



**BOARD OF COUNTY  
COMMISSIONERS**  
**THE KEYSTONE COUNTY-ESTABLISHED 1827**  
435 W. Walnut St., Monticello, Florida 32344

**Stephen G. Fulford**  
District 1

**John Nelson, Sr.**  
District 2

**Hines F. Boyd**  
District 3

**Betsy Barfield**  
District 4

**Danny Monroe**  
District 5

**Regular Session Agenda**  
**February 2, 2012 at the Courthouse Annex**  
**435 W. Walnut St. Monticello, FL 32344**

1. **9:00 A.M. – Call to Order, Invocation, Pledge of Allegiance**
2. **Public Announcements, Presentations, & Awards**
3. **Consent Agenda**
  - a) **Approval of Agenda**
  - b) **Minutes of January 5, 2012 Regular Session**
  - c) **Minutes of January 19, 2012 Regular Session**
4. **Citizens Request & Input on Non-Agenda Items (3 Minute Limit, No Commissioner Discussion)**
5. **General Business**
  - a) **Mine Update – Randy Hatch**
  - b) **Park Electrical Update – Roy Schleicher**
  - c) **Horse Arena Update – Comm. Barfield**
  - d) **Brahman Motel Discussion – Comm. Barfield**
  - e) **LobbyTools Software Discussion – Comm. Barfield**
  - f) **Naming Opportunities – Comm. Barfield**
  - g) **Fire Station Task Order Request – Chief Matthews/Alan Wise**
6. **PUBLIC HEARING (10 AM)**
  - a) **Comprehensive Plan and FLUM**
7. **County Coordinator's Report**
  - a) **County Coordinator Position Hiring Schedule**
  - b) **Report on Solid Waste Sites**
8. **Citizen's Forum (3 Minute Limit, Commissioner Discussion Allowed)**
9. **Commissioner Discussion Items**
10. **Adjourn**

From the manual "Government in the Sunshine", page 40:

Paragraph C. Each board, commission or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that if a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Kirk Reams**  
Clerk of Courts

**Roy M. Schleicher**  
County Coordinator

**Bird & Sparkman, P.A.**  
County Attorney





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**Kirk Reams**  
Clerk of Courts

**Roy M. Schleicher**  
County Coordinator

**Bird & Sparkman, P.A.**  
County Attorney

**ITEM 3: CONSENT AGENDA MATERIALS**

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
January 5, 2012

The Board met this date in regular session. Present were Chairman Hines Boyd, Commissioners Betsy Barfield, Stephen Fulford, Danny Monroe and John Nelson. Also present were County Coordinator Roy Schleicher, County Attorney Buck Bird and Clerk of Court Kirk Reams.

**ITEM 2: Public Announcements, Presentations and Awards**

1. John Pat Thomas, with Pat Thomas & Associates, presented a refund check to the Board.

**ITEM 3: Consent Agenda**

2. **On motion by Commissioner Barfield, seconded by Commissioner Monroe and unanimously carried, the Consent Agenda, consisting of the approval of the agenda and the minutes of the December 15<sup>th</sup>, 2011 Regular Session, was approved.**

**ITEM 5(a): Resolution Request**

3. Sheryl Rehberg with the North Florida Workforce Board requested a resolution in support of maintaining local control over regional workforce boards. **On motion by Commissioner Fulford, seconded by Commissioner Monroe and unanimously carried, the request for a resolution was approved.**

**ITEM 5(b): Re-Districting Follow-Up and Action**

4. County Attorney Buck Bird stated that the re-districting decision of the Board on December 19<sup>th</sup>, 2011 needed to be memorialized by resolution and advertised in the *Monticello News*. **Commissioner Monroe made a motion to amend the re-districting plan to return to the old plan of 2000, with the placing of TIGER block 3006 into District 2. Commissioner Barfield seconded the motion for discussion.** Chairman Boyd stated that the plan passed on the 19<sup>th</sup> did not change the deviations much because it was based upon an inaccurate map of the 2000 plan. Commissioner Fulford inquired as to whether sticking with the district legal descriptions would clear up the issue. Chairman Boyd responded that the motion as presented would clear up confusion over the original map. Commissioner Fulford asked if this was the same as re-districting in 2012. Attorney Bird responded that this was making an amendment to the 2011 vote. He further stated that any changes may open up challenges and that the alternative would be to wait until 2013. **Commissioner Monroe withdrew his motion and Commissioner Barfield withdrew her second. Commissioner Monroe made a motion to rescind the December 19<sup>th</sup> action and put off re-districting until 2013. Commissioner Fulford seconded for discussion.** Commissioner Barfield expressed unhappiness with the lateness of the entire process. She further stated that the pressure the employee was put under was unacceptable and consideration should be given to having a third-party perform this function in the future. She also expressed that splitting the Lloyd district in half was inappropriate. She concluded by saying the process has bothered her deeply and that the county must do better than it is doing now. Clerk of Court Kirk Reams stated he would not allow IT Director Johnnie Abron to be involved in the process in 2013. Commissioner Barfield asked if the Lloyd and Projects issue could be resolved in a workshop, to which Attorney Bird responded that the Board would be open to a challenge. School Board member Shirley Washington expressed her disappointment with the discussion and thanked Commissioners Nelson and Fulford and Clerk of Court Kirk Reams for not treating the School Board as second-class citizens. She stated that the

School Board would not change their map and that the citizens would be disadvantaged as a result of two separate maps because one County Commissioner did not get his way. Citizen C.P. Miller stated that county staff did an excellent job with the maps and stated that the projects have never been included in District 2. Attorney Bird stated that this issue was in dispute and that the CUP map was rejected because of disagreements over District 3. Chairman Boyd responded that the legal description of District 2 has always included the projects. He also stated that proposal from Mr. Abron was generated under the assumption that the map showed the projects in District 3. Attorney Bird stated that in 2000 the projects were placed in District 2 by splitting a TIGER block and he knew of no challenge to the legality of that issue. **The above mentioned motion passed 4 to 1 (Nelson opposed).**

**ITEM 5(c): Road Department Request to Surplus Truck #11**

5. **On motion by Commissioner Fulford, seconded by Commissioner Monroe and unanimously carried, the Board the surplus request.**

**ITEM 5(d): Parks Department Electrical and Work Bids**

6. County Coordinator Roy Schleicher stated that Engineer Alan Wise is re-evaluating the bids and this issue will be tabled to the next meeting.

**ITEM 5(e): Fire Department Proposed Organizational Plan**

7. Chief Mark Matthews stated his desire to fill a vacant full-time position with multiple part-time positions. He stated this would give him a hiring pool for future full-time positions and would also allow him to better perform his functions as Chief. **On motion by Commissioner Nelson, seconded by Commissioner Barfield and unanimously carried, the Board approved the proposed organizational plan.**

**ITEM 5(f): Mine Update**

8. Mine consultant Randy Hatch presented a slideshow on the mine operations. Commissioner Barfield inquired as to how much the mine operation is costing the county, to which Mr. Hatch responded he was not ready to give figures at this point. Mr. Hatch explained that there was no real supervisor at the mine and that each person carried out their own duties. Commissioner Barfield stated her desire to see the mine operation stand alone from the Road Department as a separate enterprise.

**ITEM 5(g): Road Department Organization and Service Delivery**

9. Chairman Boyd asked the Board not to treat the presentation as directives but rather as recommendations to the Department Head and to let Road Superintendent David Harvey respond and report back. Commissioner Fulford stated that this was basically an update and formalization of things already discussed at the prior workshop. **On motion by Commissioner Barfield, seconded by Commissioner Fulford and unanimously carried, the meeting was extended until 1 pm.** County Coordinator Roy Schleicher reported that Assistant County Coordinator Henry Gohlke and Human Resources Director Tyler McNeill were currently putting pay schedules together based on existing salaries. Committee member Phil Calandra asked for to memorialize its priority focus for the Road Department. Chairman Boyd stated that the county could not afford to contract out road building. Mr. Calandra responded that if the Road Department performed that service it would be diverting resources away from the primary function of maintenance. Commissioner Barfield stated the main function of the Road Department should be

maintenance. Commissioner Fulford agreed that heavy road construction projects took people and resources away from the primary function of maintenance. Commissioner Nelson requested that this be discussed at the workshop in February. Mr. Calandra repeated that the Board's priorities were maintenance, repairs and construction in that order.

**ITEM 6(a): County Coordinator's Report / Co. Coord. Position Hiring Schedule**

10. County Coordinator Roy Schleicher presented a starting point for hiring the next County Coordinator for the Commissioners to review.

**ITEM 6(b): County Coordinator's Report / Report on Solid Waste Sites**

11. County Coordinator Roy Schleicher presented a visual depiction of trash dumped at the entrance of an open walk-thru gate at one of the trash collection sites.
12. County Coordinator Roy Schleicher stated that he would consult with Attorney Bird to review whether an agreement with the City exists in regards to code enforcement.
13. Commissioner Nelson stated his desire for the personnel policy to reflect the involvement of HR in the hiring process for employees.
14. Commissioner Boyd asked that the Solid Waste Department plan for a period of no longer than 48 hours between maintaining collection sites.

**ITEM 8: Commissioner Discussion Items**

15. Commissioner Monroe requested that the Road Department workshop for February 27<sup>th</sup> be held at 5 pm.
16. Commissioner Barfield gave an update on the collegiate bike race and also stated that there was interest from the Big Bend Horsemen's Association to utilize the horse arena.
17. Commissioner Nelson informed the Board of a parade on Saturday in honor of the Jefferson County Tigers football team winning the state title.
18. The warrant register was reviewed and bills ordered paid.

**ITEM 9: Adjournment**

19. **On motion by Commissioner Monroe, seconded by Commissioner Fulford and unanimously carried, the meeting was adjourned.**

Attest: \_\_\_\_\_  
Clerk

\_\_\_\_\_  
Chairman

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
January 19, 2012

The Board met this date in regular session. Present were Chairman Hines Boyd, Commissioners Betsy Barfield, Stephen Fulford, Danny Monroe and John Nelson. Also present were County Coordinator Roy Schleicher, County Attorney Buck Bird and Clerk of Court Kirk Reams.

**ITEM 2: Public Announcements, Presentations and Awards**

1. Citizen Phil Calandra presented the Board with its framed mission statement.

**ITEM 3: Consent Agenda**

2. Commissioner Barfield requested that the Water Supply Resolution be moved to General Business and that the horse arena discussion be moved to the end of General Business. **On motion by Commissioner Nelson, seconded by Commissioner Fulford and unanimously carried, the Consent Agenda, consisting of the approval of the agenda as amended and the Sunset Limited Route Resolution, was approved.**

**ITEM 5(b): Prison Closure Resolution and Strategies**

3. Commissioner Fulford gave an update on the progress of the local lobbying efforts to keep the Jefferson Correctional Institute open. **On motion by Commissioner Monroe, seconded by Commissioner Fulford and unanimously carried, the Board declared an emergency situation in hiring lobbyists on this issue. On motion by Commissioner Monroe, seconded by Commissioner Fulford and unanimously carried, the Board approved the hiring of Chris Doolin and Wendy Bitner as lobbyists on the prison closure issue and with payment of up to \$10,000 each. On motion by Commissioner Fulford, seconded by Commissioner Monroe and unanimously carried, the Board approved a resolution addressing its stance against the prison closure.** JCI employees Jerry Loggins and Mark Prevatt thanked the Board for their efforts.

**ITEM 5(c): Strategies to Address Local Economic Crisis**

4. Citizen Jack Carswell addressed the Board with concerns over dealing with the local economic crisis. He stated that he would like to see the county direct some of its resources towards economic development. Mr. Carswell informed the Board that he was putting together a group of citizens to work on creating an economic strategy for Jefferson County. Chairman Boyd announced the joint meeting with the Economic Development Council for February 13<sup>th</sup> at 9 am.

**ITEM 5(d): Apalachee Regional Planning Council Appointment**

5. **On motion by Commissioner Fulford, seconded by Commissioner Monroe and unanimously carried, the Board approved Commissioner Barfield as the Board's appointee to the ARPC.**

**ITEM 6(a): PUBLIC HEARING – Aucilla River No Wake Zone**

6. Attorney Bird presented the ordinance related to a No Wake Zone around the Nutall Rise / Taylor County Boat Ramp. **On motion by Commissioner Monroe, seconded by**



**Commissioner Nelson and unanimously carried, the Board approved Ordinance No. 2012-01-19-12-01.**

**ITEM 6(b): PUBLIC HEARING – Petition to Vacate Portion of Sledge Road**

7. Attorney Bird presented the application to vacate a portion of Sledge Road lying solely within the property owner's boundaries. **On motion by Commissioner Fulford, seconded by Commissioner Barfield and unanimously carried, the Board approved the petition to vacate.**

**ITEM 5(e): Rec Park Lighting Bid**

8. County Coordinator Roy Schleicher informed the Board that only one bid out of the two submitted was responsive to the bid request. The response was in the amount of \$54,529. Chairman Boyd stated that bids were needed based on the set of specs. **On motion by Commissioner Barfield, seconded by Commissioner Monroe and unanimously carried, the Board approved re-bidding the lighting project based upon a set of specifications.** Recreation Park Director Mike Holm asked for approval of the Board to perform up to \$2500 of work at the Babe Ruth Field. Chairman Boyd responded that Mr. Holm had the Board's consent and there was authority within the current budget.

**ITEM 5(f): Code Enforcement Board Application**

9. County Coordinator Roy Schleicher presented the Code Enforcement Board application of David Hall. **On motion by Commissioner Barfield, seconded by Commissioner Fulford and unanimously carried, the application was accepted.**

**ITEM 5(a): Horse Arena Update and Funding Request**

10. Commissioner Barfield gave an update on her work with the Big Bend Horsemen's Association and that entities desire to call the Horse Arena their home. She requested up to \$10,000 in improvements in order to combine this with sweat equity from volunteers with the BBHA in order to get the arena ready. Commissioner Barfield stated that putting the arena into use would help with economic development and that she wanted to make sure the county was not held liable. Clerk of Court Kirk Reams stated that the county's insurer required that any entity utilizing county property had to possess a \$1 million dollar general liability insurance policy. **On motion by Commissioner Barfield, seconded by Commissioner Monroe and unanimously carried, the Board approved partnering with the BBHA and agreed to fund up to \$10,000 from fiscally constrained funds for arena improvements.**

**ITEM 5(h): Water Supply Resolution**

11. Commissioner Fulford introduced the resolution related to urging the legislature to create minimal flow standards. **On motion by Commissioner Barfield, seconded by Commissioner Nelson and unanimously carried, Commissioner Fulford was appointed to the working group on this issue. On motion by Commissioner Fulford, seconded by Commissioner Monroe and unanimously carried, the resolution supporting legislative bills for better protection of water supplies in the region and the establishment of a multi-county water supply protection working group was approved.**

**ITEM 7(a): County Coordinator's Report / Department Head Reports**

12. County Coordinator Roy Schleicher presented Department Head reports to the Board.

**ITEM 7(b): County Coordinator's Report / Hiring Process for Co. Coord. Position**

13. County Coordinator Roy Schleicher presented a recommended process and schedule to follow in planning for his retirement. A workshop on the issue of the County Coordinator's position was scheduled for January 30<sup>th</sup> at 6 pm.
14. County Coordinator Roy Schleicher stated that Randy Hatch would be bringing information on the cost of a second blast at the mine to the next meeting. Commissioner Barfield stated that she would like to have a better understanding of the cost for mining this material.

