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**TAYLOR COUNTY**  
**COMPREHENSIVE PLAN 2015**  
**EVALUATION AND APPRAISAL REPORT**  
**BASED AMENDMENTS TO**  
**PLAN ELEMENTS**

Future Land Use

Traffic Circulation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Coastal Management

**Prepared for**

Board of County Commissioners

**Prepared by**

Local Planning Agency

**With Assistance from**

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April 30, 2003

Adopted November 7, 2005

## **FUTURE LAND USE ELEMENT**

### **INTRODUCTION**

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

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

### **FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES**

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

## **OBJECTIVES AND POLICIES**

### **FOR URBAN DEVELOPMENT AREAS**

Urban development areas are those areas shown on the County's Future Land Use Plan Map.

These areas are not urban services 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.

**Policy I.1.1**            The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Traffic Circulation Map where public or private facilities are available or are an integral part of a development proposal to support such higher density or intensity.

**Policy I.1.1.b**            The County shall seek an interlocal agreement with the City which would provide for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to a proposed industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs.

**Policy I.1.2**            The County's land development regulations shall be based on and be consistent with the following standards for residential densities:

A.      No public water or sewer system is required.

Residential low density of less than or equal to 2.0 dwelling units per acre;

B.      Either a public water or sewer system is required.

Residential medium density of greater than 2.0 dwelling units per acre, but less than or equal to 4.0 dwelling units per acre;

- C. Both public water and sewer systems are required.

Residential medium-high density of greater than 4.0 dwelling units per acre, but less than or equal to 8.0 dwelling units per acre; and

- D. Both public water and sewer systems are required.

Residential high density of greater than 8.0 dwelling units per acre, but less than or equal to 20.0 dwelling units per acre.

Within the Steinhatchee Area, residential density within those areas served by both public water and sewer systems shall not exceed 12 dwelling units per acre. In addition, the building height within the Steinhatchee Area shall not exceed 32 feet.

The Steinhatchee Area is described, as follows: Commence at the point of intersection of the North boundary line of McCain Tower Road and the West boundary line of State Road 51, located in Section 18, Township 9 South, Range 10 East, Taylor County, Florida; thence run East to the West boundary line of the Steinhatchee River for a Point of Beginning; thence run West to the point of intersection of the West boundary line of State Road 51 and the North boundary line of McCain Tower Road; continue West along said North boundary line of McCain Tower Road through Section 18, Township 9 South, Range 10 East and Sections 13, 14 and 15, Township 9 South, Range 9 East to the intersection of County Road 361 (Beach Road); continue West across County Road 361 and through Sections 15 and 16, Township 9 South, Range 9 East to the half section line of Section 16, Township 9 South, Range 9 East; thence run South through Sections 16 and 21, Township 9 South, Range 9 East to the Gulf of Mexico; thence run Southerly, Easterly and Northerly along the shore line of the Gulf of Mexico and the Northwesterly boundary of the Steinhatchee River back to the Point of Beginning.

Policy I.1.3            The County shall designate land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

Policy I.1.4            The County shall base the designation of residential, commercial

and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 2015 based upon: (1) best available population data; and (2) best available housing need data.

- Policy I.1.5      The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).
- Policy I.1.6      The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within areas which are or will be served by public facilities and services to established Level of Service Standards.
- Policy I.1.7      The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as Urban Development Areas to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of residential neighborhoods.
- Policy I.1.8      The County shall examine the Perry-Foley Airport industrial sites and prepare a special study area plan for industrial, commercial, airport and aviation related uses. The Comprehensive Plan shall be amended accordingly when such plan is adopted by the County.

## **OBJECTIVES AND POLICIES**

### **FOR RURAL AREAS**

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

**OBJECTIVE I.2**      The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses whose intensities are characteristic of and compatible with rural areas.

**Policy I.2.1**        The County shall permit agricultural, silvicultural, conservation, recreation and public uses, as well as residential uses which are consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.

**Policy I.2.2**        The County shall permit commercial and industrial uses which are compatible and consistent with the character of rural areas and the land use definitions described in the Future Land Use element of this Comprehensive Plan.

**Policy I.2.3**        The County, as part of the site plan review process for public facilities, shall establish provisions whereby these public facilities shall be so located as to discourage the proliferation of urban sprawl.

**Policy I.2.4**        The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as agricultural to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of the surrounding population.

## OBJECTIVES AND POLICIES

### FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 The County shall continue to maintain land development regulations to implement the Comprehensive Plan.

Policy I.3.1 The County's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- (c) Protect environmentally sensitive lands identified within the Conservation Element;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Protect potable water wellfields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Ensure safe and convenient onsite traffic flow and vehicle parking space; 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.

Policy I.3.2 The County shall maintain the rural character of rural areas by limiting development activity to those areas whose intensities are characteristic of and compatible with rural areas. Land use definitions specifying densities and intensities of residential and nonresidential uses in rural and urban development areas will be specified by policy and are as follows:

#### Agriculture 1

Areas now used and appropriate for continued use primarily in very

large-scale agricultural activities, primarily timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves and forestry. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per twenty acres; however, transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitations, provided that all other applicable requirements are met during development. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property (minimum lot size one (1) acre), leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%. Public uses may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%.

## Agriculture 2

Areas now used and appropriate for continued use primarily in medium to large-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry.

Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 10 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%.

Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more

homes, a church, a cemetery, an old schoolhouse, and/or a general store.

### Agricultural/Rural Residential

Areas now used and appropriate for continued use primarily in small to medium-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry.

Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 5 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 60%.

Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 40%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

### Conservation

Area with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such protective treatment. Limited use for passive recreation is appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Residential use may be allowable not to exceed one unit per 40 acres.

### Mixed Use: Rural Residential

The rural residential classification is intended for rural areas which are undergoing transition from primarily agricultural to a mixed use

and eventually will be predominantly residential; associated business activity is also appropriate. Residential uses will account for approximately 75% of the total land use in these areas, while the remaining land use may consist of a mix of commercial, small-scale industrial and public uses. To ensure a compatible mix of uses, landscaped buffer areas will be required between residential and non-residential uses. The land development regulations will also have standards for building placement. Density ranges up to 1 unit per 2 acres. The intensity, as measured by land coverage, shall not exceed 50 percent for all uses. In addition, public, charter, and private elementary and middle schools are permitted within the mixed use rural residential land use classification.

#### Mixed Use: Urban Development

This land use category is intended for a mix of residential and business uses generally adjacent to existing urbanized areas. It is designed to accommodate the needs of residents in the unincorporated area and the adjacent incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density as outlined in the Future Land Use element of this Comprehensive Plan. Public uses are also permissible. The intensity of development, as measured by land coverage, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within the mixed use: urban development land use classification.

Mixed Use (Urban Development) is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

- (a) Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.

- (b) Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
- (c) Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
- (d) Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
- (e) All development within the Mixed Use classification shall be required to connect to a publicly owned and operated central potable water system when available,. When the publicly owned and operated centralized sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems.

#### Water Oriented Commercial

This land use category is primarily designed for commercial uses related to water oriented activities including, but not limited to, tourism-oriented hotels and motels, restaurants, recreational vehicle parks, boat ramps, bait and tackle shops, campgrounds, and marine-related specialty retail shops. Docking space,

accessory to a permitted use and limited to transient use except for the owner, employee, lessee, custodian or watchman living in a permitted accessory dwelling unit as described below, may be permitted by special exception subject to approval of all applicable outside agency permits by all such agencies. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 50 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 60 percent.

Industrial

This category of land use is intended for industry such as wood product processing, warehousing, storage, manufacturing, airport and aviation related uses, as well as public, charter and private schools teaching industrial arts curriculum. Limited commercial uses are also permissible consistent with the industrial character of the area. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 75 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 80 percent. The floor area ratio (FAR) shall not exceed .25.

Policy I.3.3

The County shall provide for dwelling unit densities in the rural areas by land classification, as described above and summarized below. The land classifications are delineated on the Future Land Use Plan Map.

<u>Classification</u>	<u>Maximum Density</u>
Agricultural-1	≤1 d.u. per 20 acres
Agricultural-2	≤1 d.u. per 10 acres
Agriculture/Rural Residential	≤1 d.u. per 5 acres
Conservation	≤1 d.u. per 40 acres
Mixed Use Rural Residential	≤1 d.u. per 2 acres
Mixed Use - Urban Development	≤2 d.u. per acre except as outlined in the Future Land Use

Policy I.3.4

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

- (a) The proposed school location shall be compatible with present and projected use of adjacent property;
- (b) Adequate public facilities and services are, or will be available concurrent with the development of the school;
- (c) There are no significant environmental constraints that would preclude development of an educational facility on the site;
- (d) 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;

- (e) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- (f) The proposed site can accommodate the required parking and circulation of vehicles on the site; and
- (g) Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.3.5

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

- (a) 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;
- (b) 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
- (c) All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

OBJECTIVE I.4

The County shall continue to regulate the location of land development consistent with topography and soil conditions.

Policy I.4.1

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

OBJECTIVE I.5

The County shall continue to require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standards, consistent with the requirements of concurrency.

Policy I.5.1

The County continue to maintain procedures for the review of proposed development to determine it's impact on level of service standards for public facilities and shall require that level of service standards be met concurrently with the impact of development.

- OBJECTIVE I.6 The County shall continue to require that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy I.6.1 The County shall limit mining activity to those areas designated on the Future Land Use Plan Map as Agricultural-1 and Agricultural-2, and shall require compliance with state and/or federal permitting requirements and regulations.
- Policy I.6.2 The County shall include provisions for adequate drainage, stormwater management, open space and convenient on site traffic flow for all development.
- Policy I.6.3 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 which are less than ten acres within all land use categories which permit dwelling units.
- Policy I.6.4 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 requirements of the program.
- Policy I.6.5 The County shall require that new development, or other newly permitted land uses, shall be compatible with previously existing land uses or shall provide appropriate buffers to protect existing land uses from adverse impacts of the new development.
- OBJECTIVE I.7 The County shall continue to identify and designate blighted areas which may be feasible for redevelopment or renewal, through the updating of the housing condition survey based on the Affordable Housing Needs Assessment prepared by the Shimberg Center for Affordable Housing.
- Policy I.7.1 The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds, through its preliminary investigations, there is a competitive feasibility to receive such funding.
- Policy I.7.2 The County shall encourage the private sector to participate in programs to redevelop and renew any identified blighted areas.
- OBJECTIVE I.8 The County shall continue to work towards the reduction of uses inconsistent with the County's character and future land uses, establishing such inconsistent uses as non-conformities, and shall continue to govern the continuation, reduction or elimination of these non-conformities.
- Policy I.8.1 Vacant or unimproved lots or parcels which are non-conforming as

to size for residential use for single family, duplex, or triplex units only, and which can individually be identified and described from documents recorded in the Public Records of the County on June 29, 1990, the date of adoption of this Comprehensive Plan shall continue to be eligible for the issuance of residential building permits, subject to all other provisions of the plan, including setbacks and concurrency.

