

BRADFORD COUNTY

COMPREHENSIVE PLAN

2016

EVALUATION AND APPRAISAL REPORT BASED AMENDMENTS

September 30, 2000
Revised April 30, 2003
Adopted October 19, 2006

BRADFORD COUNTY

COMPREHENSIVE PLAN ~~2011~~ 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

Prepared for

Board of County Commissioners

Prepared by

Local Planning Agency

With Assistance from

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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) is 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, provides a basis for the formulation of the Comprehensive Plan. Steps (2) and (3) are the essence of the Comprehensive Plan and are contained within the 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 293 square miles or 187,580 acres in area. The County is located in the north central portion of the State of Florida and is bordered on the east by Clay County, on the south by Alachua County (and for most of the boundary separated by the Santa Fe River or the Little and (Big) Santa Fe Lakes) and a small piece of Putnam County, on the west by Union County (and separated by the New River), and on the north by Baker County, as shown on the following location map.

The eastern portion of the County contains the City of Starke, the County seat, containing 5,593 persons in 2000 which accounts for 21.4 percent of the County’s total population of 26,088.

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I

FUTURE LAND USE ELEMENT

INTRODUCTION

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

The following goal, objectives and policies provide guidance in the distribution of future land uses. The focal point around which this Future Land Use Element is centered is the relationship between urban and rural development 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.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions **or special permits**. A special exception **or special permit** is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area or location, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions **or special permits**, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

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

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- (a) Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (b) Offstreet parking and loading areas;
- (c) Refuse and service areas;
- (d) Utilities, with reference to locations, availability and compatibility;
- (e) Screening and buffering, with reference to type, dimensions, and character;
- (f) Signs, if any, and proposed exterior lighting;
- (g) Required yards and other open space; and
- (h) Considerations relating to general compatibility with adjacent properties and natural resources.

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

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

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

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FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban Development Areas are those areas ~~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 ~~upon the adoption of this Comprehensive Plan~~. The total area of all the County's urban development areas shall be limited to 30 percent of the total acreage within the County.

Policy I.1.1 The County shall limit the location of residential units exceeding 8 dwelling units per acre ~~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. In addition, commercial and industrial uses which require an accessible location convenient to streets carrying larger volumes of traffic than local roads, shall be limited ~~to areas adjacent~~ to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher intensity.

Policy I.1.2 The County's ~~Land Development Regulations~~ shall allocate amounts and mixes of land uses for agricultural, residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

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Policy I.1.3 The County's ~~Land Development Regulations~~ shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year ~~2011~~ **2013 based upon: (1) best available population data; and (2) best available housing need data.**

Policy I.1.4 The County shall, prior to action on a site and development plan, ~~determine the sufficiency of proposed~~ **provide specific standards which may include, but may not be limited to,** screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development ~~so that proposed urban development near to minimize impact of proposed development adjacent to~~ agricultural or forested areas, wetlands and 100-year floodplain areas ~~avoids adverse impact upon such areas.~~

Policy I.1.5 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions.

Policy I.1.6 The County's Land Development Regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities for designated urban development areas within the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

PUBLIC LAND USE

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

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

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CONSERVATION LAND USE

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

Conservation use includes public access, silviculture activities conducted in accordance with **Policy V.2.16 the silviculture policy contained within the Conservation Element of this Comprehensive Plan** and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

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 flood plain which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas. The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site.

All lots within Environmentally Sensitive Areas shall have a length-to-width ratio not greater than three to one.

Silviculture uses shall be conducted in accordance with **Policy V.2.16 the silviculture policy contained within the Conservation Element of this Comprehensive Plan**. In addition, the County's ~~**Land Development Regulations**~~ shall prohibit the location of agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection and 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 and be subject to an intensity of ~~**less than or equal to 0.5**~~ **.25** floor area ratio; and

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Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed; and

Environmentally Sensitive Areas-1 ≤ 1 d.u. per 40 acres

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

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

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

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200-foot buffer from adjacent land uses, a 75-foot undisturbed buffer from a perennial river, stream or creek and a minimum 50-foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

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5. The developed area of the development shall be located outside of: (1) wetlands; (2) flood plains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with **Policies V.2.7 and V.2.8 the floodplain and wetland policies within the Conservation Element of this Comprehensive Plan;**
6. The development shall have direct access to a County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

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

Recreation uses shall be limited to public access and residential and non-residential uses necessary to manage such 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, moderate, medium and high density within the urban development areas as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications and public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions **or special permits** and be subject to an intensity of **.25** ~~less than or equal to 1.0~~ floor area ratio.

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

Residential Estate shall be limited to a density of less than or equal to one dwelling unit per acre and generally is intended for special areas around lakes and golf courses;

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; and

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

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, offsite signs, churches and other houses of worship, private clubs and lodges, residential dwelling units which existed within this category on the date of adoption of this Comprehensive Plan, **and other similar uses compatible with commercial uses**, may be approved as special exceptions **and be subject to an intensity of less than or equal to 1.0 floor area ratio or special permits**; and

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

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, offsite signs, truck stops and automobile service stations, **and other similar uses compatible with industrial uses**, may be approved as special exceptions **and be subject to an intensity of less than or equal to 1.0 floor area ratio or special permits**; and

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

Policy I.1.7

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

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

Policy I.1.8

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

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

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OBJECTIVES AND POLICIES FOR RURAL AREAS

OBJECTIVE I.2 The County, ~~upon adoption of this Comprehensive Plan,~~ shall **continue to maintain** the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 The County's ~~Land Development Regulations~~ shall permit agricultural, conservation, recreation and public uses, public, private and charter schools, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship.

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the provisions of **Policy V-2.16 the silviculture policy contained within the Conservation Element of this Comprehensive Plan;**

In any Agricultural Land Use classification, structures involving farm animals and livestock shall be located no closer than 100 feet of any lot line. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughter houses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and

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All Planned Rural Residential Developments shall be developed, as follows.

- (a) The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
- (b) The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
- (c) The development shall provide a minimum of a 50-foot undisturbed buffer from adjacent properties and a minimum 50-foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
- (d) The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
- (e) The developed area of the development shall be located outside of: (1) wetlands; (2) flood plains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with Policies ~~V.2.7 and V.2.8~~ **the floodplain and wetland policies within the Conservation Element of this Comprehensive Plan**;
- (f) The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;
- (g) All internal roads shall be so located in order to minimize the number of access points to external roadways; and
- (h) The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that the long-term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped

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buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection; silviculture uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of **Policy I.3.8 lot length-to-width ratio policy contained within the Future Land Use Element of this Comprehensive Plan.**

The total number of lots created equal to or greater than one acre and equal to or less than five acres, within the Agriculture-2 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to **Policy I.2.3 the lot conveyance policy contained within the Future Land Use Policy of this Comprehensive Plan** shall not count towards the 150 lot capacity.

Within the Agriculture-2 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following.

- (1) Have direct access to a continually maintained paved or stabilized road that meets County standards;
- (2) Located within one mile of existing school bus routes;
- (3) Located within 12-15 minute response time for fire protection;
- (4) Located within 12-15 minute response time for emergency medical services; and
- (5) Located within five miles of existing neighborhood commercial use.

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All lots, whether within a subdivision or Planned Rural Residential Development within Agriculture and Environmentally Sensitive Area land use classifications shall have a length-to-width ratio no greater than three-to-one. All lots, whether within a subdivision or Planned Residential Development within Residential Estate land use classifications shall have a length-to-width ratio no greater than eight-to-one.

Certain lands surrounding lakes outside a designated urban development area may be designated Residential Estate, for a depth of 800 feet from the mean high water line of said lakes. Lake front lots of record in the Residential Estate land use classification on the date of adoption of this Comprehensive Plan may have a density of one dwelling unit per lot. Lake front lots created within the Residential Estate land use classification after the date of adoption of the Comprehensive Plan shall have a density of one dwelling unit per acre. All structures except docks, piers and walkways shall be set back a minimum of 50-feet from the mean high water line of any such lake. In addition, agricultural uses and silviculture activities shall be prohibited within 50 feet of the mean high water line of any such lake.

PUBLIC LAND USE

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

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

Lands classified as Conservation Use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, silviculture activities conducted in accordance with ~~Policy V.2.16~~ **the silviculture policy contained within the Conservation Element of this Comprehensive Plan** and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

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

Environmentally Sensitive Areas are lands within the 100-year floodplain which are identified within the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas. The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 land use classification dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length-to-width ratio no greater than three-to-one. Silviculture uses shall be conducted in accordance with **Policy V.2.16 the silviculture policy contained within the Conservation Element of this Comprehensive Plan.**

In addition, the County shall prohibit the location of agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection and 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 **or special permits** and **shall be subject limited** to an intensity of **.25 less than or equal to 0.5** floor area ratio; and

Environmentally Sensitive Areas-1 ≤ 1 d.u. per 40 acres

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

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed;

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida

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Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 land use classification, dwelling units may be clustered on smaller lots with no lot being less than five acres if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres is maintained on site, as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200-foot buffer from adjacent land uses, a 75-foot undisturbed buffer from a perennial river, stream or creek and a minimum 50-foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of: (1) wetlands; (2) flood plains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least Sensitive Areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with ~~**Policies V.2.7 and V.2.8**~~ **the floodplain and wetland policies contained within the Conservation Element of this Comprehensive Plan**;
6. The development shall have direct access to a County maintained road; and

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

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

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

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

Lands classified as Commercial Use consist of areas used for the sale, rental and distribution of products or performance of services. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this land use classification on the date of adoption of this Comprehensive Plan, and other similar uses comparable with commercial uses may be approved as special exceptions ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio;~~ **and**

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

Lands classified as Industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio;~~ **and**

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

Policy I.2.3

Notwithstanding ~~Policy I.5.2(d), any lot of record, as of the date of the adoption of this policy, may be conveyed to and any property may be developed and/or subdivided for the use of an immediate family member (grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild of the person which conveyed the parcel to said individual) for their primary residence may be permitted as an exception for the density provisions contained in this Comprehensive Plan and such family member may be~~

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~~permitted to develop a single-family residence on such smaller lot provided that any such development must be consistent with the other provisions of this Comprehensive Plan, including concurrency requirements. This exception shall apply only once to any individual to whom such lot is conveyed pursuant to this policy.~~ the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Policy I.2.4

The County's ~~Land Development Regulations~~ shall provide for the location of resource-based activities, such as ~~bottled water manufactures or activities which may be a threat to public safety, such as ammunition manufacturers, as special exceptions~~ spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District.

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OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

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

Policy I.3.1 The County's ~~Land Development Regulations~~ shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.

Policy I.3.2 ~~The County's Land Development Regulations shall include a~~
~~n~~Neighborhood commercial ~~district to provide activities are~~ small scale retail service establishments which ~~will~~ serve the convenience needs of adjacent agricultural and residentially classified areas shown on the Future Land Use Plan Map within the designated urban development areas and the 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 according to the following criteria.

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or pharmaceuticals, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers, financial institutions and similar compatible neighborhood commercial uses may be allowed as special exceptions **or special permits** and be subject to an intensity ~~less than or equal to 1.0~~ **of .25** floor area ratio.
2. Neighborhood commercial activities shall be located ~~at the intersection of any road with an arterial or collector road within one quarter mile of an intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road~~;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;

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4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage;
5. Neighborhood commercial uses shall be limited to an intensity of ~~less than or equal to 1.0~~ **.25** floor area ratio; and
6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications.

Policy I.3.3

The County shall limit mining operations to those areas shown on ~~Illustration A-X~~ **Appendix A** of the Future Land Use Map Series of this Comprehensive Plan entitled Mining Areas. An amendment of this Comprehensive Plan shall be required to add or delete mining areas from this illustration. All such mining activities shall be conducted in accordance with the following criteria:

1. The filing of a Mining Master Plan with the Board of County Commissioners which shall:
 - (a) Describe the boundaries of the areas of proposed mining;
 - (b) Describe the location of existing or proposed processing facilities, highways and railroads;
 - (c) Provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;
 - (d) Describe the mining process to be conducted; and
 - (e) Describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.
2. Upon review of the Mining Master Plan the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations be reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:

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- (a) Land areas not less than three feet above the ground water table that have been graded to a level, gently rolling, sloping or terraced topography with major continuous slopes no steeper than four horizontal to one vertical and in a way to minimize erosion due to rainfall, break-up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.
- (b) Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than four horizontal to one vertical out to six-foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.
- (c) Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the areas. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.
- (d) Other standards set forth in Chapter ~~16C-16~~ **62C-16**, Florida Administrative Code, ~~in effect upon adoption of this Policy entitled Mine Reclamation~~ shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter ~~16C-16~~ **62C-16**, Florida Administrative Code, ~~in effect upon adoption of this Policy~~.
- (e) Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as **surfacewater and groundwater resources**, wetlands, floodplains, endangered, threatened or species of special concern wildlife habitats, as designated by the Florida ~~Game and Fresh Water~~ **Fish and Wildlife Conservation** Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities which cannot be restored based upon competent and substantial scientific evidence presented to the County at the time the Master Mining Plan is

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reviewed by the Board of County Commissioners. Environmentally Sensitive Lands, such as wetlands, floodplains, endangered, threatened or species of special concern wildlife habitats, as designated by the Florida ~~**Game and Fresh Water**~~ **Fish and Wildlife Conservation** Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.

- (f) Mining operations shall provide a minimum of a 200-foot buffer from adjacent properties.

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

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

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- Policy I.3.4 The County's ~~**Land Development Regulations**~~ shall include provisions for drainage which implement the level of service standard **requirements as provided in Policy IV.2.8 policies contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element** of this Comprehensive Plan.
- Policy I.3.5 The County shall maximize the conservation and protection of open space by requiring that minimum percentages of Planned Residential Development sites shall be set aside as undeveloped area as provided within ~~**Policies I.1.6, I.3.1 and I.2.2**~~ **the land use classification and standards for density and intensity policies contained within the Future Land Use Element** of this Comprehensive Plan.
- Policy I.3.6 National Flood Insurance Program requirements shall ~~**be included within the County's Land Development Regulations to**~~ apply to all development within the areas of special flood hazard, flood ways and areas of shallow flooding.
- Policy I.3.7 Convenient on-site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, **in effect on January 1, 2003**, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual. In addition, the County's ~~**Land Development Regulations**~~ shall require off-street parking to be provided for residential, commercial and industrial uses based upon intensity of use. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of ~~**9 10**~~ feet by ~~**18 20**~~ feet in size. Each handicapped parking space shall be a minimum of 12 feet by ~~**18 20**~~ feet in size, **plus a 5 foot access aisle**.
- Policy I.3.8 The County shall limit the intensity of development by requiring that the length of lots **less than 5 acres in size** does not exceed three times the width of lots for the location of dwelling units within all agricultural, environmentally sensitive area and residential land use classifications, except as provided below. The length of the lots shall not exceed eight times the width of lots for the location of dwelling units within the residential estate land use classification and that portion of residential land use classifications located within 800-feet of the mean high water line of lakes. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing

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more than eight lots any of which lots are equal to or less than ten acres in size, the County shall require that all roads be paved to County standards. This Policy shall not apply to an existing County maintained road located outside of a new subdivision, Planned Residential Development or Planned Rural Residential Development.

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

OBJECTIVE I.4 The County shall **continue to** identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the Housing Condition Survey ~~with U.S. Bureau of Census Information, by July 1, 1996 based on the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing.~~

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

OBJECTIVE I.5 The County shall **continue to** work towards the elimination or reduction of uses inconsistent with the County's character and future land uses through establishing such inconsistent uses as non-conformities ~~to be defined within the Land Development Regulations by July 1, 1992.~~

Policy I.5.1 Existing lots or parcels of record, structures, and uses of land which do not comply with the provisions of this Comprehensive Plan on the date of adoption by the County Board of County Commissioners are deemed to be non-conforming. The County hereby establishes the following provisions for non-conforming lots, structures and uses of land or structures:

1. Non-conforming lots of record shall be recognized within any zoning district in which single-family dwellings are permitted. A single-family dwelling may be erected, expanded or altered on any single lot of record.
2. Non-conforming uses of land or structures may be continued where the lawful use of land existed prior to adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 12 months.

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3. Non-conforming structures may be continued where a structure lawfully, prior to adoption of this Comprehensive Plan where such use would not be permitted, to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure; such structure may be continued so long as it remains otherwise lawful.

Policy I.5.2

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

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

- (a) Common-Law Vesting - A right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
- (b) Statutory Vesting - The right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the County prior to adoption of this Policy, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Policy. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has

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commenced on a significant portion of the development; and the actual construction of roads and the storm water management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

- (c) Presumptive Vesting for Consistency and Concurrency - Any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.

- (d) Presumptive Vesting for Density Only, Except as Provided in **Policy I.2.3 the presumptive vesting for density only policy contained within the Future Land Use Element of this Comprehensive Plan** - All lots of record as of the adoption of this Policy, whether located within a subdivision or without, but only to the extent of one single-family residence per lot; however, no more than four such lots shall be contiguous as of the adoption of this Policy to any other lot(s) owned or under contract for deed to the person(s) applying for the single-family residence building permit. Where there are more than four contiguous lots of record, as of the date of adoption of this Policy, those lots or portions, thereof, exceeding the four lots and not meeting the required density requirement, shall be required to be combined to meet the density requirement if such lots are located without a subdivision or if such lots are located within a recorded or unrecorded subdivision unless
 - 1. Such subdivisions have direct access to a paved road and in which all lots front on a continually maintained paved or stabilized road that meets County standards; and
 - 2. Such lots within such recorded or unrecorded subdivisions in which the sale of individual lots to persons by the original subdivider has occurred at the following rates:
 - a. At least 85 percent of the total number of lots are sold prior to the date of adoption of this Policy, if the subdivision was created prior to January 7, 1980;

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- b. At least 60 percent of the total number of lots are sold by the date of adoption of this Policy, if the subdivision was created on or after January 7, 1980, and on or prior to December 31, 1987;
- c. At least 50 percent of the total number of lots are sold by December 31, 1993, if the subdivision was created in 1988;
- d. At least 50 percent of the total number of lots are sold by December 31, 1994, if the subdivision was created in 1989;
- e. At least 50 percent of the total number of lots are sold by December 31, 1995, if the subdivision was created in 1990;
- f. At least 50 percent of the total number of lots are sold by December 31, 1996, if the subdivision was created in 1991.

All lots presumptively vested by this Policy shall not be required to file an application to preserve their vested rights in this regard.

Objective I.6

The County, ~~by July 1, 1992~~, shall **establish 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 ~~Policy I.6.2~~ **the maintenance and reuses of historical structures policy contained within the Future Land Use Element of this Comprehensive Plan**.