**ITEM 8: Citizen's Forum**

15. Citizen Paul Henry stated that someone should be brought aboard while County Coordinator Schleicher is still here in an effort to bring the new hire up to speed.
16. Citizen Bud Wheeler stated that motorcycle activities should be allowed at the Go-Kart Track.
17. Citizen C.P. Miller stated he was waiting on public records request information from Attorney Bird. Attorney Bird stated he would put the requested information in writing and send via email. Mr. Miller inquired as to whether members of the audience could call for a point of order during a meeting. Mr. Miller stated that if the Board allowed points of order from some, then it should be allowed from all. Commissioner Nelson stated that a review of the meeting procedures process and Roberts Rules of Order was necessary to make sure the Board was applying these appropriately.
18. Citizen John Peck gave a hats-off to the Commission for coming together to work against the prison closure.

**ITEM 9: Commissioner Discussion Items**

19. Clerk of Court Kirk Reams gave an update on the NFBA and also informed the Board that Preble-Rish was hosting a public meeting regarding the Wacissa River Park planning on January 28<sup>th</sup> at 10 am at the Wacissa Methodist Church.
20. Commissioner Monroe stated his concern with the water levels and the dredging of the boat ramp at the Wacissa River.
21. Commissioner Fulford stated that he had spoken with the Boland's about Teague's Landing and that the Boland's were interested in possibly selling the property to the county.
22. Commissioner Nelson encouraged Board members to show support for the Jefferson Tigers Football Team and the students at the school.
23. Commissioner Barfield stated she would have an update on naming opportunities for county facilities at the next meeting.

BOARD OF COUNTY COMMISSIONERS  
MINUTE BOOK 23, PAGE \_\_\_\_\_

- 24. Chairman Boyd requested that the dirt being hauled the Recreation Park be halted until the engineers have a chance to analyze the situation.
- 25. The warrant register was reviewed and bills ordered paid.

**ITEM 10: Adjournment**

- 26. On motion by Commissioner Monroe, seconded by Commissioner Nelson and unanimously carried, the meeting was adjourned.**

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Clerk

## **ITEM 5(a): MINE UPDATE**

# Jefferson County Mine

## Findings and Suggestions

Report to the Jefferson County Board of County Commissioners

By Mine Consultant – Randy Hatch

Feb. 2, 2012

## A BRIEF HISTORY

The Jefferson County Commission contracted with me to test the viability and efficacy of operations at the mine owned and operated by the county in the Goose Pasture area of southern Jefferson County.

Ordinarily, I would have passed on the offer of a new mine start-up because I do not really find these projects challenging and I am not looking for time commitments.

Commissioner Boyd prevailed upon me to look at the operation as an old friend. I am grateful now for the opportunity to have addressed the complexity of the issues the mine presented.

After completing all the legal advertising and responses to the county RFQ, I was selected to be the county mining consultant.

I commend the Board for your sincere and passionate commitment to acting in the best interest of the constituents of Jefferson County.

## THE MINE

When I first looked at the mine, I was impressed by how little it looked like a mine.

I researched the history of the mine and discovered it had actually been operated as a “borrow pit” for most of its thirty plus year history.

No one knew if the mine could yield any quality rock, but engineering tests proved it could yield marginal quality overburden that lacked the structural integrity for road construction.

With Board approval, we made a “key cut” blast to test the quality of materials residing in the “hard rock” strata that defied extraction by the equipment located at the mine.

The challenges we encountered were complex and far too numerous to review at this time.

I am pleased to report the quality of the rock we found to be some of the best in Florida.

With a lab test LBR (Limerock Bearing Ratio) of 156, the rock tests over 50% better than state DOT requirements.

A little modification (and a lot of repair) to the county rock crusher and other mine equipment enabled us to crush rock at the rate of around 150 tons per hour when uninterrupted.

None of us expected to find the quality of rock we have unearthed and no one anticipated the internal and inter-local demand for the product we have already experienced.

While we have resolved the mechanics of production, one production impediment has been a lack of a clear operational policy statement.

A policy statement was not possible without the information and suggestions you hired me to deliver.

To review my mission: You hired me to achieve three goals: Find out if the mine had value, to find out the projected cost per ton for the county to extract that value on behalf of the people of Jefferson County, and to suggest the most efficient policies to serve Jefferson County residents with a higher standard of service and improved transportation safety.

I promised you the un-biased truth in cost projections and my honest opinion of operational efficiencies and policies to consider, regardless of personal or personnel preferences.

Had your previous efforts been successful, I would not be here.



## Recurring Cost of Production

One mission was to provide the Board with an accurate estimated cost per ton to mine and process the limerock base materials Jefferson County requires to maintain and improve their transportation networks throughout the county. (see attached spreadsheet)

I was also tasked to help create an “enterprise activity” designed to serve other units of government through inter-local agreements thereby reducing the net cost of product to Jefferson County.

IT IS UNETHICAL FOR UNITS OF GOVERNMENT TO COMPETE IN THE MARKETPLACE WITH PRIVATE ENTERPRISE. IT IS ALSO MISFEASANCE AND DERILECTION OF DUTY FOR GOVERNMENT TO FAIL TO PROTECT THE PEOPLE FROM PREDATORY PRACTICES BY BUSINESSES PRACTICING GREED, CORRUPTION, AND A TOTAL LACK OF BUSINESS ETHICS.

I thank Commissioner Boyd for sharing a very sophisticated spreadsheet computer program with me to allow me to compare my numbers against a computer generated analysis.

It is validating to have confirmation when projecting anticipated costs for a project.

We plugged the numbers into his spreadsheet and arrived at essentially the same results.

Equipment cost estimates use the industry standards.  
 Equipment use beyond the 10,000 hr (five year) industry depreciation standard will reduce the equipment cost per ton.

Based on my lifetime experience as a mine owner/operator, I am comfortable predicting your recurring cost of production to be approximately \$3.57/ton. (See Below)

**JCRD MINE BENCHMARK PRODUCTION COSTS**

				Tons/Wk	Wks/Yr	Tons/Yr	\$/Yr	\$/Ton
<b>Est. Production Capacities</b>								
Limerock Production Benchmark				3,000	48	144,000		
	#	\$/Unit	\$/Week					
Mine Workers	3	900	2,700				129,600	
Supervision	1	300	300				14,400	
<b>LABOR COSTS</b>							144,000	1.00
<b>BLASTING COSTS</b>								
	3,000	0.75	2,250				108,000	0.75
<b>EQUIPMENT COST</b>							261,991	1.82
<b>TOTAL PRODUCTION COSTS (\$/YR)---</b>							<b>513,991</b>	<b>3.57</b>

**Equipment Cost Table**

	New Cost	Life (hrs)	Owning \$/hr	Operate \$/hr*	Hrs/wk	\$/wk
Excavator	282,670	10,000	27.93	28.09	25	1,401
ORT (Used)	122,500	5,000	19.44	20.35	15	597
Excavator 2 (Used)	100,000	4,000	15.00	25.00	25	1,000
Loader	202,000	10,000	16.27	19.45	15	536
Crusher	425,000	10,000	42.00	35.00	25	1,925
<b>TOTAL EQUIP COST</b>						5,458

\*Oper Cost=Fuel, Maintenance & Repairs

# ROAD DEPT/FY 10-11 BUDGET/FY11-12 BUDGET SCENARIOS

**Bdgt:  
FY 10-11**

**Bdgt:  
FY 11-12**

RD & Mine  
Exp.  
Separated

Combined RD  
& Mine Expenses

**NOTES/ASSUMPTIONS**

**REVENUES**

LOCAL OPTION GAS TAX	666,287	661,302
9TH CENT GAS TAX	134,260	133,273
RACING TAX	111,625	111,625
MOTOR FUEL TAX REBATE	27,000	10,000
7TH CENT POUR OVER TRUST	301,148	344,204
MOTOR FUEL USE TAX	1,000	600
5TH & 6TH CENT GAS TAX	377,623	403,382
MINE REVENUES		
<b>Total Revenues</b>	<b>1,618,943</b>	<b>1,664,386</b>

**EXPENSES**

**BOCC  
Approved**

UNEMPLOYMENT COMP	\$ 10,000		11,500	11,500
COUNTY TRANSP. - SALARIES	\$ 658,000		688,740	717,600
COUNTY TRANSP - OVERTIME	\$ 16,000		12,000	12,000
FICA	\$ 50,337		52,689	54,896
RETIREMENT	\$ 64,813		33,404	34,804
EMPLOYEES HEALTH INS	\$ 135,000		136,026	141,726
WORKERS COMPENSATION INS	\$ 65,000		62,004	65,004
<b>TOTAL PAYROLL EXPENSE</b>	<b>\$ 999,150</b>		<b>984,863</b>	<b>1,026,030</b>
ENG, TESTING, & SURVEYING	\$ 3,600		24,000	24,000

CONSULTING & PROFESSIONAL		0	20,000
OTHER MINE EXPENSES		0	25,000
CONTRACTOR SERVICES	\$ 36,000	30,000	30,000
TRAVEL & TRAINING	\$ 500	1,200	1,200
COMMUNICATIONS	\$ 15,000	15,000	15,000
UTILITIES	\$ 12,000	12,700	13,200
EQUIPMENT/RENT/LEASE		12,700	12,700
FACILITY MAINTENANCE	\$ 15,000	15,000	15,000
OFFICE EQUIP RENT/ MAINT	\$ 3,000	4,200	4,200
ROAD EQUIPMENT REPAIRS			
ROAD EQUIPMENT PARTS			
<b>ROAD EQPMT REPRS &amp; PARTS</b>	<b>\$200,000</b>	<b>172,000</b>	<b>186,000</b>
ADVERTISING	\$ 1,200	1,200	1,200
MISC EXPENDITURES	\$ 1,200	2,400	2,400
OFFICE SUPPLIES	\$ 3,600	4,200	4,200
OPERATING SUPPLIES	\$ 40,000	67,000	70,500
FUEL	\$ 200,000	222,000	242,000
ROAD MATERIALS	\$ 75,000	48,000	48,000
ROAD SIGNAGE	\$ 20,000	21,600	21,600
SUBSCRIPTIONS/MEMBERSHIPS		600	600
EQUIPMENT: PURCHASE	\$ 50,000	50,000	60,000
EQUIPMENT: LEASE/PURCHASE	\$ 125,000	72,933	120,000
EQUIPMENT: RENT	\$ 18,000	9,300	9,600
<b>TOTAL ROAD DEPT EXP.</b>		<b>1,770,896</b>	<b>1,952,430</b>
COUNTY TRANSP. - SALARIES		28,860	<b>Salaries for 2 employees</b>
FICA		2,208	
RETIREMENT		\$ 1,400	
EMPLOYEES HEALTH INS		5,700	
WORKERS COMPENSATION INS		3,000	

CONSULTING & PROFESSIONAL		20,000	Est. fees for consulting
OTHER MINE EXPENSES		25,000	Blasting and miscellaneous
UTILITIES		500	Portable toilet at mine
ROAD EQPMT REPRS & PARTS		14,000	Est. repairs & maint. For mine equipment
OPERATING SUPPLIES		3,500	Est. misc. operating supplies
FUEL		20,000	Est. fuel cost to mine indicated tons
EQUIPMENT: PURCHASE		10,000	\$40K used equip amortized over 4 yrs.
EQUIPMENT: LEASE/PURCHASE		47,067	40% of ALL lease/purchase costs.
EQUIPMENT: RENT		300	Misc. equip. rental
<b>TOTAL MINE EXP.</b>		<b>181,534</b>	
<b>"NET" MINE EXP.</b>		<b>181,534</b>	
<b>TOTAL RD &amp; MINE OPERATING EXP.</b>	<b>\$ 1,818,250</b>	<b>1,952,430</b>	
<b>REVENUE MINUS EXPENSES</b>	<b>\$ (199,307)</b>	<b>\$ (288,044)</b>	
To Reserve: FY10 Over Bdgt Chargeback Exp	\$ 250,000	83,330	
<b>TOTAL REQUIRED FROM GF</b>	<b>\$ (449,307)</b>	<b>\$ (371,374)</b>	

**Unit Cost of Rock Products (\$/Ton)**

Based on: TOTAL MINE EXP.		\$4.54
"NET" MINE EXP. (JC "Net" Cost)		\$4.54

## Recommendations

- 1) The mine operations, budgeting, accounting, expenditures, equipment, personnel, and all things mine related should be “stand alone” activities and operated as an independent enterprise.
- 2) The Board, as owners of the existing equipment, should designate which equipment is to stay at the mine and which shall be returned to the Road Department. Returned equipment will need to be replaced with more “mine appropriate” machinery.
- 3) Day to day operations at the mine should be determined by the three man management/operations team already trained and proving their productivity.
- 4) Safety practices and training compliance should be a cooperative effort between the mine management team and the coordinators office.
- 5) The Board alone should be allowed to re-task mine employees in the event of dire emergency or operational realities.
- 6) The Board should set a policy that the mine is a full time mining operation tasked to produce maximum tonnage all

day, every day, and should strive to maintain a stockpile of construction materials of a minimum 100,000 tons.

- 7) The Board is the only authority countywide authorized to spend money generated through this enterprise opportunity. Using enterprise funds to pay down debt service for necessary mine equipment purchases would be a prudent “first use” for those funds. Again, all enterprise revenue expenditure is the exclusive privilege of the Board
- 8) County Road Department usage of mine products should be projected and requested far enough in advance to guarantee product availability.
- 9) Line item transfer from user departments to mine operations must be required for true cost accounting purposes. Price should not exceed actual production costs.
- 10) All other governmental purchases from other units of government must require a clear policy for reimbursement to mine operations.

### Conclusion

There are many things left undone. The seeds are all planted. The mine will evolve if policy allows.

The Policies the BOCC adopts will determine the success or failure of this venture.

While my contracted services come to an end, please do not hesitate to call if I may be of future service.

Good luck and best wishes,

Randy Hatch



## **ITEM 5(f): NAMING OPPORTUNITIES**

**FOR:** BOCC Agenda for February 16, 2012

**TO:** Jefferson County Board of County Commissioners  
**FROM:** Roy Schleicher  
**RE:** Criteria for Naming of County Facilities – First Draft

---

### **Naming Opportunities**

“If you are dead, it’s a memorial. If you are alive, it’s ego!”