- Policy I.8.2 Nonconforming residential lots or parcels may continue in residential use until their separate identity is lost or there is a change in use.
- Policy I.8.3 Other nonconforming uses which are in existence at the time of adoption of this Comprehensive Plan shall be allowed to continue until their natural demise. Nonconforming uses which are terminated shall not be allowed to resume as a nonconformity. The activity or operation of a nonconforming use may be suspended, however, for up to one year by the current owner without losing the right to resume the activity or operation of the nonconforming use.
- Policy I.8.4 Nonconforming structures or structures on nonconforming parcels may be rebuilt or repaired if destroyed or damaged by fire, windstorm, or other cause, subject to compliance with the building codes, regulations and permitting requirements then in effect, to the extent possible. Such rebuilding or repair shall not increase the extent of the nonconformity. However, provided that, any such redevelopment shall allow the replacement of the same number of dwelling units that lawfully existed prior to destruction or damage.
- Policy I.8.5 Normal maintenance or repair of nonconforming structures shall be allowed, subject to current permitting regulations and building codes. Expansions of the size of nonconforming structures which increase the degree of nonconformity shall not be allowed.
- Policy I.8.6 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. The minimum size parcel to which this policy shall apply shall be one acre
- OBJECTIVE I.9 The County shall continue to use a Historic Preservation Agency appointed by the Board of County Commissioners to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County based upon criteria utilized for

the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Policy I.9.1

The County shall maintain a listing of all known prehistoric and historic sites having particular significance to the history of the County, state or nation, whose locations have been documented and can be physically located within the unincorporated area of the County. This list shall be based on the Florida Master Site File developed and maintained by the Florida Department of State and updated as new documented information regarding the prehistoric or historic significance of a site is identified and provided to the County.

Policy I.9.2

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

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

OBJECTIVE I.10

The County shall continue to protect natural resources and environmentally sensitive lands (including wetlands and floodplains. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically

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

Policy I.10.1

The County shall continue to protect community potable water supply wells by restricting uses within the 300 foot area designed by this Comprehensive Plan to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, Florida Administrative Code in effect on January 1, 2003. All new wellfield protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation or storage of such regulated materials shall be allowed in the wellfield protection area, as defined by Chapter 62-730, Florida Administrative Code in effect on January 1, 2003 and Code of Florida Regulations, Title 40, Part 302 and 355, and Title 49, Part 172 in effect on January 1, 2003 except local traffic serving facilities within the wellfield protection area.

Policy I.10.2

The County shall continue to allow mitigation of the adverse effects of land uses on environmentally sensitive areas. The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity, and economic and recreational value of these areas is maintained.

Policy I.10.3

As part of the County's development review process, environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as high groundwater aquifer recharge areas.

Where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall provide for the conservation of wetlands by prohibiting development which alters the natural function of wetlands. Mitigation efforts shall be required for activities which alter the natural function of wetlands in accordance with Chapter 40B-400, Florida Administrative Code in effect January 1, 2005. Such mitigation efforts shall result in no net loss of wetland functions and all restored or created wetlands shall be of the same ecological type, nature and function.

Policy I.10.4

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 40 acres. In addition, such development activity shall comply with the following densities and performance standards:

- (a) 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;
- (b) Clearing or removal of native vegetation shall not exceed  $\frac{1}{2}$  acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the applicable  $\frac{1}{2}$  acre limitation, it is replanted with native wetland vegetation; and
- (c) 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.

OBJECTIVE I.11

The County shall continue to maintain a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

- Policy I.11.1      The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I.12    The County shall permit the installation of public utilities needed to provide essential service to existing and future land uses in all land use classifications.
- Policy I.12.1      Public utilities needed to provide essential service to existing land uses and to such future land uses as are authorized by other plan elements shall be permitted in all of the land use classifications conforming to appropriate location criteria.

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## II

### TRAFFIC CIRCULATION ELEMENT

#### INTRODUCTION

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

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

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

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

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~~References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.~~

## TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1      The County shall **establish maintain** a safe, convenient and efficient level of service standard which shall be maintained for all roadways ~~to be effective with the adoption of this Comprehensive Plan.~~

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
<u>1</u>	<u>U.S. 19/98 / S.R. 30/55 from Perry Southeast City limits to Perry Southeast Urban limits</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Urban</u>	<u>C</u>
<u>2</u>	<u>U.S. 19/98 / S.R. 30/55 from Perry Southeast Urban limits to C.R. 361</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>3</u>	<u>U.S. 19/98 / S.R. 30/55 from C.R. 361 to County Southeast boundary</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>4</u>	<u>U.S. 19/27 / S.R. 20/30 from County North boundary to C.R. 361</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>5</u>	<u>U.S. 19/27 / S.R. 20/30 From C.R. 361 to Perry North City limits</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
<u>6</u>	<u>U.S. 98 / S.R. 30</u> <u>from County West boundary</u> <u>to Perry West City limits</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>7</u>	<u>U.S. 27 / S.R. 20</u> <u>from Perry East City limits</u> <u>to Perry East Urban limits</u>	<u>4U</u>	<u>Principal Arterial</u>	<u>Urban</u>	<u>D</u>
<u>8</u>	<u>U.S. 27 / S.R. 20</u> <u>from Perry East Urban limits</u> <u>to end of 4-lane</u>	<u>4U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>9</u>	<u>U.S. 27 / S.R. 20</u> <u>from end of 4-lane</u> <u>to County East boundary</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>10</u>	<u>U.S. 221 / S.R. 55</u> <u>from Perry North City limits</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>11</u>	<u>U.S. 221 / S.R. 55</u> <u>from C.R. 361</u> <u>to C.R. 14</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>12</u>	<u>U.S. 221 / S.R. 55</u> <u>from C.R. 14</u> <u>to County North boundary</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>13</u>	<u>S.R. 51</u> <u>from C.R. 361</u> <u>to U.S. 19/27A/98 / S.R. 55</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>D</u>
<u>14</u>	<u>S.R. 51</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to County East boundary</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>D</u>
<u>15</u>	<u>C.R. 14</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to U.S. 221 / S.R. 55</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>16</u>	<u>C.R. 14</u> <u>from U.S. 221 / S.R. 55</u> <u>to County North boundary</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>17</u>	<u>C.R. 14</u> <u>from terminus with Rose Creek Road</u> <u>to Econfina Landing</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>18</u>	<u>C.R. 361</u> <u>from U.S. 221 / S.R. 55</u> <u>to Perry North City limits</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>19</u>	<u>C.R. 361</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to U.S. 221 / S.R. 55</u>  <u>C.R. 361</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>

Words **bolded and underlined** have been added.  
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<b><u>ROADWAY SEGMENT NUMBER</u></b>	<b><u>ROADWAY SEGMENT</u></b>	<b><u>NUMBER OF LANES</u></b>	<b><u>FUNCTIONAL CLASSIFICATION</u></b>	<b><u>AREA TYPE</u></b>	<b><u>LEVEL OF SERVICE</u></b>
<b><u>20</u></b>	<b><u>from U.S. 19/27 / S.R. 20 to intersection with C.R. 359</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>21</u></b>	<b><u>C.R. 356 from intersection with C.R. 359 to Perry West City limits</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>22</u></b>	<b><u>C.R. 356 from Perry East City limits to U.S. 27 / S.R. 20</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>23</u></b>	<b><u>C.R. 359 from U.S. 98 / S.R. 30 to C.R. 361A</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>24</u></b>	<b><u>C.R. 30A from C.R. 359 to C.R. 361A</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>25</u></b>	<b><u>C.R. 356 from U.S. 98 / S.R. 30 to Old Clubhouse Road</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>26</u></b>	<b><u>C.R. 361A from Perry South City limits to Spring Warrior Creek</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>27</u></b>	<b><u>C.R. 361 from U.S. 19/27A/98 / S.R. 55 to S.R. 51</u></b>	<b><u>2U</u></b>	<b><u>Major Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>28</u></b>	<b><u>Rose Creek Road from U.S. 19/27 / S.R. 20 to terminus with C.R. 14</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>29</u></b>	<b><u>Cabbage Grove / Salt Road from Rose Creek Road to U.S. 98 / S.R. 30</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>30</u></b>	<b><u>C.R. 14 from County North boundary to Rose Creek Road</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>31</u></b>	<b><u>C.R. 359 from U.S. 19/27 / S.R. 20 to intersection with C.R. 361B</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>32</u></b>	<b><u>Wright Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>33</u></b>	<b><u>C.R. 356 from C.R. 359 to C.R. 361A</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>
<b><u>34</u></b>	<b><u>Courtney Grade from C.R. 356</u></b>	<b><u>2U</u></b>	<b><u>Minor Collector</u></b>	<b><u>Rural</u></b>	<b><u>D</u></b>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	<u>to C.R. 361A</u>				
<u>35</u>	<u>Puckett Road</u> <u>from C.R. 361A</u> <u>to C.R. 361A</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>36</u>	<u>Pottstill Road</u> <u>from C.R. 361A</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>37</u>	<u>Fish Creek Road</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>38</u>	<u>Salem Tower Road</u> <u>from Fish Creek Road</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>39</u>	<u>C.R. 30</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to U.S. 27 / S.R. 20</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>40</u>	<u>C.R. 356A</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to C.R. 356</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>41</u>	<u>C.R. 356</u> <u>from C.R. 356A</u> <u>to U.S. 19/27A/98 / S.R. 55</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>

**D - Divided Highway**  
**U - Undivided Highway**

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Policy II.1.2

The County's ~~land development regulations~~ shall ~~include provisions~~ **continue** to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads **to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect on January 1, 2003 and the following requirements for County roads.**

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

Policy II.1.3

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

Policy II.1.4

The County's ~~land development regulations~~ 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 within designated urban development areas or where appropriate, as integrated or parallel transportation facilities.

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- OBJECTIVE II.2      The County shall, ~~effective on the date of the adoption of this Comprehensive Plan,~~ **continue to** require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map **by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.**
- Policy II.2.1      The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement is consistent with the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan or schedule is not consistent with the provisions of the Future Land Use Plan Element.
- OBJECTIVE II.3      The County shall, ~~effective with the adoption of this Comprehensive Plan,~~ **annually 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 annual capital improvements budgeting and planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's ~~most recent~~ 5-Year Transportation Plan ~~and shall coordinate its planning activities with the FDOT 5-Year Plan.~~
- OBJECTIVE II.4      The County shall **continue to** provide for the protection of ~~existing and~~ future rights-of-way from building encroachment by establishing right-of-way setback requirements **as provided in the rights-of-way setback policy contained within the Traffic Circulation element of this Comprehensive Plan** for all ~~new~~ structures along new or realigned collector and arterial roadways ~~which are addressed in the current FDOT 5-Year Plan~~ **to be provided either by the developer or purchased as additional rights-of-way.**

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Policy II.4.1

The County's ~~land development regulations shall, by October 1, 1990,~~ **include provisions which shall continue to** require all new structures along new or realigned collector or arterial roadways to provide **an additional** setbacks **of 75 feet as measured from the centerline of the right-of-way** for the future need of additional right-of-way ~~along roads designated for construction or realignment in the current FDOT 5-Year Plan.~~ **Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.**

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### III

## HOUSING ELEMENT

### INTRODUCTION

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

This plan element of the County's Comprehensive Plan establishes a guide for the County to follow in addressing the housing needs of the unincorporated area. The Housing Element addresses the main goal for housing within the County through the year ~~2010~~ **2015**, as well as measurable objectives which are established to meet the County's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

~~References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.~~

### 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. ENCOURAGE THE PRESERVATION AND ADAPTIVE RE-USE OF HISTORICALLY SIGNIFICANT HOUSING.