Objective I.6.1

The County shall maintain a listing of all known prehistoric and historic sites within the **unincorporated area of the** County. This list shall be **based on the Florida Master Site File developed and maintained by the Florida Department of State and** updated annually by the County Historic Preservation Agency.

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Policy I.6.2 The County shall establish the following standards for the maintenance 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.

Policy I.6.3 Individual sites and areas of archeological significance shall be preserved, protected or acquired and, where possible, enhanced.

OBJECTIVE I.7 The County shall **adopt continue to enforce** regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and flood plains) **by July 1, 1992. 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.**

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Policy I.7.1 The County's ~~Land Development Regulations~~ shall ~~include provisions for the protection of~~ **continue to protect** community potable water supply wells ~~by prohibiting new land uses which require or involve storage, use or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan, restricting uses~~ within the 500-foot area designated by this Comprehensive Plan ~~as a wellfield protection area to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership.~~ In addition, no transportation ~~or storage~~ of such regulated materials shall be allowed in the well field protection area, **as defined by Chapter 62-730, Florida Administrative Code and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172** except local traffic serving facilities within the well field protection area.

Policy I.7.2 The County shall regulate the location of piers and walkways within a wetland. In addition, the County shall regulate the location of any dwelling unit within a wetland in accordance with ~~Policy V.2.8 the wetlands policy contained within the Conservation Element of this Comprehensive Plan.~~

Policy I.7.3 The County shall protect high ground water aquifer recharge areas by: (1) Preventing drainage wells and sinkholes to be used for storm water disposal; (2) Requiring well construction, modification and closure to be regulated by the Water Management District and Florida Department of Health ~~and Rehabilitative Services~~, (in particular, abandoned wells shall be closed in accordance with Chapter ~~17-28~~ **40B-3**, Florida Administrative Code in effect upon adoption of this Policy); and (3) Prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or ground water.

These provisions will be applied to all High Ground Water Aquifer Recharge Areas as identified within ~~Policy I.7.5 the high groundwater aquifer recharge areas policy contained within the Future Land Use Element of this Comprehensive Plan~~ of this Comprehensive Plan.

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Policy I.7.4 The County's ~~Land Development Regulations~~ shall include storm water management and land use design provisions which minimize the direct surface run-off into fresh water springs.

Policy I.7.5 The County's High Ground Water Aquifer Recharge Areas, shown on ~~Illustration A-XI~~ **the High Groundwater Aquifer Recharge Map contained within Appendix A** of this Comprehensive Plan, **which is based upon the maps prepared by the Water Management Districts identifying high groundwater aquifer recharge areas,** are defined as areas of high ground water aquifer recharge. ~~where limestone is at or nearly at the land surface and infiltration is immediate (cenotes may be a common feature on this terrain) and where limestone is covered by a limited (approximately 20 feet or less) thickness of highly permeable sediment and infiltration is rapid movement of water between the limestone and the overlying surficial sediments is unrestricted, small, cover-collapse sinkholes may be common and some may expose limestone in the bottom and ground water level may be either below the top of the limestone or in the surficial sediments, depending on local conditions.~~

~~Policy I.7.6~~ ~~Within six months following the issuance by the Water Management District of a map showing recharge potential for that portion of the Florida Aquifer within the County, the County shall review and consider such map for adoption as an amendment to this Comprehensive Plan to replace Illustration A-XI.~~

Policy I.7.76 The direct discharge of pollutants to surface waters, groundwater and Outstanding Florida Waters in the County shall **continue to** be regulated consistent with Chapter 403, Florida Statutes, **in effect upon adoption of this Policy, and further** as follows:

1. New development or modification of development shall provide storm water treatment consistent with **Policy IV.2.8 the storm water policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Policy** of this Comprehensive Plan;

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2. New development action which involves handling or storage of hazardous materials shall comply with the provisions of **Policy I-7.3 the high groundwater aquifer recharge protection policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element** of this Comprehensive Plan;
3. New development not connected to a centralized sanitary sewer system shall conform to ~~**Policies V.2.2 and IV.2.3**~~ **the water quality protection policy contained within the Conservation Element, and the septic and package wastewater treatment policy contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Policy** of this Comprehensive Plan;
4. New development shall not locate a storage tank system for the storage of regulated materials within 600 feet of a community potable water system; and
5. New development, redevelopment and when expansion occurs, existing development ~~**areas within a stormwater discharge to an active sinkhole, shall provide minimum treatment of run-off shall be prohibited from discharging stormwater into an active sinkhole .provide a minimum treatment of the run-off as provided in Policy IV.2.8 of this Comprehensive Plan.**~~

OBJECTIVE I.8 The County shall ~~**establish a process for coordination**~~ **continue to coordinate all Future Land Use Plan Map amendments with agencies responsible for the implementation of any regional resource planning and management plan local, state and regional organizations and agencies to assist the County with the identification of any potential impacts to regional resources, which may be caused by the development, to regional resources identified in the Suwannee River Regional Resource Planning and Management Plan** prepared pursuant to Chapter 380, Florida Statutes, ~~**upon adoption of this Comprehensive Plan.**~~

Policy I.8.1 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.

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OBJECTIVE I.9 The County shall ~~establish a process with~~ **request assistance from** the Water Management Districts **with the review of subdivision plat construction plans** of all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to provide the Water Management Districts an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.

Policy I.9.1 The County's ~~Land Development Regulations~~ shall ~~include a provision which~~ requires the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the County.

OBJECTIVE I.10 The County ~~shall adopt regulations by July 1, 1992, which shall~~ **continue to** regulate the location of development consistent with United States Department of Interior Geodetic Survey Topographic Information and soil conditions as identified within the United States Department of Agriculture ~~Soil Conservation Service Soil Survey for the County.~~ **Natural Resources Conservation Service, Soil Section, Soil Survey for the County.**

Policy I.10.1 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.

OBJECTIVE I.11 The County shall ~~adopt Land Development Regulations by July 1, 1992, which~~ require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

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

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OBJECTIVE I.12 The County shall **adopt maintain** innovative ~~**Land Development Regulations which shall include**~~ Planned Residential Development Regulations ~~by July 1, 1992~~. The purpose of the Planned Residential Development Regulations is to permit planned residential developments within both the Designated Urban Development Areas and Rural Areas of the County which are intended to: (1) Encourage the development of land as Planned Residential Developments; (2) Encourage flexible and creative concepts of site planning; (3) Preserve the natural amenities of the land by encouraging scenic and function open areas; (4) Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements; (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and, thereby, lowering development and housing costs; and (6) Provide a stable environmental character compatible with surrounding areas.

Policy I.12.1 The County's Land Development Regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain, ~~at a~~ minimum; ~~the following~~ provisions to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this **Plan** element and ensure the compatibility of adjacent land uses and provide for open space;
- (c) Protect Environmentally Sensitive Lands identified within the Conservation Element;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management;
- (e) Protect potable water well fields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Ensure safe and convenient on-site 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.

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OBJECTIVE I.13 The County, ~~upon adoption of this Comprehensive Plan~~, shall **continue to** require the location of essential services owned or operated by publicly regulated entities (e.g., electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunication and television antennas and towers), to be approved by the Board of County Commissioners as a special permit. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations and cable television lines, shall follow standard County approval procedures regarding new subdivisions or existing rights-of-way.

Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering for approval the following essential services; electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

- (a) No such essential service shall be sited within 150 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

OBJECTIVE I.14 The County shall, ~~upon adoption of this Comprehensive Plan~~, **establish continue to enforce** airport land use restrictions as provided in ~~Policy I.15.1~~ **the airport land use restrictions policy contained within the Future Land Use Element of this Comprehensive Plan.**

Policy I.14.1 Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

- (a) All lights or illumination used in conjunction with street, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof.
- (b) No operations from any land use type shall produce glare or other visual hazards within three statute miles of any usable runway of the airport.

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- (c) No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
- (d) Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people or any other use that could produce a major catastrophe as a result of an aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
- (e) No structure exceeding 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

OBJECTIVE I.15 **The County shall assist in maintaining the current and long term viability of the Camp Blanding Joint Training Center by coordinating with Camp Blanding Joint Training Center so that development within the Camp Blanding Military Zone as depicted on the Future Land Use Plan Map will minimize the impacts to the current and long term uses of the Camp Blanding Joint Training Center.**

Policy I.15.1 **The County will coordinate with Camp Blanding Joint Training Center in order to ensure that development within the Camp Blanding Military Zone minimizes negative impacts to the current and long-term viable use on the Camp Blanding Joint Training Center and protects the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of Camp Blanding Joint Training Center.**

Policy I.15.2 **All land use amendments, rezonings, developments of regional impacts, site plans, subdivisions and other development orders within the Camp Blanding Military Zone shall be forwarded to Camp Blanding Joint Training Center base commander or his/her designee for comments.**

Policy I.15.3 **The County shall coordinate with Camp Blanding Joint Training Center in an effort to limit allowable uses outside the Urban Development Areas in the Camp Blanding Military Zone to uses that will not be substantially impacted by noise, training activities and aircraft operations. Uses that may be substantially impacted by these activities include activities such as high density residential dwellings, hospitals, adult care facilities and similar uses.**

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Policy I.15.4 **The County shall limit building heights to 35 feet within the Camp Blanding Military Zone. Communications towers must apply for a special permit that will require actual notice to Camp Blanding Joint Training Center prior to final action by the County**

Policy I.15.5 **The County shall require lighting standards that limit artificial lighting, floodlights, search lights or any lighting that would be misleading or dangerous to aircraft operating within the Camp Blanding Military Zone. Lighting shall be fully shielded with positive optical control so that all light emitted by fixture, either directly from the lamp or indirectly from the fixture, is projected below a horizontal plane extending from the bottom of the light fixture. The purpose of these lighting standards is to reduce distractions to training pilots.**

Policy I.15.6 **The County shall require the dedication of an avigation easement for all new subdivision plats within the Camp Blanding Military Zone . The avigation easement shall be recorded in the Public Records of the County.**

Policy I.15.7 **The County shall require a Military Influence Area Notice Acknowledgment disclosing the fact that a parcel is located within the Camp Blanding Military Zone on subdivision plats, as part of planned unit developments, developments of regional impact, planned rural residential developments and site plans.**

OBJECTIVE I.16 **The County commits to achieve a high degree of intergovernmental coordination and communication to ensure that planning programs work in concert to promote the continued existence of Camp Blanding Joint Training Center and avoid incompatible land use activities.**

Policy I.16.1 **The County shall request the commanding officer of the Camp Blanding Joint Training Center designate a representative to serve on the Planning and Zoning Board, serving as the Local Planning Agency, as a non voting member to represent the interests of the Camp Blanding Joint Training Center.**

Policy I.16.2 **The County shall refer proposed comprehensive plan amendments, proposed land development regulation text amendments, applications for planned unit developments, developments of regional impact, rezonings, special exceptions, and similar applications within the Camp Blanding Military Zone to Camp Blanding Joint Training Center for review and comment prior to final action by the County.**

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SUWANNEE RIVER SYSTEM

100-YEAR FLOOD PLAIN SPECIAL PLANNING AREA

OVERALL GOAL TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THE 100-YEAR FLOOD PLAIN OF THE SANTA FE RIVER AS SHOWN ON THE FUTURE LAND USE PLAN MAP) INCLUDING FLOOD WATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.

OBJECTIVE S.1 To help ensure that development proposals and activities wholly or partially within the 100-year flood plain of the Suwannee River System are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall ~~**establish coordination**~~ **continue to coordinate** provisions between the County and all agencies with jurisdiction within the 100-year flood plain of the Suwannee River System ~~**by July 1, 1992:**~~ Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.

Policy S.1.1 The County shall request the Suwannee River Water Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River System.

Policy S.1.2 The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year flood plain of the Suwannee River System. The purpose of such notification is to provide opportunity for the district to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River System. ~~**The review and comment period shall be within the development review time frames established in the County's Land Development Regulations.**~~

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- Policy S.1.3 The review of preliminary subdivision plats and site and development plans within the 100-year flood plain of the Suwannee River System shall be based on the best available information regarding the physical characteristics of the site, including flood plain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
- OBJECTIVE S.2 The County shall **continue to** take the actions identified within the following policies **~~by July 1, 1992~~**, to protect unique natural areas within the Suwannee River System, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1 The County's ~~Land Development Regulations~~ shall provide for the evaluation of unique natural areas within the 100-year flood plain of the Suwannee River System during the development review process, meaning the platting of subdivisions, Planned Residential Developments, and resource-based activities (and incidental commercial uses located with such activities). The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.
- Policy S.2.2 The County shall require a 10-foot undisturbed regulated buffer on public lands along the property lines of public lands within the 100-year flood plain of the Suwannee River System for the purposes of visual screening, storm water run-off and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall participate in the acquisition planning process (prior to actual purchase) of state and regional agencies for lands and unique natural areas located within the 100-year flood plain of the Suwannee River System

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- Policy S.2.4 The County shall monitor the use of County-owned facilities on or within the 100-year flood plain of the Suwannee River System to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained so as to prevent potential adverse impacts to the Suwannee River System such as erosion, release of inadequately treated storm water or wastewater or the accumulation of trash and debris.
- Policy S.2.5 The County may designate publicly-owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River System as Conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County ~~will adopt Land Development Regulations by June 1, 1992, that shall continue to~~ regulate land use types, densities, and intensities for all lands within the 100-year flood plain of the Suwannee River System and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue non-conforming uses, and bring nonconforming structures into compliance within the flood plain.
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year flood plain of the Suwannee River System as an Environmentally Sensitive Area.
- Policy S.3.2 The lands within the 100-year flood plain, (as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, November 15, 1989), of the Suwannee River System which are located outside the designated Urban Development Areas shall conform with the following densities provided that within the Environmentally Sensitive Areas -2 category, dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within this designated corridor shall have a length-to-width ratio no greater than eight-to-one. In addition, the County's ~~Land Development Regulations~~ shall prohibit the location of intensive agricultural uses (the term "intensive agriculture" means all areas of concentrated animal density generally associated with milking barns, feed lots, chicken houses and holding pens), and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities such as campgrounds of less than 100 camp sites and commercial uses located with and incidental to resource-based activities, may be allowed as special exceptions).

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- Policy S.3.3 The County shall, inside designated Urban Development Areas within the 100-year flood plain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per ten acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acres, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.
- Policy S.3.4 The County shall prohibit development on the river berm by requiring a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of the Santa Fe River be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, in effect upon adoption of this Policy. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year flood plain of the Suwannee River System meet the building and design standards of the National Flood Insurance Program, the County and the Suwannee River and St. Johns Water Management Districts.
- Policy S.4.1 The County's ~~**Land Development Regulations**~~ shall conform with the National Flood Insurance Program requirements for construction activities undertaken in the 100-year flood plain of the Suwannee River System.
- Policy S.4.2 The County's ~~**Land Development Regulations**~~ shall require all new habitable structures be elevated no less than one-foot above the 100-year flood elevation without the use of fill materials within the regulatory floodway of the Suwannee River System.
- Policy S.4.3 The County's ~~**Land Development Regulations**~~ shall require all road construction and improvement projects within the 100-year flood plain of the Suwannee River System be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of storm water run-off, and any increase in pollutant loading to the receiving waters.

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II

TRAFFIC CIRCULATION ELEMENT

INTRODUCTION

A traffic circulation system supports existing and future development by providing for the safe and efficient movement of people and goods. This plan element identifies the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establishes a framework for policy decisions in planning for future transportation needs. Data collected for this plan element and its analysis, contained in the Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The Traffic Circulation Element inter-relates with the Future Land Use Element 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 and influences the use of land located adjacent to these facilities.

The Traffic Circulation Element also coordinates with other plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code. Since the County's traffic circulation system does not stop at political boundaries, coordination with other local governments is prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines 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, ~~upon adoption of this Comprehensive Plan, establish~~ **maintain** a safe, convenient and efficient level of service standard ~~which shall be maintained~~ for all roadways **beginning on July 1, 1992.**

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation "~~Florida Level of Service Standards and Guidelines Manual for Planning, 1989~~ **2002 Quality/Level of Service Handbook.**"