### **Public Property Naming Ordinance**

As outlined in this policy, facilities and properties may be named for individuals or for organizations responsible for a ‘substantial gift benefiting Jefferson County. The term ‘substantial gift’ in this context is deliberately not defined by arbitrary standards or by a specific dollar amount. Its interpretation is meant to be flexible so that each situation may be judged on its own merits and may take into account significant contributions of personal services as well as monetary or in-kind gifts. It is expected that each naming opportunity will recognize the donor according to the level of gift and size of facility.

#### **Purpose:**

The “Public Property Naming Ordinance” will be created for the purpose of developing standards and processes for attaching names to public parks, facilities and property owned by the County of Jefferson, FL.

The naming of public properties should be approached with caution, patience and deliberation. A process must be developed and followed.

Naming opportunities are tied to service or charitable donations.

Naming a park/facility/property after a person is a bit more difficult to identify the effort when it is tied to service. Noble traits for service include, but not limited to: unselfishness, not part of a job, a founding member. It can be the ‘brainchild’ of the project, out of the ordinary service (create a park and do not have children). Consider 30+ years of unselfish service to the cause.

If not tied to service, giving opportunities should be tied to monetary giving of 1/2 of the total cost of the project. It is desirable for the County to name facilities and properties in honor of significant contribution of funds to the County.

Facilities and properties may be named for individuals or for organizations responsible for a substantial gift of 1/2 or more of the total cost of the facility and may take into account significant contributions of personal services as well as monetary or in-kind gifts.

The naming of County property and facilities should promote ready identification and/or geographic association to the public.

It should honor a person or corporation who has achieved unique distinction.

When a proposal for naming a facility in honor of an individual involves service to the County, a proposal shall not be made until the individual has been deceased for one year.

Naming opportunities can be a combination of both personal services and monetary contributions.

### **Public Property Naming Commission:**

The Public Property Naming Commission (PPNC) will become a permanent committee consisting of 6 persons, one each to be nominated by each member of the Commission. One member will be the county coordinator. All members of the committee shall be nominated as stated above and shall be confirmed by a majority of the members of the BOCC.

The terms of the Public Property naming Committee will be three years terms and will stagger.

The Public Property Naming Committee will meet two times a year. A special-called meeting of the PPNC can be called by the Committee Chair or by 3 members of the committee with at least twenty-four (24) hours notice. All meetings of the PPNC will be open to the public and will require at least twenty-four (24) hour public notice.

The number of public properties re-named each year will be limited to three (3) or less. The committee can increase or decrease the number of properties to be re-named by a majority vote of the committee.

The PPNC accepts the application and considers the naming/renaming request. If the request is approved by the PPNC, it is then sent to the BOCC Chair for consideration. The BOCC Chair considers and may make any recommendation in writing for either approval or rejections. After receiving the BOCC Chair's written recommendation, if any, the matter shall be placed on the BOCC agenda with a resolution to approve the honorary name.

### **Scope:**

To put together a process with criteria that is fair and equitable by which public property and facilities are named.

### **Criteria Recommendations:**

In naming public property consideration shall be primarily given to the following criteria:

1. Neighborhood, geographic or common usage identification
2. A natural or geological feature
3. Significant historical events or cultural attributes
4. A historical figure
5. A deceased individual (minimum of one year) who has made a significant land, building or monetary contribution to the County for the building or property being named.
6. To recognize an organization, which may include a business, that has made exceptional contributions to the County in the form of financial support, service, volunteers, or that represents enduring historical significance.
7. A deceased individual (minimum of one year) who has contributed outstanding civic service to the County, having but not limited to, the following attributes:
  - a. Superior levels of performance on their chosen field
  - b. Effective citizenship
  - c. Outstanding community service by being widely recognized as having national, state or local community significance for community or public service.
  - d. Excellent character and general reputation
  - e. High standards and ethics.

### **Public Property and Facilities Naming**

The interior features of a County owned building may be named separately from the main building subject to the criteria and procedures set forth in this policy.

### **Naming of Parks Procedures:**

Suggestions for names for parks or park facilities shall be solicited from organizations, neighborhood residents, individuals and the media. All suggestions, solicited or not, shall be acknowledged and recorded for consideration by the PPNC.

The PPNC shall host a public hearing to provide an opportunity for public comments on naming recommendations.

The PPNC will review names and make recommendations for the PPNC to present to the Commission.

The department shall wait at least one year between receipt of a name proposal related to a current event before final recommendation of that name.

Facilities shall be identified by the established name, and signs shall be maintained as a source of identity and civic pride.

Complete the Public Property Naming Application. The application must be supported by official documentation including but not limited to:

**Naming for an individual:**

- 1) Copy of obituary.
- 2) List of volunteer/service activities, including dates of involvement and offices held.
- 3) List of professional accomplishments.
- 4) List of honors/awards, both volunteer and professional, including dates awarded.
- 5) Narrative as to why the individual should be honored with the naming of the property/facility
- 6) Information regarding any significant donations, gifts, financial support or contributions made by the individual to the County.

**Naming for an organization:**

- 1) A copy of the Charter of the organization, including mission statement.
- 2) A copy of the Minutes of the meeting or authentic copy of the proclamation made that substantiates the organization's desire to seed a facility naming opportunity.
- 3) List of service to the community, both volunteer and monetary, including dates of involvement and results.
- 4) Authentic copies of recognitions awarded by national organization of which the local organization is an affiliate.
- 5) List of other honors/awards earned by the organization.
- 6) Narrative as to why the organization should be honored with the naming of a facility.
- 7) Information regarding any significant donations, gifts, financial support or contributions made by the organization.

The burden of supporting the Application rests with the individual or group submitting the application.

1. Fulfill all criteria requirements
2. Send completed application to Public Property Naming Committee.
3. PPNC considers and if approved sends recommendation to Chair of Commission.
4. Chair considers and makes any recommendation in writing for either approval or rejections. After receiving the Chair's written recommendation if any, the matter shall be placed on the BOCC agenda for two readings.
5. Once approved notice sent to appropriate persons/agencies.

## **ITEM 6: PUBLIC HEARING**

Legal Ad for publication in the Monticello News on **January 20, 2012** and posting on the Jefferson County Courthouse public bulletin board.

**NOTICE OF EVALUATION AND APPRAISAL REPORT (EAR) COMPREHENSIVE PLAN AMENDMENTS AND THE FUTURE LAND USE MAP AMENDMENTS**

Jefferson County Board of County Commission will hold a public hearing to adopt the Jefferson County proposed ERA based Comprehensive Plan Amendments on **February 2, 2012 at 9:00 a.m.**, or as soon thereafter as such matter may be heard, in the courtroom of the Jefferson County Courthouse Annex located at 435 West Walnut Street, Monticello, Florida. The meeting may be continued as necessary.

**JEFFERSON COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS**

**ORDINANCE NO. 2011-091511-01**

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, RELATING TO THE JEFFERSON COUNTY COMPREHENSIVE PLAN; ADOPTING EVALUATION AND APPRAISAL REPORT AMENDMENTS TO THE JEFFERSON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN TITLE PAGE AND TABLE OF CONTENTS; AMENDING CHAPTER 1: FUTURE LAND USE ELEMENT; AMENDING CHAPTER 2: TRAFFIC CIRCULATION ELEMENT; AMENDING CHAPTER 3: HOUSING ELEMENT; AMENDING CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT; AMENDING CHAPTER 5: CONSERVATION ELEMENT; AMENDING CHAPTER 6: COASTAL MANAGEMENT ELEMENT; AMENDING CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT; AMENDING CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT; AMENDING CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT; ADOPTING EVALUATION AND APPRAISAL REPORT BASED AMANEMDNTS TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR COPY ON FILE; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

From the Florida "Government in the Sunshine Manual", page 36, paragraph c: Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings, is made, which record includes the testimony and evidence upon which the appeal is to be based.

# **JEFFERSON COUNTY KIDS BIKE RODEO AND RACE!**

**WHO: KIDS WHO LIKE BIKES!**

**WHAT: Free Kids Bicycle  
Safety Rodeo and  
Bicycle Race!**

**WHERE:**

**MONTICELLO NEWS PARKING LOT  
180 W. Washington St. Monticello, FL**

**WHEN: Feb. 12, 2012. Rodeo  
begins at 10 AM, and the  
race begins at 11:15 AM**



# SEMINOLE CYCLING CLASSIC FEB 11-12, 2012 AT MONTICELLO, FL

## GENERAL INFO

- Races Held Under USAC Permit
- Race Registration begins 1hr before start of each race, closes 20min before the start of each race. \$14 per event. \$28 per TTT.
- Pre-Register on [www.seccc.net](http://www.seccc.net) by 2/10/11 @ 5pm to avoid the SECCC's new \$2 late fee.
- All racers must present a valid USAC racing license. Unlicensed riders may race with a \$10.00 one-day license. One day licenses will not be accepted for A riders.
- MyLaps/AMB Chip Timing will be used for free. Teams will need to designate 1 point of contact responsible for the timing chips. Loss of Timing chip is a \$111 fine.

- **All races will take place rain or shine.**
- **Approved helmets must be worn while riding/racing.**
- **Promoter reserves right to cancel/combine categories.**
- **Event details subject to change. Please check website for updates [www.floridastatecycling.com/seminole-cycling-classic](http://www.floridastatecycling.com/seminole-cycling-classic)**
- **For listed hotels in Jefferson County, mention "FSU Cycling" and receive a special rate: [www.visitjeffersoncountyflorida.com/wheretostay.aspx](http://www.visitjeffersoncountyflorida.com/wheretostay.aspx)**
- **Contact: Jack Tomassetti [fsucycling@gmail.com](mailto:fsucycling@gmail.com) (904) 415-3833**

## RACE HIGHLIGHTS

- Downtown Monticello Crit around the Jefferson County Courthouse
- Prizes brought to you by Specialized
- Lunch available for purchase at Saturday's race site from Johnston's Meat Market
- Saturday Dinner Party at the Mays House
- Jefferson County Kids Bicycle Rodeo and Race
- and more!

**BROUGHT  
TO YOU BY:**



**The Monticello News**

**Carrie Ann & Co.**



[@FSUCYCLING](https://twitter.com/FSUCYCLING) [SEMINOLE CYCLING CLASSIC](https://www.facebook.com/seminolecyclingclassic) [WWW.FLORIDASTATECYCLING.COM](http://WWW.FLORIDASTATECYCLING.COM)

**DIRECTIONS: 2488 Bassett Dairy Rd  
Monticello, FL**

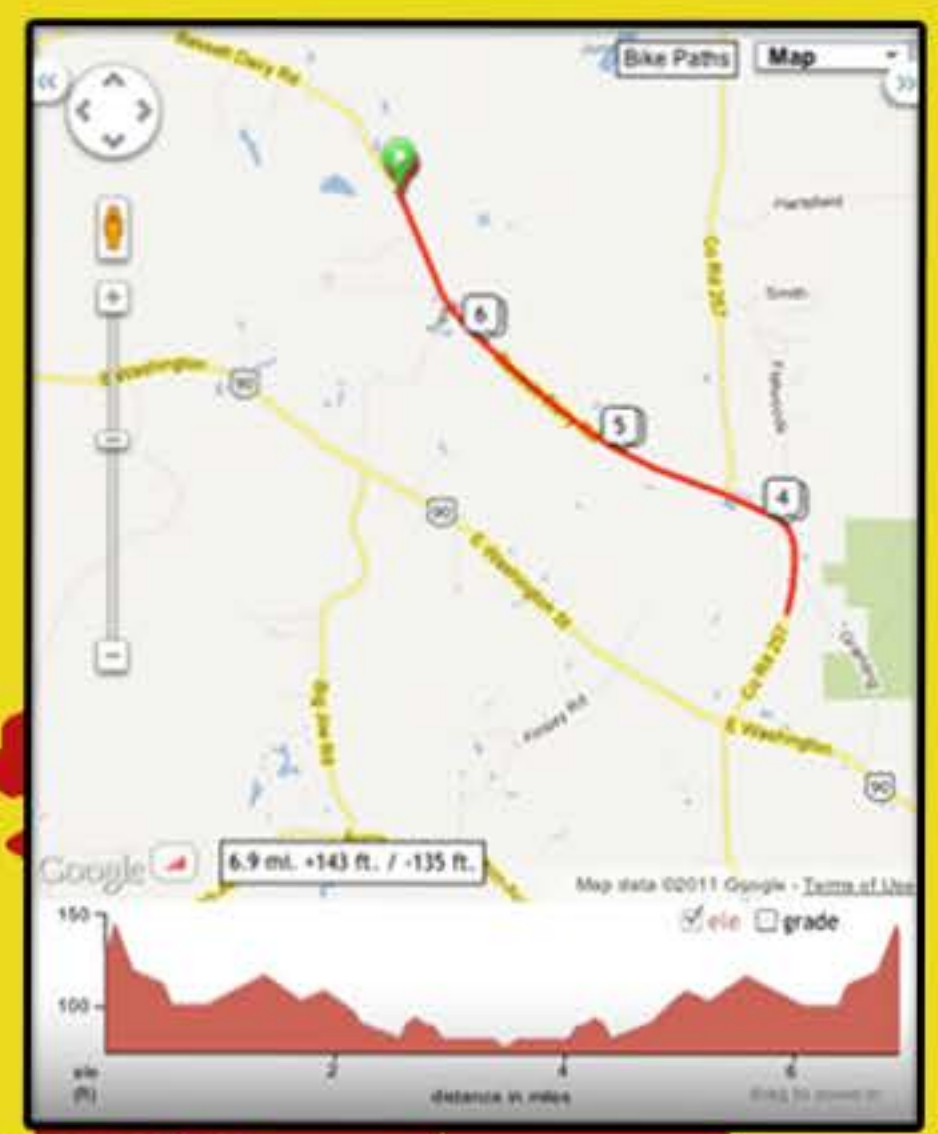
**BASSETT DAIRY TT** **STARTS @ 9AM**

**COURSE: ~7 mi out & back on BASSET DAIRY RD.  
MAP: [www.ridewithgps.com/routes/851042](http://www.ridewithgps.com/routes/851042)**

**The ITTs will run in the following order:**

- MEN'S A**
- MEN'S B**
- WOMEN'S A**
- MEN'S C**
- WOMEN'S B**
- MEN'S D**

**TTTs will follow directly afterward.**



**JEFFERSON COUNTY RR** **STARTS @ 11AM**

**COURSE: 13.6 mi loop outside Monticello.  
MAP: [www.ridewithgps.com/routes/763159](http://www.ridewithgps.com/routes/763159)**

**WAVE 1:**

- 11am - Men's C (2 Laps) - 27.2miles
- 11:05am - Women's B (2 Laps) 27.2miles
- 11:10am - Men D (1 Lap) 13.6 miles

