A-IV

## Hamilton County Planned Public School Facilities 2010



### Legend

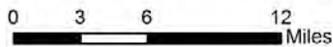
#### Hamilton Public Schools

- ▲ Elementary School (K-6)
- ◆ Middle/High School (7-12)
- ★ Educational Center
- Roads
- - - City Limits

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### Number of New Stations

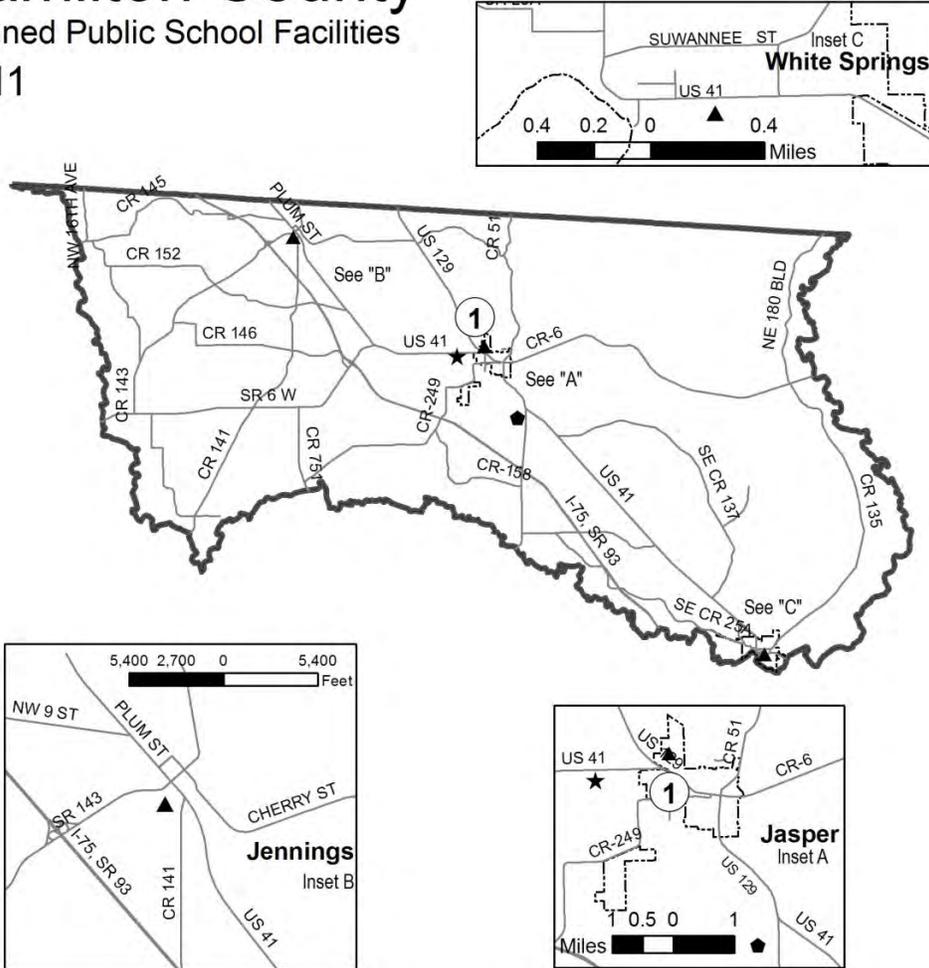
- ① 4 Additional Classrooms at North Hamilton Elementary School (72 New Student Stations)



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# ILLUSTRATION A-V

## Hamilton County Planned Public School Facilities 2011



### Legend

#### Hamilton Public Schools

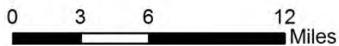
- ▲ Elementary School (K-6)
- ◆ Middle/High School (7-12)
- ★ Educational Center

- Roads
- - - City Limits

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### Number of New Stations

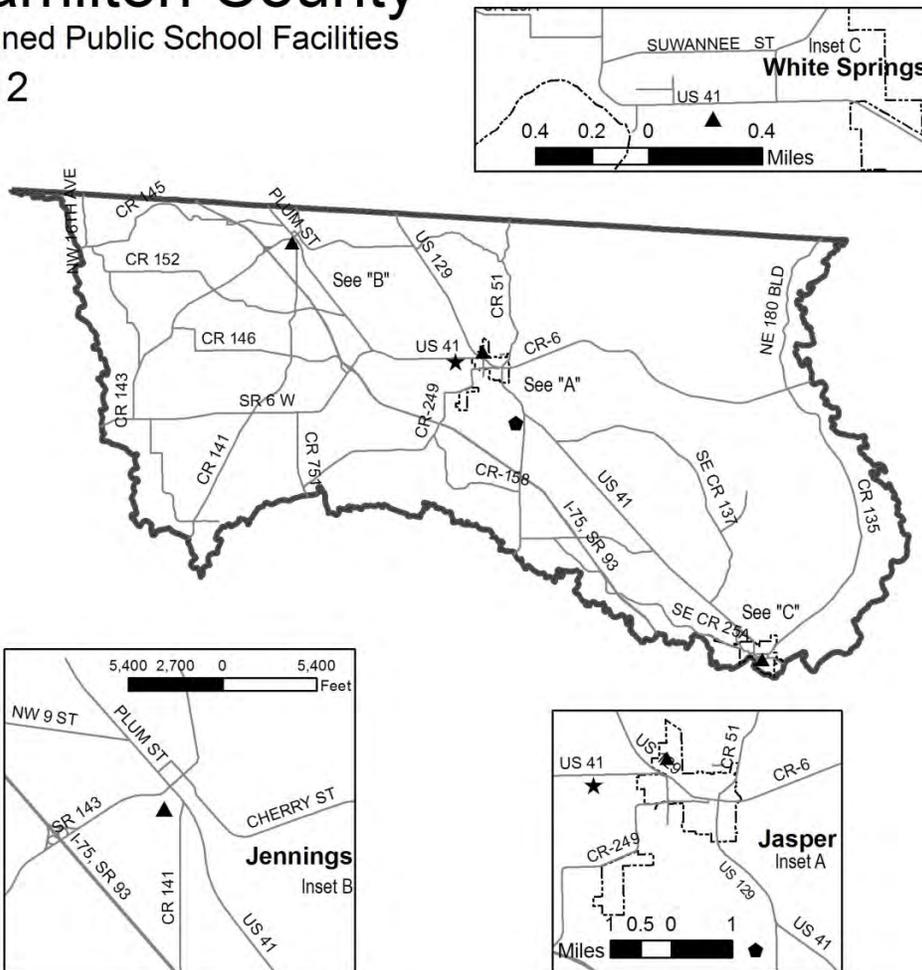
- ① 2 Additional Classrooms at Central Hamilton Elementary School (44 New Student Stations)



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# ILLUSTRATION A-VI

## Hamilton County Planned Public School Facilities 2012



### Legend

#### Hamilton Public Schools

- ▲ Elementary School (K-6)
- ◆ Middle/High School (7-12)
- ★ Educational Center

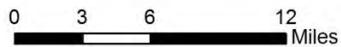
— Roads

⋯ City Limits

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### Number of New Stations

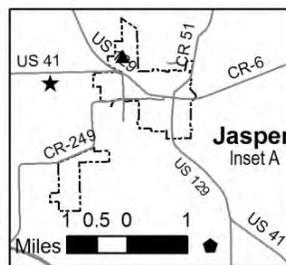
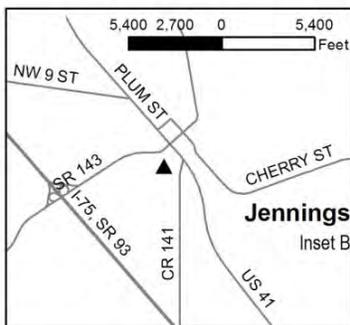
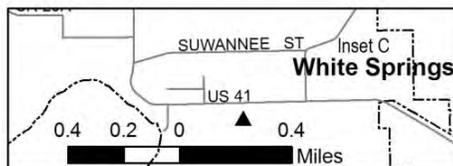
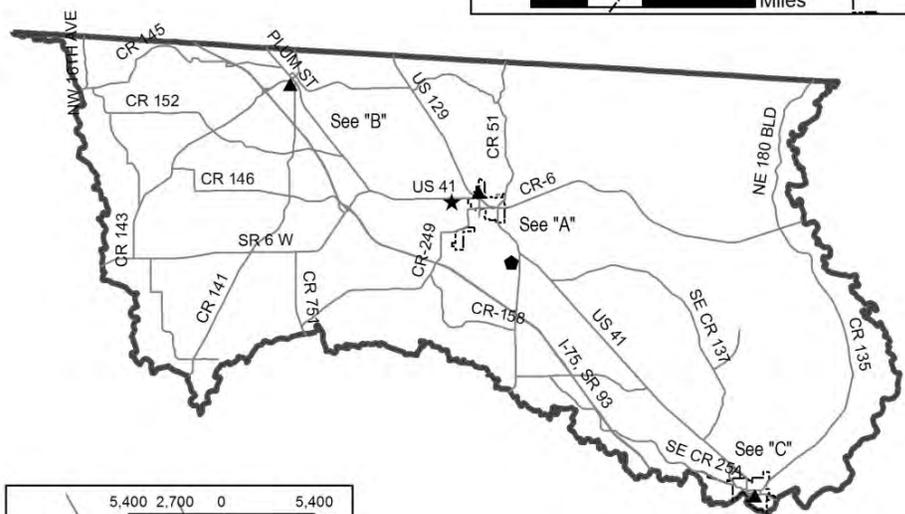
NO CHANGES IN CAPACITY



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# ILLUSTRATION A-VII

## Hamilton County Planned Public School Facilities 2017



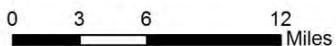
### Legend

#### Hamilton Public Schools

- ▲ Elementary School (K-6)
- ◆ Middle/High School (7-12)
- ★ Educational Center
- Roads
- - - City Limits

### Number of New Stations

NO CHANGES IN CAPACITY



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## 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.

## APPENDIX A

### FUTURE LAND USE PLAN MAP SERIES AND ILLUSTRATIONS

A-I	Attachments to the Future Land Use Plan Map	
	Public Use Legal Descriptions Not Shown On Future Land Use Plan Map .....	A-1
	Recreation Use Legal Descriptions Not Shown On Future Land Use Plan Map .....	A-3
	Commercial Use Legal Descriptions Not Shown On Future Land Use Plan Map.....	A-3
A-II	Historic Resources .....	A-5
	Legend for Archaeological Resources .....	A-7
	Legend for Historic Resources.....	A-11
A-III	Existing and Planned Waterwells .....	A-15
	Legend for Existing and Planned Waterwells.....	A-16
	Legend for Rivers and Lakes .....	A-18
A-IV	Rivers and Lakes .....	A-19
A-V	Flood Prone Areas .....	A-21
A-VI	Wetlands .....	A-23
A-VII	Minerals .....	A-25
	Legend for Soil Associations .....	A-26
A-VIII	Soil Associations .....	A-27
A-IX	Future Traffic Circulation Map 2015 .....	A-29
A-IX-a	Emergency Evacuation Routes Map 2015 .....	A-31
A-IX-b	Bicycle and Pedestrian Facilities Map 2015 .....	A-33
A-X	Mining Areas .....	A-35
A-XI	Wellfield Protection Areas.....	A-37
A-XII	High Groundwater Aquifer Recharge Areas.....	A-39
A-XIII-a	Regionally Significant Natural Resources, Groundwater Resources.....	A-41
A-XIII-b	Regionally Significant Natural Resources, Natural Systems.....	A-43
A-XIII-c	Regionally Significant Natural Resources, Planning and Resource Management Areas 1 .....	A-45
A-XIII-d	Regionally Significant Natural Resources, Planning and Resource Management Areas 2 .....	A-47
A-XIII-e	Regionally Significant Natural Resources, Surface Water Resources.....	A-49

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A-1  
ATTACHMENT TO THE FUTURE LAND USE PLAN MAP

PUBLIC USE LEGAL DESCRIPTIONS  
NOT SHOWN ON THE FUTURE LAND USE PLAN MAP

A-1

Parcel Number	Owner	Legal Description
1764-000	DIV FORESTRY BULLOCK TOWER SITE C/O DNR DOUGLAS BUILDING TALLAHASSEE, FL 32399	35 & 36 1S 15E 714 17.15 ACRES IN DB 23-156 ORB 82-83
2019-000	BOARD OF PUBLIC INSTRUCT JASPER, FL 32052	6 1N 14E 972 18 ACRES MORE/LESS IN ORB 30-189 LESS PART DEEDED TO COUNTY IN ORB 51-183
2020-000	SCHOOL BOARD OF HAMILTON COUNTY JASPER, FL 32052	6 1N 14E 973 ¼ ACRE DESC IN ORB 51-183 ORB 204-227
2089-000	CITY OF JASPER JASPER, FL 32052	6 1N 14E 1048A ALL BLOCK 1 OLD TOWN SURVEY
2094-000	HAMILTON COUNTY JASPER, FL 32052	6 1N 14E 1036 2 ACRES IN NW CORNER OF SW/4 DESC IN DB 14-368
2096-000	T11F/DEPT OF CORR	Correction to Future Land Use Plan Map as adopted by Ordinance No 91-02, and amended by Ordinance Nos. 93-03, 93-05 and 94-01: 7 1N 14E #1038 - THAT PART OF S ½ OF NW ¼ AND THAT PART OF THE N ½ OF THE NW ¼ DESCRIBED IN ORB 202-272 ORB 205-27; THOSE LANDS PREVIOUSLY SHOWN NOT ENCOMPASSED BY THIS LEGAL SHALL BE DESIGNATED A-5 (LESS THAN ONE D.U. PER ACRE), EXCEPTING THE FOLLOWING DESC LAND WHICH SHALL REMAIN PUBLIC: A PART OF S7 T1N R14E DESC. COMM AT THE SW COR OF THE NW ¼ OF S7 AND RUN NO°42'55"W, 683.25 FEET; RUN N89°23'15"E, 30 FT FOR POB; RUN N89°23'15"E, 482.35 FT; RUN N3°46'57"E, 731.55 FT; RUN S89°13'48"W, 539.72 FT; FUN S0°42'55"E, 727.91 FT TO POB/8.55 ACRES.
2100-010	CITY OF JASPER PO BOX 1148 JASPER, FL 32052	7 1N 14E 1040C 5 AC BOUNDED N BY SEC LINE W BY JH CORBETT S BY 15 BAMBERG E BY FM DEDGE 1N NW/4 OF NE/4 LESS ORB 163-752
2100-050	CITY OF JASPER JASPER, FL 32052	7 1N 14E 1040G THAT PART OF NW/4 OF NE/4 DESC IN ORB 163-753

