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1 **CHAPTER 1: FUTURE LAND USE ELEMENT (FLU)**

2 **GOALS, OBJECTIVES, AND POLICIES**

3 **GOAL:**

4 Efficiently manage and regulate land-use types, locations, and densities ~~in compatibility~~
5 with recognizing the value of natural and man-made resources so as to provide the
6 residents of Jefferson County with an aesthetically pleasing, economically beneficial,
7 and socially adequate environment.

8 **OBJECTIVE FLU-1:**

9 Future growth and development shall continue to be managed using the land
10 development regulations set forth in the Jefferson Ceounty Land Development Code
11 (hereinafter referred to as LDC). Revisions to the land development regulations shall
12 address those issues identified in 163.3202, F.S., as well as compatibility, and
13 incentives to upgrade infrastructure.

14 **Policy FLU-1-1:**

15 Existing regulations in the Jefferson Ceounty Land Development Code (LDC) will
16 continue to be continued as follows enforced to ensure the following:

- 17 1. The orderly subdivision of land at densities and intensities set forth in the land
18 use categories within this Comprehensive Plan;
- 19 2. Standards for the mitigation of the effects of new development to maximize
20 compatibility with existing adjacent land uses;
- 21 3. The preservation and management of public and/or private open space areas;
- 22 4. Flood-prone area protection;
- 23 5. Signage;
- 24 6. Traffic circulation;
- 25 7. Basic standards for all types of developments including, but not limited to:
 - 26 a. lot size requirements;
 - 27 b. building types, sizes, heights, and placement;
 - 28 c. types and sizes of required setbacks and/or easements;
 - 29 d. stormwater drainage requirements;
 - 30 e. preservation of environmentally-sensitive features such as, but not limited
31 to, floodplains, floodways, wetlands, wildlife habitat (particularly
32 endangered or threatened species), and aquifer intrusion;
 - 33 f. parking and site plan requirements.

34
35 These regulations will be reviewed and revised as necessary for compliance with
36 163.3202, F.S., 9J-24, F.A.C., and the objectives and policies of the comprehensive
37 plan.

38 **Policy FLU-1-2:**

39 The categories on the Future Land Use Map are defined as follows:

1 **FUTURE LAND USE CATEGORIES**

2 **AGRICULTURE AREAS GENERALLY:**

- 3
- 4 1. Farming is the basic intent of these Agricultural land use areas. Residential use
- 5 is allowed but is secondary in nature and must accept all characteristic farm
- 6 activities of: noise, smells, dust, spray odors, timber clearing, etc. ~~This protection~~
- 7 ~~does not necessarily extend to dog and other pet raising, training, boarding or~~
- 8 ~~other activities.~~
- 9
- 10 2. Traditional communities are allowed to continue to infill on lots of record as of
- 11 July, 1990. Traditional communities are defined as those historical communities
- 12 depicted on the map of Traditional Communities in this element.
- 13
- 14 3. Family Member Subdivisions: Regardless of the densities established for
- 15 Agricultural Areas and subject to additional restrictions stated herein, a property
- 16 owner may subdivide a one parcel that was ~~his or her homestead~~ a lot of record
- 17 on or before December 13, 1990 for transfer by deed to a member or members
- 18 of the owner's immediate family (immediate family is defined as grandparents,
- 19 parents, brothers and sisters, children and grandchildren). A subdivision for
- 20 family members must be consistent with all other applicable provisions of the
- 21 Comprehensive Plan and Land Development Code and may occur one time only
- 22 not to exceed a gross density of two dwellings per acre. This provision may not
- 23 be utilized to further subdivide a parcel in a platted subdivision.
- 24

25 **AGRICULTURE 20 (AG20):**

26 Properties in this Land Use Category are aAreas now used and appropriate for

27 continued use primarily in very large scale agricultural activities. Included are the

28 plantations and timber-producing lands. Agricultural uses may include, but are not

29 limited to, livestock and/or crop production, pasture lands, silviculture, orchards and

30 groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast

31 inns, and hunting lodges and clubs. Surface mining as defined below is allowed in this

32 category as a permitted use only on a parcel-specific basis when approved by the

33 Board of County Commissioners for inclusion on the mining overlay district zoning map.

34 Mining activities must be conducted strictly in accordance with the requirements of the

35 Land Development Code. Dwellings and associated accessory farm buildings are

36 allowable. New residential development is allowable, not to exceed one unit per 20

37 acres and actual units should be clustered subject to the requirements set forth in the

38 objectives and policies of the comprehensive plan and standards in the Land

39 Development Code so long as the gross density is not exceeded. A density bonus as

40 provided below (see Conservation Subdivisions) may be granted where the

41 development is a conservation subdivision ~~providing open space and~~ approved

42 pursuant adopted requirements for conservation subdivisions.

1
2 **AGRICULTURE 5 (AG5):**

3 This includes areas appropriate for a variety of agricultural uses, including but not
4 limited to, crop land, pasture land, orchards and groves, forestry, agricultural related
5 activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs.
6 Dwellings and associated accessory farm buildings are allowable. Density for
7 residential use shall not exceed one unit per five acres, actual units should be clustered,
8 subject to the requirements set forth in the objectives and policies of ~~the~~ this
9 comprehensive plan and the Land Development Code so long as the gross density is
10 does not exceed one unit per 5 acres. A density bonus as provided below (see
11 Conservation Subdivisions) may be granted where the development is a conservation
12 subdivision approved pursuant to adopted requirements for conservation subdivisions.
13 Very limited, neighborhood commercial may be allowed, subject to appropriate land
14 development regulations to ensure compatibility and harmony of scale and character.
15 No more than 5% of the development area may be used for neighborhood commercial
16 development in new subdivisions. Intensity of neighborhood commercial development
17 shall not exceed 65% impervious lot coverage.

18
19 **AGRICULTURE 3 (AG3):**

20 This includes areas appropriate for a variety of agricultural and residential agricultural
21 uses, including but not limited to, crop land, pasture land, orchards and groves, forestry
22 agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting
23 lodges and clubs. Dwellings and associated accessory farm buildings are allowable.
24 Density for residential use shall not exceed one unit per three acres; actual units should
25 be clustered, subject to the requirements set forth in the objectives and policies of this
26 comprehensive plan and the Land Development Code so long as the gross density is
27 not exceeded. A density bonus as provided below (see Conservation Subdivisions)
28 may be granted where the development is a conservation subdivision approved
29 pursuant to adopted requirements for conservation subdivisions. Very limited,
30 neighborhood commercial may be allowed, subject to appropriate land development
31 regulations to ensure compatibility and harmony of scale and character. No more than
32 5% of the development area may be used for neighborhood commercial development in
33 new subdivisions. Intensity of neighborhood commercial development shall not exceed
34 65% impervious lot coverage.

35 **RESIDENTIAL I 1 (R1):**

36 These are a Areas devoted primarily to platted lands partially developed for residential
37 purposes ~~where public water and sewer systems were not available at the time of~~
38 ~~development and are not expected to become available in the near future,~~ and are
39 expected to continue to develop according to the subdivision plat. In new subdivisions,
40 Gross density shall not exceed one unit per acre, although clustering may be allowed.
41 Very limited, neighborhood commercial may be allowed, subject to appropriate land
42 development regulations to ensure compatibility and harmony of scale and character.
43 No more than ~~one acre~~ 5% of the development area may be used for neighborhood
44 commercial development ~~is allowed for in new subdivisions of 100 or more lots.~~

1 Intensity of neighborhood commercial development shall not exceed 65% impervious lot
2 coverage.

3 **RESIDENTIAL # 2 (R2):**

4 These are aAreas devoted primarily to platted lands partially developed for residential
5 purposes where public water and sewer systems were not available at the time of
6 development and are not expected to become available in the near future, and but
7 which are expected to continue to develop according to the subdivision plat. Gross
8 density shall not exceed two units per acre, although clustering may be allowed. Very
9 limited, neighborhood commercial may be allowed, subject to appropriate land
10 development regulations to ensure compatibility and harmony of scale and character.
11 No more than one acre 5% of the development area may be used for neighborhood
12 commercial development is allowed for in new subdivisions of 100 or more lots.
13 Intensity of neighborhood commercial development shall not exceed 65% impervious
14 area.

15 **RESIDENTIAL 204 (R204)**

16 This land use category is limited to two specific parcels totaling 377 acres which were
17 re-designated to R1 in Ordinance No. 06-04 and specifically further limited by such
18 ordinance. In conformity with Ordinance No. 06-04, Residential 204 shall be limited to a
19 maximum of 204 single family residential units (residential density of 1.848 units per
20 acre). Development in this category shall comply with all conditions, restrictions and
21 limitations imposed in Ordinance No. 06-04, which is not superseded by this category.
22 No additional lands shall be added to this category.
23

24 **CONSERVATION (CON):**

25 These are aAreas with extremely limited development potential due to environmental
26 sensitivity, publicly owned natural reservations, or other lands identified for such
27 protective treatment. Development is limited to water dependent structures and
28 facilities necessary to provide access to the water, including but not limited to, docks
29 and boat ramps. Limited use for passive recreation is also appropriate, only as may be
30 consistent with protection of the area; existing silviculture is also allowable subject to
31 Best Management Practices. Transmission lines shall be allowed to cross if necessary
32 and disturbance shall be strictly limited to that area required for construction and
33 maintenance of the facility. Residential density is zero, however, an owner of a tract of
34 record as of July 19, 1990, which is designated Conservation in its entirety may
35 construct a personal residence on the tract.

36 **PRISON (PR):**

37 Land currently devoted to the Jefferson Correctional Institution and future prison facility
38 sites (public or private) approved by FLUM amendment adoption.

39 **INDUSTRIAL (IN):**

40 Areas devoted exclusively to industrial development, allowing a mix of light and/or
41 heavy manufacturing, storage, distribution, or other typical industrial uses. Hazardous

1 waste disposal or medical waste disposal facilities are prohibited. Intensity of
2 development, as measured by land coverage, should not exceed 90 percent. A
3 Dwellings as an accessory use (directly related to the primary) to the principle principal
4 structure is are allowable.

5 **DESCRIPTION**

6 Three types of mixed use areas are shown on the Future Land Use Map and are
7 defined below. For all mixed use areas, land development regulations will be designed
8 to ensure the following: protection of environmental resources consistent with the
9 Conservation Element; adherence to concurrence requirement; harmonious and
10 functional site design with minimum standards established for access, circulation,
11 parking, landscaping, drainage, tree protection, land coverage, and building placement.
12 Where residential development is one or more units per net acre, Ccentral water and
13 central sewer are required, consistent with Florida DHRS requirements. Development
14 standards will also provide for buffering, building orientation, or other measures to
15 ensure compatibility and proper function of the entire area as well as individual sites.

16 **MIXED USE SUBURBAN RESIDENTIAL (MUSR):**

17 A This mixed use category is comprised of areas where suburban or exurban residential
18 is the predominant type of use and includes many traditional communities. Infill
19 development is particularly desirable and encouraged in these areas, particularly when
20 community utilities become available.

21
22 All housing types will be allowed at a variety of densities from as low as one unit per two
23 acres, but not exceeding four units per acre with a maximum density of 4 units per acre
24 utilizing individual septic tanks if on a community water system and up to 8 units per
25 acre with community water and sanitary sewer. (~~Parcels 18-2N-5E-0000-0080-0000~~
26 and ~~13-2N-4E-0000-0060-0000, where this designation applies, are limited to two~~
27 dwellings per acre). While single-family will be the predominant residential use,
28 attached or multi-family housing is allowed, along with community or neighborhood
29 scale businesses, public uses such as churches or schools, so long as the non-
30 residential uses are at a scale both in harmony with and compatible with the suburban
31 residential scale and character of the area. Parks and recreation uses are also
32 appropriate. Non-residential use should not exceed 20 percent of the total area;
33 intensity of such development, as measured by land coverage, should not exceed 65
34 percent impervious surface area.

35 **MIXED USE BUSINESS/RESIDENTIAL (MUBR):**

36 A mixed use category which provides for a variety of business types, including offices,
37 retail, lodging, restaurants, services, commerce parks, shopping centers, or other
38 similar business activities. Other uses may be allowed, consistent with the more intense
39 development characteristics of this mixed use category, such as multi-family residential
40 not to exceed 10 units per acre, medical facilities such as clinics, hospitals, nursing
41 homes, public or private schools, churches or other similar uses, parks and recreation.
42 The mix would allow for approximately a 60-40 split between business (60%) and
43 residential (40%) uses for the entire within each mapped MUBR area. Intensity of

1 business use, as measured by land coverage, should not exceed ~~65~~ 80 percent
2 impervious surface area. These MUBR areas will be required to be served by
3 community utilities, therefore, new R Residential development shall not be less than one
4 dwelling unit per acre. Residential development shall ~~set aside~~ include 5% of the
5 contiguous land for open space.
6

7 **MIXED USE-INTERCHANGE BUSINESS:**

8 A mixed use category located at an interchange of I-10, with a variety of primarily
9 commercial businesses. Appropriate commercial uses include: (1) tourist-oriented
10 facilities such as restaurants, automotive service stations, motels, campgrounds, and
11 the like; (2) region-serving retail complexes or office centers; (3) commerce parks; (4)
12 facilities for the storage and distribution of foods and products including wholesale
13 activity; (5) light manufacture of goods for distribution to other locations; and (6) truck
14 stops. Intensity of use, as measured by impervious surface, shall not exceed 80
15 percent. Because there are but three such interchanges in Jefferson County, the
16 amount of land is necessarily limited. Uses in the category are, therefore, limited to
17 these activities requiring locations with high vehicular traffic and easy access to I-10.
18

19 **SPECIAL EXCEPTION DEVELOPMENTS:**

20 ~~Appropriate uses include: (1) tourist oriented facilities, such as restaurants,~~
21 ~~automotive service stations, motels, campgrounds, and the like; (2) region~~
22 ~~serving retail complexes or office centers; (3) commerce parks; (4) facilities for~~
23 ~~the storage and distribution of foods and products including wholesale activity;~~
24 ~~(5) light manufacture of goods for distribution to other locations; and (6) truck~~
25 ~~stops. Intensity of use, as measured by impervious surface shall not exceed 80~~
26 ~~percent.~~
27

28 ~~More intense truck transport and highway-oriented activities, and regional~~
29 ~~distribution centers may also be allowable, subject to special exception approval~~
30 ~~by the Board of County Commissioners in order to ensure the closest possible~~
31 ~~scrutiny of such uses. Activities subject to such special exception approval~~
32 ~~include:~~

- 33 ~~1. uses exceeding 50,000 square feet impervious land coverage;~~
- 34 ~~2. uses with a total land area of five or more acres;~~
- 35 ~~3. uses which have storage capacity for more than 500,000 gallons of~~
36 ~~petroleum product; or~~
- 37 ~~4. uses on environmentally sensitive lands as defined in the Conservation~~
38 ~~Element.~~

39
40 ~~Performance standards shall be included in the land development regulations for~~
41 ~~special exceptions to ensure that on-site and off-site impacts are adequately~~
42 ~~planned for and monitored. Impacts include trip generation, transportation~~
43 ~~access, drainage, water quality, visual appearance, avoidance of environmentally~~
44 ~~sensitive lands and mitigation of impacts, noise, signage, and air quality.~~
45 ~~Information to support the application shall be provided by the applicant at the~~
46 ~~applicant's expense.~~

1
2 ~~Activities subject to special exception in this district shall only be required to~~
3 ~~obtain special exception approval for the plan land use changes, and shall not be~~
4 ~~required at the time of application or receipt of a building permit. Only dwellings~~
5 ~~as an accessory use to the principal structure are allowed.~~

6 **MINING:**

7 Any area on the Future Land Use Map intended primarily for surface mining or for use
8 as a borrow pit. Mining is also allowed as an overlay district on certain properties in the
9 Agriculture 20 Land Use Category as stated above, in accordance with provisions in the
10 Land Development Code. Surface mining is defined as the extraction of mineral
11 resources from the earth by any process that involves the removal of overburden
12 materials to provide access from the surface to a mineral deposit. Borrow pit is defined
13 as subsurface excavation of earth materials such as sand, clay or lime rock for use as a
14 fill material in any type of construction activity, but not including excavation primarily for
15 the purpose of creating a water body with a surface area of one acre or less regardless
16 of how the fill material is utilized. No surface mining or borrow pit activity may be
17 conducted unless located in a designated mining area hereunder. Prior to the
18 commencement of any mining activity a Development Permit must be obtained from the
19 County and the applicant must demonstrate that all required Federal, State and
20 Regional permits have been obtained. The County shall adopt in the Land
21 Development Code standards relating to mining activities to protect the public health,
22 safety and welfare, conserve and protect the natural environment, ensure the orderly
23 development of mineral resources in a manner consistent with the public interest, and
24 assure the proper reclamation of mined out lands so as to rehabilitate them for future
25 beneficial use.

26 **NOTE: THE FOLLOWING ARE NOT LAND USE CATEGORIES; HOWEVER, THEY**
27 **ARE DEVELOPMENT PATTERNS FOR USE IN THE AGRICULTURAL,**
28 **RESIDENTIAL, AND MIXED USE LAND USE DISTRICTS.**

29 **CLUSTER SUBDIVISIONS:**

30 The purpose of clustering is to allow a developer to use the total density on a parcel
31 and at the same time set aside the maximum amount of land for agriculture,
32 recreation, esthetics, and or to protect sensitive lands. The developed area shall
33 consist of the streets and relatively small lots with the actual number of residential
34 units not exceeding the gross density of the underlying land use category. The
35 undeveloped area allows the developer to preserve the rural character of the County
36 while providing open space or Common Areas for stormwater management,
37 preservation of environmental resources, and areas for the residents to use for
38 community activities. The Land Development Code shall provide standards for all
39 types of cluster developments including those developments where the total lands in
40 open space areas do not meet the requirement criteria for Conservation
41 Subdivisions as described below and set forth in the Land Development Code.

1 **CONSERVATION SUBDIVISIONS:**

2 A form of clustering residential development in the County’s agricultural land use
3 categories that concentrates buildings or lots on part of the site to allow the
4 remaining land to be used for common open space, recreation, and preservation of
5 environmentally sensitive features in perpetual Conservation Easements. The
6 concentration of lots is facilitated by reduction in lot size. A conservation subdivision
7 will consist of one or more cluster groups surrounded by common open space in
8 Conservation Easements. The parcel on which a conservation subdivision is
9 proposed must be 80 or more acres in size to ensure that the preserved open space
10 be environmentally viable. Density bonuses for conservation subdivisions as
11 provided above shall be 10% for every 15% of additional open space up to a
12 maximum density bonus of 40% for a minimum of 70% open space meeting the
13 requirements for conservation subdivisions in the Land Development Code. The
14 primary requirement regarding the condition of the Open Space shall be that 50% of
15 the Open Space area shall be otherwise developable lands with no environmental
16 constraints. The County’s requirements for conservation subdivisions shall be
17 consistent with the following purposes:

- 18
- 19 A. Encourage development that permanently conserves natural resources
20 such as wetlands, floodplains, streams, groundwater; old-growth forests;
21 steep slopes; wildlife habitat – particularly for endangered species; scenic
22 views; and archaeological sites;
- 23 B. Allow for greater flexibility and creativity in the design of residential
24 developments;
- 25 C. Encourage compact, efficient development practices that consume less
26 land and provide for the efficient use of infrastructure;
- 27 D. Provide for a greater range of development types in the community;
- 28 E. Further community goals for protecting open space;
- 29 F. Provide opportunities for compatible agricultural activities adjacent to
30 residential uses;
- 31 G. Encourage interaction in the community by clustering houses, providing
32 public gathering places and encouraging the use of parks, open spaces,
33 and community facilities as focal points in the neighborhood;
- 34 H. Encourage preservation of important archaeological sites;
- 35 I. Permit clustering of houses and structures on less environmentally
36 sensitive sites which will reduce the amount of infrastructure, including
37 paved surfaces and utility easements, necessary for residential
38 development;
- 39 J. Reduce erosion and sedimentation by minimizing land disturbance and
40 removal of vegetation in residential development;
- 41 K. Promote interconnected greenways and corridors throughout the
42 community, especially providing viable wildlife corridors;
- 43 L. Promote contiguous green space with adjacent jurisdictions;
- 44 M. Promote construction of convenient landscaped walking trails and bike
45 paths both within the subdivision and connected to neighboring
46 communities, businesses, and facilities to reduce reliance on automobiles;

- 1 and
2 N. Protect prime agricultural land and preserve farming as an economic
3 activity.

4 **Policy FLU-1-3:**

5 It shall be the Policy of the county to encourage but not require clustering of residential
6 units permitted in new subdivisions in these categories. The County shall adopt a
7 system of incentives in the Land Development Code which promotes and encourages
8 clustering of residential units. In addition, the Land Development Code shall also include
9 provisions to ensure that clustering of residential uses will be compatible with adjacent
10 residential uses of a lower density and to reduce potential incompatibility that adjacent
11 agricultural uses may present.

12 **Policy FLU-1-4:**

13 Development orders and permits will not be issued which will cause a reduction in the
14 level of service standards for facilities as adopted in this Comprehensive Plan.

15 **Policy FLU-1-5:**

16 The County's land development regulations shall ensure protection of environmentally
17 sensitive lands. Environmentally sensitive lands include areas designated as
18 Conservation on the Future Land Use Map and may include other isolated areas
19 identified on a site-by-site basis, based on the presence of poor soils, wetlands, flood
20 prone areas, and habitat for threatened and endangered wildlife. All development is
21 subject to site plan review which is the primary means of ensuring protection. This
22 process will include a review of the FIRM and Archaeological Sites Maps and for any
23 major development a survey showing any critical areas on the site. Also refer to specific
24 objectives and policies of the Conservation Element.

25 **Policy FLU-1-6:**

26 ~~The LDR's shall require protection of all future potable water well fields developed in the~~
27 ~~county with a design capacity of 100,000 GPD or greater through development of~~
28 ~~locational criteria which include a minimum 200 ft. prohibited development zone around~~
29 ~~the wells perimeter and consideration of distance from hazardous waste storage or~~
30 ~~generation (including petroleum storage tanks). (This is the same as the G-1 rule from~~
31 ~~DEP.)~~

32
33 The County shall protect community and public water wells and water well cones of
34 influence by creating wellhead protection areas and wellhead zones of exclusion.
35 Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the
36 wellhead wherein no development shall be permitted. Well head protection areas shall
37 extend for an additional radius of three hundred (300) feet from the well head, creating a
38 minimum 500 foot radius protection zone. Within these areas, the following will be
39 prohibited: 1) landfills; 2) facilities for the bulk storage, handling, or processing of
40 material on the Florida Substance List; 3) Activities that require the storage, use
41 production, or transportation of restricted substances, agricultural chemicals, petroleum
42 products, hazardous toxic waste, medical waste, and like; 4) feedlots or other

1 commercial animal facilities; 5) wastewater treatment plants, percolation ponds, and
2 similar facilities; 6) excavation of waterways or drainage facilities which intersect the
3 water table. All development adjacent to well heads shall be consistent with provisions
4 of Chapter 48-3.504, F.A.C., regarding the regulation of wells.

