

**JEFFERSON COUNTY,
FLORIDA
2045
COMPREHENSIVE PLAN**

Originally adopted July 19, 1990

This Amended Plan is in compliance with the
2023 Evaluation and Appraisal Report

*Jefferson County Planning Commission Public Hearing June 12, 2025
Recommended for Approval by the Jefferson Co. Board of County Commissioners*

Adopted in Public Hearings before the
Jefferson County Board of County Commissioners

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TABLE OF CONTENTS

Section	Page
CHAPTER 1: FUTURE LAND USE ELEMENT (FLU)	1
CHAPTER 2: TRANSPORTATION ELEMENT (T)	17
CHAPTER 3: HOUSING ELEMENT (H)	22
CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT (U)	29
CHAPTER 5: CONSERVATION ELEMENT (C)	35
CHAPTER 6: COASTAL MANAGEMENT ELEMENT (CME)	43
CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT (R)	49
CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)	51
CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT (CIE)	54
APPENDIX A: DEFINITIONS/ACRONYMS	68

CHAPTER 1: FUTURE LAND USE ELEMENT (FLU)

GOALS, OBJECTIVES, AND POLICIES

GOAL:

a. Protect and preserve the rural community, atmosphere, natural environment and cultural diversity and, develop the County's economic resources, expand sustainable business environment and create job opportunities.

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

OBJECTIVE FLU-1:

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

b. Urban sprawl shall be discouraged through land development regulations that establish a gradient of densities on lands designated as residential on the Future Land Use Map and lying more distant from the centers of urbanizing areas.

Policy FLU-1-1:

Existing regulations in the Jefferson County Land Development Code (LDC) will continue to be enforced to ensure the following:

1. The orderly subdivision of land at densities and intensities set forth in the land use categories within this Comprehensive Plan;
2. Standards for the mitigation of the effects of new development to maximize compatibility with existing adjacent land uses;
3. The preservation and management of public and/or private open space areas;
4. Flood-prone area protection;
5. Signage;
6. Traffic circulation;
7. Basic standards for all types of developments including, but not limited to;
 - a. lot size requirements;
 - b. building types, sizes, heights, and placement;
 - c. types and sizes of required setbacks and/or easements;
 - d. stormwater drainage requirements.

- e. preservation of environmentally-sensitive features such as, but not limited to, floodplains, floodways, wetlands, wildlife habitat (particularly endangered or threatened species), and aquifer intrusion;
- f. parking and site plan requirements.

These regulations will be reviewed and revised as necessary for compliance with 163.3202, F.S., and the objectives and policies of the comprehensive plan.

Policy FLU-1-2:

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

FUTURE LAND USE CATEGORIES

AGRICULTURE AREAS GENERALLY:

1. Farming is the basic intent of Agricultural land use areas. Residential use is allowed but is secondary in nature and must accept all characteristic farm activities of: noise, smells, dust, spray odors, timber clearing, etc.

2. Traditional communities, as established in or pursuant to the Land Development Code, are allowed to continue to infill on lots of record as of July, 1990.

3. Family Homestead Exemptions: Pursuant to Section 163.3179, Florida Statutes, the owner of property classified as Agricultural that was a lot of record on or before December 13, 1990 may convey a portion of such property to a member or members of the owner's immediate family (immediate family is defined as grandparents, parents, brothers and sisters, children and grandchildren) for use by such family member solely as a homestead, notwithstanding the density provisions contained in this Element and in the Land Development Code. Any such conveyance must be consistent with all other applicable provisions of the Comprehensive Plan and Land Development Code and may occur one time only not to exceed a gross density of two dwellings per acre. This Family Homestead Exemption shall not apply to lots in a platted subdivision.

AGRICULTURE 20 (AG20):

Properties in this Land Use Category are areas now used and appropriate for continued use primarily in very large scale agricultural activities. Included are the plantations and timber-producing lands. Agricultural uses may include, but are not limited to, livestock and/or crop production, pasture lands, silviculture, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, hunting lodges and clubs, and Solar Facilities as defined in Section 163.3205, Florida Statutes. Surface mining as defined below is allowed in this category when approved as a Special Exception. Mining activities must be conducted strictly in accordance with the requirements of the Land Development Code. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit

per 20 acres and actual units should be clustered subject to the requirements set forth in the objectives and policies of the comprehensive plan and standards in the Land Development Code so long as the gross density is not exceeded. A density bonus as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant adopted requirements for conservation subdivisions.

AGRICULTURE 5 (AG5):

This includes areas appropriate for a variety of agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, hunting lodges and clubs, and Solar Facilities as defined in Section 163.3205, Florida Statutes. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per five acres, actual units should be clustered, subject to the requirements set forth in the objectives and policies of this comprehensive plan and the Land Development Code so long as the gross density does not exceed one unit per 5 acres. A density bonus as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant to adopted requirements for conservation subdivisions. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

AGRICULTURE 3 (AG3):

This includes areas appropriate for a variety of agricultural and residential agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry agricultural related activities, outdoor recreation, bed and breakfast inns, hunting lodges and clubs, and Solar Facilities as defined in Section 163.3205, Florida Statutes. Surface. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per three acres; actual units should be clustered, subject to the requirements set forth in the objectives and policies of this comprehensive plan and the Land Development Code so long as the gross density is not exceeded. A density bonus as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant to adopted requirements for conservation subdivisions. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

RESIDENTIAL 1 (R1):

These are areas devoted primarily to platted lands developed for residential purposes and are expected to continue to develop according to the subdivision plat. In new subdivisions, gross density shall not exceed one unit per acre, although clustering may be allowed. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

RESIDENTIAL 2 (R2):

These are areas devoted primarily to platted lands developed for residential purposes expected to continue to develop according to the subdivision plat. Gross density shall not exceed two units per acre, although clustering may be allowed. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious area.

RESIDENTIAL 204 (R204)

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

CONSERVATION (CON):

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

PRISON (PR):

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

INDUSTRIAL (IN):

Areas devoted exclusively to industrial development, allowing a mix of light and/or heavy manufacturing, storage, distribution, or other typical industrial uses. Hazardous waste disposal or medical waste disposal facilities are prohibited. Intensity of development, as measured by land coverage, should not exceed 90 percent. A dwelling as an accessory use (directly related to the primary) to the principal structure is allowable.

MIXED USE SUBURBAN RESIDENTIAL (MUSR):

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

All housing types will be allowed at a variety of densities with a maximum density of 4 units per acre utilizing individual septic tanks if on a community water system and up to 8 units per acre with community water and sanitary sewer. Parks and recreation uses are also appropriate. Non-residential use should not exceed 20 percent of each mapped MUSR area. Intensity of non-residential development, as measured by land coverage, should not exceed 65 percent impervious surface area.

MIXED USE BUSINESS/RESIDENTIAL (MUBR):

A mixed-use category which allows for residential development and residentially compatible commercial uses, including offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities. Other uses may be allowed, consistent with the more intense development characteristics of this mixed use category, such as multi-family residential not to exceed 10 units per acre, medical facilities including clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, and parks and recreation facilities. The mix would allow for approximately a 60-40 split between business (60%) and residential (40%) uses within each mapped MUBR area. Intensity of business use, as measured by land coverage, should not exceed 80 percent impervious surface area. These MUBR areas will be required to be served by community utilities, therefore, new residential development shall not be less than one dwelling unit per acre. Residential development shall include 5% of contiguous land for open space.

MIXED USE-INTERCHANGE BUSINESS:

A mixed use category located at an interchange of I-10, with a variety of primarily commercial businesses. Appropriate commercial uses include: (1) tourist-oriented facilities such as restaurants, automotive service stations, motels, campgrounds, and the like; (2) region-serving retail complexes or office centers; (3) commerce parks; (4) facilities for the storage and distribution of foods and products including wholesale activity; (5) light manufacture of goods for distribution to other locations; and (6) truck stops. Intensity of use, as measured by impervious surface, shall not exceed 80 percent.

MINING:

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

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

CLUSTER SUBDIVISIONS:

The purpose of clustering is to allow a developer to use the total density on a parcel and at the same time set aside the maximum amount of land for agriculture, recreation, aesthetics, and or to protect sensitive lands. The developed area shall consist of the streets and relatively small lots with the actual number of residential units not exceeding the gross density of the underlying land use category. The undeveloped area allows the developer to preserve the rural character of the County while providing open space or Common Areas for stormwater management, preservation of environmental resources, and areas for the residents to use for community activities. The Land Development Code shall provide standards for all types of cluster developments including those

developments where the total lands in open space areas do not meet the requirement criteria for Conservation Subdivisions as described below and set forth in the Land Development Code.

CONSERVATION SUBDIVISIONS:

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

- A. Encourage development that permanently conserves natural resources such as wetlands, floodplains, streams, groundwater; old-growth forests; steep slopes; wildlife habitat – particularly for endangered species; scenic views; and archaeological sites;
- B. Allow for greater flexibility and creativity in the design of residential developments;
- C. Encourage compact, efficient development practices that consume less land and provide for the efficient use of infrastructure;
- D. Provide for a greater range of development types in the community;
- E. Further community goals for protecting open space;
- F. Provide opportunities for compatible agricultural activities adjacent to residential uses;
- G. Encourage interaction in the community by clustering houses, providing public gathering places and encouraging the use of parks, open spaces, and community facilities as focal points in the neighborhood;
- H. Encourage preservation of important archaeological sites;
- I. Permit clustering of houses and structures on less environmentally sensitive sites which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development;
- J. Reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development;
- K. Promote interconnected greenways and corridors throughout the community, especially providing viable wildlife corridors;
- L. Promote contiguous green space with adjacent jurisdictions;

- M. Promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; and
- N. Protect prime agricultural land and preserve farming as an economic activity.