Parcel Number	Owner	Legal Description
2102-000	HAMILTON COUNTY JASPER, FL	7 1N 14E 1043 10 ACRES IN NE/4 OF SE/4 IN ORB 91-1
2102-010	HAMILTON COUNTY JASPER, FL	7 1N 14E 1043A THAT PART OF NE/4 AND SE/4 DESC IN ORB 119-365
2182-010	FLORIDA DEPT OF TRANSPORTATION LAKE CITY, FL 32055	16 1N 14E 1129A THE NE/4 OF SW/4 LYING NORTHEASTERLY OF GS&F RR DESC IN ORB 162-706
2418-010	CITY OF JASPER PO BOX 1148 JASPER, FL 32052	29 2N 14E 1376A THE NORTH 330 FEET OF THE SW/4 OF SE/4 ORB 253-185
2454-000	HAMILTON COUNTY PO BOX 312 JASPER, FL 32052	31 2N 14E 1395A LOT 32 NORTHSIDE ESTATES SUBD ORB 243-177
2533-000	COUNTY 301-31 JASPER, FL 32052	31 2N 14E 1463 LOT 3 BLK 18 BRYAN ANNEX
2796-000	BOARD OF PUBLIC INSTRUCT JASPER, FL 32052	2 1N 13E 1704 6 AC MORE/LESS IN ORB 95- 556
2798-000	BOARD OF PUBLIC INSTRUCT JASPER, FL 32052	2 1N 13E 1706 10.7 ACRES IN ORB 97-484
3553-013	HAMILTON COUNTY PO BOX 391 JASPER, FL 32052	17 1N 12E 2504A 60' X 70' IN SE/4 OF NE/4 DESC IN ORB 284-313 AND THAT PART DESC IN ORB 284-315 (.83 AC) ORB 287-191
3641-000	TOWN OF JENNINGS PO BOX 209 JENNINGS, FL 32053	3 2N 12E 2623A 9.96 ACRES IN ORB 102-251
3852-000	HAMILTON COUNTY DEVELOPMENT AUTHORITY PO BOX L JASPER, FL 32052	3N 12E 2866 30 ACRES IN ORB 17-307 ORB 175-222
4831-041	CURRY LEE OLIVER W/LIFE ESTATES TO: LONNIE AND ROSA CURRY C/O HAMILTON COUNTY ROUTE 2 BOX 106 JENNINGS, FL 32053	14 2N 11E 3622C1 100 X 100 IN NE/4 OF NW/4 DESC IN THAT CERTAIN LEASE TO HAMILTON COUNTY FOR A VOTING HOUSE ORB 301-312

ATTACHMENT TO THE FUTURE LAND USE PLAN MAP

RECREATION USE LEGAL DESCRIPTIONS  
NOT SHOWN ON THE FUTURE LAND USE PLAN MAP

Parcel Number	Owner	Legal Description
1130-000	SUWANNEE RIVER WATER MANAGEMENT DISTRICT RR3 BOX 64 LIVE OAK, FL 32060	21 2N21 2N 16E 133A THAT PORTION OF SECTION 21 DESCRIBED IN ORB 259-45
2100-030	HAMILTON COUNTY JASPER, FL 32052	7 1N 14E 1040E THAT PART OF NW/4 OF NE/4 DESC IN ORB 161-660 LESS ORB 163-753
2100-040	HAMILTON COUNTY COURTHOUSE JASPER, FL 32052	7 1N 14E 1040F THAT PART OF NE/4 DESC IN ORB 163-751
3620-000	HAMILTON COUNTY COURTHOUSE JASPER, FL 32052	35 1N 12E 2603 THAT PART OF SW/4 OF SW/4 AND PART OF SE/4 OF SW/4 ORB 72-118 FOR BOAT RAMP
4470-000	HAMILTON COUNTY COURTHOUSE JASPER, FL 32052	8 1N 11E 5469, LOTS 69 & 70 FLORIDA CAMPSITES.

COMMERCIAL USE LEGAL DESCRIPTIONS

NOT SHOWN ON THE FUTURE LAND USE PLAN MAP

Section 7, Township 1 North, Range 14 East  
Legal Description

A parcel of land lying within Section 7, Township 1 North, Range 14 East, Hamilton County, Florida. Being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of said section; thence run South 89°00'14" West along the South line of said Northeast 1/4 a distance of 1,454.66 feet; thence run North 01°31'00" West 698.52 feet; thence run South 88°22'00" West 393.80 feet to a concrete monument on the Easterly right-of-way of County Road 249; thence run North 08°46'47" East 208.64 feet to the Point of Beginning; thence run North 89°38'47" East a distance of 210.00 feet; thence run North 08°46'47" East a distance of 210.00 feet; thence run South 89°38'47" West to the East right-of-way line of County Road 249; thence run South 08°46'47" West along said right-of-way line 210.00 feet to the Point of Beginning.

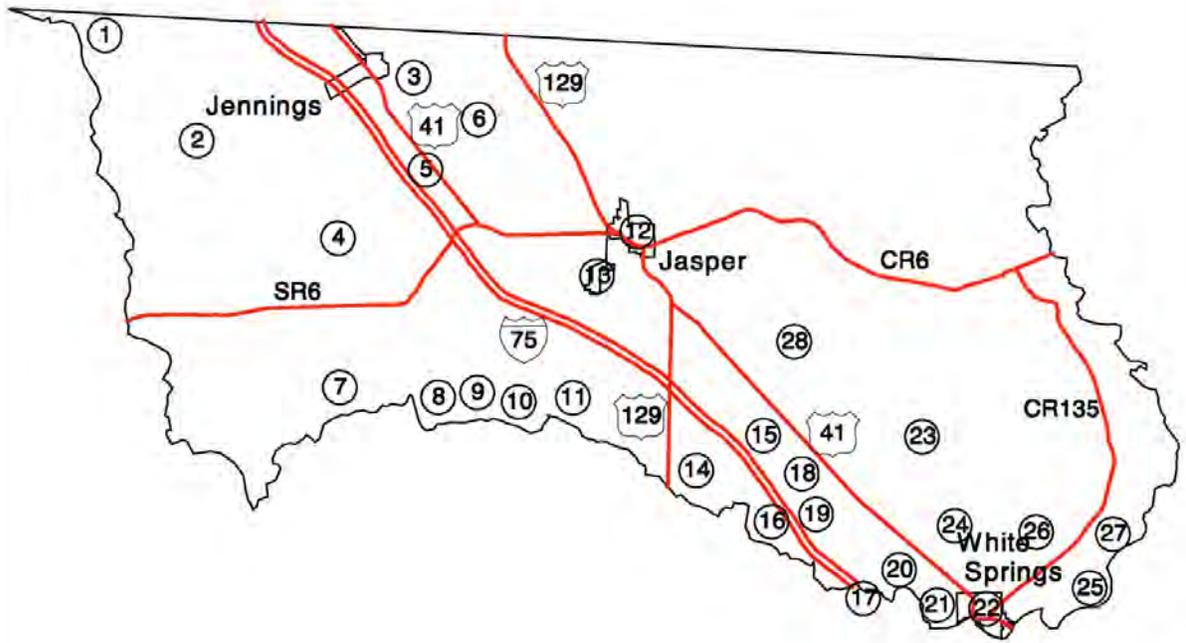
Containing 1.0 acre, more or less.

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ILLUSTRATION A-II

# HAMILTON COUNTY

## Historic Resources



### LEGEND

Refer to Map on Following Page

Source:  
Florida Division of Historical Resources  
Florida Master Site File, 1986 and 1997

NORTH CENTRAL FLORIDA  
REGIONAL PLANNING COUNCIL



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LEGEND FOR ILLUSTRATION A-II

ARCHAEOLOGICAL RESOURCES

1997

LOCATION NUMBER	SITE NAME	TYPE
7	ALAPAHA RIVER BRIDGE WEST TYREE	PREHISTORIC PREHISTORIC
8	HOLTON CREEK HOLTON SINKHOLE EAST HOLTON HOLTON SPRINGS	PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC
9	NN SUWANNEE ROCKS II FOSSIL FINDS	PREHISTORIC PREHISTORIC PREHISTORIC
10	DENSE THICKET RIVER ELBOW NN NN SINKS AROUND HAMILTON PINE SINK GUINEA CREEK SNAKEY SMALL SINK NN NN NN	PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC
11	EAST MITCHELL CREEK MITCHELL CREEK	PREHISTORIC PREHISTORIC
13	JASPER INDUSTRIAL PARK 1 JASPER INDUSTRIAL PARK 2 JASPER INDUSTRIAL PARK 3	ARCHAIC PREHISTORIC\HISTORIC EARLY ARCHAIC
14	HIGHWAY 129 MOUND AND VILLAGE  WEST RATLIFF WEST SUGAR CREEK SUGAR CREEK I SUGAR CREEK II SUGAR CREEK IV	LATE ARCHAIC\PREHISTORIC\ HISTORIC PREHISTORIC PREHISTORIC PREHISTORIC PREHISTORIC\HISTORIC PREHISTORIC
15	SUGAR CREEK III CROOKED CREEK RANCH	PREHISTORIC ARCHAIC
16	CROOKED CREEK WEST	ARCHAIC\PREHISTORIC

LEGEND FOR ILLUSTRATION A-II

ARCHAEOLOGICAL RESOURCES

1997

LOCATION NUMBER	SITE NAME	TYPE
16	JERRY BRANCH	UNKNOWN
17	DIVERSION KEN JOHNSON - DESOTO SURVEY	ARCHAIC UNKNOWN
18	OXY 9 OXY 10 OXY 14 OXY 15 OXY 18 OXY 16 OXY 17 R D SANDERS MOUND	PREHISTORIC PREHISTORIC LATE ARCHAIC\PREHISTORIC PREHISTORIC PREHISTORIC\HISTORIC PREHISTORIC PREHISTORIC PREHISTORIC
19	CAMP BRANCH EAST JERRY BRANCH	ARCHAIC ARCHAIC
20	SWIFT CREEK 1 SWIFT CREEK 2 SWIFT CREEK 3 SWIFT CREEK 4 SWIFT CREEK 5 EAST ZION WEST ZION HOG PEN CORAL RIDGE OLD MAN WEST QUARRY POUCHER BEND POUCHER WEST	ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC ARCHAIC\PREHISTORIC ARCHAIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC ARCHAIC\PREHISTORIC
21	TWO ROAD TOBACCO BARN CALICO HILLS EAST JERUSALEM & RIVER ROADS CORN RIDGE HILLARD MORGAN SAL MARIE CORAL POINT SOUTH SAL MARIE OLD HOUSE HILL TOP	ARCHAIC\PREHISTORIC ARCHAIC PREHISTORIC PREHISTORIC\HISTORIC ARCHAIC UNKNOWN ARCHAIC\PREHISTORIC\HISTORIC ARCHAIC ARCHAIC\PREHISTORIC PREHISTORIC ARCHAIC\PREHISTORIC

LEGEND FOR ILLUSTRATION A-II

ARCHAEOLOGICAL RESOURCES

1997

LOCATION NUMBER	SITE NAME	TYPE
21	SPRING RIDGE CALVIN'S CREEK	ARCHAIC\PREHISTORIC ARCHAIC
22	NN STEPHEN FOSTER STATE FOLK CULTURE CENTER RAVINE TOP RIVERSIDE CEMETERY EASTSIDE MEMORIAL CEMETERY SMITH\BARNETT DRUGSTORE	ARCHAIC\HISTORIC PREHISTORIC\HISTORIC  HISTORIC HISTORIC HISTORIC HISTORIC
23	OXY 11 OXY 7 OXY 8 OXY 23 OXY 2 OXY 19 OXY 20	PREHISTORIC LATE ARCHAIC LATE ARCHAIC PREHISTORIC MIDDLE, LAKE ARCHAIC PREHISTORIC PREHISTORIC
24	OXY 1 OXY 3 OXY 22 OXY 24 OXY 3 MORGAN'S FIELD OXY 5 NORTH OF SMITH MOUND KEVIN MORGAN AREA A KEVIN MORGAN SITE B	PREHISTORIC LATE ARCHAIC PREHISTORIC PREHISTORIC LATE ARCHAIC UNKNOWN PREHISTORIC\HISTORIC UNKNOWN PREHISTORIC PREHISTORIC
25	OXY 13	PREHISTORIC
27	OXY 12  OXY 21 STORMANT MOUND	LATE ARCHAIC\PREHISTORIC PREHISTORIC PREHISTORIC
28	OXY 6	LATE ARCHAIC