5 **Policy FLU-1-7:**

6 Jefferson County shall continue to enforce the County Land Development Regulations
7 requiring buffering and open space.

8 **Policy FLU-1-8:**

9 Churches will be allowed in all land use categories, except Conservation.

10 **Policy FLU-1-9:**

11 Adult care facilities, day care facilities (young or old), and nursing homes, will be
12 allowed in any land use category allowing residential.

13 **Policy FLU-1-10:**

14 Public facilities needed to serve all land use categories will be allowed in all land use
15 categories ~~except that in the Conservation land use category, public facilities shall be~~
16 ~~limited to water dependent structures and those providing access to the water.~~

17 **Policy FLU-1-11:**

18 One single family dwelling shall be allowed on all lots of record prior to July 19, 1990,
19 regardless of land use category classification.

20 **OBJECTIVE FLU-2:**

21 Analysis has shown that some instances of substandard structures (blight) exist
22 throughout the county; however, no specific instances, of incompatible land uses are
23 identified. Beginning with adoption of the Comprehensive Plan, and continuing
24 throughout the planning period, it is the intent of the county to reduce instances of blight
25 through active solicitation of grant funds for rehabilitation, where feasible, and
26 relocation, where needed. Further, through review of all site plans and subdivision
27 plats, the county will ensure that proposed development conform to the Future Land
28 Use Map and land development regulations designed to ensure compatibility of future
29 development. Finally, existing development which is inconsistent with the Future Land
30 Use Map will be addressed through control on expansion, replacement or improvement.

31 **Policy FLU-2-1:**

32 Expansion or replacement of existing land uses inconsistent with the Future Land Use
33 Map will be prohibited.

34 **OBJECTIVE FLU-3:**

35 Throughout the planning period, the county shall require that the natural and historic
36 resources of the county be protected from the negative impacts of development

1 activities, and shall require that future land uses are coordinated with the appropriate
2 topography and soil conditions.

3 **Policy FLU-3-1:**

4 Encourage development and allow growth only in areas with suitable soil conditions.

5 **Policy FLU-3-2:**

6 Drainage improvement plans will be submitted as part of the site plan and/or subdivision
7 review process. Standards will be included in the land development regulations for
8 drainage improvements during development.

9 **Policy FLU-3-3:**

10 Existing regulations in the Jefferson County Development Code shall be continued;
11 these regulations are designed to ensure protection from flood damage, protection of
12 springs, protection of the aquifer, protection of both historical and archaeological sites,
13 and protection of lands adjacent to lakes, streams, and within wetlands as shown on the
14 FIRM. Regulations will be revised for consistency with the objectives and policies of the
15 Jefferson County Comprehensive Plan.

16 **Policy FLU-3-4:**

17 Jefferson County shall ensure the protection of historic or archaeological resources
18 identified from the Florida Master Site File, and shown on a map maintained in the office
19 of the Jefferson County Building Official. Prior to the issuance of any development
20 approval, preliminary or final, this map shall be consulted to determine whether historic
21 or archaeological resources exist on the site proposed for development, and known by
22 the County Planning Department. The Planning Department will check for any known
23 site.

24 **Policy FLU-3-5:**

25 Jefferson County shall work with the Department of Environmental Protection (DEP),
26 the Northwest Florida Water Management District (NFWMD), the Suwannee River
27 Water Management District (SRWMD), and other groups to improve and enhance the
28 County's stormwater management system. Particular emphasis will be placed on the
29 "Saint Marks Watershed" areas that are stream to sink watersheds.

30 **OBJECTIVE FLU-4:**

31 Throughout the planning period, the county shall make available suitable land for the
32 building and expansion of service facilities, and shall require that future land uses be
33 assured of adequate infrastructure and services. The county shall conduct an ongoing
34 review and analysis of the infrastructure and services to meet the needs of future land
35 uses adopted in this Comprehensive Plan. Developments shall be required to provide
36 such lands by dedication, where appropriate.

1 **Policy FLU-4-1:**

2 The County shall develop and implement a concurrency management system
3 consistent with 9J-5, F.A.C., which includes monitoring of facilities and services to
4 ensure maintenance of adopted levels of service.

5 **Policy FLU-4-2:**

6 Throughout the planning period, the county shall require that infrastructure and services
7 ~~be~~ are available concurrent with the impacts of the development requests by requiring
8 that developers provide needed infrastructure and services at the time of their proposals
9 and then dedicate them, as requested, to the county.

10 **Policy FLU-4-3:**

11 Development orders and permits shall not be issued unless infrastructure and services
12 are or will be available to meet the needs of the proposed development. Determination
13 of availability shall be consistent with the standards set forth in 9J-5, F.A.C., and as
14 further described in the concurrency management system outlined in the Capitol
15 Improvements Element policies.

16 **OBJECTIVE FLU-5:**

17 ~~The County shall continue to research the effects of innovative Land Development~~
18 ~~Regulations such as Planned Unit Developments, Cluster Housing Developments, and~~
19 ~~Mixed Land Uses, and if the results of such research determine the need for these~~
20 ~~regulations, the county shall incorporate these by ordinance into its Land Development~~
21 ~~Regulations.~~ Throughout the planning period, the eCounty shall, through enforcement
22 of the adopted Comprehensive Plan, and the land development regulations Code,
23 provide for an orderly well-planned community with compatible land uses.

24 **Policy FLU-5-1:**

25 The compatibility matrix in the existing Land Development Code will include the land
26 uses shown on the Future Land Use Map.

27 **Policy FLU-5-2:**

28 Continue active code enforcement to alleviate FLUM violations.

29 **Policy FLU-5-3:**

30 ~~Where appropriate, Planned Unit Developments, Cluster Housing, Mixed Land Uses~~
31 Developments, and other innovative Land Development Regulations shall be permitted
32 and encouraged in all new development applications.

33 **Policy FLU-5-4:**

34 The land development regulations shall ~~be revised to~~ include standards on access
35 management, and other site design standards which will provide an incentive for larger
36 commercial centers within mixed use areas, and which will serve as a disincentive to
37 poorly functioning strip development. Standards may include requirements for frontage
38 or service roads, interconnected parking lots, shared driveways, or other appropriate

1 site design standards which directly relate to the function of strip development, and
2 which are primarily concerned with preserving the integrity of the road system, as well
3 as preserving the working landscape of rural areas.

4 **Policy FLU-5-5:**

5 In addition to standards on access management, the Land dDevelopment regulations
6 Code shall include standards for on-site circulation and parking, and where appropriate
7 (such as mixed use areas), pedestrian and bicycle access and the needs, types and
8 locations of interconnections between residential and commercial areas. ~~Standards~~
9 ~~include the interconnection of residential and commercial areas.~~

10 **Policy FLU-5-6:**

11 ~~Require 25' setbacks off major roads.~~ Include land development regulations to provide
12 setbacks for new building structures in new developments and redevelopments along
13 major roads that are of adequate distance to allow the possible future expansion of right
14 of way widths while allowing moveable or removable improvements such as parking
15 lots, signage, etc., to have lesser setbacks.

16 **Policy FLU-5-7:**

17 The County will actively cooperate with civic groups on highway beautification efforts
18 and projects initiated and/or supported by such groups.

19 **Policy FLU-5-8:**

20 The County shall include one or more land development regulations relating to the
21 location of new and expanded public and private linear utilities, including, but not limited
22 to, electrical, transmission lines, natural gas pipelines, and gasoline pipelines. ~~Such~~
23 ~~land development regulations shall implement the requirements of Future Land Use~~
24 ~~Objective 7, and the policies thereunder.~~

25 **OBJECTIVE FLU-6:**

26 It is the intent of the county, as reflected on the Future Land Use Map, to encourage
27 new development to occur primarily in a variety of mixed use concentrations, located in
28 historic settlements as small nodes of development to support the surrounding rural and
29 agricultural development, adjacent to and integrated with the City of Monticello, at major
30 roadway intersections, or at interstate interchanges, specifically to serve the traveling
31 public.

32 **Policy FLU-6-1:**

33 The County shall continue to revise the Land Development Code to include regulations
34 consistent with the objectives and policies of the Comprehensive Plan, and designed to
35 ~~ensure both~~ encourage concentrated development patterns in areas with appropriate
36 existing or new infrastructure, continue to provide areas for low density rural
37 development, and provide for agricultural retention, as reflected on the Future Land Use
38 Map.

1 **Policy FLU-6-2:**

2 Through the development review and approval process in the standards and regulations
3 of the Land Development Code, the county shall ~~limit density and intensity of~~
4 ~~development consistent with the availability of appropriate infrastructure~~, to ensure that
5 appropriate facilities and services are available to serve the impacts of development.

6 **Policy FLU-6-3:**

7 Through the standards and regulations in the Land Development Code, the county shall
8 preserve working landscapes outside areas of mixed use and/or concentrated
9 development identified on the Future Land Use Map. Such regulations shall consider
10 and use one or more of a variety of techniques, such as: clustering of development;
11 circulation of intensity and density for the gross site (often referred to as area-based
12 allocations); combinations of large setback, landscape, and buffering requirements
13 which preserve the aesthetics of the working landscapes; where appropriate, transfer of
14 development rights combined with conservation easements; large lot "zoning"; sign and
15 architectural controls for compatibility of structures; use of performance standards; and
16 planned unit development standards.

17 **Policy FLU-6-4:**

18 In order to provide additional protection to the Lloyd Historic District and the settlement
19 of Lloyd, the county shall adopt additional regulations to be implemented through an
20 overlay zone with the following provisions:

- 21 a. The overlay zone shall include the area shown as Mixed Use-Suburban
22 Residential.
- 23 b. Regulations will ensure adequate buffering at the edges (boundaries) of the
24 Lloyd District to provide for the visual and aesthetic character of Lloyd.
- 25 c. Regulations shall include a Class C buffer ~~in the Mixed Use Interchange~~
26 Business area along the common boundary of any non-single family
27 development property if it is within 100' of an historically significant site or a
28 preexisting residence in the Historical District.
- 29 d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the Historical
30 District shall be consistent with the scale of the Historic District.
- 31 e. Regulations will specifically address any unique needs for access management
32 in the area.

33 **Policy FLU-6-5:**

34 ~~Should requests for major development approval within the defined mixed use area of~~
35 ~~Lloyd and/or the interchange business area of I 10 and SR 59, indicate an increase in~~
36 ~~growth beyond that reflected in this plan, the county shall require the developer to~~
37 ~~prepare a special study of the areas to determine specific land uses, capital needs,~~
38 ~~environmental sensitive concerns, and other planning needs of the area.~~

39 **Policy 6-6 FLU-6-5:**

40 The County shall maintain criteria in the land development regulations regarding
41 applications for amendments to the Future Land Use Map, in order to ensure continued

1 implementation of the objectives and the policies of the Jefferson County
2 Comprehensive Plan.

3 **Policy ~~6-7~~ FLU-6-6:**

4 Land development regulations within mixed use areas shall allow only residential uses
5 on interior residential subdivision and local streets (local, pursuant to functional
6 classification), in order to ensure protection of residential development.

7 **Policy ~~6-8~~ FLU-6-7:**

8 Land development regulations in mixed use areas will establish minimum lot areas for
9 specified uses to ensure harmony in scale of development.

10 **OBJECTIVE 8 FLU-7:**

11 The County shall insure that linear communication facilities which are sited within
12 County rights-of-way are located so as to avoid conflict with existing and planned
13 primary and secondary uses ~~if these areas in those rights of way~~. The County shall
14 further insure that all such facilities proposed to be located within Jefferson County do
15 not unreasonably impair future growth or the use of adjacent and nearby properties.
16 The County shall charge a fee for the use of its rights of way by all non-County owned
17 utilities.

18 **Policy ~~8.1~~ FLU-7.1:**

19 A development order ~~for a minor development~~ shall be required for the location of a
20 linear communication facility in Jefferson County in accordance with the standards for
21 such uses in the Land Development Code. A linear communication facility is defined as
22 any above or below ground cable which is sited, constructed, operated and maintained
23 primarily for the purpose of the transmission of electrical or optical signals associated
24 with an organized communications or data network, but excluding cable intended
25 primarily for the local distribution of telephone, cable television or other data
26 transmission directly to consumers in Jefferson County.

27 **Policy ~~8.2~~ FLU-7.2:**

28 Applicants seeking to locate a linear communication facility within a County right-of-way
29 shall establish that the facility can be located so as to avoid impairing the County's use
30 of the corridor for its originally intended purpose. Location of the facility shall be
31 consistent with all County plans for upgrades or expansions to the County owned
32 facilities either currently or projected to be located within the right of way. Further, the
33 applicant shall establish that it will not unreasonably impair use of the corridor by other
34 utilities and non-utility users of the right-of-way.

35 **Policy ~~8.3~~ FLU-7.3:**

36 The County ~~shall~~ may require that applicants for all linear communication facilities
37 establish that use of the corridor is not incompatible with adjacent land uses and will not
38 impede the future beneficial uses of adjacent and nearby properties as consistent with
39 the Future Land Use Map and other relevant provisions of this Comprehensive Plan.

1 **Policy ~~8.4~~FLU-7.4:**

2 The County shall may charge a reasonable fee for the granting of a right-of-use of any
3 County owned right-of-way by all non-County owned public and private utilities. ~~Such~~
4 ~~fee shall be established in the Land Development Code and shall be based on a~~
5 ~~percentage of the revenues generated by the utility to which the right of use is granted.~~

6 **OBJECTIVE FLU-8:**

7 Provide for location of new schools

8 **Policy FLU-8-1:**

9 Encourage schools to locate near population centers where water and sewer services
10 are available.

11 **Policy FLU-8-2:**

12 Set up a school siting board that would act as the final authority in locating a new
13 school, in the event there is a conflict in the siting process. This board would be
14 composed of an equal number of school board members and county commissioners.
15 The decision of the siting board would be binding on both boards.

16 **Policy FLU-8-3:**

17 Schools shall be allowed to locate in all land use categories except Conservation,
18 Industrial, Mining, and Prison, and Interchange/Business. Agriculture areas are
19 acceptable as long as the site is adjacent to an existing center of development. To avoid
20 school location as a factor that further fractures agriculture areas, schools shall be
21 located as close to residential areas as practicable. Public Schools are to be located in
22 agriculture areas only when no feasible site exists in non-agriculture areas, due to land
23 costs or lack of available sites.

24 **Policy FLU-8-4:**

25 Schools shall not be located in flood prone areas.

26 **Policy FLU-8-5:**

27 Storm water treatment for new schools will be handled by the school board during the
28 construction process.

29 **Policy FLU-8-6:**

30 Site selection for new schools will include enough land to act as a buffer for the school
31 and its neighbors. It will include ample space for a branch library and a public park. The
32 park area set aside shall be sized to meet the requirements in table 5, Recreation and
33 Open Space element of this plan, for 5,000 population.

1 **CHAPTER 2: TRAFFIC CIRCULATION ELEMENT (T)**

2 **GOALS, OBJECTIVES, AND POLICIES**

3 **GOAL:**

4 A safe and efficient motorized transportation system shall be available for all residents
5 and visitors to Jefferson County.

6 **OBJECTIVE T-1:**

7 Roadway facilities and levels of service shall be maintained, and improved when
8 necessary, to ~~at least~~ maintain the minimum level of service (LOS).

9 **Policy T-1-1:**

10 Jefferson County hereby adopts the following peak hour LOS standards for each
11 roadway type:

- | | | |
|---------|-------------------------|-----------------------------|
| 12 a. | Local paved roads: | LOS Standards BC |
| 13 b. | Local dirt roads: | LOS Standards BC |
| 14 c. | County Collector: | LOS Standards D |
| 15 d. | County Arterial: | LOS Standards D |
| 16 e. | Two-lane State roads: | LOS Standards C |
| 17 f. | Multi-lane State roads: | LOS Standards C |
| 18 g. | Freeways: | LOS Standards B |

19 **Policy T-1-2:**

20 Access to principal and major arterials, freeways, and to a lesser extent, collectors, shall
21 be limited in the following manner by the County and the FDOT, in order to ensure
22 traffic carrying capacity and safety:

- 23 a. The functional classification of each roadway segment shall be used as a basis
24 for determining the number of access points allowed to maintain the capacity.
- 25 b. The issuance of access and connection permits to the roadway network shall be
26 limited to the minimum number necessary to provide safe and reasonable
27 access.
- 28 c. Deceleration lanes shall be required ~~at all access points~~ on collectors, principal
29 and minor arterials, and freeways as necessary in accordance with approval of
30 an FDOT driveway/roadway connection permit and when required by standards
31 in the Land Development Code.
- 32 d. Shared access ~~points~~ shall be used wherever possible ~~in order~~ to minimize the
33 necessity of ~~one or more~~ number of access points to ~~adjacent small businesses~~
34 all types of roadways in accordance with the requirements and provisions in the
35 Land Development Code.
- 36 e. Access points to parcels with frontage along two or more roadways shall be
37 located on the roadway of lower classification in accordance with the
38 requirements and provisions in the Land Development Code.

- 1 f. Drive entrances for developments of high intensity or high density shall be limited
2 to the fewest possible. Safety, environmental, possible future development, and
3 efficient flow of traffic will be considered when allowing entrances in accordance
4 with the requirements and provisions in the Land Development Code

5 **OBJECTIVE T-2:**

6 If infrastructure is not in place, the development shall bear the burden of the cost of
7 roadway improvements necessitated by its future impacts to the roadway network
8 caused by traffic generated by said development through the adopted site approval
9 process.

10 **Policy T-2-1:**

11 The principle of equitable cost participation shall be used in the following manner as a
12 guide in development approval decisions, including allocation of costs among private
13 parties benefiting from or creating the need for transportation improvements:

- 14 a. New development shall be required to pay its fair share as a condition for
15 development approval based on impact fees, special assessments or other local
16 exaction methods. ~~Ordinances shall be enacted to implement this in the Land~~
17 ~~Development Code.~~ Implementation ordinances may be adopted separately or as
18 part of the Land Development Code.
19
20 b. Existing land uses and activities which benefit from ~~better~~ access improvements
21 shall be required to participate in the cost of the roadway improvement in the
22 form of user fees or special assessments. New construction ~~which is~~ located on
23 ~~lands improved with better~~ which have been enhanced by offsite access
24 improvements may be required to pay a pro-rata share of the cost of those
25 access improvements.
26 c. Provisions shall be made in development orders to include the mitigation of
27 adverse impacts on adjacent or connecting local roads as well as the state
28 highway system.
29 d. Proposed development on roads that would increase traffic to a level beyond the
30 set limits will have to upgrade the road to a LOS standard adequate to meet the
31 impact of their development.

32 **OBJECTIVE T-3:**

33 Right-of-way for future roadway improvements which are necessary for adequate traffic
34 flow and arterial spacing shall be actively pursued.

35 **Policy T-3-1:**

36 Dedication of rights-of-way and easements for required improvements to support
37 development traffic and to maintain adequate levels of service on the roadway network
38 shall be required from private sector developers through the adopted site approval
39 process, in the following manner:

- 40 a. Development-related improvements shall be at the expense of those who benefit,
41 to include donation or dedication of right-of-way to the extent legally permissible;

- 1 b. The value of the land taken (if the transfer of property is to be compensated by
2 the entity building the roadway), shall be assessed at a rate which does not
3 consider an inflated value due to the improved or new roadway, but be based on
4 the value of the land in its condition and use prior to the roadway improvements.

5 **Policy T-3-2:**

6 Rights-of-way shall be pursued or reserved as far in the future as possible for planned
7 roadway projects so as to minimize excessive costs for land purchases, and so that the
8 locations and width of these roads can be considered in ongoing transportation system
9 planning and design activities.

10 **Policy T-3-3:**

11 Building setbacks shall be maintained at an adequate distance from roadways to allow
12 the future widening as determined by federal, state and local transportation guidelines
13 and County ordinances which set forth required setbacks. The following minimum
14 criteria/procedure shall be adhered to in the implementation of this Policy:

- 15 a. Dedication of right-of-way necessary for roadway improvements identified in an
16 officially recognized long-range plan shall be initiated at the earliest feasible time.
17 b. Setback requirements for building structures for roadways shall be adequate for
18 eventual widening of the roadway as well as the minimization or mitigation of
19 potentially adverse impacts such as noise, narrow pedestrian walkways, and the
20 close proximity of vehicular traffic to habitable structures. The determination of
21 appropriate setback distances should be a coordinative procedure involving input
22 from FDOT. These setbacks will be set and implemented in the Land
23 Development Code.
24 ~~c. Setback requirements shall be reviewed every three years to consider the need
25 to revise.~~

26 **OBJECTIVE T-4:**

27 Provisions shall be adopted in the Land Development Code which ensure safe and
28 adequate movement of pedestrians and bicyclists.

29 **Policy T-4-1:**

30 Adequate pedestrian circulation and safety shall be ensured as a component of highway
31 system management, with accomplishment through traffic analysis and roadway
32 improvements.

- 33 a. Pedestrian movement and safety studies shall be conducted to determine high
34 travel patterns and areas;
35 b. Remedial actions shall be taken by the County to mitigate safety problems where
36 conditions have been determined to be unacceptable;
37 c. Sidewalks shall be provided where feasible and appropriate along all roadways.

38 **Policy T-4-2:**

39 Bicycle facilities, pedestrian walkways, horse riding paths, and associated facilities shall
40 be included as integral components of roadways, with priority of implementation being
41 oriented to the establishment of networks along roadways between residential centers

1 and schools, employment and retail commercial areas, and recreation and other public
2 facilities as possible.

3 **Policy T-4-3:**

4 The County will consider the feasibility of a Countywide local bikeway/horse riding path
5 plan to be developed and established in coordination with other applicable agencies.

6 **Policy T-4-4:**

7 The County shall review all proposed development for its accommodation of
8 bicycle/horse riding and pedestrian traffic needs.