OBJECTIVE III.1 The County shall ~~adopt land development regulations by October 1, 1990, which shall~~ **continue to** provide for ~~the allocation of residential usage which can reasonably be expected to develop by 2010 to assist the private the private sector in providing an affordable housing supply for the existing and anticipated population and for households~~

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**with special housing needs affordable housing in accordance with the affordable housing needs assessment consistent with Chapter 9J-5.010(1)(a), (b) and (c), Florida Administrative Code in effect on January 1, 2003. In addition, the new definition of affordable housing consistent with Chapter 9J-5.003(3), Florida Administrative Code in effect on January 1, 2003, shall be used to define affordable housing types to be permitted for the existing and anticipated population. For the purposes of this Comprehensive Plan, “affordable housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:**

**(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 Chapter 9J-5.010(1)(a), (b), and (c), Florida Administrative Code in effect on January 1, 2003.**

- Policy III.1.1            The County shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.
- Policy III.1.2            The County's ~~land development regulations~~ shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan, or which are to be provided concurrently and in conjunction with proposed development.

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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 ~~**within the land development regulations by October 1, 1990**~~ **and the County shall continue to rehabilitate substandard dwelling units.**

Policy III.2.1 The County shall ~~**include**~~ **continue to enforce** minimum housing standards ~~**within the adopted land development regulations,**~~ which address the quality of housing and stabilization of neighborhoods.

OBJECTIVE III.3 The County shall **continue to** make available site opportunities for **very low,** low and moderate income families, and for mobile homes, in all Future Land Use classifications ~~**where single-family or multi-family housing are allowable, subject to FEMA and all other permitting requirements in order to provide adequate sites for very low-, low- and moderate-income households consistent with Chapter 9J-5.010(2)(f)(3), Florida Administrative Code in effect on January 1, 2003, address the creation and/or preservation of affordable housing consistent with Chapter 9J-5.010(3)(b)1, Florida Administrative Code in effect on January 1, 2003, and address adequate sites and the distribution of housing types consistent with 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003. The County shall use the resources of the State Housing Initiatives Partnership and Community Development Block Grant programs to address these needs.**~~

Policy III.3.1 The County, ~~**within the adopted citizen participation plan shall request representatives of the private non-profit housing industry to assist with the preparation of plans and programs for the development shall address the creation and/or preservation**~~ of housing for low-and moderate-income persons **in accordance with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003 through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.**

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- Policy III.3.2      The County's ~~land development regulations~~ shall provide for ~~the location of manufactured adequate sites and distribution of housing developments and standards for manufactured housing installation, including mobile homes, in all Future Land Use Classifications where single-family or multifamily housing are allowable types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003.~~
- Policy III.3.3      ~~Land development regulations~~ The County shall permit the location of low- and moderate-income housing and mobile homes pursuant to Section 320.8285, Florida Statutes and ~~Ch. Chapter~~ 553, Part IV, ~~F.S. Florida~~ Statutes.
- OBJECTIVE III.4      The County shall continue to make provision ~~by October 1, 1990,~~ for group homes such as Long-Term Residential Care Facilities (LTCF) 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 (AHCA), to be located within residential areas or areas of residential character
- Policy III.4.1      The County's ~~land development regulations~~ shall ~~establish~~ maintain standards for the location of foster care or group home facilities which are licensed or funded by the Florida Department of ~~Health and Rehabilitative Services Children and Families and the Agency for Health Care Administration~~ Health and Rehabilitative Services Children and Families and the Agency for Health Care Administration within residential areas. The standards shall consider the number of clients served, length of client stay and the intensity of services or treatment provided, and shall be consistent with the provisions of Chapter 419, Florida Statutes in effect on January 1, 2003.
- Policy III.4.2      The County's ~~land development regulations~~ shall allow foster care facilities and smaller-sized group homes, characterized by smaller populations and less intensive use, in lower density residential areas, subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes in effect on January 1, 2003.

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Policy III.4.3      The County's ~~land development regulations~~ shall allow larger-sized group homes, characterized by larger populations and more intensive use, in higher density residential areas and/or the commercial areas, subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes **in effect on January 1, 2003.**

Policy III.4.4      The County's ~~land development regulations~~ shall ~~contain~~ **maintain** standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas consistent with the requirements of Chapter 419 Florida Statutes **in effect on January 1, 2003.**

OBJECTIVE III.5      The County shall ~~establish~~ **continue to improve** programs for the ~~demolition of unsafe and unsound housing and other related buildings or structures through the adoption of hazardous building regulations within removal of blight and unsafe structures through the implementation of hazardous building regulations the unified land development regulations by October 1, 1990~~ **consistent with Chapter 553 (Building Construction Standards), Florida Statutes.**

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

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

**premises;**

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

**c.      Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a**

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**registered professional architect or engineer shall be included.**

- Policy III.5.2      The County shall apply for federal and state housing assistance where it has been determined that the County has competitive standing in any ranking process for determining program award.
- Policy III.5.3      The Local Planning Agency shall study and make recommendations to the Local Governing Body regarding the conservation of existing residential neighborhoods, when such neighborhoods are being considered for Future Land Use Plan **Map** amendments.
- OBJECTIVE III.6    The County shall **continue to** encourage the restoration or rehabilitation for adaptive reuse of historically significant housing ~~**which is voluntarily designated by the owner, through the incorporation within the land development regulations of provisions which shall protect such significant historic housing by October 1, 1990**~~ **through the implementation of regulations which protect significant historic housing.**
- Policy III.6.1      The County shall ~~**include within the land development regulations**~~ **continue to enforce** provisions which protect ~~**voluntarily designated**~~ significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- OBJECTIVE III.7    The County shall **continue to** treat persons displaced by governmental action on a uniform and equitable basis by incorporating uniform relocation provisions ~~**in the land development regulations by October 1, 1990.**~~
- Policy III.7.1      The County's ~~**land development regulations shall contain provisions**~~ ~~**which**~~ shall require the availability of relocation to persons displaced by governmental action to comparable housing which meets minimum standards at affordable cost, prior to their displacement.
- OBJECTIVE III.8    The County shall assist in the planning of the housing assistance programs ~~**for the Northwest Florida Regional of the**~~ **the** Housing Authority ~~**by December 31, 1990.**~~

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Policy III.8.1            The County through the implementation of the citizen participation plan shall provide opportunities to the **Northwest Florida Regional** Housing Authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.

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## IV

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

## INTRODUCTION

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

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

~~**References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.**~~

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

OBJECTIVE IV.1     The County shall **continue to** undertake capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. In general, capital improvements for public facilities to serve existing development shall be given priority over facilities to serve new development.

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Policy IV.1.1            The County shall provide that within the schedule contained in the Capital Improvements Element, the capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facility needs.

~~**OBJECTIVE IV.2** The County shall meet future needs for facilities by scheduling the completion of public facility improvements and requiring completion of facilities or improvements furnished by the private sector concurrent with the projected demand beginning on the effective date of the adoption of this Comprehensive Plan.~~

**POLICIES FOR SANITARY SEWER  
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 and requiring that they are concurrent with projected demand.**

Policy IV.2.1            The County hereby establishes the following level of service standards for sanitary sewer facilities ~~which shall be used for determining the availability of service capacity:~~

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private on-site disposal	Shall meet or exceed all the requirements set by <del>the Florida Department of HRS</del> , Chapter <del>10D-6, F.A.C. 64E-6</del> , <b><u>Florida Administrative Code, in effect on January 1, 2003</u></b>
New Central Facilities	
residential uses	100 gals./capita/day
<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Nonresidential uses	Minimum service shall be consistent

Words **bolded and underlined** have been added.  
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with ~~Table II, Chapter 10D-6,~~  
~~F.A.C. Chapter 64E-6, Florida~~  
~~Administrative Code, in effect on~~  
~~January 1, 2003~~

~~**Note: The County does not plan to establish a county owned sanitary sewer system in the County.**~~

- Policy IV.2.2      The County's ~~land development regulations~~ shall ~~contain provisions to~~ prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas. The issuance of septic tank permits shall be a function of the Department of Health ~~and Rehabilitative Services~~ or other governmental agency having jurisdiction, subject to current regulations.
- Policy IV.2.3      The County's ~~land development regulations~~ shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.
- Policy IV.2.4      The County's ~~land development regulations~~ shall allow the use of package wastewater facilities within urban development areas until a centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.
- Policy IV.2.5      The ~~land development regulations~~ County shall limit development which proposes the construction of package wastewater treatment facilities outside the urban development areas to special use facilities, which do not promote urban sprawl. Examples: motels, parks, recreation areas, or other similar uses.
- 1.      The County shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an on-site sewage disposal system in an area classified industrial on the Future Land Use Plan Map, or uses for industrial or manufacturing purposes, or its equivalent, where a centralized sanitary sewer system is available within 1/4 mile of the area used or classified industrial, or where the likelihood exists that the on-site sewage disposal system may receive toxic, hazardous or industrial waste; and**

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2. **The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit from the County Health Department; and**
3. **The County shall not issue a certificate or land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's Official Zoning Atlas, or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit for an on-site sewage disposal system from the County Health Department.**

**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.**

Policy IV.~~2.6~~ **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	0.78 tons per capita per year

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Policy IV.~~2.7~~ **3.2** The County shall, singularly or in combination with other jurisdictional authorities, schedule, design, operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources and meets the permit requirements of the Department of Environmental Regulation. ~~(The County has entered into an interlocal agreement with Madison, Jefferson and Dixie Counties for the purpose of constructing and operating a regional landfill, with operation expected to commence in 1991).~~

**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.~~

**FACILITY TYPE**

**LEVEL OF SERVICE STANDARD**

**Stormwater Management Systems**

**Standards as specified in Section 40B-4.2030, Rules of the Suwannee River Water Management District, Florida Administrative Code**

**LEVEL OF SERVICE STANDARD**

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

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

**Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code in effect on January 1, 2003, as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida**

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**Administrative Code in effect on January 1, 2003, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code in effect on January 1, 2003, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code in effect on January 1, 2003. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum condition necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.**

Policy IV.~~2.9~~ **4.2** The County's ~~land development regulations~~ shall include provisions which ~~prohibit the construction of structures or landscape alterations to control development~~ which would significantly impact or interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems, without mitigation. Normal agricultural and silvicultural activities shall be exempted from these regulations, subject to Best Management Practices **2000** as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also the current regulatory requirements of Chapters 373 and 403, Florida Statutes, **in effect on January 1, 2003.**

Policy IV.~~2.10~~ **4.3** The County's ~~land development regulations shall include a provision which shall~~ requires that all construction activity undertaken shall incorporate erosion and sediment controls during construction **to protect the function of natural drainage features.**

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

**POLICIES FOR POTABLE WATER**  
**POTABLE WATER FACILITY SUB ELEMENT**

**GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER**

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**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	<b><u>100 gallon per capita per day Standards as specified in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003</u></b>
Keaton Beach Community Potable Water System	100 gallon per capita per day
Steinhatchee Community Potable Water System	100 gallons per capita per day
Taylor Beaches Community Potable Water System	100 gallons per capita per day
Other Community Potable Water Systems (Future)	100 gallons per capita per day

**OBJECTIVE IV.3** ~~**The County shall require that medium and high density development shall be directed to areas which are served by public facilities, by October 1, 1990.**~~

Words **bolded and underlined** have been added.  
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Policy IV.~~3.1~~ **5.2** The County's ~~land development regulations~~ shall permit residential densities in excess of ~~two (2)~~ dwelling units per acre **but less than or equal to 4 dwelling units per acre** only ~~where community within areas served by centralized~~ potable water systems ~~are available and accessible, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems.~~

Policy IV.3.2 ~~The County does not plan to establish a county owned potable water system in the County. Therefore, in the absence of a county owned public system, medium to high density development must be served by community potable water systems which meet all regulatory requirements.~~

### **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.~~5~~ **6** The County shall **continue to** cooperate with the Water Management District ~~by establishing provisions within the land development regulations~~ for the protection of the functions of **natural high** groundwater **aquifer** recharge areas and natural drainage features which are consistent with current Water Management District regulations ~~concurrent with the adoption of the Land Development Code.~~

Policy IV.~~5.1~~ **6.1** 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 requiring a minimum of 35 foot setback from natural features and environmentally sensitive areas such as wetlands, natural water bodies and streambanks.**

Policy IV.~~5.2~~ **6.2** The County's ~~land development regulations~~ shall provide for the limitation of development and associated impervious surfaces in **prime high** groundwater **aquifer** recharge areas designated by the Water Management District to protect the functions of the recharge area.