LEGEND FOR ILLUSTRATION I-VII  
HISTORICAL RESOURCES

1997

LOCATION NUMBER	SITE NAME	TYPE
22	ADAMS BROTHERS HOUSE	HISTORIC
	ADAMS, SOPHIA JANE HOUSE	HISTORIC
	CAMP HOUSE	HISTORIC
	TELFORD HOTEL	HISTORIC
	NEWSOME, GEORGE HOUSE	HISTORIC
	NEWSOME, LONNIE HOUSE	HISTORIC
	MOORE-KENDRICK HOUSE	HISTORIC
	EDWARDS-SUTY LITTLE HOUSE	HISTORIC
	EDWARDS-SUTY LITTLE HOUSE	HISTORIC
	HARDWARE STORE	HISTORIC
	BICYCLE TOURING COMPANY HEADQUARTERS	HISTORIC
	SUWANEE RIVER MOTEL	HISTORIC
	HORN HOUSE SITE	HISTORIC
	WHITE SPRINGS TOWN HALL	HISTORIC
	INSPECTION STATION	HISTORIC
	STORMANT-SUTY HOUSE	HISTORIC
	CARVER HOUSE	HISTORIC
	WIGGINS-MORGAN HOUSE	HISTORIC
	SHAW HOUSE	HISTORIC
	KEMP, MOLLIE HOUSE	HISTORIC
	FREEMAN HOUSE	HISTORIC
	MATTAIR ROOMING HOUSE	HISTORIC
	CARVER-RUFFING HOUSE	HISTORIC
	MCLEOD-HIGH HOUSE	HISTORIC
	ROBERTS HOUSE	HISTORIC
	DAVIS-HIERS HOUSE	HISTORIC
	BEAUCHAMP-SISTRUNK HOUSE	HISTORIC
	THOMAS HOUSE	HISTORIC
	HAMMOCK-BAXTER HOUSE	HISTORIC
	JOHNSON-NEILL HOUSE	HISTORIC
	METHODIST PARSONAGE-LARSEN HOUSE	HISTORIC
	WARNBOLT-BARNETT-PHILLIPS HOUSE	HISTORIC
	FLORIDA NORMAL COLLEGE-HIGH SCHOOL SITE	HISTORIC
	ADAMS-SAUNDERS HOUSE	HISTORIC
	GILDERSLEEVE-LEE HOUSE	HISTORIC
	MCCLURG, ADA HOUSE	HISTORIC

LEGEND FOR ILLUSTRATION I-VII  
HISTORICAL RESOURCES

1997

LOCATION NUMBER	SITE NAME	TYPE
22	GRANT HOUSE	HISTORIC
	JOHNSON HOUSE	HISTORIC
	WIGGINS-NYE-DUNNAWAY HOUSE	HISTORIC
	AMMONS-WILLIAMS HOUSE	HISTORIC
	FENN-FILLYAN HOUSE	HISTORIC
	WOMAN'S CLUB-COMMUNITY CENTER	HISTORIC
	PRITCHARD'S TEA ROOM	HISTORIC
	BULLOCK'S SERVICE STATION	HISTORIC
	ADAM STORE COTTON SCALE	HISTORIC
	JOE ROBERTS GARAGE	HISTORIC
	HOMETOWN RESTAURANT	HISTORIC
	OLD POST OFFICE	HISTORIC
	PAXTON-SAUNDERS HOUSE	HISTORIC
	UNITED METHODIST CHURCH OF WHITE SPRINGS	HISTORIC
	MCCALLUM HOUSE	HISTORIC
	CONE, DR D N HOUSE	HISTORIC
	GODWIN-NORWOOD HOUSE	HISTORIC
	CATE-WIGGINS HOUSE	HISTORIC
	SPERRY-PHILLIPS HOUSE	HISTORIC
	PRESBYTERIAN CHURCH	HISTORIC
	KENDRICK-LINDSEY HOUSE	HISTORIC
	CARTER-WIGGINS HOUSE	HISTORIC
	KENDRICK-WALDRON HOUSE	HISTORIC
	KENDRICK-MCKENZIE HOUSE	HISTORIC
	PERKINS-GRIFFEN-DOLAN HOUSE	HISTORIC
	KNIGHT-RIDLEY HOUSE	HISTORIC
	MCLEOD HOUSE	HISTORIC
	WALDRON HOUSE-METHODIST PARSONAGE	HISTORIC
	SOUTH HAMILTON COUNTY ELEMENTARY SCHOOL	HISTORIC
	HUTCHERSON HOUSE	HISTORIC
	WHITE SPRINGS DEPOT SITE	HISTORIC

LEGEND FOR ILLUSTRATION I-VII  
HISTORICAL RESOURCES

1997

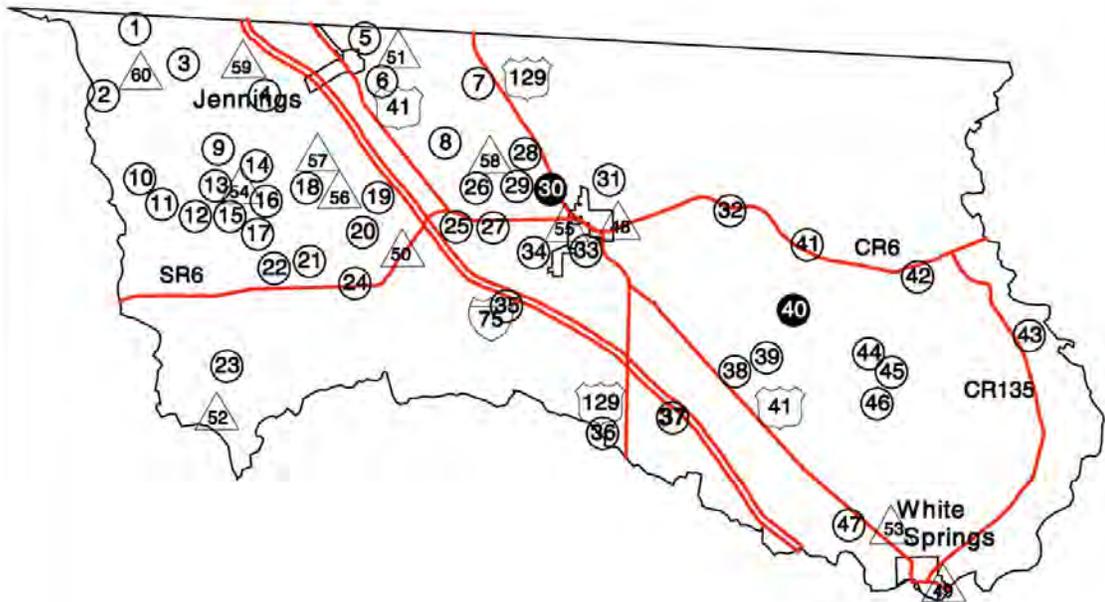
LOCATION NUMBER	SITE NAME	TYPE
22	KENDRICK-WATERS HOUSE	HISTORIC
	KNOWLES-DEZENDORF HOUSE	HISTORIC
	FEAGLE HOUSE	HISTORIC
	ORIGINAL METHODIST CHURCH SITE	HISTORIC
	SPENCER-HILLHOUSE HOUSE	HISTORIC
	SPENCER-HYDE HOUSE	HISTORIC
	WALKER, MARY HOUSE	HISTORIC
	EDWARDS, JANIE HOUSE	HISTORIC
	BESS, DINAH HOUSE	HISTORIC
	BROWN, SAM, SR HOUSE	HISTORIC
	SCARBOROUGH HOUSE	HISTORIC
	SCIPPIO, MAMIE HOUSE	HISTORIC
	COLONIAL HOTEL SITE	HISTORIC
	SOUTH PARK ENTRANCE	HISTORIC
	MUSEUM BUILDING	HISTORIC
	CARILLON TOWER	HISTORIC
	CAMP-DELLA PORTA HOUSE	HISTORIC
	MCDONALD-SISTRUNK-SMITH HOUSE	HISTORIC
	FIRST BAPTIST CHURCH OF WHITE SPRINGS	HISTORIC
	SUWANEE RIVER LODGE SITE	HISTORIC
	CAMP SCHOOL HOUSE	HISTORIC
	REGISTER HOUSE	HISTORIC
	LINDSEY HOUSE	HISTORIC
	JOHNSON HOUSE	HISTORIC
	GERMAN PRISONER OF WAR CAMP SITE	HISTORIC
	SMITH HOUSE	HISTORIC
	EDGEWOOD HOTEL SITE	HISTORIC
	DELEGAL SERVICE STATION	HISTORIC
	REGISTER HOUSE	HISTORIC
24	SWIFT CREEK METHODIST CHURCH	HISTORIC
26	LONG BRANCH METHODIST CHURCH	HISTORIC
	CONE-ANDERSON HOUSE	HISTORIC

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

\* Indicates identification since Comprehensive Plan adoption.

ILLUSTRATION A-III

**HAMILTON COUNTY**  
Existing and Planned Waterwells

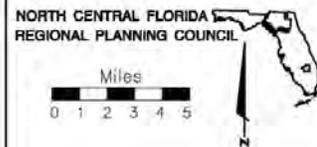


- ① At the time of Comprehensive Plan
- No longer existing
- △ At the time of Evaluation and Appraisal Report

LEGEND

Refer to Map on Following Page

Source:  
Suwannee River Water Management District,  
1997.



LEGEND FOR ILLUSTRATION A-III  
EXISTING AND PLANNED WATERWELLS

1997

LOCATION NUMBER	NAME	TYPE	STATUS	YEAR
1	Frank Strickland	Overhead Irrigation	Existing*	84
2	Reid Farms	Overhead Irrigation	Existing*	84
3	Bobby C. Howell	Overhead Irrigation	Existing*	83
4	Pete Cunningham	Overhead Irrigation	Existing*	84
	Pete Cunningham	Overhead Irrigation	Existing*	84
5	John Butler	Overhead Irrigation	Existing*	84
	Johnnie Butler	Overhead Irrigation	Existing*	84
6	Coggins Farms	Overhead Irrigation	Existing*	84
7	Jerry B. Smith Jr.	Overhead Irrigation	Existing*	84
8	Hamilton Turpentine Co.	Overhead Irrigation	Existing*	84
9	Pete Cunningham	Overhead Irrigation	Existing*	84
10	Lawton McCulley	Overhead Irrigation	Existing*	84
11	Bill Blair	Overhead Irrigation	Existing*	84
12	Cleveland R. Selph	Overhead Irrigation	Existing*	84
13	Deas Brothers Farms	Overhead Irrigation	Existing*	84
14	James F. Deas	Overhead Irrigation	Existing*	84
15	Harlon Burnam	Overhead Irrigation	Existing*	85
16	Gary Cone	Overhead Irrigation	Existing*	86
17	James B. Deas	Overhead Irrigation	Existing*	84
	S.M. Deas III	Overhead Irrigation	Existing*	85
18	Wallace Deas	Overhead Irrigation	Existing*	85
19	Dennis Adams	Overhead Irrigation	Existing*	84
20	Wynn Brothers Farm	Overhead Irrigation	Existing*	84
21	Wendell Wynn	Overhead Irrigation	Existing*	84
22	Wade Howell	Overhead Irrigation	Existing*	86
23	V.E. Wells	Overhead Irrigation	Existing*	84
24	Ruben Howell	Overhead Irrigation	Existing*	84
25	Payton Bembry	Overhead Irrigation	Existing*	84
26	E. L. Wood Bembry	Overhead Irrigation	Existing*	84
27	E.S. Chandler Jr.	Overhead Irrigation	Existing*	84
	W.R. Drury	Overhead Irrigation	Existing*	84
28	Billy W. Hill	Overhead Irrigation	Existing*	84
29	Irvin C. Bembry	Overhead Irrigation	Existing*	84
30	<i>Ed Hester</i>	<i>Overhead Irrigation</i>	<i>Not existing in 97*</i>	

LEGEND FOR ILLUSTRATION A-III  
EXISTING AND PLANNED WATERWELLS

1997

31	S.L. Scaff	Overhead Irrigation	Existing*	84
32	J. Mitchell Farms	Overhead Irrigation	Existing*	84
33	Pete Deas	Overhead Irrigation	Existing*	84
34	T.E. Clardy	Overhead Irrigation	Existing*	84
35	David Goolsby	Overhead Irrigation	Existing*	84
36	Red Oak Rock Inc.	Limestone, Sand, Gravel, Mining	Existing*	83
	Suwannee River Valley	Golf Course	Existing	89
37	Jack Vinson	Overhead Irrigation	Existing*	84
38	White Springs Agric. Chem.	Phosphate Mining	Existing*	84
39	White Springs Agric. Chem.	Chemical Products Processing	Existing*	84
40	<i>Albert B. Norris</i>	<i>Overhead Irrigation</i>	<i>Not existing in '97*</i>	
41	Gerald M. Smith, Sr.	Overhead Irrigation	Existing*	85
42	James A. Hogan	Overhead Irrigation	Existing*	84
43	Hugh Hunter	Overhead Irrigation	Existing*	84
44	White Springs Agric. Chem.	Chemical Products Processing	Existing*	84
45	White Springs Agric. Chem.	Phosphate Mining	Existing*	84
46	White Springs Agric. Chem.	Private Non-com Public	Existing*	84
47	Hilward Morgan	Overhead Irrigation	Existing	84
48	City of Jasper	Government Com Public	Existing	84
49	City of White Springs	Government Com Public	Existing	84
50	Joe Mathis	Overhead Irrigation	Existing	84
51	Town of Jennings	Government Com Public	Existing	84
52	Jimmy F. Wilks	Overhead Irrigation	Existing	86
53	F.S. Deas	Overhead Irrigation	Existing	86
54	Gary Cone	Overhead Irrigation	Existing	87
55	Pete Deas	Overhead Irrigation	Existing	87
56	Jon Deas	Overhead Irrigation	Existing	89
57	Hamilton Turpentine Co.	Overhead Irrigation	Existing	92
58	Brady Hauling	Limestone, Sand, Gravel Mining	Existing	92
57	Hamilton Turpentine Co.	Overhead Irrigation	Existing	92
58	Brady Hauling	Limestone, Sand, Gravel Mining	Existing	92
59	Hamilton Turpentine Co	Overhead Irrigation	Existing	94
60	Harry T. Reid	Overhead Irrigation	Existing	96