9 **OBJECTIVE T-5:**

10 The County's transportation system will emphasize safety and aesthetics through the
11 enforcement of the design criteria to be set forth in the Land Development Regulations.
12 ~~adopted by the statutory deadline.~~

13 **Policy T-5-1:**

14 The County shall, ~~in the LDC, adopt~~ implement design criteria for landscaping and signs
15 along new roadways ~~as set forth in the Land Development Regulations.~~

16 **OBJECTIVE T-6:**

17 Traffic circulation planning shall be coordinated with the future land uses shown on the
18 County Future Land Use Map of this Plan, and the FDOT 5-year Transportation Plan, ~~in~~
19 ~~order to update the element, if necessary.~~

20 **Policy T-6-1:**

21 ~~The County shall review for compatibility with this element, the traffic circulation~~
22 ~~programs of unincorporated areas of the County, and the City of Monticello as they may~~
23 ~~be amended in the future.~~

24 Future amendments to the traffic circulation programs for unincorporated areas of the
25 county and within the City of Monticello shall be reviewed by the County for compatibility
26 with this element.

27 **Policy 6-2:**

28 ~~All proposed amendments to the Traffic Circulation Element shall include a statement of~~
29 ~~findings supporting such proposals.~~

30 **OBJECTIVE T-7:**

31 Throughout the planning period, the County shall review the traffic impacts associated
32 with proposed development within and adjacent to its jurisdiction to ensure that
33 adequate roadway capacity is or will be available to serve the development at the time
34 of impact and that safe and efficient movement conditions will exist on-site.

1 **Policy I-7-1:**

2 The County shall review all proposed multi-family residential, office, commercial and
3 industrial development within and adjacent to its jurisdiction to ascertain the impact on
4 roadway capacity and adopted level of service standards.

5 **Policy I-7-2:**

6 The site plan review applicable to all development will ensure that adequate and safe
7 on-site traffic flow and parking conditions will exist for pedestrians and motorized and
8 non-motorized vehicles.

9 **Policy 7-3:**

10 ~~Site plan data and analysis methodologies and related criteria for consideration will be~~
11 ~~set forth in the Land Development Regulations.~~

12 **OBJECTIVE 8:**

13 ~~Throughout the planning period, the County shall communicate verbally and in writing~~
14 ~~with FDOT, other affected counties and the City of Monticello to ensure coordination~~
15 ~~between all entities and to keep informed of pertinent issues and changes in the land~~
16 ~~use and the associated impacts.~~

1 **CHAPTER 3: HOUSING ELEMENT (H)**

2 **GOALS, OBJECTIVES AND POLICIES**

3 **GOAL H-1: AFFORDABLE HOUSING- GOAL A: AFFORDABLE HOUSING**

4 ~~Ensure the availability of affordable housing by working with non-profit and/or profit~~
5 ~~organizations that possess the ability to purchase or to rent housing units to very low,~~
6 ~~low, and moderate income households in Jefferson County.~~

7 Ensure the availability in Jefferson County of affordable housing units for very low, low,
8 and moderate income households for purchase or to rent by working with non-profit
9 and/or for-profit organizations that possess the ability to provide such housing units.

10 **OBJECTIVE H-1.1 ~~OBJECTIVE A1 [H]:~~**

11 Develop a workable program of cooperation between private and public entities to
12 create and to maintain affordable housing units that will be in operation within a five
13 year period.

14 **Policy H-1.1-1 ~~Policy A1-1 [H]:~~**

15 Recognize that housing activities in this County are best accomplished through the
16 entrepreneurial initiatives. The County shall continue to investigate and strengthen the
17 delivery system for those who supply affordable housing units when the need arises.

18 **Policy H-1.1-2 ~~Policy A1-2 [H]:~~**

19 ~~Develop~~ Continue to investigate and implement incentives as inducements to construct
20 ~~for very low, low, and moderate-income households affordable housing units, by utilizing~~
21 ~~the following techniques:~~

- 22 1. ~~Maintain the existing short review period (three to four days that include two to~~
23 ~~three days for septic tank and one day for building) for obtaining permits to build~~
24 ~~affordable housing units.~~
- 25 2. ~~Allow the construction of affordable housing units by clustering units on smaller~~
26 ~~lots than that provided by the respective classifications of land use when done by~~
27 ~~agreement with the Planning Commission and County Commission. Such~~
28 ~~agreements must demonstrate that the decrease in lot size shall not negatively~~
29 ~~impact the environment and shall, in general, be consistent with the overall~~
30 ~~provisions, densities, and intent of the Future Land Use Element.~~
- 31 3. ~~Reduce rules and regulations that add unnecessary costs but, on the other hand,~~
32 ~~will not abridge the health, safety, and welfare of the occupants once they occupy~~
33 ~~in such units.~~

34 **Policy H-1.1-3 ~~Policy A1-3 [H]:~~**

35 The County will ~~investigate~~ encourage the inclusion of affordable housing in mixed used
36 categories. This regulation, if approved, will include ~~affordable housing units in certain~~
37 ~~commercial areas where appropriate and where consistent with environmental~~
38 ~~constraints.~~

1 **Policy H-1.1-4 ~~Policy A1-4~~ [H]:**

2 Provide information and technical assistance by the staff of the Planning Department to
3 developers and other interested parties to further their interest in building affordable
4 housing units.

5 **Policy H-1.1-5 ~~Policy A1-5~~ [H]:**

6 Establish involvement between public and private sectors by seeking opportunities to
7 work cooperatively together in obtaining grants for constructing or rehabilitating
8 deteriorating units that could be ~~reversed~~ and used for affordable houses.

9 **Policy H-1.1-6 ~~Policy A1-6~~ [H]:**

10 Monitor the permitting process by documenting the following:

- 11 • Permit type being issued,
- 12 • Fee paid, and
- 13 • Location of proposed construction.

14 Such information shall be used to ascertain the relevance of each phase of inspecting
15 activities, for increasing efficiency, and utilizing new managerial techniques found to be
16 effective in speeding up the review process.

17 **Policy H-1.1-7 ~~Policy A1-7~~ [H]:**

18 The Director of the Planning Department shall report annually to the County
19 Commission on the progress being made toward achieving the housing goals of this
20 Element.

21 **Policy H-1.1-8 ~~Policy A1-8~~ [H]:**

22 The Planning Department shall coordinate and act as clearinghouse for all agencies
23 and entities involved in the provision of affordable housing within the County.

24 **Policy H-1.1-9 ~~Policy A1-9~~ [H]:**

25 The planning staff shall ~~review the following:~~

- 26 a. ~~Rules and regulations, including land use policies, to determine whether or not~~
27 ~~such rules, regulations, and policies have an unwarranted adverse impact in~~
28 ~~providing low cost housing. Ensure that existing rules, regulations, and policies~~
29 ~~have no adverse impacts to providing low cost housing.~~
- 30 b. Eliminate excessive site development standards by using the principles of
31 ecological design.

32 **SPECIAL NEEDS**

33 **GOAL B:**

34 **GOAL H-2: SPECIAL NEEDS**

35 Ensure that the housing market provides housing opportunities for those citizens of
36 Jefferson County that require special needs in housing.

1 **OBJECTIVE H-2.1** ~~**OBJECTIVE B1:**~~

2 ~~The County Commission with the help of its staff, along with public hearings and~~
3 ~~debates, shall investigate ways and means of providing adequate sites for group~~
4 ~~housing.~~

5 **Policy H-2.1-1** ~~**Policy B1-1 [H]:**~~

6 ~~The County Commission, with its Land Development Regulations, shall ensure the~~
7 ~~appropriate supply of group, foster care, and special need housing by whatever means~~
8 ~~that are feasible for the resources available to them, within this County, or that are~~
9 ~~possible through successful grants obtained. In addition, these units shall be~~
10 ~~appropriately located throughout the County that affords the availability of community~~
11 ~~services and employment opportunities.~~

12 Ensure provisions in the Land Development Code allow for the availability of group,
13 foster care, and special needs housing in appropriate locations throughout the county.

14 **Policy H-2.1-2** ~~**Policy B1-2 [H]:**~~

15 ~~New land development regulations shall contain regulations which allow for the location~~
16 ~~of mobile homes, mobile home parks, group homes, foster care, and other special need~~
17 ~~housing facilities in built-up areas. This will facilitate their location near employment~~
18 ~~centers, transportation, and other community services.~~

19 The Land Development Code shall contain provisions to allow group homes, foster
20 care, and other special-need housing facilities near employment centers, transportation
21 facilities, and other community services.

22 **Policy H-2.1-3** ~~**Policy B1-3 [H]:**~~

23 ~~Ensure that special needs housing facilities are equitably integrated into the community~~
24 ~~to prevent isolation or concentration of individuals living in these units to be located~~
25 ~~facilities in one area of the county. See Policy 2.1.1 for distancing.~~

26 **Policy H-2.1-4** ~~**Policy B1-4 [H]:**~~

27 ~~Establish Implement nondiscriminatory standards and criteria that shall address the~~
28 ~~location of group homes, foster care facilities, and other special need facilities.~~

29 **Policy H-2.1-5** ~~**Policy B1-5 [H]:**~~

30 ~~Group homes shall be permitted in all zoning districts, which allow for residential land~~
31 ~~uses. Location criteria shall be established in the Land Development Code.~~

32 The Land Development Code shall contain location criteria for special needs housing in
33 all Land Use Categories that allow residential land use.

34 **GOAL H-3: CONSERVE, REHABILITATE OR DEMOLISH** ~~**GOAL C: CONSERVE,**~~
35 ~~**REHABILITATE OR DEMOLISH**~~

36 ~~Ensure the protection of historically significant houses, buildings, and sites; improve the~~
37 ~~structural and aesthetic qualities of existing houses; and, if necessary, demolish~~
38 ~~structures housing units to protect the health, safety, and welfare of the public their~~
39 ~~occupants.~~

1 **OBJECTIVE H-3.1: OBJECTIVE C1 [H]:**
2 Identify, catalog, and disseminate information, ~~when time and available staff permit,~~
3 concerning historically significant houses, buildings, and sites.

4 **Policy H3.1-1 Policy C1-1 [H]:**
5 Develop over the time frame of this Plan, a GIS file of properties with historically
6 significant ~~houses, buildings and sites. governmental entities.~~

7 **Policy H3.1-2 Policy C1-2 [H]:**
8 Establish and maintain a cooperative working relationship with historically oriented
9 organizations to further the conservation and rehabilitation of historically significant
10 ~~houses, buildings, and sites.~~

11 **Policy H3.1-3 Policy C1-3 [H]:**
12 ~~Develop~~ Continue an economic program to utilize historic structures as a magnet for
13 tourists and locals and identify how that role can be strengthened.

14 **Policy H3.1-4 Policy C1-4 [H]:**
15 Integrate historic preservation review criteria and data into the local planning and
16 development review process for historical districts in the County.

17 **Policy H3.1-5 Policy C1-5 [H]:**
18 All public planning studies related to subdivisions, transportation, drainage, stormwater,
19 and utilities will identify the presence of historic resources, if applicable, and the impact
20 of any proposal on these resources.

21 **Policy H3.1-6 Policy C1-6 [H]:**
22 The existence and significance of historic resources and mitigation requirements the
23 ~~mitigation of the impact will~~ shall be factors considered by the Planning Commission
24 and the Building Inspector when reviewing a project for subdivision any new
25 development activities.

26 **Policy H3.1-7 Policy C1-7 [H]:**
27 ~~Establish~~ Continue to implement guidelines and ~~develop~~ incentives to ensure
28 compatible design for new buildings ~~to be built~~ proposed for construction near historic
29 structures in historical districts.

30 **Policy H3.1-8 Policy C1-8 [H]:**
31 Develop a land conservation program that is in agreement with the owner to protect
32 historic, natural, and scenic resources.

33 **Policy H3.1-9 Policy C1-9 [H]:**
34 ~~Establish~~ Continue a program that will protect significant archaeological resources
35 known by the County.

1 **Policy H3.1-10 ~~Policy C1-10~~ [H]:**

2 Promote and enhance community awareness and appreciation of the County's historic
3 and archeological resources.

4 **Policy H3.1-11 ~~Policy C1-11~~ [H]:**

5 On an on-going basis, support local projects involving walking, bicycling, and driving
6 tours to historic and archeological sites.

7 **Policy H3.1-12 ~~Policy C1-12~~ [H]:**

8 Utilize volunteers in the development and implementation of historic preservation
9 programs for the conservation and rehabilitation of historically significant houses,
10 buildings, and sites.

11 **OBJECTIVE H-3.2 ~~OBJECTIVE C2~~**

12 Utilize ~~the~~ resources such as the local library, professional individuals, the County's
13 Grants Office, and the Building Official to obtain the applicable information necessary to
14 restore or repair damaged sites, non-historic structures, and historic structures to
15 ~~achieve a physical appearance that will delight the viewers as well as add beauty to the~~
16 ~~County's natural and man-made makeup.~~

17 **Policy H3.2-1 ~~Policy C2-1~~ [H]:**

18 Minimize the disturbance or reconfiguration of the site's topography while maintaining
19 the viability of the local ecosystem. ~~—knowing that nature left alone adds immeasurably~~
20 ~~to the appearance of the project and by doing so costs the developer nothing.~~

21 **Policy H3.2-1 ~~Policy C2-2~~ [H]:**

22 Permit the use of innovative construction techniques that are consistent with the
23 protection of the public health, safety, and welfare concerns which that have the
24 potential of lowering the cost while maintaining quality. ~~Discuss with the Building~~
25 ~~Official the concept before proceeding with drawings for obtaining the building permit.~~

26 **OBJECTIVE H-3.3 ~~OBJECTIVE C3~~ [H]:**

27 Lower the percentage of substandard housing stock within the County from the present
28 level by assisting owners with potential sources of loans and/or information as to how
29 rehabilitation construction can be accomplished.

30 **Policy H3.3-1 ~~Policy C3-1~~ [H]:**

31 ~~Major funding sources or programs which shall be emphasized to accomplish the~~
32 ~~prescribed level is as follows:~~

33 Pursue the following major funding sources:

- 34 1) Monies set aside from the Federal Community Development Block Grant
35 Program, and
- 36 2) Public-private partnerships emphasizing self-help community support type
37 programs.

1 **Policy H3.3-2 ~~Policy C3-2~~ [H]:**

2 Define substandard housing by the following criteria:

- 3 1. Noticeably sagging floor and roof levels,
- 4 2. Missing structural columns or posts,
- 5 3. Missing windows and doors,
- 6 4. Lacking visible clues of electrical services,
- 7 5. Holes in roofs, and
- 8 6. Build-up of trash and debris scattered across the yard adjacent to the house.
- 9 7. Signs of lack of proper sanitation.

10 **Policy H3.3-3 ~~Policy C3-3~~ [H]:**

11 ~~Institute procedures enabling the rehabilitation of substandard housing structure such~~
12 ~~as monitoring and monitor~~ a list of substandard units which shall include the date found
13 to be substandard and the subsequent date that the structure is removed or repaired.
14 ~~from the list.~~

15 **Policy H3.3-4 ~~Policy C3-4~~ [H]:**

16 Establish and implement a code enforcement program that requires, at a minimum, a
17 unit to provide a basic living shelter. A basic living shelter is structurally sound and
18 includes indoor plumbing, a functional heat source, and provides protection from the
19 elements in accordance with the standard housing code.

20 **Policy H3.3-5 ~~Policy C3-5~~ [H]:**

21 Require all landlords to provide at a minimum a basic living shelter in accordance with
22 the standard housing code.

23 **Policy C3-6 [H]:**

24 ~~Work with the County's Sheriff Department and join his staff to inspect housing units~~
25 ~~whenever illegal activities are being investigated.~~

26 **Policy H3.3-6 ~~Policy C3-7~~ [H]:**

27 The County shall support efforts to conserve, protect, and rehabilitate housing units in
28 the annual capital budget by programming affordable housing rehabilitation and
29 infrastructure improvements in areas where there is a concentration of substandard
30 housing units and where infrastructure improvements are needed. In order to counteract
31 the decline of sound neighborhoods and improve unincorporated areas of the County,
32 which have concentrations of deteriorated housing units, the County shall ~~in preparation~~
33 ~~of its annual capital budget~~ give high priority to roadway and other capital improvements
34 in neighborhoods that have a high incidence of substandard dwelling units. Given grants
35 or private funding sources, dilapidated units will be replaced and residents relocated
36 pursuant to the provisions of the County's relocation policy.

1 **CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE,**
2 **DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER**
3 **AQUIFER RECHARGE) ELEMENT (U)**

4 **GOALS, OBJECTIVES, AND POLICIES**

5 **GOAL U-1:**

6 Jefferson County shall provide needed public facilities in a manner that ensures
7 protection of investments in existing facilities, and which promotes orderly growth.

8
9 **OBJECTIVE U-1.1:**

10 The County shall continue implementation of procedures in the land development
11 regulations, adopted by the statutory deadline, insuring that, a development or building
12 permit is not issued unless adequate facility capacity is available at the adopted level of
13 service standards concurrent with the impacts of development.

14 **Policy U-1.1-1:**

15 The following level of service standards are hereby adopted by the County and shall be
16 used for determining the availability of service capacity:

- 17
18 1. Sanitary Sewer:
- 19 o Public or private community collection systems: _____ collect and treat a
 - 20 minimum of 100 gallons per capita per day
 - 21 o Individual septic tank systems: _____ The requirements set by the Florida
 - 22 Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.
- 23 2. Solid Waste: _____ 4.5 pounds per capita per day (Jefferson, Dixie, Madison,
24 and Taylor Counties formed the Aucilla Area Solid Waste Administration
25 (AASWA) and constructed a regional landfill facility located in Greenville. The
26 facility has been improved to serve the four counties at the adopted LOS for solid
27 waste services until 2075.
- 28 3. Drainage: _____ All new developments shall meet the standards and
29 regulations of the appropriate Water Management District regarding the quantity
30 and quality of stormwater runoff.
- 31 4. Potable Water:
- 32 o Public or private community water systems: _____ 100 gallons per
 - 33 capita per day
 - 34 o Individual wells: _____ The requirements set by the Florida
 - 35 Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.

36
37 Existing Sanitary Sewer Facilities _____ LOS

38
39 Central Facilities:

40
41 _____ Monticello _____ 155

1		
2	Package Plants:	
3		
4	—— I-10 Mid-Continent	75 gpcpd
5		
6	—— Tallahassee East	100 gpcpd
7	—— KOA CR 259 and I-10	
8		
9	—— Rest Area at I-10	10 gpcpd
10	—— and CR 257	
11		
12	Private on-site disposal	Shall meet or exceed all
13	systems	the requirements set by the Florida Department
14	of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.	
15	New central facilities	
16		
17	residential uses	100 gpcpd
18	nonresidential uses	Minimum service shall be consistent with Table
19	II, Chapter 10D-6, F.A.C. (see appendix)	
20		
21	Potable Water facilities	
22		
23	—— Existing Water facilities	gpcpd
24		
25	Jefferson Nursing Center	101
26	City of Monticello	189
27	Nellie's Nursing Home	68
28	Watkin's Health Care	54
29	Capri Motel	13
30	Jefferson County Kennel Club	4
31	Tallahassee East KOA	100 per trailer space
32	Jefferson Mobile Home Park	100
33	Big Bend Truck Plaza	20
34	Walker's Convenience Store	10
35	Lloyd Water System	189
36	DOT I-10 rest area	132
37	Aucilla Christian Academy	2.8
38		
39	—— Future facilities	
40		
41	residential uses	100 gpcpd
42	nonresidential uses	Minimum service shall be consistent
43	with Table II, Chapter 10D-6, F.A.C. (see appendix)	
44		
45	Facility	LOS

1
2 Solid Waste _____ 4.5 lbs./day/capita
3

4 **DRAINAGE:**

5 **Water Quantity Standards:**

6 ~~Conveyance systems:~~

- 7 ~~1. All drainage swales and ditches shall be designed to convey the runoff generated~~
8 ~~from a 10-year, 24-hour storm event.~~
9 ~~2. For local (not classified as County roads) roadways, culverts and cross drains~~
10 ~~shall convey the runoff from a 10-year, 24-hour storm event; for county~~
11 ~~roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-~~
12 ~~hour storm event.~~
13 ~~3. For areas within the Suwannee River Water Management District, all stormwater~~
14 ~~facilities shall meet the design and performance standards they have~~
15 ~~established.~~

16
17 **Water Quality Standards:**

18 All new development shall conform to the following level of service standards:

- 19 I. ~~For those areas within the Suwannee River Water Management District~~
20 ~~(see Figure C-5) shall meet the standards of the SRWMD.~~
21 II. ~~For the remaining area of the County: Shall meet the Northwest Florida~~
22 ~~Water Management District and DEP standards.~~

23
24 **Policy U-1.1-2:**

25 The County Building Inspector shall not issue a building permit unless ~~proof of any~~
26 ~~existing facilities meet the design criteria of state and local standards for the existing~~
27 ~~facilities.~~

28 **Policy U-1.1-3:**

29 All improvements for replacement, expansion, or increase in capacity of facilities shall
30 be compatible with the adopted level of service standard for the facilities.

31 **Policy U-1.1-4:**

32 The County shall continue encouraging solid waste recycling and will implement actions
33 to achieve any new State goals reducing the volume of solid waste.

34 **Policy U-1.1-5:**

35 The County will ensure a proportionate capacity of the landfill for its residents' needs by
36 continued support and cooperation in its Regional landfill.

1 **Policy U-1.1-6:**

2 The County will remain responsible for providing collection of solid waste in the
3 unincorporated area for disposal to the regional landfill.

4 **OBJECTIVE U-1.2:**

5 The County shall maintain a five-year schedule of capital improvements for public
6 facilities to be updated annually.

7 **Policy U-1.2-1:**

8 Proposed capital improvement projects for this element will be evaluated and ranked in
9 the following manner:

- 10 Level 1: To protect public health and safety, to fulfill the County's commitment to
11 provide facilities, or to preserve full use of existing facilities.
12 Level 2: To increase efficiency and reduce operation costs and maintenance.
13 Level 3: To extend facilities within service areas.

14 **OBJECTIVE U-1.3:**

15 Throughout the planning period, the County shall require County residents to conserve
16 water.

17 **Policy U-1.3-1:**

18 During periods of water shortage or drought, the County shall initiate procedures to
19 restrict potable water usage in keeping with The Water Shortage Restrictions contained
20 in the Northwest Florida and Suwannee River Water Management Districts' Water
21 Shortage Plans. Such procedures shall be advertised through public notice.

22 **Policy U-1.3-2:**

23 The County shall continue to require that all new construction activities and additions to
24 existing structures utilize fixtures conforming to the state schedule of maximum water
25 use.

26 **Policy U- 1.3-3:**

27 The County shall promote and encourage owners of agricultural land, through public
28 awareness programs, to incorporate the water conserving methods of farming
29 recommended in the Soil Conservation Service, Watershed Protection Plan and other
30 Soil Conservation Service approved Best Management Practices.

