DIXIE COUNTY

COMPREHENSIVE PLAN

2016

EVALUATION AND APPRAISAL REPORT
BASED AMENDMENTS

September 30, 2000
Revised April 30, 2003
Adopted November 16, 2006

DIXIE COUNTY

COMPREHENSIVE PLAN ~~2010~~2016

EVALUATION AND APPRAISAL REPORT BASED AMENDMENTS TO PLAN ELEMENTS

Future Land Use

Traffic Circulation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Coastal Management

Prepared for

Board of County Commissioners

Prepared by

Local Planning Agency

With Assistance from

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TABLE OF CONTENTS

CHAPTER		PAGE
	INTRODUCTION	xi
I	LAND USE ELEMENT	
	Introduction	1-1
	Future Land Use Goal, Objectives and Policies	1-1
II	TRAFFIC CIRCULATION ELEMENT	
	Introduction	II-1
	Traffic Circulation Goal, Objectives and Policies	II-2
III	HOUSING ELEMENT	
	Introduction	III-1
	Housing Goal, Objectives and Policies	III-1
IV	SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT	
	Introduction	IV-1
	Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies	IV-1

TABLE OF CONTENTS (Continued)

CHAPTER		PAGE
V	CONSERVATION ELEMENT	
	Introduction	V-1
	Conservation Goals, Objectives and Policies	V-2
VI	RECREATION AND OPEN SPACE ELEMENT	
	Introduction	VI-1
	Recreation and Open Space Goals, Objectives and Policies	VI-1
VII	INTERGOVERNMENTAL COORDINATION ELEMENT	
	Introduction	VII-1
	Intergovernmental Coordination Goals, Objectives and Policies	VII-1
VIII	CAPITAL IMPROVEMENTS ELEMENT	
	Introduction	VIII-1
	Capital Improvements Goals, Objectives and Policies	VIII-1
	Capital Improvements Implementation (5 Year Schedule of Improvements)	VIII-12
	Procedure For Monitoring and Evaluation of Capital Improvements Element	VIII-13
	Concurrency Management System	VIII-15

Words **bolded and underlined** have been added.
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TABLE OF CONTENTS (Continued)

CHAPTER		PAGE
IX	COASTAL MANAGEMENT ELEMENT	
	Introduction	IX-1
	Intergovernmental Coordination Goals, Objectives and Policies	IX-1
	APPENDIX A (Maps)	A-1

Words **bolded and underlined** have been added.
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LIST OF ILLUSTRATIONS

ILLUSTRATION		PAGE
	Location Map	xii
A-I	Future Land Use Plan Map	A-3
A-II	Shores and Estuarine Systems	A-5
A-III	Historic Resources	A-7
A-IV	Waterwells	A-13
A-V	Bays, Rivers and Lakes	A-15
A-VI	Flood Prone Areas	A-19
A-VII	Wetlands	A-21
A-VIII	Minerals	A-23
A-IX	Soil Associations	A-25
A-X	Future Traffic Circulation	A-29
A-Xa	Emergency Evacuation Routes	A-31
A-Xb	Bicycle and Pedestrian Facilities	A-33
A-XI	High Groundwater Aquifer Recharge Areas	A-35
A-XII	Regionally Significant Natural Resources	A-37

Words **bolded and underlined** have been added.
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LIST OF TABLES

TABLE		PAGE
VIII-1	Five Year Schedule of Improvements	VIII-12

INTRODUCTION

Organizations must plan if effective progress is to be made towards reaching an objective. Those agencies charged with directing the growth of a community are no exception. The interaction of factors causing the growth and development of an area requires careful planning as a prerequisite to orderly growth. Three basic reasons are often given to justify the need for planning: (1) meet events which are expected to happen; (2) accomplish desired objectives; and (3) avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the afore stated 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 characteristics of the study area; (2) the formulation of goals for future growth and development; (3) the development of objectives and policies guided by the goals; and (4) the implementation of the Comprehensive Plan.

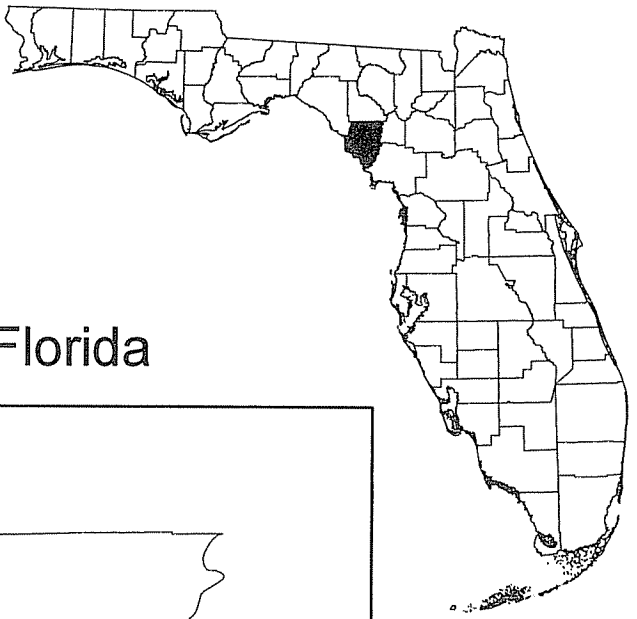
Step (1) was accomplished through the preparation of the Data and Analysis document which, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, provided a basis for the formulation of the Comprehensive Plan. Steps (2) and (3) are the essence of the Comprehensive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

GENERAL SETTING OF THE COUNTY

The unincorporated area of the County is approximately 694 square miles or 444,013 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by Lafayette County, on the east by Gilchrist County and on the west by Taylor County (see Illustration I-XIV). The Suwannee River forms a boundary on the east, the Steinhatchee River forms a boundary on the northwest and the Gulf of Mexico forms a boundary on the west.

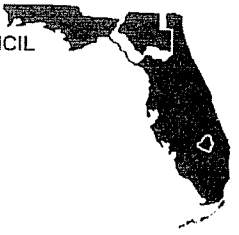
The central portion of the County contains the County seat which is the Town of Cross City containing 2,422 persons in 1985 which accounts for 24.4 percent of the County's total population.

General Location Map



Dixie County, Florida

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



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I

FUTURE LAND USE ELEMENT

INTRODUCTION

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

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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVES AND POLICIES

FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas ~~**designated by the North Central Florida Comprehensive Regional Policy Plan and**~~ 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 ~~**by the year 1990**~~.

Policy I.1.1 The County~~**'s land development regulations**~~ shall limit the location of higher density residential and high intensity commercial and industrial uses ~~**to areas adjacent**~~ to arterial or collector roads **identified on the County Future Traffic Circulation Map** where public facilities are available to support such higher density or intensity.

Policy I.1.2 The County'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 designated urban development areas:

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units.

Agricultural Medium Density ≤ 1 d.u. per 2 acres

PUBLIC LAND USE

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

Public uses shall be limited to an intensity of ~~**less than or equal to 1.0**~~ **0.25** floor area ratio;

Lands classified as conservation use are public and private lands devoted to the conservation of the unique natural functions within these lands and silviculture and agriculture activities conducted under best management practices. Privately owned lands may be designated as conservation within this Comprehensive Plan upon petition of the property owner or the owners agent and amendment of the Future Land Use Plan Map. Conservation uses shall be limited to public access and residential and non-residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Lands Classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas.

Environmentally Sensitive Areas are lands 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, Steinhatchee River Corridor, Lower Suwannee National Wildlife Refuge, Lime Sink, Salt Marsh, Freshwater Marsh with Direct Sheet Flow to Salt Marsh, Wannee Natural Area and Mallory Swamp as identified within ~~**the**~~ Appendix **A** of this Comprehensive Plan shall conform with the following densities provided that an average lot size of 10 acres is maintained 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 100 campsites, may be allowed as special exceptions;

Environmentally Sensitive Very Low Density	≤ 1 d.u. per 40 acres
Environmentally Sensitive Low Density	≤ 1 d.u. per 10 acres
Environmentally Sensitive Moderate Density	≤ 1 d.u. per 5 acres

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

Recreation uses shall be limited to an intensity of ~~**less than or equal to 0.5**~~ **.25** floor area ratio;

Residential use classifications provide locations for dwelling units at low, 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 and high schools are permitted within low and moderate, medium and high density residential land use classifications;

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre;

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre;

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

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools;

Commercial uses shall be limited to an intensity of ~~**less than or equal to 1.0**~~ **.25** floor area ratio; and

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 uses shall be limited to an intensity of ~~**less than or equal to 1.0**~~ **.25** floor area ratio.

Policy I.1.3 The County~~**'s land development regulations**~~ 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.1.4 The County~~**'s land development regulations**~~ shall limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map to acreage which can be reasonably expected to develop by the year ~~**2010**~~ **2015 based upon: (1) best available population data; and (2) best available housing need data.**

Policy I.1.5 The County's land development regulations shall contain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Policy I.1.6 The County~~**'s land development regulations**~~ shall govern 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.1.7 The County's land development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent residential neighborhoods.

Policy I.1.8 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.1.9 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.

OBJECTIVE I.2 The County shall ~~**adopt**~~ **continue to maintain** land development regulations ~~**by 1990**~~ which regulate the location of land development consistent with topography and soil conditions.

Policy I.2.1 The County~~**'s land development regulations**~~ shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.

OBJECTIVE I.3 The County shall ~~**adopt land development regulations by 1990 which**~~ **continue to** require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The County~~**'s land development regulations**~~ shall establish procedures for the review of proposed development to determine it's 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.4 The County shall ~~**adopt**~~ **maintain** innovative land development regulations, which shall include planned residential development regulations ~~**by the year 1990**~~.

Policy I.4.1 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 at a minimum the following provisions to:

(a) Regulate the subdivision of land;

(b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

(c) Protect environmentally sensitive lands identified within the Conservation Element;

(d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

(e) Protect potable water wellfields and aquifer recharge areas;

(f) Regulate signage;

(g) Ensure safe and convenient onsite traffic flow and vehicle parking needs; and

(h) 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.

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.5 The County~~, by 1990,~~ 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.5.1 The County~~**'s land development regulations**~~ shall permit agricultural, conservation, recreation and public uses, the processing, storage and sale of agriculture products, conventional single family dwellings, mobile homes, churches and other houses of worship and uses requiring approval as special exceptions.

Policy I.5.2 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 rural areas:

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units;

Agricultural density within the following land use categories provided that an overall density of 1 unit per 5 acres is maintained, with a minimum lot size of 2 acres permitted within areas designated on the Future Land Use Plan Map as Agricultural Moderate Density and provided that any subdivision containing lots less than 5 acres in size have a direct access to a publicly owned paved road;

Agricultural Very Low Density	≤ 1 d.u. per 40 acres
Agricultural Low Density	≤ 1 d.u. per 10 acres
Agricultural Moderate Density	≤ 1 d.u. per 5 acres
Agricultural Medium Density	≤ 1 d.u. per 2 acres

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

PUBLIC LAND USE

Public uses shall be limited to an intensity of ~~**less than or equal to 1.0**~~ **.25** floor area ratio;

Lands classified as conservation use are public and private lands devoted to the conservation of the unique natural functions within these lands and silviculture and agriculture activities conducted under best management practices. Privately owned lands may be designated as conservation within this Comprehensive Plan upon petition of the property owner or the owners agent and amendment of the Future Land Use Plan Map.

Conservation uses shall be limited to public access and residential and non-residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Lands Classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas. Environmentally Sensitive Areas are lands 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, Steinhatchee River Corridor, Lower Suwannee National Wildlife Refuge, Lime Sink, Salt Marsh, Freshwater Marsh with Direct Sheet Flow to Salt Marsh, Wannee Natural Area and Mallory Swamp as identified within the Appendix of this Comprehensive Plan shall conform with the following densities provided that an average lot size of 10 acres is maintained 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 100 campsites, may be allowed as special exceptions;

Environmentally Sensitive Very Low Density	≤ 1 d.u. per 40 acres
Environmentally Sensitive Low Density	≤ 1 d.u. per 10 acres
Environmentally Sensitive Moderate Density	≤ 1 d.u. per 5 acres

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

Recreation uses shall be limited to an intensity of ~~**less than or equal to 0.5**~~ **.25** floor area ratio.

Policy I.5.3 The County, as part of the site plan review process shall ~~**establish**~~ **maintain** provisions whereby public facilities shall be so located as to discourage the proliferation of urban sprawl.

Policy I.5.4 ~~**The County's land development regulations shall provide for the subdivision or development of property for the use of family members as their residence at densities in excess of 1 unit per 5 acres, but not to exceed 2 dwelling units per acre, unless a community potable water system is available; then up to 3 dwelling units per acre is permitted. This provision is intended to promote the perpetuation of the family lot or farm by making it possible for family members to reside on rurally designated land.**~~ **Not withstanding 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.5.5 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 regionally significant areas identified within the Appendix of this Comprehensive Plan shall maintain an average lot size of 10 acres with no lot being less than 5 acres in size or having a length or width ratio of greater than 3 to 1. In addition, non-residential uses such as industrial activities and non-marine oriented commercial uses shall be prohibited from locating within these areas, although resource-based activities, such as campgrounds of less than 200 campsites, may be allowed as special exceptions.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.6 The County shall **continue to** include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Policy I.6.1 The County~~**'s land development regulations**~~ shall ~~**include**~~ **continue to 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.6.2 The County~~**'s land development regulations**~~ shall permit neighborhood commercial districts to provide small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and rural areas of the County. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need. Neighborhood Commercial uses shall be approved through the amendment of the Official Zoning Atlas and shall not require an amendment to the Future Land Use Plan Map.

Policy I.6.3 The County~~**'s land development regulations**~~ shall require a special permit for mining and limit mining activity to those areas designated on the Future Land Use Plan Map as agricultural.

Policy I.6.4 The County~~**'s land development regulations**~~ shall ~~**include**~~ **maintain** provisions for adequate drainage, stormwater management, open space and convenient on site traffic flow and needed vehicle parking for all development.

Policy I.6.5 The County~~**'s land development regulations**~~ shall limit the intensity of development by requiring that the length of lots does not exceed four times the width of lots for the location of dwelling units within all land use categories which permit dwelling units.

Policy I.6.6 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 **of the program**.

OBJECTIVE I.7 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 ~~**with U.S. Bureau of Census information by 1994**~~ **based on the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing**.

Policy I.7.1 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.8 The County shall **continue to** work towards the elimination or reduction of uses inconsistent with the ~~**County's**~~ character and future land uses **of the County**, through establishing such inconsistent uses as non-conformities to be defined within the land development regulations ~~**by 1990**~~.

Policy I.8.1 The County~~**'s land development regulations**~~ shall ~~**include**~~ **maintain** provisions for nonconforming; lots, uses of land, structures, characteristics of use and use of structures and premises.

Policy I.8.2 The land development regulations ~~**by April 1, 1991**~~ shall provide for the combination of lots of record in continuous frontage in single ownership. These regulations shall consider, at a minimum, the following criteria:

(a) the stage of development (developed, undeveloped, partially developed);

(b) the ownership pattern of the development;

(c) whether the health, safety and welfare of the public is protected; and

(d) whether the density/intensity provisions of the comprehensive plan can be met.

Policy I.8.3 A dwelling unit made non-conforming by policies adopted in this plan which is the residence of the owner may be replaced, expanded or reconstructed.

Policy I.8.4 The County~~**'s land development regulations**~~ shall provide for the rebuilding of residences or rebuilding of non-conforming uses or structures which are destroyed or damaged by an act of God. All rebuildings shall be consistent with other plan policies and applicable land development regulations.

Policy I.8.5 The Board of County Commissioners, where appropriate, may recognize the existence of a commercial use or zoning which was lawful at the time it was erected, or the zoning granted. The Board may recognize such use/zoning by placing a zoning district on the use/zoning which allows for that type of use/zoning; provided, however, that it does not have any significant adverse affects on adjacent properties and/or character of the area in which it is located.

Policy I.8.6 The County~~**'s land development regulations**~~ shall provide for the recognition by the Board of County Commissioners of legal non-conforming uses and permitting the rebuilding or expansion of existing non-conforming uses which do not have any significant adverse effects on adjacent properties and/or the character of the area in which it is located.

Expansion of non-conforming uses and rebuilding of non-conforming uses, other than residences and uses or structures destroyed or damaged by an act of God, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds 50 percent of the existing intensity of use. However, a less intense use which may still be non-conforming with the plan may be permitted. All expansions and/or rebuilding permitted must be consistent with other plan policies, and applicable land development regulations.

Policy I.8.7 The County~~**'s land development regulations**~~ shall provide a process for the recognition of vested development rights.

OBJECTIVE I.9 ~~**The County shall include historic resource preservation provisions within the land development regulations by 1990.**~~
The County, shall continue to use a Historic Preservation Agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan.

Policy I.9.1 The County shall maintain a listing of all known prehistoric and historic sites within the **unincorporated area of the** County. This list shall be **based on the Florida Master Site File developed and maintained by the Florida Department of State and** updated ~~**as new information regarding the prehistoric or historic significance of a site is identified and provided to**~~ **annually by** the County **Historic Preservation Agency** ~~**by the state historical officer**~~.

Policy I.9.2 The County~~**'s land development regulations**~~ shall ~~**include historic resource regulations for**~~ **establish the following standards for** the maintenance ~~**and**~~ **or** adaptive reuse of historic structures and sites~~**:**~~**:**

(a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

(b) The relationship between such work and other structures on the historic housing site;

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

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

OBJECTIVE I.10 The County shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains) ~~**by 1990**~~. **For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.**

Policy I.10.1 The County~~**'s land development regulations**~~ shall **continue to** include provisions for the protection of community potable water supply wells by limiting approval of land uses within the area designated by the land development regulations as a wellfield protection area.

Policy I.10.2 The County~~**'s land development regulations**~~ shall **continue to** include provisions which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the ~~**land development regulations**~~ **County** shall prohibit the location of any structure, other than permitted docks, piers, walkways, or essential services (upon approval of the Florida Department of Environmental Regulation and the Water Management District) within a wetland.

Policy I.10.3 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.10.4 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.

OBJECTIVE I.11 The County shall ~~**establish**~~ **maintain** a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes~~**, by the year 1990**~~.