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	<u>U.S. 301/S.R. 200</u> from Bradford County east boundary to Lawtey north limits	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
2	<u>U.S. 301/S.R. 200</u> from Lawtey south limits to Starke north limits	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
3	<u>U.S. 301/S.R. 200</u> from Starke south limits to Bradford County south boundary	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
4	S.R. 16 from Bradford County west boundary to Starke north limits	2-U	Minor Arterial	Rural	D
5	S.R. 16 from Starke east limits to Bradford County east boundary	2-U	Minor <u>Principal</u> Arterial	Rural	D
6	S.R. 100 from Bradford County west boundary to Starke west <u>urban</u> limits	2-U	Minor Arterial	Rural	D
7	S.R. 100 <u>from Starke west urban limits</u> <u>to Starke west city limits</u>	2-U	Minor Arterial	<u>Urban</u>	D
7 8	S.R. 100 from Starke southe <u>ast</u> limits to Bradford County east boundary	2-U	Minor Arterial	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
8 <u>9</u>	S.R. 21 from Bradford County east boundary to Bradford County southeast boundary	2-U	Minor Arterial	Rural	D
9 <u>10</u>	S.R. 18 from Bradford County west boundary to Brooker west limits	2-U	Major Collector	Rural	D
10 <u>11</u>	C.R. 18 from Brooker east limits to S.R. 200	2-U	Major Collector	Rural	D
11 <u>12</u>	C.R. 18 from S.R. 200 to Hampton west limits	2-U	Major Collector	Rural	D
12 <u>13</u>	C.R. 18 from Hampton west limits to S.R. 100	2-U	Major Collector	Rural	D
13 <u>14</u>	C.R. 225 from Bradford County east boundary to Lawtey east limits	2-U	Major Collector	Rural	D
14 <u>15</u>	C.R. 225 from Lawtey west limits to S.R. 100	2-U	Major Collector	Rural	D
15 <u>16</u>	S.R. 230 from Bradford County east boundary to Starke east limits	2-U	Major Collector	Rural	D
16 <u>17</u>	C.R. 231 from Bradford County west boundary to Brooker north limits	2-U	Major Collector	Rural	D
17 <u>18</u>	S.R. 231 from Brooker south limits to Bradford County south boundary	2-U	Major Collector	Rural	D
18 <u>19</u>	C.R. 125 from Bradford County west boundary to S.R. 200	2-U	Minor Collector	Rural	D
19 <u>20</u>	C.R. 125 from S.R. 200 to Bradford County east boundary	2-U	Minor Collector	Rural	D
20 <u>21</u>	C.R. 225A from C.R. 125 to C.R. 225	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
21 <u>22</u>	C.R. 229 from Bradford County west boundary to Starke west limits	2-U	Minor Collector	Rural	D
22 <u>23</u>	C.R. 229A from C.R. 229 to S.R. 16	2-U	Minor Collector	Rural	D
23 <u>24</u>	C.R. 233 from C.R. 229A to S.R. 200	2-U	Minor Collector	Rural	D
24 <u>25</u>	C.R. 235 from C.R. 229 to C.R. 231	2-U	Minor Collector	Rural	D
25 <u>26</u>	C.R. 230A from C.R. 230 to C.R. 100A	2-U	Minor Collector	Rural	D
26 <u>27</u>	C.R. 100A from S.R. 100 to S.R. 100	2-U	Minor Collector	Rural	D
27 <u>28</u>	C.R. 100A from S.R. 100 to Starke west limits	2-U	Minor Collector	Rural	D
28 <u>29</u>	C.R. 225 from Sampson City Road to C.R. 227	2-U	Minor Collector	Rural	D
29 <u>30</u>	C.R. 227 from C.R. 18 to S.R. 200	2-U	Minor Collector	Rural	D
30 <u>31</u>	C.R. 221 from S.R. 200 to Hampton north limits	2-U	Minor Collector	Rural	D
31 <u>32</u>	C.R. 221 from Hampton west limits to S.R. 200	2-U	Minor Collector	Rural	D
32 <u>33</u>	C.R. 325 from Hampton south limits to Bradford County south boundary	2-U	Minor Collector	Rural	D
33 <u>34</u>	C.R. 225 from C.R. 18 to Bradford County south boundary	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
34 <u>35</u>	C.R. 237 from C.R. 18 to Bradford County south boundary	2-U	Minor Collector	Rural	D
35 <u>36</u>	C.R. 21A from S.R. 100 to C.R. 21B	2-U	Minor Collector	Rural	D
36 <u>37</u>	C.R. 21B from C.R. 21A to S.R. 21	2-U	Minor Collector	Rural	D
37 <u>38</u>	Laura Church Road from Starke northeast limits to S.R. 16	2-U	Minor Collector	Rural	D
38 <u>39</u>	Crawford Settlement Road from S.R. 16 to S.R. 200	2-U	Minor Collector	Rural	D
39 <u>40</u>	Sampson City Road from S.R. 100 to C.R. 225	2-U	Minor Collector	Rural	D
40 <u>41</u>	C.R. 231 from C.R. 18 to C.R. 18	2-U	Minor Collector	Rural	D
41 <u>42</u>	C.R. 214 from S.R. 21 to Bradford County east boundary	2-U	Minor Collector	Rural	D

U-Undivided

D-Divided

Policy II.1.2. The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, **in effect upon adoption of this Comprehensive Plan 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;**

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3. **Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or**
4. **Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.**

- Policy II.1.3. The County shall require the provision of safe and convenient onsite traffic flow which includes the provision for vehicle and non-motorized vehicle parking to be located on the same lot or parcel of land the parking is intended to serve. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of ~~9~~ **10** feet by ~~18~~ **20** feet in size. **Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size, plus a 5 foot wide access aisle.** The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4. The County shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways as integrated or parallel transportation facilities.
- OBJECTIVE II.2 The County shall, ~~upon adoption of this Comprehensive Plan, continue to~~ **require all traffic circulation 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 collector and arterial roads.**
- Policy II.2.1 The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.

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- OBJECTIVE II.3 The County shall, ~~upon the adoption of this Comprehensive Plan,~~ **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 future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in ~~Policy II.4.1~~ **the right-of-way setback policy contained within the Traffic Circulation Element of this Comprehensive Plan,** for all structures along new or realigned collector and arterial roadways ~~upon adoption of this Comprehensive Plan to be provided for by either the developer or purchased as additional right-of-way.~~
- Policy II.4.1 The County, ~~upon adoption of this Comprehensive Plan,~~ shall include provisions which require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way. **Such additional right-of-way shall be provided by the developer of the land as part of the development review approval 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 which has as its purpose the provision of 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 its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a foundation and basis for its formulation.

This plan element establishes a goal for the County in addressing the housing needs of the County through the year 201~~1~~ **2016** as well as providing measurable objectives to meet that housing goal. In addition, each objective is supported by one or more corresponding policies to provide guidance and direction towards the accomplishment of that 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, ~~by July 1, 1992,~~ continue to provide for ~~the allocation of at least 25 percent of the land use allocation which permit dwelling units to be provided to permit affordable housing, such as mobile homes;~~ 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. 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

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higher percent. Consideration must be given to the following groups: (a) “Moderate Income Person” 120% of the median income; (b) “Low Income Person” 80% of the median 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 served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. In addition, government subsidized housing shall be prohibited within areas subject to the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map dated November 15, 1989.

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 July 1, 1992~~.

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

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

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- (b) Every dwelling unit shall have both a cold water and 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 and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.

OBJECTIVE III.3

The County shall **continue to** make available site opportunities for **very low-**, low- and moderate-income families and mobile homes through the Future Land Use Element, ~~upon the adoption of this Comprehensive Plan, by permitting mobile homes in single family and multi-family residential areas on individual lots, in accordance with Objective III.1 or as mobile home subdivisions and parks consistent with Chapter 320.8285(5) and 553.38 (2), Florida Statutes, in effect upon the adoption of this Comprehensive Plan~~ **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 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's Local Planning Agency shall ~~request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of~~ **address the creation and/or preservation of affordable** housing for low- and moderate-income persons **in accordance with Chapter 9J-5.010(3)(b)3, Florida Administrative Code through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.**

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Policy III.3.2 The County's ~~Land Development Regulations~~ shall **provide for the location of mobile home developments and standards for mobile home installation consistent with Chapter 320.8285(5) and 553.38(2), Florida Statutes, in effect upon the adoption of this Comprehensive Plan address adequate sites and distribution of housing types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code.**

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; ~~upon adoption of this Comprehensive Plan.~~

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

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

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- (1) Does not meet applicable licensing criteria established and determined by the Florida Department of **Children and Families and the Agency for Health and Rehabilitative Services 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).

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

OBJECTIVE III.5 The County shall ~~establish~~ **continue to implement** programs for the demolition of housing, ~~by June 1, 1992,~~ 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 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

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

OBJECTIVE III.6 The County shall **continue to** provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that ~~by July 1, 1992~~, no person may undertake alteration of the exterior part of County designated historic housing or demolish or relocate such housing without ~~the Board of County Commissioners~~ **the Historic Preservation Agency** review and approval of such demolition alteration or relocation.

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

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- (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, ~~upon adoption of this Comprehensive Plan,~~ **continue to** require that relocation housing be available as a prerequisite to housing rehabilitation or neighborhood revitalization activities which result in the displacement of residents.

Policy III.7.1 The availability of relocation housing shall be researched and verified by County staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the County, which result in the displacement of residents.

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

Policy III.8.1 The County shall coordinate County housing programs with the Housing Authority and provide public participation opportunities for the private sector 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 GROUND WATER 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 ground water aquifer recharge areas in conformance with the future land use element. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The future growth of the County depends upon the safe, adequate and economical 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 consistent with the State of Florida Comprehensive Plan, the North Central Florida ~~Regional~~Strategic Comprehensive Policy Plan and other 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, ~~upon adoption of this Comprehensive Plan,~~ shall continue to mitigate existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

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

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SANITARY SEWER FACILITY SUB ELEMENT

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, ~~upon adoption of this Comprehensive Plan~~, and requiring that they are concurrent with projected demand **beginning on July 1, 1992.**

POLICIES FOR SANITARY SEWER

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Individual Septic Tanks	Standards as specified in Chapter 10D-6 , 64E-6 Florida Administrative Code, and as administered and regulated by the Florida Department of health and Rehabilitative Services in effect on April 16, 1992 January 1, 2003.
City of Starke Community Sanitary Sewer System	86 gallons per capita per day
Florida State Prison Community Sanitary Sewer System	142 gallons per capita per day

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas which do not meet the installation requirements of Chapter ~~10D-6~~ **64E-6**, Florida Administrative Code ~~and as administered and regulated by the Florida Department of Health and Rehabilitative Services, in effect upon adoption of this Comprehensive Plan.~~

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- Policy IV.2.3 The County shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is accessible, conditioned on the following requirements:
- (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's 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 regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's official zoning atlas or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial 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 ~~may allow the use of package waste water facilities~~ **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.**

~~**POLICIES FOR SOLID WASTE DISPOSAL**~~
~~**SOLID WASTE FACILITY SUB ELEMENT**~~

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.

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Policy IV.~~2.5~~ 3.1 The County hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.82 tons per capita per year

Policy IV.~~2.6~~ 3.2 The County shall schedule, design, operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV.~~2.7~~ 3.3 The County shall enhance the use of solid waste facilities through separation of solid waste for recycling as recycling programs are developed pursuant to **Chapter Section** 403.706, Florida Statutes, ~~in effect upon adoption of this Comprehensive Plan.~~

POLICIES FOR DRAINAGE
DRAINAGE FACILITY SUB ELEMENT

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 and as administered and regulated by the appropriate State agency, in effect upon **adoption amendment** of this Comprehensive Plan within the County, storm water management systems will 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:**

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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;
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational issues.
3. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter ~~17-25.025(9)~~ **62-25.025(9)**, Florida Administrative Code, in effect ~~upon adoption of this Policy on January 1, 2003~~, in order to meet the receiving water quality standards of Chapter ~~17-30262-302~~, Florida Administrative Code in effect ~~upon adoption of this Policy on January 1, 2003~~. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter ~~17-30262-302~~, Florida Administrative Code in effect ~~upon adoption of this Policy 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), in effect on January 1, 2003 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 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~~

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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 upon **adoption of this Policy on January 1, 2003** in order to meet the receiving water quality standards of Chapter ~~17-30262-302, F.A.C.~~ **Florida Administrative Code**. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter ~~17-302~~ **62-302**, Florida Administrative Code in effect **upon adoption of this Policy on January 1, 2003**.

Policy IV.~~2.9~~ **4.2** The County shall require the construction of structures or landscape alterations which maintain natural drainage flows including sheet flow and flow to isolated wetland systems.

Policy IV.~~2.10~~ **4.3** The County, ~~by July 1, 1992~~, in response to written recommendations of the Florida Department of Environmental **Regulations Protection**, shall request the Florida Department of Environmental **Regulation Protection** to fund and conduct a detailed storm water study and prepare a storm water master plan to (1) determine the design, capacities and hydraulic demands on the County's stormwater management facilities; (2) assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the ~~area's~~ **area's** surface and ground water **of the area**; and (3) identify opportunities and funding options to correct existing quality and quantity problems. Upon completion of this master plan, and if stormwater management facilities are determined to be needed or modified, the County shall request the Florida Department of Environmental **Regulation Protection** to fund and construct such needed facilities to be turned over to the County for subsequent operation and maintenance. The County shall amend this Comprehensive Plan to include the findings and recommendations (including projects in the five-year schedule of capital improvements) of the master plan.

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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 SUB ELEMENT

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.

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private individual water wells	Standards as specified in Chapter 17-22 <u>62-22</u> , Florida Administrative Code and as administered and regulated by the Water Management District , in effect upon adoption of this Comprehensive Plan on January 1, 2003.
City of Starke Community Potable Water System	115 gallons per capita per day
City of Hampton Community Potable Water System	170 gallons per capita per day

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<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
City of Lawtey Community Potable Water System	91 gallons per capita per day
Town of Brooker Community Potable Water System	93 gallons per capita per day
Florida State Prison Community Potable Water System	200 gallons per capita per day
Geneva Lake Estates Community Potable Water System	130 gallons per capita per day
Keystone Club Estates Community Potable Water System	176 gallons per capita per day
Olin's Mobile Home Park Community Potable Water System	185 gallons per capita per day

~~OBJECTIVE IV.3~~ ~~The County, upon adoption of this Comprehensive Plan, shall require that densities greater than 2 dwelling units per acre but less than 3 dwelling units per acre, be directed to areas which are served by centralized potable water systems and that densities greater than three dwelling units per acre be directed to areas served by centralized potable water systems and sanitary sewer systems.~~

Policy IV.3.1 5.2 The County's ~~Land Development Regulations~~ shall permit (a) residential densities in excess of 2 dwelling units per acre but less than **3 or equal to four (4)** dwelling units per acre, only within areas served by centralized potable water systems, and (b) residential densities in excess of 3 four (4) or more dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems. Existing lots of record in excess of these density requirements shall be exempted until such time as an approved community water or sanitary sewer system is provided by a public or private entity.

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NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

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~~ 6 The County, ~~upon adoption of this objective,~~ shall prohibit the discharge or spray irrigation of primary treated effluent from any community sanitary sewer facility or any agricultural use within a high groundwater aquifer recharge area as identified within ~~Illustration A-XI~~ Appendix A of this Comprehensive Plan.

Policy IV.4.1 ~~6.1~~ 6.1 The County shall **continue to** require that, during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District. Further, the County shall ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.5 ~~7~~ 7 The County, ~~upon adoption of this Comprehensive Plan,~~ 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 **all proposed subdivision plats be reviewed by the Water Management District prior to final approval of the plat subdividers to provide construction plans for conceptual review and comment by the Water Management Districts, prior to construction plan approval by the County.**

Policy IV.5.1 ~~7.1~~ 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 **establishing enforcing** a design standard that require 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.

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Policy IV.~~5.27.2~~ 27.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater **aquifer** recharge areas as identified within ~~Illustration A-XI~~ 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 where recharge is into potable water aquifers, unless the quality of discharged stormwater equals or exceeds the existing water quality of the potable water aquifer. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter ~~17-28~~ 62-28, Florida Administrative Code, **in effect upon adoption of this policy**;
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 ~~and Rehabilitative Services~~ **Services**;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter ~~17-28~~ 62-28, Florida Administrative Code, **in effect upon adoption of this policy**;
4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, **in effect upon adoption of this policy**, 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

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- (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 ~~Illustration A-XI~~ **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, ~~upon adoption of this Comprehensive Plan,~~ shall **continue to** assist the Water Management District with the implementation of its water conservation rule, when water shortages are declared by the District. 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.

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Policy IV.~~6.1~~ 8.2 The County shall cooperate with the enforcement of 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.

OBJECTIVE IV.7 ~~2~~ The County, ~~by July 1, 1992,~~ shall ~~include within the land development regulations a requirement~~ require that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.7.~~1~~ 9.1 The County's ~~land development regulations shall include a provision which requires~~ shall require a certification by the preparer of the permit plans that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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V

CONSERVATION ELEMENT

INTRODUCTION

The following goals, objectives and policies constitute the Conservation Element providing for the conservation, use and protection of the County's natural resources. Data collected for this plan element and its analysis contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

The Future Land Use Plan Map series may identify 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, objectives and policy statements.

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The County shall **establish continue to enforce** provisions within the site plan review process ~~by July 1, 1992~~ to protect air quality by requiring the appropriate siting of development and associated public facilities.

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- Policy V.1.1 The County's ~~land development regulations~~ shall require that all appropriate air quality permits necessary for the activity to be identified prior to the issuance of the development order, so that minimum air quality levels established by the Florida Department of Environmental **Regulation Protection** are maintained in the County.
- OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, ~~hereby establishes~~ **shall continue to require** a **500-foot** wellfield protection area around community water system wells. In addition, the County in order to protect **prime high ground**water **aquifer** recharge areas **as designated by the Water Management Districts and depicted in Appendix A of this Comprehensive Plan,** shall **continue to** limit development in these areas as specified in **Policy IV.5.2 the groundwater 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 the monitoring uses which may impact the ~~County's~~ current and projected water sources **of the County.**
- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental **Regulation 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.**

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- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands. The County shall provide for protection of natural areas and open space through public acquisition. Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and/or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with incorporated municipalities within the County, where applicable, the Suwannee River Water Management District, the St. Johns River Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.
- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of ~~**Policies V.2.16 and V.2.17**~~ **the silviculture policies of this element.**
- Policy V.2.5 The County shall, ~~by July 1, 1992,~~ 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 wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within the 100-year floodplain of the Santa Fe River by establishing this area as an Environmentally Sensitive Area in accordance ~~with~~ **Policy I.2.2 the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan.** In addition, the County shall participate in the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In

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addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.

Policy V.2.8

Where the alternative of clustering all structures in the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, or dredging and filling activities within wetlands. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter ~~17-312~~ **40B-400**, Florida Administrative Code, in effect upon the **adoption amendment** of this policy. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.

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

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.
2. Clearing or removal of native vegetation shall not exceed 1/10 acre per acre. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/10 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown ~~on Illustration A-VI, entitled Wetlands in Appendix A,~~ and more specifically described and defined as follows: Wetlands mean

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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 a hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non-intensive uses within a high groundwater aquifer recharge area as identified within ~~Illustration A-XI~~ **Appendix A** of this Comprehensive Plan.
- Policy V.2.12 The County shall require, as part of the development review process, the maintenance of the quantity and quality of surfacewater runoff within ~~fresh water stream to sink watersheds by prohibiting commercial and industrial development within these areas~~ **natural drainage basins**.

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Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits in the County. Further, the County's ~~land development regulations~~ shall include conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit regarding the location, site design, buffer requirements, access to principal arterial and major intersections, requirements for appropriate public facilities, and requirements which consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

Policy V.2.14 The County shall prohibit development on the river berm by requiring a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Santa Fe River), as classified by the Florida Department of Environmental Protection. This buffer shall be maintained for all single family residential and agricultural uses and silvicultural activities.

All other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District; ~~in effect upon adoption of this policy on January 1, 2003~~. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silviculture activities within the buffer zones shall be conducted in accordances with ~~Policy V.2.16~~ the silviculture policy of this element.