31 **Policy U-1.3-4:**

32 Future water demand for non-potable water uses should be met through the use of
33 water of the lowest acceptable quality or the purpose intended. To this end, the County
34 may require that developers requiring large amounts of water for use other than drinking
35 water utilize reclaimed water from stormwater systems and treated wastewater.

1 **GOAL U-2:**

2 The County shall provide sanitary sewer, solid waste, drainage, and potable water
3 facilities when possible to meet existing and projected demands identified in this plan.

4 **OBJECTIVE U-2.1:**

5 Existing deficiencies will be corrected by:

- 6 a. Cleaning and maintaining existing drainage canals.
- 7 b. Assisting residents in the proper disposal of hazardous wastes, through amnesty
8 day and other programs.

9 **Policy U-2.1-1:**

10 Projects shall be undertaken in accordance with the schedule provided in the Capital
11 Improvements Element of this Plan.

12 **Policy U-2.1-2:**

13 No permits shall be issued for new development which would result in an increase in
14 demand on facilities operating below accepted Level of Service (LOS) Standards.

15 **OBJECTIVE U-2.2:**

16 The County shall work in concert with The County Health Department and The State
17 Department of Environmental Regulation to ensure that mandatory requirements for
18 installation, inspection, operation, and maintenance of on-site wastewater treatment
19 systems are implemented.

20 **Policy U-2.2-1:**

21 Use of on-site wastewater treatment systems shall be limited to the following conditions:

- 22
- 23 a. Existing septic tank and package treatment plants in compliance may remain in
24 service.
- 25 b. For areas not characterized by severely rated soils, use of septic tank systems
26 for new development shall be limited to areas where central service or package
27 plants are not available in accordance with FDHRS septic tank rules, and shall
28 only be permitted subsequent to the receipt of all applicable FDHRS and DEP
29 permits.
- 30 c. Use of package treatment plants shall be limited to areas where central sewer
31 systems are not available, and septic tanks are prohibited due to severely rated
32 soils, land uses proposing generation or processing of hazardous waste or high
33 density or intensity use (based upon FDHRS and FDEP rules). The installation
34 of such facilities should only be permitted by the County subject to the receipt of
35 all applicable FDHRS and FDEP permits.
- 36 d. For areas characterized by severely rated soils, the County shall require that
37 alternative types of septic tanks, including aerobic systems and alternative
38 drainfields, be required for development proposing densities of greater than one
39 dwelling unit per acre (unless central facilities are required by FDHRS).

- 1 e. Septic tanks which are proposed for nonresidential uses shall not exceed the
2 sewage flow limitations of the Florida Department of Health and Rehabilitative
3 Services and the Department of Environmental Protection.
- 4 f. Any change of use for an existing dwelling from residential to nonresidential use
5 shall certify that the proposed use will not result in the disposal of any hazardous
6 wastes, consistent with Chapter 381.272, Florida Statutes.

7 **GOAL U-3:**

8 Adequate stormwater drainage will be provided to afford reasonable protection from
9 flooding, and to prevent degradation of quality of receiving waters.

10 **OBJECTIVE U-3.1:**

11 The County will ~~alleviate the one existing drainage deficiency by 1998, and continue to~~
12 enforce land development regulations for protection of natural drainage features and to
13 ensure that future developments provide adequate stormwater drainage facilities. The
14 deficiency to be corrected is: Limerock (entrance) Road in Lloyd Acres.

15 **Policy 3.1-1:**

16 ~~The County shall prepare a stormwater Drainage Plan after completion of the County~~
17 ~~Jail and the capital projects in the CIE. A specific date shall be established during the~~
18 ~~annual monitoring, evaluation, and update of the CIE, as soon as funds can be made~~
19 ~~available. The Stormwater Drainage Plan, when prepared, shall include:~~

- 20 a. ~~An inventory of stormwater quality and quantity management deficiencies within~~
21 ~~the Lake Miccosukee Drainage Basin and the Aucilla River north of US 19/27,~~
22 ~~and recommendations for improvements.~~
- 23 b. ~~Analysis of whether adopted level of service standards in these areas are~~
24 ~~appropriate, and recommendations for alternative standards, if the study~~
25 ~~indicates.~~
- 26 c. ~~Evaluation of all farms adjacent to the river, in coordination with the Water~~
27 ~~Management Districts and Soil Conservation Service, for erosion and sediment~~
28 ~~controls, and other best management practices, to be used by agricultural lands~~
29 ~~to eliminate sedimentation into these water bodies. Recommendations shall~~
30 ~~evaluate the need for, and implementation mechanism for, such areas to have an~~
31 ~~approved US Soil Conservation Service Conservation plan (there is no cost to~~
32 ~~the farmer to have this plan completed, and the plan provides recommendations~~
33 ~~for additional best management practices to be followed.)~~

34 **Policy 3.1-2:**

35 ~~The County will amend the comprehensive plan to include the recommendations of the~~
36 ~~Study, upon its completion.~~

37 **Policy U-3.1-31:**

38 The County shall require that appropriate ~~DEP or Suwannee River Water Management~~
39 ~~District permits are applied for prior to approval of development orders.~~

1 **Policy U-3.1-42**

2 The County shall continue to enforce the existing floodplain ordinance restricting
3 development in flood prone areas. The ordinance shall continue to prohibit the following
4 within the Floodway: fill; most structures (other than as allowed below on stilts);
5 common water supplies or sewage treatment facilities; and roads, except at ~~infrequent~~
6 ~~intervals~~ as necessary to provide access to private or public property or serve as a
7 public roadway. Septic tanks, to serve residential structures, are permitted if they can
8 meet all Federal, State and local requirements and if the lot does not contain sufficient
9 area outside the floodplain to accommodate the system. Permitted uses in the 100 year
10 floodplain shall include: agriculture; silviculture; residential structures on existing lots of
11 record where the lot does not contain sufficient buildable area outside the floodplain and
12 farm structures, where the first floor elevation of the residential or farm structure is at
13 least ~~one foot~~ two feet above the 100 year flood elevation, and only at very low
14 densities; recreational uses that are consistent with conservation and protection of the
15 natural functions of the floodplain and are permitted by the applicable water
16 management district (such as hiking trails); native vegetation and, wildlife habitat. The
17 ordinance shall continue to protect the functions of flood prone areas through its
18 requirement that flood areas are to be treated as positive visual open space, wildlife
19 habitat, and as water recharge and discharge resources. See also Chapter 5, Policies
20 1.3.1, 1.3.2 and 1.2.3.

21 **Policy U-3.1-53:**

22 The County shall require that adopted levels of service for stormwater management
23 provided for all new development, at the developer's expense. The developer's engineer
24 shall be required to ~~prove~~ certify that the standards of the Comprehensive Plan and
25 Land Development Code are being met for the all new developments, ~~by sealing the~~
26 ~~plans~~.

27 **Policy 3.1-6:**

28 ~~In the land development regulations, the County shall develop minimum specifications~~
29 ~~for construction of new collector roads. These specifications shall require paving and~~
30 ~~stormwater management structures (consistent with level of service standards) for all~~
31 ~~development which creates roads (excluding silviculture).~~

32 **Policy U-3.1-74:**

33 Silviculture and agricultural uses shall be required to use best management practices to
34 prevent drainage and pollution problems. ~~All roads created under these land uses shall~~
35 ~~use culverts to ensure natural drainage features are not destroyed.~~ No activities shall
36 alter the hydrologic function of floodplain areas.

37 **Policy 3.1-8:**

38 ~~The county shall commit adequate monies in the Capital Improvements Element to~~
39 ~~alleviate the drainage deficiency on the access road to Lloyd Acres.~~

1 **GOAL U-4:**

2 ~~The~~ Jefferson County shall continue to conserve and preserve the values and functions
3 of the County's natural groundwater aquifer recharge areas.

4 **OBJECTIVE U-4.1:**

5 The County shall conserve and protect the values and functions of natural groundwater
6 aquifer recharge areas from adverse impacts through adoption of land development
7 regulations by the statutory deadline and coordination with federal, state and local
8 agencies throughout the planning period.

9 **Policy U-4.1-1:**

10 The County shall seek assistance from the Northwest Florida and Suwannee River
11 Water Management Districts in the management of prime aquifer recharge areas, once
12 such information is made available. The comprehensive plan shall be amended at that
13 time as necessary to protect prime aquifer recharge areas.

14 **Policy U-4.1-2:**

15 The land development regulations shall limit impervious surface ratios for new
16 development, and shall require management of stormwater to ensure post-development
17 runoff does not exceed predevelopment runoff rates.

18 **Policy U-4.1-3:**

19 The County shall allow the re-use of treated effluent and stormwater for irrigation and
20 shall encourage such re-use during the site plan review process.

1 by restricting types of land uses in the protective shed of the above mentioned area
2 types.

3 **Policy C-1.2.2 [C]**

4 Jefferson County shall require all new developments to provide a stormwater
5 management system so designed in accordance with the applicable Water
6 Management District standards requiring that post development rates of runoff shall not
7 exceed pre-development rates consistent with the adopted LOS standards in this plan.
8 ~~In addition, the designed system for stormwater shall include its treatment prior to its~~
9 ~~discharge into the public waterway system that meets the requirements of Ch. 17-25~~
10 ~~F.A.C. Permits for the stormwater system design shall be obtained from the applicable~~
11 ~~water management district, which are the Suwannee River Water Management District~~
12 ~~and the Northwest Florida Water Management District.~~

13 **Policy C-1.2.3 [C]**

14 ~~County shall require, where appropriate, on-site stormwater management system to be~~
15 ~~functioning prior to the beginning of constructing the infrastructures or buildings.~~
16 In all new developments, all on-site stormwater management facilities shall be
17 constructed and functional prior to the construction of all other infrastructure and
18 buildings.

19 **Policy C-1.2.4 [C]**

20 ~~County, during this planning period, shall review existing code requirements for~~
21 ~~impervious areas for parking and set minimum and maximum standards that are more~~
22 ~~conducive than existing standards in order to reduce the size of impervious surfaces.~~
23 Land Development Code standards shall be revised as necessary to reflect new
24 technologies or practices that can reduce the impacts of development as they become
25 available, particularly regarding impervious surface areas.

26 **Policy 1.2.5 [C]**

27 ~~The land development regulations shall limit impervious surfaces as well as require on-~~
28 ~~site detention of stormwater runoff within the County.~~

29 **Policy C-1.2.56 [C]**

30 Jefferson County shall cooperate with the Bureau of Waste Cleanup of the Florida
31 Department of Environmental Protection (FDEP) to ensure that leaking underground
32 tanks are remediated expeditiously by the owners of those tanks, if those owners are
33 found to have caused the polluting problem.

34 **Policy 1.2.7 [C]**

35 ~~Prior to any approval for development requiring water withdrawal within 1,000 feet of the~~
36 ~~Gulf State Chemical Company site and the Wacissa underground storage tank leaking~~
37 ~~site, the County shall consult with FDEP and the appropriate water management district~~
38 ~~to ensure that approval of the proposed plan will not increase groundwater~~
39 ~~contamination.~~

1 **Policy C-1.2.69 [G]**

2 The County shall coordinate and cooperate with the Suwannee River and Northwest
3 Florida Water Management Districts in the protection of significant recharge areas, after
4 such areas have been designated by the respective water management district.

5 **OBJECTIVE C-1.3 [G]**

6 Protect all areas that fall within the 100-year floodplain as shown on the Flood
7 Insurance Rate Map.

8 **Policy C-1.3.1 [G]**

9 The County shall enforce the existing floodplain ordinance restricting development of
10 flood prone areas. Permitted uses in the 100-year floodplain shall be limited to the
11 following: agricultural, silvicultural, residential structures on existing lots of record where
12 the lot does not contain sufficient buildable area outside the floodplain and farm
13 structures, and recreational uses that are consistent with conservation and protection of
14 the natural functions of the floodplain and are permitted by the applicable water
15 management district.

16 **Policy C-1.3.2**

17 Development on sites which include the 100-year floodplain shall be required to be
18 located outside the floodplain whenever possible.

19 **Policy C-1.3.3**

20 New subdivisions shall be required to include at least one-half acre of buildable area
21 outside the 100-year floodplain within each lot or parcel whenever possible.

22 **Policy C-1.3.4**

23 Any development or use within the 100 year floodplain must also satisfy the
24 requirements of Chapter 4, Policy 3.1-4.

26 **OBJECTIVE C-1.4 [G]**

27 Develop guidelines in the use of water.

28 **Policy C-1.4.1 [G]**

29 The County shall adhere to any emergency water conservation measures imposed by
30 the Northwest Florida and Suwannee River Water Management Districts.

31 **Policy C-1.4.2 [G]**

32 The County shall require that all new construction and all remodeling activities be
33 installed with fixtures conforming to the schedule of maximum water usage that is
34 consistent with the State's Water Conservation Act in order to conserve potable water
35 resources.

1 **Policy C-1.4.3 [G]**

2 The County shall enact regulations that allow septic tanks only in areas where public
3 sewer is unavailable and only upon issuance of a Jefferson County Health Department
4 permit.

5 **Policy C-1.4.4 [G]**

6 The County shall promote and illustrate to owners of agricultural land by means of
7 public awareness programs how to incorporate the water conserving methods of
8 farming as recommended by the Soil Conservation Service, Watershed Protection Plan
9 and other methods that have been developed by other soil conservation organizations.

10 **Policy C-1.4.5 [G]**

11 Future water demand for non-potable water uses shall make use of water that is
12 suitable for the purpose required. To this end, the County shall require that developers
13 requiring large amounts of such water for use other than drinking water shall use
14 reclaimed water from stormwater systems and treated wastewater.

15 **OBJECTIVE C-1.5:**

16 Conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats
17 from adverse effects with an emphasis on threatened, endangered, and species of
18 special concern. Conserve, protect, and appropriately use mineral sources.

19 **Policy 1.5.1 [G]**

20 ~~The County shall use its land development regulations for the preservation and
21 conservation of those areas which are known habitats for threatened and endangered
22 species as well as species of special concern. In addition, the land development
23 regulations shall include and govern those areas characterized by wetlands.~~

24 **Policy 1.5.2 [G]**

25 ~~The land development regulations, adopted by the statutory deadline of this plan, shall
26 require an assessment of the potential adverse effects of proposed development on
27 threatened and endangered species as well as species of special concern.~~

28 **Policy C-1.5.13 [G]**

29 The Land Development Code regulations, ~~adopted by the statutory deadline,~~ shall
30 require that when one or more threatened or endangered species or species of special
31 concern are found on a site to be developed, such development shall be halted. Halting
32 the development will remain in effect until a management plan is prepared sufficiently
33 effective to avoid adverse effect on the species. If adverse impact cannot be avoided
34 through site redesign or other means, the applicant shall be required to develop a
35 mitigation plan that will allow no net loss of species, ~~population in accordance with
36 regulations of the Florida Game and Freshwater Fish Commission (Florida Fish &
37 Wildlife Conservation Commission or Department, effective name change July 1, 1999).~~

1 **Policy C-1.5.24 [G]:**

2 ~~To ensure future mining activities are environmentally sound, the following criteria, to be~~
3 ~~included in the Land Development Regulations, shall be used to examine the applicant's~~
4 ~~plan:~~

5 The Land Development Code shall include the following criteria to ensure future mining
6 activities are environmentally sound:

7 ~~The area proposed for mining activity must be designated for mining on the~~
8 ~~Future Land Use Map.~~

- 9 a. All required State, Federal and Regional permits have been issued prior to any
10 disturbance of the property.
11 b. ~~The applicant must document that the proposed activity will not cause significant~~
12 ~~damage to potable water supplies as well as surface water; to endangered or~~
13 ~~threatened species or those within the special concern; and to adjacent~~
14 ~~properties.~~

15 The applicant must document that the proposed activity will not cause significant
16 damage to the following:

- 17 1. potable water supplies
18 2. surface waters;
19 3. endangered, threatened, or species of special concern;
20 4. adjacent properties.
21 c. The applicant shall provide a reclamation plan in order to replace or restore lost
22 or damaged environmental resources and to insure that the land is returned to a
23 form which may be beneficially used, as provided for in the Land Development
24 Regulations Code.
25 d. No regionally significant wetlands shall be adversely affected. Any non-
26 regionally significant wetlands in the area to be mined shall be avoided, if
27 practicable, and if such wetlands are adversely affected, adequate mitigation
28 shall be required, or if applicable, wetlands destroyed shall be replaced on a acre
29 for acre basis with a wetland of similar size, type of vegetation, water flow, and
30 topographical farmland with similar functions as the destroyed wetland; and in a
31 location approved by the ~~County's Planning Official~~ Board of County
32 Commissioners during approval of an application to allow surface mining.
33 e. Naturally occurring surface water basin flows and boundaries shall be
34 maintained.
35 f. ~~The Florida Game and Fresh Water Fish and Wildlife Conservation~~ Commission
36 (FWC or FWCC) shall be notified prior to the approval of the reclamation plan to
37 assess the mitigation stated in the plan to ensure that protection for endangered,
38 or threatened, or species of special concern is achievable.
39 g. If the proposed mining activity is located adjacent to residential development, the
40 applicant shall provide adequate vegetative and other natural or construction
41 buffers to minimize air and noise pollution being dispersed by the wind.
42 h. The applicant shall demonstrate financial responsibility for any damage to public
43 or private property, human, animal or plant life, or any mineral or water bearing
44 geologic formation incurred due to mining operations or failure to properly reclaim
45 mined-out lands through the posting of a sufficient bond according to standards
46 to be established in the Land Development Regulations Code.

1 **Policy 1.5.5 [C]**

2 In order to carry out Policy 1.5.1, the County shall abide by the following:

- 3 1. ~~To consult and coordinate with the U.S. Fish and Wildlife Service and the Florida~~
4 ~~Game and~~
5 2. ~~To include proven techniques within the land development regulations for~~
6 ~~preservation of areas such as:~~
7 a. ~~designate and regulate selected conservation areas identified as sensitive;~~
8 b. ~~use the site plan review process to assure compliance with land~~
9 ~~development regulations; allow on-site density transfers for clustering~~
10 ~~allowable units on other portions of the site in order to protect the site's~~
11 ~~environmentally sensitive areas; and~~
12 c. ~~implement overlay zoning to allow density calculations and developable~~
13 ~~land expectations area to be based on net developable acreage after~~
14 ~~excluding the environmentally sensitive portions of the project site.~~

15 **Policy 1.5.6 [C]**

16 The County shall continue to designate and protect sensitive environmentally areas and
17 shall cooperate with other governmental units that have delineated natural reservation
18 areas within the County. They include the following:

- 19 a. ~~the Federal government regarding St. Marks National Wildlife Refuge and the~~
20 ~~Aucilla Wildlife Management Area,~~
21 b. ~~the State's CARL program, and~~
22 c. ~~the Water Management District's Save Our Rivers and SWIM programs.~~

23 These areas shall be designated Conservation on the Future Land Use Map.

24 **Policy C-1.5.37 [C]**

25 On approval of Policy 1.5.5, Ithe County will cooperate with the City of Monticello and
26 adjacent counties to coordinate protection for the natural areas that cross over multi-
27 jurisdictional districts.

28 **Policy C-1.5.48 [C]**

29 Wetlands, water bodies, springs, sinkholes, caves and habitat of endangered,
30 threatened and species of special concern are designated as environmentally sensitive
31 lands. These lands, when threatened by urban development, shall be protected by land
32 development regulations. In addition, protection shall also be extended to vegetative
33 and wildlife habitats that are critical for designated species. The regulations shall
34 establish performance standards for development in such environmentally sensitive
35 areas. All environmentally sensitive lands designated for silviculture shall require the
36 owner or operator to use the U.S. Forest Service's best management practices, as well
37 as abide by the requirements of POLICY 1.5.11.

38 **OBJECTIVE C-1.6 [C]:**

39 The County shall conserve, appropriately use, and protect the following specific areas:

- 40 1. Fisheries
41 2. Wildlife
42 3. Wildlife habitat

1 4. Marine habitat

2 **Policy C-1.6.1 [C]:**

3 ~~County shall permit for areas of In those areas of the county containing fisheries,~~
4 ~~wildlife, wildlife habitat, and marine habitat, the County shall allow only low density~~
5 ~~number of structures that are essential for supporting appropriate activities; that are~~
6 ~~essential for recreational activities such as hiking; and that are essential for~~
7 ~~conservation plus maintenance of native vegetation and wildlife habitat. The essential~~
8 ~~intent of this Policy is to treat such defined areas as positive visual open spaces in~~
9 ~~which the on-going ecological processes can continue uninterrupted.~~

10 The essential intent of this Objective is to treat such defined areas as positive visual
11 open spaces in which the on-going ecological processes can continue uninterrupted.

12 **Policy C-1.6.2 [C]:**

13 The floodplain ordinance shall protect the water quality, the wildlife habitat, the
14 shorelines, and the riparian areas of rivers with the establishment of a contiguous
15 vegetative buffer along the Wacissa and Aucilla Rivers. The minimum width shall be
16 twenty five (25) feet as measured from the wetlands jurisdictional line. In these areas,
17 permanent structures shall be prohibited and clearing of native vegetation other than
18 that required for silviculture operations will be limited to reasonable access to shorelines
19 based upon an ecosystem analysis. This shoreline buffer will also apply to Lake
20 Miccosukee.

21 **Policy C-1.6.3 [C]:**

22 ~~No lands along the coastline are privately owned as the Federal government owns all of~~
23 ~~it. The Federal Government owns all property along the coastline of the Gulf of Mexico~~
24 ~~and Jefferson County's staff, through its intergovernmental coordination efforts, has and~~
25 ~~will continue to cooperate with the appropriate Federal personnel at the St. Marks~~
26 ~~Refuge to ensure that fisheries and marine habitats are protected.~~

27 **Policy C-1.6.4 [C]:**

28 ~~As stated in POLICY 1.3.1., I~~ the County shall regulate development within the 100 year
29 floodplain to ensure that no negative pollutants will travel downstream to the fisheries
30 and marine habitats along the coast.

31 **Policy C-1.6.5 [C]:**

32 The County shall continue its efforts to reduce erosion in coordination with the Soil
33 Conservation Service. To do so, the County shall notify the farmers of the opportunities
34 that are available for reducing erosion under the Aucilla River Water Management Plan.
35 In addition, farmers shall be directed to the local Soil Conservation District to receive
36 technical and other assistance on the subject of erosion control.

37 **Policy C-1.6.6 [C]:**

38 The County, ~~with its land development regulations, and~~ in cooperation with the U.S.
39 Forest Service, shall ensure that all silviculture lands are so managed to reduce and, if
40 possible, prevent erosion and sedimentation of soils into wetlands and water bodies.