LEGEND FOR ILLUSTRATION A-IV

RIVERS AND LAKES

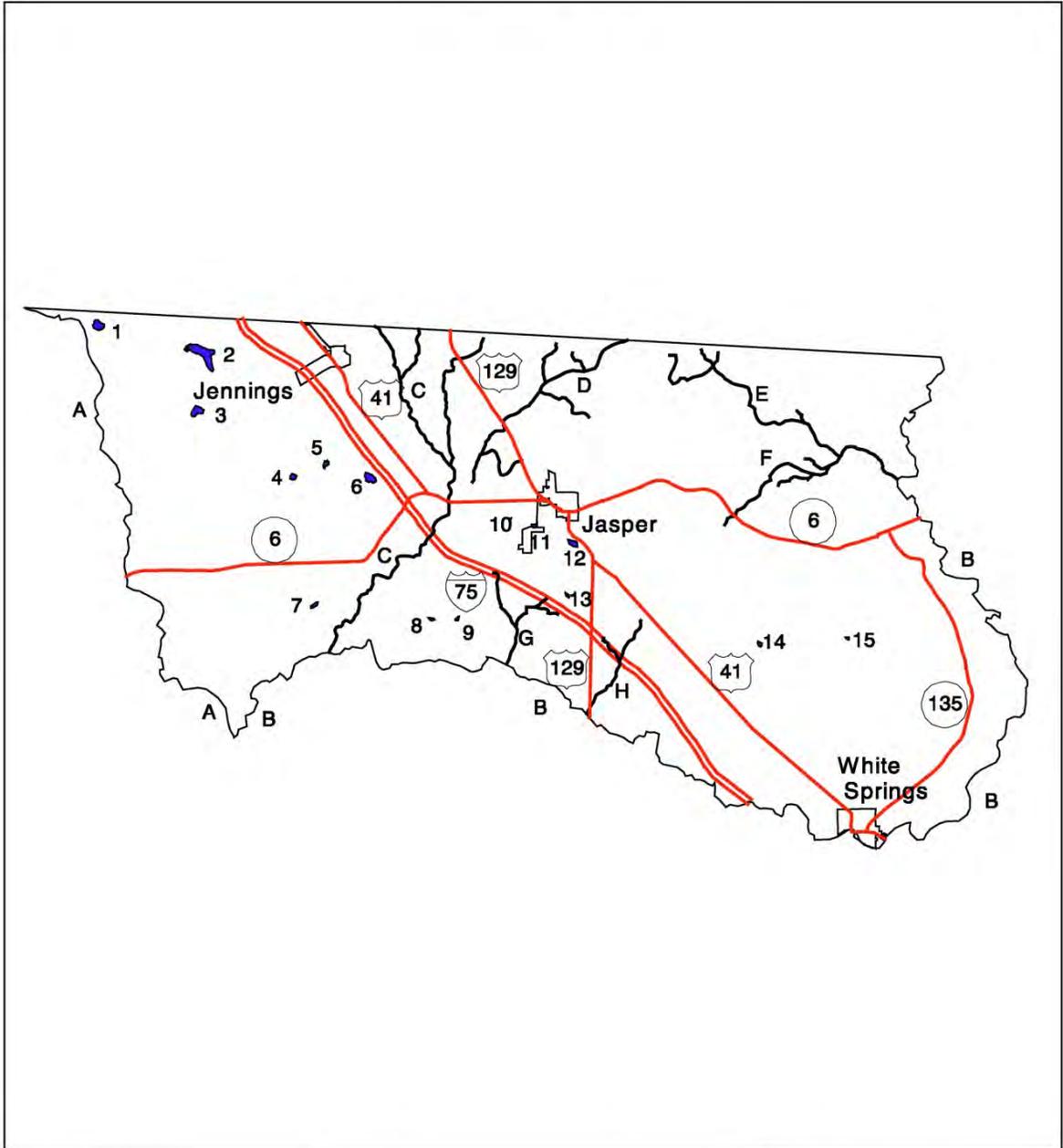
LOCATION NUMBER	NAME	TYPE OF WATER BODY
A	Withlacoochee River	River
B	Suwannee River	River
C	Alapaha River	River
D	Little Alapaha River	River
E	Cypress Creek	Creek
F	Rocky Creek	Creek
G	Mitchell Creek	Creek
H	Sugar Creek	Creek
1	Lake Alcyone	Lake
2	Lake Octahachee	Lake
3	Andrew Jackson Lake	Lake
4	Deer Lake	Lake
5	Perch Pond	Lake
6	Morgan Millpond	Lake
7	Corbett Estate Pond	Lake
8	Eleven Ponds	Lake
9	Cohegan Millpond	Lake
10	Clairdy Lake	Lake
11	Carter Lake	Lake
12	Bell Pond	Lake
13	Borrow Pond	Lake
14	Louisa Pond	Lake
15	Jackson Pond	Lake

Sources: Water Resources Atlas of Florida, 1984

ILLUSTRATION A-IV

# HAMILTON COUNTY

## Rivers And Lakes

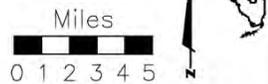


### LEGEND

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Source:  
Water Resources Atlas of Florida, 1984.

NORTH CENTRAL FLORIDA  
REGIONAL PLANNING COUNCIL

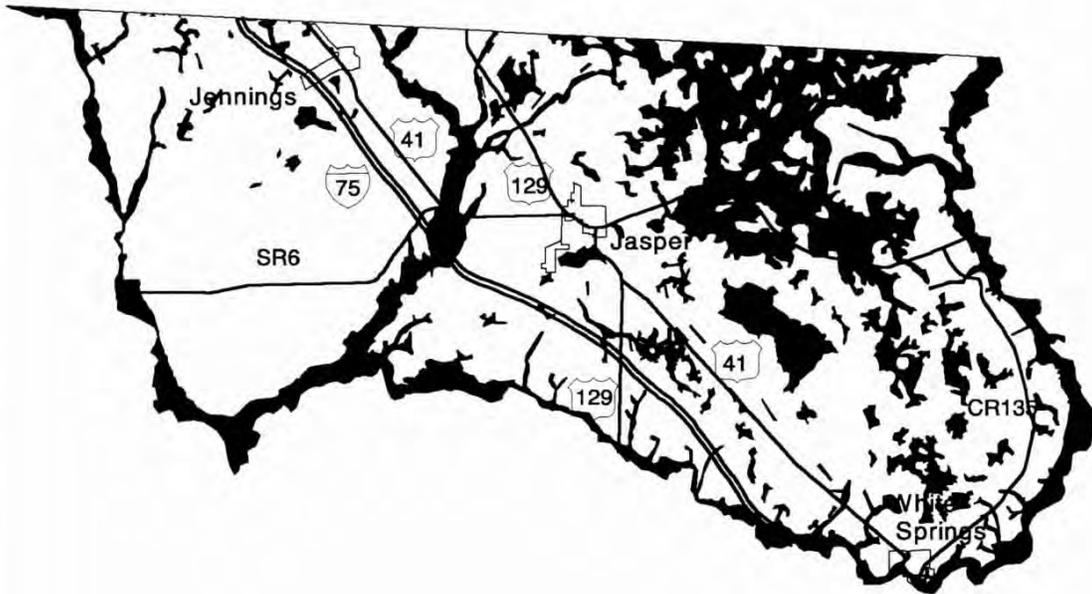


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ILLUSTRATION A-V

# HAMILTON COUNTY

Flood Prone Areas

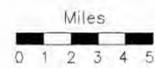


LEGEND

■ Flood Prone Areas

Source:  
Federal Emergency Management Agency  
Flood Insurance Rate Map Series, 1987.

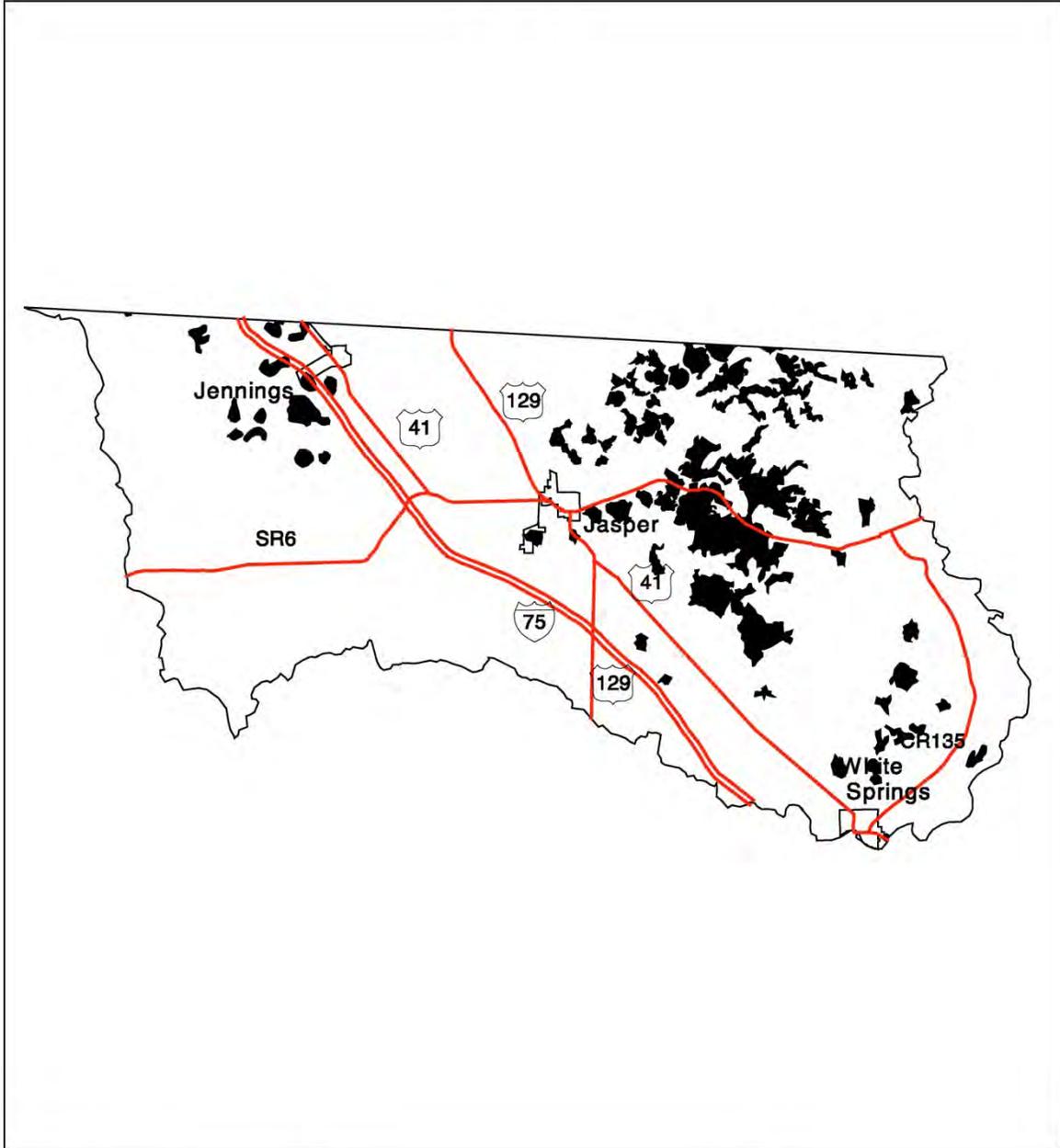
NORTH CENTRAL FLORIDA  
REGIONAL PLANNING COUNCIL



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ILLUSTRATION A-VI

HAMILTON COUNTY  
Wetlands



LEGEND

■ Wetland Areas

Source:  
The National Wetlands Reconnaissance  
Survey, Valdosta, Georgia, 1981.