Policy I.11.1 The County~~**'s land development regulations**~~ shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The County shall ~~**establish**~~ a process for coordination with the Water Management District of all proposed development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

Policy. I.12.1 The County~~**'s land development regulations**~~ shall include a provision which requires the developer to submit development plans for all proposed development 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.13 The County shall ~~**adopt**~~ **maintain** land development regulations ~~**by 1990**~~ which regulate the location of land development consistent with topography and soil conditions

Policy I.13.1 The County~~**'s land development regulations**~~ shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.

OBJECTIVE I.14 The County shall ~~**adopt**~~ **maintain** land development regulations ~~**by 1990**~~ which require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.14.1 The County~~**'s land development regulations**~~ shall ~~**establish**~~ **maintain** procedures for the review of proposed development to determine ~~**it's**~~ **the** impact on level of service standards for public facilities.

OBJECTIVE I.15 The County shall ~~**adopt**~~ **maintain** innovative land development regulations, which shall include planned residential development regulations ~~**by the year 1990**~~.

Policy I.15.1 The County~~**'s land development regulations**~~ shall ~~**contain**~~ **maintain** specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

(a) Regulate the subdivision of land;

(b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

(c) Protect environmentally sensitive lands identified within the Conservation Element;

(d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

(e) Protect potable water wellfields and aquifer recharge areas;

(f) Regulate signage;

(g) Ensure safe and convenient onsite traffic flow and vehicle parking needs; and

(h) 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.16 The County~~**'s land development regulations**~~ shall permit essential services by special exception in any zoning district, ~~**by 1990**~~.

Policy I.16.1 The County~~**'s land development regulations**~~ shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, television, radio, electrical systems (including transmission lines and substations) and telecommunication towers.

OBJECTIVE I.17 The County~~**'s land development regulations**~~ shall permit public uses by special exception within any zoning district~~**, by 1990**~~.

Policy I.17.1 The public uses shown on the Future Land Use Plan Map which existed at the time of adoption of this plan shall **continue to** be permitted within any zoning district by special exception and shall not require an amendment to the Future Land Use Plan Map. Public Uses include structures or grounds used by a private institution, municipal, county (including school board) regional, state, or federal entity for a public service.

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.

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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 ~~**establish**~~ **maintain** a safe, convenient and efficient level of service standard which shall be maintained for all roadways ~~**by 1990**~~.

Policy II.1.1 Establish ~~**"C"**~~ **the** Service Standard **as noted below** at peak hour **for the following roadway segments within the County** as defined within the Florida Department of Transportation "~~**Daily Service Volumes Level of Service, A-E, 1987" for all roads within the unincorporated areas of the County**~~ **2002 Quality/Level of Service Handbook"**.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 19/98/27A/S.R. 55 from County west boundary to Cross City west limits	4-D	Florida Intrastate Highway System	Rural	B
2	U.S. 19/98/27A/S.R. 55 from Cross City east limits to County east boundary	4-D	Florida Intrastate Highway System	Rural	B
3	S.R. 349 from U.S. 19/98/27A/S.R. 55 to County north boundary	2-U	Minor Arterial	Rural	D
4	S.R. 51 from County west boundary to County north boundary	2-U	Minor Arterial	Rural	D
5	C.R. 358 from County north boundary to C.R. 361	2-U	Major Collector	Rural	D
6	C.R. 358 from C.R. 361 to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
7	C.R. 351 from Horseshoe Beach north limits to Cross City south limits	2-U	Major Collector	Rural	D
8	C.R. 351 from Cross City north limits to S.R. 349	2-U	Major Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
9	C.R. 349 from County west boundary to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
10	C.R. 340 from S.R. 349 to County east boundary	2-U	Major Collector	Rural	D
11	Unnamed County Road from County west boundary to C.R. 357	2-U	Minor Collectors	Rural	D
12	Tiger Ridge Road from C.R. 357 to C.R. 353	2-U	Minor Collector	Rural	D
13	C.R. 357 from County north boundary to Tiger Ridge Road	2-U	Minor Collector	Rural	D
14	C.R. 357 from Tiger Ridge Road to C.R. 358	2-U	Minor Collector	Rural	D
15	C.R. 358 from U.S. 19/98/27A/S.R. 55 to C.R. 357	2-U	Minor Collector	Rural	D
16	C.R. 358 from C.R. 357 to U.S. 19/98/27A/ S.R. 55	2-U	Minor Collector	Rural	D
17	C.R. 353 from Tiger Ridge Road to S.R. 349	2-U	Minor Collector	Rural	D
18	C.R. 353 from C.R. 351 to Tiger Ridge Road	2-U	Minor Collector	Rural	D
19	C.R. 351A from C.R. 351 to S.R. 349	2-U	Minor Collector	Rural	D
20	C.R. 351A from C.R. 351 to U.S. 19/98/27A/S.R. 55	2-U	Minor Collector	Rural	D

Words **bolded and underlined** have been added.
Words ~~**bolded and struck through**~~ have been deleted.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
21	C.R. 351 from U.S. 19/98/27A/S.R. 55 to C.R. 351	2-U	Minor Collector	Rural	D
22	C.R. 361 from C.R. 358 to Unnamed County Road	2-U	Minor Collector	Rural	D
23	C.R. 361 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
24	Unnamed County Road from C.R. 361 to C.R. 351	2-U	Minor Collector	Rural	D
25	Unnamed County Road from C.R. 351 to C.R. 357	2-U	Minor Collector	Rural	D
26	C.R. 357 from C.R. 351 to Unnamed County Road	2-U	Minor Collector	Rural	D
27	C.R. 357 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
28	C.R. 55A from U.S. 19/98/27A/S.R. 55 to C.R. 349	2-U	Minor Collector	Rural	D
29	C.R. 346A from C.R. 349 to C.R. 317	2-U	Minor Collector	Rural	D
30	C.R. 317 from U.S. 19/98/27A/S.R. 55 to C.R. 346A	2-U	Minor Collector	Rural	D

D = Divided
U = Undivided

Policy II.1.2 The County~~**'s land development regulations**~~ shall ~~**include provisions**~~ **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.

Policy II.1.4. The County~~**'s land development regulations**~~ shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional 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~~**, by 1990,**~~ **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 or 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~~, **by 1990,**~~ **continue to** 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 existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways ~~**by 1990.**~~ **to be provided for by either the developer or purchased as additional right-of-way.**

Policy II.4.1 The County~~**'s land development regulations**~~ shall ~~**include**~~ **maintain** provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks 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

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 ~~**2010**~~ **2016**, 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** ~~**adopt land development regulations by 1990 which shall**~~ provide for ~~**the allocation of residential usage which can be reasonably expected to be developed by 2010 to assist the private sector in providing an affordable housing supply**~~ **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 addition, the new definition of affordable housing consistent with Chapter 9J-5.003(3), Florida Administrative Code, shall be used to define affordable housing types to be permitted** for the existing and anticipated population ~~**and for households with**~~

~~**special housing needs**~~. **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 annual income; (b) "Low Income Person" 80% of the median annual income; (c) "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 9J-5.010(1)(a), (b), and (c).**

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~~**'s land development regulations**~~ shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

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 ~~**by the year 1990**~~.

Policy III.2.1 The County**, to address the quality of housing and stabilization of neighborhoods,** shall include minimum housing standards ~~**within the adopted land development regulations, which address the quality of housing and stabilization of neighborhoods**~~ **for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings**.

(a) **Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;**

(b) **Every dwelling unit shall have both a cold water and a hot water supply;**

(c) **Every dwelling unit shall have heating facilities; and**

(d) **All exterior walls and roofs shall be structurally sound and free of defects.**

Policy III.2.2 The County shall include historic sites and structures preservation regulations ~~**within the adopted land development regulations,**~~ which address the identification and improvement of historically significant housing ~~**by establishing a 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**~~ **and** shall regulate alterations, demolitions, relocation and new construction for ~~**the designated property**~~ **historically significant housing**.

OBJECTIVE III.3 The County shall **continue to** make available ~~**through the land development regulations the provision of**~~ site opportunities for **very low**, low- and moderate-income families and mobile homes ~~**in conformance with**~~ **through** the Future Land Use Element ~~**by the year 1990**~~ **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, address the creation and/or preservation of affordable housing consistent with Chapter 9J-5.010(3)(b)1, Florida Administrative Code, and address adequate sites and the distribution of housing types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code. 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~~**, within the adopted citizen participation plan**~~ shall ~~**request representatives of the private non-profit housing industry to assist with the preparation of plans and programs for the development of**~~ **address the creation of** housing for **very low-**, low-and moderate-income persons **in accordance with Chapter 9J-5.010(3)(b)3, Florida Administrative Code through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs**.

Policy III.3.2 The County~~**'s land development regulations**~~ shall ~~**provide for the location of manufactured housing developments and standards for manufactured housing installation**~~ **address adequate sites and distribution of housing types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code**.

Policy III.3.3 The County shall include within the land development regulations Residential, (mixed) Single Family/Mobile Home, Residential Mobile Home and Mobile Home Park districts to promote the location of affordable low to medium density single family housing within designated urban areas as defined within this Comprehensive Plan

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

Policy III.4.1 The County~~**'s land development regulations**~~ shall ~~**establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Health and Rehabilitative Services Children and Families within residential areas by number of clients to be served, length of client stay, and intensity of services or treatment provided**~~ **continue to permit homes of six or fewer residents, in lower density residential areas as prescribed in Chapter 419, Florida Statutes, in effect upon adoption or amendment of this policy. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration**.

Policy III.4.2 The County~~**'s land development regulations**~~ shall ~~**allow foster care facilities and smaller-sized group homes characterized by smaller populations and less intensive use in lower density residential areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards**~~ **permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, within medium and high density residential land use categories be based upon the following criteria:**

(a) **The County shall approve the siting of a community residential home, unless the County determines that the siting of the home at the site selected:**

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

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

~~**Policy III.4.3**~~ ~~**The County's land development regulations shall allow larger-sized group homes characterized by larger populations and more intensive use in higher density residential areas and/or the commercial areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards.**~~

~~**Policy III.4.4**~~ ~~**The County's land development regulations shall contain**~~ **maintain** ~~**standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas.**~~

OBJECTIVE III.5 The County shall ~~**establish**~~ **continue to implement** programs for the demolition of housing~~**, by 1990,**~~ through the adoption of hazardous building regulations **consistent with Chapter 553 (Building Construction Standards), Florida Statutes** ~~**within the unified land development regulations**~~.

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

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

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

c. **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 or sector plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan **Map** amendments.

OBJECTIVE III.6 The County shall **continue to** provide for the restoration or rehabilitation for adaptive reuse of historically significant housing ~~**through the adoption of regulations, which shall protect significant historic housing by the year 1990**~~ **by requiring that no person may undertake alteration of the exterior part of County designated historic housing or demolish or relocate such housing without the Historic Preservation Agency review and approval of such demolition, alteration or relocation**.

Policy III.6.1 The County ~~**shall include within the land development regulations provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse**~~ **hereby provides that after conducting a public hearing, the Board of County Commissioners shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of County designated historic housing and shall approve or deny such applications based upon the following guidelines:**

(a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

(b) The relationship between such work and other structures on the historic housing site;

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

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

OBJECTIVE III.7 The County shall ~~**by 1990 and in conformance with Objective III.5.2 the relocation policies of this element,**~~ **continue to** 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 results in the displacement of residents.

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OBJECTIVE III.8 The County shall ~~**assist in the planning of the housing assistance programs of the Housing Authority by the year 1990**~~ **continue to coordinate information regarding County housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs. In addition, the County shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Housing Authority**.

Policy III.8.1 The County ~~**through the implementation of the citizen participation plan shall provide opportunities to**~~ **shall coordinate County housing programs with** the ~~**h**~~ **H**ousing ~~**a**~~ **A**uthority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.

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IV

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

INTRODUCTION

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

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

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

OBJECTIVE IV.1 The County~~**, by 1990,**~~ shall ~~**correct existing**~~ **continue to mitigate** 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, capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facility 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.

Words **bolded and underlined** have been added.
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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 ~~**beginning in the year 1990**~~.

~~**POLICIES FOR SANITARY SEWER**~~

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	~~**70 gallons per capita per day**~~ **Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect January 1, 2003.**
Community Sanitary Sewer System	70 gallons per capita per day

Policy IV.2.2 The County~~**'s land development regulations**~~ shall ~~**contain provisions to**~~ prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas **which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code in effect January 1, 2003.**

Policy IV.2.3 The County~~**'s land development regulations**~~ shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is ~~**available.**~~ **accessible, conditioned on the following requirements.**

(a) 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 Future Land Use Plan Map or used for industrial or manufacturing purposes or its equivalent, when

such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit from the County Health Department; and

(b) The County shall not issue a certificate of land development compliance to a new owner or tenant of a building located in an area zoned industrial on the County 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 waste water, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

Policy IV.2.4 The County~~**'s land development regulations**~~ shall 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 **to serve development until such time as the centralized sanitary sewer system is accessible**.

Policy IV.2.5 The land development regulations 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.

Policy IV.2.6 The County shall permit centralized sanitary sewer systems outside of the designated urban development areas where such systems are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary sewer facilities are not adequate to protect surface and ground water quality. Further, the County shall require all development to connect to publicly owned and operated centralized sanitary sewer systems, where such service is available to the development.

~~POLICIES FOR SOLID WASTE DISPOSAL~~
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.~~2.6~~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	2.8 cubic yards per capita per year

Policy IV.~~2.7~~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.

~~POLICIES FOR DRAINAGE~~
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.~~2.8~~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 ~~17-25~~ 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 ~~Soil~~ **Natural Resource** Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter ~~17-25.025(9)~~ 62-25.025(9), Florida Administrative Code, **in effect on January 1, 2003,** in order to meet the receiving water quality standards of Chapter ~~17-302~~ 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 ~~17-302~~ 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 ~~17-25~~ **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 ~~17-25~~ **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 ~~17-25.025(9)~~ **62-25.025(9)**, Florida Administrative Code, **in effect on January 1, 2003,** in order to meet the receiving water quality standards of Chapter ~~17-302, F.A.C~~ **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 ~~17-302~~ **62-302**, Florida Administrative Code**, in effect on January 1, 2003**.

Policy IV.~~2.9~~**4.2** The County~~**'s land development regulations**~~ shall ~~**include**~~ **continue to implement** provisions which prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.~~2.10~~**4.3** The County~~**'s land development regulations**~~ shall ~~**include a provision which**~~ **continue to** require~~**s**~~ a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

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.

~~POLICIES FOR POTABLE WATER~~
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.~~2.11~~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	~~**70 gallons per capita per day**~~ **Standards as specified in Chapter 62-22, Florida Administrative Code, in effect on January 1, 2003.**
Steinhatchee/Jena Community Potable Water System	100 gallons per capita per day
Suwannee Community Potable Water System	70 gallons per capita per day
Horseshoe Beach Community Potable Water System	130 gallons per capita per day

~~**OBJECTIVE IV.3 The County shall require that densities greater than 2 dwelling units per acre be directed to areas which are served by centralized potable water systems, and that densities greater than 3 dwelling units per acre be directed to areas which are served by centralized potable water and sewer systems, by 1990.**~~

Policy IV.~~3.1~~5.2 The County~~**'s land development regulations**~~ 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 ~~**3**~~ **4** dwelling units per acre only within areas served by centralized potable water and **centralized** 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.~~4~~6 The County shall require that ~~**by 1997**~~ no sanitary sewer facility have any discharge **or spray irrigation of primary treated effluent** into designated ~~**prime**~~ **high** groundwater **aquifer** recharge areas **as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan**.

Policy IV.~~4.1~~.6.1 The County~~**'s land development regulations**~~ shall ~~**provide**~~ **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.~~5~~7 The County~~**, by 1990**~~ shall **continue to** coordinate with the Water Management District to protect the functions of ~~**natural**~~ **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**~~ **all subdividers to provide construction plans for conceptual review and comment by the Water Management District prior to construction plan approval by the County**.

Policy IV.~~5.1~~7.1 The County~~**'s land development regulations**~~ 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 all development to conform with the natural contours of the land and leave natural drainage ways 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.~~5.2~~7.2 The County~~**'s land development regulations**~~ shall provide for the limitation of development and associated impervious surfaces in ~~**prime**~~ **high** groundwater **aquifer** recharge areas **as** designated by the Water Management District **and depicted in Appendix A of this Comprehensive Plan** to protect the functions of the recharge area **through requirement of the following standards**.

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal. New development, redevelopment and when expansion occurs, existing development shall be prohibited from discharging stormwater into an active sinkhole. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code;

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

3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code;

4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes to the soils, groundwater, or surfacewater;

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; and**

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

7. **The following uses shall be prohibited in high groundwater aquifer recharge areas as shown on Appendix A of this Comprehensive plan, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment:**

   (a) **Wholesale bulk fuel storage;**

   (b) **Chemical manufacturing;**

   (c) **Pesticide manufacturing;**

   (d) **Battery reclamation or manufacturing;**

   (e) **Electronics manufacturing using halogenated solvents;**

   (f) **Hazardous waste transfer sites;**

   (g) **Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;**

   (h) **Regional pesticide distribution site; and**

   (i) **Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.**

OBJECTIVE IV.~~6~~8 The County~~, **by 1990,**~~ 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.~~6.1~~8.1 The County shall continue to enforce water use restrictions during a Water Management District declared water shortage**, and, in addition, cooperate with the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.**

V

CONSERVATION ELEMENT

INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies 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 waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

Words **bolded and underlined** have been added.
Words ~~**bolded and struck through**~~ have been deleted.

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 ~~**establish**~~ **maintain** provisions within the site plan review process ~~**by 1990**~~ to protect air quality by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The County~~**'s land development regulations**~~ shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental ~~**Regulation**~~ **Protection** are maintained in the County.

OBJECTIVE V.2 The County ~~**shall include within the land development regulations, by 1992, provisions for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells**~~ **in order to protect the quality and quantity of current and projected water sources, shall continue to require a 500 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in these areas as specified in the goundwater aquifer recharge protection policy contained within the Sanitary Sewer, 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 ~~**Regulation**~~ **Protection** and the Water Management District to assist in monitoring uses which may impact the ~~**County's**~~ current and projected water sources **of the County**.