Policy IV.~~5.3~~ **6.3** The County shall allow the re-use of treated effluent and stormwater for irrigation, and shall encourage such re-use during the site plan review process.

Policy IV.5.4 ~~All future potable water wellfields, subject to regulation as~~

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~~community water systems, shall incorporate a minimum two-hundred (22) foot prohibited development zone around the perimeter of the well, No development activities, including any of the following, shall be allowed within this prohibited zone:~~

- ~~1. Landfills;~~
- ~~2. Facilities for the bulk storage, handling or processing of materials on the Florida Substance List (Chapter 443, F.S.);~~
- ~~3. Activities that require the storage, use, handling, production or transportation of restricted substances including agricultural chemicals, petroleum or industrial chemicals, hazardous/toxic or medical wastes;~~
- ~~4. Feedlots or other concentrated animal facilities;~~
- ~~5. Wastewater treatment plants, percolation ponds, and similar facilities;~~
- ~~6. Mines; or~~
- ~~7. Excavation of waterways or drainage facilities which intersect the water table.~~

Policy IV.~~5.5~~ **6.4** Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers.

**Policy IV.6.5** **The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:**

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- 1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed on private property with existing private drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District, in effect on January 1, 2003;**
- 2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;**
- 3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District in effect on January 1, 2003;**
- 4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surfacewater; and**
- 5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.**
- 6. The County shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:**
  - (a) for parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and**
  - (b) for parcels less than 1 acre - impervious surface shall not exceed 40 percent.**

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

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

OBJECTIVE IV.4 ~~7~~ The County shall **continue to enforce** provisions ~~within its land development regulations~~ which encourage the conservation of potable water resources ~~by October 1, 1990.~~

Policy IV.4.1 ~~7.1~~ The County shall **continue to** cooperate with the Water Management District in the implementation of water resource conservation strategies and techniques which are adopted by the District and shall adhere to any emergency water conservation measures imposed by the Water Management District.

Words **bolded and underlined** have been added.  
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Policy IV.~~4.2~~ 7.2 The County shall require that all new construction and all remodeling activities utilize fixtures conforming to the following schedule of maximum water usage, consistent with the Water Conservation Act of 1982, thereby conserving potable water resources.

Water Closets, tank type	3.5 gals./flush
Water Closets, flushometer or flush valve	3.5 gals./flush
Urinals, tank type	3.5 gals./flush
Urinals, flushometer or flush valve	3.5 gals./flush
Showerheads	3.0 gals./minute
Lavatory and sink faucets	3.0 gals./minute

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

### CONSERVATION ELEMENT

#### INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies future conservation areas which consist of land within the County which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. The majority of the areas shown are wildlife management areas and Water Management District lands.

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

~~**References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.**~~

Words **bolded and underlined** have been added.  
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## 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 to protect air quality by requiring the appropriate siting of development and associated public facilities ~~by October 1, 1990.~~

POLICY V.1.1 The County's ~~land development regulations~~ shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental **Regulation Protection** are maintained in the County. ~~Effective October 1, 1990.~~

OBJECTIVE V.2 The County shall provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, **shall require a 300 foot wellfield protection area around community potable water system wells. In addition, the County, in order to protect high ground**water **aquifer** recharge areas **as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in those areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan** ~~and potable water wells by October 1, 1990.~~

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's ~~land development regulations~~ shall **protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, intensive commercial uses and intensive agricultural** uses **(the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the**

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**Florida Department of Environmental Protection) to be located within or adjacent to the surface waters of the County ~~which would degrade the present water quality classification, as established by the rules of the Florida Department of Environmental Regulation.~~ For the purpose of this Comprehensive Plan “surface water” means water above the surface of the ground whether or not flowing through definite channels, and including: (1) a natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or (2) a natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or (3) any wetland.**

Policy V.2.3

The County shall identify and make recommendations to appropriate state agencies, for the purchase of environmentally sensitive lands **as part of the Florida Forever Program, as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government,** under programs ~~including, but not limited to, the Conservation and Recreation Lands Program administered by the U.S. Department of the Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.~~

Policy V.2.4

The County's ~~land development regulations~~ shall require that, unless impacts are mitigated pursuant to ~~DER~~ **Florida Department of Environmental Protection** or other appropriate state agency requirements, a 35-foot natural buffer shall be maintained around all wetlands and prohibit the location of **agricultural,** residential, commercial and industrial land uses within the buffer areas. Mitigation measures must be acceptable to the Department of Environmental Regulation or other governmental agency having mitigation permit jurisdiction ~~R~~ **but allow silviculture and** resource based recreation activities ~~(such as hunting and fishing) shall be allowed within the buffer areas in accordance with the silviculture policies of the Conservation element of this Comprehensive Plan.~~ Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices **2000** as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other State or Federal governmental agencies

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having jurisdiction. Unless further restricted by the County's Land Development Regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

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

Policy V.2.6 The County's ~~land development regulations~~ shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained. This will be accomplished through compliance with applicable statutes, rules and regulations of State and Federal Agencies having jurisdiction.

Policy V.2.7 The County's ~~land development regulations~~ shall **require** that, unless impacts are mitigated, the conservation of wetlands shall be provided for through prohibiting any development or dredging and filling which would significantly alter their natural functions. Mitigation measures must be acceptable to the Department of Environmental ~~Regulation~~ **Protection** or other governmental agency having mitigation permit jurisdiction. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices as adopted by the Florida Department of Agriculture ~~and Consumer Services, or the Florida~~ **and Consumer Services, or the Florida** Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted ~~by the County's land development regulations~~, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

Policy V.2.8 The County's ~~land development regulations~~ shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions without mitigation. Agricultural, and silvicultural activities consistent with Best Management Practices manual developed by the ~~Florida Division of Forestry and the~~ **and Consumer Services, or the Florida** Florida Department of Agriculture shall be allowed.

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- Policy V.2.9            The County shall support water conservation programs conducted by the Water Management District within the scope of their delegated authority.
- Policy V.2.10          The County shall cooperate with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11          The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in **prime high** groundwater aquifer recharge areas designated by the Water Management District within the scope of their delegated authority.
- Policy V.2.12          The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by requiring the installation of structures or other devices designed to prevent the degradation of the quality and quantity of surfacewater runoff within the County.
- Policy V.2.13          The County shall require that all hazardous waste generators properly manage their own wastes in compliance with current statutes or other governmental regulations, and shall, as part of the development review process, require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.
- Policy V.2.14          The County's ~~**land development regulations**~~ shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries located within the significant natural areas identified in **Policy V.4.11 the Conservation element of this Comprehensive Plan,** and prohibit the location of residential, commercial and industrial (including mining) land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Also beyond seventy-five (75) feet, normal agricultural and silvicultural activities will be allowed, subject to **BMP's Best Management Practices** and all other existing regulations. Normal agricultural and pine silvicultural activities shall be allowed outside the 75-foot regulated natural buffer, subject to Best Management Practices as adopted by the Florida Department of Agriculture **and Consumer Services, or the Florida** Division of Forestry, as appropriate, and also subject to all other existing regulations. The County has reserved the right to further regulate hardwood silvicultural activities. Agricultural and silvicultural activities are also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless

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further restricted by the County's ~~**land development regulations**~~, normal hardwood silvicultural activities shall be allowed outside the 75-foot regulated natural buffer subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

The County's ~~**land development regulations**~~ shall govern the land management practices and activities which are allowed within the 75-foot regulated natural buffer.

The significant natural areas to which this policy applies are identified and described in ~~**Policy V.5.11**~~ **the Conservation element of this Comprehensive Plan**.

#### Policy V.2.15

The County's ~~**land development regulations**~~ shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries, or those which are intermittent in nature and their estuaries, but which have a distinct, identifiable stream bed or creek run, and prohibit the location of residential, commercial and industrial land uses within the buffer areas. ~~**(See Policy V.2.14 and V.4.11 for certain rivers, streams and creeks which are afforded a higher level of protection)**~~. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed within the buffer areas subject to Best Management Practices as adopted by the Florida Department of Agriculture ~~**and Consumer Services**~~, ~~**or the Florida**~~ Division of Forestry, as appropriate, which are applicable to the management of these buffer areas, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County's land development regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

#### OBJECTIVE V.3

The County shall **continue to** provide for the conservation, appropriate use and protection of soils ~~**within the County's land development regulations by October 1, 1990**~~.

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

Policy V.3.2 The County shall consider topographic, hydrologic and vegetative cover factors during the development review process in order to assess the impact of the proposed development and adopt measures to protect and conserve the natural functions of soils.

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

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

Policy V.3.5 The County shall allow normal agricultural and silvicultural activities, subject to Best Management Practices as adopted by the Florida Department of Agriculture **and Consumer Services**, ~~or the Florida~~ Division of Forestry, as appropriate, and current regulatory requirements of sections 373 and 403, Florida Statutes. Effective October 1, 1990.

OBJECTIVE V.4 The County shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects, with an emphasis on rare and endangered species. Mineral resources shall be appropriately used, conserved and protected.

These objectives shall be effective throughout the planning period and shall be accomplished using the following policies, ~~and through the land development regulations, adopted by the statutory deadline.~~

Policy V.4.1 ~~**In the land development regulations adopted by the statutory deadline, t**~~ **The** County shall require an assessment of the potential adverse effects on rare and endangered species for the following:

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1. All development within the 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks, and those which are intermittent in nature, but which have a distinct, identifiable stream bed or creek run.
2. All development with the 75-foot regulated natural buffer adjacent to all perennial Rivers, streams and creeks located within the significant natural areas identified in the ~~**Taylor County**~~ Comprehensive Plan.
3. All development within 35 feet of a wetland or water body other than as described in 1. and 2. above.
4. Plan amendments which increase density or intensity of development in the Agricultural-1, Agricultural-2, Agricultural/Rural Residential, and Mixed Use: Rural Residential districts.

Policy V.4.2

The ~~**land development regulations, adopted by the statutory deadline,**~~ **County** shall require that when one or more of a rare or endangered species, are found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which avoids the adverse effect of the project on the species.

**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 protection of these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.**

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Where adverse impacts cannot be avoided through site design or other means, the applicant shall be required to develop a mitigation plan which will allow no net loss of individuals of designated species, in coordination and compliance with the Florida ~~**Game and Freshwater**~~ Fish **and Wildlife Conservation** Commission.