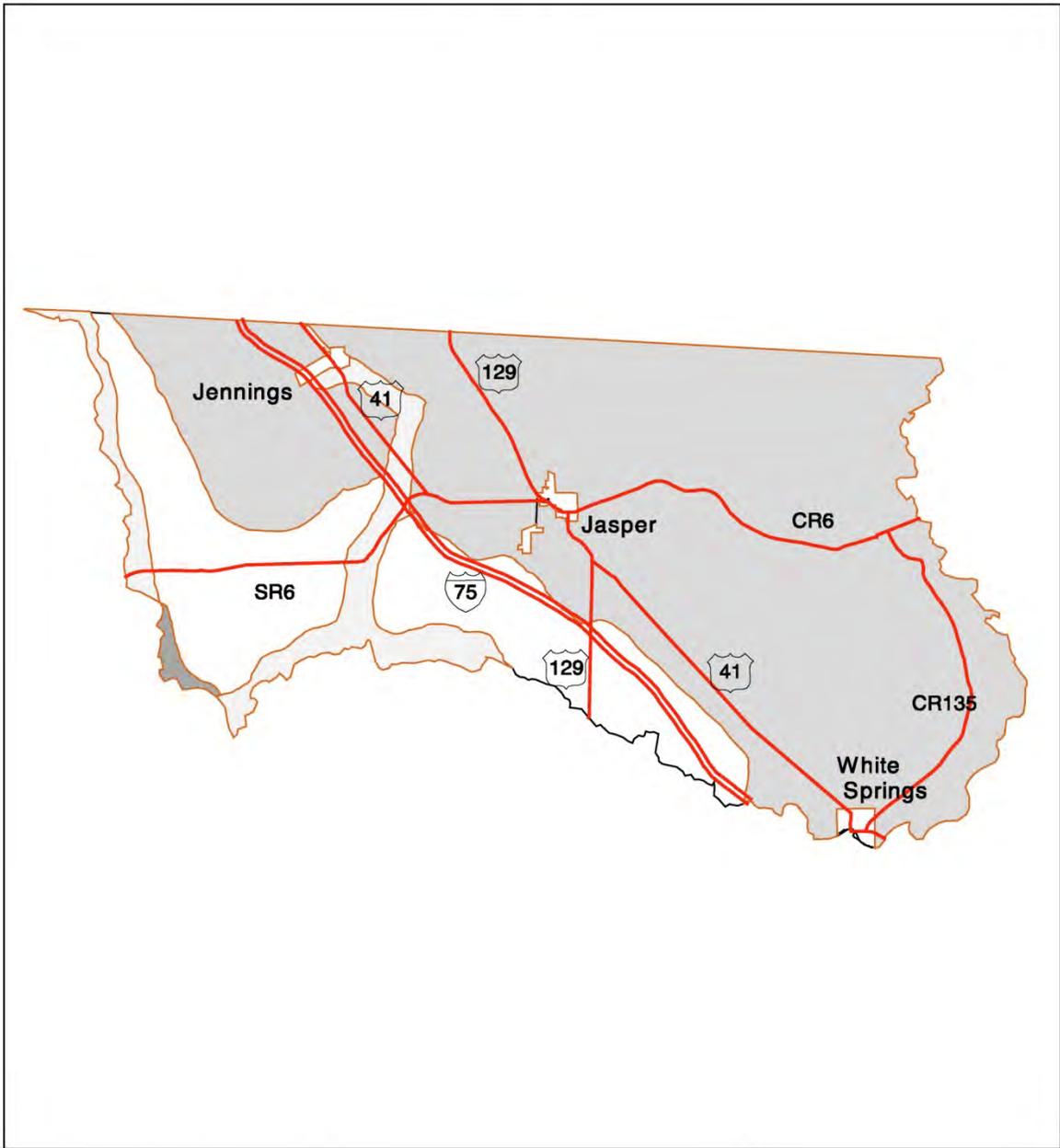
NORTH CENTRAL FLORIDA  
REGIONAL PLANNING COUNCIL



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ILLUSTRATION A-VII

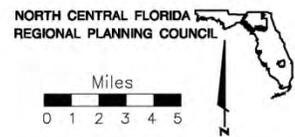
**HAMILTON COUNTY**  
Minerals



**LEGEND**

-  Limestone
-  Limestone/Dolomite
-  No Known Economic Resource
-  Phosphate

Source:  
Natural Resources  
North Central Florida Regional Planning Council,  
July, 1977.



LEGEND FOR ILLUSTRATION VIII

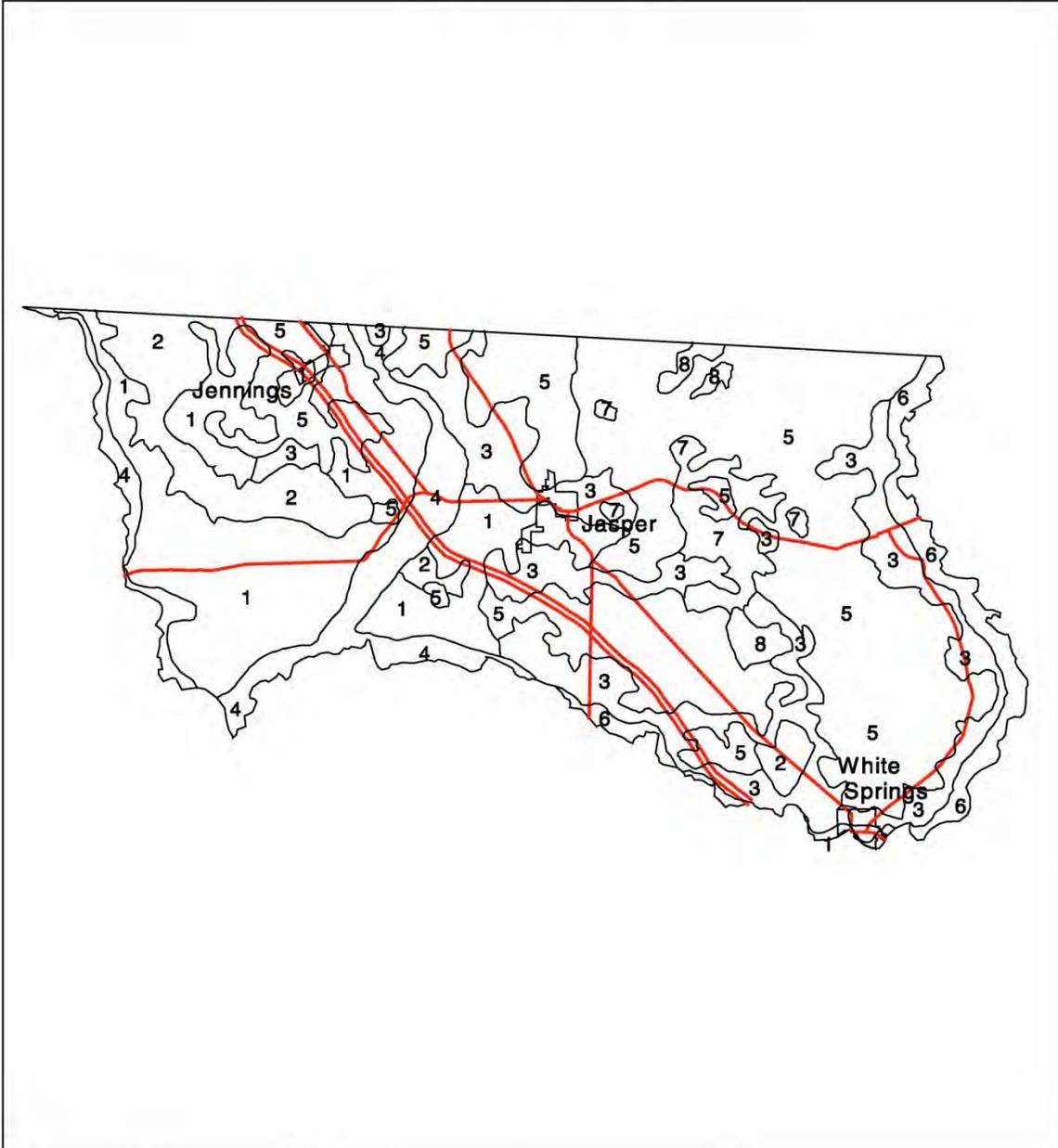
SOIL ASSOCIATIONS

KEY NUMBER	SOIL ASSOCIATION	CHARACTERISTICS
1	Alpine-Blanton-Eustis	Nearly level to sloping excessively drained soils with very thick sandy layers over thin loam lamella and moderately well drained soils with very thick sandy layers over loamy subsoil, and somewhat excessively drained soils sandy throughout.
2	Arredondo-Alage-Kenny	Nearly level to sloping well drained soils with very thick sandy layers over loamy subsoil, and somewhat excessively drained soils sandy throughout.
3	Chipley-Albany-Plummer	Nearly level to gently sloping moderately well drained soils, sandy throughout and somewhat poorly drained subsoil and poorly drained soils with very thick sandy layers over loamy subsoil.
4	Chipley-Blanton-Swamp	Nearly level to gently sloping moderately well drained soils, sandy throughout and moderately well drained soils with very thick sandy layers over loamy subsoils and very poorly drained subsoils.
5	Leon-Mascotte-Rutledge	Nearly level poorly drained soils with weakly cemented sandy subsoil and poorly drained sandy soils with a weakly cemented sandy subsoil layer underlain by loamy subsoils and very poorly drained soils sandy throughout.
6	Surrency-Portsmouth	Nearly level very poorly drained sandy soils with loamy subsoils and very poorly drained loamy soils underlain by sand.
7	Brighton-Dorovan	Nearly level very poorly drained organic soils underlain by sand.
8	Fresh Water Swamp	Nearly level very poorly drained soils subject to prolonged flooding.

Source: Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning, The Florida General Soils Atlas, with Interpretations for Regional Planning Districts III and IV, July 1974.

ILLUSTRATION A-VIII

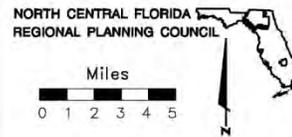
**HAMILTON COUNTY**  
Soil Associations



**LEGEND**

Refer to legend on following page

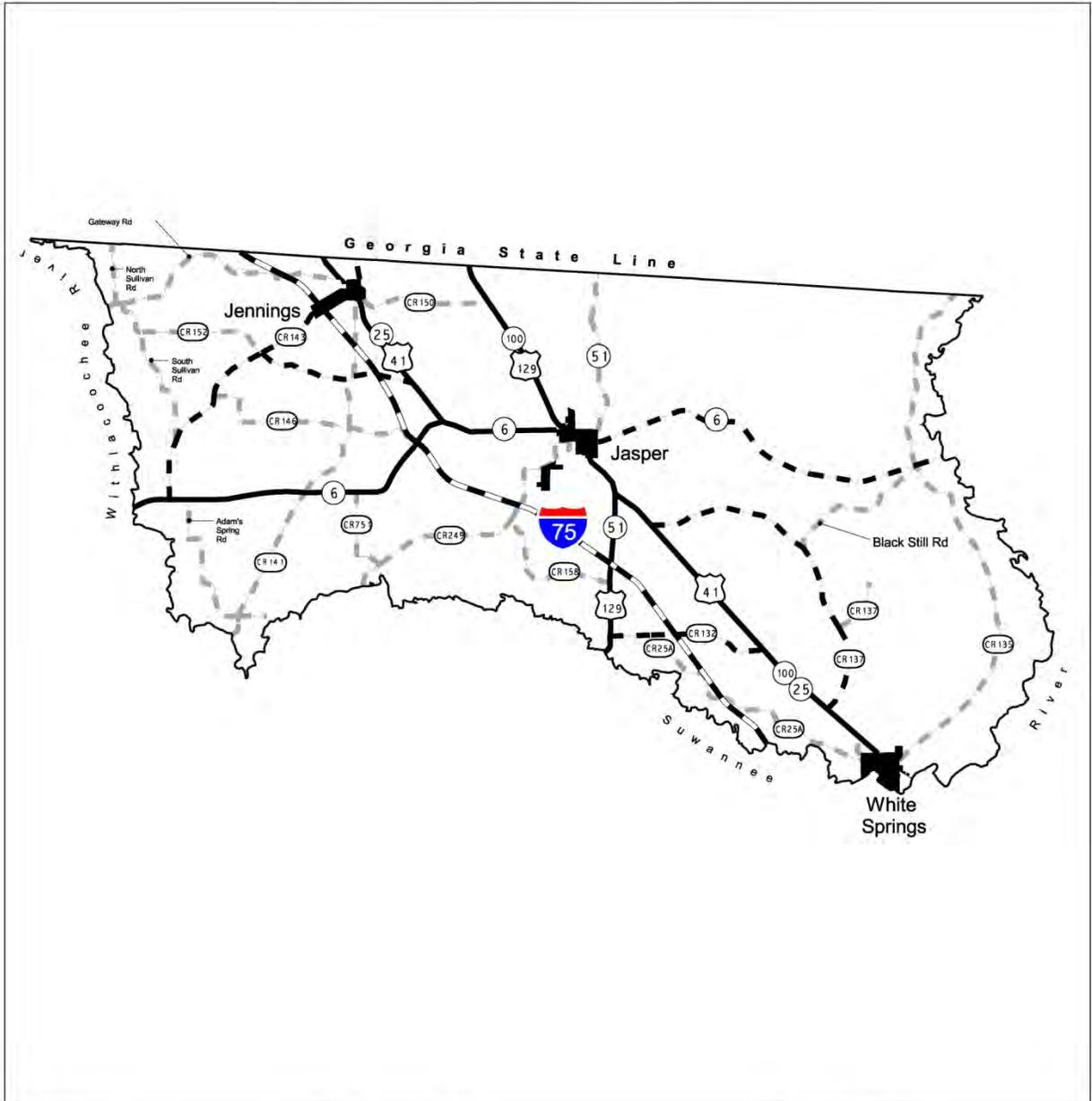
Source:  
Florida Department of Administration  
Division of State Planning,  
Bureau of Comprehensive Planning,  
The Florida General Atlas, with Interpretations  
for Regional Planning Districts III and IV,  
July 1974



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ILLUSTRATION A-IX

**HAMILTON COUNTY  
FUTURE TRAFFIC CIRCULATION MAP 2015**



**LEGEND**

- City Boundaries
- FHHS Rural Limited Access
- Principal Arterial
- Rural Principal Arterial 2-lane
- Rural Minor Arterial 2-lane
- Rural Major Collector 2-lane
- Rural Minor Collector 2-lane

**SOURCE**

Florida Department of Transportation  
Statistics Current Functional Classification  
and Systems Map Series, February, 1998.