**WAVE 2:**

- 1pm - Men's A (4 Laps) 54.4 miles
- 1:05pm - Men's B (3 Laps) 40.8 miles
- 1:10pm - Women's A (3 Laps) 40.8 miles



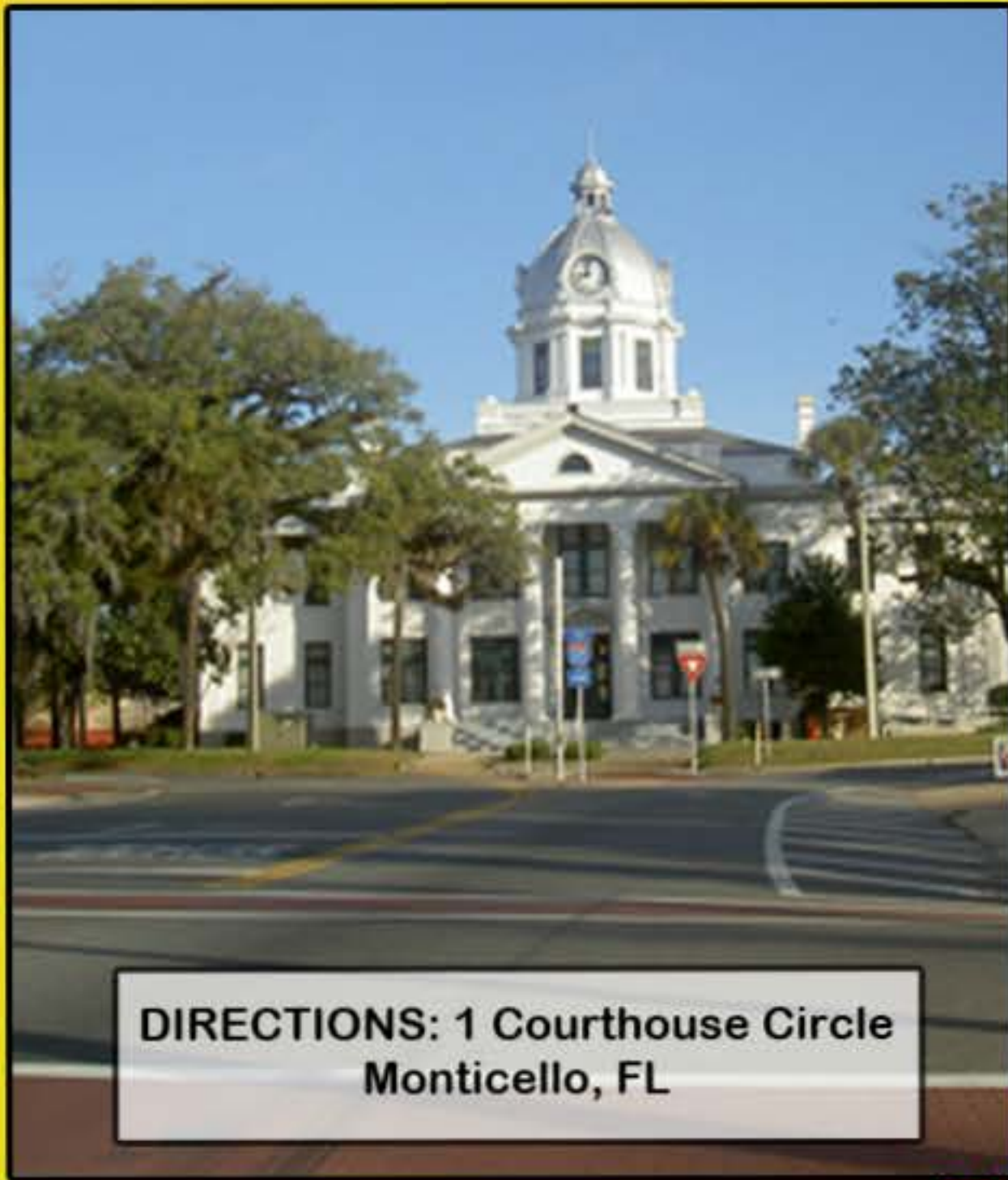
**POST-RACE  
DINNER PARTY**

**Join us!**  
**Post-race dinner at The Mays House**  
**925 E Washington Street Monticello, FL 32344**  
**5pm-10pm Dinner Party and Live Music**  
**7:30pm Awards Ceremony**

# SEMINOLE CYCLING CLASSIC FEB 11-12, 2012 AT MONTICELLO, FL

# SUNDAY

## MONTICELLO DOWNTOWN CRITERIUM STARTS AT 8AM



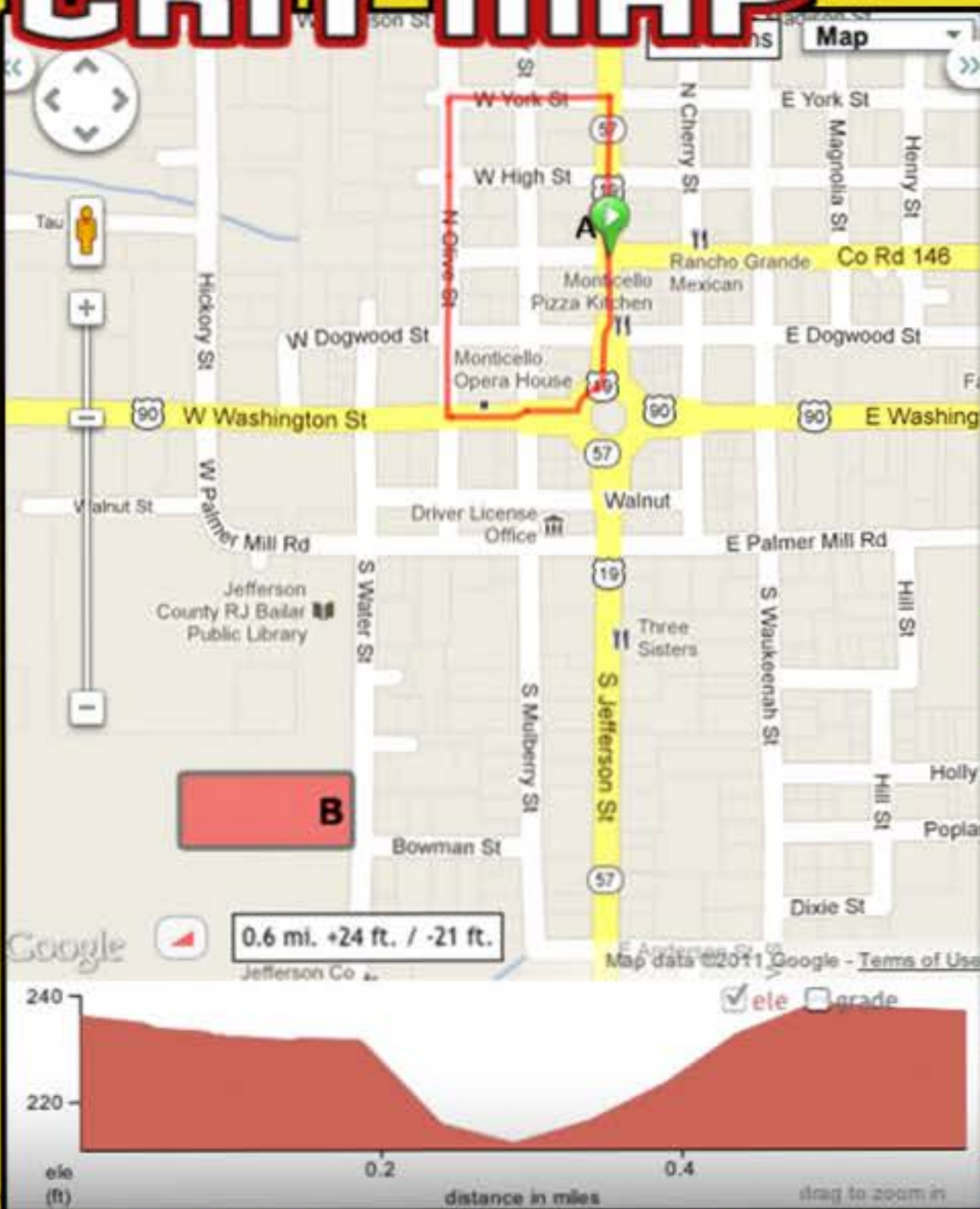
**DIRECTIONS: 1 Courthouse Circle  
Monticello, FL**

MAP: <http://ridewithgps.com/routes/783622>  
CRIT RACES WILL RUN AS FOLLOWS:

8:00am	Men's D - 20min
8:25am	Men's C - 30min
9:00am	Women's B - 30min
9:35am	Men's B - 45 min
10:25am	Women's A - 45min
11:15am	Kids Race/Parade Lap
11:30am	Men's A Race - 60min

**PORT-A-JOHN** will be next to the 'Wag the Dog' thrift store at the corner of PEARL and JEFFERSON Sts. (Marked A on the map)

## CRIT MAP



## PARKING

**PLEASE NOTE:** parking WILL BE LIMITED on race day. You may park ONLY at Jefferson County School District, 575 South Water Street, Monticello, FL (In the box, marked 'B' on the map).



**Downtown Monticello**

1                                   **COMPREHENSIVE PLAN**  
2   **2025**  
3                                   **JEFFERSON COUNTY**  
4                                   **FLORIDA**

5  
6                                   Original adopted July 19, 1990

7  
8                                   This Amended Plan is in compliance with the  
9   2008 Evaluation and Appraisal Report

10  
11                                   *Jefferson County Planning Commission Public Hearing June 10, 2010*  
12                                   *Recommended for Approval by the Jefferson Co. Board of County Commissioners*

13  
14                                   Adopted in public hearing before the  
15                                   Jefferson County Board of County Commissioners

16  
17   SEPTEMBER 15, 2011  
18   and  
19   FEBRUARY 2, 2012

20  
21                                   This draft copy contains the following formatting:  
22                                   ~~Strikethrough text~~ indicates language suggested for removal.  
23                                   Underlined text indicates language suggested to be added.

24  
25  
26  
27  
28  
29  
30  
31   Prepared by:

32  
33   Jefferson County Planning Department  
34   &  
35   Jefferson County Planning Commission  
36                                   With assistance from Tony Arrant, AICP – Institute of Government, Florida State  
37                                   University and Florida Counties Foundation, Small County Technical Assistance  
38                                   Services (Facilitator and Planning Consultant)

39  
40   Last Update: January 25, 2012

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

2 **GOALS, OBJECTIVES, AND POLICIES**

3 **GOAL:**

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

8 **OBJECTIVE FLU-1:**

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

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

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

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

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

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

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

1 **FUTURE LAND USE CATEGORIES**

2 **AGRICULTURE AREAS GENERALLY:**

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

25 **AGRICULTURE 20 (AG20):**

26 Properties in this Land Use Category are Areas now used and appropriate for  
27 continued use primarily in very large scale agricultural activities. Included are the  
28 plantations and timber-producing lands. Agricultural uses may include, but are not  
29 limited to, livestock and/or crop production, pasture lands, silviculture, orchards and  
30 groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast  
31 inns, and hunting lodges and clubs. Surface mining as defined below is allowed in this  
32 category as a permitted use only on a parcel-specific basis when approved by the  
33 Board of County Commissioners for inclusion on the mining overlay district zoning map.  
34 Mining activities must be conducted strictly in accordance with the requirements of the  
35 Land Development Code. Dwellings and associated accessory farm buildings are  
36 allowable. New residential development is allowable, not to exceed one unit per 20  
37 acres and actual units should be clustered subject to the requirements set forth in the  
38 objectives and policies of the comprehensive plan and standards in the Land  
39 Development Code so long as the gross density is not exceeded. A density bonus as  
40 provided below (see Conservation Subdivisions) may be granted where the  
41 development is a conservation subdivision ~~providing open space and approved~~  
42 pursuant adopted requirements for conservation subdivisions.

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

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

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

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

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

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



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

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

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

15 **RESIDENTIAL 204 (R204)**

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

24 **CONSERVATION (CON):**

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

36 **PRISON (PR):**

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

1 **INDUSTRIAL (IN):**

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

8 **DESCRIPTION**

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

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

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

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

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

39 A mixed use category which provides for a variety of business types, including offices,  
40 retail, lodging, restaurants, services, commerce parks, shopping centers, or other  
41 similar business activities. Other uses may be allowed, consistent with the more intense  
42 development characteristics of this mixed use category, such as multi-family residential

1 not to exceed 10 units per acre, medical facilities such as clinics, hospitals, nursing  
2 homes, public or private schools, churches or other similar uses, parks and recreation.  
3 The mix would allow for approximately a 60-40 split between business (60%) and  
4 residential (40%) uses for the entire within each mapped MUBR area. Intensity of  
5 business use, as measured by land coverage, should not exceed 65 80 percent  
6 impervious surface area. These MUBR areas will be required to be served by  
7 community utilities, therefore, new R residential development shall not be less than one  
8 dwelling unit per acre. Residential development shall ~~set aside~~ include 5% of the  
9 contiguous land for open space.

10  
11 **MIXED USE-INTERCHANGE BUSINESS:**

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

22  
23 **SPECIAL EXCEPTION DEVELOPMENTS:**

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

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

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

43  
44 ~~Performance standards shall be included in the land development regulations for~~  
45 ~~special exceptions to ensure that on-site and off-site impacts are adequately~~  
46 ~~planned for and monitored. Impacts include trip generation, transportation~~

1 access, drainage, water quality, visual appearance, avoidance of environmentally  
2 sensitive lands and mitigation of impacts, noise, signage, and air quality.  
3 Information to support the application shall be provided by the applicant at the  
4 applicant's expense.

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

10 **MINING:**

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

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

33 **CLUSTER SUBDIVISIONS:**

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

1 types of cluster developments including those developments where the total lands in  
2 open space areas do not meet the requirement criteria for Conservation  
3 Subdivisions as described below and set forth in the Land Development Code.

4 **CONSERVATION SUBDIVISIONS:**

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

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

- 1 L. Promote contiguous green space with adjacent jurisdictions;
- 2 M. Promote construction of convenient landscaped walking trails and bike
- 3 paths both within the subdivision and connected to neighboring
- 4 communities, businesses, and facilities to reduce reliance on automobiles;
- 5 and
- 6 N. Protect prime agricultural land and preserve farming as an economic
- 7 activity.

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

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

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

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

19 **Policy FLU-1-5:**

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

29 **Policy FLU-1-6:**

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

36  
37 The County shall protect community and public water wells and water well cones of  
38 influence by creating wellhead protection areas and wellhead zones of exclusion.  
39 Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the  
40 wellhead wherein no development shall be permitted. Well head protection areas shall  
41 extend for an additional radius of three hundred (300) feet from the well head, creating a

1 minimum 500 foot radius protection zone. Within these areas, the following will be  
2 prohibited: 1) landfills; 2) facilities for the bulk storage, handling, or processing of  
3 material on the Florida Substance List; 3) Activities that require the storage, use  
4 production, or transportation of restricted substances, agricultural chemicals, petroleum  
5 products, hazardous toxic waste, medical waste, and like; 4) feedlots or other  
6 commercial animal facilities; 5) wastewater treatment plants, percolation ponds, and  
7 similar facilities; 6) excavation of waterways or drainage facilities which intersect the  
8 water table. All development adjacent to well heads shall be consistent with provisions  
9 of Chapter 48-3.504, F.A.C., regarding the regulation of wells.