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- Policy V.2.16 Silviculture activities shall follow the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, **1993 2000**. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District; **in effect upon adoption of this policy**.
- Policy V.2.17 The County shall seek to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.
- OBJECTIVE V.3 The County shall, ~~by June 1, 1992,~~ **continue to** (1) require special mining permits and that such permits be coordinated with the Florida Department of **Natural Resources Environmental Protection**; (2) require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and (3) establish a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
- Policy V.3.1 The County shall require, ~~within the land development regulations,~~ that any mining permit be granted in conformance with **the mining policy contained within the Future Land Use Element of this Comprehensive Plan Policy I.3.3** and further, that the issuance of any mining permit be coordinated with the Florida Department of Environmental Protection.
- Policy V.3.2 The County shall 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 in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.
- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

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- Policy V.3.4 Following the publication of Critical Wildlife Conservation Areas by the Florida ~~Game and Fresh Water~~ Fish **and Wildlife** Commission, the County shall apply the provisions of **the critical wildlife habitat policy contained within this element Policy V.4.9** to the areas identified as wildlife habitats and unique vegetative communities.
- OBJECTIVE V.4 The County shall **continue to** cooperate in 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 from 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 Conservation** Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2 The County shall cooperate in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The County shall consult with the Florida ~~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 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 alter the natural functions of these natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and

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100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained, as provided in **the floodplain and wetlands protection policies of this element** ~~**Policies V.2.7 and V.2.8 of this Comprehensive Plan.**~~

- Policy V.4.5 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program and shall coordinate with state and federal wildlife programs.
- Policy V.4.6 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.7 The County shall request the assistance of the Florida ~~**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.4.8 Following the publication of Critical Wildlife Conservation Areas, by the Florida ~~**Game and Fresh Water**~~ **Fish and Wildlife Conservation** Commission, the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida ~~**Game and Fresh Water**~~ **Fish and Wildlife Conservation** Commission as Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time 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.

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

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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.

OBJECTIVE V.5 **The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended February 27, 2003, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated July 17, 2001; (2) Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2001; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.**

Policy V.5.1 **The map entitled Regionally Significant Natural Resources - Ground Water Resources, 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.**

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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.**

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.**

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Policy V.7.1

In and around critical springshed resources and sensitive springshed areas, low density and intensity land uses will be designated, including conservation lands, silviculture, parks and recreation areas and pasture. 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.**

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VI

RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship of size, number, type and location of different park and recreation to the population is the primary objective of this plan element.

Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

GOAL, OBJECTIVES AND POLICIES

GOAL VI - ENSURE THE PROVISION AND MAINTENANCE OF 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; ~~upon adoption of this Comprehensive Plan.~~

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Policy VI.1.1 The County shall maintain the number of access points to water oriented recreational resources for the County which will meet or exceed the level of service standards contained herein for resource-based water related activities.

OBJECTIVE VI.2 The County, every year as input to the revisions to the Capital Improvements Element, shall **continue to** prepare an inventory of recreation facilities and determine current levels of service, based upon existing population in order to determine the need for additional capital improvements to maintain the adopted level of service standards.

Policy VI.2.1 The County shall establish **and maintain** cooperative policies with other units of government, the Florida Department of **Environmental Protection Natural Resources**, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The County shall **continue to** require new subdivisions or re-subdivisions to establish recreation facilities consistent with the standards outlined below.

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

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Fishing (Boat)	1 boat ramp when the County population exceeds 10,000 and for every 10,000 population thereafter.
Camping (Recreation Vehicle and Tent)	1 acre of campground within the County when the County population exceeds 25,000 and for every 25,000 population thereafter.
Hiking	1 mile of available hiking trail within the County when the County population exceeds 10,000 population and for every 10,000 population thereafter.

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ACTIVITY

LEVEL OF SERVICE STANDARD

Nature Study

7 acres of wildlife management area within the County when the County population exceeds 10,000 and for every 10,000 population thereafter.

Bicycling

1 mile of local bicycle trail when the County population exceeds 1,000 and for every 1,000 population thereafter.

Policy VI.3.2

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

ACTIVITY

LEVEL OF SERVICE STANDARD

Golf

1 18-hole golf course when the population exceeds 65,200 population and for every 65,200 population thereafter.

Football/Soccer

1 multi-purpose playing field when the County population exceeds 15,000 and for every 15,000 population thereafter.

Baseball/Softball

1 baseball/softball field when the County population exceeds 6,000 and for every 6,000 population thereafter.

Tennis

1 tennis court when the County population exceeds 10,000 and for every 10,000 population thereafter.

Policy VI.3.3

The County, through the annual capital improvements budgeting process, shall identify funding sources to correct or improve existing deficiencies in County-owned parks and recreation facilities in accordance with the level of service standards contained herein.

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Policy VI.3.4 The County shall provide for protection of natural areas and open space through public acquisition. Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and/or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with incorporated municipalities within the County, the Suwannee River Water Management District, the St. Johns Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.

OBJECTIVE VI.4 The County shall **continue to** require new subdivision or re-subdivision to establish open space consistent with the policies outlined below.

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

Policy VI.4.2 The County, as part of the procedure for monitoring land evaluation of the Comprehensive Plan, shall recommend the purchase of lands for open spaces by public agencies and, subsequent to such land purchase, support and assist, when possible, such agencies in the management of such lands.

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The following goal, objectives and policies provide guidelines for coordination between the County and adjacent local governments and other governmental and service agencies.

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

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

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.

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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.

Policy VII.2.1 The County, as part of the subdivision, multi-family, commercial and industrial **site and development plan** review process, shall review the relationship of proposed developments 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 ~~zoning director~~ shall provide ~~preliminary plats and site and development plans for multi-family, commercial and industrial development to adjacent local governments, for review and comment, when the development is within 2 miles of the adjacent local government's political boundary information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.~~

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

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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 ~~upon adoption of this Comprehensive Plan. 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 Districts 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 Educational~~ **Facilities Plan.**

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

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

Policy VII.5.2 Until such time as an interlocal agreement is adopted by the County and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the County and the School Board:

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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~~3~~ 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

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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 countrywide 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 countrywide 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 County public facilities less than the level of service standard established within the Comprehensive Plan.**

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

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

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

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

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- Policy VII.8.3** **The County shall work with the municipalities located within the County to encourage annexation to meet the criteria for “urban in character” as specified within Chapter 171, Florida Statutes.**
- Policy VII.8.4** **The County shall work with the municipalities located within the County where an urban services report is required by Chapter 171, Florida Statutes for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.**
- Policy VII.8.5** **The County shall coordinate level of service standards with the municipalities located within the County for those services provided by the County within municipalities.**
- Policy VII.8.6** **The County shall continue to coordinate with the municipalities located within the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.**
- Policy VII.8.7** **The County shall coordinate with the municipalities located within the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within municipalities and state recreational facilities within the unincorporated area of the County.**
- Policy VII.8.8** **The County shall coordinate with the municipalities located within the County to resolve planning issues within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.**
- Policy VII.8.9** **The County shall coordinate planning efforts with the municipalities located within the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.**

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VIII

CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

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

This element is not a complete capital improvement program for the County because it 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, in effect upon adoption of this Comprehensive Plan.

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 ~~beginning on October 1, 1992~~, 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:

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Criteria

- A. The County shall assess, on an annual basis and prior to or concurrent with the County's budget process, the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan;
- B. 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;
- C. 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;
- D. Capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- E. 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;
- F. 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;
- G. 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
- H. All other capital improvements shall be given the fifth order of priority.

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- Policy VIII.1.2 The County, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, shall 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 July 1, 1992~~ that all decisions regarding the issuance of development orders or permits be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.
- Policy VIII.2.1 The County shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS:

Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation ~~Florida Level of Service Standards and Guidelines Manual for Planning, 1989~~ “2002 Quality/Level of Service Handbook”.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	<u>U.S. 301/S.R. 200</u> from Bradford County east boundary to Lawtey north limits	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
2	<u>U.S. 301/S.R. 200</u> from Lawtey south limits to Starke north limits	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
3	<u>U.S. 301/S.R. 200</u> from Starke south limits to Bradford County south boundary	4-D	Principal Arterial <u>Florida Intrastate Highway System</u>	Rural	€ <u>B</u>
4	S.R. 16 from Bradford County west boundary to Starke north limits	2-U	Minor Arterial	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
5	S.R. 16 from Starke east limits to Bradford County east boundary	2-U	Minor <u>Principal</u> Arterial	Rural	D
6	S.R. 100 from Bradford County west boundary to Starke west <u>urban</u> limits	2-U	Minor Arterial	Rural	D
<u>7</u>	<u>S.R. 100</u> <u>from Starke west urban limits</u> <u>to Starke west city limits</u>	<u>2-U</u>	<u>Minor Arterial</u>	<u>Urban</u>	D
7 <u>8</u>	S.R. 100 from Starke southeast limits to Bradford County east boundary	2-U	Minor Arterial	Rural	D
8 <u>9</u>	S.R. 21 from Bradford County east boundary to Bradford County southeast boundary	2-U	Minor Arterial	Rural	D
9 <u>10</u>	S.R. 18 from Bradford County west boundary to Brooker west limits	2-U	Major Collector	Rural	D
10 <u>11</u>	C.R. 18 from Brooker east limits to S.R. 200	2-U	Major Collector	Rural	D
11 <u>12</u>	C.R. 18 from S.R. 200 to Hampton west limits	2-U	Major Collector	Rural	D
12 <u>13</u>	C.R. 18 from Hampton west limits to S.R. 100	2-U	Major Collector	Rural	D
13 <u>14</u>	C.R. 225 from Bradford County east boundary to Lawtey east limits	2-U	Major Collector	Rural	D
14 <u>15</u>	C.R. 225 from Lawtey west limits to S.R. 100	2-U	Major Collector	Rural	D
15 <u>16</u>	S.R. 230 from Bradford County east boundary to Starke east limits	2-U	Major Collector	Rural	D
16 <u>17</u>	C.R. 231 from Bradford County west boundary to Brooker north limits	2-U	Major Collector	Rural	D
17 <u>18</u>	S.R. 231 from Brooker south limits to Bradford County south boundary	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
18 <u>19</u>	C.R. 125 from Bradford County west boundary to S.R. 200	2-U	Minor Collector	Rural	D
19 <u>20</u>	C.R. 125 from S.R. 200 to Bradford County east boundary	2-U	Minor Collector	Rural	D
20 <u>21</u>	C.R. 225A from C.R. 125 to C.R. 225	2-U	Minor Collector	Rural	D
21 <u>22</u>	C.R. 229 from Bradford County west boundary to Starke west limits	2-U	Minor Collector	Rural	D
22 <u>23</u>	C.R. 229A from C.R. 229 to S.R. 16	2-U	Minor Collector	Rural	D
23 <u>24</u>	C.R. 233 from C.R. 229A to S.R. 200	2-U	Minor Collector	Rural	D
24 <u>25</u>	C.R. 235 from C.R. 229 to C.R. 231	2-U	Minor Collector	Rural	D
25 <u>26</u>	C.R. 230A from C.R. 230 to C.R. 100A	2-U	Minor Collector	Rural	D
26 <u>27</u>	C.R. 100A from S.R. 100 to S.R. 100	2-U	Minor Collector	Rural	D
27 <u>28</u>	C.R. 100A from S.R. 100 to Starke west limits	2-U	Minor Collector	Rural	D
28 <u>29</u>	C.R. 225 from Sampson City Road to C.R. 227	2-U	Minor Collector	Rural	D
29 <u>30</u>	C.R. 227 from C.R. 18 to S.R. 200	2-U	Minor Collector	Rural	D
30 <u>31</u>	C.R. 221 from S.R. 200 to Hampton north limits	2-U	Minor Collector	Rural	D
31 <u>32</u>	C.R. 221 from Hampton west limits to S.R. 200	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
32 <u>33</u>	C.R. 325 from Hampton south limits to Bradford County south boundary	2-U	Minor Collector	Rural	D
33 <u>34</u>	C.R. 225 from C.R. 18 to Bradford County south boundary	2-U	Minor Collector	Rural	D
34 <u>35</u>	C.R. 237 from C.R. 18 to Bradford County south boundary	2-U	Minor Collector	Rural	D
35 <u>36</u>	C.R. 21A from S.R. 100 to C.R. 21B	2-U	Minor Collector	Rural	D
36 <u>37</u>	C.R. 21B from C.R. 21A to S.R. 21	2-U	Minor Collector	Rural	D
37 <u>38</u>	Laura Church Road from Starke northeast limits to S.R. 16	2-U	Minor Collector	Rural	D
38 <u>39</u>	Crawford Settlement Road from S.R. 16 to S.R. 200	2-U	Minor Collector	Rural	D
39 <u>40</u>	Sampson City Road from S.R. 100 to C.R. 225	2-U	Minor Collector	Rural	D
40 <u>41</u>	C.R. 231 from C.R. 18 to C.R. 18	2-U	Minor Collector	Rural	D
41 <u>42</u>	C.R. 214 from S.R. 21 to Bradford County east boundary	2-U	Minor Collector	Rural	D

U-Undivided
D-Divided

SANITARY SEWER LEVEL OF SERVICE STANDARDS:

**The County hereby establishes the following level of service standards
 for sanitary sewer facilities.**

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<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Individual Septic Tanks	Standards as specified in Chapter 10D-6 64E-6 , Florida Administrative Code, and as administered and regulated by the Florida Department of Health and Rehabilitative Services in effect on April 16, 1992 January 1, 2003 .
City of Starke Community Sanitary Sewer System	86 gallons per capita per day
Florida State Prison Community Sanitary Sewer System	142 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS:

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	0.82 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

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

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and ~~17-25~~ **62-25**, Florida Administrative Code **in effect on January 1, 2003** and as administered and regulated by the appropriate State agency, in effect **upon adoption of this Comprehensive Plan on January 1, 2003** within the County, stormwater management systems will 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:**

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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;
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 upon adoption of this Policy in order to meet the receiving water quality standards of Chapter ~~17-302~~ **62-302**, Florida Administrative Code in effect **upon adoption on January 1, 2003 of this policy**. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter ~~17-302~~ **62-302**, Florida Administrative Code in effect **upon adoption of this policy 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), in effect on January 1, 2003, 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.**

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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 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 **upon adoption of this policy 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**. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter ~~17-302~~ **62-302**, Florida Administrative Code in effect **upon adoption of this Policy on January 1, 2003**.

POTABLE WATER LEVEL OF SERVICE STANDARDS:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private Individual Water Wells	Standards as specified in Chapter 17-22 <u>62-22</u> , Florida Administrative Code <u>as administered and regulated by the Water Management District</u> , in effect <u>upon adoption of this Comprehensive Plan on January 1, 2003</u> .
City of Starke Community Potable Water Systems	115 gallons per capita per day
City of Hampton Community Potable Water System	170 gallons per capita per day
City of Lawtey Community Potable Water System	91 gallons per capita per day

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<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Town of Brooker Community Potable Water System	93 gallons per capita per day
Florida State Prison Community Potable Water System	200 gallons per capita per day
Geneva Lake Estates Community Potable Water System	130 gallons per capita per day
Keystone Club Estates Community Potable Water System	176 gallons per capita per day
Olin's Mobile Home Park Community Potable Water System	185 gallons per capita per day

RESOURCE-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS:

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Fishing (boat)	1 boat ramp when the County population exceeds 10,000 and for every 10,000 population thereafter.
Camping (Recreation Vehicle and Tent)	1 acre of campground within the County when the County population exceeds 25,000 and for every 25,000 population thereafter.
Hiking	1 mile of available hiking trail within the County when the County population exceeds 10,000 population and for every 10,000 population thereafter.

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Nature Study	7 acres of wildlife management area within the County when the County population exceeds 10,000 and for every 10,000 population thereafter.
Bicycling	1 mile of local bicycle trail when the County population exceeds 1,000 and for every 1,000 population thereafter.

ACTIVITY BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Golf	1 18-hole golf course when the population exceeds 65,200 population and for every 65,200 population thereafter.
Football/Soccer	1 multi-purpose playing field when the County population exceeds 15,000 population and for every 15,000 population thereafter.
Baseball/Softball	1 baseball/softball field when the County population exceeds 6,000 population and for every 6,000 population thereafter.
Tennis	1 tennis court when the County population exceeds 10,000 population and for every 10,000 population thereafter.

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

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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 July 1, 1992, include~~ **continue to enforce** subdivision improvement standards ~~within the land development regulations~~ wherein the subdivider, at his or her expense, shall grade and improve streets, street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.

OBJECTIVE VIII.4 The County, ~~by July 1, 1992, shall establish~~ **shall 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 orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The County shall establish, as part of the annual capital improvements budgeting process, a policy 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, as part of the annual capital improvements budgeting process, a policy 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.

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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, when available and where the County has competitive standing in any ranking process for determining a program award.

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IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 shows the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. This schedule is based upon the Data and Analysis Report which, although not a part of this plan, provides the basis for determining the economic feasibility of the projects listed.

TABLE VIII-1

FIVE YEAR SCHEDULE OF IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
NONE					

Source: Data and Analysis Report, November 30, 1987, Revised November 1991,
Revised March, 1999, Revised September 2006.

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PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

Monitoring and evaluating the Capital Improvements Element is important to the effectiveness of the County's planning program due to the fluctuations in the County's revenues and expenditures caused by shifting 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 designated 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 during its annual review and 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 projects are 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 its adopted level of service standards;
- (4) Efforts by the County to secure grants or private funds, when available, to finance the provision of needed capital improvements;
- (5) Consideration of corrections, updates and modifications concerning costs and revenue sources;
- (6) Consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and particularly its 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.

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

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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 improvement element, shall be adopted in accordance with **Chapter Section** 163.3187, Florida Statutes, as amended.

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CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 9J-5, Florida Administrative Code requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system ensures that, prior to the issuance of a development order or permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

PURPOSE AND OVERVIEW

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

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

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

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

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

Words **bolded and underlined** have been added.
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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 when 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, in effect upon the adoption of this Comprehensive Plan. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, in effect upon adoption of this Comprehensive Plan, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, in effect upon adoption of this Comprehensive Plan.~~

~~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 Land Development Regulation Administrator as part of the Certificate of Concurrency Compliance Procedure. For roads, this determination shall apply to the adopted level of service standards for roads within the County's jurisdiction. Public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.~~

Words **bolded and underlined** have been added.
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~~2. **Other Type of Development Permits.** Other types of development permits have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development permits. Therefore, subject to the Land Development Regulation Administrator 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 permits:~~

~~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; and~~

~~b. Such provisions shall 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 standards so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the 5-Year Schedule of Improvements found within the County's Capital Improvements Element.~~

~~c. Such provisions also shall specify that if additional public facility capacity is not on line when the impacts of development occur, a certificate of occupancy shall not be issued.~~

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.

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Words ~~bolded and struck through~~ have been deleted.

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 developmental order or permit; 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 developmental order or permit.

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

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 functional 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.**

Words **bolded and underlined** have been added.
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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: 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 to the total excess capacity of existing facilities the total capacity of any new facilities which meet the previously defined concurrency standards, followed by subtracting capacity committed through concurrency reservations or previously approved development orders or permits.

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

- a. Should an applicant desire to determine if sufficient capacity exists to accommodate the proposed project, the Land Development Regulation Administrator shall make an informal, non-binding determination regarding the apparent sufficiency in the capacity of 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 make a determination of what public facilities or services would become deficient if the proposed project were approved.

- b. Certain development approvals are ineligible to receive a 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 and 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 on the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, for reserving capacity in public facilities and services.