Policy V.2.2 The County~~**'s land development regulations shall prohibit uses within or adjacent to the surface waters of the County which would degrade the water quality within the present water quality classification, as established by the rules of the Florida Department of Environmental Regulation**~~ **shall protect the present water quality classification established by the Florida Department of Environmental Protection**

by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chickenhouses, to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including: (1) a natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or (2) a natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or (3) any wetland.

Policy V.2.3 The County shall ~~**identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program**~~ **review and comment on proposals for the purchase of environmentally sensitive lands by the State of Florida, as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of the Interior, Florida Department of Community Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.**

Policy V.2.4 The County~~**'s land development regulations**~~ shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

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~~**'s land development regulations**~~ 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~~**'s land development regulations**~~ shall provide for the regulation of development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

Policy V.2.8 The County~~**'s land development regulations**~~ shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions and by only allowing non-intensive agricultural, aquaculture and silviculture consistent with best management practices manuals developed by the Florida Division of Forestry and the Florida Department of Agriculture. **For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.**

Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.

Policy V.2.10 The County shall coordinate with the plans of the Water Management District for the emergency conservation of water sources.

Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in ~~**prime**~~ **high** groundwater aquifer recharge areas designated by the Water Management District **and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in 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 ~~**freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the County**~~ **natural drainage basins**.

Policy V.2.13 The County as part of the development review process shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

Policy V.2.14 The County~~**'s land development regulations**~~ shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks identified as regionally significant areas within ~~**the**~~ Appendix **A** of this Comprehensive Plan and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

Policy V.2.15 The County~~**'s land development regulations**~~ shall require a 35-foot regulated natural buffer adjacent to all other perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

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

Policy V.3.1 The County shall require~~, within the land development regulations,~~ that any mining permit be coordinated with the Florida **Department of Environmental Protection** ~~**Department of Natural Resources**~~ so that areas disturbed by mining activities are reclaimed to productive and beneficial use.

Policy V.3.2 The County shall ~~**review**~~ **submit proposed subdivision plats to the Soil and Water Conservation District and request the District's review and comments regarding** topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.3.3 The County shall require, during the development review process that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

Policy V.3.4 The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.

OBJECTIVE V.4 The County shall **continue to** implement measures 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 form the impacts of development **by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval**.

Policy V.4.1 The County shall cooperate with the Florida ~~**Game and Fresh Water**~~ Fish **and Wildlife Conversation** Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.

Policy V.4.2 The County shall assist 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 ~~**Game and Fresh Water**~~ Fish **and Wildlife Conservation** Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

Policy V.4.4 The County shall cooperate with the Florida Department of ~~**Environmental Protection**~~ **Natural Resources** in inventorying and monitoring aquaculture 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 ~~**the**~~ 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 the these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but **not** limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

Policy V.4.6 The County shall initiate 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 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 ~~**Game and Fresh Water**~~ Fish **and Wildlife Conservation** Commission to conduct inventories of State and federally protected plant and animal species in the County.

Policy V.4.9 **The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas 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. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. 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.

~~**For land use areas designated Conservation, Environmentally Sensitive Areas Very Low Density, and Agriculture Very Low Density on the Future Land Use Plan Map, the land development regulations shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring as a condition of permit approval of all**~~

~~**proposed subdivisions of land into 25 or more lots, a survey of the site be, conducted by the developer, for the presence of state and federally protected plant and animal species**~~.

~~**The County will coordinate with the Florida Game and Fresh Water Fish Commission, and the United States Fish and Wildlife Service to develop criteria for the conduct of such surveys as well as criteria to mitigate adverse impacts to such listed species of plants and animals to insure that habitat diversity and populations of listed vegetation and wildlife are maintained in the County. Such criteria shall be included in the County's land development regulations by 1992.**~~

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;(5) Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001; and (6) Regionally Significant Natural Resources - Coastal and Marine 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, dated 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 publicly 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.**

Policy V.5.6 **The map entitled Regionally Significant Natural Resources - Coastal and Marine Resources, dated July 17, 2001, included within the Future Land Use Map Series, identifies coastal and marine resources for the application of the provisions of the coastal management policies of the Coastal Management Element.**

OBJECTIVE V.6 **The County shall protect the most sensitive resources within the springshed, 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 other to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.**

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

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

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

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

Words **bolded and underlined** have been added.
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VI

RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

The data collected for this element and analysis of this data has been provided to evaluate existing recreation facilities and to plan for the future recreation needs of the County. Although this data and analysis are not part of this element, they serve to provide a foundation or guideline 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 will provide the proper relationship of size, number, type and location of the different park and recreation needs for the County as they are implemented. The level of service standards established within the policies provide guidelines for determining the optimum quantities of recreational resources and facilities for the County's population and individual population demands upon the facilities themselves.

RECREATION 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~~, by 1995~~.

Policy VI.1.1 The County shall ~~establish provisions within the land development regulations which 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 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 ~~**Natural Resources**~~ **Environmental Protection**, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The County ~~**shall establish requirements within the land development regulations, by 1990, to**~~ **continue to** require new subdivisions or re-subdivisions to allocate land~~**, as determined by standards within the regulations,**~~ 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 adopts 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 5,000 persons to be served.
Camping (R/V 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.

POLICY VI.3.2 The County hereby adopts the following level of service standards for activity based recreation facilities:

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

Policy VI.3.3 The County, through the annual capital improvements budgeting process, shall identify 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 ~~**establish provisions within the land development regulations, by 1990, which shall**~~ **continue to** require open space to be provided for new development and re-development.

Policy VI.4.1 The County~~**'s land development regulations**~~ shall ~~**include**~~ **maintain** 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 1and 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.

Words **bolded and underlined** have been added.
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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this 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 element and analysis of this data identified the process of intergovernmental coordination and determined the effectiveness of the intergovernmental coordination instruments with 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 element, they serve to provide a foundation or guideline for the formulation of this portion of the Comprehensive plan.

Based upon this analysis the following goal, objectives and policies provide a plan which as implemented will provide a means of problem and need resolution between the County and adjacent local governments and other governmental and service agencies.

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

GOAL VII -ESTABLISH POLICIES AND PROCESSES AMONG THE VARIOUS PUBLIC AND GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, ENSURE COMPATIBLE DEVELOPMENT, ADEQUATE PUBLIC SERVICES AND EFFICIENT USE OF AVAILABLE RESOURCES BETWEEN 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 ~~**by 1991**~~.

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 use the Regional Planning Council's informal mediation process to resolve annexation issues.**~~

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, except small scale development amendments.

Policy VII.2.1 The County, as part of the ~~**development**~~ **subdivision, multi-family, commercial and industrial site and development plan** review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.

Policy VII.2.2 The County, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.

Policy VII.2.3 The County~~**'s administrative officer**~~ shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.

Policy VII.2.4 The County shall manage estuaries, that fall under the jurisdiction of more than one local government in a consistent and coordinated manner.

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

Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental ~~**Regulation**~~ **Protection**, ~~**Florida Department of Natural Resources,**~~ 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 ~~**by 1990**~~. **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 ~~**upon adoption of this objective,**~~ **continue to** coordinate the Comprehensive Plan with the School Board ~~**Five-Year**~~ 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 ~~**Five-Year School**~~ **Board Educational** Facilities Plan, the County shall respond to the receipt of said plan ~~**in accordance with Policy VII.5.1 of the Comprehensive 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 ~~**Five-Year**~~ 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 ~~**2000**~~ **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 ~~**Five-Year**~~ 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 coordinate with the Suwannee River Basin Nutrient Management Working Group to address solutions to any identified nutrient loading problems with the potential for impacting the water resources of the County.

Policy VII.8.1 **The County shall use the findings of the Suwannee River Basin Nutrient Management Working Group to formulate a strategy to address solutions to identified nutrient loading problems with the potential for impacting the surface and groundwater resources of the County.**

OBJECTIVE VII.9 **The County shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.**

Policy VII.9.1 **The technical advisory committee shall be comprised of appropriate County staff representatives. In addition, the County shall also invite staff representatives from the 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.9.2 **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.9.3 **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.**

Policy VII.9.4 **The County shall work with the municipalities located within the County where an urban services report is required by Chapter 171, Florida Statutes 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.9.5 **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.9.6 **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.9.7 **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.9.8 **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.9.9 **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.**

Words **bolded and underlined** have been added.
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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, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VIII.1 The County shall **continue to** provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget ~~**in fiscal year 1990**~~ which is consistent with the schedule of improvements and funding.

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

Criteria

1. The County shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the County's budget process;

2. The County shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the County's fiscal capacity;

3. The County shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

4. The capital improvement projects identified which are eminently needed to protect the public health and safety shall be given the highest priority;

5. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

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

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

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

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

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

OBJECTIVE VIII.2 The County shall **continue to** require ~~**by 1990**~~ 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:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish ~~"C"~~ **the** Service Standard**s as noted below** at peak hour **for the following roadway segments within the County** as defined within the Florida Department of Transportation "~~**Daily Service Volumes Level of Service, A-E, 1987**~~ **2002 Quality/Level of Service Handbook**" ~~**for all roads within the areas of the County**~~.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 19/98/27A/S.R. 55 from County west boundary to Cross City west limits	4-D	Florida Intrastate Highway System	Rural	B
2	U.S. 19/98/27A/S.R. 55 from Cross City east limits to County east boundary	4-D	Florida Intrastate Highway System	Rural	B
3	S.R. 349 from U.S. 19/98/27A/S.R. 55 to County north boundary	2-U	Minor Arterial	Rural	D
4	S.R. 51 from County west boundary to County north boundary	2-U	Minor Arterial	Rural	D

Words **bolded and underlined** have been added.
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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
5	C.R. 358 from County north boundary to C.R. 361	2-U	Major Collector	Rural	D
6	C.R. 358 from C.R. 361 to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
7	C.R. 351 from Horseshoe Beach north limits to Cross City south limits	2-U	Major Collector	Rural	D
8	C.R. 351 from Cross City north limits to S.R. 349	2-U	Major Collector	Rural	D
9	C.R. 349 from County west boundary to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
10	C.R. 340 from S.R. 349 to County east boundary	2-U	Major Collector	Rural	D
11	Unnamed County Road from County west boundary to C.R. 357	2-U	Minor Collectors	Rural	D
12	Tiger Ridge Road from C.R. 357 to C.R. 353	2-U	Minor Collector	Rural	D
13	C.R. 357 from County north boundary to Tiger Ridge Road	2-U	Minor Collector	Rural	D
14	C.R. 357 from Tiger Ridge Road to C.R. 358	2-U	Minor Collector	Rural	D
15	C.R. 358 from U.S. 19/98/27A/S.R. 55 to C.R. 357	2-U	Minor Collector	Rural	D
16	C.R. 358 from C.R. 357 to U.S. 19/98/27A/ S.R. 55	2-U	Minor Collector	Rural	D

Words **bolded and underlined** have been added.
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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
17	C.R. 353 from Tiger Ridge Road to S.R. 349	2-U	Minor Collector	Rural	D
18	C.R. 353 from C.R. 351 to Tiger Ridge Road	2-U	Minor Collector	Rural	D
19	C.R. 351A from C.R. 351 to S.R. 349	2-U	Minor Collector	Rural	D
20	C.R. 351A from C.R. 351 to U.S. 19/98/27A/S.R. 55	2-U	Minor Collector	Rural	D
21	C.R. 351 from U.S. 19/98/27A/S.R. 55 to C.R. 351	2-U	Minor Collector	Rural	D
22	C.R. 361 from C.R. 358 to Unnamed County Road	2-U	Minor Collector	Rural	D
23	C.R. 361 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
24	Unnamed County Road from C.R. 361 to C.R. 351	2-U	Minor Collector	Rural	D
25	Unnamed County Road from C.R. 351 to C.R. 357	2-U	Minor Collector	Rural	D
26	C.R. 357 from C.R. 351 to Unnamed County Road	2-U	Minor Collector	Rural	D
27	C.R. 357 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
28	C.R. 55A from U.S. 19/98/27A/S.R. 55 to C.R. 349	2-U	Minor Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
29	C.R. 346A from C.R. 349 to C.R. 317	2-U	Minor Collector	Rural	D
30	C.R. 317 from U.S. 19/98/27A/S.R. 55 to C.R. 346A	2-U	Minor Collector	Rural	D

D = Divided
U = Undivided

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	~~**70 gallons per capita per day**~~ **Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect January 1, 2003.**
Community Sanitary Sewer System	70 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	2.8 cubic yards per capital per year

DRAINAGE LEVEL OF SERVICE STANDARDS

For all projects not exempted from Chapter 40B-4 and ~~**17-25**~~ **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 ~~**Soil**~~ **Natural Resources** Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter ~~**17-25.025(9)**~~ **62-25.025(9)**, Florida Administrative Code**, in effect on January 1, 2003,** in order to meet the receiving water quality standards of Chapter ~~**17-302**~~ **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 ~~**17-302**~~ **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.

Any development exempt from Chapter ~~**17-25**~~ **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 ~~17-25~~ **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 ~~17-25.025(9)~~ **62-25.025(9)**, Florida Administrative Code**, in effect on January 1, 2003,** in order to meet the receiving water quality standards of Chapter ~~17-302, F.A.C~~ **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 ~~17-302~~ **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	~~**70 gallons per capita per day**~~ **Standards as specified in Chapter 62-22, Florida Administrative Code, in effect on January 1, 2003.**
Steinhatchee/Jena Community Potable Water System	100 gallons per capita per day
Suwannee Community Potable Water System	70 gallons per capita per
Horseshoe Beach Community Potable Water System	130 gallons per capita per

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 5,000 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.
ACTIVITY	LEVEL OF SERVICE STANDARD
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 BASED RECREATION ACTIVITY/ FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1 18 hole golf course for every 65,200 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.

	Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
	Tennis	1 tennis court for every 7,500 persons to be served.

Policy VIII.2.2 The County~~**'s land development regulations**~~ shall ~~**contain provisions which**~~ require that public facilities have a capacity which meets or exceeds the adopted level of service standard ~~**at the time the development permit is issued**~~.

Policy VIII.2.3 **The County shall require an amendment to this Comprehensive Plan for the elimination, deferral or delay of construction of any transportation capital improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the County's 5-year Schedule for the Capital Improvements Element.**

OBJECTIVE VIII.3 The County shall~~**, by 1990, include**~~ **continue to enforce** subdivision improvement standards ~~within the land development regulations~~ which, where required by such regulations the subdivider shall grade and improve streets, install sidewalks, street name signs, street lights, fire hydrants, curbs and gutters, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer and water mains.

Policy VIII.3.1 The County~~**'s land development regulations**~~ shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.

OBJECTIVE VIII.4 The County,~~**by 1990**~~, shall ~~**establish**~~ **maintain** a 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 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~~**'s land development regulations**~~ shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The County shall 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.

OBJECTIVE VIII.5 The County, ~~**by 1990**~~, shall **continue to** limit expenditures for infrastructure which subsidize growth within the coastal management area as identified within this Comprehensive Plan to those public facility needs identified within the Coastal Management Element.

Policy VIII.5.1 The County shall limit the extension of the service areas of potable water and sanitary sewer systems owned and operated by the County to the designated urban development areas as identified within the Comprehensive Plan**, excepting where such systems are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary facilities are not adequate to protect surface and ground water quality.**

Policy VIII.5.2 The County shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

Words **bolded and underlined** have been added.
Words ~~**bolded and struck through**~~ have been deleted.

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

Project Description	Schedule	Projected Cost	General Location	Revenue Source	Consistency with other Elements
NONE[a]					

~~**[a]New landfill to be financed and constructed by a regional solid waste authority. Closure of existing landfill site is estimated to occur prior to 1990.**~~

Source: Data and Analysis Report, November 30, 1987**, Revised January 1999.**

Words **bolded and underlined** have been added.
Words ~~**bolded and struck through**~~ have been deleted.

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**~~ **Board of County Commissioners** 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 ~~**Chapter**~~ **Section** 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

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, that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

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

~~**1.**~~ ~~**For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:**~~

~~**a.**~~ ~~**the necessary facilities and services are in place at the time a development permit is issued; or**~~

~~**b.**~~ ~~**a development permit is issued subject to the condition that the necessary facilities and services will be in place where the impacts of the development occur; or**~~

~~**c.**~~ ~~**the necessary facilities are under construction at the time a permit is issued; or**~~

~~**d.**~~ ~~**the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.**~~

~~**These minimum requirements shall be ensured as follows:**~~

~~1.~~ ~~**Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services in place shall be made by using the estimates made by the Local Planning Agency as part of their most recent monitoring and evaluation of the Capital Improvements Element. Such determination shall be made by the Zoning Administrator as part of the Certificate of Zoning Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within appropriate, identified, geographical areas of the County's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.**~~

~~2.~~ ~~**Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. Therefore, subject to the Local Planning Agency determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.**~~

~~a.~~ ~~**Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; or**~~

~~b.~~ ~~**To require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the level of service identified and within conformance with the 5-Year Schedule of Improvements found within the County's Capital Improvements Element.**~~

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 development order or permit 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 development order or permit 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 building permit or its function equivalent that results in traffic generation as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

(c) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a building permit 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 building permit 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 (3) conduct a traffic impact analysis 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 Administrator for review, and (2) Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

c. If the alternative methodology, after review and acceptance by the Land Development 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.

Words **bolded and underlined** have been added.
Words ~~**bolded and struck through**~~ have been deleted.

CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

1. **Issuance of a building permit based upon previously approved development orders permitting redevelopment;**

2. **Issuance of a building permit based upon previously approved development orders permitting new development;**

3. **Issuance of new development orders permitting redevelopment;**

4. **Issuance of new development orders permitting new development.**

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

1. **Amendments to the Comprehensive Plan can be made 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 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 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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IX

COASTAL MANAGEMENT ELEMENT

INTRODUCTION

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

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

For example, the objectives and policies for future land uses permitted within the Coastal Management Area are included within the Future Land Use Element and depicted on the Future Land Use Plan map. This feature is also true of level of service standards for public facilities, which is found within the Traffic Circulation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and the Recreation and Open Space Element of this Comprehensive Plan.