10 **Policy FLU-1-7:**

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

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

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

15 **Policy FLU-1-9:**

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

18 **Policy FLU-1-10:**

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

22 **Policy FLU-1-11:**

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

25 **OBJECTIVE FLU-2:**

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

36 **Policy FLU-2-1:**

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

1 **OBJECTIVE FLU-3:**

2 Throughout the planning period, the county shall require that the natural and historic  
3 resources of the county be protected from the negative impacts of development  
4 activities, and shall require that future land uses are coordinated with the appropriate  
5 topography and soil conditions.

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

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

8 **Policy FLU-3-2:**

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

12 **Policy FLU-3-3:**

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

19 **Policy FLU-3-4:**

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

27 **Policy FLU-3-5:**

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

33 **OBJECTIVE FLU-4:**

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



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

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

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

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

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

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

16 **OBJECTIVE FLU-5:**

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

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

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

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

28 Continue active code enforcement to alleviate FLUM violations.

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

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

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

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

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

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

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

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

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

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

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

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

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

25 **OBJECTIVE FLU-6:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10 **OBJECTIVE 8 FLU-7:**

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

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

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

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

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

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

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

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

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

6 **OBJECTIVE FLU-8:**

7 Provide for location of new schools

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

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

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

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

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

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

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

25 Schools shall not be located in flood prone areas.

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

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

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

30 Site selection for new schools will follow the provisions of the 2003 Interlocal Agreement for  
31 Public School Facility Planning, and ~~should include enough land to act as a buffer for the school~~  
32 ~~and its neighbors. It will include ample space for a branch library and a public park. The park~~  
33 ~~area set aside shall be sized to meet the requirements in table 5, Recreation and Open Space~~  
34 ~~element of this plan, for 5,000 population.~~

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

2   **GOALS, OBJECTIVES, AND POLICIES**

3   **GOAL:**

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

6   **OBJECTIVE T-1:**

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

9   **Policy T-1-1:**

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

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

19   **Policy T-1-2:**

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

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

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

5 **OBJECTIVE T-2:**

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

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

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

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

32 **OBJECTIVE T-3:**

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

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

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

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

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

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

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

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

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

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

26 **OBJECTIVE T-4:**

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

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

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

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

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

39 Bicycle facilities, pedestrian walkways, horse riding paths, and associated facilities shall  
40 be included as integral components of roadways, with priority of implementation being



1 oriented to the establishment of networks along roadways between residential centers  
2 and schools, employment and retail commercial areas, and recreation and other public  
3 facilities as possible.

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

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

7 **Policy T-4-4:**

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

10 **OBJECTIVE T-5:**

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

14 **Policy T-5-1:**

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

17 **OBJECTIVE T-6:**

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

21 **Policy T-6-1:**

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

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

28 **Policy 6-2:**

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

31 **OBJECTIVE T-7:**

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

1 **Policy T-7-1:**

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

5 **Policy T-7-2:**

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

9 **Policy 7-3:**

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

12 **OBJECTIVE 8:**

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

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

2 **GOALS, OBJECTIVES AND POLICIES**

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

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

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

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

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

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

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

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

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

22 1. ~~Maintain the existing short review period (three to four days that include two to~~  
23 ~~three days for septic tank and one day for building) for obtaining permits to build~~  
24 ~~affordable housing units.~~

25 2. ~~Allow the construction of affordable housing units by clustering units on smaller~~  
26 ~~lots than that provided by the respective classifications of land use when done by~~  
27 ~~agreement with the Planning Commission and County Commission. Such~~  
28 ~~agreements must demonstrate that the decrease in lot size shall not negatively~~  
29 ~~impact the environment and shall, in general, be consistent with the overall~~  
30 ~~provisions, densities, and intent of the Future Land Use Element.~~

31 3. ~~Reduce rules and regulations that add unnecessary costs but, on the other hand,~~  
32 ~~will not abridge the health, safety, and welfare of the occupants once they occupy~~  
33 ~~in such units.~~

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

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

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

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

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

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

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

10 Monitor the permitting process by documenting the following:

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

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

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

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

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

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

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

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

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

32 **SPECIAL NEEDS**

33 **GOAL B:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1 **OBJECTIVE H-3.1: ~~OBJECTIVE C1 [H]:~~**  
 2 Identify, catalog, and disseminate information, ~~when time and available staff permit,~~  
 3 concerning historically significant houses, buildings, and sites.
- 4 **Policy H3.1-1 ~~Policy C1-1 [H]:~~**  
 5 Develop over the time frame of this Plan, a GIS file of properties with historically  
 6 significant ~~houses, buildings and sites.~~ governmental entities.
- 7 **Policy H3.1-2 ~~Policy C1-2 [H]:~~**  
 8 Establish and maintain a cooperative working relationship with historically oriented  
 9 organizations to further the conservation and rehabilitation of historically significant  
 10 ~~houses, buildings, and sites.~~
- 11 **Policy H3.1-3 ~~Policy C1-3 [H]:~~**  
 12 ~~Develop~~ Continue an economic program to utilize historic structures as a magnet for  
 13 tourists and locals and identify how that role can be strengthened.
- 14 **Policy H3.1-4 ~~Policy C1-4 [H]:~~**  
 15 Integrate historic preservation review criteria and data into the local planning and  
 16 development review process for historical districts in the County.
- 17 **Policy H3.1-5 ~~Policy C1-5 [H]:~~**  
 18 All public planning studies related to subdivisions, transportation, drainage, stormwater,  
 19 and utilities will identify the presence of historic resources, if applicable, and the impact  
 20 of any proposal on these resources.
- 21 **Policy H3.1-6 ~~Policy C1-6 [H]:~~**  
 22 The existence and significance of historic resources and mitigation requirements ~~the mitigation~~  
 23 ~~of the impact will~~ shall be factors considered ~~by the Planning Commission and the Building~~  
 24 ~~Inspector~~ when reviewing a project for ~~subdivision~~ any new development activities.
- 25 **Policy H3.1-7 ~~Policy C1-7 [H]:~~**  
 26 Establish Continue to implement guidelines as set forth in *The Secretary of the Interior's*  
 27 *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and ~~develop~~  
 28 incentives to ensure compatible design for new buildings to be built proposed for construction  
 29 near historic structures in historical districts.
- 30 **Policy H3.1-8 ~~Policy C1-8 [H]:~~**  
 31 Develop a land conservation program that is in agreement with the owner to protect  
 32 historic, natural, and scenic resources.
- 33 **Policy H3.1-9 ~~Policy C1-9 [H]:~~**  
 34 Establish Continue a program that will protect significant archaeological resources known by the  
 35 County, including those not yet currently identified resources by requiring cultural resource  
 36 assessments in major developments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

33 Pursue the following major funding sources:

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

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

2 Define substandard housing by the following criteria:

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

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

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

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

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

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

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

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

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

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

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



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

4 **GOALS, OBJECTIVES, AND POLICIES**

5 **GOAL U-1:**

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

8  
9 **OBJECTIVE U-1.1:**

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

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

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

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

36  
37 Existing Sanitary Sewer Facilities \_\_\_\_\_ LOS

38  
39 Central Facilities:

40  
41 \_\_\_\_\_ Monticello \_\_\_\_\_ 155

1  
2 **Package Plants:**  
3  
4 \_\_\_\_\_ I-10 Mid-Continent \_\_\_\_\_ 75 gpcpd  
5  
6 \_\_\_\_\_ Tallahassee East \_\_\_\_\_ 100 gpcpd  
7 \_\_\_\_\_ KOA CR 259 and I-10  
8  
9 \_\_\_\_\_ Rest Area at I-10 \_\_\_\_\_ 10 gpcpd  
10 \_\_\_\_\_ and CR 257  
11  
12 Private on-site disposal \_\_\_\_\_ Shall meet or exceed all  
13 systems \_\_\_\_\_ the requirements set by the Florida Department  
14 of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.  
15 **New central facilities**  
16  
17 residential uses \_\_\_\_\_ 100 gpcpd  
18 nonresidential uses \_\_\_\_\_ Minimum service shall be consistent with Table  
19 II, Chapter 10D-6, F.A.C. (see appendix)  
20

21 **Potable Water facilities**

22  
23 \_\_\_\_\_ Existing Water facilities \_\_\_\_\_ gpcpd  
24  
25 Jefferson Nursing Center \_\_\_\_\_ 101  
26 City of Monticello \_\_\_\_\_ 189  
27 Nellie's Nursing Home \_\_\_\_\_ 68  
28 Watkin's Health Care \_\_\_\_\_ 54  
29 Capri Motel \_\_\_\_\_ 13  
30 Jefferson County Kennel Club \_\_\_\_\_ 4  
31 Tallahassee East KOA \_\_\_\_\_ 100 per trailer space  
32 Jefferson Mobile Home Park \_\_\_\_\_ 100  
33 Big Bend Truck Plaza \_\_\_\_\_ 20  
34 Walker's Convenience Store \_\_\_\_\_ 10  
35 Lloyd Water System \_\_\_\_\_ 189  
36 DOT I-10 rest area \_\_\_\_\_ 132  
37 Aucilla Christian Academy \_\_\_\_\_ 2.8  
38  
39 \_\_\_\_\_ Future facilities  
40  
41 residential uses \_\_\_\_\_ 100 gpcpd  
42 nonresidential uses \_\_\_\_\_ Minimum service shall be consistent  
43 with Table II, Chapter 10D-6, F.A.C. (see appendix)  
44  
45 Facility \_\_\_\_\_ LOS

1  
2 Solid Waste ~~\_\_\_\_\_~~ 4.5 lbs./day/capita  
3

4 **DRAINAGE:**

5 **~~Water Quantity Standards:~~**

6 ~~Conveyance systems:~~

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

16  
17 **~~Water Quality Standards:~~**

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

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

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

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

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

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

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

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

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

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

1 **Policy U-1.1-6:**  
2 The County will remain responsible for providing collection of solid waste in the  
3 unincorporated area for disposal to the regional landfill.

4 **OBJECTIVE U-1.2:**  
5 The County shall maintain a five-year schedule of capital improvements for public  
6 facilities to be updated annually.

7 **Policy U-1.2-1:**  
8 Proposed capital improvement projects for this element will be evaluated and ranked in  
9 the following manner:  
10 Level 1: To protect public health and safety, to fulfill the County's commitment to  
11 provide facilities, or to preserve full use of existing facilities.  
12 Level 2: To increase efficiency and reduce operation costs and maintenance.  
13 Level 3: To extend facilities within service areas.

14 **OBJECTIVE U-1.3:**  
15 Throughout the planning period, the County shall require County residents to conserve  
16 water.

17 **Policy U-1.3-1:**  
18 During periods of water shortage or drought, the County shall initiate procedures to  
19 restrict potable water usage in keeping with The Water Shortage Restrictions contained  
20 in the Northwest Florida and Suwannee River Water Management Districts' Water  
21 Shortage Plans. Such procedures shall be advertised through public notice.

22 **Policy U-1.3-2:**  
23 The County shall continue to require that all new construction activities and additions to  
24 existing structures utilize fixtures conforming to the state schedule of maximum water  
25 use.

26 **Policy U- 1.3-3:**  
27 The County shall promote and encourage owners of agricultural land, through public  
28 awareness programs, to incorporate the water conserving methods of farming  
29 recommended in the Soil Conservation Service, Watershed Protection Plan and other  
30 Soil Conservation Service approved Best Management Practices.

31 **Policy U-1.3-4:**  
32 Future water demand for non-potable water uses should be met through the use of  
33 water of the lowest acceptable quality or the purpose intended. To this end, the County  
34 may require that developers requiring large amounts of water for use other than drinking  
35 water utilize reclaimed water from stormwater systems and treated wastewater.

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

4 **OBJECTIVE U-2.1:**  
5 Existing deficiencies will be corrected by:  
6 a. Cleaning and maintaining existing drainage canals.  
7 b. Assisting residents in the proper disposal of hazardous wastes, through amnesty  
8 day and other programs.

9 **Policy U-2.1-1:**  
10 Projects shall be undertaken in accordance with the schedule provided in the Capital  
11 Improvements Element of this Plan.

12 **Policy U-2.1-2:**  
13 No permits shall be issued for new development which would result in an increase in  
14 demand on facilities operating below accepted Level of Service (LOS) Standards.

15 **OBJECTIVE U-2.2:**  
16 The County shall work in concert with The County Health Department and The State  
17 Department of Environmental Regulation to ensure that mandatory requirements for  
18 installation, inspection, operation, and maintenance of on-site wastewater treatment  
19 systems are implemented.

20 **Policy U-2.2-1:**  
21 Use of on-site wastewater treatment systems shall be limited to the following conditions:  
22

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

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

7 **GOAL U-3:**

8 Adequate stormwater drainage will be provided to afford reasonable protection from

9 flooding, and to prevent degradation of quality of receiving waters.

10 **OBJECTIVE U-3.1:**

11 The County will ~~alleviate the one existing drainage deficiency by 1998, and continue to~~

12 ~~enforce land development regulations for protection of natural drainage features and to~~

13 ~~ensure that future developments provide adequate stormwater drainage facilities. The~~

14 ~~deficiency to be corrected is: Limerock (entrance) Road in Lloyd Acres.~~

15 **Policy 3.1-1:**

16 ~~The County shall prepare a stormwater Drainage Plan after completion of the County~~

17 ~~Jail and the capital projects in the CIE. A specific date shall be established during the~~

18 ~~annual monitoring, evaluation, and update of the CIE, as soon as funds can be made~~

19 ~~available. The Stormwater Drainage Plan, when prepared, shall include:~~

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

34 **Policy 3.1-2:**

35 ~~The County will amend the comprehensive plan to include the recommendations of the~~

36 ~~Study, upon its completion.~~

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

38 ~~The County shall require that appropriate DEP or Suwannee River Water Management~~

39 ~~District permits are applied for prior to approval of development orders.~~

1 **Policy U-3.1-42**

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

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

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

27 **Policy 3.1-6:**

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

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

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

37 **Policy 3.1-8:**

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

1 **GOAL U-4:**

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

4 **OBJECTIVE U-4.1:**

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

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

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

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

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

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

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



1 **CHAPTER 5: CONSERVATION ELEMENT (C)**

2 **GOALS, OBJECTIVES, AND POLICIES**

3 **GOAL**

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

6 **OBJECTIVE C-1.1**

7 Comply with air quality standards set forth by the State and Federal agencies  
8 throughout the planning period of this Comprehensive Plan.