Policy V.4.3

The County shall ~~**incorporate as part of its land development regulations an ordinance applicable to Urban Development Areas**~~ **which** protects native vegetation and provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

**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 Area or is shown as habitat for listed species on the Florida Natural Areas Inventory 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. Such evaluation shall be submitted 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.**

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

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- Policy V.4.4 Through the site planning review process ~~as applied to Mining Overlay Districts within the land development regulations~~, proposed mining activities shall comply with ~~DNR Rule 16C-36~~ **the Florida Department of Environmental Protection rules** and the North Central Florida **Strategic** Regional Policy Plan.
- Policy V.4.5 ~~In order to carry out Objective 4, t~~ **I**n The County shall use innovative techniques ~~in the land development regulations~~ for preservation of such areas, such as: designation and regulations of conservation areas; site plan review; on-site density transfers to allow clustering of allowable units to protect environmentally sensitive portions of a site; and, overlay zoning whereby density calculations and developable land expectations are based on net developable acreage after excluding the environmentally sensitive portions.
- Policy V.4.6 The County shall promote the protection of publicly-owned natural reservations designated within the County, through cooperation with the federal government regarding areas such as, but not limited to, the St. Mark's National Wildlife Refuge and the state regarding the Aucilla Wildlife Management Area, the State's CARL program, and the Water Management District's Save Our Rivers and SWIM Program, and designation of such areas on the Future Land Use Map as conservation.
- Policy V.4.7 Prior to approving a plan amendment, in those areas designated Agricultural/Rural Residential, Mixed Use Rural Residential, and Mixed Use - Urban Development on the Future Land Use Map, the County shall require the applicant to provide an inventory of all wetlands and other environmentally sensitive lands, as well as documentation that the proposed user will not negatively impact environmentally sensitive lands.
- Policy V.4.8 Through intergovernmental coordination with federal personnel at the St. Mark's Refuge, the County shall cooperate to ensure fisheries and marine habitat are protected. Further, the County shall regulate development within the 150' corridor of Spring Warrior Creek, the Econfina, Steinhatchee and Aucilla Rivers to ensure there will be no negative impacts to fisheries and marine habitat downstream to the gulf.
- Policy V.4.9 Since erosion has direct impacts on surface water quality and quantity of the area, the County shall consider the need to pursue funding assistance for erosion projects from the Suwannee River Water Management District, under the Surface Water Management Improvement Program (SWIM) and other programs.
- Policy V.4.10 The County shall cooperate with the Florida Department of ~~Natural~~

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**Resources Environmental Protection** in the monitoring of aquaculture activities within the County.

Policy V.4.11

The County shall, during any development review process involving significant natural areas and their estuaries, address mitigation of development activities to ensure that the possible adverse impacts of the proposed development activity on the natural functions of these significant natural areas will be minimized, and that the natural functions will not be significantly altered. Mitigation measures must be acceptable to the Department of Environmental **Regulation Protection** or other governmental agency having mitigation permit jurisdiction. The significant natural areas and their estuaries to which this policy applies are:

Aucilla River Corridor (includes Aucilla Sinks)  
Econfina River Corridor  
Spring Warrior Creek Corridor  
Steinhatchee River Corridor  
St. Marks National Wildlife Refuge  
Coastal Marsh and Tidal Swamp Conservation Areas  
Aucilla SRWMD Conservation Area

The generalized location of these significant natural areas is as shown on the Future Land Use Map series. A separate map identifying the corridors of these significant natural areas shall be provided ~~**as part of the Comprehensive Plan amendment.**~~ Their boundaries are further described below:

In the case of the river corridors, the corridors shall include the river itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the river. The Aucilla River corridor shall extend from the Gulf of Mexico to the municipality line. The Econfina River corridor shall extend from the Gulf of Mexico to the east boundary “rural community” established at Shady Grove. The Steinhatchee River corridor shall extend from the Gulf of Mexico to the municipality line.

In the case of the Spring Warrior Creek corridor, the corridor shall include the creek itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the creek. The corridor shall extend from the Gulf of Mexico to C.R. 361 (Beach Road).

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In the case of the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla SRWMD Conservation Area, the boundary shall be the boundary of the lands owned by the governmental entity.

Resource based, low intensity recreation activities and facilities shall be allowed along rivers, with any new facility being located at least five miles from an existing facility.

Residential, commercial and industrial uses shall be allowed, subject to a setback of at least seventy-five (75) feet from the natural bank along the rives and Spring Warrior Creek, subject to all other permitting requirements. Residential density shall be shown on the Future Land Use Map. Beyond seventy-five (75) feet, residential, commercial and industrial use is allowed, subject to all other permitting requirements.

The densities and intensities of use, as well as the permitted uses allowed on the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla SRWMD Conservation Area shall be consistent with the management plans for these areas in fulfillment of their conservation purpose. Residential densities shall not be greater than one unit per 40 acres, as shown on the Future Land Use Map.

**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.**

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**Policy V.5.1**      **The map entitled Regionally Significant Natural Resources - Ground Water Resources, July 17, 2001, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.**

**Policy V.5.2**      **The map entitled Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**

**Policy V.5.3**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2001, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**

**Policy V.5.4**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**

**Policy V.5.5**      **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.**

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

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

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**Policy V.6.2**

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

**OBJECTIVE V.7**

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

**Policy V.7.1**

**The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the**

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**preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Society 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.**

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## VI

### RECREATION AND OPEN SPACE ELEMENT

#### INTRODUCTION

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

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

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

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

~~**References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of the regulations, unless otherwise stated.**~~

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## GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1     The County shall **continue to** provide vehicular and pedestrian access to County owned activity and resource based recreation facilities, as appropriate, ~~by 1995~~.

Policy VI.1.1       The County shall ~~**establish provisions within the land development regulations which shall**~~ maintain the number of access points to water oriented recreational resources for the County which will meet or exceed the level of service standards contained herein for resource based water related activities.

OBJECTIVE VI.2     The County shall **continue to** maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the County.

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

OBJECTIVE VI.3     The County shall ~~**establish requirements within the land development regulations,**~~ **continue** to require new subdivisions or re-subdivisions which make major revisions to existing plats to allocate land, ~~as determined by standards within the regulations,~~ for parks and recreation facilities, so that the County's adopted level of service standards for recreation facilities and open space are maintained.

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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>
Swimming(non pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 5,000 persons to be served.
Camping (Recreation Vehicle and/or Tent)	1 acre of campground within a 25 mile radius of the County boundaries for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the County boundaries for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within 25 mile of the County boundaries for every 10,000 persons to be served.

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

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.

Policy VI.3.3 The County, through the annual capital improvements budgeting process,

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shall identify priorities and allocate funding to correct or improve existing deficiencies in County-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI.4 The County shall ~~**establish provisions within the land development regulations, by October 1, 1990, which shall**~~ **continue to** require open space to be provided for new development and re-development.

Policy VI.4.1 The County's ~~**land development regulations**~~ shall **continue to** include specific standards for the provision of open space for new development or re-development, which involves a Planned Unit Development, or where residential development abuts commercial or industrial land uses.

Policy VI.4.2 The County, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, shall recommend as it considers appropriate, the purchase of lands for open spaces by public agencies and subsequent to such land purchase, to support and assist in the management of such lands where management agreements have been negotiated prior to the purchase of the lands.

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## VII

### INTERGOVERNMENTAL COORDINATION ELEMENT

#### INTRODUCTION

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

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

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

~~**References to the date October 1, 199, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.**~~

#### 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.

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OBJECTIVE VII.1 The County shall **continue to** coordinate its comprehensive planning with the School Board, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land ~~by the effective date of 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, for all plan amendments to be coordinated with adjacent local governments and the School Board and other units of government which provide services but do not have regulatory authority over the use of land.

Policy VII.1.2 The County shall use the Regional Planning Council's informal mediation process as a first step in resolving conflicts with other units of government.

Policy VII.1.3 The County shall negotiate in good faith to establish interlocal agreements for the provision of services across jurisdictional boundaries.

~~Policy VII.1.4 The County shall use the Regional Planning Council's informal mediation process as a first step in resolving 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. Exceptions for small scale development amendments shall be made subject to **Section 163.3187(1)(c), F.S. Florida Statutes.**

Policy VII.2.1 The County, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.

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

Policy VII.2.3 The County's administrative officer shall freely exchange information, as needed and necessary, to facilitate management of growth by adjacent units of local government within their respective jurisdictions.

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Policy VII.2.4 In order to protect the Aucilla River and other estuaries that fall under the jurisdiction of other local governments, the count shall **develop maintain** coordination mechanisms with Jefferson and Dixie counties and the Department of Natural Resources, regarding estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards and ensuring public access. Coordination mechanism shall include consideration of an informal agreement between all entities that each will notify the other's jurisdictions upon receipt of development proposals along the estuary. Further, all entities should notify each other upon receipt of proposals for plan amendments affection those issues.

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 amendment of such level of service standards.

Policy VII.3.1 The County, as part of the Comprehensive Plan monitoring and evaluation process, shall **continue to** coordinate proposed amendments of any level of service standards with appropriate agencies, such as the Florida Department of Transportation for state maintained roadways, adjacent local governments and the School Board prior to such amendment.

OBJECTIVE VII.4 The County shall **continue to** coordinate with the City of Perry to encourage expansion of City utility services into the adjacent unincorporated area.

Policy VII.4.1 Expansion of City utility systems to serve adjacent unincorporated areas shall be encouraged.

Policy VII.4.2 The County shall seek **continue to maintain** an interlocal agreement with the City of Perry which ~~would~~ provides for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to ~~an~~ **proposed** industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs.

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

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and Chapter 235, Florida Statutes, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the County:

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

#### Policy VII.5.2

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

1. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby the School Board would notify the County of any additions to the School ~~**Five-Year School**~~ **Board Educational** Facilities Plan, the County shall respond to the receipt of said plan in accordance with ~~**Policy VII.5.1**~~ **the Intergovernmental Coordination element** of the Comprehensive Plan; 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.

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Policy VII.5.4 In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the County, representatives of the County and the School Board shall meet by the end of the year ~~2000~~ **2003** to develop mechanisms for coordination of educational facilities planning.

Policy VII.5.5 The County shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the School Board:

1. Coordinate the review of the annual update of the Capital Improvements Element of the County and the annual educational facilities report and ~~Five-Year~~ School **Board Educational Facilities Plan** of the School Board;
2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
3. Coordinate the review of land uses that increase residential density;
4. Use a unified data base, including population forecasts (student population), land use and facilities; and
5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.

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

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

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

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

**OBJECTIVE VII.8 The County shall 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 municipality 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 municipality located within the County.**

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

**Policy VII.8.4 The County shall work with the municipality located within the County where an urban services report is required by Chapter 171, Florida Statutes in effect on January 1, 2003 for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipality to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.**

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

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**Policy VII.8.6 The County shall continue to coordinate with the municipality located within the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.**

**Policy VII.8.7 The County shall coordinate with the municipality located within the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within the municipality and state recreational facilities within the unincorporated area of the County.**

**Policy VII.8.8 The County shall coordinate with the municipality 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 municipality 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 PLAN ELEMENT

#### INTRODUCTION

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

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

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

~~**References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of this Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of Land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.**~~

#### CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VIII.1 The County shall **continue to** provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget ~~**in fiscal year 1991**~~ which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The County shall establish the following criteria for the evaluation of proposed capital improvement projects, to be used in conjunction with the

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annual budgeting process:

Criteria

- A. The County shall assess the level of service of the public facilities which adopted level of service standards have been established in this Comprehensive Plan, prior to or concurrent with the County's budget process;
- 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 as urgently needed to protect the public health and safety shall be given the highest priority;
- E. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
- F. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
- 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.

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Policy VIII.1.2 The County shall coordinate improvements to drainage facilities with the Water Management District before scheduling such improvements when deficiencies, based on established level of service standards, are identified.

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, provided within this plan element.

OBJECTIVE VIII.2 The County shall **continue to** require ~~by October 1, 1990,~~ that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within this Comprehensive Plan.