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

The following goal, objectives and policies guide the appropriate use of the Coastal Management Area, as well as provide for guidance for the protection of human life and real and personal property in the case of a natural disaster.

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

OBJECTIVES AND POLICIES FOR COASTAL MANAGEMENT

OBJECTIVE IX.1 The County shall **continue to** request assistance from the Florida Department of ~~**Natural Resources**~~ **Environmental Protection**, Lower Suwannee National Wildlife Refuge Management Office, and the Big Bend Aquatic Preserve Management Office to assist the County with the identification and protection of the coastal wetlands and seagrasses to ensure that there will be no net loss of the existing coastal natural resources of the County.

Policy IX.1.1 Coastal wetlands and seagrass areas within the County shall be deemed environmentally sensitive, in recognition of their many natural functions and values and, to further the public interest, shall be protected from incompatible land uses. The County shall afford protection to these resources regardless of size.

Policy IX.1.2 The definition of coastal wetlands to be used for regulatory purposes by the County shall be the most comprehensive definition of the definitions of wetlands within the County Coastal Management area used by the Suwannee River Water Management District, the Florida Department of Environmental ~~**Regulation**~~ **Protection** and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all coastal wetlands areas within the County.

Policy IX.1.3 The location of the upland edge of coastal wetland areas shall be identified at the time of site development review on a site-by-site basis. The County shall not issue a development order or permit for a parcel until all coastal wetland areas on that parcel and wetlands immediately adjacent to the parcel that could be impacted by the development have been identified and located.

Policy IX.1.4 No development including residential development, shall be permitted within a coastal wetland area unless project alternatives that would avoid wetland impacts are unavailable and mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is as required by Florida Administrative Code Rules ~~**17-312.300**~~ **62-312.300** through ~~**17-312.390**~~ **62-312.390, in effect January 1, 2003**. It is intended that all standards in these citation are to apply to all new development and redevelopment.

OBJECTIVE IX.2 The County shall ~~**amend the land development regulations by June 1992, which shall**~~ provide for the maintenance or improvement of the environmental quality of coastal wetland areas and seagrass beds through the implementation of the following policies.

Policy IX.2.1 Elevated piers, docks and walkways within the coastal management area as designated within this comprehensive plan will be nor more than 4 feet in width, in conjunction with a permit from the Florida Department of Environmental ~~**Regulation**~~ **Protection**, pursuant to Chapter ~~**17-27**~~ **62-27**, Florida Administrative Code, **in effect January 1, 2003,** are allowed within seagrass and coastal wetland areas.

Policy IX.2.2 Within seagrass and coastal wetland areas, all piers, docks and walkways will be constructed on pilings.

Policy IX.2.3 No pier, dock or walkway shall be located on submerged land which is vegetated with seagrasses except as is necessary to reach water at a depth of one foot below the lowest point in a boat including the motor for docking facilities. The docking terminus shall not be located over a seagrass bed.

Policy IX.2.4 Bulkheads and seawalls will be permitted only to stabilize disturbed shorelines or to replace deteriorated existing bulkheads and seawalls. Rip-rap will be placed at the toe of all replaced bulkheads and seawalls.

Policy IX.2.5 The County will not permit drainfields for septic tanks in coastal wetland areas.

Policy IX.2.6 Alteration of coastal wetland areas by chemical defoliants will not be permitted. Any coastal wetland area which serves as an active nesting site or as a nesting, resting or breeding area for a colony of birds shall not be altered.

OBJECTIVE IX.3 The County will maintain within the adopted land development regulations the following criteria stated within **~~Policy IX.3.1~~** **the following policies** to provide guidance to the Local Planning Agency and Board of County Commissioners for the determination of shoreline land uses to be permitted within the County's Coastal Management Area.

Policy IX.3.1 The County**~~'s land development regulations shall establish~~** **maintain** the following priority in the development of standards for the location of water dependent uses along the shoreline as follows:

1. Commercial fishing;
2. Public use marinas;
3. Other water oriented recreation;
4. Water related uses;
5. Water dependent industries or utilities; and
6. All other permitted uses.

Policy IX.3.2 The County~~**'s land development regulations shall incorporate**~~ **shall maintain** standards for the permitting of marinas which address at a minimum; land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

OBJECTIVE IX.4 Protection of Beaches and Dunes.

Not applicable

OBJECTIVE IX.5 The County through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, shall ~~**continue to**~~ limit expenditures that subsidize development within coastal high-hazard areas, to the restoration or enhancement of natural resources.

Policy IX.5.1 The County's coastal high hazard area shall be that area which is ~~**designated by and is coincident with the Federal Emergency Management Area Velocity Zone line**~~ **below the elevation of the category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.**

Policy IX.5.2 The County~~**'s land development regulations**~~ shall limit development which is vulnerable to natural hazards such as storm surge and high winds within coastal high hazard areas.

Policy IX.5.3 The County, as part of the development review process, shall require the location of public facilities away from coastal high-hazard areas, where such public facilities have the potential for being damaged during a storm. **Public facilities, which are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary facilities are not adequate to protect surface and ground water quality, shall be permitted to be located within coastal high-hazard areas.**

OBJECTIVE IX.6 The County shall maintain the residential land use densities provided within this element of the Comprehensive Plan to assist in the limitation of undue population concentration in known or predicted coastal high-hazard areas.

Policy IX.6.1 The County shall regulate building construction, reconstruction and alteration in conformance with Chapter 161, Florida Statutes, as amended.

Policy IX.6.2 The County shall participate in the National Flood Insurance Program and regulate development and installation of utilities in flood hazard areas in conformance with the program's requirements for minimizing damage caused by flooding and storm surge.

Policy IX.6.3 The County shall comply with appropriate provisions of the hazard mitigation annex of the County's peacetime emergency plan and applicable existing interagency hazard mitigation reports.

Policy IX.6.4 The County~~**'s land development regulations**~~ shall limit residential development and resident populations within coastal high hazard areas to locations and numbers which can be safely evacuated during hurricane hazard periods.

Policy IX.6.5 The ~~**land development regulations**~~ **County** shall limit dwelling unit density to four units per acre in designated urban development areas within the ~~**Coastal Management Areas**~~ **Coastal High Hazard Area**.

OBJECTIVE IX.7 The County shall maintain hurricane evacuation times of ~~**15**~~ **9** hours for a category 1 storm ~~**and 22 hours for a category 5 storm**~~ for the residents of ~~**the Coastal Management Area, by 1990**~~ **Coastal High Hazard Area**.

Policy IX.7.1 The County shall coordinate the procedures for notifying the public of potential dangers and appropriate preparatory measures for natural disasters, including the location of evacuation routes, with the applicable regional and local evacuation plans.

OBJECTIVE IX.8 The County, ~~**by 1990**~~, shall **continue to** plan for post-disaster redevelopment which reduces or eliminates the exposure of human life and public and private property to natural hazards.

Policy IX.8.1 The County~~**'s**~~ Peacetime Emergency Plan shall address immediate repair and cleanup actions needed to protect the public health and safety, including repairs to potable water, wastewater and electrical power facilities; removal of debris, stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable before commencing with or permitting long-term repair and redevelopment activities.

Policy IX.8.2 The County shall remove, relocate or structurally modify damaged public facilities, as appropriate, in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment and public safety.

Policy IX.8.3 The County~~**'s land development regulations**~~ shall require the removal, relocation or structural modification of unsafe structures, as appropriate, if rebuilt, require structures which have suffered damage to an extent of more than 70 percent of their replacement value at the time of such damage to be rebuilt in conformance with current building requirements.

Policy IX.8.4 The County~~**'s land development regulations**~~ shall limit redevelopment in areas of repeated damage by requiring structures which suffer repeated damage to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage.

Policy IX.8.5 The County, as part of the monitoring and evaluation process of the Comprehensive Plan, shall identify areas needing redevelopment, including eliminating unsafe conditions and inappropriate uses as opportunities arise.

OBJECTIVE IX.9 The County shall **continue to** require the maintenance of public access to the shoreline which is consistent with estimated public, within the land development regulations ~~**by 1990**~~.

Policy IX.9.1 The County~~**'s land development regulations**~~ shall ~~**contain**~~ **maintain** development standards to maintain continued physical public access to shorelines.

Policy IX.9.2 The County shall adopt only those standards for physical public access to shorelines, which are in conformance with the Coastal Zone Protection Act of 1985.

Policy IX.9.3 The County~~**'s land development regulations**~~ shall require new development or redevelopment to provide transportation or parking facilities for public access to the shoreline.

OBJECTIVE IX.10 The County~~**'s land development regulations**~~ shall ~~**include**~~ **continue implement** provisions for the protection, preservation or sensitive reuse of historic resources within the **Coastal High Hazard Area** ~~**Coastal Management Area, by 1990**~~.

Policy IX.10.1 The County shall maintain an inventory of historic sites to facilitate the application of standards specified within the land development regulations for maintenance of their character in the development and sensitive reuse of these historic structures.

OBJECTIVE IX.11 The County, ~~**by 1990**~~, shall ~~**establish provisions within the land development regulations which**~~ **continue to** require the maintenance of applicable level of service standards for service areas and phasing of public facilities as established within the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation and Open Space Element and the Capital Improvements Element of this Comprehensive Plan.

Policy IX.11.1 The County~~**'s**~~ capital improvements budgeting process shall only schedule public facilities improvements which when constructed will be capable of serving development or redevelopment at the densities permitted by this element of the Comprehensive Plan, consistent with coastal resource protection and safe evacuation.

Words **bolded and underlined** have been added.
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APPENDIX A

FUTURE LAND USE PLAN MAP

FUTURE LAND USE PLAN MAP SERIES

FUTURE TRAFFIC CIRCULATION MAP

REGIONALLY SIGNIFICANT NATURAL AREAS MAP

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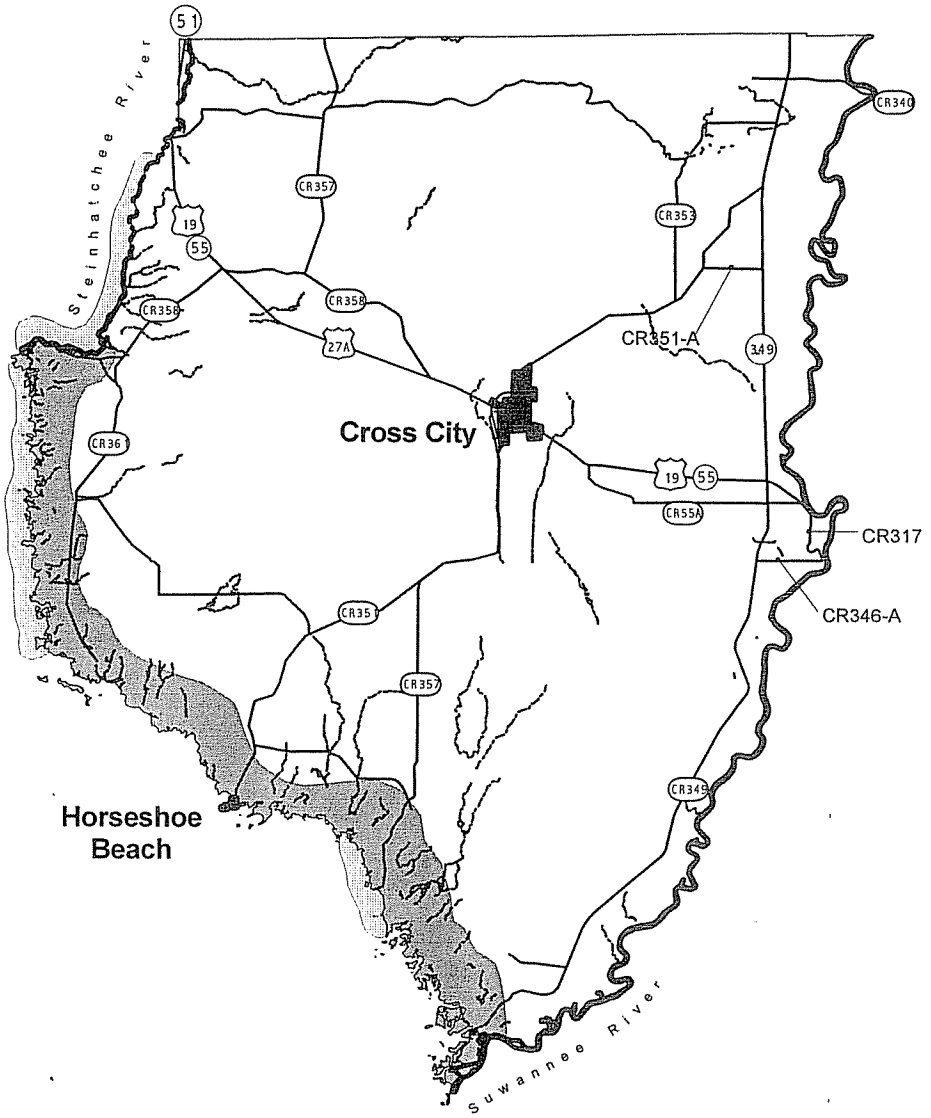
ILLUSTRATION A-1
FUTURE LAND USE PLAN MAP ~~2010~~ 2016

ILLUSTRATION A-II

DIXIE COUNTY
SHORES AND ESTUARINE SYSTEMS



LEGEND

- City limits
- Estuarine system
- Salt marsh

SOURCE

North Central Florida Regional Planning Council.
September, 1989

SCALE

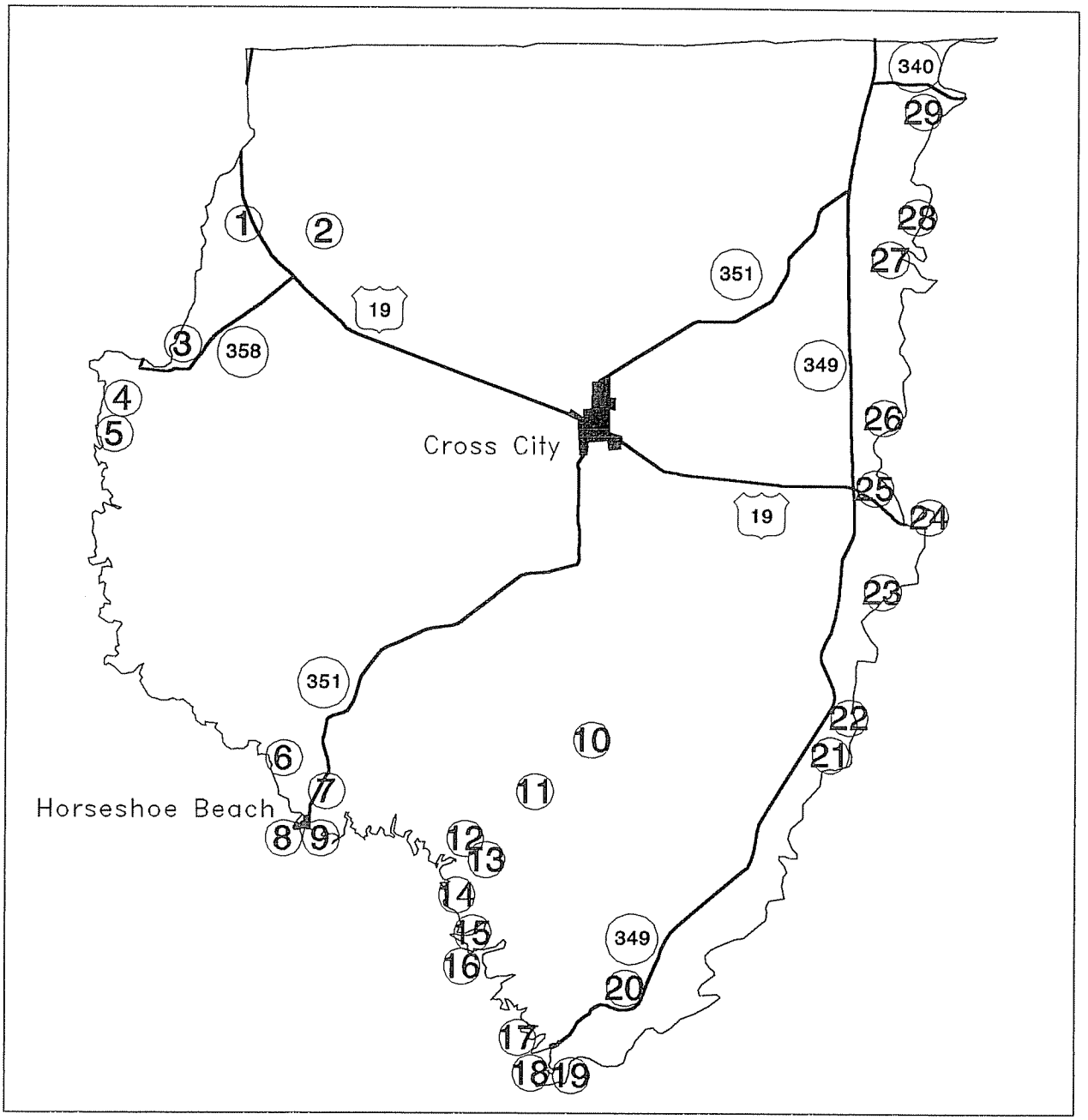
0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

ILLUSTRATION A-III

DIXIE COUNTY
HISTORIC RESOURCES



LEGEND

—— Roads

Source:
Florida Department of State, Division of Historical Resources, Florida Master File, 1986

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Miles

0 1 2 3 4 5

LEGEND FOR ILLUSTRATION A-III

HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE
1	MINGO CEMENTERY	HISTORIC
2	MOUND NEAR STEINHATCHEE RIVER SITE	PREHISTORIC
3	NN SHIPWRECK SITE	PREHISTORIC
4	GOODSON'S FISH CAMP SITE	PREHISTORIC
5	BEAR HAMMOCK MOUND SITE	PREHISTORIC
6	HORSESHOE POINT 1 SITE	PREHISTORIC
	HORSESHOE POINT 2 SITE	PREHISTORIC
	HORSSEHOE POINT 3 SITE	PREHISTORIC
	MURPHY LANDING SITE	PREHISTORIC
7	GARDEN PATCH SITE	PREHISTORIC
	GARDEN PATCH 2 SITE	PREHISTORIC
	GARDEN PATCH 3 SITE	PREHISTORIC
	GARDEN PATCH 4 SITE	PREHISTORIC
	GARDEN PATCH 5 SITE	PREHISTORIC
8	HORSEHOE POINT SURF SITE	PREHISTORIC
9	BIRD ISLAND SITE	PREHISTORIC
	COTTON ISLANDO SITE	PREHISTORIC
	LOLLY CREEK SITE	PREHISTORIC
	LONG POND SITE	PREHISTORIC
10	SHIRED ISLAND SITE	PREHISTORIC
11	CALIFORNIA LAKE SITE	PREHISTORIC
12	TINY'S RIDGE SITE	PREHISTORIC
13	NO NAME SITE	PREHISTORIC