**SCALE**

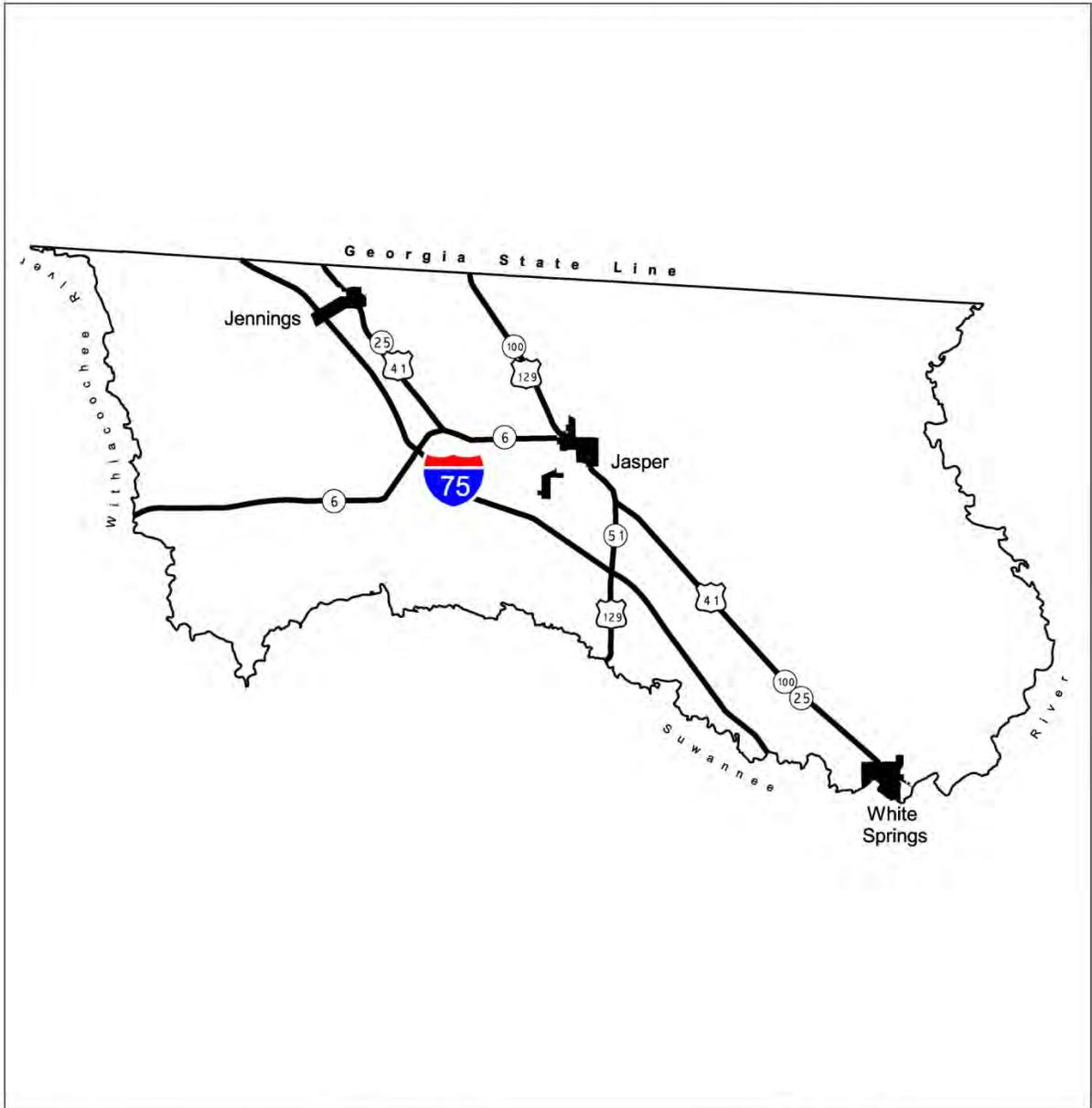
0 1 2 3 4 5 Miles



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ILLUSTRATION A-IX-a

# HAMILTON COUNTY EMERGENCY EVACUATION ROUTES MAP 2015



### LEGEND

-  City Boundaries
-  Evacuation Route

### SOURCE

Florida Department of Community Affairs  
Division of Emergency Management  
Emergency Operations Center Online, 2003.

### SCALE

0 1 2 3 4 5 Miles

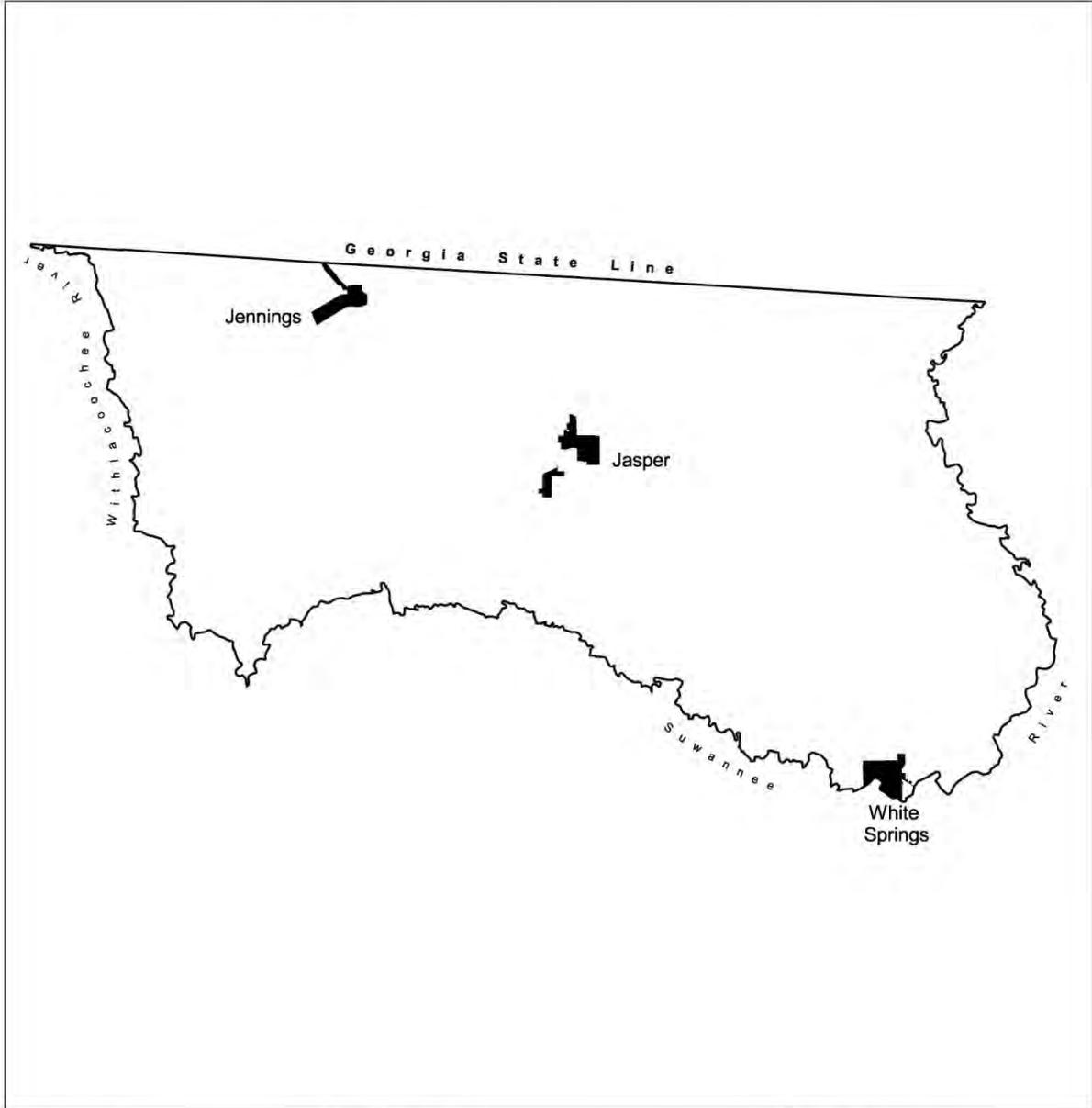


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# HAMILTON COUNTY BICYCLE AND PEDESTRIAN FACILITIES MAP 2015



**LEGEND**

- Bicycle Facilities - None
- Pedestrian Facilities - None
-  City Boundaries

**SOURCE**

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

**SCALE**

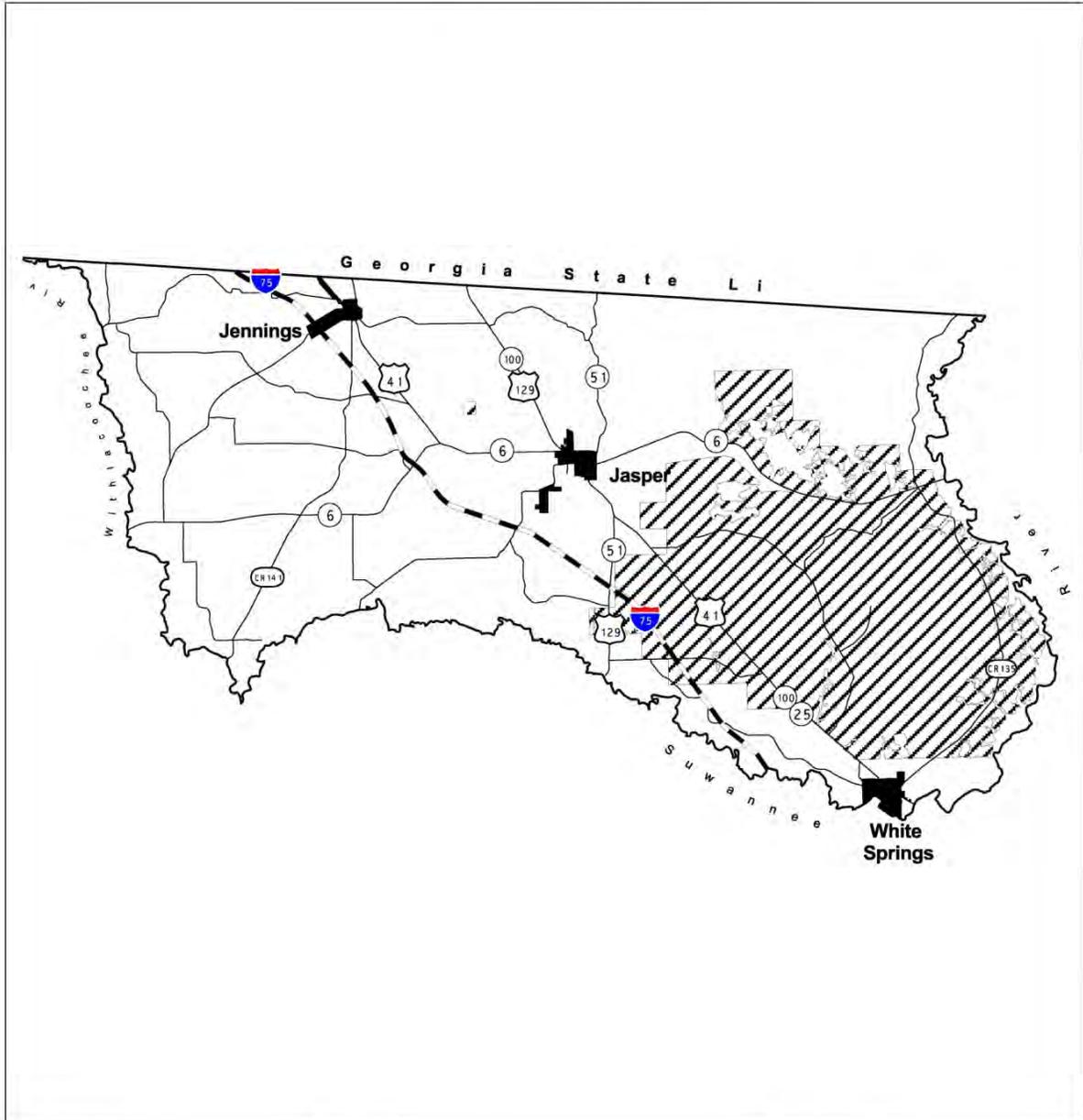
0 1 2 3 4 5 Miles



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ILLUSTRATION A-X

**HAMILTON COUNTY  
MINING AREAS**



**LEGEND**

- City Boundaries
- Interstate Highway
- Major Roads
- Mining Areas

**SOURCE**

Board of County Commissioners, 2003.