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

**~~TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS~~**

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
<u>1</u>	<u>U.S. 19/98 / S.R. 30/55 from Perry Southeast City limits to Perry Southeast Urban limits</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Urban</u>	<u>C</u>
<u>2</u>	<u>U.S. 19/98 / S.R. 30/55 from Perry Southeast Urban limits to C.R. 361</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>3</u>	<u>U.S. 19/98 / S.R. 30/55 from C.R. 361 to County Southeast boundary</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>4</u>	<u>U.S. 19/27 / S.R. 20/30 from County North boundary to C.R. 361</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>5</u>	<u>U.S. 19/27 / S.R. 20/30 From C.R. 361 to Perry North City limits</u>	<u>4D</u>	<u>Florida Intrastate Highway System</u>	<u>Rural</u>	<u>B</u>
<u>6</u>	<u>U.S. 98 / S.R. 30 from County West boundary</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	<u>to Perry West City limits</u>				
<u>7</u>	<u>U.S. 27 / S.R. 20</u> <u>from Perry East City limits</u> <u>to Perry East Urban limits</u>	<u>4U</u>	<u>Principal Arterial</u>	<u>Urban</u>	<u>D</u>
<u>8</u>	<u>U.S. 27 / S.R. 20</u> <u>from Perry East Urban limits</u> <u>to end of 4-lane</u>	<u>4U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>9</u>	<u>U.S. 27 / S.R. 20</u> <u>from end of 4-lane</u> <u>to County East boundary</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>10</u>	<u>U.S. 221 / S.R. 55</u> <u>from Perry North City limits</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>11</u>	<u>U.S. 221 / S.R. 55</u> <u>from C.R. 361</u> <u>to C.R. 14</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>12</u>	<u>U.S. 221 / S.R. 55</u> <u>from C.R. 14</u> <u>to County North boundary</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>D</u>
<u>13</u>	<u>S.R. 51</u> <u>from C.R. 361</u> <u>to U.S. 19/27A/98 / S.R. 55</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>D</u>
<u>14</u>	<u>S.R. 51</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to County East boundary</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>D</u>
<u>15</u>	<u>C.R. 14</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to U.S. 221 / S.R. 55</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>16</u>	<u>C.R. 14</u> <u>from U.S. 221 / S.R. 55</u> <u>to County North boundary</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>17</u>	<u>C.R. 14</u> <u>from terminus with Rose Creek Road</u> <u>to Econfina Landing</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>18</u>	<u>C.R. 361</u> <u>from U.S. 221 / S.R. 55</u> <u>to Perry North City limits</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>19</u>	<u>C.R. 361</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to U.S. 221 / S.R. 55</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>20</u>	<u>C.R. 361</u> <u>from U.S. 19/27 / S.R. 20</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	<u>to intersection with C.R. 359</u>				
<u>21</u>	<u>C.R. 356</u> <u>from intersection with C.R. 359</u> <u>to Perry West City limits</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>22</u>	<u>C.R. 356</u> <u>from Perry East City limits</u> <u>to U.S. 27 / S.R. 20</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>23</u>	<u>C.R. 359</u> <u>from U.S. 98 / S.R. 30</u> <u>to C.R. 361A</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>24</u>	<u>C.R. 30A</u> <u>from C.R. 359</u> <u>to C.R. 361A</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>25</u>	<u>C.R. 356</u> <u>from U.S. 98 / S.R. 30</u> <u>to Old Clubhouse Road</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>26</u>	<u>C.R. 361A</u> <u>from Perry South City limits</u> <u>to Spring Warrior Creek</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>27</u>	<u>C.R. 361</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to S.R. 51</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>
<u>28</u>	<u>Rose Creek Road</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to terminus with C.R. 14</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>29</u>	<u>Cabbage Grove / Salt Road</u> <u>from Rose Creek Road</u> <u>to U.S. 98 / S.R. 30</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>30</u>	<u>C.R. 14</u> <u>from County North boundary</u> <u>to Rose Creek Road</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>31</u>	<u>C.R. 359</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to intersection with C.R. 361B</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>32</u>	<u>Wright Road</u> <u>from U.S. 19/27 / S.R. 20</u> <u>to U.S. 221 / S.R. 55</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>33</u>	<u>C.R. 356</u> <u>from C.R. 359</u> <u>to C.R. 361A</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>34</u>	<u>Courtney Grade</u> <u>from C.R. 356</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	<u>to C.R. 361A</u>				
<u>35</u>	<u>Puckett Road</u> <u>from C.R. 361A</u> <u>to C.R. 361A</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>36</u>	<u>Pottstill Road</u> <u>from C.R. 361A</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>37</u>	<u>Fish Creek Road</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>38</u>	<u>Salem Tower Road</u> <u>from Fish Creek Road</u> <u>to C.R. 361</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>39</u>	<u>C.R. 30</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to U.S. 27 / S.R. 20</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>40</u>	<u>C.R. 356A</u> <u>from U.S. 19/27A/98 / S.R. 55</u> <u>to C.R. 356</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>41</u>	<u>C.R. 356</u> <u>from C.R. 356A</u> <u>to U.S. 19/27A/98 / S.R. 55</u>	<u>2U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>

**D - Divided Highway**  
**U - Undivided Highway**

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## SANITARY SEWER LEVEL OF SERVICE STANDARDS

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private on-site disposal	Shall meet or exceed all the requirements set by <del>the Florida Department of HRS, Chapter 10D-6, F.A.C. 64E-6, Florida</del> <b><u>Administrative Code, in effect on January 1, 2003</u></b>
New Central Facilities	
residential uses	100 gals./capita/day
Nonresidential uses	Minimum service shall be consistent with <del>Table II, Chapter 10D-6, F.A.C. Chapter 64E-6, Florida</del> <b><u>Administrative Code, in effect on January 1, 2003</u></b>

~~The establishment of a County sanitary sewer system is not contemplated.~~

~~Any extensions of the City of Perry's sanitary sewer system into the County shall be governed by level of service standards adopted by the City of Perry for similar land uses.~~

~~Note: The County does not plan to establish a county owned sanitary sewer system in the County.~~

## SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	0.78 tons per capita per year

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## DRAINAGE LEVEL OF SERVICE STANDARDS

### FACILITY TYPE

### LEVEL OF SERVICE STANDARD

~~Stormwater Management  
Systems~~

~~Standards as specified in Section  
40B-4.2030, Rules of the Suwannee  
River Water Management District,  
Florida Administrative Code~~

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

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

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- 4. All other stormwater management projects shall be required to adhere to the standards for treatment in accordance with Chapter 40-B4, Florida Administrative Code in effect on January 1, 2003 (rules of the Suwannee River Water Management District) and the Suwannee River Water Management District Environmental Resource Permitting Applicant's Handbook, as effective on January 1, 2003. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, Florida Administrative Code in effect on January 1, 2003.**

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

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### **POTABLE WATER LEVEL OF SERVICE STANDARDS**

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private individual water wells	<b><u>100-gallon per capita per day Standards as specified in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003</u></b>
Keaton Beach Community Potable Water System	100 gallon per capita per day
Steinhatchee Community Potable Water System	100 gallons per capita per day
Taylor Beaches Community Potable Water System	100 gallons per capita per day
Other Community Potable Water Systems (Future)	100 gallons per capita per day

### **RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS**

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Swimming(non pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.
Fishing (non-boat)	1 access point for every 10,000 persons to be served.
Fishing (boat)	1 boat ramp for every 5,000 persons to be served.
Camping (Recreation Vehicle and/or Tent)	1 acre of campground within a 25 mile radius of the County boundaries for every 25,000 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>

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Hiking	1 mile of available hiking trail within a 25 mile radius of the County boundaries for every 10,000 persons to be served.
Nature Study	7 acres of managed conservation area within 25 mile of the County boundaries for every 10,000 persons to be served.

**ACTIVITY BASED RECREATION ACTIVITY/FACILITY  
LEVEL OF SERVICE STANDARDS**

<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball	1 baseball/softball field for every 6,000 persons to be served.
Tennis	1 tennis court for every 7,500 persons to be served.

Policy VIII.2.2 The County's ~~land development regulations~~ shall ~~contain provisions which~~ require that public facilities have a capacity which meets or exceeds the adopted level of service standards concurrent with the impact of development.

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

OBJECTIVE VIII.3 The County shall, ~~by October 1, 1990, include subdivision improvement standards within the land development regulations which, prescribe the standards to which the~~ **require that a** subdivider **at his or her expense** shall grade and improve streets, install sidewalks, street name signs, street lights, fire hydrants, curbs and gutters, and stormwater facilities and where applicable; and, where community sanitary sewer and/or potable water service is available, install sanitary sewer and water mains.

Policy VIII.3.1 The County's ~~land development regulations~~ shall require that all proposed subdivisions which include an existing street which is adjacent

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to or included within the proposed subdivision shall be required to improve the street to conform to the **County** standards ~~established within the land development regulations~~.

- Policy VIII.3.2 The County's subdivision improvement standards shall apply to all subdivisions.
- OBJECTIVE VIII.4 The County, ~~by October 1, 1990~~, shall **establish maintain** a capital improvements budgeting process to manage the fiscal resources of the County, including the funding of capital improvements, identified within the Comprehensive Plan.
- Policy VIII.4.1 The County shall incorporate within the County's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2 The County's ~~land development regulations~~ shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3 The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the County has competitive standing in any ranking process for determining program award.
- Policy VII.4.4 The County shall not issue bonds or participate in other forms of debt financing for public facilities required by this Comprehensive Plan except as specific proposals are considered and adopted by the Board of County Commissioners during the budgeting process or, separately, on a case by case basis.
- OBJECTIVE VIII.5 The County, ~~by October 1, 1990~~, shall limit expenditures for infrastructure which subsidize growth within the coastal high hazard area, as identified within this Comprehensive Plan, to those public facility needs identified within the Coastal Management Element.
- Policy VIII.5.1 The County shall limit expenditures for new infrastructure within the coastal high hazard area to those public facility needs identified in the five year schedule of improvements within this Comprehensive Plan.

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

Policy VIII.5.3            The County shall require that public facilities which are repaired or replaced within the coastal high hazard area, after being damaged or destroyed from any cause, meet all applicable standards or requirements in effect at the time of repair or replacement.