Policy FLU-1-3:

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

Policy FLU-1-4:

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

Policy FLU-1-5:

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

Policy FLU-1-6:

The County shall protect community and public water wells and water well cones of influence by creating wellhead protection areas and wellhead zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development shall be permitted. Well head protection areas shall extend for an additional radius of three hundred (300) feet from the well head, creating a minimum 500 foot radius protection zone. Within these areas, the following will be prohibited: 1) landfills; 2) facilities for the bulk storage, handling, or processing of hazardous materials; 3) Activities that require the storage, use production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous waste, medical waste, and like; 4) feedlots or other commercial animal facilities; 5) wastewater treatment

plants, percolation ponds, and similar facilities; 6) excavation of waterways or drainage facilities which intersect the water table. All development adjacent to well heads shall be consistent with Chapter 62, F.A.C.

Policy FLU-1-7:

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

Policy FLU-1-8:

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

Policy FLU-1-9:

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

Policy FLU-1-10:

Public facilities needed to serve all land use categories will be allowed in all land use categories except Conservation.

Policy FLU-1-11:

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

OBJECTIVE FLU-2:

Analysis has shown that some instances of substandard structures (blight) exist throughout the county; however, no specific instances, of incompatible land uses are identified. Beginning with adoption of the Comprehensive Plan, and continuing throughout the 20 Year Planning Period, it is the intent of the county to reduce instances of blight through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the county will ensure that proposed development conform to the Future Land Use Map and land development regulations designed to ensure compatibility of future development. Finally, existing development which is inconsistent with the Future Land Use Map will be addressed through control on expansion, replacement or improvement.

Policy FLU-2-1:

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

OBJECTIVE FLU-3:

Throughout the 20 Year Planning Period, the county shall require that the natural and historic resources of the county be protected from the negative impacts of development activities, and shall require that future land uses are coordinated with the appropriate topography and soil conditions.

Policy FLU-3-1:

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

Policy FLU-3-2:

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

Policy FLU-3-3:

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

Policy FLU-3-4:

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

Policy FLU-3-5:

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

OBJECTIVE FLU-4:

Throughout the 20 Year Planning Period, the county shall make available suitable land for the building and expansion of service facilities, and shall require that future land uses be assured of adequate infrastructure and services. The county shall conduct an ongoing review and analysis of the infrastructure and services to meet the needs of future land uses adopted in this Comprehensive Plan. Developments shall be required to provide such lands by dedication, where appropriate.

Policy FLU-4-1:

The County shall develop and implement a concurrency management system consistent with Section 163.3180, Florida Statutes, which includes monitoring of facilities and services to ensure maintenance of adopted levels of service.

Policy FLU-4-2:

Throughout the 20 Year Planning Period, the county shall require that infrastructure and services are available concurrent with the impacts of the development requests by requiring that developers provide needed infrastructure and services at the time of their proposals and then dedicate them, as requested, to the county.

Policy FLU-4-3:

Development orders and permits shall not be issued unless infrastructure and services are or will be available to meet the needs of the proposed development.

OBJECTIVE FLU-5:

Throughout the 20 Year Planning Period, the County shall, through enforcement of the adopted Comprehensive Plan and the Land Development Code, provide for an orderly well-planned community with compatible land uses.

Policy FLU-5-1:

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

Policy FLU-5-2:

Continue active code enforcement to alleviate FLUM violations.

Policy FLU-5-3:

Planned Unit Developments, Cluster Housing, Mixed Land Use Developments, and other innovative Land Development Regulations shall be permitted and encouraged in all new development applications.

Policy FLU-5-4:

The land development regulations shall include standards on access management, and other site design standards which will provide an incentive for larger commercial centers within mixed use areas, and which will serve as a disincentive to poorly functioning strip development. Standards may include requirements for frontage or service roads, interconnected parking lots, shared driveways, or other appropriate site design standards which directly relate to the function of strip development, and which are primarily concerned with preserving the integrity of the road system, as well as preserving the working landscape of rural areas.

Policy FLU-5-5:

In addition to standards on access management, the Land Development Code shall include standards for on-site circulation and parking, and where appropriate (such as mixed use areas), pedestrian and bicycle access and the needs, types and locations of interconnections between residential and commercial areas.

Policy FLU-5-6:

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

Policy FLU-5-7:

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

OBJECTIVE FLU-6:

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

Policy FLU-6-1:

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

Policy FLU-6-2:

Through the development review and approval process in the standards and regulations of the Land Development Code, the county shall ensure that appropriate facilities and services are available to serve the impacts of development.

Policy FLU-6-3:

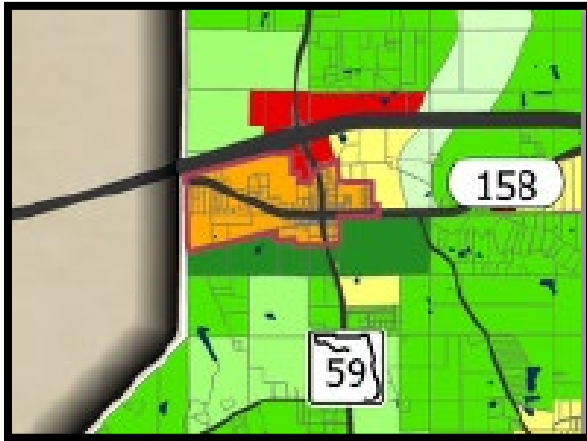
Through the standards and regulations in the Land Development Code, the county shall preserve working landscapes outside areas of mixed use and/or concentrated development identified on the Future Land Use Map. Such regulations shall consider and use one or more of a variety of techniques, such as: clustering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

Policy FLU-6-4:

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

- a. The Lloyd Historic Overlay District shall include the area classified as Mixed Use-Suburban Residential as of March 30, 2025, depicted as the orange area in Figure 6-4-1 below.
- b. Regulations will ensure adequate buffering at the edges (boundaries) of the Lloyd Historic Overlay District to provide for the visual and aesthetic character of Lloyd.
- c. Regulations shall include a Class C buffer along the common boundary of any non-single family development property if it is within 100' of an historically significant site or a preexisting residence in the Lloyd Historic Overlay District.
- d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the Lloyd Historic Overlay District shall be consistent with the scale of the District.
- e. Regulations will specifically address any unique needs for access management in the area.

Figure 6-4-1



Policy FLU-6-5:

The County shall maintain criteria in the land development regulations regarding applications for amendments to the Future Land Use Map, in order to ensure continued implementation of the objectives and the policies of the Jefferson County Comprehensive Plan.

Policy FLU-6-6:

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

Policy FLU-6-7:

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

OBJECTIVE FLU-7:

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

Policy FLU-7.1:

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

Policy FLU-7.2:

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

Policy FLU-7.3:

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

Policy FLU-7.4:

The County may charge a reasonable fee for the granting of a right-of-use of any County owned right-of-way by all non-County owned public and private utilities.

OBJECTIVE FLU-8:

Provide for location of new schools

Policy FLU-8-1:

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

Policy FLU-8-2:

Work with Jefferson County Schools in regard to the siting of new public schools to ensure consistency with the Future Land Use Map and the Goals, Objectives, and Policies of this Plan.

Policy FLU-8-3:

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

Policy FLU-8-4:

Schools shall not be located in flood prone areas.

Policy FLU-8-5:

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

Policy FLU-8-6:

Site selection for new schools will follow the provisions of the 2003 Interlocal Agreement for Public School Facility Planning.

CHAPTER 2: TRANSPORTATION ELEMENT (T)

GOALS, OBJECTIVES, AND POLICIES

GOAL:

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

OBJECTIVE T-1:

Roadway facilities and levels of service shall be maintained and improved when necessary to maintain the minimum level of service (LOS).

Policy T-1-1:

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

- | | | |
|----|-------------------------|-----------------|
| a. | Local paved roads: | LOS Standards C |
| b. | Local dirt roads: | LOS Standards C |
| c. | County Collector: | LOS Standards D |
| d. | County Arterial: | LOS Standards D |
| e. | Two-lane State roads: | LOS Standards C |
| f. | Multi-lane State roads: | LOS Standards C |
| g. | Freeways: | LOS Standards B |

Policy T-1-2:

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

- a. The functional classification of each roadway segment shall be used as a basis for determining the number of access points allowed to maintain the capacity.
- b. The issuance of access and connection permits to the roadway network shall be limited to the minimum number necessary to provide safe and reasonable access.
- c. Deceleration lanes shall be required on collectors, principal and minor arterials, and freeways as necessary in accordance with approval of an FDOT driveway/roadway connection permit and when required by standards in the Land Development Code.
- d. Shared access shall be used wherever possible to minimize the number of access points to all types of roadways in accordance with the requirements and provisions in the Land Development Code.
- e. Access points to parcels with frontage along two or more roadways shall be located on the roadway of lower classification in accordance with the requirements and provisions in the Land Development Code.
- f. Drive entrances for developments of high intensity or high density shall be limited to the fewest possible. Safety, environmental, possible future development, and efficient flow of traffic will be considered when allowing entrances in accordance with the requirements and provisions in the Land Development Code

OBJECTIVE T-2:

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

Policy T-2-1:

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

- a. New development shall be required to pay its fair share as a condition for development approval based on impact fees, special assessments or other local exaction methods. Implementation ordinances may be adopted separately or as part of the Land Development Code.
- b. Existing land uses and activities which benefit from access improvements shall be required to participate in the cost of the roadway improvement where appropriate. New construction located on lands which have been enhanced by offsite access improvements may be required to pay a pro-rata share of the cost of those access improvements.
- c. Provisions shall be made in development orders to include the mitigation of adverse impacts on adjacent or connecting local roads as well as the state highway system.
- d. Proposed development on roads that would increase traffic to a level beyond the set limits will have to upgrade the road to a LOS standard adequate to meet the impact of their development.