Words **bolded and underlined** have been added.
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2. For Roadways, **the following** 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 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, **Special Report 209 (1985) 2000**; or (3) conduct a ~~speed and delay study~~ **traffic impact analysis** following the procedures outlined in the Florida Department of Transportation, ~~Traffic Engineering Office's "Manual for Uniform Traffic Studies."~~ **Site Impact Handbook, April 1997.**
 - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the County's Comprehensive Plan.
 - ~~d. Any proposed development generating more than 750 trips a day shall be required to provide a trip distribution model in addition to the requirements outlined above.~~
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, **the following** 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 the proposed project will not result in a level of service failure, the concurrency determination will be that adequate facility capacity exists at acceptable levels of service.

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

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

- c. If such level of service information indicates the proposed project will result in a level of service failure, the concurrency determination will be that adequate facility capacity at acceptable levels of service is not available on 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 ~~twelve~~ 12 months from the date of issuance.

Unless development commences on or before the ~~expiry~~ 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 **following** order of priority shall apply, **as follows**:

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

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

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order or permit shall be issued which would require the Board of County Commissioners to delay or suspend construction of any capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If after issuance of a development order or development permit a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the County to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.

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

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4. The result of any development not meeting the 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).

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

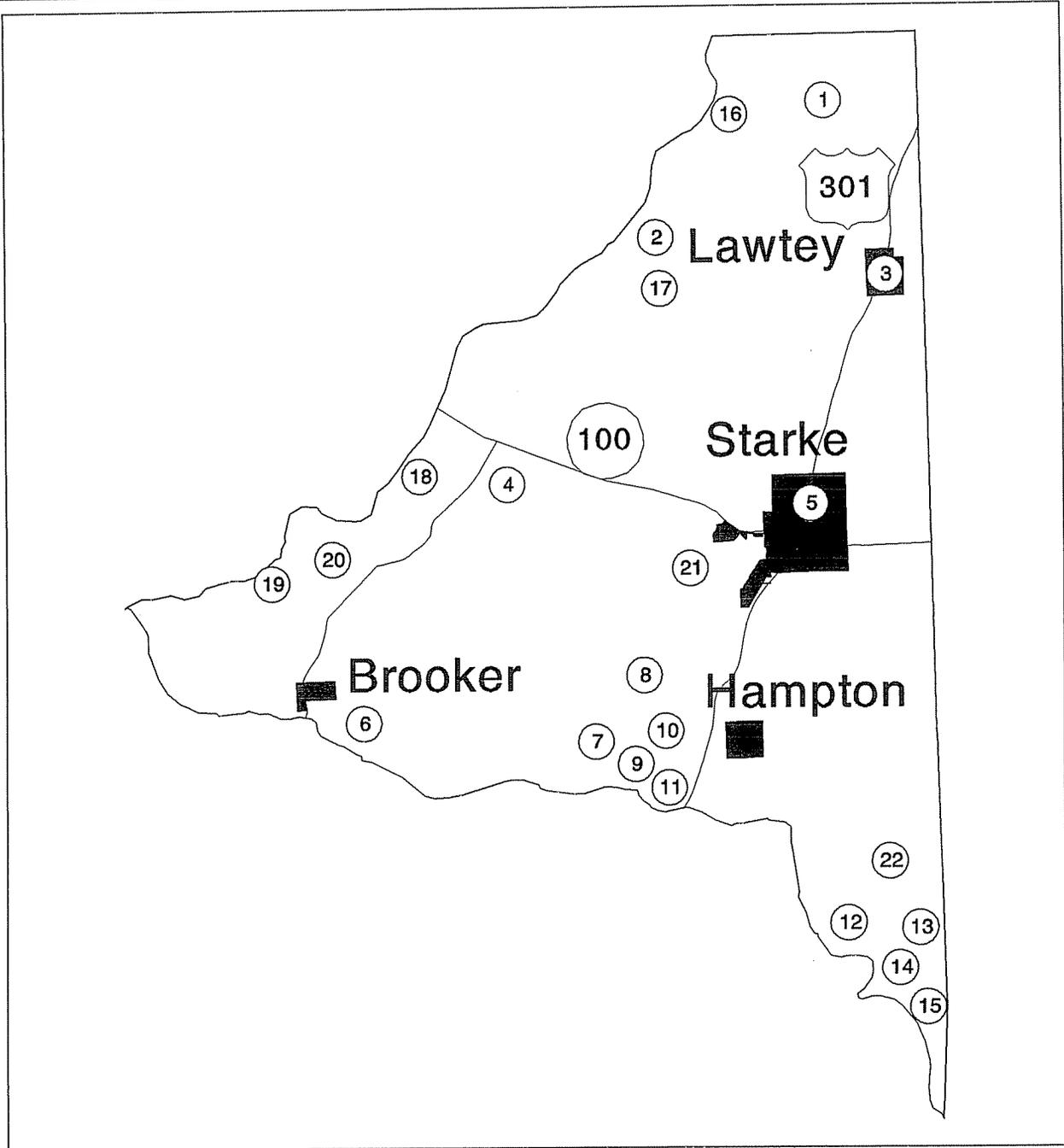
REGIONALLY SIGNIFICANT NATURAL AREAS MAP

Words **bolded and underlined** have been added.
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ILLUSTRATION A-1
FUTURE LAND USE PLAN MAP ~~2011~~ 2016

ILLUSTRATION A-II

BRADFORD COUNTY
Historic Resources



LEGEND

Refer to Legend on Following Page

SOURCE:

Florida Department of State,
Division of Historic Resources,
Florida Master Site File, 1998

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



Words **bolded and underlined** have been added.
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LEGEND FOR ILLUSTRATION A-II

HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE	STATUS
1	Ruth Road	Prehistoric	Original
2	Florida State Prison 1	Prehistoric	Original
	Florida State Prison 2	Prehistoric	New
4	Complicated Stamp	Prehistoric	New
	Down from the Church	Prehistoric	New
	Mt. Vernon Church	Archaic/Prehistoric/Historic	Original
6	Gainey Field	Unknown	Original
	Kelly	Historic	New
7	Sampson Creek West	Prehistoric	Original
8	Postmaster	Prehistoric	Original
9	Fort Harlee Blockhouse	Historic	Original
10	NN	Archaic	Original
11	NN	Historic	Original
12	Lake Santa Fe Outlet	Prehistoric	Original
13	Indian Lake Mound	Prehistoric	New
	Keystone Club Estates	Prehistoric	Original
14	Indian Lake Mound	Prehistoric	New
15	Pridgen	Archaic/Prehistoric	Original
16	Curlew II	Archaic/Prehistoric	New
	Tan Hide	Prehistoric	New
17	Heilbronn I	Archaic/Prehistoric	New
18	Bull Pasture	Prehistoric	New
	Log Cabin Bluff	Prehistoric/Historic	New
	New River Jones	Prehistoric	New
18	Sapp	Prehistoric	New
	Sapp 2	Prehistoric	New

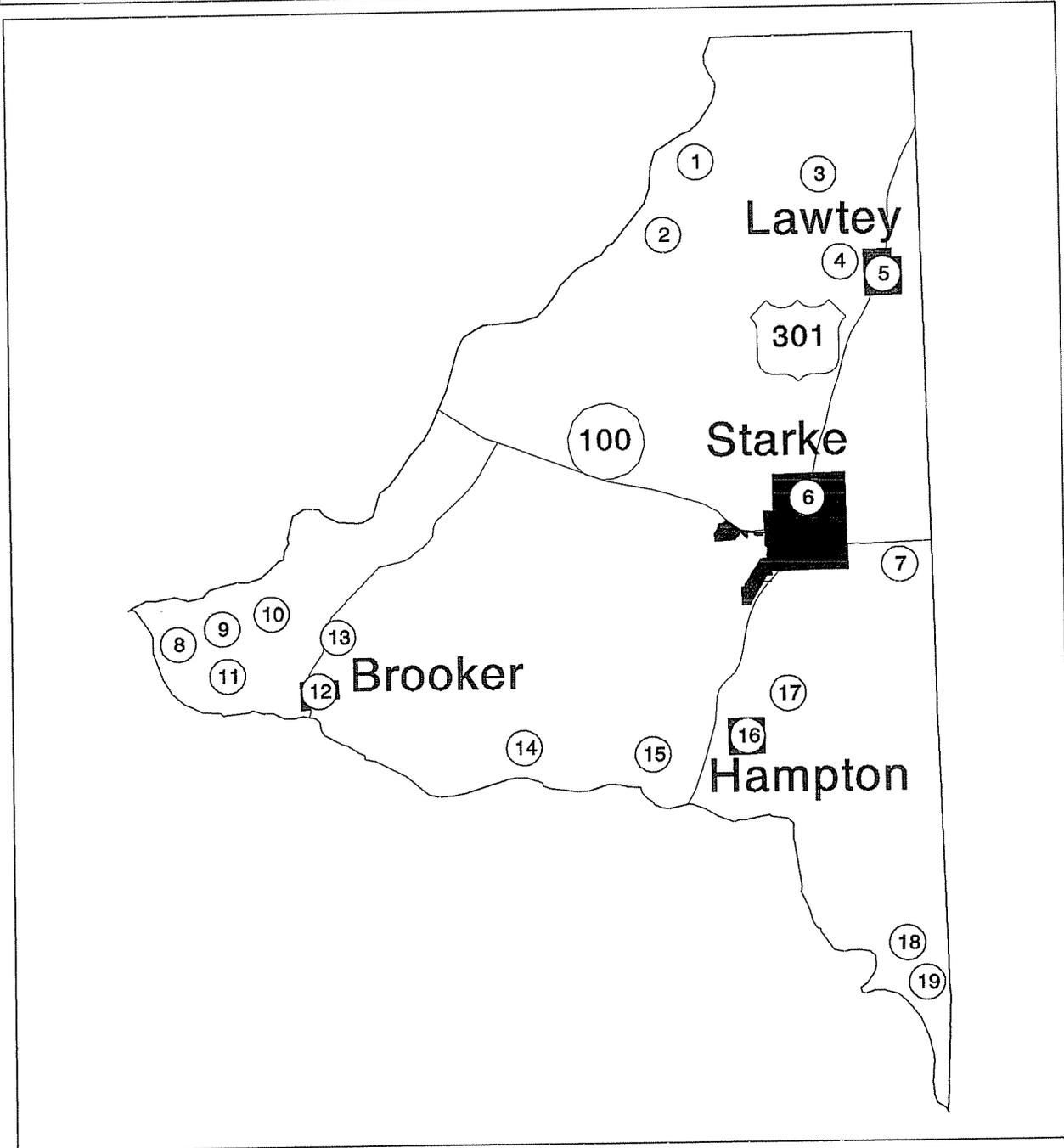
Words **bolded and underlined** have been added.
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LEGEND FOR ILLUSTRATION A-II
 HISTORIC RESOURCES

LOCATION NUMBER	SITE NAME	TYPE	STATUS
18	Sinkhole Bluff	Prehistoric	New
19	Boomerang	Prehistoric	New
	Bubba's Rye Field	Unknown	New
	Corner Field	Prehistoric	New
	Horses	Unknown	New
	New River	Unknown	New
	No Horses	Unknown	New
	No Tung	Prehistoric/Historic	New
	Two Old Snags	Unknown	New
20	Cable Trail	Unknown	New
	Compressor Station	Unknown	New
	Corn Sprouts	Unknown	New
	Dairy Office	Unknown	New
	SW 10th Avenue Historic Cemetery	Unknown	New
	Tax Day	Unknown	New
	Tenth Ave. Cornfield	Unknown	New
	Trail to Terrace	Prehistoric	New
21	Lake Simpson Railroad	Prehistoric	New
22	49th Street Site	Historic	New
	Crystal Mound	Unknown	New
	Emerald Lake Amphitheater	Unknown	New
	Emerald Lake Beach	Unknown	New
	Mizzell	Historic	New

ILLUSTRATION A-III

BRADFORD COUNTY
Existing and Planned Waterwells



LEGEND
Refer to legend on following page
Current data not available at this time

SOURCE:
Suwannee River Management District, 1986

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Miles
0 1 2 3 4 5

The block contains a scale bar from 0 to 5 miles and a north arrow. A small map of Florida is also present, with a dot indicating the location of Bradford County.

Words **bolded and underlined** have been added.
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LEGEND FOR ILLUSTRATION A - III
 EXISTING AND PLANNED WATER WELLS

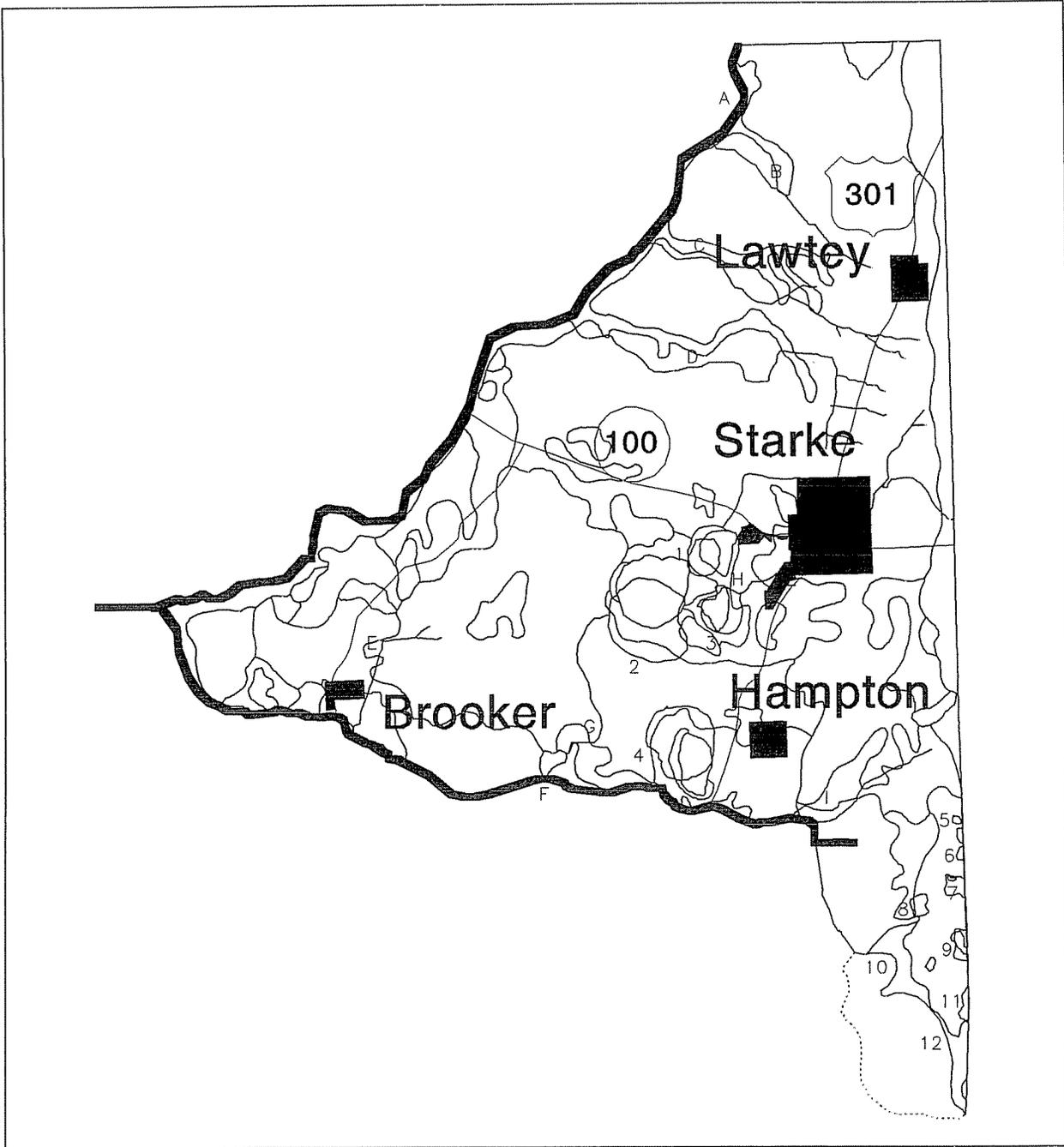
1986

LOCATION NUMBER	NAME	STATUS
1	Florida State Prison	Community
2	Olin's Mobile Home Park	Community
3	E I DuPont De NeMours Company	Other Mineral Mining
4	John O Pons	Overhead Irrigation
5	Lawtey Water Department	Community
6	City of Starke	Community
7	J R Wainwright	Overhead Irrigation
8	Edwards River Ranch, Inc.	Overhead Irrigation
9	Kerr McGee Corporation	Overhead Irrigation
10	Florida Hydrocarbons Company	Chemical Products/Processing
11	Blake Hamilton	Overhead Irrigation
12	Brooker Water Department	Community
13	Kerr McGee Corporation	Overhead Irrigation
14	Wayne Parrish	Overhead Irrigation
15	Shady Oak Camper and Mobile Home Park	Community
16	Hampton Water System	Community
17	Griffin Industries, Inc.	General Industrial uses
18	Keystone Club Estates	Community
19	Geneva Lake Estates	Community

Source: Suwannee River Water Management District 1986.