1 **Policy C-1.6.7 [C]:**

2 Farmers who desire financial assistance in the use of best management practices to
3 prevent soil erosion shall be directed by the County to one or the other following
4 agencies:

- 5 a. For State funds to the Florida Association of Conservation Districts, and
- 6 b. For federal funds to the Jefferson Soil and Water Conservation District, the or to
7 Agricultural Stabilization and Conservation Service, or to Farmers Home
8 Administration.

9 **OBJECTIVE C-1.7 [C]:**

10 Prohibit the disposal of hazardous wastes into the public sewer system, canals and
11 ditches, wetlands, stormwater facilities, unlined landfills and other areas prone to
12 convey such wastes.

13 **Policy C-1.7.1 [C]:**

14 The County shall urge developers to minimize the production of hazardous wastes and
15 to develop procedures to handle hazardous wastes, if produced, on their projects.

16 **Policy C-1.7.2 [C]:**

17 ~~The County will list the prohibited hazardous wastes in the County's revised land
18 development regulations. To be included in these regulations will be the proper handling
19 and storing of hazardous wastes at the project site and their transportation to disposal
20 centers. These requirements will be addressed to the applicant during the site plan
21 review process.~~

22 The Land Development Code shall contain regulations concerning hazardous wastes
23 including, but not limited to:

- 24 1. A list of prohibited hazardous wastes;
- 25 2. Standards for proper handling and storing of hazardous wastes at the project
26 site; and
- 27 3. Standards regarding the transportation of hazardous wastes to disposal centers.

28 **Policy C-1.7.3 [C]:**

29 Through the intergovernmental coordination and public education efforts, the County,
30 shall continue to encourage citizens of the County and the City of Monticello to use the
31 hazardous waste transfer sites.

32 **Policy 1.7.4 [C]:**

33 ~~To protect the natural assets of the County and the health of its citizens, the County
34 shall include in its land development regulations the following:~~

- 35 a. ~~prohibit disposal of hazardous waste in public waterways (canals, ditches,~~
36 ~~wetlands, stormwater facilities, unlined landfills, and other areas),~~
- 37 b. ~~continue to support the Emergency Management Department of the County,~~
- 38 c. ~~ensure that FDEP standards for transfer and storage of hazardous waste are~~
39 ~~implemented, and~~

- 1 d. ~~ensure that activities on the site of development will not degrade the quality of~~
- 2 ~~ground or surface water or other natural attributes.~~

DRAFT

1 **CHAPTER 6: COASTAL MANAGEMENT ELEMENT (CME)**

2 **GOALS, OBJECTIVES AND POLICIES**

3 **PREFACE**

4 Jefferson County is unique in that it has no access to its coast the coastal shoreline and
5 adjacent lands are owned by the Unites States Government and cannot be developed.
6 Further, its coastal zone consists of St. Mark's National Wildlife Refuge, which is
7 uninhabited, and the Aucilla Wildlife Management Area, which is also uninhabited. This
8 section of the Coastal Management Element will necessarily consider this situation.



9
10 **GOAL CME-1:**

11 Protect, preserve, and enhance the natural resources of the coastal area.

12 **OBJECTIVE CME-1.1**

13 Protect native vegetation, archaeological sites, and historical resources by prohibiting
14 development in the Coastal High Hazard Area using the land development regulations.

1 **Policy CME-1.1.1:**

2 Coastal areas containing endangered species and unique areas shall not be developed
3 for any use that would create loss of such a community or habitat.

4 **Policy CME-1.1.2:**

5 If an ~~known or unknown~~ archaeological site is located in close proximity to any
6 proposed activity which may be permitted within the Coastal High Hazard Area (such as
7 recreational sites, coastal access, or transmission facility), no work may be begun until
8 the applicant consults with the Division of Historic Resources in developing a
9 preservation plan for that ~~discovered~~ resource. The map of known resources shall be
10 maintained at the County Building Department and must be reviewed during the
11 approval process of the project.

12 **Policy CME-1.1.3:**

13 The ~~Land d~~Development ~~regulation~~ Code shall require that all development (regardless
14 of location) maintain a minimum buffer of 25-feet from known archaeological or
15 historical sites. The regulations shall also include provisions for the protection,
16 preservation, or sensitive re-use of historical structures.

17 **Policy CME-1.1.4:**

18 The County will coordinate with the Division of Historic Resources to establish historic
19 preserves or parks at sites of known historical or archaeological sites of significance.

20 **Policy CME-1.1.5:**

21 The land development regulations shall prohibit all dredge and fill activities in wetlands
22 within the Coastal High Hazard Area, except where conclusive demonstration shows the
23 necessity of the proposal in the public interest, and where the applicant has
24 demonstrated that such activity will not negatively impact water quality or endanger
25 species habitat.

26 **Objective CME-1.2:**

27 ~~Eliminate existing and p~~ Prevent new discharge of untreated stormwater from all
28 sources into the County's receiving waters through the use of land development
29 regulations that prohibit discharge of untreated stormwater into any surface water.

30 **Policy CME-1.2.1:**

31 Use the land development regulations, to regulate land uses that could discharge
32 untreated stormwater or other effluents into sea grass beds or their marine nursery
33 areas.

34 **Policy CME-1.2.2:**

35 Use the land development regulations, to specify the following:

- 36 a. use appropriate erosion control measure to eliminate offsite migration of soil
37 particles during and after all construction activities , and which originate from dirt
38 roads, and

1 b. use of SCS or U.S. Forestry's Best Management Practices during agricultural
2 and silviculture activities.

3 **Policy CME-1.2.3:**

4 The County shall require that any new sewage treatment plants, or industries, or other
5 facilities which discharge waste products to dispose effluents by way of spreading, or
6 spray irrigation, or recycling, or by other means approved by the County's Public Health
7 Department. Whatever system is chosen all direct discharge into receiving waters shall
8 be avoided.

9 **OBJECTIVE CME-1.3:**

10 Where necessary, the County shall coordinate with the Federal government and other
11 appropriate State agencies to promote natural resources by means of conservation and
12 protection techniques. .

13 **Policy CME-1.3.1:**

14 The County shall continue to cooperate with all appropriate agencies to protect areas
15 that have been set aside as conservation or recreation areas as shown on the Future
16 Land Use Map.

17 **Policy CME-1.3.2:**

18 In order to protect the Aucilla River Estuary, the County shall develop coordinate
19 mechanisms with Suwannee River Water Management District regarding estuarine
20 pollution, surface water runoff, protection of living marine resources, reduction of
21 exposure to natural hazards, and ensuring safe public access. Coordination
22 mechanisms shall include consideration of an informal agreement between all entities
23 that each will notify the other jurisdictions upon receipt of development proposals along
24 the estuary which may affect the above issues. Further, all entities should notify each
25 other upon receipt of proposals for plan amendments affecting these issues.

26 **OBJECTIVE CME-1.4:**

27 Ensure that provision for public access to the Gulf of Mexico through other counties
28 adjacent to Jefferson County shall be coordinated between them and other agencies,
29 such as Federal, State, and Regional; and shall be accomplished in a consistent
30 manner in keeping with the public need; and that both efforts, coordination and
31 accomplishment, will be enforced throughout the time frame of this plan.

32 **Policy CME-1.4.1:**

33 Coordinate with the Federal and State governments, ~~State,~~ and Wakulla and Taylor
34 counties to ensure that the citizens of Jefferson County will have public access when
35 needs are being provided for during any upgrading of existing access points or
36 development of new access points to the County's coastal area from adjacent counties.

37 **GOAL CME-2:**

38 Reduce vulnerability to hurricane and protect human life from such natural disasters.

1 **OBJECTICE CME-2.1:**

2 Protect the population from the effects of hurricane storms and also delays in
3 evacuating storm areas by prohibiting future settlements from being built within the
4 Coastal High Hazard Area as shown on the Future Land Use Map.

5 **Policy CME-2.1.1:**

6 The County shall continue to implement the hurricane evacuation timetable in the
7 Federal Emergency Management 1993 Hurricane Evacuation Study.

8 **Policy CME-2.1.2:**

9 Every two years, or earlier, if new plans should become available, the County shall
10 review hurricane evacuation plans with the Federal Emergency Management Agency
11 and other relevant agencies to be prepared for most eventualities.

12 **Policy CME-2.1.3:**

13 The County shall require that impacts on the transportation system relative to hurricane
14 evacuation be evaluated and mitigated as part of the development approval process.

15 **Policy CME-2.1.4:**

16 The recommendations of any interagency hazard mitigation report, which addresses
17 future flood losses and in response to a Presidential Disaster Declaration shall be
18 incorporated into the County's Disaster Plan.

1 **CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT (R)**

2 **GOALS, OBJECTIVES, AND POLICIES**

3 **GOAL:**

4 Provide adequate recreation facilities, active and passive, and open space to sufficiently
5 meet the needs of the present and future population of Jefferson County.

6 **OBJECTIVE R-1:**

7 Provide public access to all future County-maintained recreation facilities within the
8 County.

9 **Policy R-1-1:**

10 The County will provide parking areas and bicycle racks for recreation sites.

11 **Policy R-1-2:**

12 Bike paths and pedestrian walkways shall be built to provide access to recreation areas
13 in accordance with site specific design features and the intended use of a particular site.

14 **OBJECTIVE R-2:**

15 Throughout the planning period, the County shall coordinate with other local
16 governments and the private sector to ensure that future recreation needs of the County
17 are met.

18 **Policy R-2-1:**

19 Seek formal or informal agreements with the Jefferson County School Board for use of
20 school playfields and facilities. These agreements should specifically address the
21 provision of area/facilities suitable for walking and jogging.

22 **Policy R-2-2:**

23 Require of developers/subdividers the dedication of public or private land for recreation
24 and/or open space, ~~or a fee in lieu of land for~~ all future residential developments as
25 required by the designated level of service.

26 **OBJECTIVE R-3:**

27 Ensure the recreation needs for the projected population, as determined by the needs
28 identified within the analysis section of this Element, are met by the year ~~2010~~ 2030.

29 **Policy R-3-1:**

30 The County hereby adopts the following recreation levels of service:

- 31 1. New residential development of 50 or more units shall dedicate parkland at the
32 rate of 5 acres/1000 population with a minimum parkland site of two (2) acres to
33 provide local facilities.
- 34 2. The County-wide LOS is 20 acres/1000 population for activity-based recreation.

1 **Policy R-3-2:**

2 The County shall acquire the adequate number of acres of land for new park and
3 recreation facilities.

4 **Policy R-3-3:**

5 The County shall continue to maintain and improve existing public park sites and
6 recreation facilities.

7 **Policy R-3-4:**

8 The County shall ~~apply for~~ take advantage of Federal and/or State grants ~~necessary~~
9 when available to fund the additional recreation sites.

10 **Policy R-3-45:**

11 All future recreation facilities shall provide usability and access to all segments of the
12 population, including the very young, the handicapped, and the elderly.

13 **OBJECTIVE R-4:**

14 ~~Throughout the planning period, the County and the Private sector shall coordinate in a~~
15 ~~continuing and professional effort to provide adequate open space within the County.~~
16 ~~This objective shall be accomplished using the subdivision review process, which shall~~
17 ~~require the provision of open space.~~

18 **Policy R-4-1:**

19 ~~The County will use its land development regulations in order to regulate signage and~~
20 ~~require green areas and appropriate landscape buffers in all new developments zones~~
21 ~~as well as to meet all additional requirements of 9J-24.003 (1) F.A.C.~~

22 **Policy R-4-2:**

23 ~~The County shall include a definition of define common open space in its Land~~
24 ~~Development Regulations and shall include recommendations regulations concerning~~
25 ~~the preservation of natural vegetation in new developments in the Land Development~~
26 ~~Code.~~

1 **Policy ICE-1.2.1:**

2 Impacts from planned development in adjacent counties must be addressed if a
3 lowering of adopted services in Jefferson County appears probable. Issues must be
4 defined and formally addressed through stated in writing to the adjacent local
5 government and developer if applicable.

6 **Policy ICE-1.2.2:**

7 The Informal Mediation Process of the Apalachee Regional Planning Council shall be
8 utilized when conflicts arise between the County and the adjacent local government or
9 several governments concerning coordination of planned development.

10 **Policy 1.2.3 [ICE]:**

11 ~~Proposed development to impact existing development in adjacent jurisdictions shall~~
12 ~~require coordination between local governments. Such coordination shall include the~~
13 ~~following:~~

14 ~~Review of project plan, Identification of issues, and Written communication.~~

15 **OBJECTIVE ICE-1.3**

16 Standards for level of service (LOS) related to public facilities shall continue to be
17 established in cooperation with State, regional or local entity having operational and
18 maintenance responsibilities.

19 **Policy ICE-1.3.1:**

20 Sharing operations and maintenance responsibilities between Jefferson County and
21 another legal entity shall be based upon a level of service that has been agreed upon
22 and acceptable to both parties. Negotiations for such an agreement shall be
23 documented.

24 **Policy ICE-1.3.2:**

25 ~~The County now and in the future does not intend to provide centralized water and~~
26 ~~sewer services. As a result, developments adjacent to the City of Monticello, which~~
27 ~~does provide such services, may desire to be annexed into the City to avail themselves~~
28 ~~of these services. The Chairman of the Board of County Commission and the Mayor of~~
29 ~~the City of Monticello shall maintain communication to accomplish the following:~~

30 ~~5. To discuss issues related to the potential development or developments.~~

31 ~~6. To discuss problems related to potential annexation of the development or~~
32 ~~developments,~~

33 ~~7. To ensure coordinated services between both governments within the expanded~~
34 ~~area, and~~

35 ~~8. To discourage urban sprawl that would be inconsistent with the adopted~~
36 ~~Comprehensive Plans of both local governments.~~

37 The appropriate staff of Jefferson County and the City of Monticello shall maintain
38 communication to coordinate the provision of services to developments during
39 annexation into the City of Monticello.

1 **CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT (CIE)**

2 **INTRODUCTION**

3 The following goal, objectives and policies provide strategic planning for the future
4 location, maintenance, and enhancement of public facilities in order to uphold the Level
5 of Service (LOS) standards for public facilities within Jefferson County.

6
7 The Capital Improvements Element (CIE) is not to be considered the same as the
8 Capital Improvement Program for Jefferson County. Furthermore, this element only
9 considers public facilities derived from this Comprehensive Plan as required by the
10 State of Florida.

11 **GOALS, OBJECTIVES & POLICIES**

12 **GOAL:**

13 ~~Jefferson County will ensure the provision of adequate public facilities to all residents~~
14 ~~within its jurisdiction in a timely and efficient manner.~~

15 In the pursuit of timely and efficient provision of adequate public facilities, Jefferson
16 County shall develop, adopt, and implement a Capital Improvements Program (CIP) that
17 includes a prioritization of the needed provisions described in the other sections of this
18 Comprehensive Plan.

19 **OBJECTIVE CIE-1:**

20 ~~The Capital Improvements Element will establish adopted levels of service for public~~
21 ~~facilities and capital improvement projects which the County will undertake. The Five-~~
22 ~~Year Schedule of Improvements shall identify projects which,~~

- 23 ~~a. meet existing deficiencies;~~
24 ~~b. provide repair or replacement of existing facilities;~~
25 ~~c. accommodate desired future growth.~~

26 Jefferson County shall ensure all necessary capital improvements:

- 27 A. Address any existing public facility deficiencies identified in the Comprehensive
28 Plan,
29 B. Maintain the adopted LOS Standards, and
30 C. Direct future infrastructure resources and schedules that support the growth
31 pattern(s) depicted on the Future land Use Map.

32 **Policy 1-1:**

33 ~~The following levels of service (LOS) standards are hereby adopted and will be~~
34 ~~maintained as growth occurs in the County:~~

35
36 ~~**LOS STANDARDS FOR JEFFERSON COUNTY PUBLIC FACILITIES** shall be those~~
37 ~~in the Sanitary Sewer, Solid waste, Drainage, Potable Water, and Natural Groundwater~~
38 ~~Element and the Transportation Element of this Plan.~~

1 **Policy CIE-1-1:**

2 Capital Improvement projects will be prioritized according to the following set of criteria
3 and a fiscal impact review, as part of the annual budgeting process. The assigned
4 priority will be designated on the Five-Year Schedule of Capital Improvements.
5

6 **CRITERIA FOR JEFFERSON COUNTY CAPITAL IMPROVEMENT PROJECTS**

- 7
- 8 A. Make annual assessments of the level of service status of public facilities;
- 9 B. Prioritize capital improvement projects that both meet the goals, objectives, and
10 policies of this Comprehensive Plan and possess financial feasibility;
- 11 C. Identify the needs of existing or projected public facilities which have not or will
12 not meet designated level of service standards;
 - 13 1. Give first order of priority to capital improvement projects that will maintain or
14 enhance public health and safety as well as those projects required by the
15 County’s legal commitment to provide facilities based on state and federal law
16 requirements and water management district regulations;
 - 17 2. Give second order of priority to capital improvement projects that maintain
18 operational levels of existing facilities, or improve facilities with current or
19 projected deficiencies that may cause an inability to meet the adopted level of
20 service standards, or capital improvement projects which through these efforts
21 may reduce future costs for facility maintenance;
 - 22 3. Give third order of priority to capital improvement projects which address public
23 facilities with the greatest deficiencies or the greatest need for improvement
24 using the adopted level of service standard as the basis for comparison;
 - 25 4. Give fourth order of priority to capital improvement projects that are needed for
26 areas that have already been approved for development prior to the adoption of
27 this Comprehensive Plan and that are lacking public facilities that meet level of
28 service standards;
 - 29 5. Give fifth order of priority to any other capital improvement projects warranted by
30 this Comprehensive Plan that do not meet the previous criteria.

31 **Policy 1-3:**

32 Capital Improvement projects will be prioritized according to the following set of criteria
33 and a fiscal impact review, as part of the annual budgeting process. The assigned
34 priority will be designated on the Five-Year Schedule of Capital Improvements.

35 **CRITERIA FOR NUMERICAL RANKING OF CAPITAL IMPROVEMENTS PROJECTS**

	SCORE			
PRIORITY I	WEIGHT	Yes (1)	No (0)	N/A (1)
SCORE				WEIGHT X
1. <u>The project is needed to and safety.</u>	3			protect
public health				
2. <u>The project fulfills the County's legal</u>	3			

1 commitment to provide facilities and services.

2

3 ~~3. The project corrects an existing facility 3~~
4 ~~deficiency or provides for needed replacement~~
5 ~~of facility components, in order to preserve or~~
6 ~~achieve full use of existing facilities.~~

7 _____

8 ~~4. The project is required in order to comply 3~~
9 ~~with state law, water management district~~
10 ~~regulations, or federal law.~~

11 _____

12 ~~5. The project is financially feasible. 3~~

13 _____

14 ~~6. The project maintains adopted LOS 3~~
15 ~~standards.~~

16
17 **PRIORITY II**

18

19 ~~1. The project increases efficient use of 2~~
20 ~~existing facilities.~~

21 _____

22 ~~2. The project prevents or reduces future 2~~
23 ~~improvement costs.~~

24 _____

25 ~~3. The project provides service to developed 2~~
26 ~~areas currently lacking full service.~~

27 _____

28 ~~4. The project promotes in-fill development 2~~
29 ~~and discourages urban sprawl.~~

30 _____

31 ~~5. The project supports the GOP's of the FLUE. 2~~

32 _____

33 **PRIORITY III**

34

35 ~~1. The project represents a logical 1~~
36 ~~extension of facilities and services within a~~
37 ~~designated service area.~~

38 _____

39 ~~2. The project promotes economic 1~~
40 ~~development within the County and/or~~
41 ~~redevelopment of blighted areas.~~

42 _____

43 _____ **TOTAL SCORE**

44 **Total Possible Score = 30**

1 **Policy 1-4:**

2 The County will, whenever cost-effective and in the County's best interest, assign a
3 higher priority to those projects which correct existing facility deficiencies or
4 repair/replacement needs, as identified in Plan Elements. This priority will be included in
5 the adopted Five Year Schedule of Capital Improvements.

6 **Policy 1-5:**

7 **Policy CIE-1-2:**

8 The County will continue to seek funding outside the current budget for capital
9 improvement projects not otherwise available in an annual budget that it cannot fund
10 from its general fund. These projects are not specifically required to maintain LOS
11 Standards; however, they are projects that have been pursued to enhance and increase
12 overall infrastructure capacity. These projects are:

- 13 A. Support the continued expansion of the water system for Aucilla, Lamont, Lloyd,
14 Wacissa, and Waukeelah areas of the County
 - 15 B. Continue resurfacing (including widening, where appropriate) of County roads
16 once owned by the State of Florida;
 - 17 C. Continue expansion of facilities at County parks;
 - 18 D. Provide a sanitary sewer system for the Lloyd vicinity, with special emphasis on
19 the interchange;
 - 20 E. Continue to provide advanced mapping facilities, capabilities, and equipment for
21 the Property Appraiser's Office to facilitate better appraisals in case of a disaster
22 such as a hurricane, tornado, flooding, as well as to provide GIS mapping
23 support to assist other departments such as Planning, Road, Solid Waste,
24 Fire/Rescue, and Sherriff, etc., for planning, maintenance, etc.
 - 25 F. Coordinate with the School District in restoration of the old high school "A"
26 building to create economic development.
- 27 1. ~~Water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeelah areas of the~~
28 ~~County.~~
 - 29 2. ~~Road resurfacing of roads once owned by the state and now maintained by the~~
30 ~~County.~~
 - 31 3. ~~Expansion of the Recreation Park for regulation baseball fields, additional~~
32 ~~restrooms, tennis courts, and trails for bicycles, nature and walking.~~
 - 33 4. ~~Sewer system for the Lloyd vicinity with special emphasis on the interchange.~~
 - 34 5. ~~Advanced mapping facilities and equipment for the Property Appraiser's Office to~~
35 ~~facilitate better appraisals in case of a disaster such as a hurricane, tornado,~~
36 ~~flooding etc. The intent is to improve citizen warning, damage assessment,~~
37 ~~damage analysis, debris management and community, neighborhood outreach.~~
 - 38 6. ~~Restoration of old high school building (A building) to create economic~~
39 ~~development.~~

40 **Policy CIE-1-3:**

41 Jefferson County shall coordinate with the appropriate Water Management District
42 before undertaking capital improvement projects to create or enhance drainage facilities

1 that have fallen below the established level of service standards described within this
2 Comprehensive Plan.

3 **OBJECTIVE CIE-2:**

4 ~~The Review mechanism will ensure that all land use decisions which impact the Capital~~
5 ~~Improvements Element and/or the Future Land Use Element are coordinated.~~
6 Jefferson County shall ensure that all land use decisions are properly coordinated and
7 are consistent with all level of service requirements before approval.