Policy T-2-2

The County shall consult with FDOT when proposed Comprehensive Plan amendments affect facilities on the strategic intermodal system.

OBJECTIVE T-3:

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

Policy T-3-1:

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

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

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

Policy T-3-2:

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

Policy T-3-3:

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

- a. Dedication of right-of-way necessary for roadway improvements identified in an officially recognized long-range plan shall be initiated at the earliest feasible time.
- b. Setback requirements for building structures for roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways, and the close proximity of vehicular traffic to habitable structures. The determination of appropriate setback distances should be a coordinative procedure involving input from FDOT. These setbacks will be set and implemented in the Land Development Code.

OBJECTIVE T-4:

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

Policy T-4-1:

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

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

Policy T-4-2:

Bicycle facilities, pedestrian walkways, horse riding paths, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities as possible.

Policy T-4-3:

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

Policy T-4-4:

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

OBJECTIVE T-5:

The County's transportation system will emphasize safety and aesthetics through the enforcement of the design criteria in the Land Development Regulations.

Policy T-5-1:

The County shall implement design criteria for landscaping and signs along new roadways.

OBJECTIVE T-6:

Traffic circulation planning shall be coordinated with the future land uses shown on the County Future Land Use Map of this Plan, and the FDOT 5-year Transportation Plan.

Policy T-6-1:

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

OBJECTIVE T-7:

Throughout the 20 Year Planning Period, the County shall review the traffic impacts associated with proposed development within and adjacent to its jurisdiction to ensure that adequate roadway capacity is or will be available to serve the development at the time of impact and that safe and efficient movement conditions will exist on-site.

Policy T-7-1:

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

Policy T-7-2:

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

OBJECTIVE T-8:

Enhance the efficiency and accessibility of its transportation system by promoting alternative modes of travel and implementing transportation management programs.

Policy T-8-1:

Coordinate with the CRTPA to support and expand public transit systems, reduce congestion, and improve regional mobility.

Policy T-8-2:

Actively participate in CRTPA planning efforts to expand and improve public transit systems, ensuring that regional transit services meet the needs of County residents and provide viable alternatives to personal vehicle use.

Policy T-8-3:

To reduce congestion, develop and promote transportation demand management programs in partnership with CRTPA and local employers, focusing on initiatives such as ridesharing, telecommuting, and flexible work hours to reduce peak-hour traffic and support transit use.

Policy T-8-4:

The County shall work with CRTPA and transit providers to expand public transit routes and service coverage, particularly in underserved areas, to increase accessibility and encourage higher transit ridership.

Policy T-8-5:

The County shall actively seek federal, state, and regional funding opportunities to support the expansion of public transit systems and the development of alternative transportation infrastructure in coordination with CRTPA.

CHAPTER 3: HOUSING ELEMENT (H)

GOALS, OBJECTIVES AND POLICIES

GOAL H-1: AFFORDABLE HOUSING

- a. Improve the economic health of Jefferson County by allowing varying housing types that address housing needs of all household incomes throughout the planning horizon for all current and anticipated future residents.
- b. Ensure the availability in Jefferson County of affordable (as defined pursuant to Chapter 420, Florida Statutes) housing units for very low, low, and moderate income households for purchase or to rent by working with non-profit and/or for-profit organizations that possess the ability to provide such housing units.

OBJECTIVE H-1.1

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

Policy H-1.1.1:

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

Policy H-1.1.2:

Continue to investigate and implement incentives as inducements to construct very low, low, and moderate-income affordable housing units.

Policy H-1.1.3:

The County will encourage the inclusion of affordable housing in mixed use categories.

Policy H-1.1.4:

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

Policy H-1.1.5:

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

Policy H-1.1.6:

Monitor the permitting process by documenting the following:

- Permit type being issued,
- Fee paid, and
- Location of proposed construction.

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

Policy H-1.1.7:

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

Policy H-1.1.8:

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

Policy H-1.1.9:

The planning staff shall:

- a. Ensure that existing rules, regulations, and policies have no adverse impacts to providing low cost housing.
- b. Eliminate excessive site development standards by using the principles of ecological design.

Policy H-1.1.10

The County shall implement a process for administrative approval of affordable housing projects that meet the requirements of Section 125.01055(7), Florida Statutes, consistent with the requirements of said statute.

Policy H-1.1.11

As a recipient of State Housing Initiatives Partnership (SHIP) funds, the County shall expedite all development orders and permits associated with the construction or rehabilitation of housing meeting the definition of “affordable,” as defined pursuant to Section 420.9071, Florida Statutes.

GOAL H-2: SPECIAL NEEDS

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

OBJECTIVE H-2.1:

The County Commission shall investigate ways and means of providing adequate sites for group housing.

Policy H-2.1.1:

- a. Ensure provisions in the Land Development Code allow for the availability of group, foster care, and special needs housing in appropriate locations throughout the county.
- b. Group homes which have six (6) or fewer residents but otherwise meet the definition of "Community Residential Homes" in Section 419.001(1), Florida Statutes, shall be deemed a single family unit and a non-commercial residential use, in accordance with Section 419.001(2), Florida Statutes.
- c. The siting of Community Residential Homes, as defined in in Section 419.001(1), Florida Statutes, in multifamily residential zoning and land use districts shall be in conformance with Section 419.001(3), Florida Statutes.

Policy H-2.1.2:

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

Policy H-2.1.3:

Ensure that special needs housing facilities are equitably integrated into the community to prevent isolation or concentration in one area.

Policy H-2.1.4:

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

Policy H-2.1.5:

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

GOAL H-3: CONSERVE, REHABILITATE OR DEMOLISH

Ensure the protection of historically significant houses, buildings, and sites; improve the structural and aesthetic qualities of existing houses; and, if necessary, demolish structures to protect the health, safety, and welfare of the public.

OBJECTIVE H-3.1:

Identify, catalog, and disseminate information concerning historically significant buildings and sites.

Policy H-3.1.1:

Develop over the time frame of this Plan, a GIS file of properties with historically significant buildings and sites.

Policy H-3.1.2:

Establish and maintain a cooperative working relationship with historically oriented organizations to further the conservation and rehabilitation of historically significant buildings and sites.

Policy H-3.1.3:

Continue an economic program to utilize historic structures as a magnet for tourists and locals and identify how that role can be strengthened.

Policy H-3.1.4:

Integrate historic preservation review criteria and data into the local planning and development review process for historical districts in the County.

Policy H-3.1.5:

All public planning studies related to subdivisions, transportation, drainage, stormwater, and utilities will identify the presence of historic resources, if applicable, and the impact of any proposal on these resources.

Policy H-3.1.6:

The existence and significance of historic resources and mitigation requirements shall be factors considered when reviewing a project for any new development activities.

Policy H-3.1.7:

Continue to implement guidelines as set forth in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and incentives to ensure compatible design for new buildings proposed for construction near historic structures in historical districts.

Policy H-3.1.8:

Develop a land conservation program that is in agreement with the owner to protect historic, natural, and scenic resources.

Policy H-3.1.9:

Continue a program that will protect significant archaeological resources known by the County, including those not yet currently identified resources by requiring cultural resource assessments in major developments.

Policy H-3.1.10:

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

Policy H-3.1.11:

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

Policy H-3.1.12:

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

OBJECTIVE H-3.2

Utilize resources such as the local library, professional individuals, the County Grants Office, and the Building Official to obtain the applicable information necessary to restore or repair damaged sites, non-historic structures, and historic structures.

Policy H-3.2.1:

Minimize the disturbance or reconfiguration of the site's topography while maintaining the viability of the local ecosystem.

Policy H-3.2.2:

Permit the use of innovative construction techniques that are consistent with the protection of the public health, safety, and welfare that have the potential of lowering cost while maintaining quality.

OBJECTIVE H-3.3:

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

Policy H-3.3.1:

Pursue the following major funding sources:

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

Policy H-3.3.2:

Define substandard housing by the following criteria:

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

Policy H-3.3.3:

Institute and monitor a list of substandard units which shall include the date found to be substandard and the subsequent date that the structure is removed or repaired.

Policy H-3.3.4:

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

Policy H-3.3.5:

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

Policy H-3.3.6:

The County shall support efforts to conserve, protect, and rehabilitate housing units in the annual capital budget by programming affordable housing rehabilitation and infrastructure

improvements in areas where there is a concentration of substandard housing units and where infrastructure improvements are needed. In order to counteract the decline of sound neighborhoods and improve unincorporated areas of the County which have concentrations of deteriorated housing units, the County shall give high priority to roadway and other capital improvements in neighborhoods that have a high incidence of substandard dwelling units. Given grants or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

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

GOALS, OBJECTIVES, AND POLICIES

GOAL U-1:

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

OBJECTIVE U-1.1:

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

Policy U-1.1-1:

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

1. Sanitary Sewer:
 - Public or private community collection systems: For sewer systems owned and operated by the County, 148 gallons per day. For sewer systems owned and operated by other entities, the level of service shall be established by the utility providing service.
 - Individual septic tank systems: The requirements set by the Florida Department of Environmental Protection, Florida Department of Health, or other state agency having authority.
2. Solid Waste: 4.5 pounds per capita per day (Jefferson, Dixie, Madison, and Taylor Counties formed the Aucilla Area Solid Waste Administration (AASWA) and constructed a regional landfill facility located in Greenville. The facility has been improved to serve the four counties at the adopted LOS for solid waste services until 2075.
3. Drainage: All new developments shall meet the standards and regulations of the appropriate Water Management District and applicable Jefferson County regulations regarding the quantity and quality of stormwater runoff.
4. Potable Water:
 - Public or private community water systems: For potable water systems owned and operated by the County, 210 gallons per day. For potable water systems owned and operated by other entities, the level of service shall be established by the utility providing service.