ILLUSTRATION A-IV

BRADFORD COUNTY
Rivers and Lakes



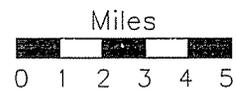
LEGEND

Refer to Legend on Following Page

SOURCE:

Water Resources Atlas of Florida, 1984

**NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL**



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LEGEND FOR ILLUSTRATION A - IV

RIVERS AND LAKES

1986

LOCATION NUMBER	NAME	TYPE OF WATER BODY
A	New River	River
B	Olustee Creek	Creek
C	Alligator Creek North	Creek
D	Water Oak Creek	Creek
E	Braggs Branch	Creek
F	Santa Fe River	River
G	Sampson River	River
H	Alligator Creek	Creek
I	Double Run Creek	Creek
1	Lake Crosby	Lake
2	Lake Sampson	Lake
3	Lake Rowell	Lake
4	Hampton Lake	Lake
5	Crystal lake	Lake
6	Lake Bedford	Lake
7	Brooklyn Lake	Lake
8	Silver Lake	Lake
9	Paradise Lake	Lake
10	Little Santa Fe Lake	Lake
11	Lake Geneva	Lake
12	Santa Fe Lake	Lake

ILLUSTRATION A-V

**BRADFORD COUNTY
FLOOD PRONE AREAS**



LEGEND

 Flood Prone Areas

SOURCE

Federal Emergency Management Agency
Flood Insurance Rate Map for Bradford
County, Florida
November, 1989

SCALE

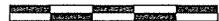
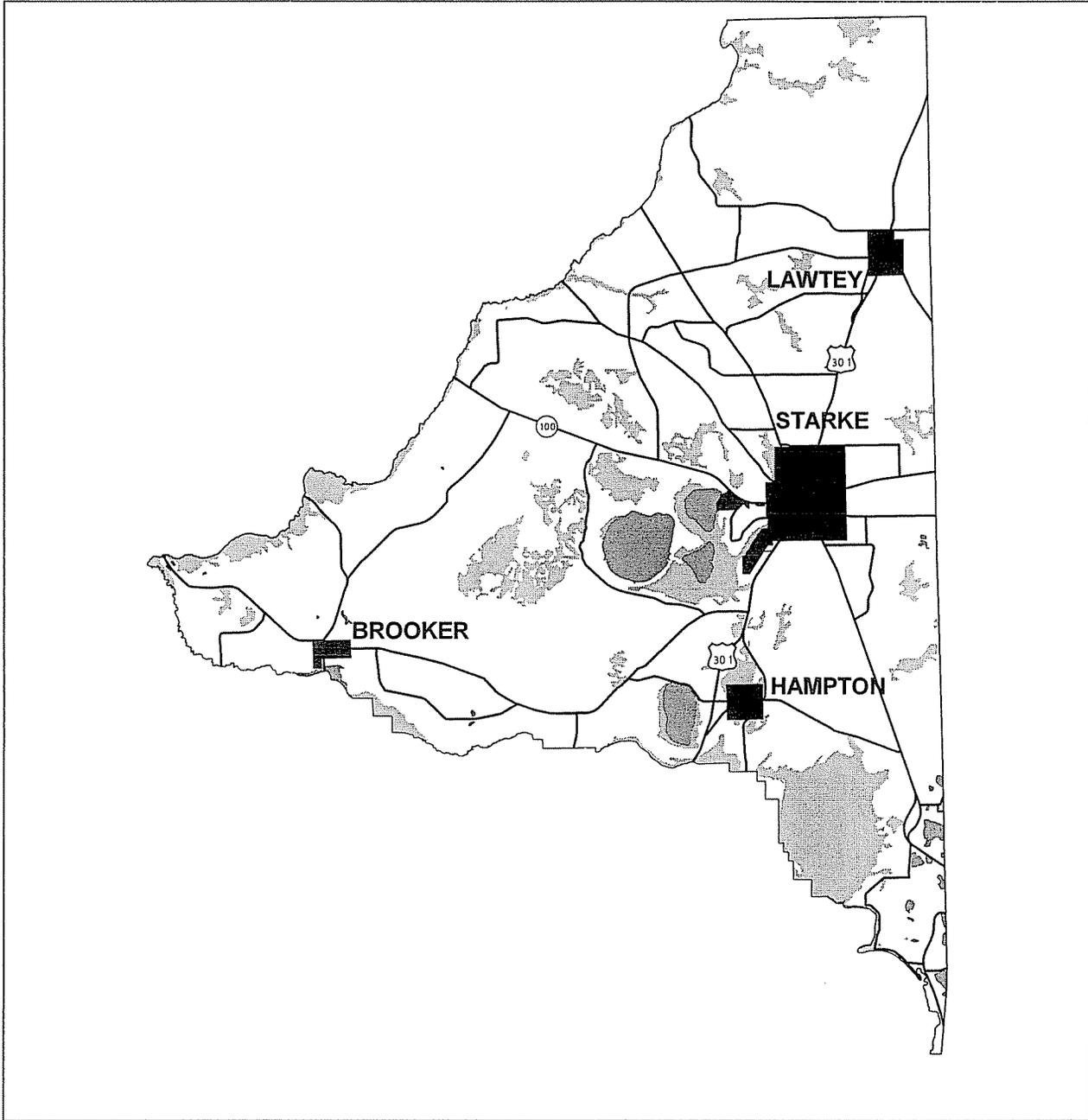
0 1 2 3 4 5 Miles




ILLUSTRATION A-VI

**BRADFORD COUNTY
WETLANDS**



LEGEND

- Wetlands USGS
-  Wetland
-  Lake or Pond

SOURCE

National Wetlands Reconnaissance
Survey for Gainesville, Florida 1981

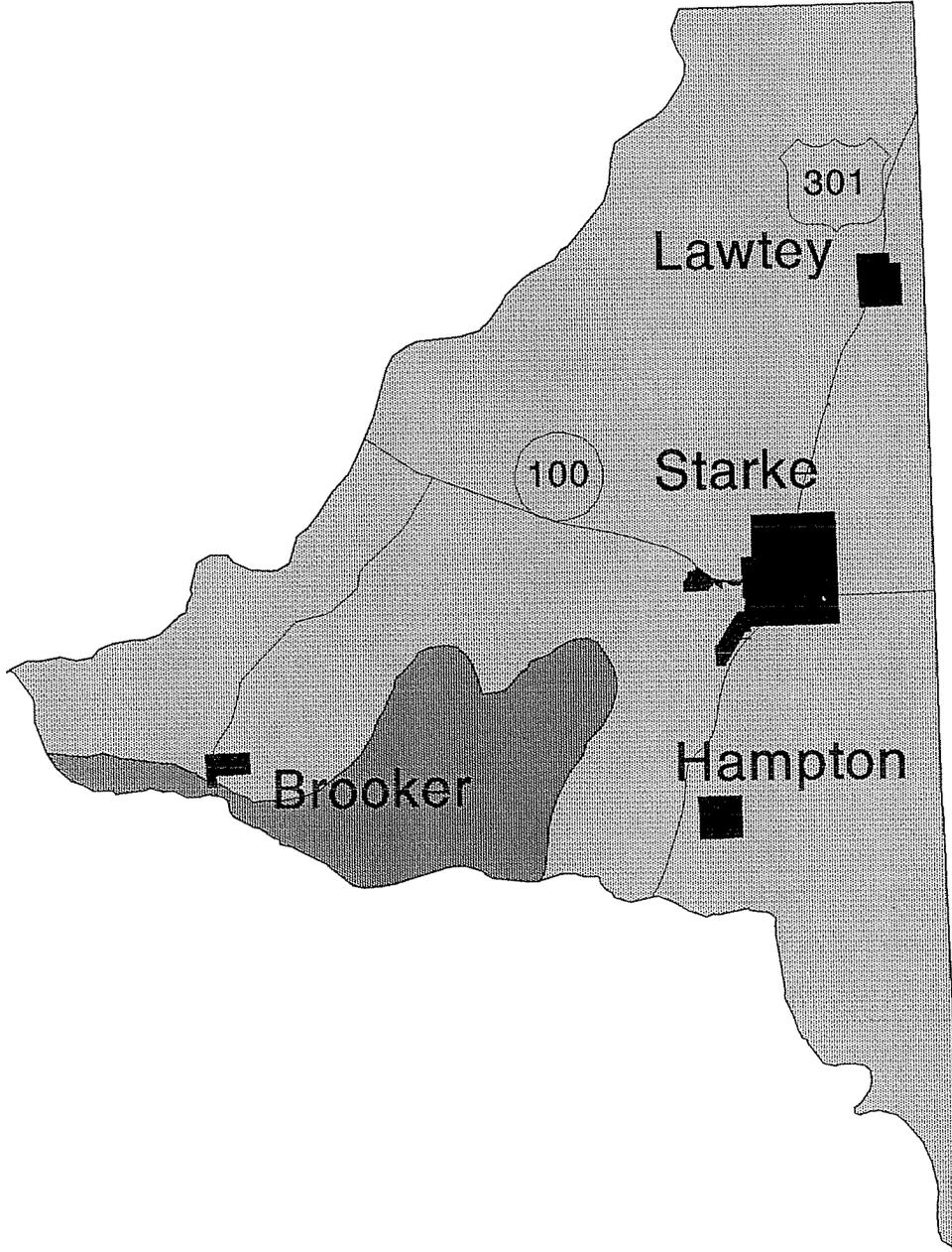
SCALE

0 1 2 3 4 5 Miles



BRADFORD COUNTY

Minerals



LEGEND

-  Phosphate
-  Sand

SOURCE:

Natural Resources, North Central Florida
Regional Planning Council, 1977

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

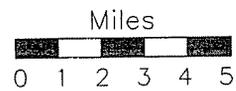
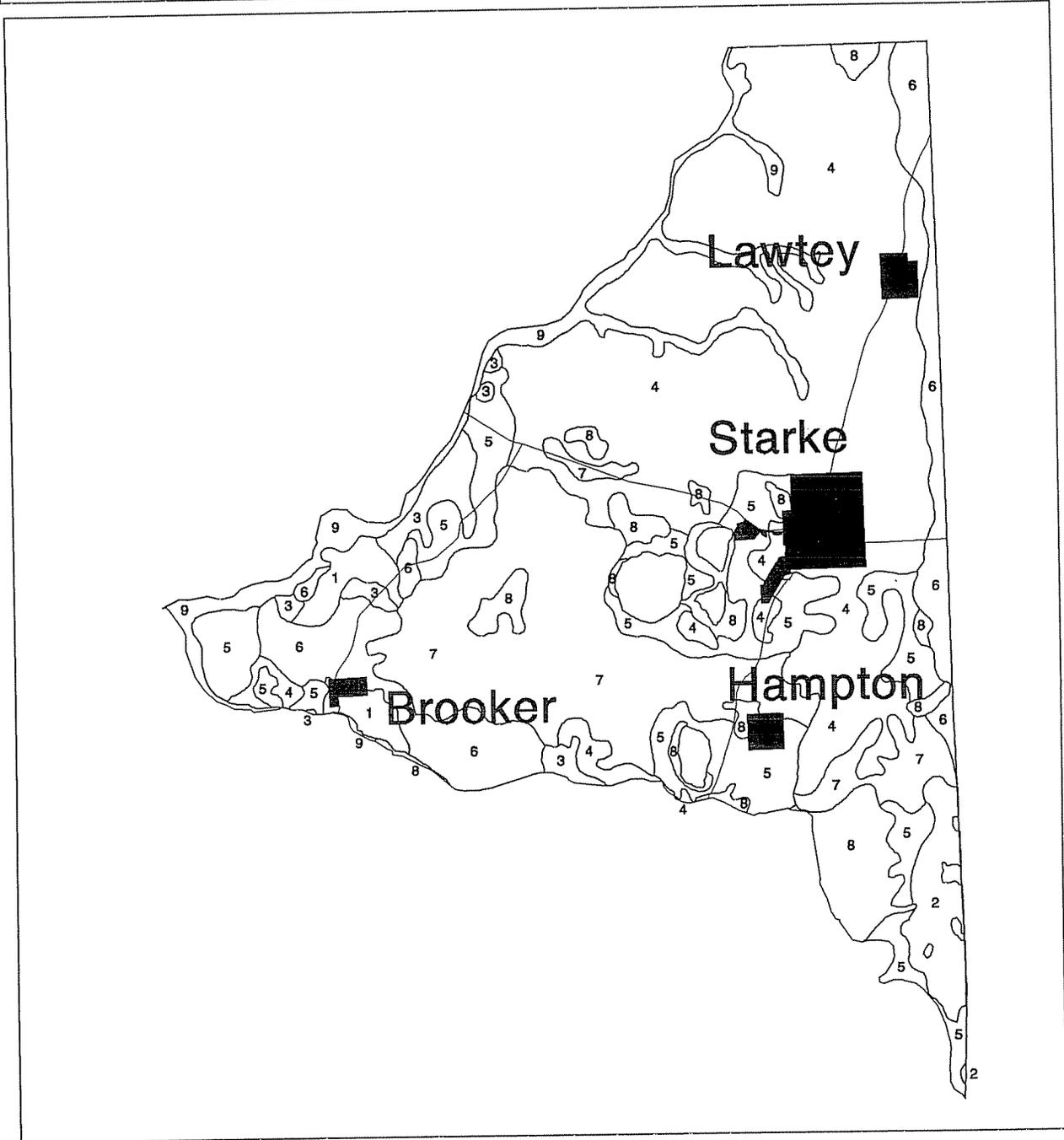


ILLUSTRATION A-VIII

BRADFORD COUNTY
Soil Associations



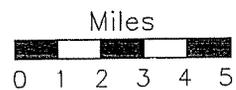
LEGEND

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SOURCE:

United States Department of Agriculture,
Natural Resources Conservation Service,
Soil Section, 1998

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



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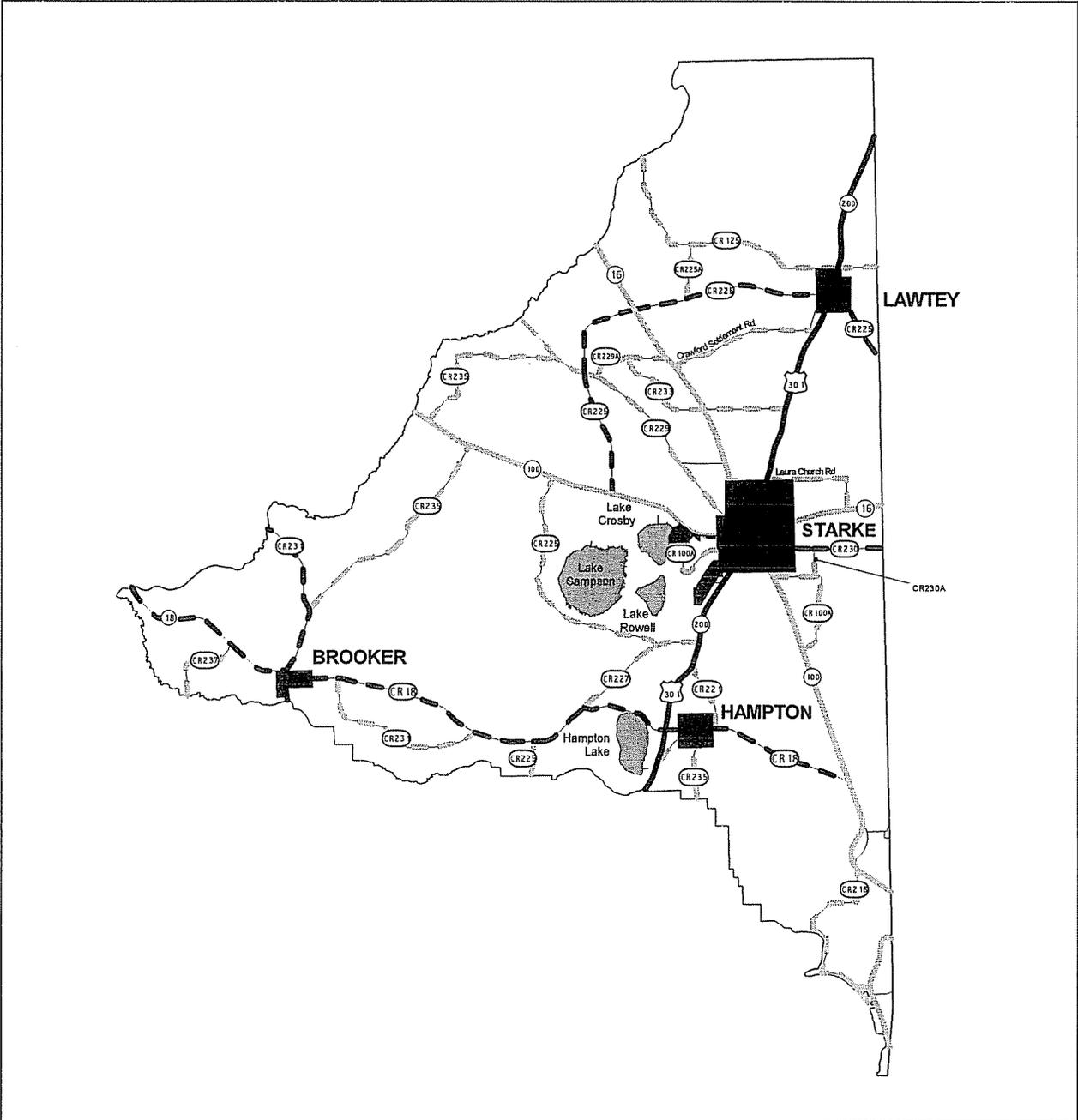
LEGEND FOR ILLUSTRATION A - VIII

SOIL ASSOCIATIONS

KEY NUMBER	SOIL ASSOCIATION	CHARACTERISTICS AND LIMITATIONS
1	Lakeland-Foxworth-Blanton	Nearly level to strongly sloping; well drained, sandy soils with some loamy material. Severely limited for crops and moderately suited for pasture because of low fertility and seasonal droughtiness; moderately suited for pine; slight limitations for most urban uses.
2	Penney-Blanton-Troup	Nearly level to strongly sloping; excessively to moderately well drained; sandy soils with Lamellae or loamy material at 48 to 80 inches. Severe to moderate limitations for crops and moderately suited for pasture and pine due to droughtiness. Slight limitations for urban uses. Poorly drained are severely limited for some urban uses (wetness).
3	Albany-Blanton-Ocilla	Nearly level to strongly sloping; somewhat poorly drained and moderately drained sandy soils overlying loamy material. Moderately well drained have moderate limitations for crops and pasture due to low fertility and seasonal wetness; moderately well suited for pine; somewhat poorly drained are severely limited for some urban uses (wetness) and moderately well drained have slight limitations for urban uses.
4	Pelham	Nearly level, poorly drained; moderately well suited for pine and pasture, severely limited for crops and urban uses (wetness).
5	Plummer-Sapelo	Nearly level, poorly drained sandy soils overlying loamy material; moderately well suited to pine, well suited to pasture, severely limited for crops and urban uses (wetness).
6	Pottsburg-Allanton-Leon-Hurricane	Nearly level, poorly drained and somewhat poorly drained sandy soils; well suited for pasture; moderately suited for crops; severely limited for crops in poorly drained areas; moderately drained areas have moderate limitations for crops and moderate to severe limitations for urban uses (wetness).
7	Sapello-Mascotte-Pelham	Nearly level, poorly drained soils overlying loamy material; moderately suited for pine trees, moderately well suited for pasture; severely limited for most crops and urban uses (wetness).
8	Dorovan-Pamlico-Croatan	Level, very poorly drained organic soils and muck; not suited to crops, pasture or urban uses but best suited for wildlife.
9	Grifton-Elloree-Fluvaquents	Nearly level, poorly drained in flood prone areas overlying loamy or stratified layers; unsuited to crops, pasture and urban uses. Suited for natural hardwood stands and, in a few places, pine.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service, Soils Section, 1998.