LEGEND FOR ILLUSTRATION A-III

HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE
	OLD HOMESTEAD SITE	PREHISTORIC
14	1ST SITE SOUTH OF BIG ZANIA	PREHISTORIC
	2ND SITE SOUTH OF BIG ZANIA	PREHISTORIC
	BIG ZANIA	PREHISTORIC
	FIELD NEAR POCOSON HAMMOCK, MOUND GROUP SITE	PREHISTORIC
	HOG PEN SITE	PREHISTORIC
	HUGHES ISLAND MOUND SITE	PREHISTORIC
	POCOSON HAMMOCK BM SITE	PREHISTORIC
	PRICKLY PEAR 1 SITE	PREHISTORIC
	PRICKLY PEAR 2 SITE	PREHISTORIC
	ROAD'S END SITE	PREHISTORIC
	SHIRED CREEK I SITE	PREHISTORIC
	ZANIA SITE	PREHISTORIC
15	BIG PINE ISLAND, MIDDLE SITE	PREHISTORIC
	BIG PINE ISLAND, MOUND SITE	PREHISTORIC
	BIG PINE ISLAND, NORTH SITE	PREHISTORIC
	BIG PINE ISLAND, SOUTH SITE	PREHISTORIC
16	COON ISLAND SITE	PREHISTORIC
	CRUTCHMAN ISLAND SITE	PREHISTORIC
	LITLLE PINE ISLAND SITE	PREHISTORIC
17	CAT ISLANDO SITE	PREHISTORIC
	NO NAME SITE	PREHISTORIC

LEGEND FOR ILLUSTRATION A-III

HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE
18	DEMOREY HILL SITE	PREHISTORIC
	LITTLE BRADFORD ISLAND SITE	PREHISTORIC
	NO NAME SITE	PREHISTORIC
	NO NAME SITE	PREHISTORIC
	NO NAME SITE	PREHISTORIC
19	BIG BRADFORD ISLAND SITE	PREHISTORIC
	WILKERSON FISH CAMP SITE	PREHISTORIC
20	NO NAME SITE	PREHISTORIC
21	PINE LANDING SITE	PREHISTORIC
22	NO NAME SITE	PREHISTORIC
23	PINE BLUFF SITE	PREHISTORIC
24	BARROW PIT SITE	PREHISTORIC
	LANG SITE	PREHISTORIC
	OVEN HILL SITE	PREHISTORIC
25	JUNGLE DRIVE SITE	PREHISTORIC
	NO NAMES SITE	PREHISTORIC
	OLD OLD TOWN SITE	PREHISTORIC
26	OLD TOWN SPRINGS SITE	PREHISTORIC
	OLD TOWN MOUND SITE	PREHISTORIC
	SANDERS MOUND SITE	PREHISTORIC
27	FAYETHVILLE MOUND SITE	PREHISTORIC
	MORIARITY LANDING MOUND B SITE	PREHISTORIC
28	MORIARITY LAND SITE	PREHISTORIC

LEGEND FOR ILLUSTRATION A-III

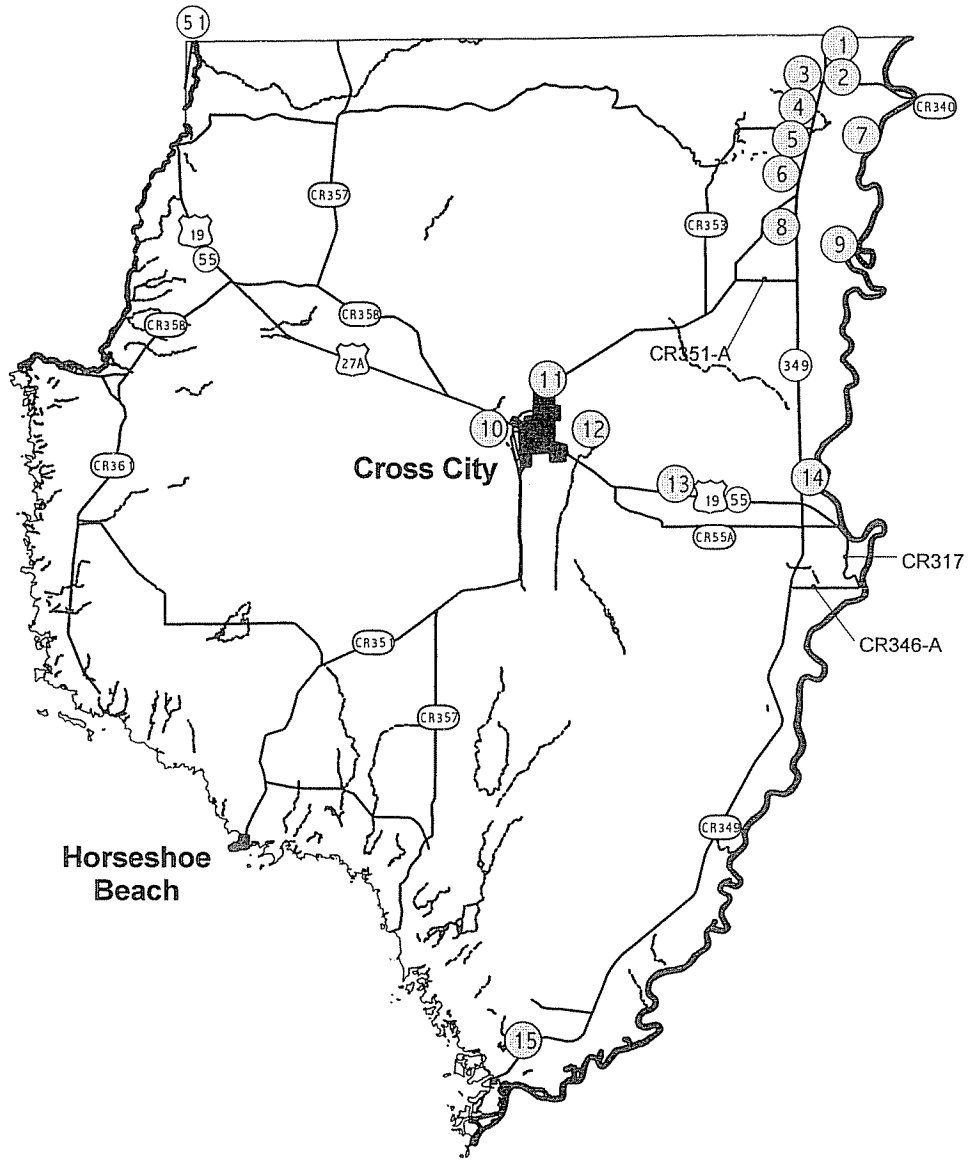
HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE
29	JENNINGS LANDING SITE	PREHISTORIC
	ROCKY LANDING	PREHISTORIC
	MCMULLEN LANDING	PREHISTORIC

Source: Florida Department of State, Division of Historic Resources, Florida Master Site Files.

ILLUSTRATION A-IV

DIXIE COUNTY
WATERWELLS



LEGEND

3 Waterwell location

Major Rivers
Streams
City limits

SOURCE

Suwannee River Water Management District, Computer Printout of the District's Water Use with an average daily rate of withdrawl greater than 100,000 gal/day, 1986

SCALE

0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

LEGEND FOR ILLUSTRATION A-IV

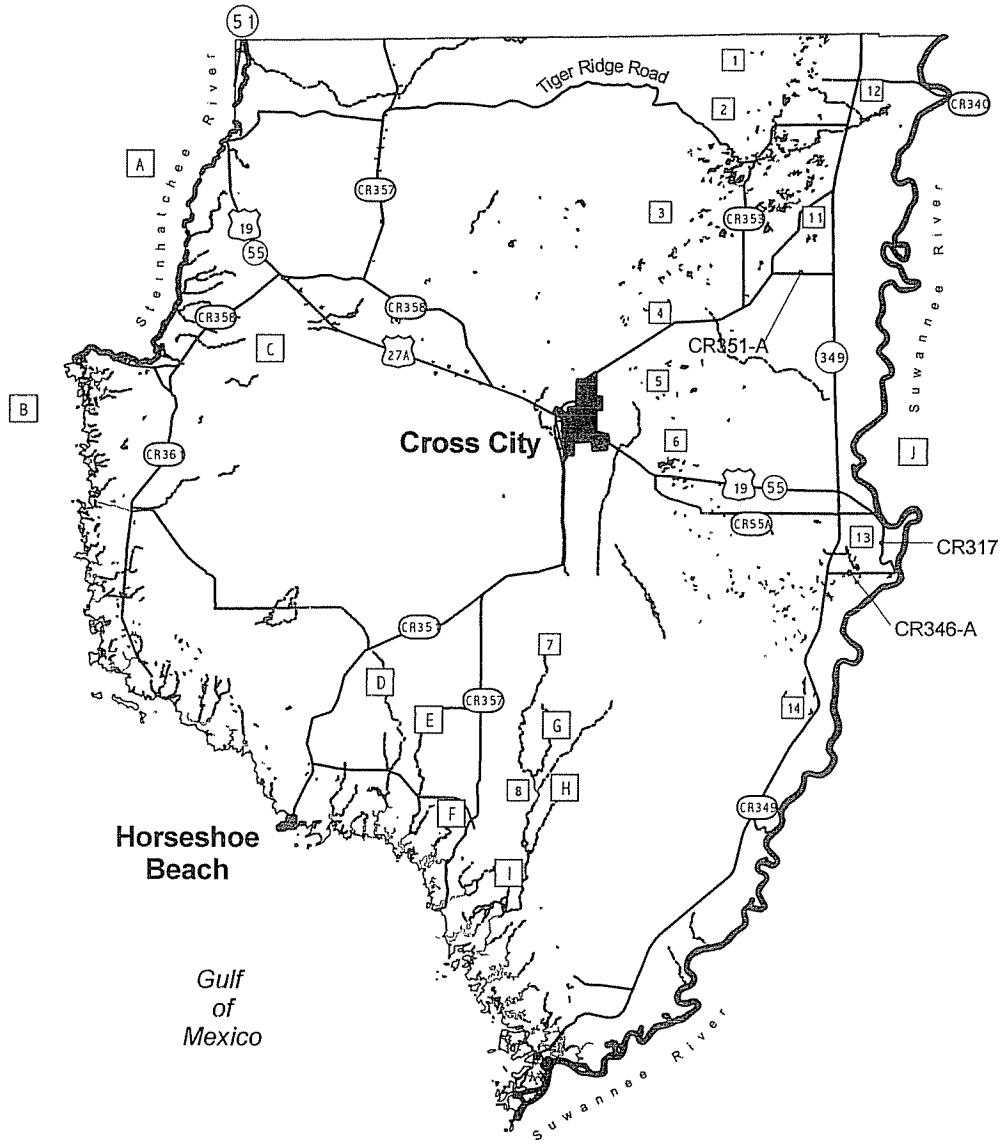
EXISTING AND PLANNED WATERWELLS

LOCATION NUMBER	NAME	WATTERWELLS	STATUS
1	Ted Ganus	Overhead Irrigation	EXISTING
2	Charles R. Bell	Overhead Irrigation	EXISTING
	Williard R. Jones	Overhead Irrigation	EXISTING
3	James W. Mikell, Jr.	Overhead Irrigation	EXISTING
4	W.C. Jones	Overhead Irrigation	EXISTING
5	Ted Ganus	Overhead Irrigation	EXISTING
	Gordon & Charles Hurst	Overhead Irrigation	EXISTING
6	Ted Ganus	Overhead Irrigation	EXISTING
7	Foy Jones	Overhead Irrigation	EXISTING
8	Ted Ganus	Overhead Irrigation	EXISTING
	L.M. Williams	Overhead Irrigation	EXISTING
9	H.F. Jones, Sr.	Overhead Irrigation	EXISTING
10	Suwannee Lumber Company	General Industrial Uses	EXISTING
11	Town of Cross City Water Treatment Plant	Government Community Public System	EXISTING
12	Florida Department of Corrections	Government Community Public System	EXISTING
13	Herman Sanchez	Overhead Irrigation	EXISTING
14	Anderson Contracting	Low-Volume Irrigation	EXISTING
15	Community of Suwannee	Government Community Public System	EXISTING

Source: Suwannee River Water Management District, Computer Printout of the District's Water Use with an average daily rate of withdrawal greater than 100,000 gal/day, 1986

ILLUSTRATION A-V

DIXIE COUNTY
BAYS, RIVERS, AND LAKES



LEGEND

4 See legend on following page

Major Rivers
Streams
Water bodies
Lake or Pond
City limits

SOURCE

United States Geological Society, 1990.

Florida Geographic Data Library, 2001.

SCALE

0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

LEGEND FOR ILLUSTRATION A-V

RIVERS, BAYS AND LAKE

LOCATION NUMBER	NAME	TYPE OF WATER BODY
A	STEINHATCHEE RIVER	RIVER
B	DEADMAN BAY	BAY
C	SAND HILL CREEK	CREEK
D	LILLY CREEK	CREEK
E	AMASON CREEK	CREEK
F	SHIRED CREEK	CREEK
G	FISHBONE CREEK	CREEK
H	CALIFORNIA CREEK	CREEK
I	SANDERS CREEK	CREEK
J	SUWANNEE RIVER	RIVER
1	CEMETERY LAKE	LAKE
	COVE LAKE	LAKE
	UNION LAKE	LAKE
	WARD LAKE	LAKE
2	HAMMOCK LAKE	LAKE
	LORD LAKE	LAKE
	MATHHIS LAKE	LAKE
	MILL POND	LAKE
3	ADAMS LAKE	LAKE
	BONNET LAKE	LAKE
	BUCK POND	LAKE
	GOVERNOR HILL LAKE	LAKE

LEGEND FOR ILLUSTRATION A-V

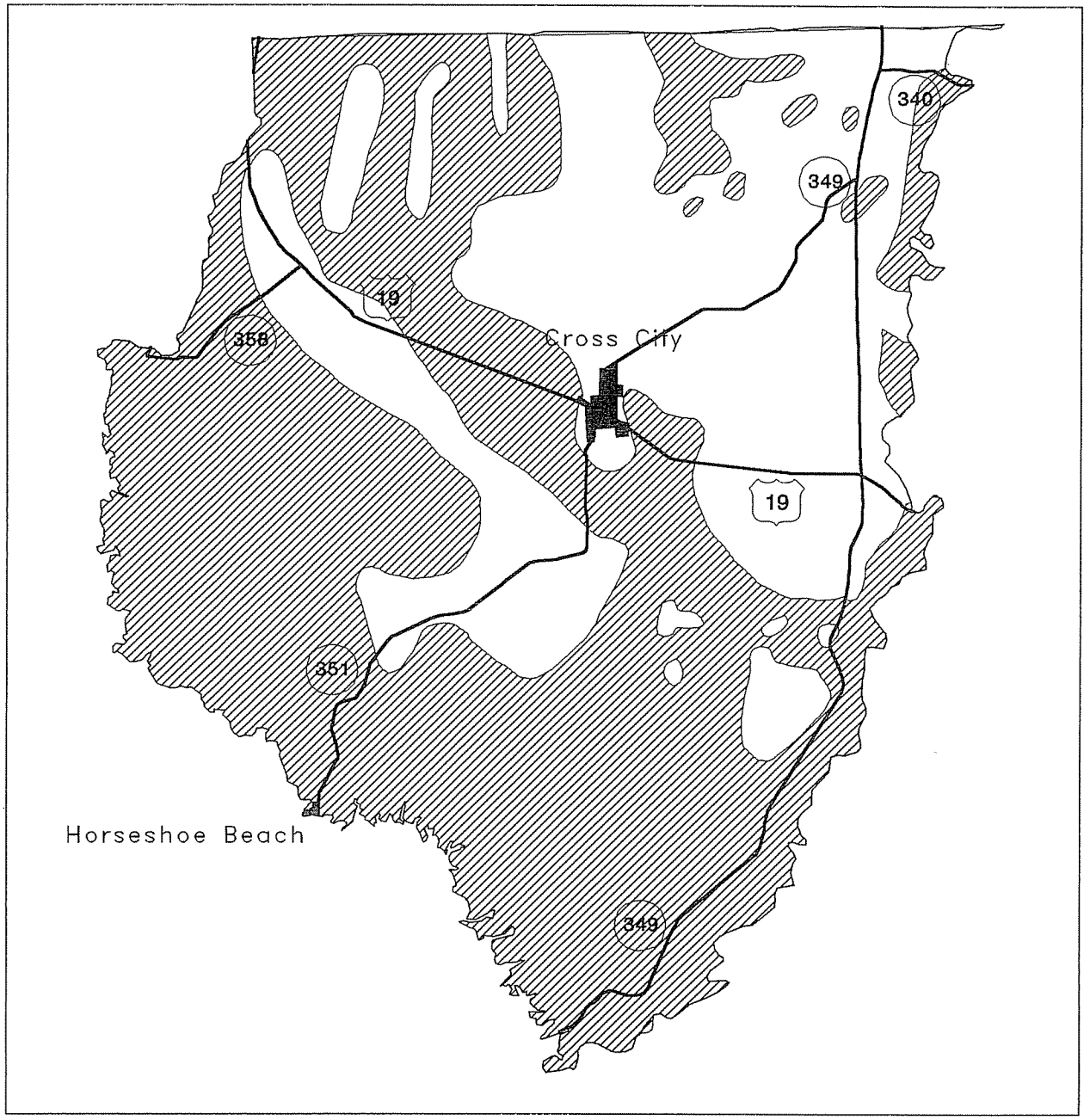
RIVERS, BAYS AND LAKE

LOCATION NUMBER	NAME	TYPE OF WATER BODY
4	BOOTH LAKE	LAKE
	DIXON LAKE	LAKE
	SAND POND	LAKE
5	BOAT LAKE	LAKE
	OCEAN POND	LAKE
6	BODIFORD POND	LAKE
	LONG POND	LAKE
7	STATION LAKE	LAKE
8	CALIFORNIA LAKE	LAKE
	THOMPSON LAKE	LAKE
9	BARPOST LAKE	LAKE
	CARELESS PRAIRIE LAKE	LAKE
	WILLIAMS LAKE	LAKE
10	FISH POND	LAKE
	TENMILE PRAIRIE LAKE	LAKE
11	CLEARWATER POND	LAKE
	DELANEY PRAIRIE LAKE	LAKE
12	COW POND	LAKE
13	JENNINGS LAKE	LAKE
	LONG POND	LAKE
14	ALLIGATOR LAKE	LAKE

Source: United States Geological Society, 1990.