- Individual wells: The requirements set by the Water Management District, Florida Department of Health, or other state agency having authority.

Policy U-1.1-2:

The County Building Inspector shall not issue a building permit unless existing facilities meet state and local standards.

Policy U-1.1-3:

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

Policy U-1.1-4:

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

Policy U-1.1-5:

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

Policy U-1.1-6:

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

OBJECTIVE U-1.2:

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

Policy U-1.2-1:

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

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

OBJECTIVE U-1.3:

Throughout the 20 Year Planning Period, the County shall require County residents to conserve water.

Policy U-1.3-1:

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

Policy U-1.3-2:

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

Policy U- 1.3-3:

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

Policy U-1.3-4:

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

GOAL U-2:

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

OBJECTIVE U-2.1:

Existing deficiencies will be corrected by:

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

Policy U-2.1-1:

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

Policy U-2.1-2:

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

OBJECTIVE U-2.2:

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

Policy U-2.2-1:

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

- a. Existing septic tank and package treatment plants in compliance may remain in service.
- b. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service or package plants are not available in accordance with FDHRS septic tank rules, and shall only be permitted subsequent to the receipt of all applicable FDHRS and DEP permits.
- c. Use of package treatment plants shall be limited to areas where central sewer systems are not available, and septic tanks are prohibited due to severely rated soils, land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon FDHRS and FDEP rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable FDHRS and FDEP permits.
- d. For areas characterized by severely rated soils, the County shall require that alternative types of septic tanks, including aerobic systems and alternative drainfields, be required for development proposing densities of greater than one dwelling unit per acre (unless central facilities are required by FDHRS).
- e. Septic tanks which are proposed for nonresidential uses shall not exceed the sewage flow limitations of the Florida Department of Health and Rehabilitative Services and the Department of Environmental Protection.
- f. Any change of use for an existing dwelling from residential to nonresidential use shall certify that the proposed use will not result in the disposal of any hazardous wastes, consistent with Chapter 381.272, Florida Statutes.

GOAL U-3:

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

OBJECTIVE U-3.1:

The County will continue to enforce land development regulations for protection of natural drainage features and to ensure that future developments provide adequate stormwater drainage facilities.

Policy U-3.1-1

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

Policy U-3.1-2:

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

Policy U-3.1-3:

Silviculture and agricultural uses shall be required to use best management practices to prevent drainage and pollution problems. No activities shall alter the hydrologic function of floodplain areas.

GOAL U-4:

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

OBJECTIVE U-4.1:

The County shall conserve and protect the values and functions of natural groundwater aquifer recharge areas from adverse impacts through adoption of land development regulations by the statutory deadline and coordination with federal, state and local agencies throughout the 20 Year Planning Period.

Policy U-4.1-1:

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

Policy U-4.1-2:

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

Policy U-4.1-3:

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

OBJECTIVE U-5.1:

Protect the public health, safety, and welfare, the springs, rivers, lakes, and other surface water and ground water resources located within Jefferson County, and further the goals and objectives set forth of in the Wacissa BMAP and the Wakulla Springs BMAP by requiring new Wastewater Treatment Plants to meet effluent standards applicable to wastewater treatment facilities.

CHAPTER 5: CONSERVATION ELEMENT (C)

GOALS, OBJECTIVES, AND POLICIES

GOAL

Preserve, protect, and conserve the natural resources and the ecological integrity now existing in Jefferson County.

OBJECTIVE C-1.1

Comply with air quality standards set forth by the State and Federal agencies throughout the 20 Year Planning Period of this Comprehensive Plan.

Policy C-1.1.1

Jefferson County shall promote programs on the health benefits derived from using bicycles and walking by encouraging citizens to use public pathways and at the same time reduce polluted emissions attendant with the use of their automobiles.

Policy C-1.1.2

Jefferson County shall develop programs showing the advantages of maintaining existing trees as well as planting new trees, both of which are effective in removing pollutants from the air.

Policy C-1.1.3

Jefferson County shall encourage mixed use development patterns that promote the mixture of residential and workplaces to encourage pedestrian or bicycle use and/or transportation alternatives to automobiles.

Policy C-1.1.4:

Industrial uses shall be located where they minimize the impact on air quality.

OBJECTIVE 1.2:

Conserve and protect the quality and quantity of the current water sources by the following methods:

1. Implement and enforce the County's land development code, which requires a site plan review process for all development.
2. Correct major drainage deficiencies throughout this 20 Year Planning Period.

Policy C-1.2.1

Protect water quality in the following areas:

1. Natural groundwater recharge areas;
2. Wellhead protection areas; and
3. Areas zoned as conservation

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

Policy C-1.2.2

Jefferson County shall require all new developments to provide a stormwater management system designed in accordance with the applicable Water Management District standards requiring that post development rates of runoff shall not exceed pre-development rates consistent with the adopted LOS standards in this plan. Permits for the stormwater system design shall be obtained from the applicable water management district, which are the Suwannee River Water Management District and the Northwest Florida Water Management District.

Policy C-1.2.3

In all new developments, all on-site stormwater management facilities shall be constructed and functional prior to the construction of all other infrastructure and buildings.

Policy C-1.2.4

Land Development Code standards shall be revised as necessary to reflect new technologies or practices that can reduce the impacts of development as they become available, particularly regarding impervious surface areas.

Policy C-1.2.5

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

Policy C-1.2.6

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

OBJECTIVE C-1.3

Protect all areas that fall within the 100-year floodplain as shown on the Flood Insurance Rate Map. Protect and conserve wetlands and the natural function of wetlands.

Policy C-1.3.1

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

Policy C-1.3.2

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

Policy C-1.3.3

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

Policy C-1.3.4

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

Policy C-1.3.5

The County shall protect and conserve wetlands and the natural functions of wetlands through regulations adopted in the land development code, which may include, but are not limited to, setback requirements.

OBJECTIVE C-1.4

Develop guidelines in the use of water.

Policy C-1.4.1

The County shall coordinate with the Water Management Districts to conduct water conservation programs, including, but not limited to, assistance in the distribution of water conservation information to residents and businesses within the County and evaluation of proposed development to identify water conservation techniques. The County shall

adhere to any emergency water conservation measures imposed by the Northwest Florida and Suwannee River Water Management Districts.

Policy C-1.4.2

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

Policy C-1.4.3

The County shall enact regulations that allow septic tanks only in areas where public sewer is unavailable and only upon issuance of a permit by FDEP or such other state agency having authority.

Policy C-1.4.4

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

Policy C-1.4.5

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

OBJECTIVE C-1.5:

Conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects with an emphasis on threatened, endangered, and species of special concern. Conserve, protect, and appropriately use mineral sources. Protect surface water quality to ensure that water quality is not allowed to degrade below present conditions, including that of the Wacissa River, Aucilla River, and Lake Miccosukee. Conserve and protect the parks, recreation facilities, and conservation areas identified in the Recreation and Open Space Element and Future Land Use Map.

Policy C-1.5.1:

The Land Development Code shall require that when one or more threatened or endangered species or species of special concern are found on a site to be developed, such development shall be halted. Halting the development will remain in effect until a management plan is prepared sufficiently effective to avoid adverse effect on the species.

If adverse impact cannot be avoided through site redesign or other means, the applicant shall be required to develop a mitigation plan that will allow no net loss of species.

Policy C-1.5.2:

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

- a. The applicant shall obtain all required State, Federal and Regional permits.
- b. The applicant must document that the proposed activity will not cause significant damage to the following:
 1. potable water supplies
 2. surface waters;
 3. endangered, threatened, or species of special concern;
 4. adjacent properties.
- c. The applicant shall provide a reclamation plan in order to replace or restore lost or damaged environmental resources and to insure that the land is returned to a form which may be beneficially used, as provided for in the Land Development Code.
- d. No regionally significant wetlands shall be adversely affected. Any non-regionally significant wetlands in the area to be mined shall be avoided, if practicable, and if such wetlands are adversely affected, adequate mitigation shall be required, or if applicable, wetlands destroyed shall be replaced on a acre for acre basis with a wetland of similar size, type of vegetation, water flow, and topographical farmland with similar functions as the destroyed wetland; and in a location approved by the Board of County Commissioners during approval of an application to allow surface mining.
- e. Naturally occurring surface water basin flows and boundaries shall be maintained.
- f. The Florida Fish and Wildlife Conservation Commission (FWC or FWCC) shall be notified prior to the approval of the reclamation plan to assess the mitigation stated in the plan to ensure that protection for endangered, or threatened, or species of special concern is achievable.
- g. If the proposed mining activity is located adjacent to residential development, the applicant shall provide adequate vegetative and other natural or construction buffers to minimize air and noise pollution being dispersed by the wind.
- h. The applicant shall demonstrate financial responsibility for any damage to public or private property, human, animal or plant life, or any mineral or water bearing geologic formation incurred due to mining operations or failure to properly reclaim mined-out lands through the posting of a sufficient bond according to standards to be established in the Land Development Code.