BRADFORD COUNTY FUTURE TRAFFIC CIRCULATION MAP 2016



LEGEND

-  Principal Arterial 4-lane
-  Minor Arterial 2-lane
-  Major Collector 2-lane
-  Minor Collector 2-lane

SOURCE

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

SCALE

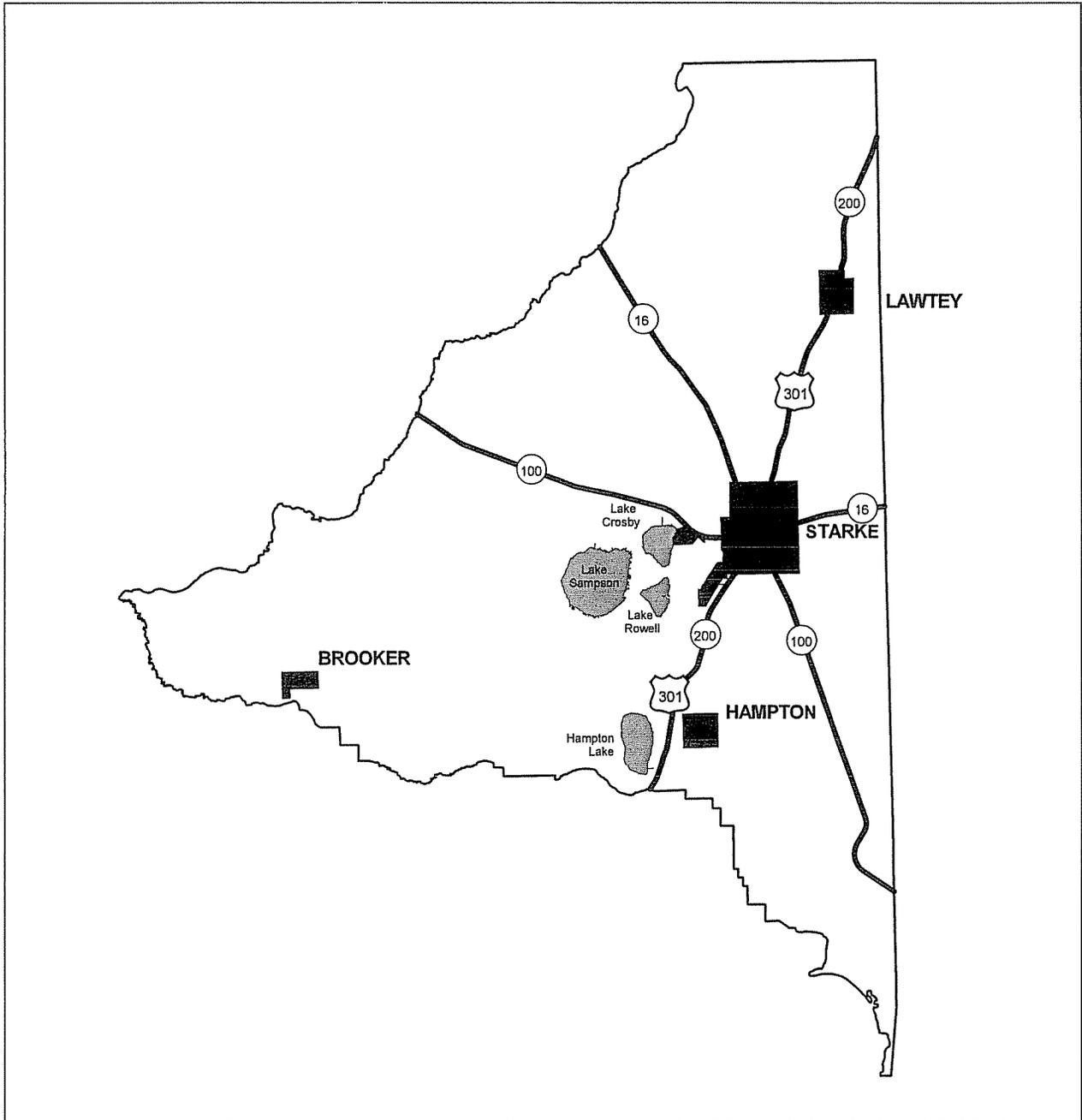
0 1 2 3 4 5 Miles



NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



BRADFORD COUNTY
EMERGENCY EVACUATION ROUTES MAP 2016



LEGEND

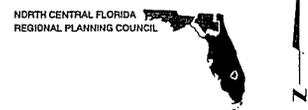
 Emergency Evacuation Route

SOURCE

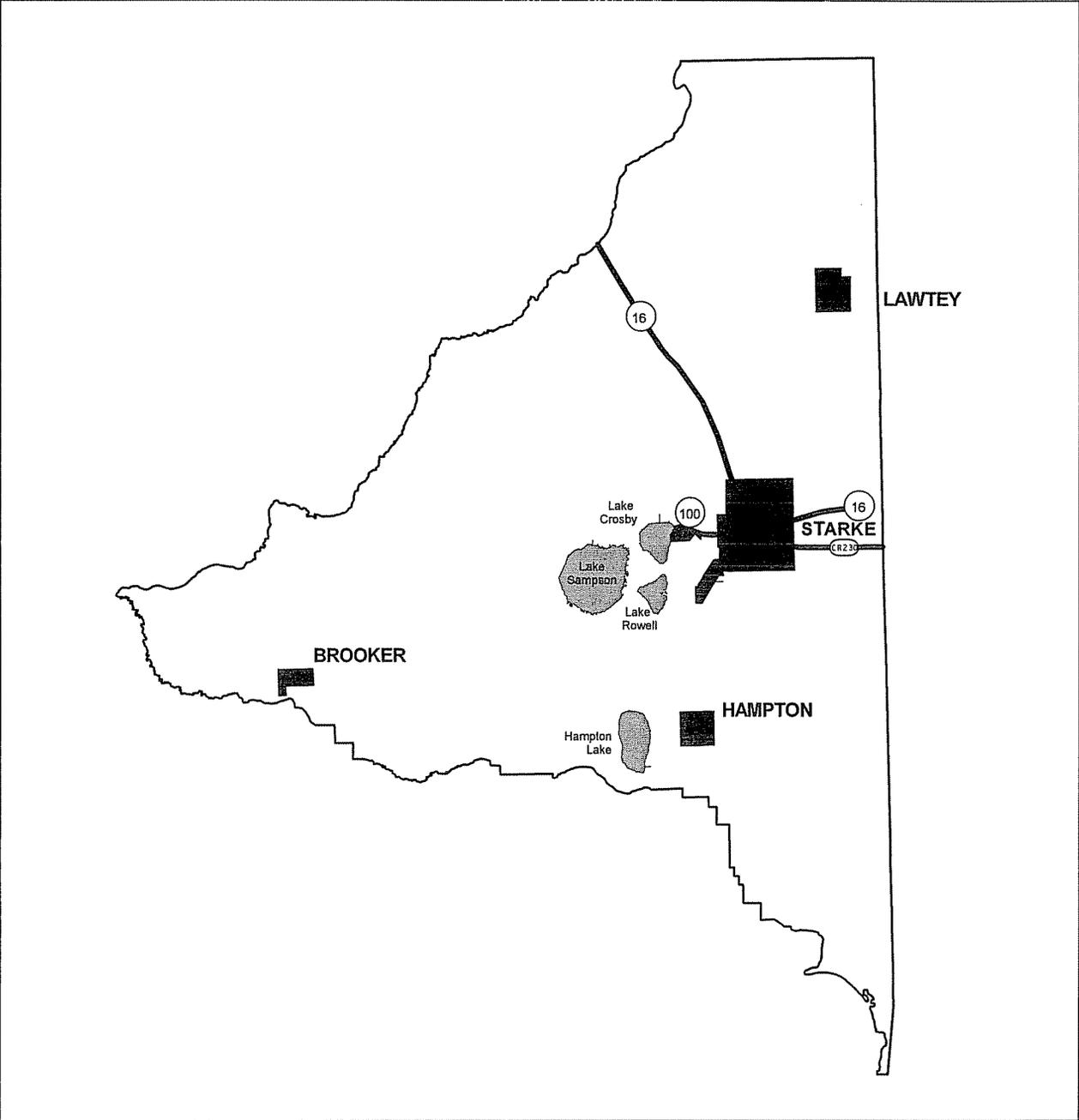
Florida Department of Community Affairs
Division of Emergency Management
Emergency Operations Center Online, 2003.

SCALE

0 1 2 3 4 5 Miles

BRADFORD COUNTY
BICYCLE AND PEDESTRIAN FACILITIES MAP 2016



LEGEND

 Bicycle Facility
 Pedestrian Facility - None

SOURCE

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

SCALE

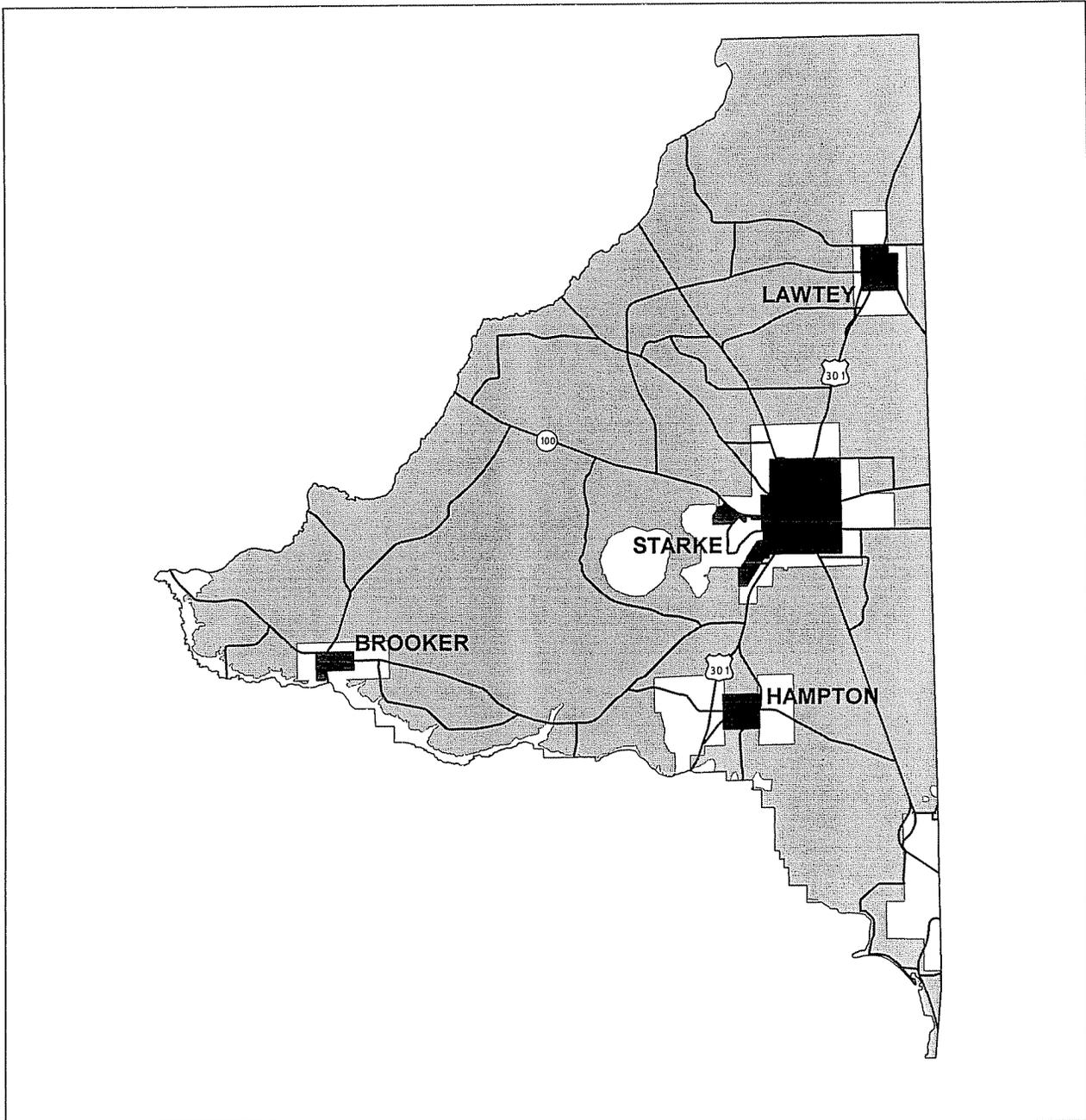
0 1 2 3 4 5 Miles




NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



BRADFORD COUNTY MINING AREAS



LEGEND

 Mining Areas

SOURCE

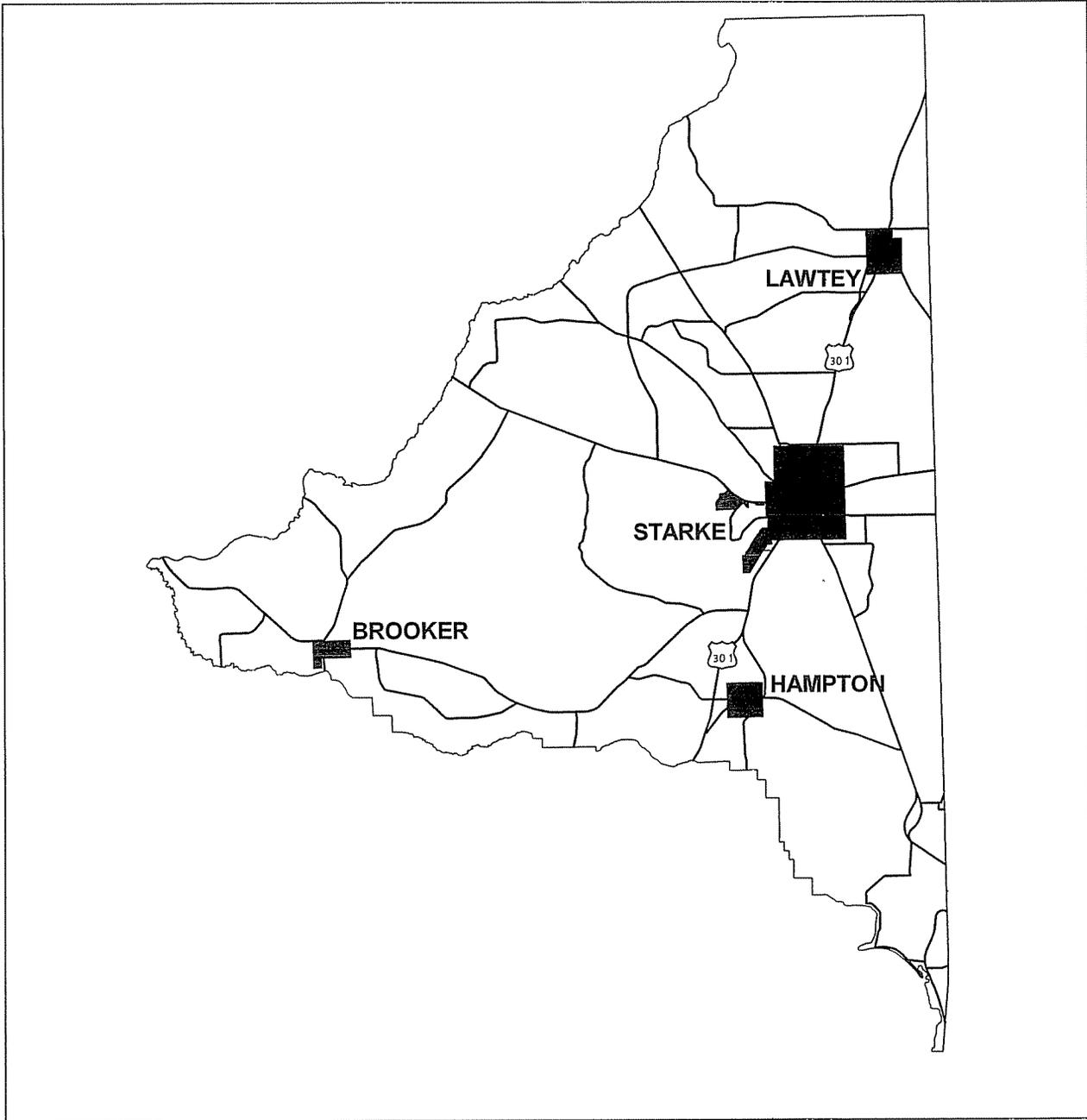
Board of County Commissioners, 2003.

SCALE

0 1 2 3 4 5 Miles



BRADFORD COUNTY
HIGH GROUNDWATER AQUIFER RECHARGE AREAS



LEGEND

There are no areas of High Ground Water Recharge.

SOURCE

St. Johns River Water Management District, 2000.

Suwannee River Water Management District, 2000.

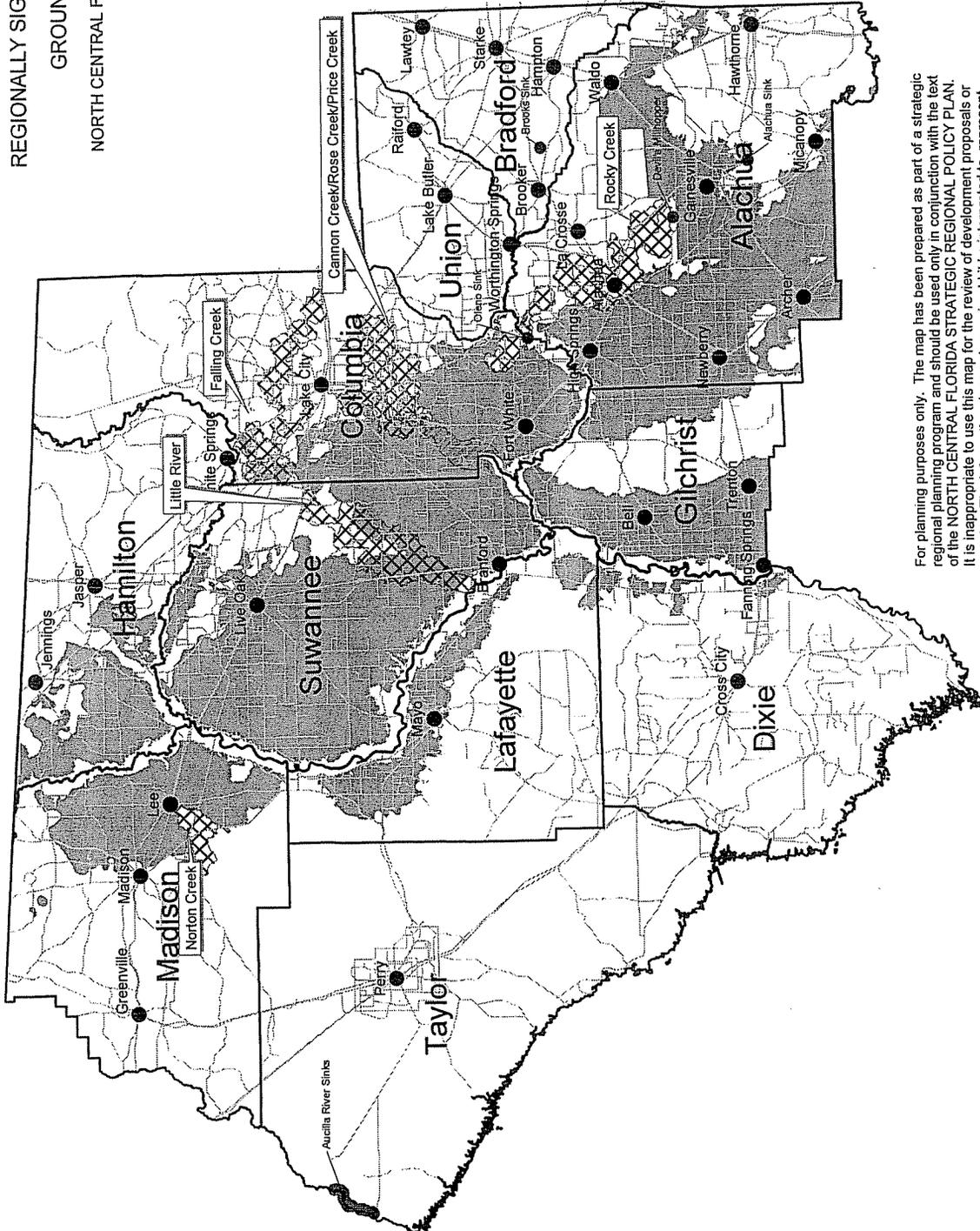
SCALE

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.