9  
10 **Policy 1.1.1 [C]:**

11 ~~In cooperation with the City of Monticello and its revised land development regulations,~~  
12 ~~all industrial land uses in the County shall be located within the Industrial Park located~~  
13 ~~approximately five miles South of the City adjacent to U.S. Highway 19.~~

14 **Policy C-1.1.21 [C]**

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

18 **Policy C-1.1.32 [C]**

19 Jefferson County shall develop programs and brochures showing the advantages of  
20 maintaining existing trees as well as planting new trees, both of which are effective in  
21 removing ~~pollutes~~ pollutants from the air.

22 **Policy C-1.1.3**

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

26 **OBJECTIVE 1.2 [C]:**

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

- 29 1. Implement and enforce the County's land development code, which requires a  
30 site plan review process for all development.
- 31 2. Correct major drainage deficiencies throughout this planning period.

32 **Policy C-1.2.1 [C]**

33 Protect water quality in the following areas:

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

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

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

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

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

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

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

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

26 **Policy 1.2.5 [C]**

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

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

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

34 **Policy 1.2.7 [C]**

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

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

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

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

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

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

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

16 **Policy C-1.3.2**

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

19 **Policy C-1.3.3**

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

22 **Policy C-1.3.4**

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

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

27 Develop guidelines in the use of water.

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

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

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

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

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

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

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

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

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

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

15 **OBJECTIVE C-1.5:**

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

19 **Policy 1.5.1 [C]**

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

24 **Policy 1.5.2 [C]**

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

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

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

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

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

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

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

- 9 a. All required State, Federal and Regional permits have been issued prior to any  
10 disturbance of the property.
- 11 b. ~~The applicant must document that the proposed activity will not cause significant~~  
12 ~~damage to potable water supplies as well as surface water; to endangered or~~  
13 ~~threatened species or those within the special concern; and to adjacent~~  
14 ~~properties.~~  
15 The applicant must document that the proposed activity will not cause significant  
16 damage to the following:
- 17 1. potable water supplies
  - 18 2. surface waters;
  - 19 3. endangered, threatened, or species of special concern;
  - 20 4. adjacent properties.
- 21 c. The applicant shall provide a reclamation plan in order to replace or restore lost  
22 or damaged environmental resources and to insure that the land is returned to a  
23 form which may be beneficially used, as provided for in the Land Development  
24 Regulations Code.
- 25 d. No regionally significant wetlands shall be adversely affected. Any non-  
26 regionally significant wetlands in the area to be mined shall be avoided, if  
27 practicable, and if such wetlands are adversely affected, adequate mitigation  
28 shall be required, or if applicable, wetlands destroyed shall be replaced on a acre  
29 for acre basis with a wetland of similar size, type of vegetation, water flow, and  
30 topographical farmland with similar functions as the destroyed wetland; and in a  
31 location approved by the ~~County's Planning Official~~ Board of County  
32 Commissioners during approval of an application to allow surface mining.
- 33 e. Naturally occurring surface water basin flows and boundaries shall be  
34 maintained.
- 35 f. The Florida ~~Game and Fresh Water Fish~~ and Wildlife Conservation Commission  
36 (FWC or FWCC) shall be notified prior to the approval of the reclamation plan to  
37 assess the mitigation stated in the plan to ensure that protection for endangered,  
38 or threatened, or species of special concern is achievable.
- 39 g. If the proposed mining activity is located adjacent to residential development, the  
40 applicant shall provide adequate vegetative and other natural or construction  
41 buffers to minimize air and noise pollution being dispersed by the wind.
- 42 h. The applicant shall demonstrate financial responsibility for any damage to public  
43 or private property, human, animal or plant life, or any mineral or water bearing  
44 geologic formation incurred due to mining operations or failure to properly reclaim  
45 mined-out lands through the posting of a sufficient bond according to standards  
46 to be established in the Land Development Regulations Code.

1 **Policy 1.5.5 [C]**

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

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

15 **Policy 1.5.6 [C]**

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

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

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

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

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

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

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

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

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

- 40 1. Fisheries  
41 2. Wildlife

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

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

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

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

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

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

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

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

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

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

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

1 **Policy ~~C-1.6.6 [C]~~:**

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

5 **Policy ~~C-1.6.7 [C]~~:**

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

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

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

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

17 **Policy ~~C-1.7.1 [C]~~:**

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

20 **Policy ~~C-1.7.2 [C]~~:**

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

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

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

32 **Policy ~~C-1.7.3 [C]~~:**

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

36 **Policy ~~1.7.4 [C]~~:**

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



- 1 a. ~~prohibit disposal of hazardous waste in public waterways (canals, ditches,~~
- 2 ~~wetlands, stormwater facilities, unlined landfills, and other areas),~~
- 3 b. ~~continue to support the Emergency Management Department of the County,~~
- 4 c. ~~ensure that FDEP standards for transfer and storage of hazardous waste are~~
- 5 ~~implemented, and~~
- 6 d. ~~ensure that activities on the site of development will not degrade the quality of~~
- 7 ~~ground or surface water or other natural attributes.~~

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

2                                   **GOALS, OBJECTIVES AND POLICIES**

3                   **PREFACE**

4                   Jefferson County is unique in that it has no access to its coast the coastal shoreline and  
5                   adjacent lands are owned by the Unites States Government and cannot be developed.

6                   Further, its coastal zone consists of St. Mark's National Wildlife Refuge, which is  
7                   uninhabited, and the Aucilla Wildlife Management Area, which is also uninhabited. This  
8                   section of the Coastal Management Element will necessarily consider this situation.



9  
10                   **GOAL CME-1:**

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

12                   **OBJECTIVE CME-1.1**

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

1 **Policy CME-1.1.1:**

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

4 **Policy CME-1.1.2:**

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

12 **Policy CME-1.1.3:**

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

17 **Policy CME-1.1.4:**

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

20 **Policy CME-1.1.5:**

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

26 **Objective CME-1.2:**

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

30 **Policy CME-1.2.1:**

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

34 **Policy CME-1.2.2:**

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

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

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

3 **Policy CME-1.2.3:**

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

9 **OBJECTIVE CME-1.3:**

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

13 **Policy CME-1.3.1:**

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

17 **Policy CME-1.3.2:**

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

26 **OBJECTIVE CME-1.4:**

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

32 **Policy CME-1.4.1:**

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

37 **GOAL CME-2:**

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

1 **OBJECTICE CME-2.1:**

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

5 **Policy CME-2.1.1:**

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

8 **Policy CME-2.1.2:**

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

12 **Policy CME-2.1.3:**

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

15 **Policy CME-2.1.4:**

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

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

2           **GOALS, OBJECTIVES, AND POLICIES**

3           **GOAL:**

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

6           **OBJECTIVE R-1:**

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

9           **Policy R-1-1:**

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

11          **Policy R-1-2:**

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

14          **OBJECTIVE R-2:**

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

18          **Policy R-2-1:**

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

22          **Policy R-2-2:**

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

26          **OBJECTIVE R-3:**

27          Ensure the recreation needs for the projected population, as determined by the needs  
28          identified within the analysis section of this Element, are met by the year ~~2040-~~ 2030.

29          **Policy R-3-1:**

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

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

1 **Policy R-3-2:**  
2 The County shall acquire the adequate number of acres of land for new park and  
3 recreation facilities.

4 **Policy R-3-3:**  
5 The County shall continue to maintain and improve existing public park sites and  
6 recreation facilities.

7 **Policy R-3-4:**  
8 The County shall ~~apply for~~ take advantage of Federal and/or State grants ~~necessary~~  
9 when available to fund the additional recreation sites.

10 **Policy R-3-45:**  
11 All future recreation facilities shall provide usability and access to all segments of the  
12 population, including the very young, the handicapped, and the elderly.

13 **OBJECTIVE R-4:**  
14 ~~Throughout the planning period, the County and the Private sector shall coordinate in a~~  
15 ~~continuing and professional effort to provide adequate open space within the County.~~  
16 ~~This objective shall be accomplished using the subdivision review process, which shall~~  
17 ~~require the provision of open space.~~

18 **Policy R-4-1:**  
19 ~~The County will use its land development regulations in order to regulate signage and~~  
20 ~~require green areas and appropriate landscape buffers in all new developments zones~~  
21 ~~as well as to meet all additional requirements of 9J-24.003 (1) F.A.C.~~

22 **Policy R-4-2:**  
23 ~~The County shall include a definition of define common open space in its Land~~  
24 ~~Development Regulations and shall include recommendations regulations concerning~~  
25 ~~the preservation of natural vegetation in new developments in the Land Development~~  
26 ~~Code.~~

# 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.

#### 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.

### 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. ~~In the interim prior to development of a specific process,~~ ¶The County Building 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.



1 **Policy ICE-1.2.1:**

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

6 **Policy ICE-1.2.2:**

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

10 **Policy 1.2.3 [ICE]:**

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

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

15 **OBJECTIVE ICE-1.3**

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

19 **Policy ICE-1.3.1:**

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

24 **Policy ICE-1.3.2:**

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

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

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

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

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

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

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

2                   **INTRODUCTION**

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

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

11                   **GOALS, OBJECTIVES & POLICIES**

12                   **GOAL:**

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

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

19                   **OBJECTIVE CIE-1:**

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

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

26                   Jefferson County shall ensure all necessary capital improvements:

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

32                   **Policy 1-1:**

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

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

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

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

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

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

31 **Policy 1-3:**

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

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

	SCORE		
PRIORITY I	WEIGHT	Yes (1) No (0)	N/A (1) WEIGHT X
SCORE			

1. The project is needed to and safety.	3		protect
<u>public health</u>			

- 1 2. The project fulfills the County's legal 3  
 2 commitment to provide facilities and services.  
 3  
 4 3. The project corrects an existing facility 3  
 5 deficiency or provides for needed replacement  
 6 of facility components, in order to preserve or  
 7 achieve full use of existing facilities.  
 8  
 9 4. The project is required in order to comply 3  
 10 with state law, water management district  
 11 regulations, or federal law.  
 12  
 13 5. The project is financially feasible. 3  
 14  
 15 6. The project maintains adopted LOS 3  
 16 standards.

17  
 18 **PRIORITY II**

- 19  
 20 1. The project increases efficient use of 2  
 21 existing facilities.  
 22  
 23 2. The project prevents or reduces future 2  
 24 improvement costs.  
 25  
 26 3. The project provides service to developed 2  
 27 areas currently lacking full service.  
 28  
 29 4. The project promotes in-fill development 2  
 30 and discourages urban sprawl.  
 31  
 32 5. The project supports the GOP's of the FLUE. 2  
 33

34 **PRIORITY III**

- 35  
 36 1. The project represents logical 1  
 37 extension of facilities and services within a  
 38 designated service area.  
 39  
 40 2. The project promotes economic 1  
 41 development within the County and/or  
 42 redevelopment of blighted areas.  
 43

44 \_\_\_\_\_ **TOTAL SCORE**  
 45 **Total Possible Score = 30**

1 **Policy 1-4:**

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

6 **Policy 1-5:**

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

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

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

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

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

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

3 **OBJECTIVE CIE-2:**

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

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

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

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

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

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

1 **Policy 2-3:**  
2 "~~Development order~~" shall include a zoning change, subdivision platting, building permit,  
3 ~~site development plan, and other land use applications as determined by the County.~~

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

8 **Policy 2-5:**

9 **Policy CIE-2-3:**  
10 The County shall ensure that, at the time a development permit is issued, adequate  
11 facility capacity is available or will be available when needed to serve the development.

12 **Policy CIE-2-4:**  
13 Proposed Future Land Use Map (FLUM) amendments, and requests for new  
14 development or redevelopment shall be evaluated to determine that adequate public  
15 facilities will be available.

16 **OBJECTIVE CIE-3:**  
17 Annual review of the Capital Improvements Element will be included in the County's  
18 budget process. As part of this review, the Board of Commissioners shall be  
19 responsible for:  
20 A. addressing the fiscal impact of capital improvement projects on revenue and  
21 expenditures, and  
22 B. updating the fiscal assessment section of the Capital Improvements Element.

23 **Policy CIE-3-1:**  
24 The fiscal assessment review and update will include, at minimum, the following:  
25 ~~\_\_\_\_\_ a. \_\_\_\_\_ forecasted summary of revenues and expenditures for a five year~~  
26 ~~period;~~  
27 ~~\_\_\_\_\_ b. \_\_\_\_\_ projected debt service capacity including,~~  
28 ~~\_\_\_\_\_ - projected revenue bond debt service as a percentage of Total~~  
29 ~~debt:~~  
30 ~~\_\_\_\_\_ - ratio of total debt to total revenue;~~  
31 ~~\_\_\_\_\_ - projection of operating cost considerations.~~  
32 ~~\_\_\_\_\_ c. \_\_\_\_\_ management of debt including,~~  
33 ~~\_\_\_\_\_ - a ratio of outstanding capital indebtedness to property tax base~~  
34 ~~not to exceed 1:100,000.~~  
35 A. Forecasted summary of revenues and expenditures for a five year period, as  
36 labeled in the Five Year Schedule of Improvements section of this element.  
37 B. Projection of the debt service capacity including projected revenue bond debt  
38 service as a percentage of total debt, ratio of total debt to total revenue, and  
39 projection of operating cost considerations.



1 C. Management of debt including a ratio of outstanding capital indebtedness to  
2 property tax base not to exceed 1:100,000.

3 **Policy 3-2:**

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

6 **Policy CIE-3-23:**

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

11 **Policy CIE-3-34:**

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

15 **Policy CIE-3-45:**

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

21 **Policy 3-6:**

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

24 **Policy CIE-3-57:**

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

27 **OBJECTIVE CIE-4:**

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

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

33 **Policy CIE-4-1:**

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

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

1 **Policy CIE-4-2**

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

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

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

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

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

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

30 **OBJECTIVE 5:**

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

36 **Policy 5-1:**

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

1 time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida  
2 Administrative Code is issued; (b) a development order or permit is issued subject to the  
3 condition that a certificate of occupancy shall not be issued unless necessary facilities  
4 and services are in place; (c) necessary facilities are under construction at the time a  
5 development order or permit is issued; (d) for recreation or transportation facilities only,  
6 necessary facilities are the subject of a binding executed contract for the construction of  
7 the facilities at the time a development order or permit is issued which provides for the  
8 commencement of construction within one year of the issuance of the development  
9 order or permit and/or (e) necessary facilities and services are guaranteed in an  
10 enforceable development agreement, including but not limited to development  
11 agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which  
12 guarantees that the necessary facilities and services will be in place when the impacts  
13 of the development occur.

14 **Policy 5-2:**

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

28 **Policy 5.3:**

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

35 **OBJECTIVE 6:**

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

39 **OBJECTIVE CIE-6:**

40 The County will participate in intergovernmental meetings which address the provision  
41 of public facilities in order to monitor the progression of services in not only Jefferson

1 County but surrounding counties as well, and to facilitate documentation of coordination  
2 between involved governments.