ILLUSTRATION A-VI

DIXIE COUNTY
FLOOD PRONE AREAS



LEGEND

- Cities
- Flood Prone Areas
- Roads

Source:
The Flood Insurance Rate Map for Dixie County, Florida, as Amended and Prepared by the Federal Emergency Management Agency, 1983.

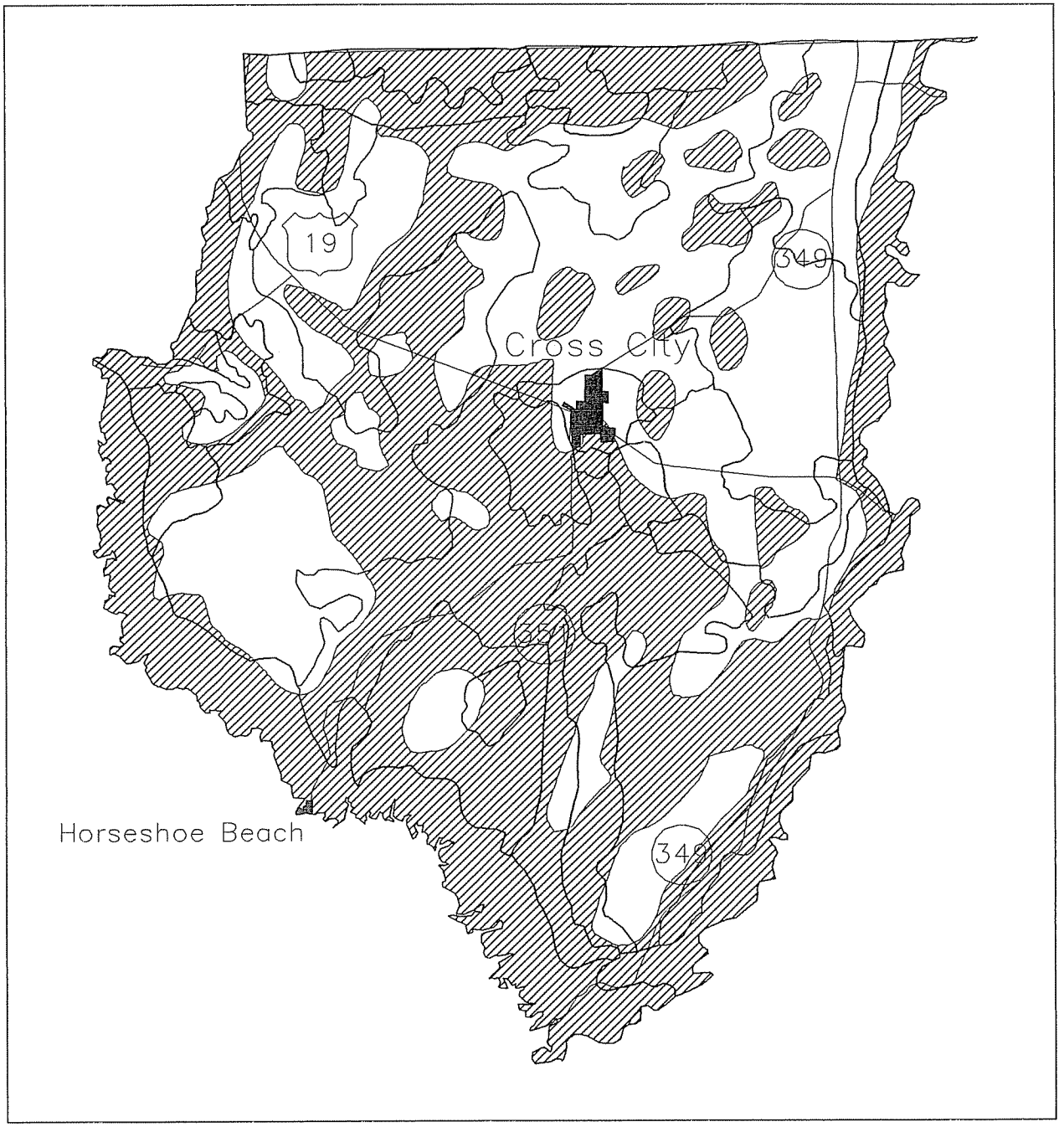
NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Miles

0 1 2 3 4 5

ILLUSTRATION A-VII

DIXIE COUNTY
WETLANDS



LEGEND

Cities
Wetlands
Roads

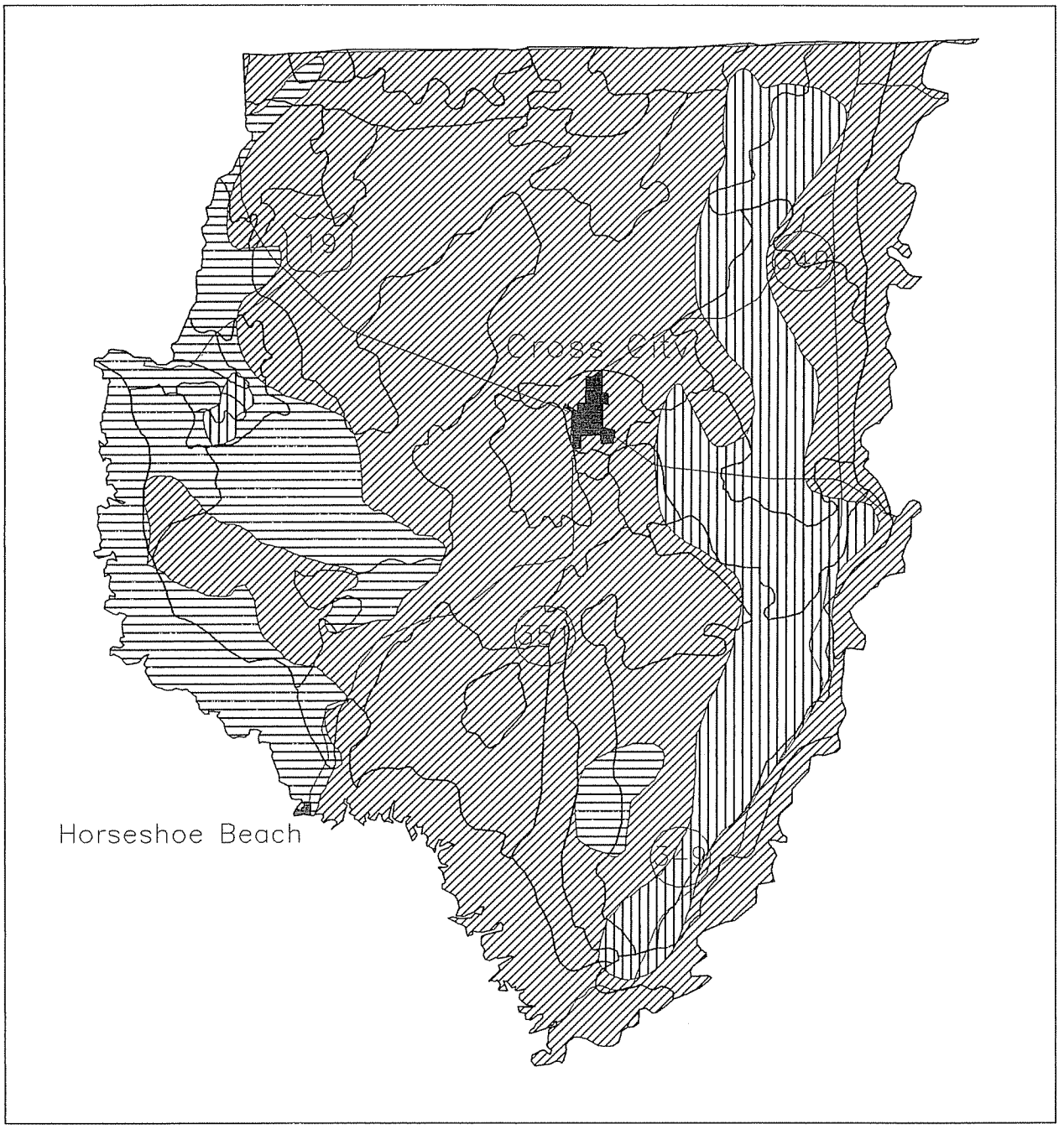
Source:
The National Wetlands Reconnaissance Survey, for Valdosta, Georgia and Gainesville, Florida, United States Fish and Wildlife Service, United States Department of Interior, 1981

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Miles
0 1 2 3 4 5

ILLUSTRATION A-VIII

DIXIE COUNTY
MINERALS



LEGEND

- Cities
- Limestone/Dolomite
- Sand
- Limestone

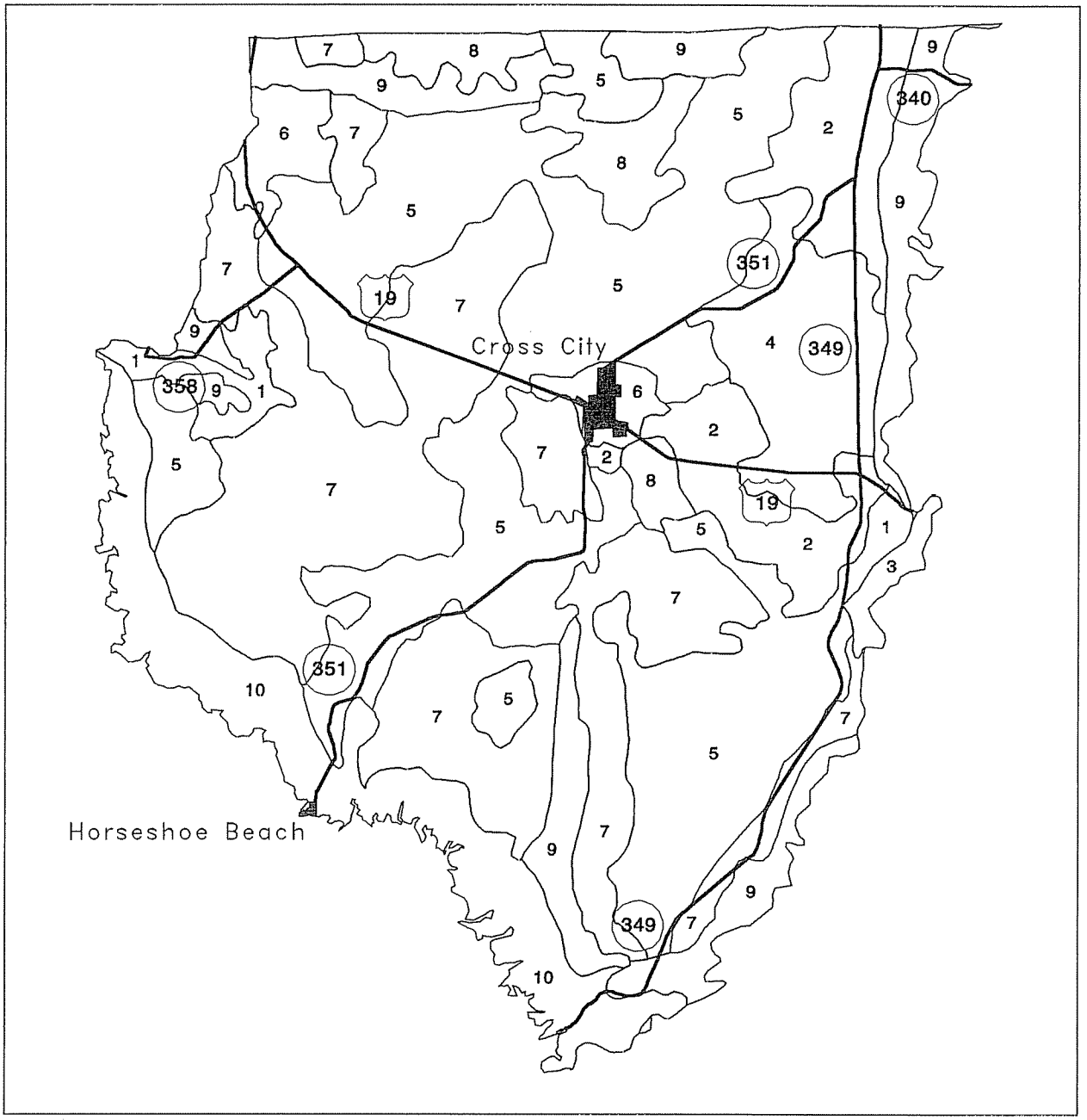
Source:
Natural Resources, North Central Florida Regional Planning Council, July 1977, pg 83

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Miles
0 1 2 3 4 5

ILLUSTRATION A-IX

DIXIE COUNTY
SOIL ASSOCIATIONS



LEGEND

Cities

Roads

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Miles

0 1 2 3 4 5 N

LEGEND FOR ILLUSTRATION A-IX

SOILS ASSOCIATIONS

KEY NUMBER	SOIL ASSOCIATION	CHARACTERISTICS
1	Alpin-Blanton	Nearly level to sloping excessively drained with very thick sandy layers over thin loamy sand or sandy loam lamella and moderately well drained soils with very thick sandy layers over loamy subsoil.
2	Chipley-Leon-Plummer	Nearly level to gently sloping moderately well drained soils, sandy throughout and poorly drained sandy soils with weakly cemented sandy subsoil and poorly drained soils with very thick sandy layers over loamy subsoil.
3	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
4	Adamsville-var. Chiefland Blanton	Nearly level to gently sloping somewhat poorly drained soils, sandy throughout and well drained soils with thick sandy layers over loamy subsoils, underlain by limestone and moderately well drained soils with very thick sandy layers over loamy subsoils.
5	Leon-Mascotte-Rutledge	Nearly level poorly drained sandy 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	Broward, var. Matmon Osier	Nearly level somewhat poorly drained sandy soils, shallow to limestone and somewhat poorly drained sandy soils with clayey subsoils, shallow to limestone and poorly drained soils, sandy throughout.
7	Manatee-var. Feld-var. Copeland	Nearly level poorly and very poorly drained sandy soils with loamy subsoils and very poorly drained sandy soils with loam subsoils, shallow to limestone.

LEGEND FOR ILLUSTRATION A-IX

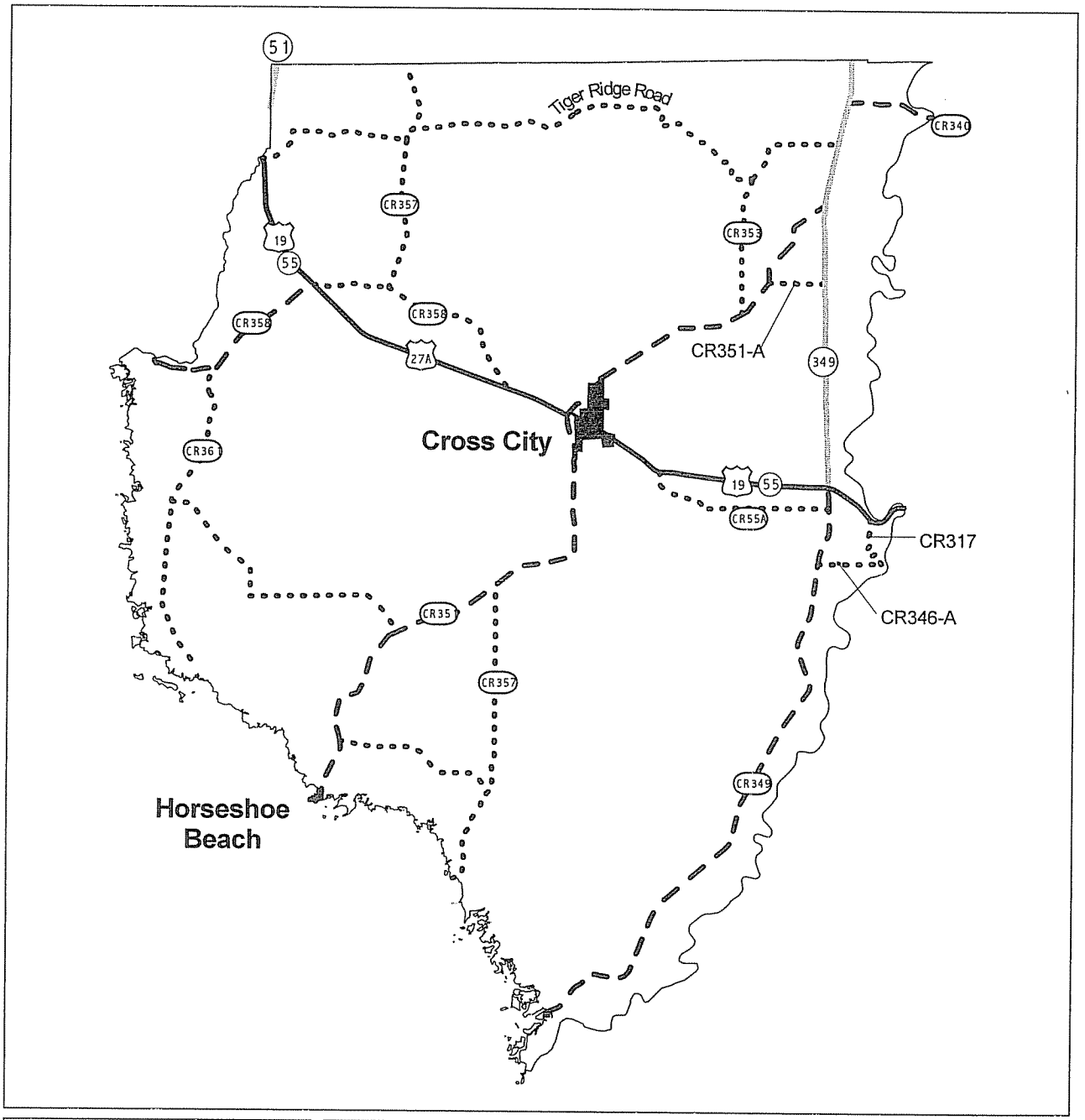
SOILS ASSOCIATIONS

KEY NUMBER	SOIL ASSOCIATION	CHARACTERISTICS
8	Plummer-Rutledge	Nearly level poorly drained soils with very thick sandy layers over loamy subsoil and very poorly drained soils, sand throughout.
9	Fresh Water Swamp	Nearly level poorly drained soils subject to prolonged flooding.
10	Saltwater Marsh and Swamp Coastal Dunes	Nearly level very poorly drained soils subject to frequent flooding by tidal waters and somewhat excessively drained sandy soils.