8 **Policy CIE-2-1:**

9 The Planning Commission will recommend to the County Commission for approval only
10 those land use decisions which are consistent with the Goals, Objectives, and Policies
11 of the Future Land Use Element (FLUE), the this Capital Improvements Element and
12 the overall intent of the Comprehensive Plan.

13 **Policy CIE-2-2:**

14 ~~Service areas for public facilities, as defined in Plan Elements and the FLUE in~~
15 ~~particular, will be utilized to guide the availability of public facilities for future~~
16 ~~development. In this regard, the County will coordinate with the City of Monticello to~~
17 ~~ensure that the City's Urban Service Area and that future provisions of public services~~
18 ~~are provided in concert with the County's development patterns.~~
19 The following level of service (LOS) standards are hereby adopted and will be
20 maintained as growth occurs in the County:

TABLE OF LEVEL OF SERVICE STANDARDS	
TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS	
These Service Standards should be established as described below at peak hour for the following roadway types within the county as required by the Florida Department of Transportation and Jefferson County.	
<u>TYPE OF ROAD</u>	<u>LEVEL OF SERVICE STANDARD</u>
A Local Paved Roads:	LOS Standard C
B Local Dirt Roads:	LOS Standard C
C County Collector:	LOS Standard D
D County Arterial:	LOS Standard D
E Two-Lane State Roads:	LOS Standard C
F Multi-Lane State Roads:	LOS Standard C
G Freeways:	LOS Standard B
SANITARY SEWER LEVEL OF SERVICE STANDARDS	
<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Individual Septic Tanks	Level of Service Standards as specified in the current Chapter 64E-6, of the Florida Administrative Code.
Central Facilities	
City of Monticello	155 gallons per capita per day
SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS	
<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Regional Solid Waste Landfill	0.8 tons per capita per year
DRAINAGE LEVEL OF SERVICE STANDARD	
The County hereby establishes the following level of service standard for drainage facilities: Jefferson County lies within the jurisdiction of both the Northwest Florida Water Management District and the Suwannee River Water Management District; therefore, properties must adhere to the requirements of the appropriate water management district governing the location of the development.	
POTABLE WATER LEVEL OF SERVICE STANDARDS	
<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private Individual Water Wells	100 gallons per capita per day
City of Monticello	189 gallons per capita per day
RESOURCE-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS	
<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Swimming (non-pool)	No less than 1 access point at a natural water body
Fishing (non-boat)	No less than 1 access point
Fishing (boat)	No less than 1 boat ramp
Camping (Recreation Vehicle and tent)	No less than 1 acre of campground within a 25 mile radius of the County
Picnicking	No less than 1 picnic table
Hiking	No less than 1 mile of available hiking trail within a 25 mile radius of the County
Nature Study	No less than 7 acres of wildlife management area within a 25 mile radius of the County
ACTIVITY-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS	
<u>ACTIVITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Football/Soccer	No less than 1 multi-purpose playing field
Baseball/Softball	No less than 1 baseball/softball field
Tennis	No less than 1 tennis court

2 **Policy 2-3:**

- 3 "Development order" shall include a zoning change, subdivision platting, building permit,
4 site development plan, and other land use applications as determined by the County.

1 **Policy 2-4:**

2 Development orders shall only be issued when the County has determined that the
3 conditions specified by Policies 5-1, 5-2, 5-3 are met in accordance with the County's
4 Concurrence Management System.

5 **Policy 2-5:**

6 **Policy CIE-2-3:**

7 The County shall ensure that, at the time a development permit is issued, adequate
8 facility capacity is available or will be available when needed to serve the development.

9 **Policy CIE-2-4:**

10 Proposed Future Land Use Map (FLUM) amendments, and requests for new
11 development or redevelopment shall be evaluated to determine that adequate public
12 facilities will be available.

13 **OBJECTIVE CIE-3:**

14 Annual review of the Capital Improvements Element will be included in the County's
15 budget process. As part of this review, the Board of Commissioners shall be
16 responsible for:

- 17 A. addressing the fiscal impact of capital improvement projects on revenue and
- 18 expenditures, and
- 19 B. updating the fiscal assessment section of the Capital Improvements Element.

20 **Policy CIE-3-1:**

21 The fiscal assessment review and update will include, at minimum, the following:

- 22 ~~_____ a. _____ forecasted summary of revenues and expenditures for a five year~~
- 23 ~~period;~~
- 24 ~~_____ b. _____ projected debt service capacity including,~~
- 25 ~~_____ - projected revenue bond debt service as a percentage of Total~~
- 26 ~~debt:~~
- 27 ~~_____ - ratio of total debt to total revenue;~~
- 28 ~~_____ - projection of operating cost considerations.~~
- 29 ~~_____ c. _____ management of debt including,~~
- 30 ~~_____ - a ratio of outstanding capital indebtedness to property tax base~~
- 31 ~~not to exceed 1:100,000.~~

- 32 A. Forecasted summary of revenues and expenditures for a five year period, as
- 33 labeled in the Five Year Schedule of Improvements section of this element.
- 34 B. Projection of the debt service capacity including projected revenue bond debt
- 35 service as a percentage of total debt, ratio of total debt to total revenue, and
- 36 projection of operating cost considerations.
- 37 C. Management of debt including a ratio of outstanding capital indebtedness to
- 38 property tax base not to exceed 1:100,000.

1 **Policy 3-2:**

2 ~~The County shall prepare a capital improvement program and capital budget to be~~
3 ~~revised and adopted yearly as part of the County's budgeting process.~~

4 **Policy CIE-3-23:**

5 The County will adopt a Capital Improvement Budget as part of the annual budgeting
6 process. The Capital Improvement Budget will be coordinated with the annual review of
7 the Capital Improvements Element, and will be integrated ~~in to~~ into the County's ~~overall~~
8 Five Year Capital Improvements Plan.

9 **Policy CIE-3-34:**

10 To the maximum extent possible, the County will utilize "user pays" financing strategies
11 including, but not limited to user charges, special assessments, and contributions in lieu
12 of payment.

13 **Policy CIE-3-45:**

14 The Capital Projects Fund, with revenues from; fine and forfeiture revenue, grant
15 revenue, transportation trust revenue, local option sales tax, fire tax, criminal justice
16 revenue, and solid waste revenue, shall be the primary source of revenue for capital
17 improvements for projects as determined by the Finance Department, the Capital
18 Improvements Review Team, and approved in the annual budgeting process.

19 **Policy 3-6:**

20 ~~The County will ensure the provision of needed capital improvements for previously~~
21 ~~issued development orders and for future development are met.~~

22 **Policy CIE-3-57:**

23 Efforts shall be made to secure grants or private funds whenever available to finance
24 the provision of capital improvements.

25 **OBJECTIVE CIE-4:**

26 ~~Future development will bear a proportionate cost of facility improvements necessitated~~
27 ~~by the development in order to maintain adopted LOS standards.~~

28 The Jefferson County Land Development Code standards shall require the developer to
29 provide necessary construction of, or upgrades to, capital improvements to support the
30 impact of new developments.

31 **Policy CIE-4-1:**

32 ~~The County shall implement a program for mandatory dedications or fees in lieu of as a~~
33 ~~condition of plat approval for the provision of recreation and open space.~~

34 Future development shall bear a proportionate cost of facility improvements (including
35 roads) necessitated by the development in order to maintain adopted LOS standards.

1 **Policy CIE-4-2**

2 The County shall implement a program for the provision of recreation and open space in
3 new residential developments. Developers submitting subdivision plats for approval may
4 be required by the Board of County Commissioners to provide mandatory dedication of
5 lands, or pay fees in lieu of such dedications, as conditions of approval of the
6 subdivision plat.

7 **Policy CIE-4-3:**

8 The County shall investigate the potential for utilizing special assessments as the
9 funding source needed to facilitate implementation of the recommendations of the
10 Comprehensive Stormwater Management Plan once completed.

11 **Policy CIE-4-4:**

12 Jefferson County will not issue development orders or permits for developments unless
13 they meet the following standards:

- 14 A. Necessary facilities and services are in place consistent with the adopted LOS
15 standards of this Comprehensive Plan and the appropriate Sections of Florida
16 Administrative Code.
- 17 B. Prior to issuance of development orders or permits, conditions are established
18 that prevent a certificate of occupancy from being granted unless necessary
19 facilities which meet LOS standards are in place to service the development.
- 20 C. Prior to issuance of a development order or permit a binding executed contract
21 for the construction of facilities which provides for the commencement of
22 construction within one year of the issuance of the development order or permit
23 has been agreed upon.
- 24 D. In regards to Transportation and Recreation facilities, necessary facilities and
25 services are guaranteed in an enforceable development agreement, including but
26 not limited to development agreements pursuant to Chapter 163.3220 or Section
27 380, Florida Statutes, which guarantees that the necessary facilities and services
28 will be in place when the impacts of the development occur.
- 29

30 **OBJECTIVE 5:**

31 The County will not issue development orders where the project requires public facility
32 improvements that exceed the County's ability to provide these in accordance with the
33 adopted LOS standards (Policy 1-1) and subject to the provisions of the following. As
34 an alternative, however, facilities and services may be provided by the developer,
35 consistent with the following policies:

36 **Policy 5-1:**

37 Prior to the issuance of certificate of occupancy, the County shall verify that all facilities
38 are available to serve development . Development orders for future development shall
39 not be issued unless the following is demonstrated: (1) Compliance with the adopted
40 Level-of-Service standards in the Comprehensive Plan and (2) one or a combination of
41 the following conditions exist: (a) necessary facilities and services are in place at the
42 time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida

1 Administrative Code is issued; (b) a development order or permit is issued subject to the
2 condition that a certificate of occupancy shall not be issued unless necessary facilities
3 and services are in place; (c) necessary facilities are under construction at the time a
4 development order or permit is issued; (d) for recreation or transportation facilities only,
5 necessary facilities are the subject of a binding executed contract for the construction of
6 the facilities at the time a development order or permit is issued which provides for the
7 commencement of construction within one year of the issuance of the development
8 order or permit and/or (e) necessary facilities and services are guaranteed in an
9 enforceable development agreement, including but not limited to development
10 agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which
11 guarantees that the necessary facilities and services will be in place when the impacts
12 of the development occur.

13 **Policy 5-2:**

14 The County Concurrency Management provisions in the Land Development Code LDRs
15 shall ensure that, at the time a development order or permit is issued, adequate facility
16 capacity is available, consistent with the criteria established in Policy 5.1 and based
17 upon the application of the Jefferson County Level-of-Service Standards to the
18 proposed development. Development orders approved prior to the actual authorization
19 for the commencement of construction or physical activity on the land shall be
20 conditioned to provide that actual authorization of the final development permit which
21 shall authorize the commencement of construction or physical activity on the land shall
22 be contingent upon the availability of public facilities and services necessary to serve
23 the proposed development consistent with the criteria established in Policy 5.1. In all
24 cases, a test for concurrency will occur prior to the approval of an application for a
25 development order or permit which contains a specific plan for development, including
26 densities and intensities of use.

27 **Policy 5.3:**

28 Proposed Comprehensive Plan amendments and requests for new development or
29 redevelopment shall be evaluated to determine whether the proposed action would:
30 conform with future land uses as shown on the Future Land Use Map of the FUTURE
31 LAND USE element, and public facility availability as described in the SANITARY
32 SEWER, SOLID WASTE, DRAINAGE, AND NATURAL GROUNDWATER RECHARGE
33 element.

34 **OBJECTIVE 6:**

35 ~~The County will participate in intergovernmental meetings which address the provision~~
36 ~~of public facilities in order to monitor the progression of services in surrounding counties~~
37 ~~and to facilitate documentable coordination between involved governments.~~

38 **OBJECTIVE CIE-6:**

39 The County will participate in intergovernmental meetings which address the provision
40 of public facilities in order to monitor the progression of services in not only Jefferson
41 County but surrounding counties as well, and to facilitate documentation of coordination
42 between involved governments.

1 **Policy CIE-6-1:**

2 The County will appoint representatives as needed to participate in all
3 intergovernmental activities pertaining to local government public facility issues such as
4 transportation committees responsible for coordinating road construction and/or
5 maintenance.

6 **Policy CIE-6-2:**

7 All departments and the Board of County Commissioners shall work together to address
8 issues concerning the funding of public services.

9 **Policy CIE-6-3:**

10 Service areas for public facilities, as defined in Plan Elements and the FLUE in
11 particular, will be utilized to guide the availability of public facilities for future
12 development. In this regard, the County will coordinate with the City of Monticello to
13 ensure that the City's Urban Service Area and future provisions of public services are
14 coordinated with the County's development patterns.

15 **Policy CIE-6-4:**

16 All proposed Capital Projects will be discussed in writing with any applicable state
17 agencies before being placed in the Capital budget.

18 **Policy 6-1:**

19 ~~The County will appoint representatives as needed to participate in all~~
20 ~~intergovernmental activities pertaining to local government public facility issues such as~~
21 ~~transportation committees responsible for coordinating road construction and/or~~
22 ~~maintenance.~~

23 **Policy 6-2:**

24 ~~The Planning/Building Inspection, Finance, and Public Works Departments, and the~~
25 ~~County Commissioners shall work closely to address issues concerning the funding of~~
26 ~~public services.~~

27 **Policy 6-3:**

28 ~~All proposed Capital Projects will be discussed in writing with any applicable state~~
29 ~~agencies before being placed in the Capital budget.~~

30 **OBJECTIVE 7:**

31 ~~Public expenditure for infrastructure in high hazard coastal areas will be limited to~~
32 ~~improvements for water dependent facilities in order to provide public access to water~~
33 ~~areas.~~

1 **IMPLEMENTATION**

2
3 **FIVE YEAR SCHEDULE OF IMPROVEMENTS**

4
5 The five year schedule of improvements of the Capital Improvements Element displayed
6 in Table-A is to be utilized as the implementation mechanism of Capital Improvement
7 Projects. The five year schedule of improvements is designed to describe the projects
8 description, timing, location, projected expenses, and revenue sources of any capital
9 improvement needs identified throughout the corresponding elements of this
10 Comprehensive Plan. The following five year schedule of improvements documents the
11 financial feasibility of Jefferson County’s Comprehensive Plan. The basis of the five
12 year schedule of improvements is Jefferson County’s Data and Analysis Report which
13 despite being separate of this Comprehensive Plan acts as the County’s foundation for
14 determining financial feasibility for any projects listed below.

15 **TABLE-A**

16
17 **FIVE YEAR SCHEDULE OF IMPROVEMENT**

PROJECT DESCRIPTION	CONSTRUCTION SCHEDULE - YEAR(S)	GENERAL LOCATION	PROJECTED EXPENSE	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
	2010-2011				
	2011-2012				
	2012-2013				
	2013-2014				
	2014-2015				

1 **JEFFERSON COUNTY, FLORIDA**

2 **FUTURE PUBLIC FACILITY NEEDS**

3 **DRAFT MAY 2009**

4
5 Jefferson County, Florida, is a small rural County in the northwestern panhandle of the
6 State. Based upon the population counts and future projections, the County has
7 experienced a slow, relatively steady increase in population through the last several
8 decades, and is projected to continue this growth pattern. In the last few years prior to
9 the overall economic downturn the rate of residential building permit activity had been
10 increasing.

11
12 Jefferson County does not currently own or operate any central potable water and
13 sewer systems. There are water systems that are not owned or operated by the County
14 including the Jefferson Community Water System, the City of Monticello Water System,
15 and several smaller private water systems. If any of these systems ever serve the
16 unincorporated areas, the County has adopted LOS Standards for them.

17
18 **Sanitary Sewer:**

19 Jefferson County does not operate any sanitary sewer systems. The City of Monticello
20 has lines that provide limited sanitary sewer service along U.S. Highway 19 from
21 approximately 1-¼ miles south of the U.S. 19/I-10 interchange to the Jefferson County
22 Kennel Club on U.S. 19 North. Individual septic tanks are utilized for residences and
23 most outlying small commercial establishments in the county. There are several private
24 package treatment plants in the county.

25
26 **Central Potable Water System:**

27 Jefferson County does not operate any central water systems. The Jefferson
28 Community Water System is a private system with three well/tank sites (Lloyd, Lamont,
29 and near the Jefferson Correctional Institution) serving the communities of Lloyd,
30 Wacissa, Waukeenah, Lamont and Aucilla communities and their surrounding areas,
31 mostly south of Monticello and U.S. Highway 90. The City of Monticello has potable
32 water lines that provide service along the U.S. Highway 19 corridor from south of the
33 U.S. 19 South/I-10 interchange to the Jefferson County Kennel Club on U.S. 19 North
34 and to some surrounding areas adjacent to, but outside, the city limits.

35
36 **Solid Waste Collection and Disposal:**

37 On June 1, 1991, Jefferson County entered into an interlocal agreement with Dixie,
38 Madison, and Taylor Counties to form the Aucilla Area Solid Waste Administration
39 (AASWA) and constructed a regional landfill facility located in Greeneville. The facility
40 has been constructed and improved to serve the four counties at adopted LOS for solid
41 waste services until 2075, thereby insuring capacity at the adopted LOS of 4.5 pounds
42 per capita per day for Jefferson County throughout the current planning period.

1 Therefore, no solid waste system capital improvements will be needed for the planning
2 period to ensure the adopted LOS standards.

3
4 **Traffic Circulation:**

5 The Apalachee Regional Planning Council provides Jefferson County with an annual
6 report on LOS levels on all State Roads within the county. These annual reports include
7 AADT reports for the past 10 years and include projections at five years and ten years
8 in the future as well as PH/PD analysis of the past three years. Most of the state
9 roadways within the County are broken into segments allowing analysis of growth area
10 patterns. Based of the latest available report (2007), all state roads are currently
11 operating at LOS A or B with the exception of the small piece of US 90 West at the
12 northwestern corner of the county west of SR 59 indicating LOS C and remaining at
13 LOS C through projections to 2017. The study indicates an approximate 5% decrease
14 in traffic counts from the Leon County line to the City of Monticello, indicating that
15 difference in the number of vehicles west of SR 59 is caused by vehicles utilizing SR 59
16 between US 90 and I-10 and not continuing east on US 90. The projections for all
17 roadways indicate continued operation at current LOS with the exception of the SR 59
18 segment between US 90 and I-10 increasing to approximately 50% of the level C range
19 by 2017 and a projection of an increase to approximately 70% of the range of LOS C for
20 that segment of US 90 from Leon County to the City of Monticello. The Adopted LOS is
21 currently B for both segments of Interstate 10 (east and west of US 19) and LOS C for
22 all arterial and collector roadways. Projections indicate increased traffic on I-10 west of
23 US 90 will reach LOS C in 2012. Therefore, no traffic system capital improvements are
24 needed to maintain the adopted LOS standards for the planning period.

25
26 **Stormwater Facilities:**

27 There are no identified drainage facilities improvements identified which are required to
28 maintain the adopted LOS standard. Maintenance of the existing ditches and swales is
29 adequate to ensure drainage for existing development and all future development and
30 redevelopment must be consistent with the adopted LOS standards.

31
32 **Recreation and Open Space:**

33 The County currently has more than 200 acres of parks and over 10,000 acres of open
34 space recreational lands. The County owns and maintains an approximate 30 acre park
35 which provides facility-based recreation for the entire County, plus multiple parks that
36 are private, or church owned, and/or part of school system facilities that are open to the
37 public. The National Forest Wildlife Refuge contains more than 8,000 acres with
38 hundreds of other acreages open to the public for open space recreation. The adopted
39 LOS standard is 5 acres per 1000 population for facility based parks and 20 acres per
40 1000 population for natural resource based recreation. The current population is only
41 approximately 14,000 and is projected in 2025 to be only 15,800. Therefore, there are
42 more than enough recreational lands for the planning period and no recreational facility
43 capital improvements are needed for the planning period.

1 **MONITORING AND EVALUATION**

2
3 **This Monitoring and Evaluation process**
4 **defines the annual review of the Capital**
5 **Facilities Elements and the 5- year Capital**
6 **Improvements Schedule.**
7

8 The annual review and update of the Capital Improvements Element, as required by law, is the
9 opportune time to readjust and make corrections in the County revenues and expenditures.
10 This is extremely necessary because of the changes that can take place in the economy, the
11 market place, and with regard to government fiscal decisions.
12

13 The County Commission should carry out the annual review of the Capital Improvements
14 Element in coordination with the review and preparation of the annual budget.
15

16 The following factors will be addressed and evaluated, as a minimum, in the County's annual
17 review of the Capital Facilities Element:
18

19 Corrections, updates and modifications relative to costs; revenue sources, acceptance of
20 facilities pursuant to dedications which are consistent with the Capital Improvements
21 Elements; or the date of construction of any facility enumerated to the CIE.
22

23 The consistency of the Capital Improvement Element (CIE) with the other elements of
24 the Comprehensive Plan in support of the Future Land Use Element.
25

26 The priority assignment of any existing public facility deficiencies.
27

28 The County's progress in meeting any needs determined to be existing deficiencies.
29

30 The County's criteria for evaluating capital improvement projects, so as to insure that
31 projects are being ranked in the appropriate level of priority.
32

33 The efforts for exploring and/or implementing new revenue/funding sources.
34

35 The efforts of State agencies to fund needed improvements so as not to lower the LOS
36 Standards and not to unduly delay the approval of development requiring improved
37 public facilities or services.
38

39 The use of unexpended funds/carryover funds for use in providing needed Capital
40 Improvements.
41

42 Capital Improvements needs for the next 5-year period, for inclusion in the 5-year
43 Schedule of Capital Improvements

Concurrency Management System

This process defines the ongoing review of all development orders to ensure Concurrency and to support Capital Facilities Elements and the 5- year Capital Improvements Schedule.

Jefferson County is a rural county with no public water or sanitary sewer systems serving the majority of the unincorporated area. A private community water system serves a fairly large portion of the south/central unincorporated area. The City of Monticello water and sewer systems serve county properties along the US 19 corridor from just south of Interstate 10 to approximately 3 miles north of the city limits. The County has adopted LOS standards for water and sewer systems should they become available in unincorporated areas.

The Concurrency Management System currently does not track water or sewer capacities since there are no County-operated facilities and connection to the private community water system is not mandatory for most areas of the county. The Jefferson County Comprehensive Plan provides for on-site septic systems and private wells, both of which must be permitted by the appropriate state and/or regional agencies, before final development orders are issued. The County also requires the design standard LOS requirements for stormwater drainage to be in place before a final development order is issued.

Therefore, the only development impacts that the County Concurrency Management System tracks are traffic and recreation and open space. The following is a summary of how the Jefferson County Concurrency Management System tracks impacts from new development.