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## IMPLEMENTATION

### FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the County's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

**TABLE VIII-1**

### FIVE YEAR SCHEDULE OF IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
<b><u>Landfill Closure</u></b>	<b><u>1992</u></b>	<b><u>\$164,000</u></b>	<b><u>Existing Landfill</u></b>	<b><u>Assessment</u></b>	<b><u>Solid Waste</u></b>
<b><u>None</u></b>					

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## **PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT**

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

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

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

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

- (1) The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- (2) The County's effectiveness in maintaining the adopted level of service standards;
- (3) The impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain the adopted level of service standards;
- (4) Efforts by the County to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
- (5) The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
- (6) The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly 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

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- (8) The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

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

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## CONCURRENCY MANAGEMENT SYSTEM

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

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

## PURPOSE AND OVERVIEW

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

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

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

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

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

1. ~~For roads, potable water, sewer, solid waste, drainage, and recreation and open space, at a minimum, provisions which ensure that:~~
  - a. ~~the necessary facilities and services are in place at the time a development permit is issued; or~~
  - b. ~~a development permit is issued subject to the condition that the necessary facilities and services will be in place where the impacts of the development occur; or~~
  - c. ~~the necessary facilities are under construction at the time a permit is issued; or~~
  - d. ~~the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.~~

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

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

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2. ~~Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. Therefore, subject to the Local Planning Agency determining that the necessary facilities or services are in place and are maintaining the adopted level of service, prior to the proposed development, the following concurrency management requirements shall apply for the issuance of such development orders.~~
  - a. ~~Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal, do not meet the adopted level of service; with requirements that such additional public facilities be available concurrent with the impacts of development; or~~
  - b. ~~Provisions shall be included within the development order which require that the necessary public facilities be constructed by the developer, at the developer's expense, or by the public or private entity having jurisdictional authority over the facility, to the level of service established by this Comprehensive Plan and in conformance with the 5-Year Schedule of Improvements found within the County's Capital Improvements Element, with requirements that such additional public facilities be available concurrent with the impacts of development.~~
  
3. ~~Prior to the issuance of a building permit, the County shall verify that all public facilities are available to serve development for which development orders were issued prior to the date of adoption of the Taylor County Comprehensive Plan. Development orders for future development shall not be issued unless the County has demonstrated the following: (1) compliance with the adopted Level-of-Service Standards in the Comprehensive Plan and (2) one or a combination of the following conditions exists: (a) necessary facilities and services are in place at the time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida Administrative Code is issued; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (3) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or~~

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~~permit and/or (c) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.~~

4. ~~The County shall adopt Concurrency Management provisions in the revised LDRs by October 1, 1990, to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in No. 3 above and based upon the application of the Taylor County Level of Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in No. 3 above. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.~~
5. ~~Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action would: conform with future land used as shown on the Future Land Use Map of the future land use element, and public facility availability as described in the sanitary sewer, solid waste, drainage, and natural groundwater recharge element.~~
6. ~~Guidelines for interpreting and applying level of service standards to applications for development orders and permits shall be adopted as part of the land development regulations.~~

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

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

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

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

- ~~1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted by Section 163.3187, Florida Statutes. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.~~
- ~~2. No development order shall be issued which would require the Board of County Commissioners to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element, subject to the exceptions permitted by 163.3187, Florida Statutes.~~
- ~~3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the County to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.~~
- ~~4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).~~

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

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**(b) At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.**

**2. For Parks and Recreation Facilities**

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

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

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

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

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

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### **3. For Transportation Facilities**

- (a) At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or**
- (b) A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include transportation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.**
- (c) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or**
- (d) At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.**

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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, which are (1) traffic circulation, (2) sanitary sewer, (3) solid waste, (4) drainage, (5) potable water and (6) recreation and open space.**

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

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

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

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

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

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

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

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- (a) The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or (2) prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2000 or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Site Impact Handbook, April 1997.**
  - (b) If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulation Administrator for review, and (2) Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.**
  - (c) If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.**
- 3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space determination procedures shall apply, as follows:**
- (a) The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.**
  - (b) If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.**
  - (c) If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.**

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## **CERTIFICATE OF CONCURRENCY COMPLIANCE**

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

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

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

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

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

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

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- 4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).**

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## IX

### COASTAL MANAGEMENT ELEMENT

#### INTRODUCTION

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

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

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

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

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

~~**References to the date October 1, 1990, as the effective date of the policies and objectives which are dependent upon the adoption of land development regulations for their implementation, assumes that the Land Development Regulations which are required by Section 163.3202, Florida Statutes, are enacted by that date. October 1, 1990 is the date by which present regulations require adoption of the Land Development Regulations. It is the intent of the Comprehensive Plan that the policies and objectives of the Plan which make reference to the adoption of land Development Regulations shall become effective with the adoption of these regulations, unless otherwise stated.**~~

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

#### OBJECTIVES AND POLICIES FOR COASTAL MANAGEMENT

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- OBJECTIVE IX.1 The County shall ~~establish land development regulations which shall~~ assist in the protection, conservation or enhancement of the County's coastal wetlands, living marine resources and wildlife habitats ~~by October 1, 1990.~~
- Policy IX.1.1 The County's ~~land development regulations~~ shall prohibit the installation of septic tanks: (1) in locations with unsuitable soils, (2) within wetland areas or, (3) within areas where the impacts of the location of septic tanks will diminish water quality, wildlife habitats or living marine resources. Septic tank installations existing on October 1, 1990 shall be allowed to continue in operation, with reference to ~~Objective I.8~~ **nonconforming uses and structures objective** and related policies ~~of the~~ **Future Land Use element of this Comprehensive Plan**, and permits for replacement, maintenance or repair shall be issued subject to applicable regulations at the time the permit is issued. All septic tank permits shall be issued by the County Health Officer subject to applicable regulatory authority ~~Effective October 1, 1990.~~ **in effect on January 1, 2003.**
- Policy IX.1.2 The County shall provide safeguards ~~within the land development regulations~~ which assist in the protection of estuaries which are located both within the jurisdiction of the County and adjacent local governments through a coordinated review and comment process of development or redevelopment proposals to ensure restoration or enhancement of disturbed or degraded natural resources, including estuaries, wetlands and drainage systems, subject to the provisions of ~~Objective I.8~~ **the nonconforming uses and structures objective** and ~~its~~ related policies ~~of~~ **the Future Land Use element of this Comprehensive Plan.** ~~Effective October 1, 1990.~~
- Policy IX.1.3 The County's ~~land development regulations~~ shall ~~be so written as to~~ comply with appropriate provisions of any existing or future resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans or any future resource planning and management plans adopted by agencies of the State of Florida, acting within their jurisdictional authority. ~~Effective October 1, 1990.~~
- Policy IX.1.4 The County's ~~land development regulations~~ shall limit dwelling unit density to one unit per five acres in rural areas within the Coastal High Hazard Area ~~(seaward of the most landward Federal Emergency Management Area Velocity Zone Line).~~ ~~Effective October 1, 1990.~~
- OBJECTIVE IX.2 The County shall provide development standards ~~within the land development regulations,~~ which shall assist in the maintenance or

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improvement of the environmental quality of the Big Bend Seagrasses Aquatic Preserve and it's associated estuaries ~~by October 1, 1990.~~

Policy IX.2.1 The County shall cooperate with state and federal agencies in their administration of programs to restore and enhance any disturbed or degraded estuaries, wetlands and drainage systems except existing developments, drainage systems, structures, etc., will not be required to be changed, except in cases where clear lawful jurisdictional authority exists or eminent domain proceedings are implemented in accordance with law. ~~Effective October 1, 1990.~~

Policy IX.2.2 The County as part of the development review process shall require new development and redevelopment which may cause disruptions or degradations to wetlands or the aquatic preserve to include mitigating measures. ~~Effective October 1, 1990.~~

OBJECTIVE IX.3 The County shall ~~establish, within the land development regulations,~~ **continue to enforce** provisions whereby water dependent uses receive priority consideration for shoreline location over other shoreline uses ~~by October 1, 1990.~~

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

1. Public use marinas;
  2. Other water oriented recreation;
  3. Commercial fishing;
  4. Water related uses;
  5. Water dependent industries or utilities; and
  6. All other permitted uses.
- ~~Effective October 1, 1990.~~

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Policy IX.3.2      The County's ~~land development regulations~~ shall ~~incorporate~~ **maintain** standards for the permitting of marinas or other water dependent uses which address at a minimum; (1) land use compatibility, (2) availability of upland support services, (3) existing protective status or ownership, (4) hurricane contingency planning, (5) protection of water quality, (6) water depth, (7) environmental disruptions, (8) mitigation actions, (9) availability for public use, and (10) economic need and feasibility.  
~~Effective October 1, 1990.~~

OBJECTIVE IX.4      Protection of Beaches and Dunes.

Not applicable

OBJECTIVE IX.5      The County, through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, shall limit expenditures that subsidize development within coastal high-hazard areas to the restoration or enhancement of natural resources, the construction and maintenance of roads necessary for public access, and the provision of public park facilities, including those which provide public access to the shoreline, subject to the provisions of ~~Objective I.8~~ **the nonconforming uses and structures objective** and ~~its~~ related policies **of the Future Land Use element of this Comprehensive Plan.** ~~Effective October 1, 1990.~~

Policy IX.5.1      The County's coastal high hazard area shall be that area which is designated by and is coincident with the evacuation zone for Category 1 and Category 2 hurricanes as established in the regional hurricane evacuation study applicable to the County.

Policy IX.5.2      The County's ~~land development regulations~~ shall limit development which is vulnerable to natural hazards such as storm surge and high winds within coastal high hazard areas, subject to the provisions of ~~Objective I.8~~ **the nonconforming uses and structures objective** and ~~its~~ related policies **of the Future Land Use element of this Comprehensive Plan.** ~~Effective October 1, 1990~~

Policy IX.5.3      The County, as part of the development review process, shall require the location of public facilities, except roads parks and required for public access, away from coastal high-hazard areas where such public facilities have the potential for being damaged during a storm. ~~Effective October 1, 1990.~~ **Public facilities, which are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary facilities are not adequate to protect surface and ground water quality, shall be permitted to be located**

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**within coastal high-hazard areas.**

- OBJECTIVE IX.6 The County shall maintain the residential land use densities provided within this element of the Comprehensive Plan to assist in the limitation of undue population concentration in coastal high-hazard areas as defined in **Policy IX.5.1, by October 1, 1990. the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan.**
- Policy IX.6.1 The County shall regulate building construction, reconstruction and alteration in conformance with Chapter 161, Florida Statutes, as amended **in effect on January 1, 2003. Effective October 1, 1990.**
- Policy IX.6.2 The County shall participate in the National Flood Insurance Program and regulate development and installation of utilities in flood hazard areas in conformance with the program's requirements for minimizing damage caused by flooding and storm surge. **Currently in effect.**
- Policy IX.6.3 The County shall comply with appropriate provisions of the hazard mitigation annex of the County's peacetime emergency plan and applicable existing interagency hazard mitigation reports. **Effective with adoption of this Comprehensive Plan.**
- Policy IX.6.4 The County's ~~**land development regulations**~~ shall limit residential development and resident populations within coastal high hazard areas to locations and numbers which can be safely evacuated during hurricane hazard periods. **Effective October 1, 1990.**
- Policy IX 6.5 The ~~**land development regulations**~~ **County** shall limit dwelling unit density to four units per acre in designated urban development areas which are served by community or public water systems **and to 20 units per acre when served by community or public water and sanitary sewer systems** within the Coastal High Hazard Areas. **Effective October 1, 1990.**
- OBJECTIVE IX.7 The County shall maintain hurricane evacuation times of **15 9** hours for a category 1 storm and 22 hours for a category 5 storm for the residents of the Coastal Management Area, ~~**to be effective with the adoption of this Comprehensive Plan.**~~

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Policy IX.7.1           The County shall coordinate the procedures for notifying the public within the Coastal Management Area of potential dangers and appropriate preparatory measures for hurricanes or other potential natural disasters, including the location of evacuation routes. The applicable regional and local evacuation plans shall be coordinated. ~~**Effective with the adoption of the Comprehensive Plan.**~~

OBJECTIVE IX.8       The County, ~~**concurrently with the adoption of this Comprehensive Plan,**~~ shall **continue** plan for post-disaster redevelopment which reduces or eliminates the exposure of human life and public and private property to natural hazards subject to the provisions of ~~**Objective 1.8 the**~~ **nonconforming uses and structures objective** and ~~**its**~~ related policies **of the Future Land Use element of this Comprehensive Plan.**

Policy IX.8.1           The County's Peacetime Emergency Plan shall address immediate repair and cleanup actions needed to protect the public health and safety, including repairs to potable water, wastewater and electrical power facilities; removal of debris, stabilization or removal of structures about to collapse; and expediting the approval of issuing of permits for minimal repairs to make dwellings habitable before commencing with or permitting long-term repair and redevelopment activities. ~~**Effective October 1, 1990.**~~

Policy IX.8.2           The County shall remove, relocate or structurally modify damaged public facilities, as appropriate, in light of factors such as cost to construct, cost to construct or maintain, recurring damage, impacts on land use, impacts on the environment and public safety need. ~~**Effective October 1, 1990.**~~