Policy C-1.5.3

The County will cooperate with the City of Monticello and adjacent counties to coordinate protection for the natural areas that cross over multi-jurisdictional districts.

Policy C-1.5.4

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

Policy C-1.5.5

The County shall protect public parks, historic sites, recreation areas, and wildlife refuges by land development codes that allow only compatible land uses to lessen any adverse effects from incompatible land uses and by development restrictions on private lands in areas designated as conservation areas on the Future Land Use Map.

OBJECTIVE C-1.6:

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

1. Fisheries
2. Wildlife
3. Wildlife habitat
4. Marine habitat

Policy C-1.6.1:

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

Policy C-1.6.2:

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

Policy C-1.6.3:

The Federal Government owns all property along the coastline of the Gulf of Mexico and Jefferson County's staff, through its intergovernmental coordination efforts, has and will

continue to cooperate with the appropriate Federal personnel to ensure that fisheries and marine habitats are protected.

Policy C-1.6.4:

The County shall regulate development within the 100 year floodplain to ensure that no negative pollutants will travel downstream to the fisheries and marine habitats along the coast.

Policy C-1.6.5:

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

Policy C-1.6.6:

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

Policy C-1.6.7:

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

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

OBJECTIVE C-1.7:

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

Policy C-1.7.1:

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

Policy C-1.7.2:

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

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

Policy C-1.7.3:

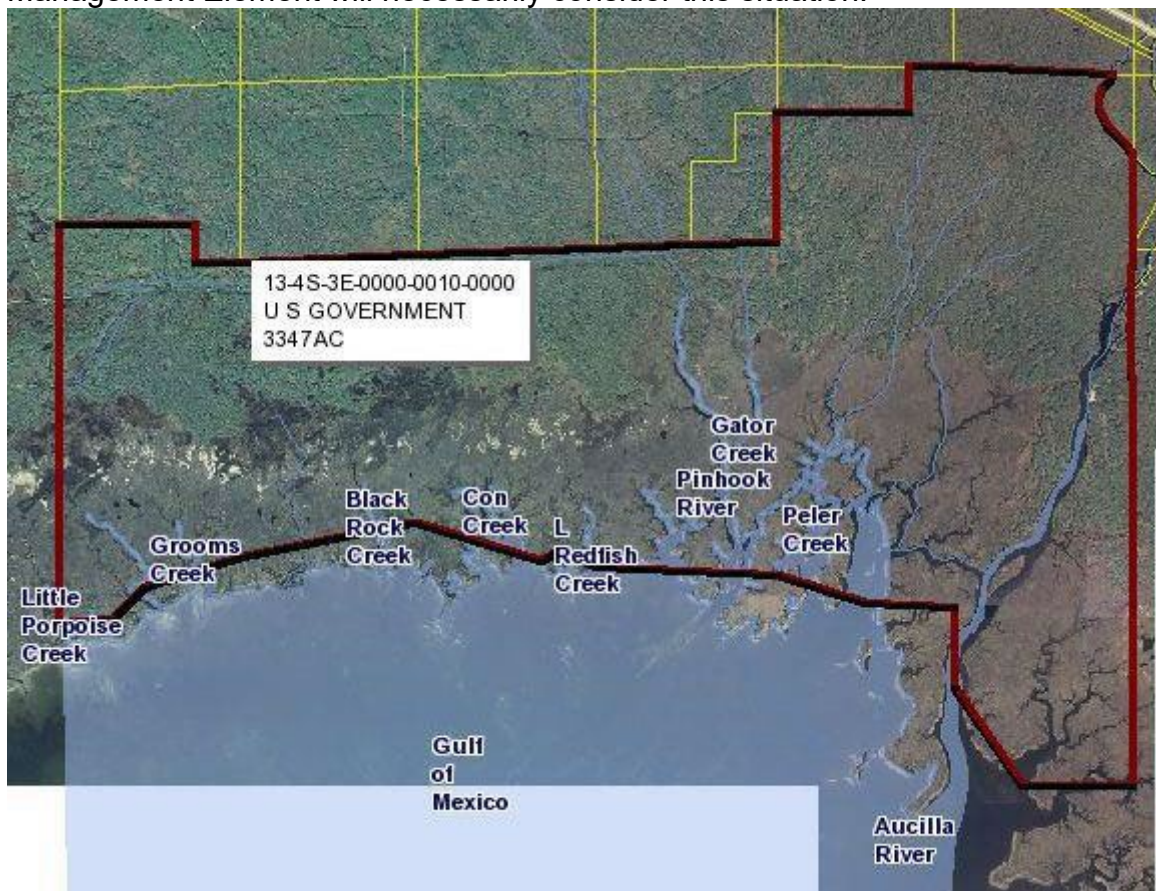
Through the intergovernmental coordination and public education efforts, the County, shall continue to encourage citizens of the County and the City of Monticello to use the hazardous waste transfer sites.

CHAPTER 6: COASTAL MANAGEMENT ELEMENT (CME)

GOALS, OBJECTIVES AND POLICIES

PREFACE

Jefferson County is unique in that the coastal shoreline and adjacent lands are owned by the United States Government and cannot be developed. Further, its coastal zone consists of St. Mark's National Wildlife Refuge, which is uninhabited, and the Aucilla Wildlife Management Area, which is also uninhabited. This section of the Coastal Management Element will necessarily consider this situation.



GOAL CME-1:

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

OBJECTIVE CME-1.1

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

Policy CME-1.1.1:

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

Policy CME-1.1.2:

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

Policy CME-1.1.3:

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

Policy CME-1.1.4:

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

Policy CME-1.1.5:

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

Objective CME-1.2:

Prevent new discharge of untreated stormwater from all sources into the County's receiving waters through the use of land development regulations that prohibit discharge of untreated stormwater into any surface water.

Policy CME-1.2.1:

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

Policy CME-1.2.2:

Use the land development regulations, to specify the following:

- a. use appropriate erosion control measure to eliminate offsite migration of soil particles during and after all construction activities , and which originate from dirt roads, and
- b. use of SCS or U.S. Forestry's Best Management Practices during agricultural and silviculture activities.

Policy CME-1.2.3:

The County shall require that any new sewage treatment plants, or industries, or other facilities which discharge waste products to dispose effluents by way of spreading, or spray irrigation, or recycling, or by other means approved by FDEP or the EPA. Whatever system is chosen, all direct discharge into receiving waters shall be avoided.

OBJECTIVE CME-1.3:

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

Policy CME-1.3.1:

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

Policy CME-1.3.2:

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

OBJECTIVE CME-1.4:

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

Policy CME-1.4.1:

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

GOAL CME-2:

Reduce vulnerability to hurricanes, flooding events, and other natural disasters and protect human life.

OBJECTIVE CME-2.1:

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

Policy CME-2.1.1:

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

Policy CME-2.1.2:

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

Policy CME-2.1.3:

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

Policy CME-2.1.4:

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

GOAL CME-3:

Consistent with Section 163.3178(2)f., Florida Statutes, eliminate inappropriate and unsafe development in coastal areas when opportunities arise.

OBJECTIVE CME-3.1:

Development and redevelopment within the County shall proceed in a manner which reduces the risk to public and private investments and encourages the use of best practices to address the negative impacts of flooding in coastal areas.

Policy CME-3.1.1:

As set forth in the Preface to this Coastal Management Element, the County's coastal areas are almost entirely owned by the Federal Government, and thus not subject to development. The County shall support the Federal Government's continued ownership and control of such areas.

Policy CME-3.1.2:

The County will identify infrastructure and critical facilities at risk for high-tide events, storm surge, flooding, stormwater runoff and sea level rise. Redevelopment plans for such improvements will take alternative locations outside of the special flood hazard area into consideration. Where relocation of infrastructure and critical facilities is deemed unfeasible, structurally defensive measures to mitigate the impacts of flooding and rising seas may be pursued. Structurally defensive measures could include shoreline armoring and beach renourishment.

Policy CME-3.1.3:

Freeboard requirements for new development and substantial redevelopment in special flood hazard areas shall be evaluated by the County for incorporation into the Code of Ordinances to reduce vulnerability of structures.

Policy CME-3.1.4:

Acquisition of severe repetitive loss properties which have sustained repeated flood losses, for use as public open space shall be considered as procurement opportunities arise, such as through the use of grants or tax deed sales.

Policy CME-3.1.5:

The County shall require consistency with the flood-resistant construction requirements in the Florida Building Code, and applicable floodplain management regulations set forth in 44 CFR Part 60.

Policy CME-3.1.6:

Any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, Florida Statutes, shall be consistent with Chapter 161, Florida Statutes.

Policy CME-3.1.7:

The County shall seek to continue its participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to provide discounted flood insurance premiums to property owners.

CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT (R)

GOALS, OBJECTIVES, AND POLICIES

GOAL:

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

OBJECTIVE R-1:

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

Policy R-1-1:

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

Policy R-1-2:

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

OBJECTIVE R-2:

Throughout the 20 Year Planning Period, the County shall coordinate with other local governments and the private sector to ensure that future recreation needs of the County are met.

Policy R-2-1:

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

Policy R-2-2:

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

OBJECTIVE R-3:

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

Policy R-3-1:

The County hereby adopts the following recreation levels of service:

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

Policy R-3-2:

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

Policy R-3-3:

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

Policy R-3-4:

The County shall take advantage of Federal and/or State grants when available to fund the additional recreation sites.