When any new development application is submitted to the County, the County requires proof of permitting for the on-site septic system(s) and private wells, and requires a certified civil engineer to design the stormwater system and certify that the development will meet or exceed the adopted LOS standards. For traffic analysis the County uses the Institute of Transportation Engineers Trip Generation, trip generation rates. For Recreation and Open Space impacts the County employs the Comprehensive Plan LOS of 5 acres per 1000 new residents for facilities-based and 20 acres per 1,000 for natural-resource open space recreation lands either dedicated to the public or private within the development creating the impact.

When the County adopts School Concurrency, the Concurrency Management System will be amended and the impacts of development will be tracked regarding this LOS standard as well.

The following calculations show how the County tracks the impacts for a submitted residential subdivision, utilizing a new 50 lot subdivision as an example.

1
2 **Traffic Impact Analysis:**
3

4 Using the Institute of Transportation Engineers Trip Generation, the development would
5 generate approximately 10 trips per day per new unit. Therefore:
6

7 50 new residential single family units x 10 trips per day = 500 new traffic trips.
8

9 The traffic trips would split directionally and be allocated to any and all of the different roadway
10 segments that could be potentially impacted
11

12 The total number of new trips, based upon the directional split was added to the existing most
13 recent traffic counts provided by FDOT or to the current total traffic count for each segment, to get
14 the new traffic volume.
15

16 Then, the new volume would be subtracted from the existing Roadway segment adopted LOS
17 maximum trip capacity to determine the remaining capacity. If there had been any previously
18 permitted developments, which required reserved capacity, then that reserved capacity would
19 have been subtracted from the maximum capacity as well.
20

21 If a development concurrency analysis reveals that the proposed development would
22 cause any roadway segment to drop below the adopted LOS, the development order
23 would be denied, unless the developer provided for the needed capacity.
24

25 **Recreation and Open Space Impact Analysis:**
26

27 Using the BEBR average person per household (2.53 persons/HH) for Jefferson County
28 and applying the adopted Recreation and Open Space LOS of 5Ac/1000 population, the
29 new 50 lot subdivision would create a new recreational demand of:
30

31 50 new units x 2.53 persons/HH = 126.5, or 127 new residents
32

33 127 new residents x the LOS (5 ac/1000 pop.) = 0.635 acres of new demand
34 (note 5ac/1000 = 0.005 ac./resident, so 127 residents x .005ac./resident = 0.635 acres)
35

36 If the current 2008 population is assumed to be exactly 14,000 x LOS (5 ac./1000 pop) = 70 acres
37 of current demand.
38 (14,000 x 0.005 = 70.0)
39

40 The existing recreational land total of 200 acres – the current demand (70 acres) plus the new
41 development demand (0.635 acre) = 129.365 acres of remaining capacity for future recreation
42 demand (200 - 70.635 = 129.365).
43

44 Based upon this example there are no concurrency and/or capacity concerns related to
45 this development.
46

47 This simple Concurrency Management System can be easily maintained used a
48 database spreadsheet and it can be continuously updated and can produce specific
49 periodic reports for each facility.

1 **APPENDIX A: DEFINITIONS/ACRONYMS**

- 2
- 3 • 100-Year Flood Zone or Area: Those areas that have a land elevation less
- 4 than the Official 100-Year Flood Elevations.
- 5
- 6 • Abandoned Structure(s): Buildings and/or Property that have no apparent signs
- 7 of current residence due to its unused or derelict condition.
- 8
- 9 • Abut: To physically touch or border upon; or to share a common property line.
- 10
- 11 • AICP: American Institute of Certified Planners
- 12
- 13 • Amendment: Any action of a local government which has the effect of amending,
- 14 adding to, deleting from or changing an adopted comprehensive plan element or
- 15 map or map series.
- 16
- 17 • Availability: At a minimum, the facilities and services will be provided in
- 18 accordance with the standards set forth in Rule 9J-5.0055(2), F.A.C.
- 19
- 20 • BEBR: Bureau of Economic and Business Research - Founded in 1929, The
- 21 Bureau of Economic and Business Research (BEBR) is an applied research
- 22 center in the Warrington College of Business Administration at the University of
- 23 Florida. BEBR's mission is to collect, analyze and generate economic and
- 24 demographic data on Florida and its local areas; conduct economic and
- 25 demographic research that will inform public policy and business decision
- 26 making; and to distribute data and research findings throughout the state and the
- 27 nation.
- 28
- 29 • Buffer: A strip of land, including any specified type and amount of planting
- 30 which may be required to protect one type of land use activity from another, or
- 31 minimize or eliminate conflicts between them; or protect natural or historic
- 32 resources.
- 33
- 34 • Building Placement: A measure, such as a setback, intended to control the
- 35 location of structures within a development site.
- 36
- 37 • Canopy Road: A road where the branches of the trees from both sides of
- 38 the road come together above the driving surface for at least 300 continuous
- 39 lineal feet in one or more locations. A public right-of-way which, because of its
- 40 natural, aesthetic, scenic, recreational or historic association and importance, is
- 41 protected by the Land Development Code.
- 42
- 43 • CIE: Capital Improvements Element
- 44

- 1 • CIP: Capital Improvements Program
- 2
- 3 • Cluster Development: A residential subdivision designed to decrease the
- 4 impacts of development while maintaining the allowed density. The homes are
- 5 grouped together on smaller lots while a substantial portion of the overall
- 6 development site remains in a natural condition and is placed in common
- 7 ownership of the homeowners. The overall design should reduce both the
- 8 amount of required infrastructure and the area of disturbance of natural features
- 9 normally caused by development.
- 10
- 11 • Commercially Developed Parcel: A parcel of property on which there is at least
- 12 one walled and roofed structure used, or designed to be used, for other than
- 13 residential or agricultural purposes.
- 14
- 15 • Compatibility: A condition in which land uses or conditions can coexist in
- 16 relative proximity to each other in a stable fashion over time such that no use or
- 17 condition is unduly negatively impacted directly or indirectly by another use or
- 18 condition.
- 19
- 20 • Concurrency: The necessary public facilities and services to maintain the
- 21 adopted level of service standards are available when the impacts of
- 22 development occur.
- 23
- 24 • Concurrency Management System: The procedures and/or process that
- 25 Jefferson County uses to assure that development orders and permits are not
- 26 issued unless the necessary facilities and services are available concurrent with
- 27 the impacts of development.
- 28
- 29 • DCA: Florida Department of Community Affairs
- 30
- 31 • DEP: Florida Department of Environmental Protection
- 32
- 33 • Density, Gross: A measure of the concentration of development applied to
- 34 residential land uses and expressed in terms of dwelling units per gross acre.
- 35 The total number of dwelling units divided by the total site area, including public
- 36 right-of-way.
- 37
- 38 • Development or Development Activity: Includes all actions and activities as
- 39 described in the Jefferson County Land Development Code.
- 40
- 41 • Developer: Any person, corporation, or other legal entity, including a
- 42 governmental agency, undertaking any development activity as defined in
- 43 Chapter 380.04 Florida Statutes and/or the Jefferson County Land Development
- 44 Code, either as the owner or as the agent of an owner of property.
- 45

- 1 • DRI (Development of Regional Impact): Any development which,
2 because of its character, magnitude, or location, would have a substantial effect
3 upon the health, safety, or welfare of citizens of more than one county as defined
4 in Chapter 380.06 Florida Statutes.
5
- 6 • Dwelling Unit or Unit: A single housing unit providing complete, independent
7 living facilities for one housekeeping unit, including permanent provisions for
8 living, sleeping, eating, cooking and sanitation.
9
- 10 • Environmentally sensitive lands: Areas of land or water which are determined
11 necessary by the local government, based on locally determined criteria, to
12 conserve or protect natural habitats and ecological systems (Rule 9-J-5 FAC).
13
- 14 • FAC: Florida Administrative Code
- 15
- 16 • FDEP: Florida Department of Environmental Protection
- 17
- 18 • FDOT: Florida Department of Transportation
- 19
- 20 • FHBA: Florida Homebuilders Association
- 21
- 22 • FLUE: Future Land Use Element
- 23
- 24 • FLUM: Future Land Use Map
- 25
- 26 • F.S. (FS): Florida Statutes
- 27
- 28 • Fill: Any material deposited for the purpose of raising the level of the natural
29 land surface.
30
- 31 • Floor Area Ratio (FAR): A measure of the intensity of development on a site
32 calculated by adding together all floor areas of all floors and dividing this total by
33 the gross site area.
34
- 35 • Floor Area, Gross: The sum of the gross horizontal areas of the several floors of
36 a building measured from the exterior face of the walls, or from the centerline of a
37 wall separating two (2) buildings, including outdoor areas dedicated to primary
38 use but excluding; exterior stairwells, balconies, uncovered porches and patios,
39 interior parking spaces, loading space for motor vehicles, or any space where the
40 floor-to-ceiling height is less than six (6) feet.
41
- 42 • Gpd: gallons per day
- 43
- 44 • Hazardous Waste: A material identified by the Department of Environmental
45 Regulations as a hazardous waste. These may include but are not limited to a

1 substance defined by the Environmental Protection Agency based on the 1976
2 Resource Recovery and Reclamation Act, as amended, as:

- 3 1. being ignitable, corrosive, toxic, or reactive;
- 4 2. fatal to humans in low doses or dangerous to animals based on studies in
5 the absence of human data;
- 6 3. listed in Appendix 8 of the Resource Recovery and Reclamation Act as
7 being toxic and potentially hazardous to the environment.

- 8
9 • Impervious Surface: A surface that has been compacted or covered with a
10 layer of material so that it is highly resistant to infiltration by water. It includes, but
11 is not limited to, semi-impervious surfaces such as compacted clay, as well as
12 most conventionally surfaced streets, roofs, sidewalks, parking lots and other
13 similar structures.
14
- 15 • Impervious Surface Ratio: A proportion of the impervious surface (in square feet)
16 of the total development site to the total development site (in square feet)
17 expressed as a percentage, where an impervious surface is one which has been
18 compacted or covered with a layer of material so that it is highly resistant to
19 infiltration by water. Impervious surfaces include compacted clay, surfaced
20 streets, roofs, sidewalks, parking lots and other similar structures.
21
- 22 • Improvement: Any man-made, immovable item, which becomes part of, is
23 placed upon, or is affixed to real estate.
24
- 25 • Intensity: A measure of the concentration of development applied generally
26 to non-residential uses and expressed as an impervious surface area and/or a
27 ratio of allowable land uses within mixed use areas.
28
- 29 • LDC: The Jefferson County Land Development Code
30
- 31 • LOS: Level of Service
32
- 33 • NFWFMD: Northwest Florida Water Management District
34
- 35 • Official 100-Year Flood Elevation: The most recent and reliable flood
36 elevations established by the Federal Emergency Management Agency (FEMA)
37 or, determination of 100-year flood elevations certified by a Florida Registered
38 Engineer, based on field studies, are acceptable.
39
- 40 • Open Space: That portion of a total development site which shall be open,
41 unoccupied and unobstructed by any structure. Open space shall not be
42 deemed to include driveways, parking lots, or other surfaces designed or
43 intended for vehicular travel
44

- 1 • **Overlay District:** A district legislatively established by the Board of County
2 Commissioners as an overlay regulation to provide for particular uses or types of
3 uses, or to provide development regulations for particular uses or types of uses,
4 or to provide development regulations for uses in particular areas, so as to
5 accommodate development of those types of uses and areas while still providing
6 for the protection of public health, welfare, and safety concerns which, because
7 of the nature of the use or area, cannot reasonably be addressed by generalized
8 development criteria or by general inclusion in designated land use districts. The
9 Board of County Commissioners retains the legislative discretion to establish,
10 extend, restrict, or otherwise modify the placement of such overlay district
11 boundaries so as to weigh and balance all apparent public health, welfare, and
12 safety concerns and so as to adequately preserve and protect such concerns.
13 Overlay districts may be applied to any existing Land Use Districts, but inclusion
14 of land in an overlay district does not change the underlying Land Use District for
15 such land other than the additional overlay requirements.
16
- 17 • **Owner:** A person who, or entity which, alone, jointly or severally with others,
18 or in a representative capacity (including without limitation, an authorized agent,
19 attorney, executor, personal representative or trustee) has legal or equitable title
20 to any property in question, or a tenant, if the tenancy is chargeable under his
21 lease for the maintenance of the property.
22
- 23 • **Parcel:** A unit of land within legally established property lines. If, however,
24 the property lines are such as to defeat the purposes of this Code or lead to
25 absurd results, a "parcel" may be as designated for a particular site by the
26 Planning Official
27
- 28 • **Planning Official:** the official designated by the local governing body of
29 Jefferson County for the administration and enforcement of the Jefferson County
30 Land Development Code.
31
- 32 • **Potable Water:** Water that is intended for drinking, culinary or domestic
33 purposes, subject to compliance with County, State or Federal drinking water
34 standards.
35
- 36 • **Public Facilities and Services:** Those items covered by the Jefferson County
37 Comprehensive Plan, required by Section 163.3177, F.S., and for which level of
38 service standards must be adopted under 9J-5, F.A.C. These include: roads;
39 sanitary sewer; solid waste; drainage; potable water; parks and recreation, and
40 schools.
41
- 42 • **RPC:** Regional Planning Council (ARPC) Apalachee Regional Planning Council
43
- 44 • **S.F./sf/sq.ft/sqft:** square feet
45
- 46 • **SRWMD:** Suwanee River Water Management District

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- **Subdivision:** The platting or division of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.
- **Street:** A public or private right of way for vehicular traffic, including highways, thoroughfares, lanes, roads, ways, and boulevards.
- **Uninhabitable Structure(s):** Property that cannot meet federal, state or local housing standards for building and/or health codes due to its wrecked, partially dismantled, and/or unsafe conditions and is deemed to be a public nuisance by proper authorities.
- **Unit:** That part of a multiple occupancy complex housing one occupant.
- **Traditional Communities:** Those communities, as of July 19, 1990, identified in the Plan as Traditional Communities. The boundaries of the communities are defined by the map of Traditional Communities in the Plan. Other historical communities established before July 19, 1990, and not included on the current list, may be added as deemed appropriate.

1 **APPENDIX B - Proposed Changes Jefferson County Future Land Use**
2 **Map (FLUM)**

3
4 **Map Amendment 2011-01 - ASHVILLE**

5 **Map Amendment 2011-02 - U.S. 19 NORTH**

6 **Map Amendment 2011-03 - LAKE MICCOSUKEE**

7 **Map Amendment 2011-04 - LLOYD**

8 **Map Amendment 2011-05 - WACISSA**

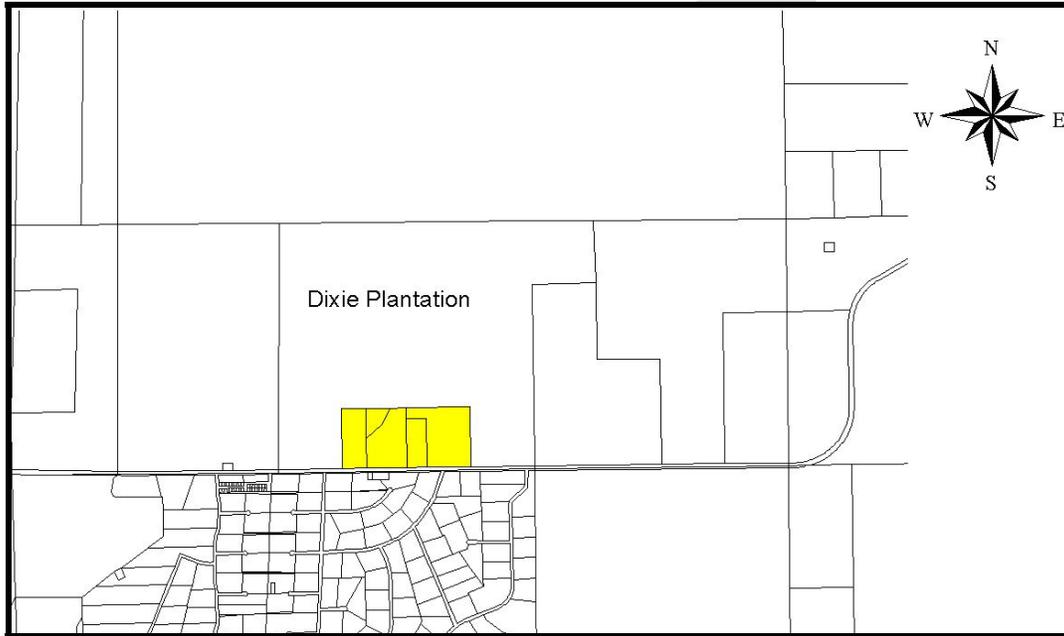
9 **Map Amendment 2011-06 - FWCC LANDS SOUTH OF WACISSA**

DRAFT

1 **Map Amendment 2011-01**

2
3 **ASHVILLE**

4
5 These parcels on the north side of the Ashville Highway probably should not have been included
6 with the surrounding properties which are all parts of Dixie Plantation when they were originally
7 placed in the AG20 Land Use Category. These changes are intended to reflect the existing as
8 well as the proposed future uses.
9



10
11
12 **79.1 Acres – Change from AG20 to AG5**

13 Tax Parcel Nos.:

- 14 02-2N-6E-0000-0020-0000 BARFIELD GENE & ARMINDA
- 15 02-2N-6E-0000-0011-0000 BARFIELD GENE & ARMINDA
- 16 02-2N-6E-0000-0013-0000 COUNTS WILLIAM G JR & PATRICIA R
- 17 02-2N-6E-0000-0014-0000 MADDEN JAMES R & CATHOLINE W
- 18 02-2N-6E-0000-0010-0000 MADDEN JAMES R & CATHOLINE W
- 19 02-2N-6E-0000-0012-0000 WILLIAMS RONALD D & YVONNE D

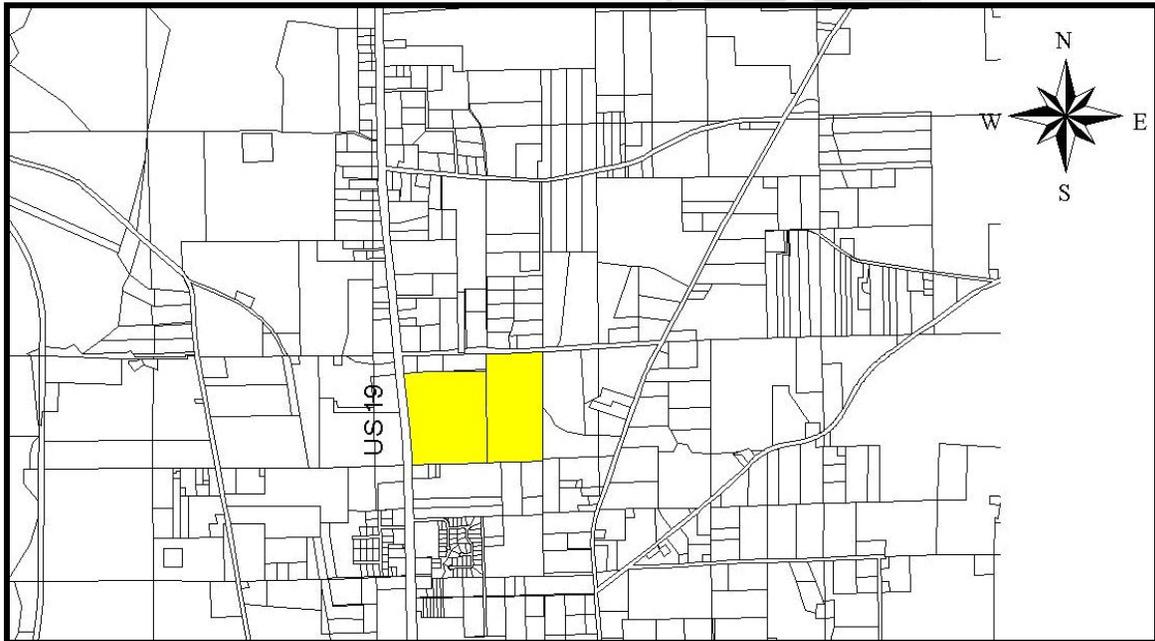
20
21 Surrounding properties current Land Use Categories:

- 22 North: AG20 (Dixie Plantation)
- 23 East: AG20 (Dixie Plantation)
- 24 South: (south of CR149 Ashville Hwy.) AG5 (Subdivisions: Aucilla Shores, Jefferson
- 25 Landing, etc.), R1 (two lots), small area of MUBR
- 26 West: AG20 (Dixie Plantation)
- 27

Map Amendment 2011-02

U.S. 19 NORTH

These parcels were included in larger areas that were considered for change to MUBR in order to encourage growth in areas where public utilities are currently available; however, the majority of owners of properties proposed for change were opposed to increase the potential of development activities allowed under the proposed mixed use category. These two proposed changes were recommended by the Planning Commission for approval based upon the owners' requests to be changed to MUBR and the lack of opposition to either parcel being changed.



North of Monticello: 170.63 acres - Change from AG 5 to MUBR

Tax Parcel # 07-2N-5E-0000-0200-0000 ROWELL RANDALL H & LAURA L

Tax Parcel # 07-2N-5E-0000-0201-0000 ROWELL RANDALL H & LAURA L

Surrounding properties current Land Use Categories:

North: AG5

East: AG5

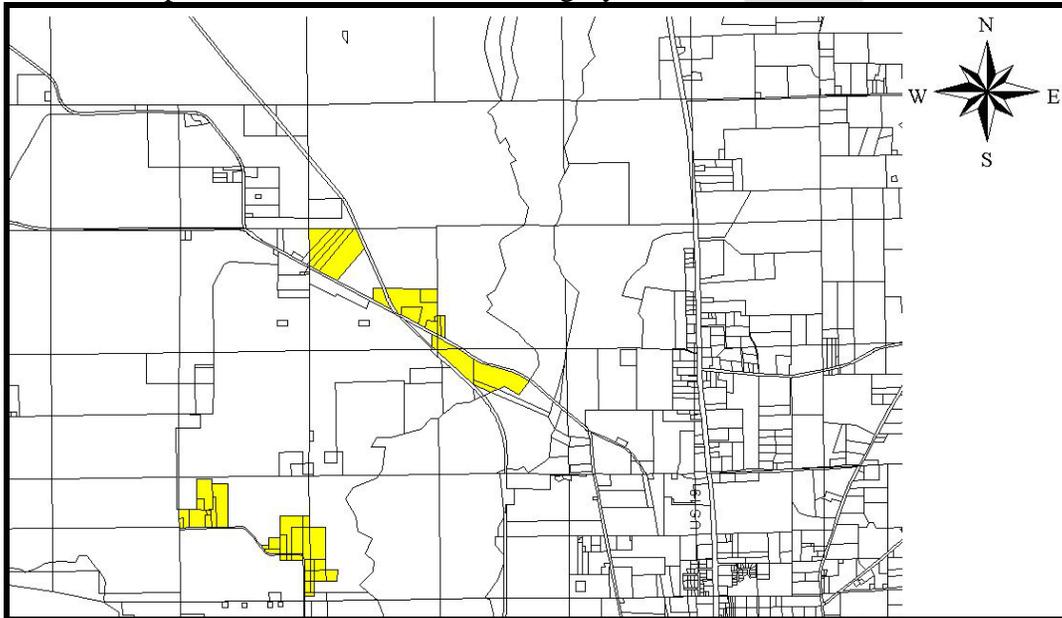
South: MUBR (west 850± feet) & AG5

West: (west of US19) MUBR (JCKC)

Map Amendment 2011-03

LAKE MICCOSUKEE

The parcels in these areas are generally smaller parcels not part of the surrounding plantation properties that were classified as AG20 in the initial 1990 FLUM. As presently categorized, most are non-conforming lots due to size. Changing these parcels to AG5 will bring most of the properties into compliance with their land use category.