**SCALE**

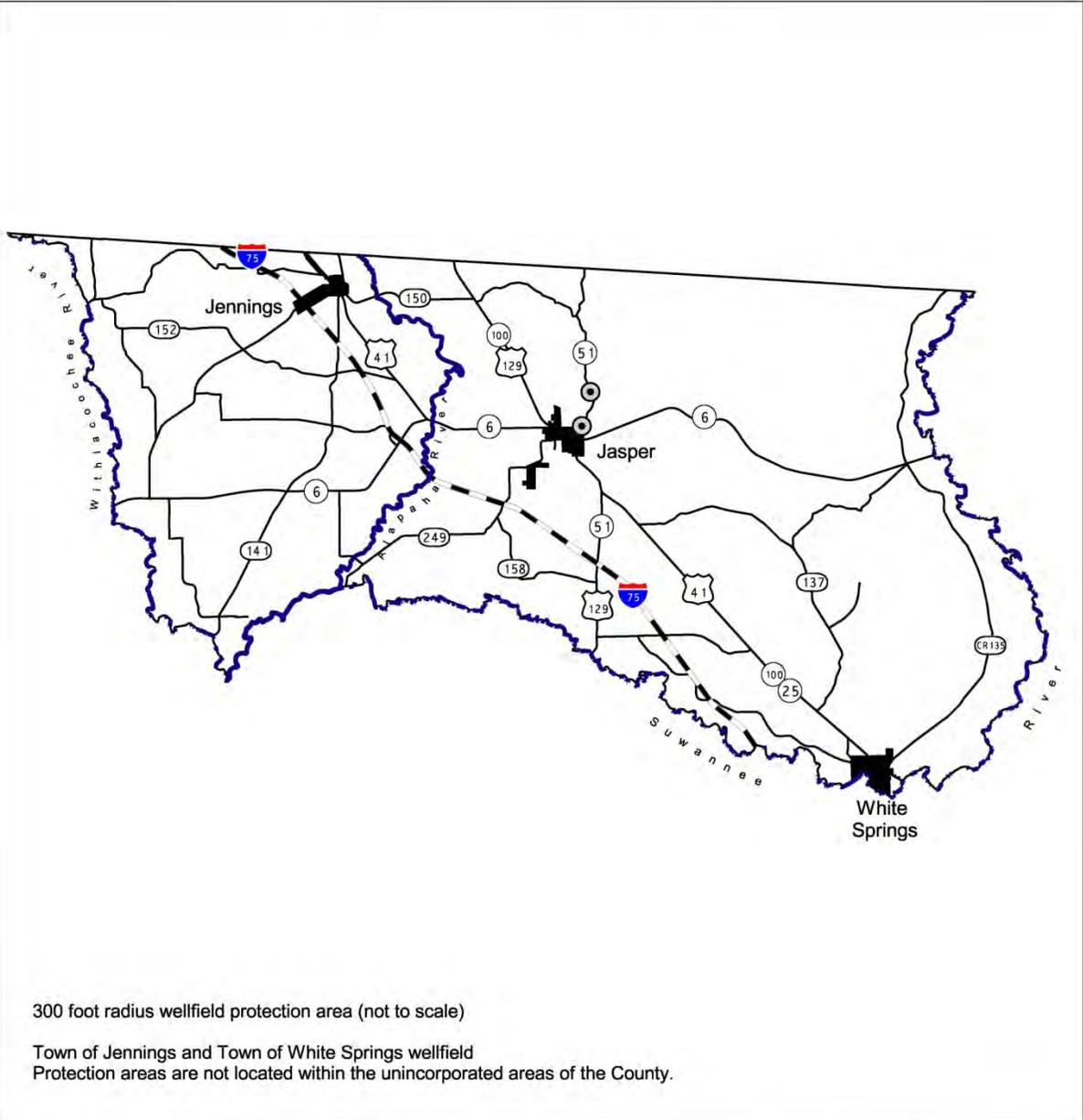
0 1 2 3 4 5 Miles

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ILLUSTRATION A-XI

**HAMILTON COUNTY  
WELLFIELD PROTECTION AREAS**



**LEGEND**

- ⊙ Wellfields
- City Boundaries
- ↔ Interstate Highway

**SOURCE**

City of Jasper Water Department.

**SCALE**

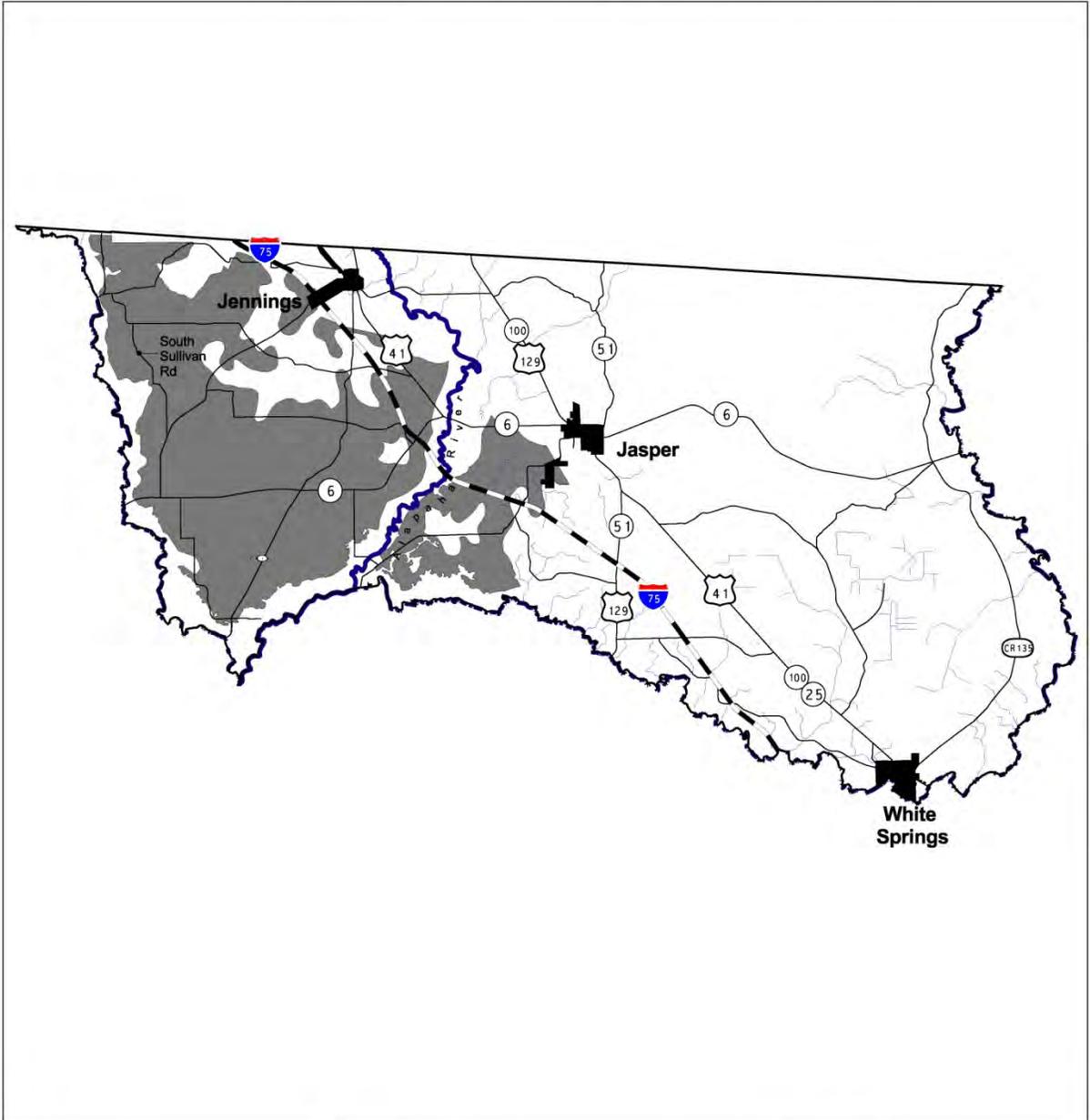
0 1 2 3 4 5 Miles

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ILLUSTRATION A-XII

**HAMILTON COUNTY  
HIGH GROUNDWATER AQUIFER RECHARGE AREAS**



**LEGEND**

- City Boundaries
- Interstate Highway
- Major Roads
- Major rivers
- Streams
- Groundwater Aquifer Recharge Rank
- High

**SOURCE**

Suwannee River  
Water Management District, 2000.

**SCALE**

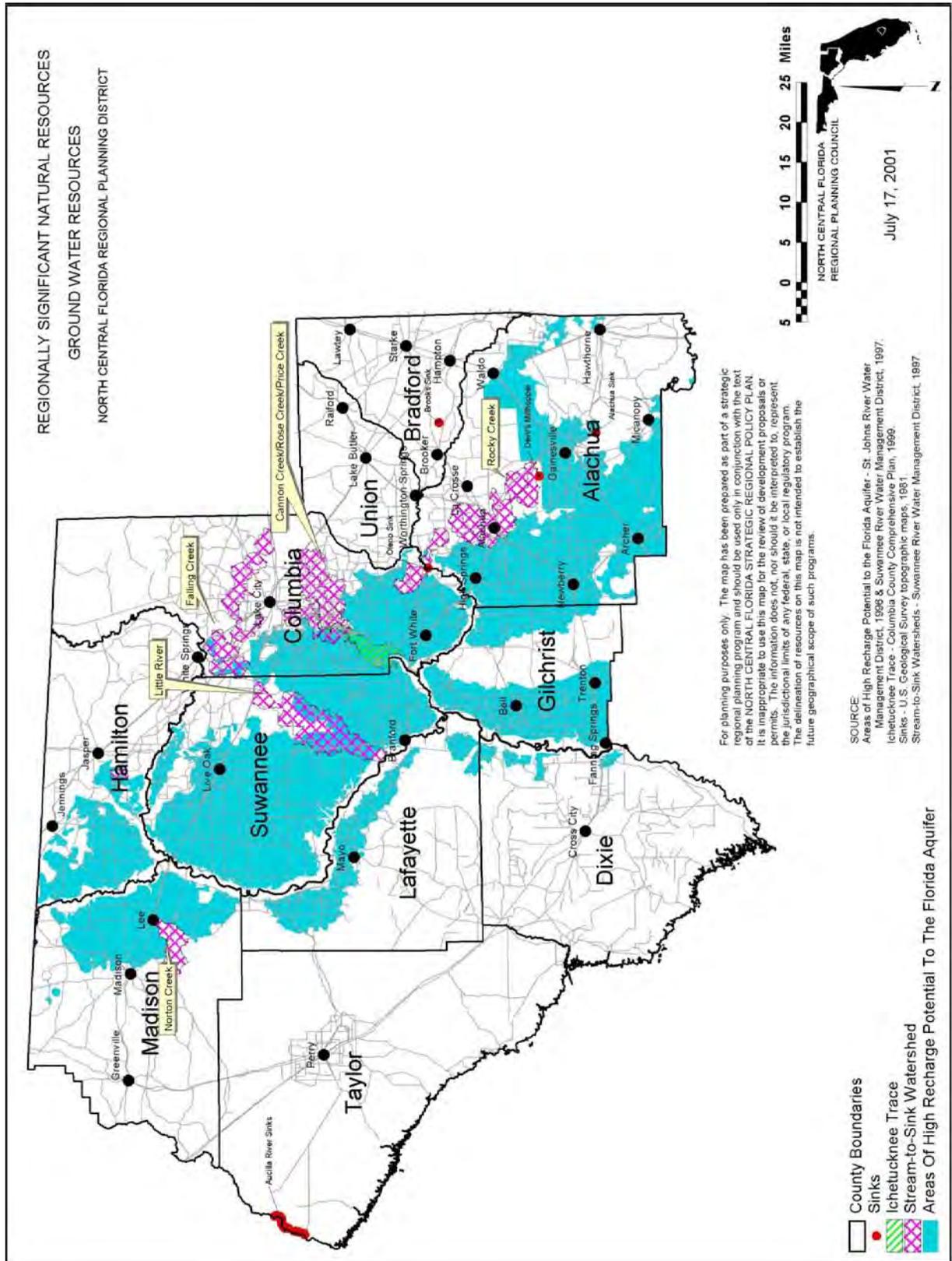
0 1 2 3 4 5 Miles

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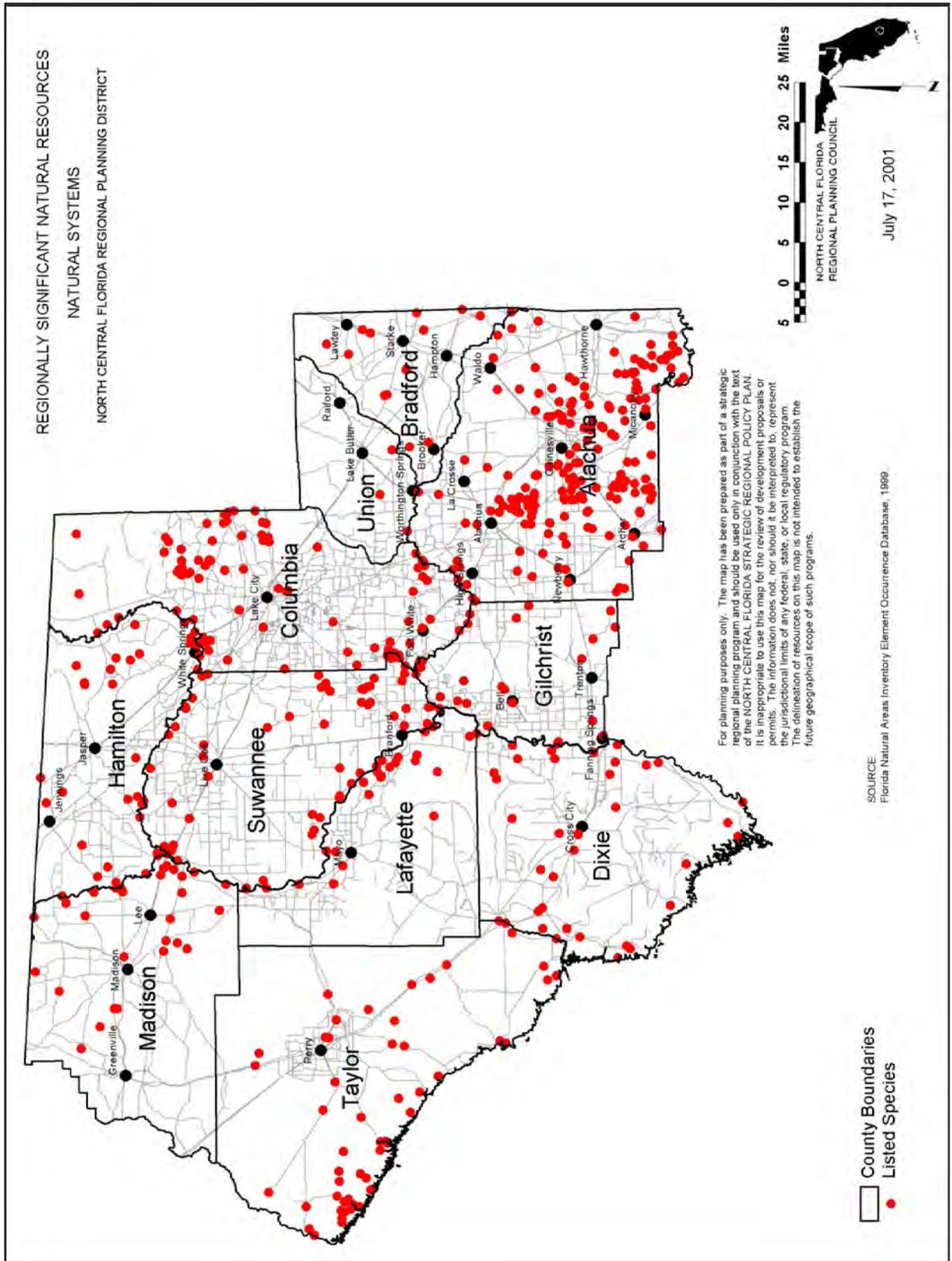
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ILLUSTRATION A – XIII-a