Policy R-3-5:

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

OBJECTIVE R-4:

The County and the Private sector shall coordinate to provide adequate open space within the County.

Policy R-4-1:

The County will require green areas and appropriate landscape buffers in all new developments.

Policy R-4-2:

The County shall define common open space and include regulations concerning the preservation of natural vegetation in new developments in the Land Development Code.

CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)

GOALS, OBJECTIVES AND POLICIES

GOAL ICE-1:

Formalize intergovernmental coordination channels between the County and the City of Monticello, Wakulla County, Leon County, Madison County, Taylor County, and the Apalachee Regional Planning Council in order to contribute to a regional exchange of information, planning, and the implementation of necessary policies to enhance the quality of life in Jefferson County.

OBJECTIVE ICE-1.1:

Coordinate the planning process and the composition of the Comprehensive Plan with the plans of adjacent local governments as well as with the plans of agencies involved in providing services within the County by establishing formal channels of communication. Enter into interlocal agreements with the City of Monticello, adjoining counties, and the Jefferson County School Board where appropriate for the purpose of maximizing governmental efficiency.

Policy ICE-1.1.1:

The County shall utilize information provided by adjacent local governments and agencies throughout the planning process and make the results of any planning research conducted by the County available to these entities as its contribution to the information pool.

Policy ICE-1.1.2:

The County shall utilize the Apalachee Regional Planning Council's Informal Mediation Process when conflicts arise concerning the provision of services and information.

Policy ICE-1.1.3:

The County shall coordinate management of its coastal area with Wakulla and Taylor counties as well as with the Department of the Interior – National Parks Service by formal communications with these entities.

Policy ICE-1.1.4:

Annually request the Jefferson County School Board provide information detailing existing and projected facilities capacities, enrollments, and their locations and projected needs to be utilized for collaborative planning and decision making.

OBJECTIVE ICE-1.2:

Identify impacts of proposed development as noted in the County's Comprehensive Plan and coordinate this development with development in adjacent counties, in the region, and the State through the establishment of an on-going process by which projects are reviewed, issues are identified, and solutions are reached through formal channels of communication. The County Planning Official, the Chairman of the Planning Commission, and the Chairman of the Board of County Commissioners shall meet periodically to share information on projects that may affect Jefferson County. When issues are identified, they will be brought to the Planning Commission for discussion and recommendation to the Board of County Commission for future action.

Policy ICE-1.2.1:

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

Policy ICE-1.2.2:

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

OBJECTIVE ICE-1.3

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

Policy ICE-1.3.1:

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

Policy ICE-1.3.2:

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

Policy ICE-1.3.3:

In coordination with the City of Monticello and adjacent local governments, identify areas suitable for Joint Planning Areas (JPAs) where future annexation, development, and/or infrastructure services can be coordinated based on growth projections and land use compatibility.

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT (CIE)

INTRODUCTION

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

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

GOALS, OBJECTIVES & POLICIES

GOAL:

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

OBJECTIVE CIE-1:

Jefferson County shall ensure all necessary capital improvements:

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

Policy CIE-1-1:

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

CRITERIA FOR JEFFERSON COUNTY CAPITAL IMPROVEMENT PROJECTS

- A. Make annual assessments of the level of service status of public facilities;
- B. Prioritize capital improvement projects that both meet the goals, objectives, and policies of this Comprehensive Plan and possess financial feasibility;
- C. Identify the needs of existing or projected public facilities which have not or will not meet designated level of service standards;
 - 1. Give first order of priority to capital improvement projects that will maintain or enhance public health and safety as well as those projects required by the

- County's legal commitment to provide facilities based on state and federal law requirements and water management district regulations;
2. Give second order of priority to capital improvement projects that maintain operational levels of existing facilities, or improve facilities with current or projected deficiencies that may cause an inability to meet the adopted level of service standards, or capital improvement projects which through these efforts may reduce future costs for facility maintenance;
 3. Give third order of priority to capital improvement projects which address public facilities with the greatest deficiencies or the greatest need for improvement using the adopted level of service standard as the basis for comparison;
 4. Give fourth order of priority to capital improvement projects that are needed for areas that have already been approved for development prior to the adoption of this Comprehensive Plan and that are lacking public facilities that meet level of service standards;
 5. Give fifth order of priority to any other capital improvement projects warranted by this Comprehensive Plan that do not meet the previous criteria.

Policy CIE-1-2:

The County will continue to seek funding for capital improvement projects not otherwise available in an annual budget. These projects are not specifically required to maintain LOS Standards; however, they are projects that have been pursued to enhance and increase overall infrastructure capacity. These projects are:

- A. Support the continued expansion of the water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeenah areas of the County
- B. Continue resurfacing (including widening, where appropriate) of County roads once owned by the State of Florida;
- C. Continue expansion of facilities at County parks;
- D. Continue to provide advanced mapping facilities, capabilities, and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding, as well as to provide GIS mapping support to assist other departments such as Planning, Road, Solid Waste, Fire/Rescue, and Sheriff, etc., for planning, maintenance, etc.
- E. Coordinate with the School District in restoration of the old high school "A" building to create economic development.

Policy CIE-1-3:

Jefferson County shall coordinate with the appropriate Water Management District before undertaking capital improvement projects to create or enhance drainage facilities that have fallen below the established level of service standards described within this Comprehensive Plan.

OBJECTIVE CIE-2:

Jefferson County shall ensure that all land use decisions are properly coordinated and are consistent with all level of service requirements before approval.

Policy CIE-2-1:

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

Policy CIE-2-2:

The following level of service (LOS) standards are hereby adopted and will be 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 suggested by the Florida Department of Transportation and Jefferson County.

	TYPE OF ROAD	LEVEL OF SERVICE STANDARD
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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	As established by the Florida Department of Environmental Protection, Florida Department of Health, or other state agency having authority.
Central Facilities	
City of Monticello	As established by the City

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Regional Solid Waste Landfill	4.5_tons per capita

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	As established by the Water Management District, Florida Department of Health, or other state agency having authority.
City of Monticello	As established by the City

RESOURCE-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
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

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	No less than 1 multi-purpose playing field

Baseball/Softball
Tennis

No less than 1 baseball/softball field
No less than 1 tennis court

Policy CIE-2-3:

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

Policy CIE-2-4:

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

OBJECTIVE CIE-3:

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

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

Policy CIE-3-1:

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

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

Policy CIE-3-2:

The County will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvement Budget will be coordinated with the annual review of the Capital Improvements Element, and will be integrated into the County's Five Year Capital Improvements Plan.

Policy CIE-3-3:

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

Policy CIE-3-4:

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

Policy CIE-3-5:

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

OBJECTIVE CIE-4:

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

Policy CIE-4-1:

- a. Future development shall bear a proportionate cost of facility improvements (including roads) necessitated by the development in order to maintain adopted LOS standards.
- b. Applicants for development shall be required to pay for or construct their proportionate fair share of required transportation improvements as provided herein and in a manner consistent with Section 163.3180, Florida Statutes. If anything herein conflicts with Section 163.3180, Florida Statutes, the statute shall control.
- c. Mitigation of impacts on local roads and state highways shall be included. The County shall coordinate with FDOT as to the state highway system.
- d. The proportionate-share contribution shall be calculated based upon the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost, at the time of development payment, of the improvement necessary to maintain or achieve the adopted level of service.
- e. The proportionate share formula provided herein shall only be applied to roads that are determined to be significantly impacted by the project traffic under review.

Roadway links are significantly impacted if the net new external PM peak hour project trips in the peak direction are five percent (5%) or more of the service volume (PM peak hour, peak direction) at the adopted level of service (LOS) standard.

- f. Costs associated with correcting existing transportation deficiencies shall be removed from a project's proportionate share calculation. An "existing transportation deficiency" means a road for which the adopted level-of-service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida's Bureau of Economic and Business Research medium population projections. The County shall estimate the cost and funding requirements to rectify existing transportation deficiencies and shall amend the Comprehensive Plan and capital improvements element such that existing deficiencies may be corrected.
- g. Applicants for development may satisfy proportionate share requirements via construction of transportation improvements, donations of land, or payment of fees.

Policy CIE-4-2

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

Policy CIE-4-3:

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

Policy CIE-4-4:

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

- A. Necessary facilities and services are in place consistent with the adopted LOS standards of this Comprehensive Plan and the appropriate Sections of Florida Administrative Code.
- B. Prior to issuance of development orders or permits, conditions are established that prevent a certificate of occupancy from being granted unless necessary facilities which meet LOS standards are in place to service the development.
- C. Prior to issuance of a development order or permit a binding executed contract for the construction of facilities which provides for the commencement of construction

within one year of the issuance of the development order or permit has been agreed upon.