Lake Road: 242.5 acres - Change from AG20 to AG 5

Tax Parcel Nos.:

- 34-3N-4E-0000-0020-0000 EDWARDS LIZZIE LEE
- 34-3N-4E-0000-0031-0000 JOHNSON JACK & DORETHA
- 34-3N-4E-0000-0030-0000 JOHNSON WINCHESTER
- 34-3N-4E-0000-0032-0000 JOHNSON ROBERT
- 34-3N-4E-0000-0040-0000 MCGRADY GARY & LYNN
- 34-3N-4E-0000-0090-0000 DAVIS JANE K
- 34-3N-4E-0000-0091-0000 KING ROY IRVING
- 34-3N-4E-0000-0080-0000 COBB BENJAMIN & ELIZABETH ET AL
- 34-3N-4E-0000-0092-0000 COBB BENJAMIN
- 35-3N-4E-0000-0021-0000 COBB BENJAMIN & ELIZABETH ETAL
- 35-3N-4E-0000-0020-0000 MURRY ANNIE BELL, JOE L ET AL
- 34-3N-4E-0000-0070-0000 BULLOCK WALLACE O & DIANA
- 35-3N-4E-0000-0030-0000 BULLOCK WALLACE & DIANA
- 02-2N-4E-0000-0030-0000 BULLOCK BETTY J
- 02-2N-4E-0000-0051-0000 BULLOCK BETTY J (Note: That portion in AG20 only. The portion in Conservation is to remain in conservation)

Surrounding properties current Land Use Categories:

North: AG20 - East: AG20 - South: AG20 - West: AG20

1
2 **Mays Pond Out-Parcels (W Lake Road): 181.3 acres - Change from AG 20 to AG 5**
3

4 Tax Parcel Nos.:

- 5 09-2N-4E-0000-0041-0000 BRINSON LEWIS AS GUARDIAN FOR FRANKIE LEE BRINSON
- 6 09-2N-4E-0000-0040-0000 BRINSON WILLIAM ET AL
- 7 09-2N-4E-0000-0053-0000 BRINSON LEWIS
- 8 09-2N-4E-0000-0023-0000 ROBERTS JOHN P JR & ROBIN A
- 9 09-2N-4E-0000-0020-0000 ROBERTS JOHN P JR & ROBIN A
- 10 09-2N-4E-0000-0021-0000 THE LYNCH FAMILT TRUST c/o GEOFFREY B LYNCH JR
- 11 09-2N-4E-0000-0024-0000 LYNCH ALISA & SIBYL JTWROS
- 12 09-2N-4E-0000-0140-0000 DREW JOE HENRY ET AL
- 13 09-2N-4E-0000-0130-0000 ORVIS SERVICES INC
- 14 09-2N-4E-0000-0123-0000 BYRD FLOSSIE M TR
- 15 09-2N-4E-0000-0121-0000 BYRD JOHN TR (JOHN BYRD FAMILY CEMETERY)
- 16 09-2N-4E-0000-0122-0000 JOHNSON DONALD C
- 17 09-2N-4E-0000-0110-0000 MITCHELL DESSIE HRS
- 18 09-2N-4E-0000-0123-0000 BYRD FLOSSIE M TR
- 19 09-2N-4E-0000-0120-0000 BYRD SMYTHE L & BYRD M RUBIA (LIFE ESTATE)
- 20 09-2N-4E-0000-0150-0000 ANDERSON ISHAM L ET AL
- 21 09-2N-4E-0000-0011-0000 PERKINS MARY B
- 22 10-2N-4E-0000-0020-0000 MITCHELL DESSIE HRS
- 23 09-2N-4E-0000-0100-0000 BRINSON MACK EST
- 24 09-2N-4E-0000-0090-0000 ISOM JAMES
- 25 09-2N-4E-0000-0080-0000 WADDELL GLORIA
- 26 10-2N-4E-0000-0070-0000 HENRY RUFUS, MATTIE & GLORIA H BYRD
- 27 10-2N-4E-0000-0060-0000 WADDELL GLORIA
- 28 10-2N-4E-0000-0040-0000 ISOM JAMES
- 29 10-2N-4E-0000-0050-0000 ISOM BURL J

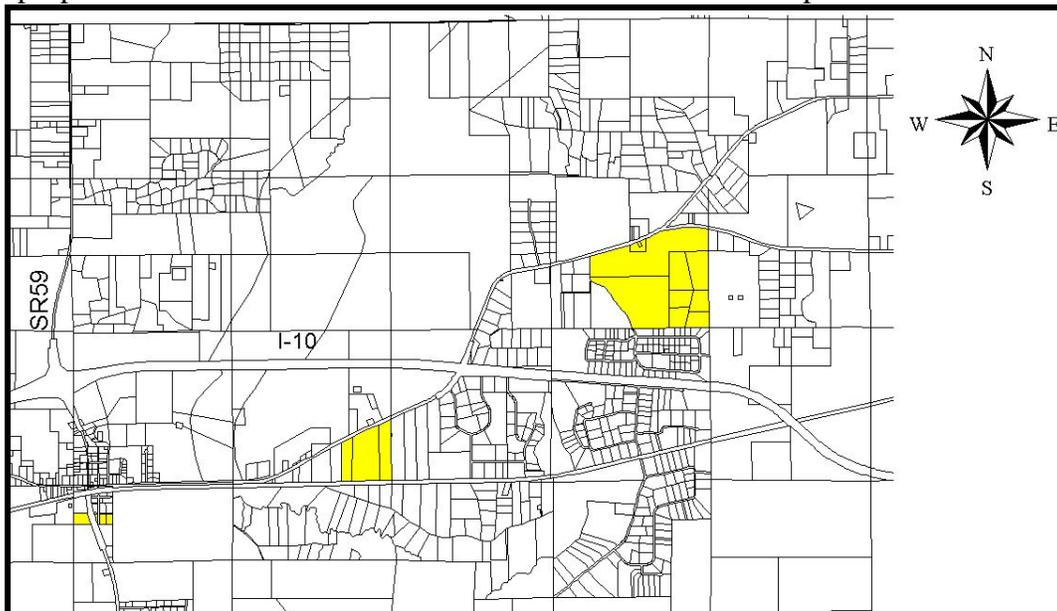
30
31 Surrounding properties current Land Use Categories:

- 32 North: AG20 (Mays Pond Plantation)
- 33 East: AG20 (Mays Pond Plantation)
- 34 South: AG20 (Mays Pond Plantation)
- 35 West: AG20 (Mays Pond Plantation)

Map Amendment 2011-04

LLOYD

These areas are proposed for change to land use categories more appropriate to their existing use and the proposed future use. Each of the three areas will be further explained below.



North of I-10: 249.5 acres East of Taylor Road - Change from R1 to AG 5

Current R1 Land Use Category consists of properties with little potential of being developed to the density permitted by the present land use category. Many of the properties are over 10 acres and purchased with deed restrictions limiting any further subdivision to 1 unit per 5 acres. One parcel containing 0.5 acre will remain a legal non-conforming lot of record (home built in 1945).

Tax Parcel Nos.:

- 07-1N-4E-0000-005A-0000 LARSEN ROBERT & MIRIETTE D
- 07-1N-4E-0000-0058-0000 LAUGHLIN TODD & COLLEEN E
- 07-1N-4E-0000-0052-0000 SINGLETON THOMAS L & BRIDGETT
- 07-1N-4E-0000-0062-0000 SINGLETON THOMAS L & BRIDGETT
- 07-1N-4E-0000-0051-0000 ROBERTS DAVID L
- 07-1N-4E-0000-005B-0000 SELLARS PRESTON H
- 07-1N-4E-0000-005C-0000 GRAY CHARLES & DELORES
- 07-1N-4E-0000-0060-0000 FRAZIER ELIJAH (4 acres, currently vacant, becomes legal non-conforming lot of record)
- 07-1N-4E-0000-0061-0000 ROBERTS NELLIE MAE (0.5 acre, legal non-conforming lot of record)
- 07-1N-4E-0000-005J-0000 DARDEN ERIC & VIRGINIA
- 07-1N-4E-0000-005F-0000 KNOPF ALLEGRA & JAMES KODILLA
- 07-1N-4E-0000-005E-0000 ROHRBACHER ROBERT P
- 07-1N-4E-0000-005G-0000 COX JOSEPH B & PATTY H
- 07-1N-4E-0000-0056-0000 WAINRIGHT CYNTHIA
- 07-1N-4E-0000-0057-0000 WAINRIGHT CYNTHIA
- 07-1N-4E-0000-0054-0000 WAINRIGHT CYNTHIA WILLIAMS

- 1 07-1N-4E-0000-0059-0000 BURNS MARY E & GREGORY P
- 2 07-1N-4E-0000-005H-0000 PFOST RUSSELL L
- 3 07-1N-4E-0000-0074-0000 HODGE RUFUS & SUE E
- 4 07-1N-4E-0000-0073-0000 HODGE RUFUS & SUE
- 5 07-1N-4E-0000-0075-0000 HODGE RUFUS & SUE
- 6 07-1N-4E-0000-0072-0000 HODGE RUFUS & SUE
- 7 07-1N-4E-0000-0076-0000 HODGE RUFUS & SUE
- 8 07-1N-4E-0000-0071-0000 HODGE RUFUS & SUE

9

10 Surrounding properties current Land Use Categories:

- 11 North: AG5
- 12 East: AG5
- 13 South: R1
- 14 West: R1

15

16 **North of Railroad: 67.3 acres - Change from AG 5 to R1**

17

18 This proposal involves 6 properties currently AG5 south side Old Lloyd Road. Properties to the
19 east are R1 and to the west are two MUBR properties, including the old Gulf States Chemical
20 site. These parcels probably should have been a part of the original R1 east when it was created.

21

22 Tax Parcel Nos.:

- 23 14-1N-3E-0000-0024-0000 PETERS DONALD & EDNA
- 24 14-1N-3E-0000-0027-0000 CAPLE CINDY
- 25 14-1N-3E-0000-0025-0000 SNEDDON GLENN E & BEVERLY D
- 26 14-1N-3E-0000-0026-0000 PETERS SUZANNE & PAUL ASCHEBROCK – JTWROS
- 27 14-1N-3E-0000-0020-0000 HILL RUSSELL S & ELIZABETH
- 28 14-1N-3E-0000-0023-0000 BRANTLEY KENNETH O & PAMELA J

29

30 Surrounding properties current Land Use Categories:

- 31 North:AG5 - East: R1 - South: AG5 - West: MUBR

32

33 **South of Railroad: 8.5 acres - Change from AG 20 to MUSR**

34

35 These are properties that are actually lots in the old Village of Lloyd recorded in OR Book 66,
36 Page 686 that should have been mapped as part of the MUSR.

37

38 Tax Parcel Nos.:

- 39 22-1N-3E-0010-0000-0410 MIDDLEBROOKS HARRY M JR
- 40 22-1N-3E-0010-0000-0610 BURKE SUSAN K
- 41 22-1N-3E-0010-0000-0620 BOND WILLIAM H ET AL

42

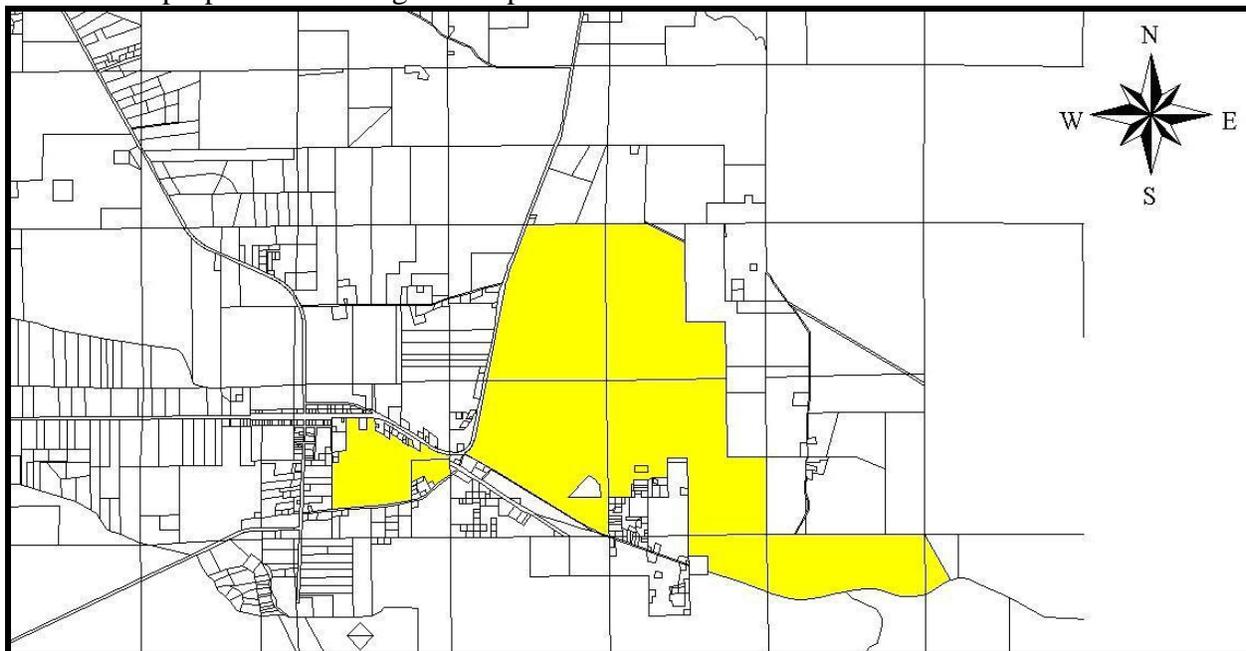
43 Surrounding properties current Land Use Categories:

- 44 North: MUSR
- 45 East: AG20
- 46 South: AG20
- 47 West: MUSR

Map Amendment 2011-05

WACISSA

These areas proposed for change are explained below.



Area East of SR59 & South of Waukeenah Highway: 177.29 acres - Change from AG 20 to R1

An owner inquired whether his property could be considered for a land use change from AG20 to AG5. During the evaluation of FLUM category locations, it was determined that his and other AG20 properties in the immediate Wacissa area would be more appropriate to be either residential or mixed-use since they were surrounded by properties of much higher density.

Tax Parcel Nos.:

36-1S-3E-0000-0412-0000 TR OF THE WACISSA UNITED METHODIST CHURCH (1.0 ac)

36-1S-3E-0000-0153-0000 WILLIAMS FRED M JR (145.33 ac)

36-1S-3E-0000-0241-0000 NADEAU VAUGHN & NANCE (30.87 ac)

Surrounding properties current Land Use Categories:

North: MUSR - East: R1 - South: R1, AG20 - West: R2

Area East of Waukeenah Highway: 1971.5 acres - Change from AG 20 to AG 5

The owner of the subject properties requested the Planning Commission to change the properties purchased from St. Joe Paper Co. in 2001 to be changed to the same land use category as the rest of the properties in their family ownership, which includes all of the AG5 properties west of Avalon Plantation except for one 25-acre parcel in section 19, T1S, R4E with frontage on SR59.

Tax Parcel Nos.:

30-1S-4E-0000-0010-0000 WALKER TB JR & JOHN FLOYD

29-1S-4E-0000-0020-0000 EMILY CHANCY WALKER TRUSTEE

31-1S-4E-0000-0011-0000 WALKER TB JR & JOHN FLOYD

32-1S-4E-0000-0020-0000 WALKER TB JR & JOHN FLOYD

05-2S-4E-0000-0011-0000 WALKER TB JR & JOHN FLOYD

04-2S-4E-0000-0011-0000 WALKER TB JR & JOHN FLOYD

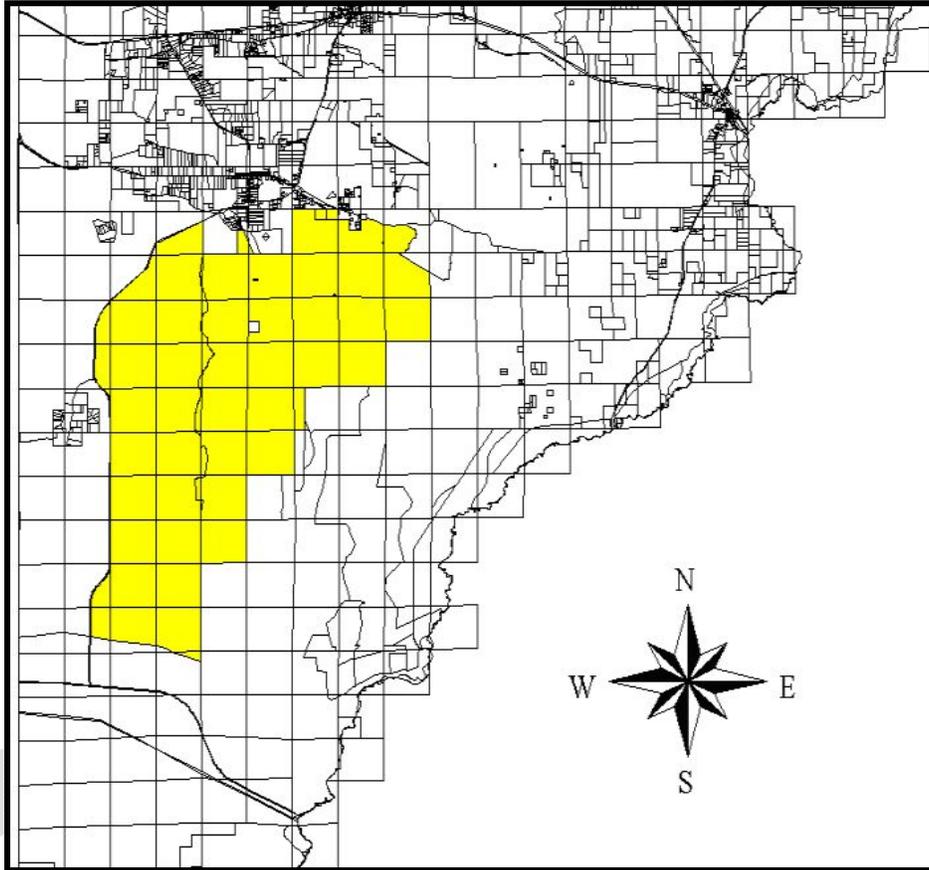
Surrounding properties current Land Use Categories:

North: AG5 - East: AG5 & AG20 - South: R1 & AG20 - West: AG5 (west of CR259)

Map Amendment 2011-06

FWCC LANDS SOUTH OF WACISSA

These properties were purchased by the State of Florida from St. Joe Paper Company and deed to the State on April 1, 2003.



TIITF/FWC Lands: 26,427.2 acres – Change from AG 20 to CONSERVATION

These properties removal from the AG20 FLU category represent a countywide transfer of 1,321 potential units to the existing MUSR land use categories.

TIITF/FWCC - WACISSA-AUCILLA SINKS - C/O DEP-3900 COMMONWEALTH BLVD - TALLAHASSEE, FL 32399-3000

03-2S-3E-0000-0011-0000; 06-2S-4E-0000-0030-0000; 05-2S-4E-0000-0010-0000; 04-2S-4E-0000-0010-0000; 09-2S-4E-0000-0011-0000; 08-2S-4E-0000-0010-0000; 07-2S-4E-0000-0010-0000; 12-2S-3E-0000-0010-0000; 11-2S-3E-0000-0010-0000; 11-2S-3E-0000-0011-0000; 10-2S-3E-0000-0010-0000; 10-2S-3E-0000-0011-0000; 09-2S-3E-0000-0011-0000; 17-2S-3E-0000-0011-0000; 16-2S-3E-0000-0011-0000; 15-2S-3E-0000-0010-0000; 15-2S-3E-0000-0011-0000; 14-2S-3E-0000-0010-0000; 13-2S-3E-0000-0010-0000; 18-2S-4E-0000-0010-0000; 17-2S-4E-0000-0010-0000; 16-2S-4E-0000-0011-0000; 20-2S-4E-0000-0010-0000; 19-2S-4E-0000-0010-0000; 24-2S-3E-0000-0010-0000; 23-2S-3E-0000-0011-0000; 23-2S-3E-0000-0010-0000; 22-2S-3E-0000-0011-0000; 22-2S-3E-0000-0010-0000; 21-2S-3E-0000-0010-0000; 20-2S-3E-0000-0012-0000; 29-2S-3E-0000-0010-0000; 28-2S-3E-0000-0010-0000; 27-2S-3E-0000-0010-0000; 26-2S-3E-0000-0011-0000; 26-2S-3E-0000-0010-0000; 25-2S-3E-0000-0010-0000; 30-2S-4E-0000-0020-0000; 36-2S-3E-0000-0010-0000; 35-2S-3E-0000-0011-0000; 35-2S-3E-0000-0010-0000; 34-2S-3E-0000-0011-0000; 34-2S-3E-0000-0010-0000; 33-2S-3E-0000-0010-0000; 04-3S-3E-0000-0010-0000; 03-3S-3E-0000-0010-0000; 03-3S-3E-0000-0011-0000; 02-3S-3E-0000-0011-0000; 11-3S-3E-0000-0010-0000; 10-3S-3E-0000-0010-0000; 09-3S-3E-0000-0010-0000; 10-3S-3E-0000-0010-0000; 11-3S-3E-0000-0010-0000; 17-3S-3E-0000-0011-0000; 16-3S-3E-0000-0010-0000; 15-3S-3E-0000-0010-0000; 16-3S-3E-0000-0010-0000; 17-3S-3E-0000-0011-0000; 20-3S-3E-0000-0011-0000; 21-3S-3E-0000-0010-0000; 22-3S-3E-0000-0010-0000; 27-3S-3E-0000-0011-0000

Surrounding properties current Land Use Categories:

North: AG20 - East: AG20 & Conservation - South: Conservation - West: AG20 (West of SR 59)