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

ILLUSTRATION A-X

DIXIE COUNTY
FUTURE TRAFFIC CIRCULATION ~~2010~~ 2016



LEGEND

- City limits
- Principal Arterial 4-lane
- Minor Arterial 2-lane
- Major coll 2-lane.shp
- Minor Collector 2-lane

SOURCE

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

SCALE

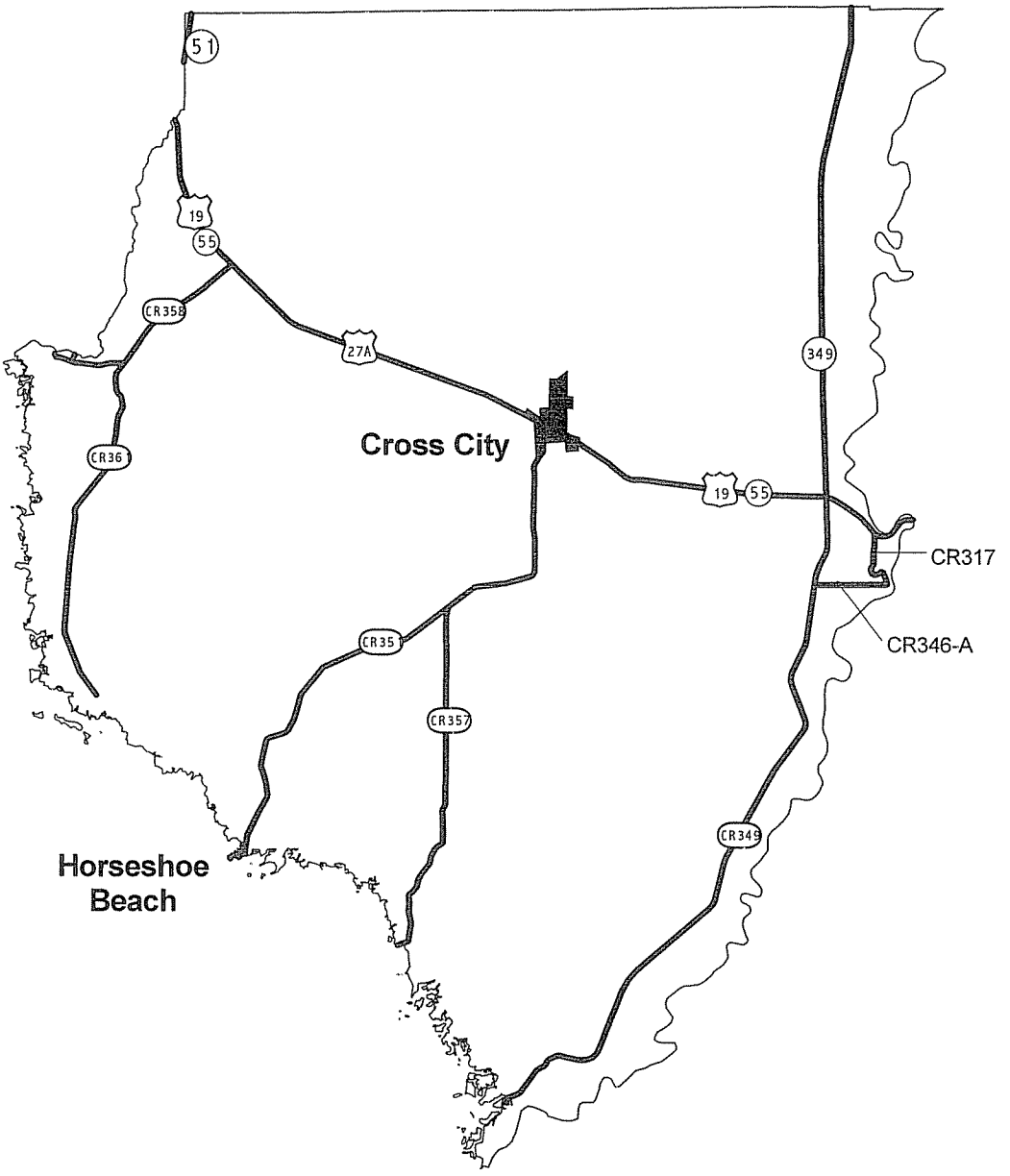
0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

ILLUSTRATION A-Xa

DIXIE COUNTY
EMERGENCY EVACUATION ROUTES MAP 2016



LEGEND

City limits
Emergency Evacuation Route

SOURCE

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

North Central Florida Strategic Regional Policy Plan, 2003.

SCALE

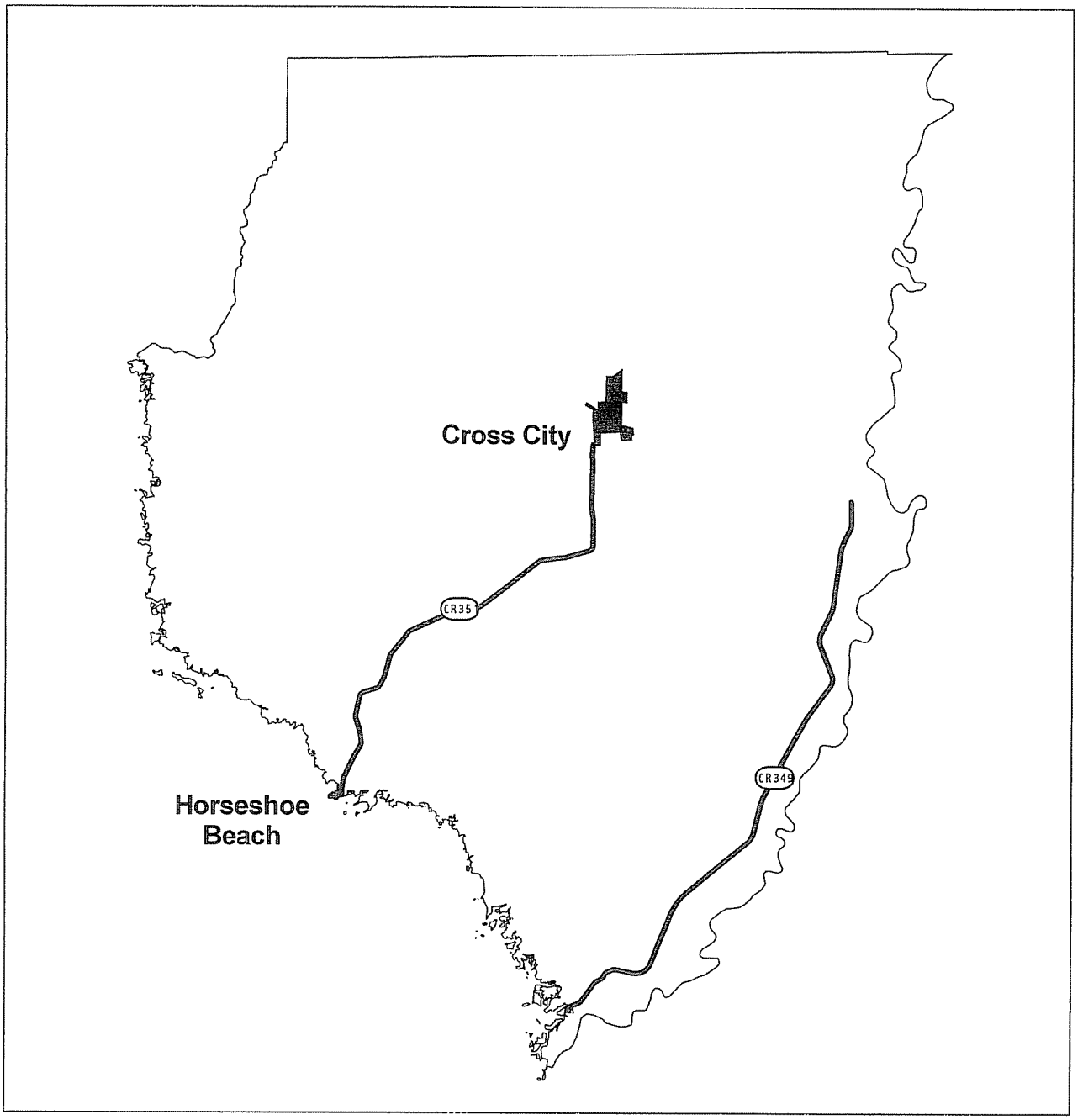
0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

ILLUSTRATION A-Xb

DIXIE COUNTY
BICYCLE AND PEDESTRIAN FACILITIES MAP 2016



LEGEND

City limits
Bicycle Facility
Pedestrian Facility - None

SOURCE

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

SCALE

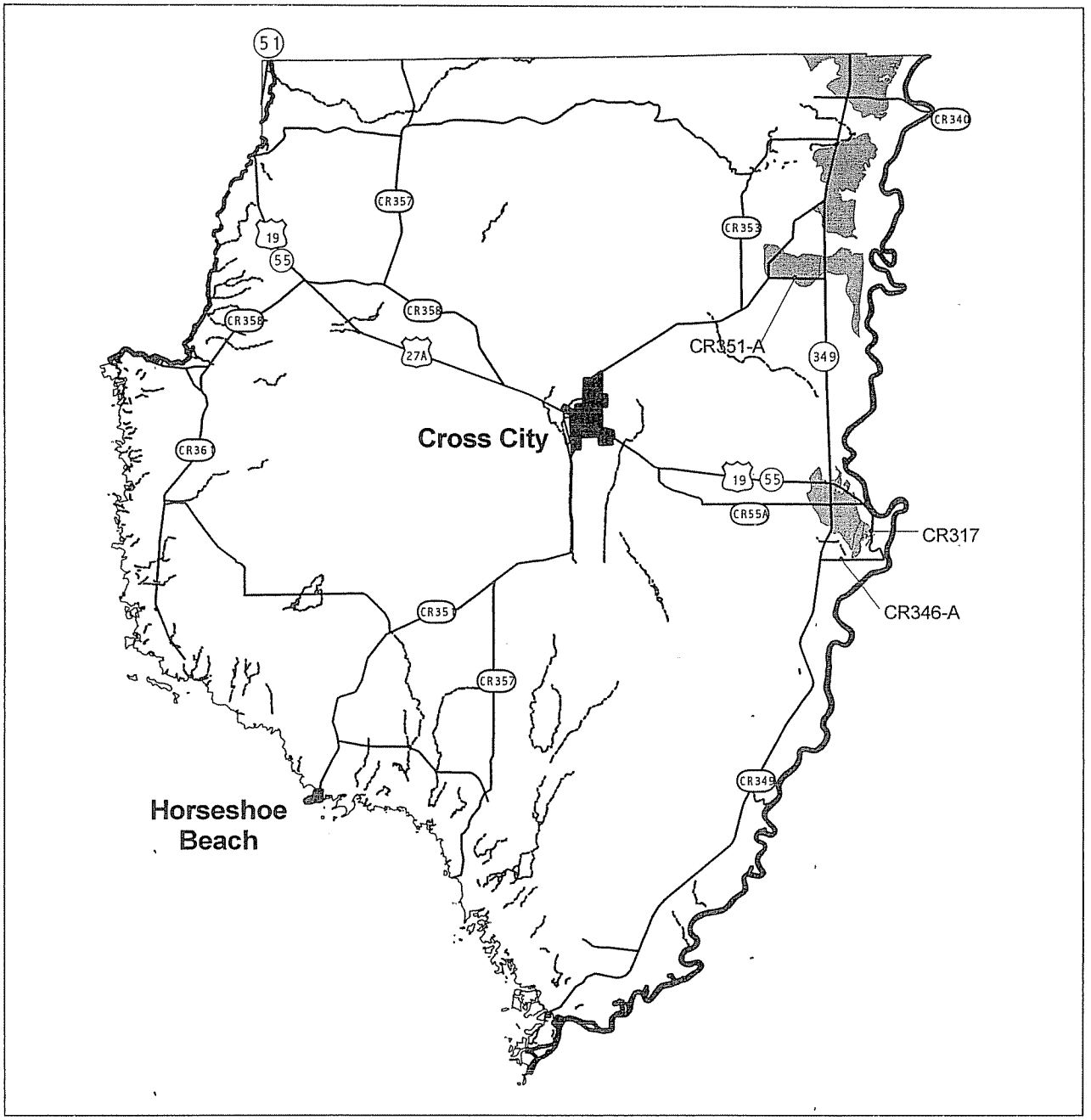
0 1 2 3 4 5 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

ILLUSTRATION A-XI

DIXIE COUNTY
HIGH GROUNDWATER AQUIFER RECHARGE AREAS



LEGEND

- City limits
- Major Rivers
- Streams

Aquifer Recharge Rank

- High

SOURCE

Suwannee River Water Management District, 2000.

SCALE

0 1 2 3 4 5 Miles

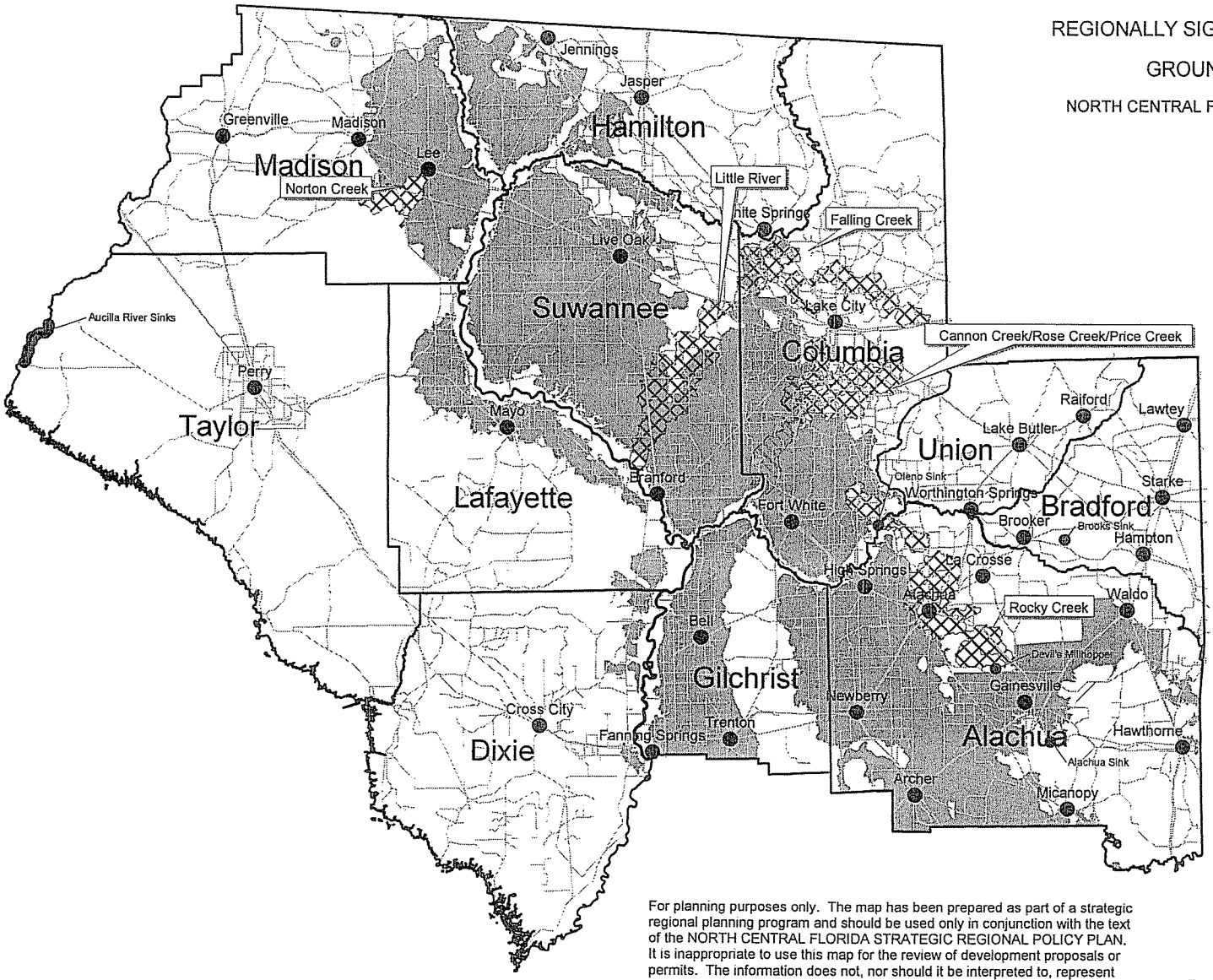
NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

N

REGIONALLY SIGNIFICANT NATURAL RESOURCES

GROUND WATER RESOURCES

NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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.