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

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

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

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

11 **Policy CIE-6-3:**

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

17 **Policy CIE-6-4:**

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

20 **Policy 6-1:**

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

25 **Policy 6-2:**

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

29 **Policy 6-3:**

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

32 **OBJECTIVE 7:**

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

1 **IMPLEMENTATION**

2  
3 **FIVE YEAR SCHEDULE OF IMPROVEMENTS**

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

15 **TABLE-A**

16  
17 **FIVE YEAR SCHEDULE OF IMPROVEMENT**

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

1 JEFFERSON COUNTY, FLORIDA

2 FUTURE PUBLIC FACILITY NEEDS

3 DRAFT MAY 2009

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

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

17  
18 **Sanitary Sewer:**

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

25  
26 **Central Potable Water System:**

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

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

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

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

3  
4 **Traffic Circulation:**

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

25  
26 **Stormwater Facilities:**

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

31  
32 **Recreation and Open Space:**

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

1 **MONITORING AND EVALUATION**

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

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

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

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

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

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

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

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

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

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

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

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

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



# Concurrency Management System

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

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

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

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

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

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

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

1  
2 **Traffic Impact Analysis:**  
3

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

6  
7 50 new residential single family units x 10 trips per day = 500 new traffic trips.

8  
9 The traffic trips would split directionally and be allocated to any and all of the different roadway  
10 segments that could be potentially impacted

11  
12 The total number of new trips, based upon the directional split was added to the existing most  
13 recent traffic counts provided by FDOT or to the current total traffic count for each segment, to get  
14 the new traffic volume.

15  
16 Then, the new volume would be subtracted from the existing Roadway segment adopted LOS  
17 maximum trip capacity to determine the remaining capacity. If there had been any previously  
18 permitted developments, which required reserved capacity, then that reserved capacity would  
19 have been subtracted from the maximum capacity as well.

20  
21 If a development concurrency analysis reveals that the proposed development would  
22 cause any roadway segment to drop below the adopted LOS, the development order  
23 would be denied, unless the developer provided for the needed capacity.

24  
25 **Recreation and Open Space Impact Analysis:**  
26

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

30  
31 50 new units x 2.53 persons/HH = 126.5, or 127 new residents

32  
33 127 new residents x the LOS (5 ac/1000 pop.) = 0.635 acres of new demand  
34 (note 5ac/1000 = 0.005 ac./resident, so 127 residents x 0.005ac./resident = 0.635 acres)

35  
36 If the current 2008 population is assumed to be exactly 14,000 x LOS (5 ac./1000 pop) = 70 acres  
37 of current demand.  
38 (14,000 x 0.005 = 70.0)

39  
40 The existing recreational land total of 200 acres – the current demand (70 acres) plus the new  
41 development demand (0.635 acre) = 129.365 acres of remaining capacity for future recreation  
42 demand (200 - 70.635 = 129.365).

43  
44 Based upon this example there are no concurrency and/or capacity concerns related to  
45 this development.

46  
47 This simple Concurrency Management System can be easily maintained used a  
48 database spreadsheet and it can be continuously updated and can produce specific  
49 periodic reports for each facility.

1 **APPENDIX A: DEFINITIONS/ACRONYMS**

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

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

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

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

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

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

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

- 1       • SRWMD:     Suwanee River Water Management District
- 2
- 3       • Subdivision:         The platting or division of real property into two or more lots,
- 4         parcels, tracts, tiers, blocks, sites, units, or any other division of land, and
- 5         includes establishment of new streets and alleys, additions, and resubdivisions
- 6         and, when appropriate to the context, relates to the process of subdividing or to
- 7         the lands or area subdivided.
- 8
- 9       • Street:         A public or private right of way for vehicular traffic, including
- 10        highways, thoroughfares, lanes, roads, ways, and boulevards.
- 11
- 12       • Uninhabitable Structure(s):         Property that cannot meet federal, state or
- 13         local housing standards for building and/or health codes due to its wrecked,
- 14         partially dismantled, and/or unsafe conditions and is deemed to be a public
- 15         nuisance by proper authorities.
- 16
- 17       • Unit:     That part of a multiple occupancy complex housing one occupant.
- 18
- 19       • Traditional Communities:     Those communities, as of July 19, 1990, identified in
- 20         the Plan as Traditional Communities. The boundaries of the communities are
- 21         defined by the map of Traditional Communities in the Plan. Other historical
- 22         communities established before July 19, 1990, and not included on the current
- 23         list, may be added as deemed appropriate.



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

3

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

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

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

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

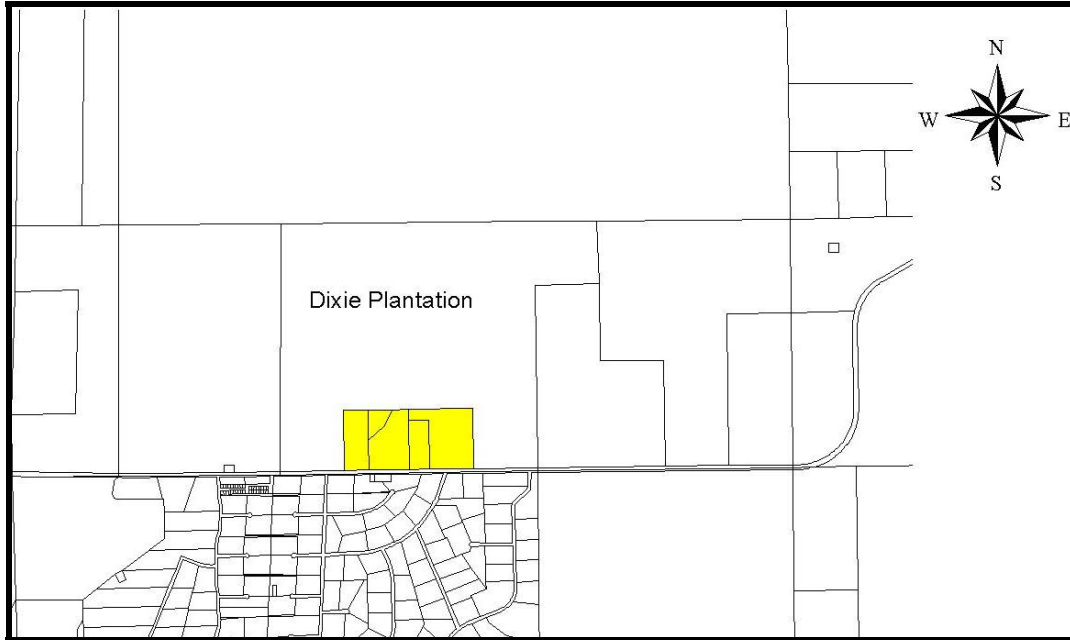
8 **Map Amendment 2011-05 - WACISSA**

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

1 **Map Amendment 2011-01**

2  
3 **ASHVILLE**

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



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

13 Tax Parcel Nos.:

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

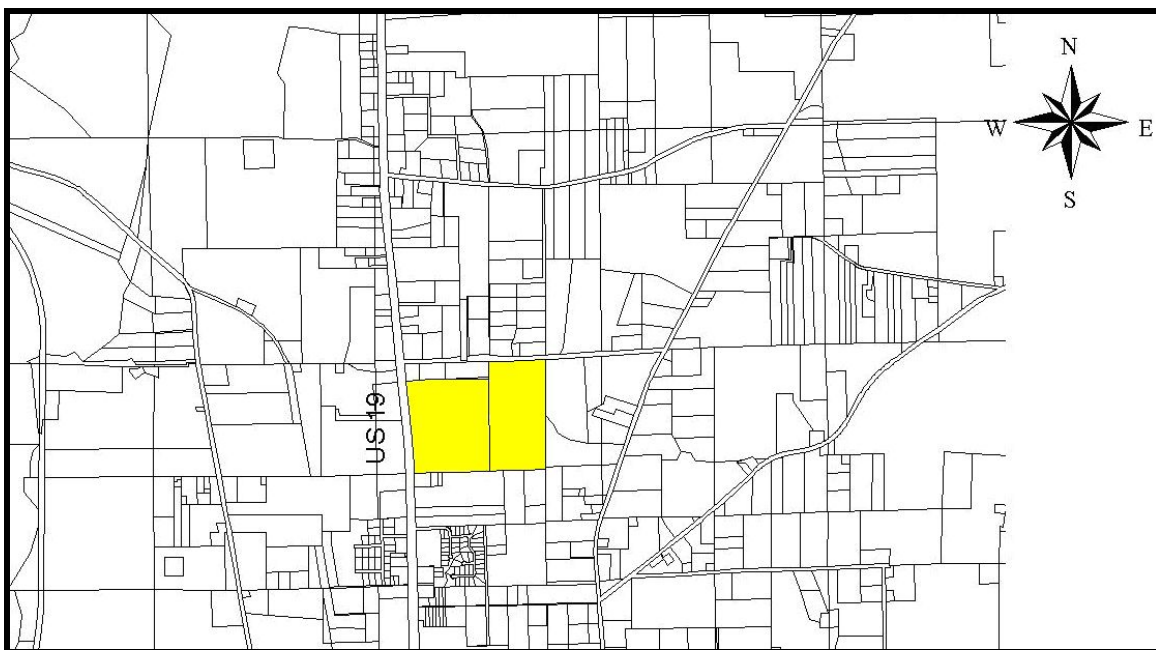
20  
21  
22 Surrounding properties current Land Use Categories:

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

# Map Amendment 2011-02

## U.S. 19 NORTH

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



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

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

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

Surrounding properties current Land Use Categories:

North: AG5

East: AG5

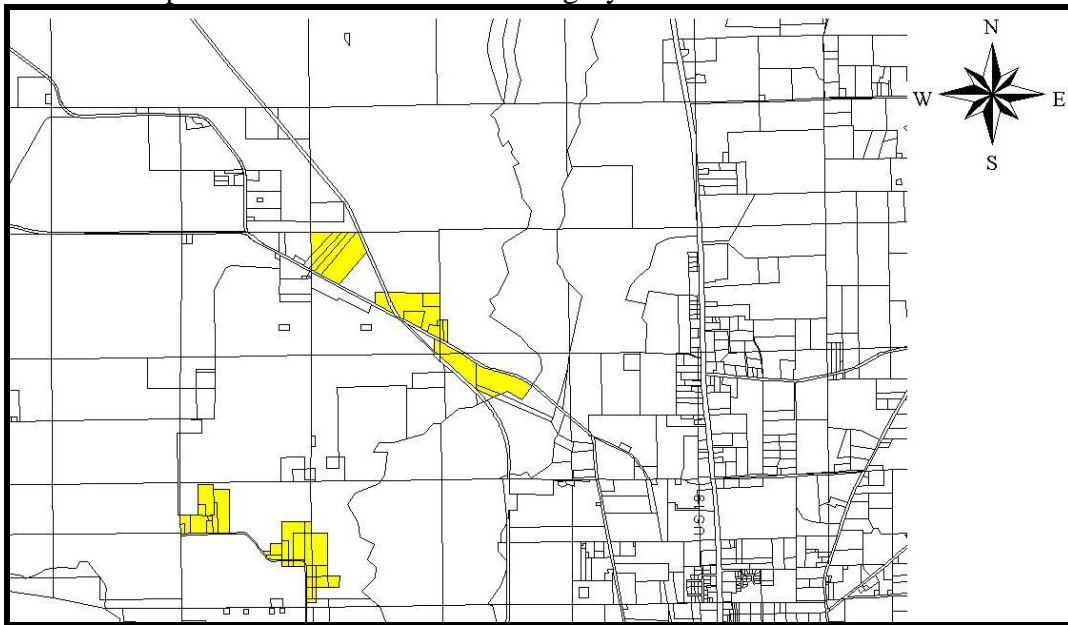
South: MUBR (west 850± feet) & AG5

West: (west of US19) MUBR (JCKC)

# Map Amendment 2011-03

## LAKE MICCOSUKEE

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



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

Tax Parcel Nos.:

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

Surrounding properties current Land Use Categories:

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

2011\_CP-FLUM-Adopted 9-15-11&02-02-2012.doc

1  
2  
3 **Mays Pond Out-Parcels (W Lake Road): 181.3 acres - Change from AG 20 to AG 5**  
4

5 Tax Parcel Nos.:

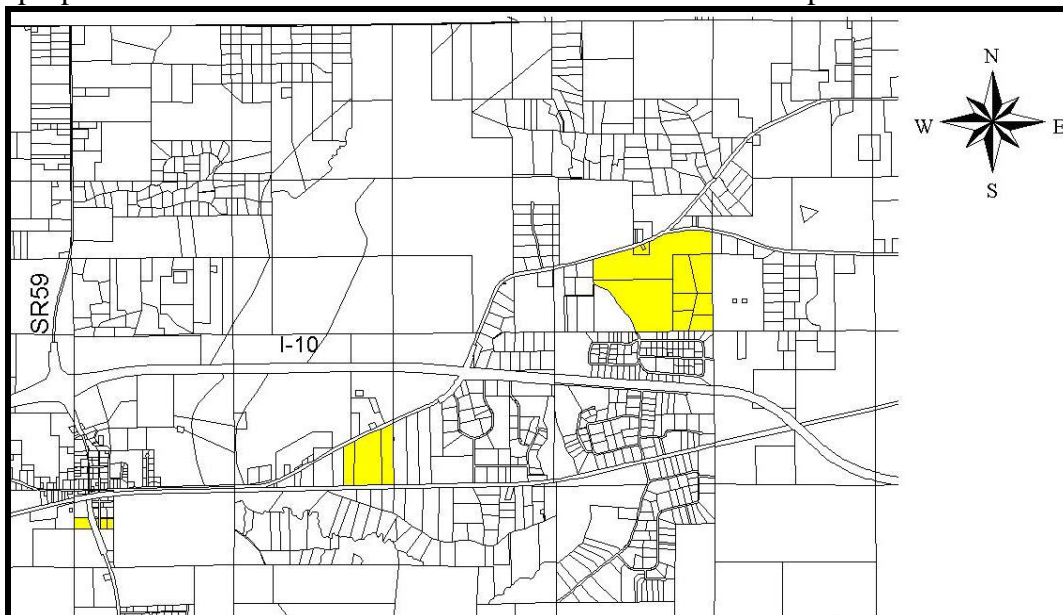
- 6 09-2N-4E-0000-0041-0000 BRINSON LEWIS AS GUARDIAN FOR FRANKIE LEE BRINSON
- 7 09-2N-4E-0000-0040-0000 BRINSON WILLIAM ET AL
- 8 09-2N-4E-0000-0051-0000 TR OF JUNIUS HILL MISSIONARY BAPTIST CHURCH
- 9 09-2N-4E-0000-0052-0000 CONWAY LEILA MAE ET AL
- 10 09-2N-4E-0000-0053-0000 BRINSON LEWIS
- 11 09-2N-4E-0000-0023-0000 ROBERTS JOHN P JR & ROBIN A
- 12 09-2N-4E-0000-0020-0000 ROBERTS JOHN P JR & ROBIN A
- 13 09-2N-4E-0000-0021-0000 THE LYNCH FAMILT TRUST c/o GEOFFREY B LYNCH JR
- 14 09-2N-4E-0000-0024-0000 LYNCH ALISA & SIBYL JTWROS
- 15 09-2N-4E-0000-0140-0000 DREW JOE HENRY ET AL
- 16 09-2N-4E-0000-0130-0000 ORVIS SERVICES INC
- 17 09-2N-4E-0000-0123-0000 BYRD FLOSSIE M TR
- 18 09-2N-4E-0000-0121-0000 BYRD JOHN TR (JOHN BYRD FAMILY CEMETERY)
- 19 09-2N-4E-0000-0122-0000 JOHNSON DONALD C
- 20 09-2N-4E-0000-0110-0000 MITCHELL DESSIE HRS
- 21 09-2N-4E-0000-0123-0000 BYRD FLOSSIE M TR
- 22 09-2N-4E-0000-0120-0000 BYRD SMYTHE L & BYRD M RUBIA (LIFE ESTATE)
- 23 09-2N-4E-0000-0150-0000 ANDERSON ISHAM L ET AL
- 24 09-2N-4E-0000-0011-0000 PERKINS MARY B
- 25 10-2N-4E-0000-0020-0000 MITCHELL DESSIE HRS
- 26 09-2N-4E-0000-0100-0000 BRINSON MACK EST
- 27 09-2N-4E-0000-0090-0000 ISOM JAMES
- 28 09-2N-4E-0000-0080-0000 WADDELL GLORIA
- 29 10-2N-4E-0000-0070-0000 HENRY RUFUS, MATTIE & GLORIA H BYRD
- 30 10-2N-4E-0000-0060-0000 WADDELL GLORIA
- 31 10-2N-4E-0000-0040-0000 ISOM JAMES
- 32 10-2N-4E-0000-0050-0000 ISOM BURL J