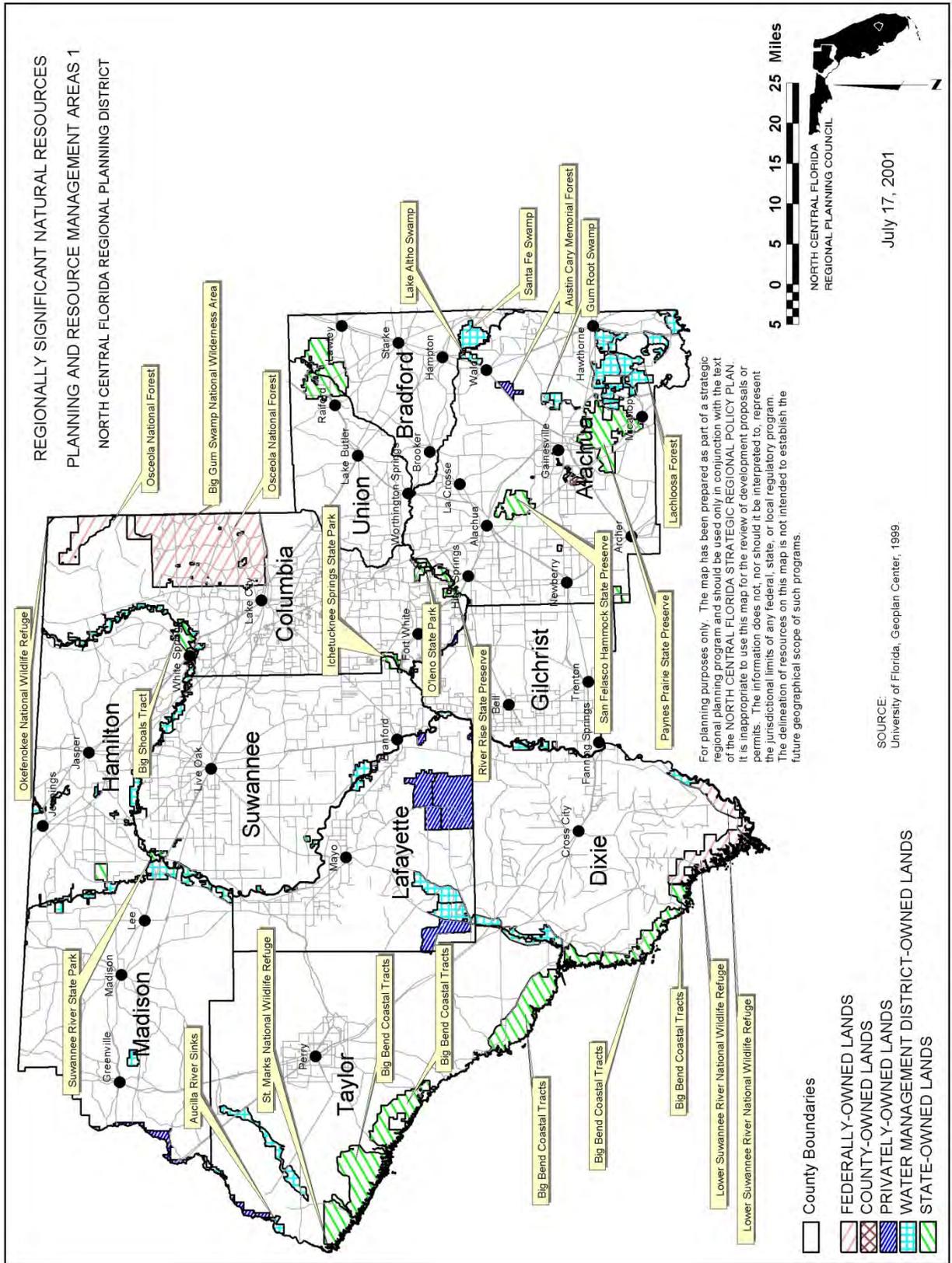
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ILLUSTRATION A – XIII-b



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ILLUSTRATION A – XIII-c



For planning purposes only. The map has been prepared as part of a strategic regional planning program and should be used only in conjunction with the text of the NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN. It is inappropriate to use this map for the review of development proposals or permits. The information does not, nor should it be interpreted to, represent the jurisdictional limits of any federal, state, or local regulatory program. The delineation of resources on this map is not intended to establish the future geographical scope of such programs.

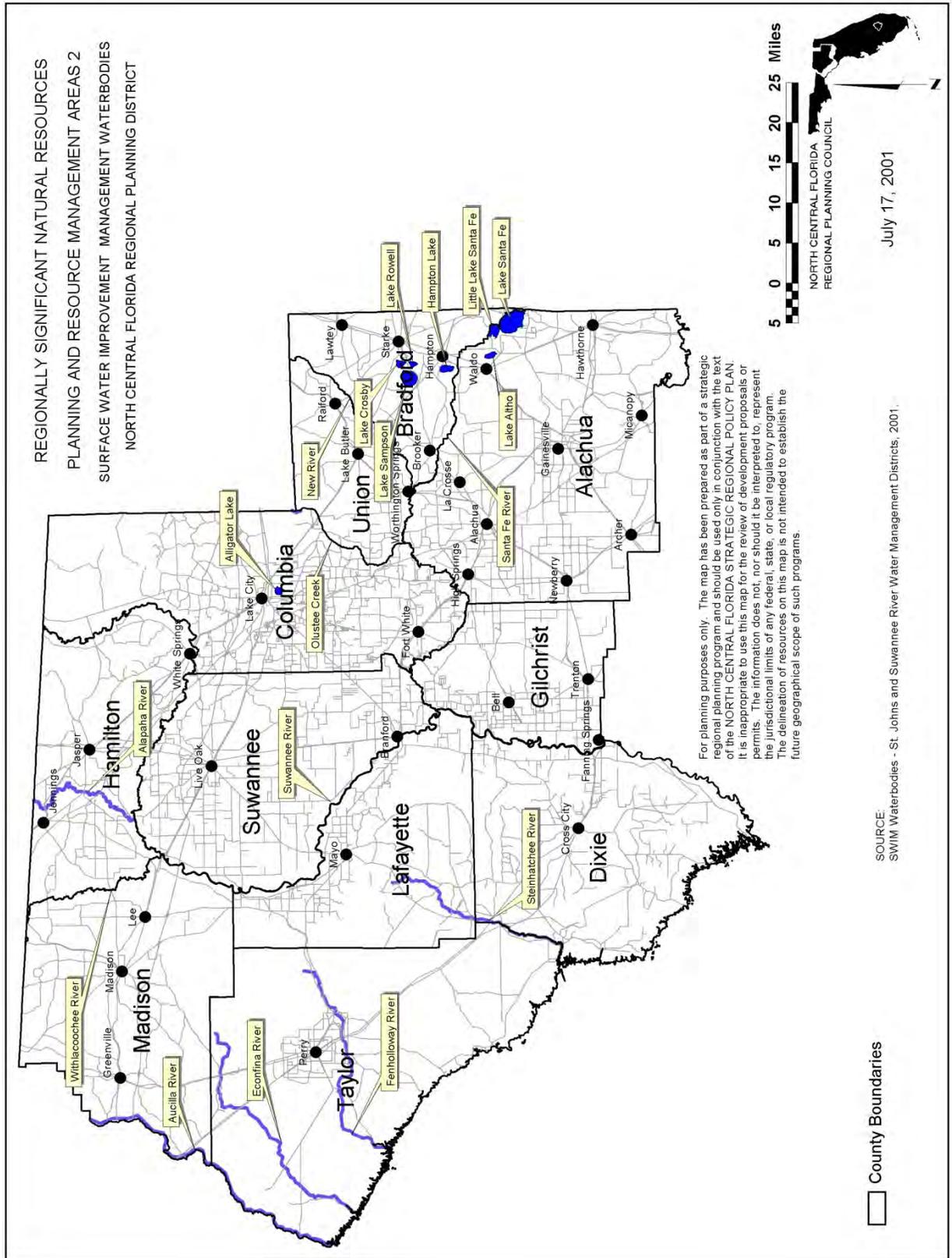
SOURCE:  
University of Florida, Geoplan Center, 1999.

July 17, 2001



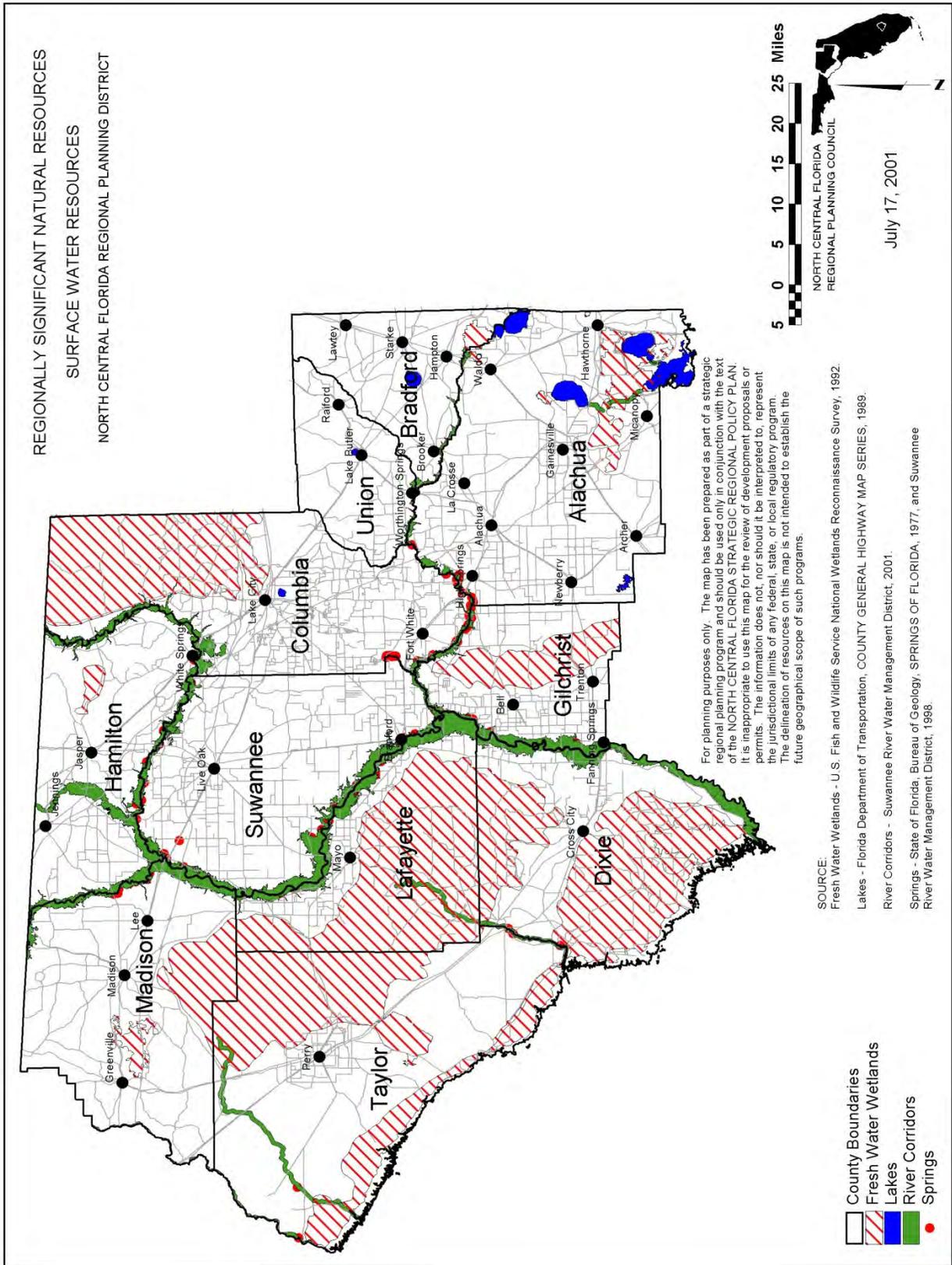
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ILLUSTRATION A – XIII-d



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ILLUSTRATION A – XIII-e



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# **NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL**

## **REGIONAL AND LOCAL GOVERNMENT PROGRAMS**

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