Policy IX.8.3           The County's ~~**land development regulations**~~ shall require the removal, relocation or structural modification of unsafe structures, as appropriate, if rebuilt, require structures which have suffered damage to an extent of more than 50 percent of their replacement value at the time of such damage to be rebuilt in conformance with current building requirements. ~~**Effective October 1, 1990.**~~

Policy IX.8.4           The County's ~~**land development regulations**~~ shall limit redevelopment in areas of repeated damage by requiring structures which suffer repeated damage to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage. ~~**Effective October 1, 1990.**~~

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- Policy IX.8.5            The County, as part of the monitoring and evaluation process of the Comprehensive Plan, shall identify areas needing redevelopment, including elimination of unsafe conditions and inappropriate uses as opportunities arise. ~~Effective October 1, 1990.~~
- OBJECTIVE IX.9        The County shall **continue to** require the maintenance of public access to the shoreline which is consistent with estimated public, within the land development regulations ~~by October 1, 1990.~~
- Policy IX.9.1            The County's ~~land development regulations~~ shall ~~contain~~ **maintain** development standards to maintain continued physical public access to shorelines. ~~Effective October 1, 1990.~~
- Policy IX.9.2            The County shall adopt standards for physical public access to shorelines, which are in conformance with the Coastal Zone Protection Act of 1985 and amendments thereof. ~~Effective October 1, 1990.~~
- Policy IX.9.3            The County's ~~land development regulations~~ shall require new development to provide for public access to the shoreline. ~~Effective October 1, 1990.~~
- OBJECTIVE IX.10        The County's ~~land development regulations~~ shall ~~include~~ **continue to implement** provisions for the protection, preservation or sensitive reuse of historic resources within the Coastal Management Area, ~~by October 1, 1990.~~
- Policy IX.10.1          The County shall maintain an inventory of known and identified historic sites to facilitate the application of standards specified within the land development regulations for maintenance of their character in the voluntary development or sensitive reuse of historic structures. ~~Effective October 1, 1990.~~
- OBJECTIVE IX.11        The County shall ~~establish provisions within the land development regulations which~~ **continue to** require the maintenance of applicable level of service standards for service areas and phasing of public facilities as established within the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation and Open Space Element and the Capital Improvements Element of this Comprehensive Plan ~~by October 1, 1990.~~

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Policy IX.11.1 The County's capital improvements budgeting process shall only schedule public facilities improvements which, when constructed, will be capable of serving development or redevelopment at the densities permitted by this element of the Comprehensive Plan, consistent with coastal resource protection and safe evacuation. ~~Effective October 1, 1990.~~

OBJECTIVE IX.12 In order to protect the quality and quantity of waters that flow into estuarine and oceanic waters, the County shall ~~develop~~ **maintain** the following regulatory and management techniques: coordination mechanisms to improve water quality, and, adoption of land development regulations for: location of septic tanks in riverine floodplains; stormwater management requirements for urban and agricultural land uses; dredge and fill activities within wetlands and water bodies; and other design standards which will maintain ambient water quality standards of the Department of Environmental Regulation Big Bend Seagrasses Aquatic Preserve designation.

Policy IX.12.1 ~~R~~ **The County shall** regulate new point sources into rivers which enter the estuary in accordance with ~~DER~~ **Florida Department of Environmental Protection** water quality standards. "Point Sources" should be interpreted as defined in Ch.9J-5.003(63), ~~F.A.C.~~ **Florida Administrative Code**, "Point Source Pollution." **in effect on January 1, 2003.**

Policy IX.12.2 ~~R~~ **The County shall** require all land uses which generate or handle hazardous wastes to provide for proper disposal and storage, and provide a spill cleanup plan, in accordance with ~~DER~~ **Florida Department of Environmental Protection** hazardous waste management regulations.

Policy IX.12.3 ~~R~~ **The County shall** regulate structures or fill which would restrict circulation of estuarine waters in accordance with the applicable rules and regulations of ~~DER, DNR~~ **the Florida Department of Environmental Protection** and other State agencies having jurisdiction.

Policy IX.12.4 ~~A~~ **The County shall require** all future land use in the coastal area ~~shall to~~ be evaluated for consistency with the ~~Department of Natural Resources and Department of Environmental Regulation~~ **Florida Department of Environmental Protection** management plans for the Big Bend Seagrasses designation.

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Policy IX.12.5 ~~R~~ **The County shall** require minimum buffers, as defined in Policies ~~V.2.14 and V.2.15~~ **the Conservation element of this Comprehensive Plan**, for all development from rivers and the estuary with the following limitations:

1. Clearing of native vegetation shall be limited to up to 25 percent of the buffer.
2. Clearing may only be allowed for purposes of providing physical or visual access.
3. Clearcutting shall be prohibited within the buffer area.

Buffers adjacent to agricultural and silvicultural uses shall be regulated by ~~Policies V.1.14, V.2.15~~ **the Conservation element of this Comprehensive Plan**, and other policies which address these uses.

Policy IX 12.6 ~~A~~ **The County shall require all** new development directly adjacent to the estuary ~~shall to~~ provide stormwater management, subject to standards set forth in ~~Policy IV.2.8 (Standards as specified in Section 40B-4.2030 Rules of Suwannee River Water Management District, Florida Administrative Code and 17-3, F.A.C.)~~ **the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan**.

Policy IX 12.7 The County shall encourage the maintenance and/or improvement in the quality of the surface and ground waters to continue to meet their ~~DER~~ **Florida Department of Environmental Protection** designations.

Policy IX 12.8 ~~S~~ **The County shall require all** silvicultural and agricultural activities ~~will to~~ be subject to Best Management Practices, including the **Florida Department of Agriculture and Consumer Services, 2000**, Division of Forestry's Management Guidelines for Forested Wetlands in Florida, and the Rules of the Suwannee River Water Management District (audited biennially by the **Florida Department of Agriculture and Consumer Services, Division of** Forestry, with continuous monitoring by the Water Management District).

Policy IX 12.9 Through various existing and future federal, state, and/or local regulatory and voluntary programs, water quality and quantity in the County will continually be monitored and assessed. These programs include, but are not limited to the following:

1. Review of water quality for state water bodies through ongoing Triennial ~~DER~~ **Florida Department of Environmental**

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**Protection** Process.

2. Periodic permitting reviews for industrial developments which may impact state water bodies (~~EPA, DER, WMD~~ **Environmental Protection Agency and Water Management District** permitting).
3. Participation in the ~~DER~~ **Florida Department of Environmental Protection** Coastal Protection Programs.
4. Permitting stormwater runoff systems in accordance with ~~DER~~ **Florida Department of Environmental Protection** requirements (~~Chapter 17-25~~).
5. The Clean Water Act: Industry, development, agriculture, silviculture and other activities will adhere to the Clean Water Act, which governs national water quality.
6. Participation in Water Management District Programs such as SWIM, Save Our Rivers, Special Studies, etc. will be encouraged.
7. Maintenance of existing and future monitoring of streams and groundwater in the County will be maintained and encouraged (~~USGS, DER, WMD~~).
8. Extension of drinking water lines, where feasible, will be encouraged.
9. Encourage participation in ~~EPA~~ **Environmental Protection Agency** programs such as the Gulf of Mexico Program.

Policy IX 12.10

To ensure protection of the Big Bend Seagrasses Aquatic Preserve from future land use activities, the County shall coordinate with ~~DER~~ **Florida Department of Environmental Protection** in development and implementation of programs to maintain and improve water quality of the Big Bend Seagrasses Aquatic Preserve and any degraded rivers and contaminated aquifers.

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Policy IX.12.11      The County shall cooperate and support the Suwannee River Water Management District programs which increase protection of rivers and water bodies which empty into the estuary, including the Save Our Rivers Program.

Policy IX.12.12      The County shall develop coordination mechanisms (informal interlocal agreements) with adjacent counties to ensure a coordinated approach in implementation of any ~~DER~~ **Florida Department of Environmental Protection** or other agency programs for the protection of the Big Bend Seagrasses Aquatic Preserve and its associated estuaries.

## Public

This land use category provides for educational uses, recreation uses, conservation and public facilities. Uses in this category include only institutional, recreation, conservation and public service/utility. Intensity, as measured by land coverage shall not exceed 50 percent for institutional uses, and 25 percent for all other allowed uses. The floor area ratio (FAR) shall not exceed .25.

## Aviation Related Commercial

Permissible uses in this land use category are limited to those uses which are characterized by the aviation industry or provide necessary services to aviation-related uses. Such uses may be of industrial, commercial, institutional or office character if related to aviation. Government uses, other public uses and essential services such as utilities and communications are also permissible. Intensity, as measured by land coverage, shall not exceed 60 percent. The floor area ratio (FAR) shall not exceed .25.

## Policy V.2.2

The County shall protect the present water quality classification established by the Florida Department of Environmental Protection for certain specified water bodies pursuant to Rule 62-302.400, Florida Administrative Code, by ensuring that industrial uses, intensive commercial uses and intensive agricultural uses (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) to be located within or adjacent to the surface waters of the County will be in the public interest and will not degrade the existing water quality of the receiving water body. Mitigation shall ensure that the water quality classification of the receiving water body is maintained. 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, 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. Wetlands shall be protected in accordance with the other applicable provisions of this Comprehensive Plan.

## Electrical Power Generating Facility 1

This land use category is intended for electrical power generating facilities consisting of no more than three power plant units, with their directly associated facilities, producing a total of no more than 1,200 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

- (a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
- (b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to

which:

- (a) The site is nearby to industrial or utility uses, and/or accessible by fuel transportation facilities.**
- (b) Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.**
- (c) There is a water source that is adequate for plant operation based on the best available data and analysis.**
- (d) Natural resources will be protected in accordance with the Comprehensive Plan.**
- (e) The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and**
- (f) The site will allow connection to the existing and planned high-voltage electrical transmission line network in an effective manner.**

**The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses:**

- (a) Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;**
- (b) Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purpose of permitted levels of noise or**

**sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;**

- (c) Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;**
- (d) Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;**
- (e) Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;**
- (f) Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;**
- (g) Shall include the best available control technology for protecting air quality consistent with state and federal standards;**
- (h) Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;**
- (i) Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;**
- (j) Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;**
- (k) Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and**
- (l) Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall**

not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.

## Electrical Power Generating Facility 2

This land use category is intended for electrical power generating facilities consisting of no more than four power plant units, with their directly associated facilities, producing a total of no more than 2,000 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 350 employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

- (a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
- (b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will

**be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.**

**In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:**

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

**The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:**

- (a) Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided, however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and**

**related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;**

- (b) Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;**
- (c) Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;**
- (d) Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;**
- (e) Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;**
- (f) Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;**
- (g) Shall include the best available control technology for protecting air quality consistent with state and federal standards;**

- (h) Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;**
- (i) Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;**
- (j) Shall provide compensatory storage for developments in the 100-year floodplain consistent with local and state standards;**
- (k) Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and**
- (l) Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.**

**Policy 1.2.5**

**The County shall prohibit the use of any land within the unincorporated area of the County for a military missile testing/bombing range. Such use is incompatible with the County's vision of the future. Military testing/bombing ranges shall not be allowed as a permitted use in any land use category.**

**fPolicy I.3.6**

**At the approximately 2,997-acre Taylor Energy Center site proposed for designation on the Future Land Use Plan Map as Electrical Power Generating Facility 2, no more than one power plant unit with a net electrical power output of 800 MW and zero discharge of wastewater from power plant units and directly associated facilities into wetlands and riverine systems shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. [Comprehensive Plan Amendment No. 05-5]**