5 0 5 10 15 20 25 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

July 17, 2001

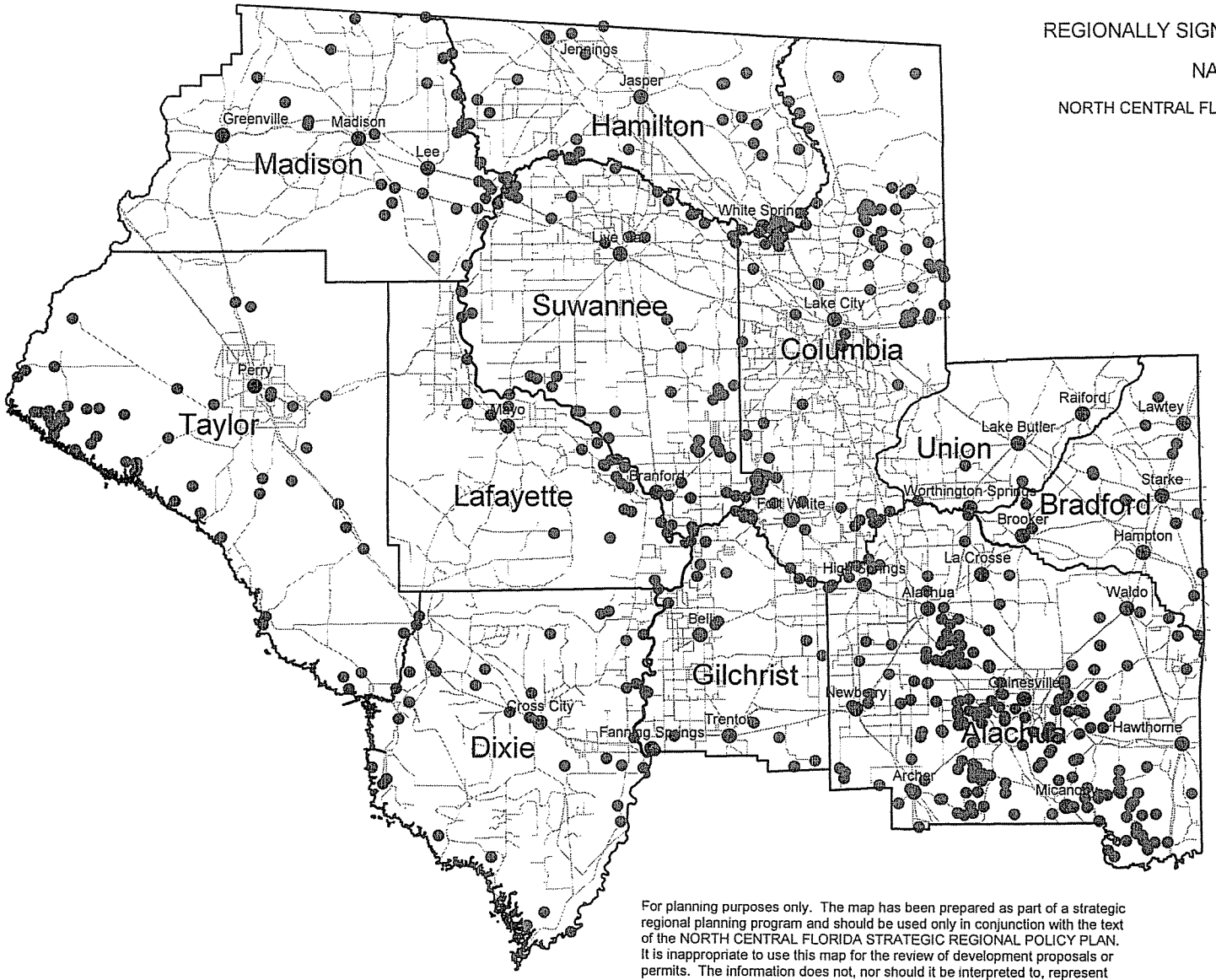
- County Boundaries
- Sinks
- Ichetucknee Trace
- Stream-to-Sink Watershed
- Areas Of High Recharge Potential To The Florida Aquifer

SOURCE:
Areas of High Recharge Potential to the Florida Aquifer - St. Johns River Water Management District, 1996 & Suwannee River Water Management District, 1997.
Ichetucknee Trace - Columbia County Comprehensive Plan, 1999.
Sinks - U.S. Geological Survey topographic maps, 1981.
Stream-to-Sink Watersheds - Suwannee River Water Management District, 1997.

REGIONALLY SIGNIFICANT NATURAL RESOURCES

NATURAL SYSTEMS

NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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5 0 5 10 15 20 25 Miles

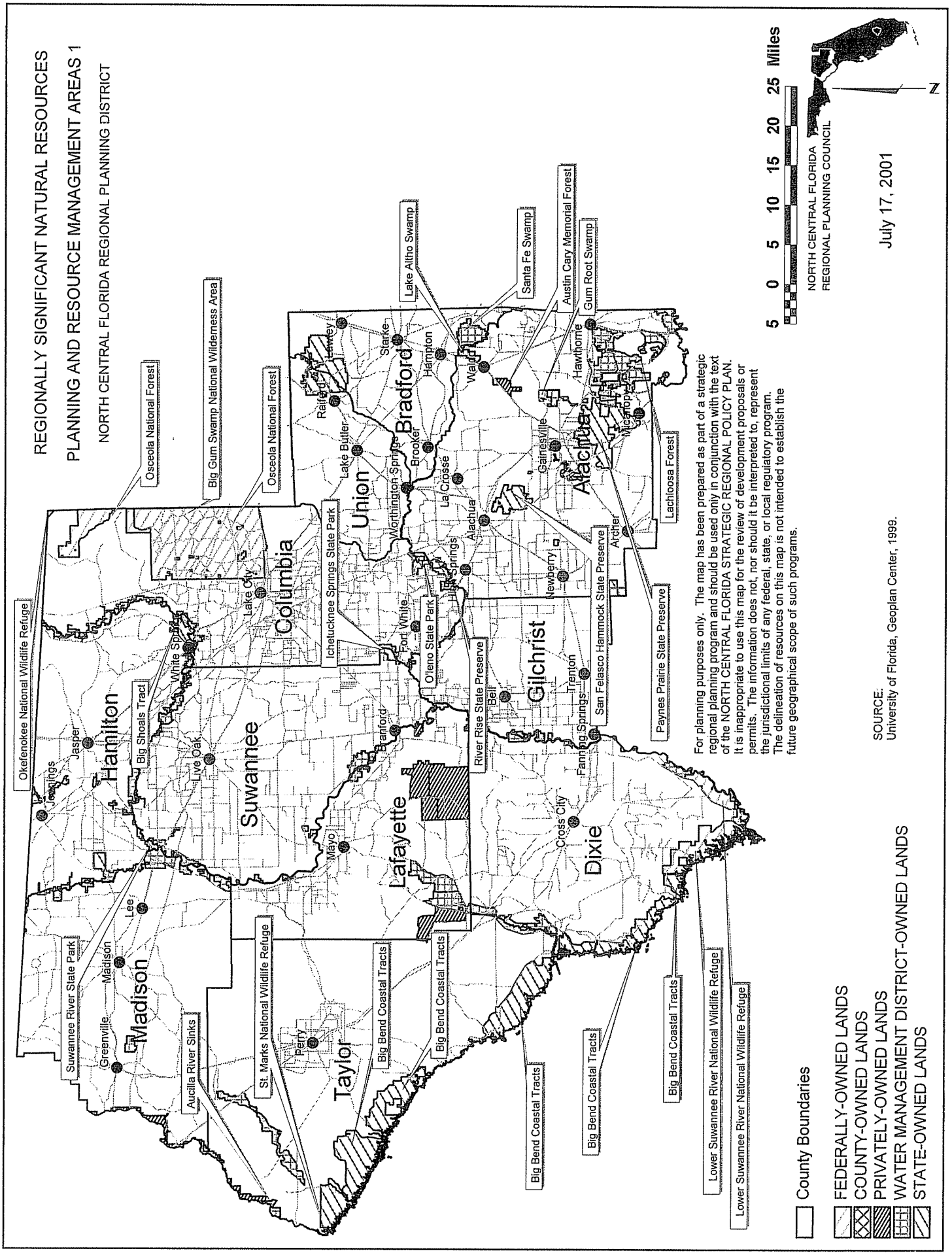
NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

County Boundaries

Listed Species

SOURCE:
Florida Natural Areas Inventory Element Occurrence Database, 1999.

July 17, 2001

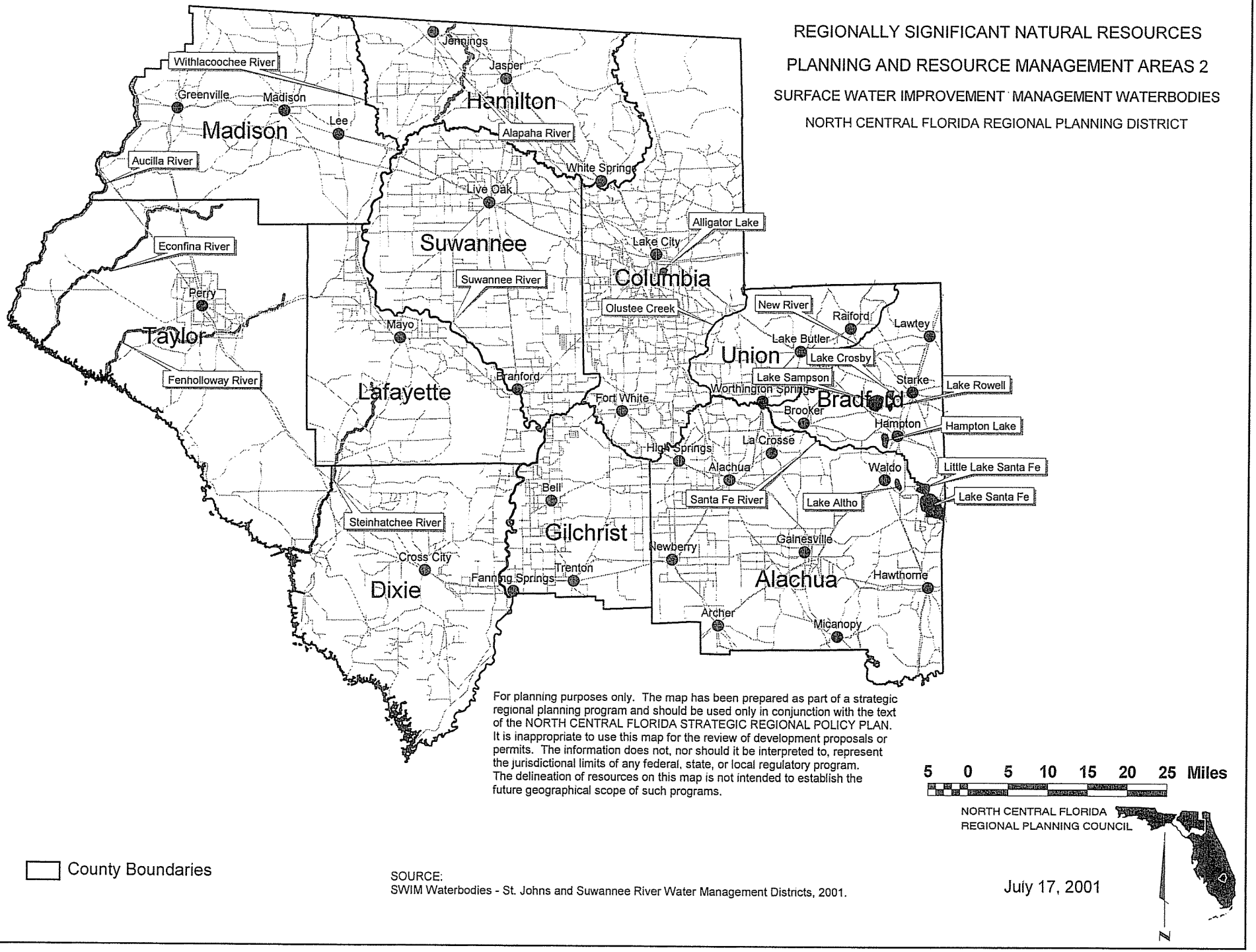

REGIONALLY SIGNIFICANT NATURAL RESOURCES
PLANNING AND RESOURCE MANAGEMENT AREAS 1
NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT
Okefenokee National Wildlife Refuge
Osceola National Forest
Big Gum Swamp National Wilderness Area
Osceola National Forest
Lake Altho Swamp
Santa Fe Swamp
Austin Cary Memorial Forest
Gum Root Swamp
Lachloosa Forest
Paynes Prairie State Preserve
San Felasco Hammock State Preserve
River Rise State Preserve
O'leno State Park
Ichetucknee Springs State Park
Big Shoals Tract
Suwannee River State Park
Aucilla River Sinks
St. Marks National Wildlife Refuge
Big Bend Coastal Tracts
Big Bend Coastal Tracts
Big Bend Coastal Tracts
Big Bend Coastal Tracts
Lower Suwannee River National Wildlife Refuge
Lower Suwannee River National Wildlife Refuge
Hamilton
Suwannee
Columbia
Union
Bradford
Alachua
Gilchrist
Lafayette
Dixie
Madison
Taylor
Jennings
Jasper
Live Oak
White Springs
Lake City
Lake Butler
Raiford
Lawtey
Starke
Hampton
Waldo
Brooker
Worthington Springs
La Crosse
Alachua
High Springs
Gainesville
Hawthorne
Micanopy
Archer
Newberry
Trenton
Fanning Springs
Bell
Fort White
Branford
Mayo
Cross City
Lee
Madison
Greenville
Perry
5 0 5 10 15 20 25 Miles
NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL
July 17, 2001
N
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.
County Boundaries
FEDERALLY-OWNED LANDS
COUNTY-OWNED LANDS
PRIVATELY-OWNED LANDS
WATER MANAGEMENT DISTRICT-OWNED LANDS
STATE-OWNED LANDS

REGIONALLY SIGNIFICANT NATURAL RESOURCES

PLANNING AND RESOURCE MANAGEMENT AREAS 2

SURFACE WATER IMPROVEMENT MANAGEMENT WATERBODIES

NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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.

5 0 5 10 15 20 25 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

County Boundaries

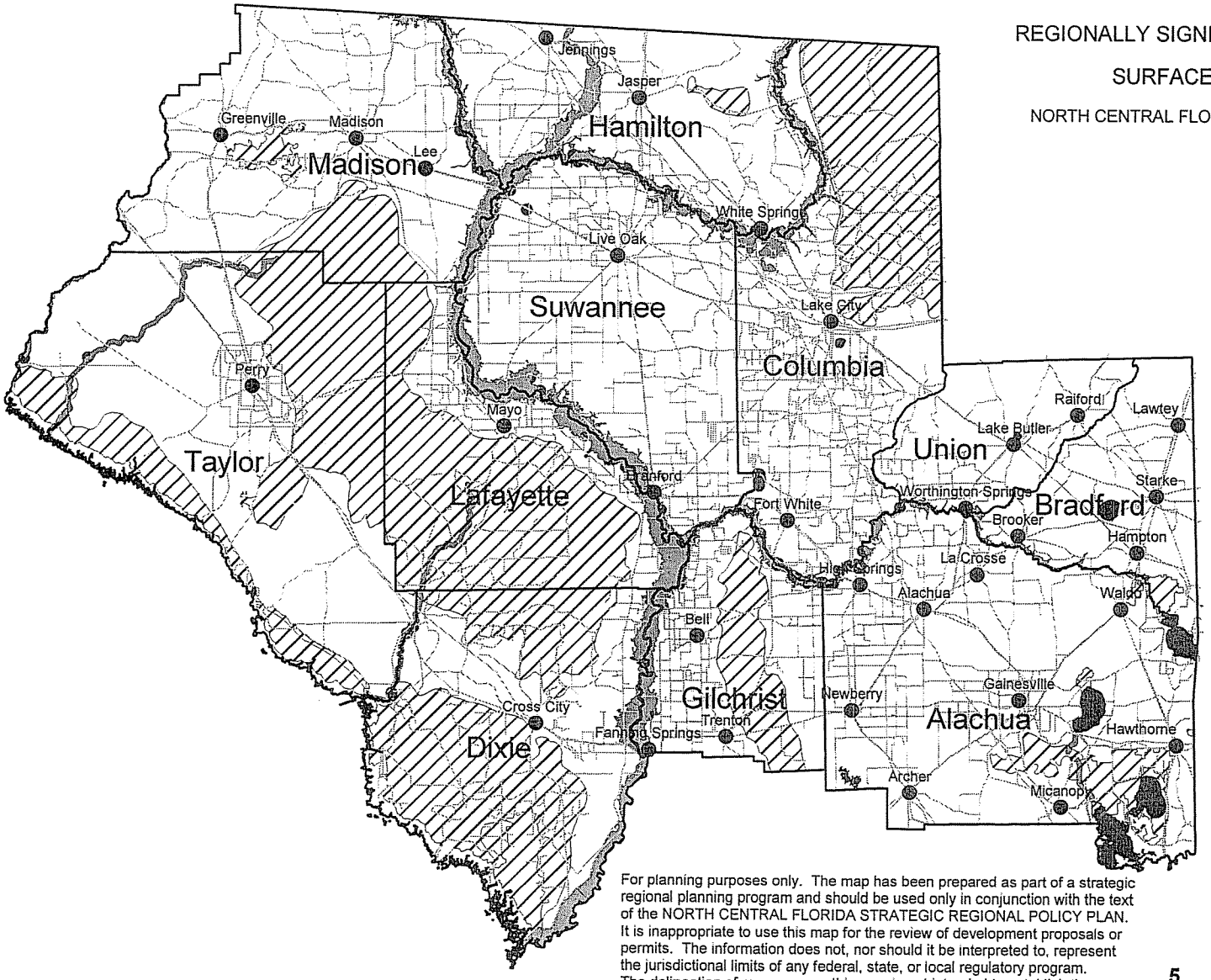
SOURCE:
SWIM Waterbodies - St. Johns and Suwannee River Water Management Districts, 2001.

July 17, 2001

REGIONALLY SIGNIFICANT NATURAL RESOURCES

SURFACE WATER RESOURCES

NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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.

5 0 5 10 15 20 25 Miles

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

July 17, 2001

- County Boundaries
- Fresh Water Wetlands
- Lakes
- River Corridors
- Springs

SOURCE:
Fresh Water Wetlands - U.S. Fish and Wildlife Service National Wetlands Reconnaissance Survey, 1992.

Lakes - Florida Department of Transportation, COUNTY GENERAL HIGHWAY MAP SERIES, 1989.

River Corridors - Suwannee River Water Management District, 2001.

Springs - State of Florida, Bureau of Geology, SPRINGS OF FLORIDA, 1977, and Suwannee River Water Management District, 1998.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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