- D. In regards to Transportation and Recreation facilities, necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

OBJECTIVE 5:

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

Policy 5-1:

Prior to the issuance of certificate of occupancy, the County shall verify that all facilities are available to serve development . Development orders for future development shall not be issued unless the following is demonstrated: (1) Compliance with the adopted Level-of-Service standards in the Comprehensive Plan and (2) one or a combination of the following conditions exist: (a) necessary facilities and services are in place at the time that a development order or permit, consistent with the County's adopted LOS standards; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (c) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or (e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 5-2:

The County Concurrency Management provisions in the Land Development Code shall ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 5.1 and based upon the application of the Jefferson County Level-of-Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon

the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 5.1. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 5.3:

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

OBJECTIVE CIE-6:

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

Policy CIE-6-1:

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

Policy CIE-6-2:

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

Policy CIE-6-3:

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

Policy CIE-6-4:

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

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements of the Capital Improvements Element displayed in Table-A is to be utilized as the implementation mechanism of Capital Improvement Projects. The five year schedule of improvements is designed to describe the projects' description, timing, location, projected expenses, and revenue sources of any capital improvement needs identified throughout the corresponding elements of this Comprehensive Plan. The following five year schedule of improvements documents the financial feasibility of Jefferson County's Comprehensive Plan. The basis of the five year schedule of improvements is Jefferson County's 2045 Comprehensive Plan Data, Inventory, and Analysis Report, which acts as the County's foundation for determining financial feasibility for any projects listed below.

TABLE A

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 transportation 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.

Traffic Impact Analysis:

The latest edition of the Institute of Transportation Engineers Trip Generation Manual shall be used to determine trip generation. If, for example, the development would generate 10 directional trips during the PM Peak Hour per new unit, the following analysis would result:

50 new residential single family units x 10 PM Peak Hour trips per day = 500 new traffic trips.

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

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

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

Recreation and Open Space Impact Analysis:

Using the BEBR most recent projections, the average person per household for Jefferson County is used to calculate the adopted Recreation and Open Space LOS of 5Ac/1000 population. The creation of a new 50 lot subdivision would create a new recreational demand of:

50 new units x 2.53 (as an example) persons/HH = 126.5, or 127 new residents

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

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

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

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

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

CHAPTER 10: PROPERTY RIGHTS ELEMENT¹

GOAL:

Make decisions with respect for private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 8-1:

Respect judicially acknowledged and constitutionally protected private property rights in local decision making.

Policy 8-1-1

In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

¹ This Chapter containing the Property Rights Element was originally adopted by the County pursuant to Ordinance No. 2022-0106-01, approved by the Board on January 6, 2022, and is now being codified as Chapter 10 of the Jefferson County Comprehensive Plan, subject to revisions described herein.

Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights. Further, nothing herein shall require the County to ascertain or determine the existence of any purported private interest in property.

Objective 8-2:

Protect the vested rights of property owners.

Policy 8-2-1:

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

A. Statutory Vesting: As established pursuant to applicable state statute.

B. Common Law Vesting: A right to develop or to continue the development of property may be found to exist whenever the applicant provides, by a preponderance of the evidence, that the applicant, acting in good faith and reasonable reliance upon some valid and official act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

C. A property owner's rights of development shall further be vested when a final development order is issued by the County, which development order is unexpired and remains in full force and effect, and substantial development in accordance with said development order has commenced and is continuing in good faith prior to any amendment to this Plan or the Land Development Code.

Policy 8-2-2:

Land uses which were lawful prior to the adoption of this Plan (on July 19, 1990) or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming. The County shall adopt non-conforming land use reduction procedures as part of the land development regulations to ensure that those existing uses which are non-conforming are gradually reduced or eliminated where possible.

Policy 8-2-3:

Parcels of record or recorded platted lots within a land use category that allows for residential development that existed on or prior to the adoption of this Plan (July 19, 1990) shall be permitted at least one residential dwelling per parcel or recorded lot, unless the Future Land Use category allows for greater density on that parcel of record.

APPENDIX A: DEFINITIONS/ACRONYMS

- 100-Year Floodplain: An area subject to a 1% chance of a flood occurring at or above the base flood elevation.
- Abandoned Structure(s): Buildings and/or Property that have no apparent signs of current residence due to its unused or derelict condition.
- Abut: To physically touch or border upon; or to share a common property line.
- Amendment: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series.
- Availability: At a minimum, the facilities and services will be provided in accordance with the standards set forth in the County's adopted level LOS standards.
- BEBR: Bureau of Economic and Business Research - Founded in 1929, The Bureau of Economic and Business Research (BEBR) is an applied research center in the Warrington College of Business Administration at the University of Florida. BEBR's mission is to collect, analyze and generate economic and demographic data on Florida and its local areas; conduct economic and demographic research that will inform public policy and business decision making; and to distribute data and research findings throughout the state and the nation.
- Buffer: A strip of land, including any specified type and amount of planting which may be required to protect one type of land use activity from another, or minimize or eliminate conflicts between them; or protect natural or historic resources.
- Canopy Road: A road where the branches of the trees from both sides of the road come together above the driving surface for at least 300 continuous lineal feet in one or more locations. A public right-of-way which, because of its natural, aesthetic, scenic, recreational or historic association and importance, is protected by the Land Development Code.
- CIE: Capital Improvements Element
- CIP: Capital Improvements Program
- Cluster Development: A residential subdivision designed to decrease the impacts of development while maintaining the allowed density. The homes are grouped together on smaller lots while a substantial portion of the overall development site remains in a natural condition and is placed in common ownership of the

homeowners. The overall design should reduce both the amount of required infrastructure and the area of disturbance of natural features normally caused by development.

- Commercial Development/Commercial Use: Activities associated with the sale, rental, or distribution of products or the performance of services.
- Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
- Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.
- Concurrency Management System: The procedures and/or process that Jefferson County uses to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.
- Density, Gross: A measure of the concentration of development applied to residential land uses and expressed in terms of dwelling units per gross acre. The total number of dwelling units divided by the total site area, including public right-of-way.
- Development or Development Activity: Includes all actions and activities as described in the Jefferson County Land Development Code.
- Developer: Any person, corporation, or other legal entity, including a governmental agency, undertaking any development activity as defined in Chapter 380.04 Florida Statutes and/or the Jefferson County Land Development Code, either as the owner or as the agent of an owner of property.
- Dwelling Unit or Unit: A single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- Environmentally sensitive lands: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems
- FAC: Florida Administrative Code
- FDEP: Florida Department of Environmental Protection
- FDOT: Florida Department of Transportation

- FLUE: Future Land Use Element
- FLUM: Future Land Use Map
- F.S. (FS): Florida Statutes
- Fill: Any material deposited for the purpose of raising the level of the natural land surface.
- Floor Area Ratio (FAR): A measure of the intensity of development on a site calculated by adding together all floor areas of all floors and dividing this total by the gross site area.
- Hazardous Waste: A material identified by the Department of Environmental Regulations as a hazardous waste. These may include but are not limited to a substance defined by the Environmental Protection Agency based on the 1976 Resource Recovery and Reclamation Act, as amended, as:
 1. being ignitable, corrosive, toxic, or reactive;
 2. fatal to humans in low doses or dangerous to animals based on studies in the absence of human data;
 3. listed in Appendix 8 of the Resource Recovery and Reclamation Act as being toxic and potentially hazardous to the environment.
- Impervious Surface: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.
- Impervious Surface Ratio: A proportion of the impervious surface (in square feet) of the total development site to the total development site (in square feet) expressed as a percentage, where an impervious surface is one which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include compacted clay, surfaced streets, roofs, sidewalks, parking lots and other similar structures.
- Improvement: Any man-made, immovable item, which becomes part of, is placed upon, or is affixed to real estate.
- Intensity: A measure of the concentration of development applied generally to non-residential uses and expressed as an impervious surface area and/or a ratio of allowable land uses within mixed use areas.
- LDC: The Jefferson County Land Development Code

- LOS: Level of Service
- NFWFMD: Northwest Florida Water Management District
- Open Space: That portion of a total development site which shall be open, unoccupied and unobstructed by any structure. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel
- Overlay District: A district legislatively established by the Board of County Commissioners as an overlay regulation to provide for particular uses or types of uses, or to provide development regulations for particular uses or types of uses, or to provide development regulations for uses in particular areas, so as to accommodate development of those types of uses and areas while still providing for the protection of public health, welfare, and safety concerns which, because of the nature of the use or area, cannot reasonably be addressed by generalized development criteria or by general inclusion in designated land use districts. The Board of County Commissioners retains the legislative discretion to establish, extend, restrict, or otherwise modify the placement of such overlay district boundaries so as to weigh and balance all apparent public health, welfare, and safety concerns and so as to adequately preserve and protect such concerns. Overlay districts may be applied to any existing Land Use Districts, but inclusion of land in an overlay district does not change the underlying Land Use District for such land other than the additional overlay requirements.
- Owner: A person who, or entity which, alone, jointly or severally with others, or in a representative capacity (including without limitation, an authorized agent, attorney, executor, personal representative or trustee) has legal or equitable title to any property in question, or a tenant, if the tenancy is chargeable under his lease for the maintenance of the property.
- Parcel: A unit of land within legally established property lines. If, however, the property lines are such as to defeat the purposes of this Code or lead to absurd results, a "parcel" may be as designated for a particular site by the Planning Official.
- Planning Official: the official designated by the local governing body of Jefferson County for the administration and enforcement of the Jefferson County Land Development Code.
- Planning Period: the Planning Period applicable to this Comprehensive Plan, consistent with the meaning set forth in Section 163.3177(5)(a), Florida Statutes. There shall be two Planning Periods applicable to this Comprehensive Plan. The "10 Year Planning Period" shall cover the first 10-year period immediately following

the Comprehensive Plan's adoption. The "20 Year Planning Period" shall cover the 20-year period following the Comprehensive Plan's adoption.

- Potable Water: Water that is intended for drinking, culinary or domestic purposes, subject to compliance with County, State or Federal drinking water standards.
- Public Facilities and Services: Those items covered by the Jefferson County Comprehensive Plan, for which level of service standards have been adopted.
- RPC: Regional Planning Council (ARPC) Apalachee Regional Planning Council
- S.F./sf/sq.ft/sqft: square feet
- SRWMD: Suwanee River Water Management District
- Subdivision: The platting or division of real property into three 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.
- 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.