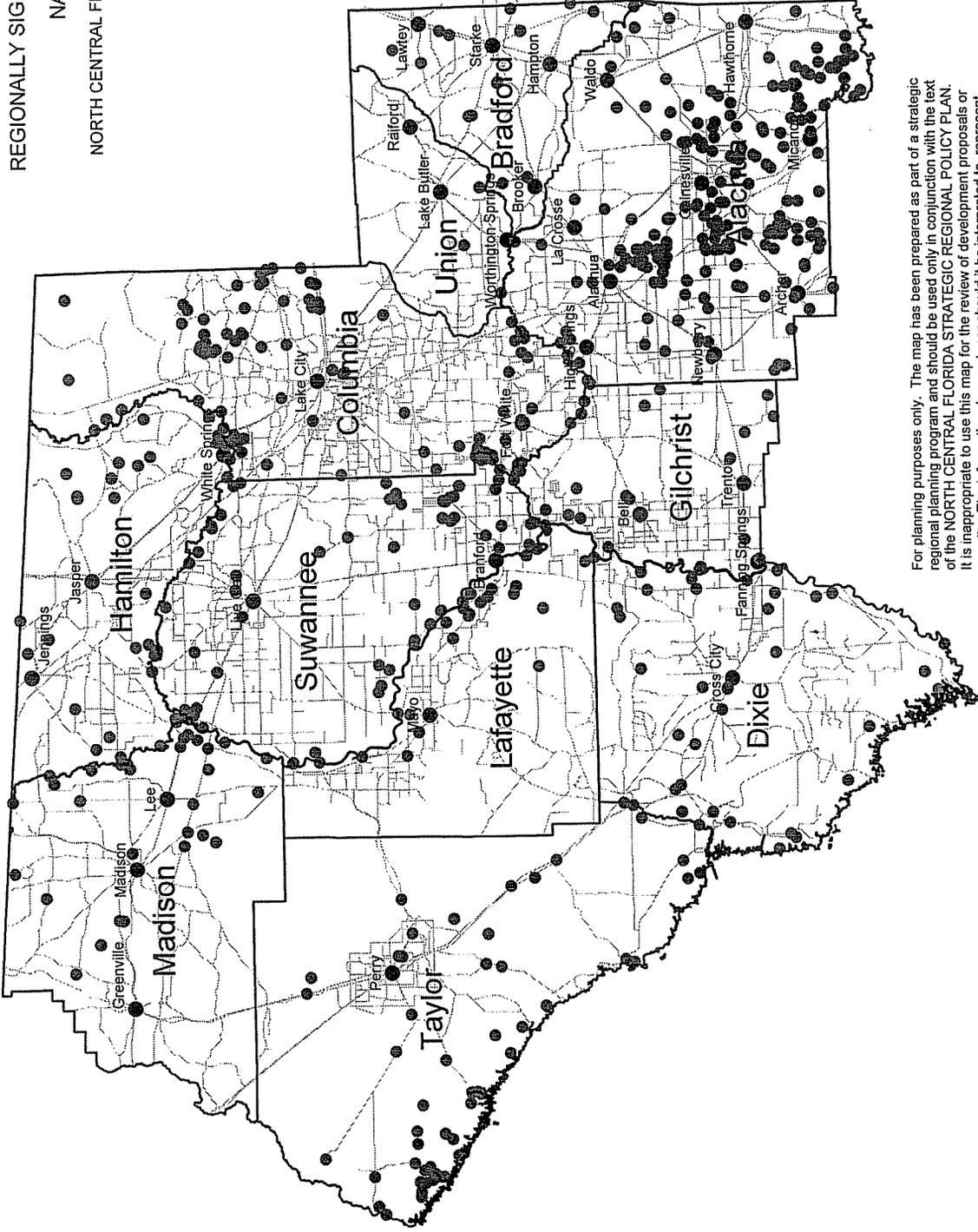
SOURCE:
Areas of High Recharge Potential to the Florida Aquifer - St. Johns River Water Management District, 1996 & Suwannee River Water Management District, 1997.
Ichetucknee Trace - Columbia County Comprehensive Plan, 1999.
Sinks - U.S. Geological Survey topographic maps, 1981.
Stream-to-Sink Watersheds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

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



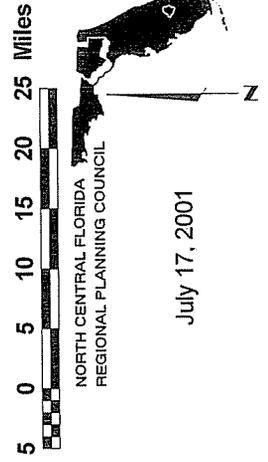
July 17, 2001

REGIONALLY SIGNIFICANT NATURAL RESOURCES
NATURAL SYSTEMS
NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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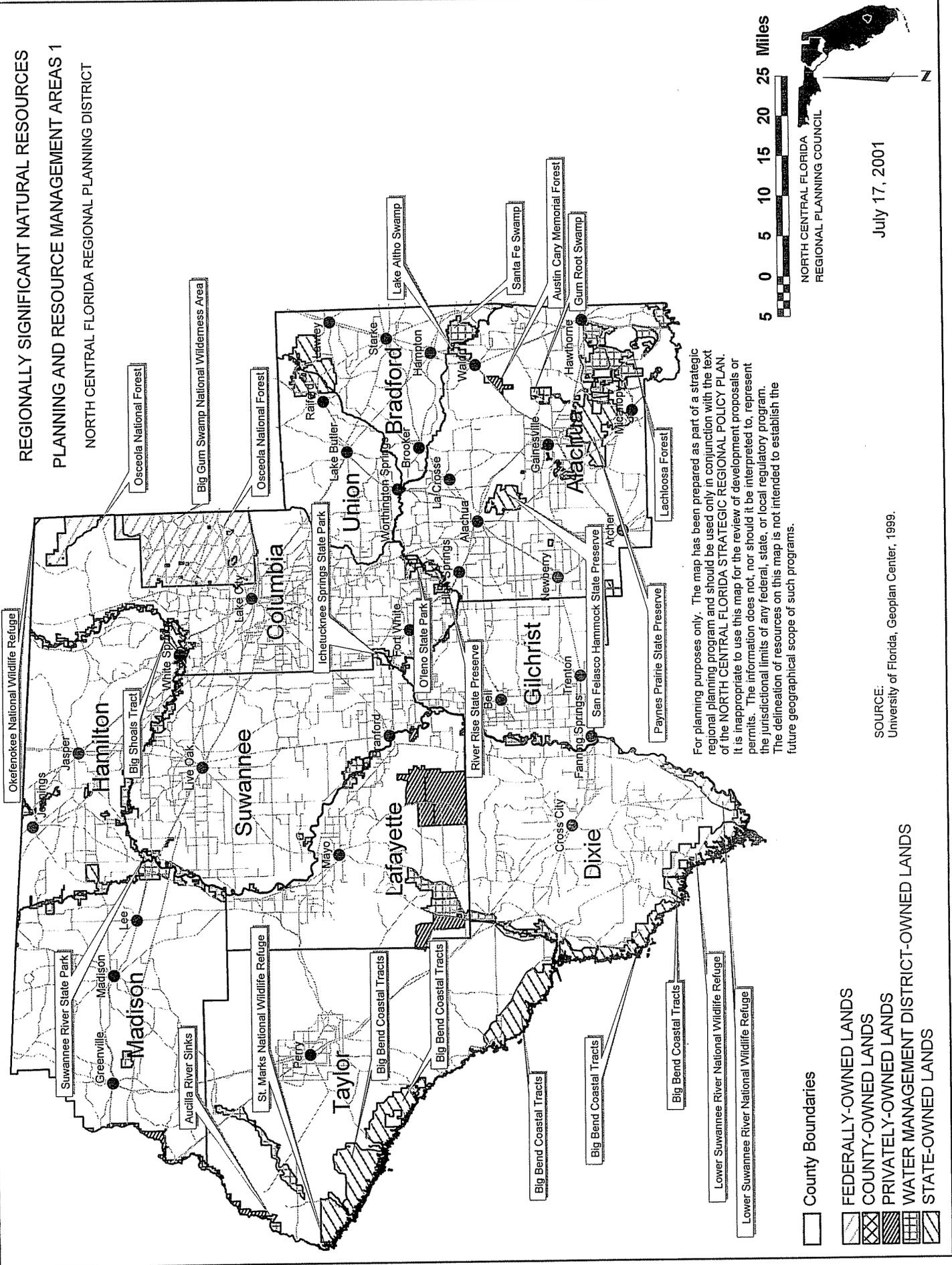
- County Boundaries
- Listed Species



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**



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SOURCE:
University of Florida, Geoplan Center, 1999.

July 17, 2001

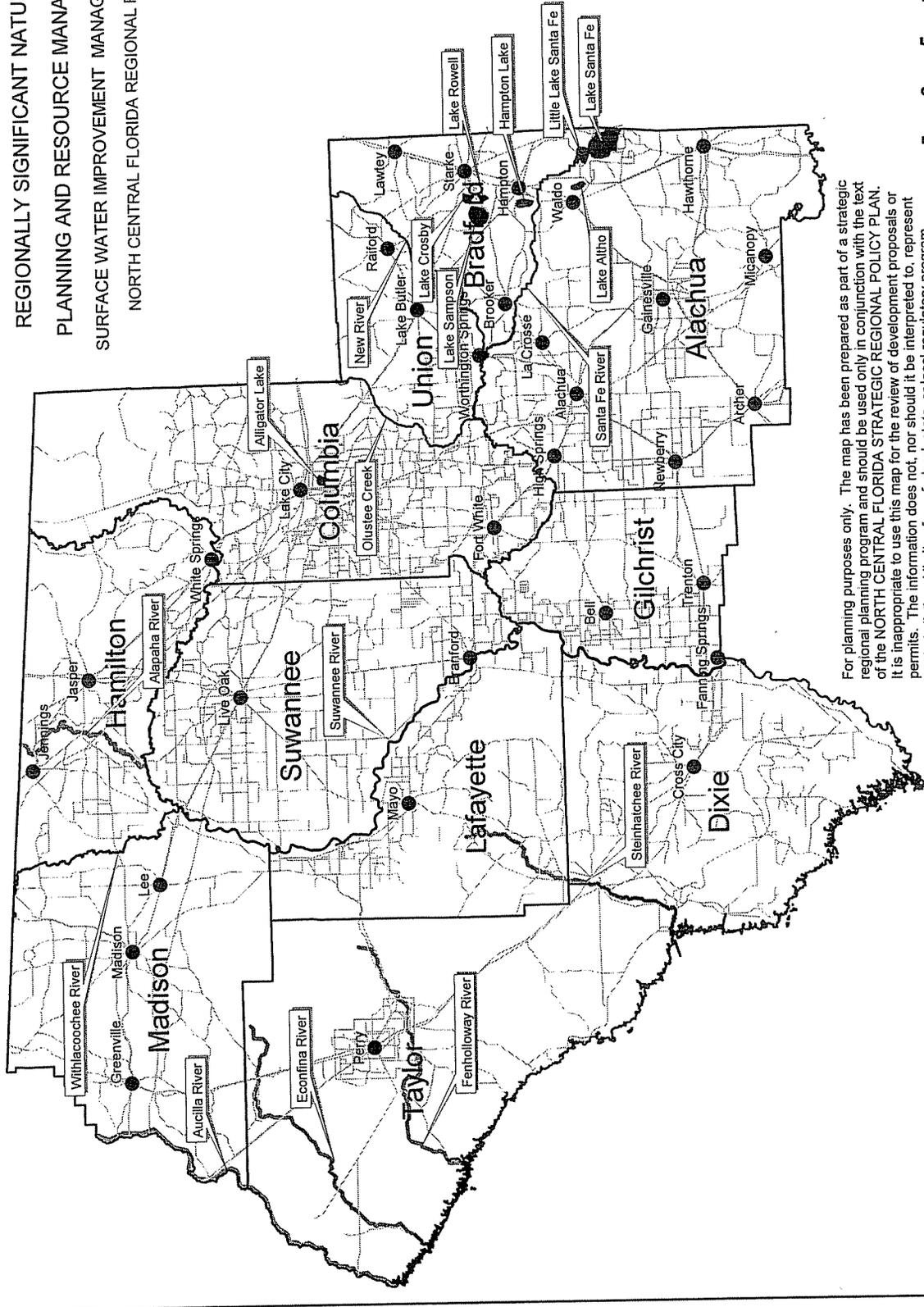


NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

5 0 5 10 15 20 25 Miles

- 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



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5 0 5 10 15 20 25 Miles



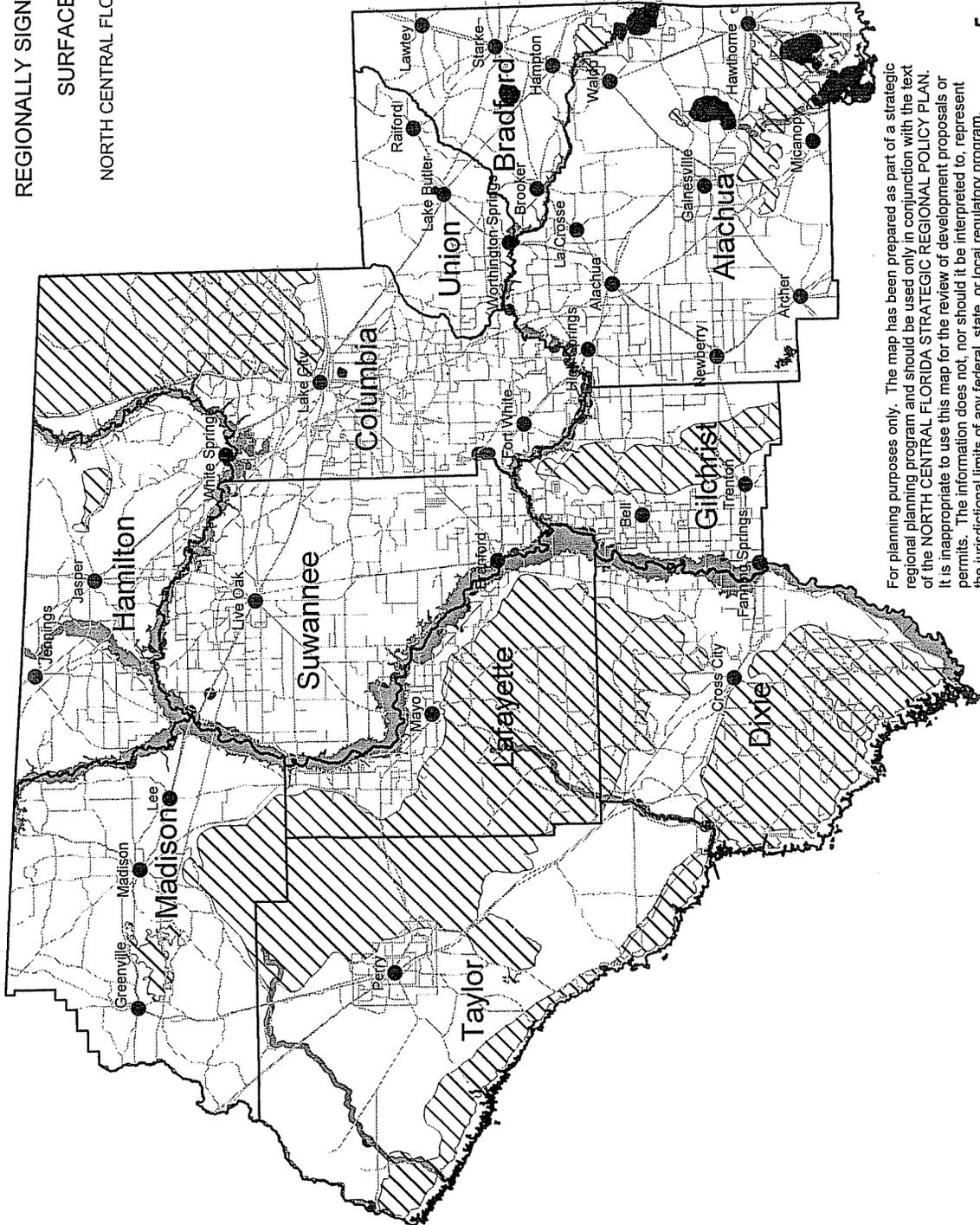
NORTH CENTRAL FLORIDA
 REGIONAL PLANNING COUNCIL

July 17, 2001

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

□ County Boundaries

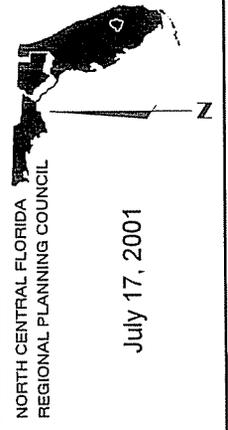
REGIONALLY SIGNIFICANT NATURAL RESOURCES
 SURFACE WATER RESOURCES
 NORTH CENTRAL FLORIDA REGIONAL PLANNING DISTRICT



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- 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.

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



July 17, 2001

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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** Secondary Responsibility