**Jefferson County Capital Improvement Plan
FY 2026-2030
MASTER PROJECT LIST**

Project Number	Fiscal Year	Category	Title	Short Description	Long Description	Cost Data			Funding Sources						Notes			
						Total Project	Construction	Eng/Adm/Legal	General	Internal 2	Internal 3	Internal 4	Internal 5	External		External Description		
26-01	2026	PARKS	Recreation Park Improvements	Walking Trail, 2nd Entrance, Parking and Lighting	Walking Trail refurbishment, 2nd Entrance, Additional Parking and Lighting	\$ 375,000	\$ 300,000	\$ 75,000	\$ 75,000						\$ 300,000	Rural Infrastructure Fund		
28-01	2028	PARKS	Arena Bleachers	Bleacher replacement	Replacement of bleachers at the arena	\$ 60,000	\$ 60,000	\$ -	\$ 60,000									
27-01	2027	FACILITIES	Historic Courthouse Improvements	Site Grading, Repair/Seal Exterior Envelope, Roofing Repairs	See Architect Report	\$ 825,000	\$ 750,000	\$ 75,000	\$ 150,000						\$ 675,000	DHR Grant and Rural Infrastructure Fund		
29-02	2029	FACILITIES	Old Gym Site	Demolition of Existing Building, Replacement	Demolition and removal of Old Gym, construct new building or shelter. Approximately 2500-3000 SF, including rentable meeting space	\$ 5,000,000	\$ 4,000,000	\$ 1,000,000							\$ 5,000,000	State Appropriations		
26-02	2026	ROADS	Clinton Road	Mill and Overlay from Cherry Tree Rd to Garcia Dr	Mill and Overlay from Cherry Tree Rd to Garcia Dr (0.3 mi) including base and paving	\$ 225,000	\$ 181,000	\$ 44,000							\$ 225,000	Rural Infrastructure Fund	Noted heavy truck traffic. Pavement eval needed to ensure adequate section. Full reconstruct may be necessary.	
27-02	2027	ROADS	Turney Anderson Rd	Pave from Clark Rd to Dills Rd (2.2 miles)	Pave existing gravel (1.2 mi) and chip-sealed (1 mi) road from Clark Rd to Dills Rd	\$ 1,531,000	\$ 1,235,000	\$ 296,000	\$ 531,000						\$ 1,000,000	CIGP Funding		
28-02	2028	ROADS	Tinnell Road	Pave existing gravel road west of County 257 (0.4 mi)	Pave existing gravel road west of County 257 (0.4 mi)	\$ 504,000	\$ 404,000	\$ 100,000	\$ 504,000								CIGP Funding	
29-01	2029	ROADS	Goldberg Street	Reconstruct from Rocky Branch Rd to Boston Hwy (1.2 mi)	Reconstruct existing paved surface from Rocky Branch Rd to Boston Hwy (1.2 mi)	\$ 939,000	\$ 757,000	\$ 182,000	\$ 439,000						\$ 500,000	Grant Funding		
30-01	2030	ROADS	State Line Road	Reconstruct/pave from N. Gilley to the Boston Hwy(2.4 miles)	Pave/add width to existing chip seal section (1.9 mi) and gravel section (0.5 mi)	\$ 1,613,000	\$ 1,300,000	\$ 313,000	\$ 613,000						\$ 1,000,000	CIGP Funding		
30-02	Future	ROADS	Peter Brown Lane	Reconstruct west of County Highway 259 / Waukeena Hwy (3.5 mi)	Reconstruction of existing paved surface, enhanced structural section, increase width from 18' to 20' (3.5 mi)	\$ 2,460,000	\$ 1,984,000	\$ 476,000	\$ 1,460,000						\$ 1,000,000	SCOP Funding		
26-04	2026	FACILITIES	A Building	Phase 1: Hazardous Material Removal and Exterior Envelope	Phase 1 improvements including haz mat removal, exterior waterproofing work, and window restoration part 1. See estimate.	\$ 531,000			\$ 31,000						\$ 500,000	DHR Grant		
26-04	2027	FACILITIES	A Building	Phase 2: Structural Part 1, HVAC, Lighting, Electrical, Insulation	Phase 2 improvements including demolition, new bearing walls and basement slab, new HVAC system, new lighting and electrical systems, insulation	\$ 1,115,000			\$ 115,000						\$ 1,000,000	DHR Grant		
26-04	2028	FACILITIES	A Building	Phase 3: Structural Part 2, Window Restoration Part 2, New Partition Walls	Phase 3: Structural Part 2, Window Restoration Part 2, New Partition Walls	\$ 1,186,800			\$ 186,800						\$ 1,000,000	DHR Grant		
26-04	2029	FACILITIES	A Building	Phase 4: Concrete Landings, Floors, Ceilings, Historic Restoration, Plumbing	Phase 4: Concrete Landings, Floors, Ceilings, Historic Restoration, Plumbing	\$ 1,213,800			\$ 213,800						\$ 1,000,000	DHR Grant		
26-04	2030	FACILITIES	A Building	Phase 5: Interior Finishings	Phase 5: Carpentry and Trim, Painting, Interior Accessories, Cabinetry, Doors, Stairs, Elevator, Fire Protection	\$ 1,263,500			\$ 263,500						\$ 1,000,000	DHR Grant		
26-04	Future	FACILITIES	A Building	Phase 6: Site Work	Phase 6: Landscaping, grading, parking lot, lighting, drainage, utilities	\$ 453,700			\$ 453,700									
TOTALS:						\$ 19,295,800	\$ 10,971,000	\$ 2,561,000	\$ 5,095,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,200,000			

Check (total of funding sources): \$ 19,295,800
Delta: \$ -

Jefferson County Capital Improvement Plan
Fiscal Year: 2030

Proj. No.	Category	Title	Description	Project Cost	Funding Sources					External Source	Notes
					General	Internal 2	Internal 3	Internal 4	Internal 5		
30-01	ROADS	State Line Road	Reconstruct/pave from N. Gilley to the Boston Hwy(2.4 miles)	\$ 1,613,000	\$ 613,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	CIGP Funding
26-04	FACILITIES	A Building	Phase 5: Interior Finishings	\$ 1,263,500	\$ 263,500	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	DHR Grant
Totals, Fiscal Year 2030:				\$ 2,876,500	\$ 876,500	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	

Jefferson County Capital improvement Plan
Category: PARKS

Proj. No.	Fiscal Year	Title	Description	Project Cost	Funding Sources					External Source	Notes
					General	Internal 2	Internal 3	Internal 4	Internal 5		
26-01	2026	Recreation Park Improvements	Walking Trail, 2nd Entrance, Parking and Lighting	\$ 375,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	300,000	Rural Infrastructure Fund
28-01	2028	Arena Bleachers	Bleacher replacement	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	-	
Total PARKS:				\$ 435,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	300,000	

**Jefferson County Capital Improvement Plan
Funding Summary**

Proj. No.	Fiscal Year	Category	Funding Source: Title	General Amount	Proj. No.	Fiscal Year	Category	Title	Funding Source: Amount	External Source	
26-01	2026	PARKS	Recreation Park Improvements	\$ 75,000	26-01	2026	PARKS	Recreation Park Improvements	\$ 300,000	Rural Infrastructure Fund	
28-01	2028	PARKS	Arena Bleachers	\$ 60,000	27-01	2027	FACILITIES	Historic Courthouse Improvements	\$ 675,000	DHR Grant and Rural Infrastructure Fund	
27-01	2027	FACILITIES	Historic Courthouse Improvements	\$ 150,000	29-02	2029	FACILITIES	Old Gym Site	\$ 5,000,000	State Appropriations	
27-02	2027	ROADS	Turney Anderson Rd	\$ 531,000	26-02	2026	ROADS	Clinton Road	\$ 225,000	Rural Infrastructure Fund	
28-02	2028	ROADS	Tinnell Road	\$ 504,000	27-02	2027	ROADS	Turney Anderson Rd	\$ 1,000,000	CIGP Funding	
29-01	2029	ROADS	Goldberg Street	\$ 439,000	29-01	2029	ROADS	Goldberg Street	\$ 500,000	Grant Funding	
30-01	2030	ROADS	State Line Road	\$ 613,000	30-01	2030	ROADS	State Line Road	\$ 1,000,000	CIGP Funding	
30-02	Future	ROADS	Peter Brown Lane	\$ 1,460,000	30-02	Future	ROADS	Peter Brown Lane	\$ 1,000,000	SCOP Funding	
26-04	2026	FACILITIES	A Building	\$ 31,000	26-04	2026	FACILITIES	A Building	\$ 500,000	DHR Grant	
26-04	2027	FACILITIES	A Building	\$ 115,000	26-04	2027	FACILITIES	A Building	\$ 1,000,000	DHR Grant	
26-04	2028	FACILITIES	A Building	\$ 186,800	26-04	2028	FACILITIES	A Building	\$ 1,000,000	DHR Grant	
26-04	2029	FACILITIES	A Building	\$ 213,800	26-04	2029	FACILITIES	A Building	\$ 1,000,000	DHR Grant	
26-04	2030	FACILITIES	A Building	\$ 263,500	26-04	2030	FACILITIES	A Building	\$ 1,000,000	DHR Grant	
26-04	Future	FACILITIES	A Building	\$ 453,700							
				Total General: \$ 5,095,800					Total External: \$ 14,200,000		