- 33
- 34 Surrounding properties current Land Use Categories:
- 35 North: AG20 (Mays Pond Plantation)
  - 36 East: AG20 (Mays Pond Plantation)
  - 37 South: AG20 (Mays Pond Plantation)
  - 38 West: AG20 (Mays Pond Plantation)

# Map Amendment 2011-04

## LLOYD

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



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

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

#### Tax Parcel Nos.:

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

1 07-1N-4E-0000-0054-0000 WAINRIGHT CYNTHIA WILLIAMS  
2 07-1N-4E-0000-0059-0000 BURNS MARY E & GREGORY P  
3 07-1N-4E-0000-005H-0000 PFOST RUSSELL L  
4 07-1N-4E-0000-0074-0000 HODGE RUFUS & SUE E  
5 07-1N-4E-0000-0073-0000 HODGE RUFUS & SUE  
6 07-1N-4E-0000-0075-0000 HODGE RUFUS & SUE  
7 07-1N-4E-0000-0072-0000 HODGE RUFUS & SUE  
8 07-1N-4E-0000-0076-0000 HODGE RUFUS & SUE  
9 07-1N-4E-0000-0071-0000 HODGE RUFUS & SUE

10  
11 Surrounding properties current Land Use Categories:

12 North: AG5  
13 East: AG5  
14 South: R1  
15 West: R1

16  
17 **North of Railroad: 67.3 acres - Change from AG 5 to R1**  
18

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

22  
23 Tax Parcel Nos.:  
24 14-1N-3E-0000-0024-0000 PETERS DONALD & EDNA  
25 14-1N-3E-0000-0027-0000 CAPLE CINDY  
26 14-1N-3E-0000-0025-0000 SNEDDON GLENN E & BEVERLY D  
27 14-1N-3E-0000-0026-0000 PETERS SUZANNE & PAUL ASCHEBROCK – JTWROS  
28 14-1N-3E-0000-0020-0000 HILL RUSSELL S & ELIZABETH  
29 14-1N-3E-0000-0023-0000 BRANTLEY KENNETH O & PAMELA J

30  
31 Surrounding properties current Land Use Categories:  
32 North:AG5 - East: R1 - South: AG5 - West: MUBR  
33

34 **South of Railroad: 8.5 acres - Change from AG 20 to MUSR**  
35

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

38  
39 Tax Parcel Nos.:  
40 22-1N-3E-0010-0000-0410 MIDDLEBROOKS HARRY M JR  
41 22-1N-3E-0010-0000-0610 BURKE SUSAN K  
42 22-1N-3E-0010-0000-0620 BOND WILLIAM H ET AL

43  
44 Surrounding properties current Land Use Categories:  
45 North: MUSR  
46 East: AG20

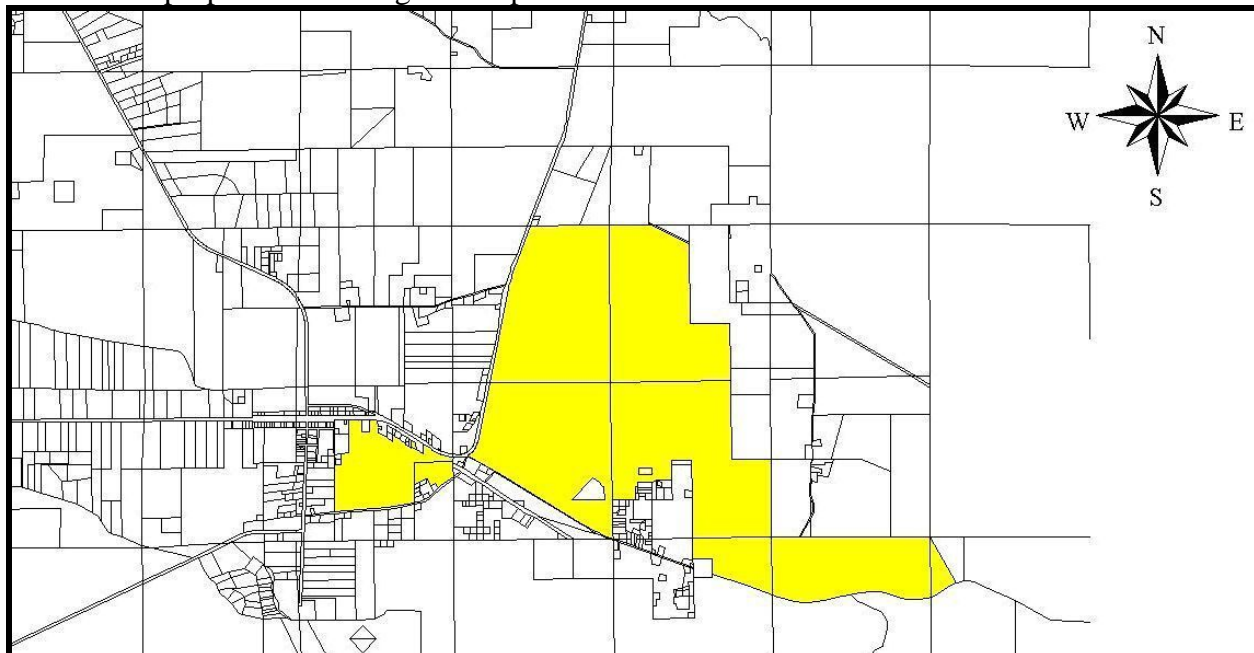
1 South: AG20  
2 West: MUSR  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
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16  
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18  
19



# Map Amendment 2011-05

## WACISSA

These areas proposed for change are explained below.



### Area East of SR59 & South of Waukeenah Highway: 177.29 acres - Change from AG 20 to AG 5

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

Tax Parcel Nos.:

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

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

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

Surrounding properties current Land Use Categories:

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

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

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

Tax Parcel Nos.:

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

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

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

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

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

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

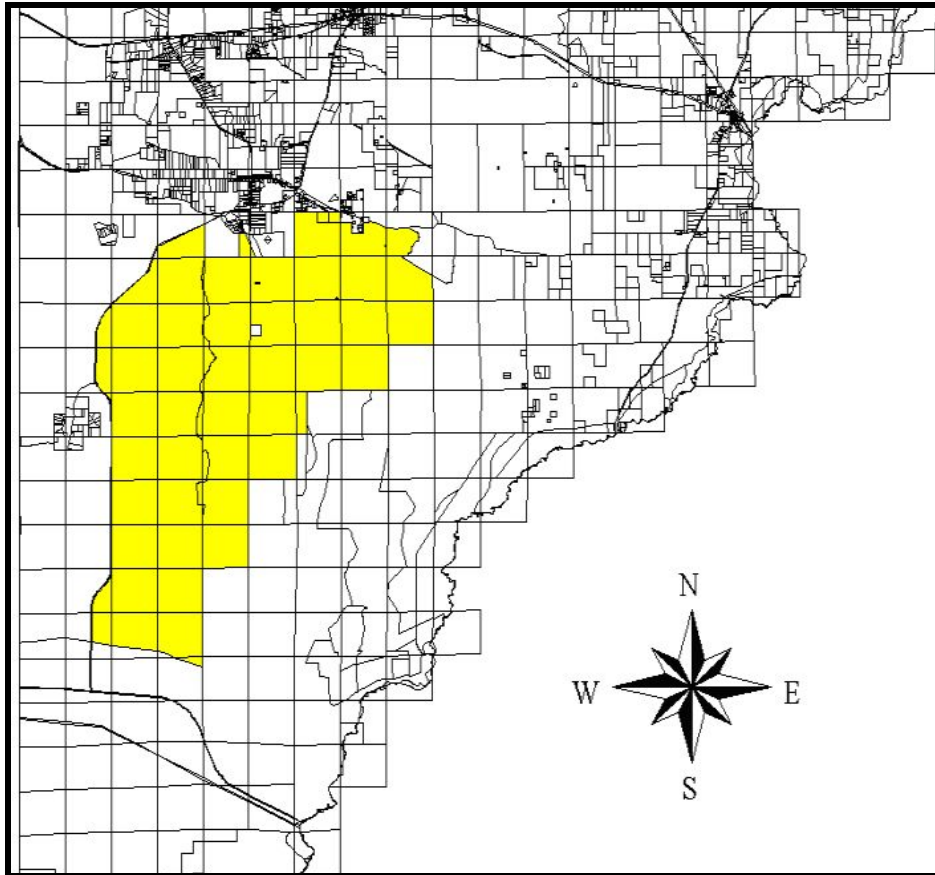
Surrounding properties current Land Use Categories:

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

# Map Amendment 2011-06

## FWCC LANDS SOUTH OF WACISSA

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



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

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

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

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

Surrounding properties current Land Use Categories:

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



# JEFFERSON COUNTY PLANNING DEPT.

445 W. PALMER MILL RD, MONTICELLO, FLORIDA 32345

Phone (850) 342-0223 - Fax: (850) 342-0225

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February 3, 2012

Mr. Ray Eubanks  
Plan Review Administrator  
Department of Economic Opportunity  
Division of Community Planning and Development  
107 East Madison Street  
Tallahassee, Florida 32399-4120

Re: Final Adoption of Jefferson County 11-1ER Comprehensive Plan Amendment

Dear Mr. Eubanks;

Jefferson County is pleased to submit three complete copies of the Jefferson County 2025 Comprehensive Plan materials adopted by the Jefferson County Board of County Commissioners at the Public Hearing held Thursday evening, February 2, 2012. One complete copy is in paper form and the other two are in pdf form on CD ROM. Concurrent with this submittal, we are submitting CD ROM copies to the following commenting entities as requested:

- Florida Department of State, Division of Historical Resources;
- Florida Department of Environmental Protection;
- Florida Department of Transportation;
- Florida Department of Education;
- Apalachee Regional Planning Council;
- The City of Monticello

The final adoption package contains responses to comments from the reviewing entities in the form of the following seven (7) text changes noted below:

1. *In response to Division of Historical Resources, restore Policy CME-1.1.2 on page 48 to original language as follows:*

**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.

2. *In response to Division of Historical Resources change Policy H3.1-7 (erroneously cited as H3.1-6) on page 27 as follows:*

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

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

3. *In response to Division of Historical Resources change Policy H3.1-9 on page 28 as follows:*

**Policy H3.1-9 ~~Policy C1-9 [H]:~~**

~~Establish~~ 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.

4. *No response to Division of Historical Resources comment regarding Policy C-1.5.2 on page 42 is required if the Land Development Code Special Exception process requires a cultural resource assessment as part of the review criteria.*

5. *In response to Department of Transportation, Policy CIE-2.2: change the word “required” to “suggested” in the third box of the Table of Level of Service Standards, Traffic Circulation Level of Service Standards on page 60:*

<b>TABLE OF LEVEL OF SERVICE STANDARDS</b>
<b><u>TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS</u></b>
<u>These Service Standards should be established as described below at peak hour for the following roadway types within the county as <del>required</del> suggested by the Florida Department of Transportation and Jefferson County.</u>

6. *In response to the Department of Transportation comment, under the Future Public Facility Needs list, on page 68 there is a reference to the most current LOS report as being 2007. The date has been eliminated as follows:*

**Traffic Circulation:**

The Apalachee Regional Planning Council provides Jefferson County with an annual report on LOS levels on all State Roads within the county. These annual reports include AADT reports for the past 10 years and include projections at five years and ten years in the future as

well as PH/PD analysis of the past three years. Most of the state roadways within the County are broken into segments allowing analysis of growth area patterns. Based on the latest available report (2007), all state roads are currently operating at LOS A or B with the exception of the small piece of US 90 West at the northwestern corner of the county west of SR 59 indicating LOS C and remaining at LOS C through projections to 2017. The study indicates an approximate 5% decrease in traffic counts from the Leon County line to the City of Monticello, indicating that difference in the number of vehicles west of SR 59 is caused by vehicles utilizing SR 59 between US 90 and I-10 and not continuing east on US 90. The projections for all roadways indicate continued operation at current LOS with the exception of the SR 59 segment between US 90 and I-10 increasing to approximately 50% of the level C range by 2017 and a projection of an increase to approximately 70% of the range of LOS C for that segment of US 90 from Leon County to the City of Monticello. The Adopted LOS is currently B for both segments of Interstate 10 (east and west of US 19) and LOS C for all arterial and collector roadways. Projections indicate increased traffic on I-10 west of US 90 will reach LOS C in 2012. Therefore, no traffic system capital improvements are needed to maintain the adopted LOS standards for the planning period.

7. *In response to the Department of Education comment regarding Policy FLU-8-6 on page 18 possibly not being supported by the interlocal agreement, including language requiring buffers, the policy language has been changed to eliminate those inconsistencies.*

#### **Policy FLU-8-6:**

Site selection for new schools will follow the provisions of the 2003 Interlocal Agreement for Public School Facility Planning. and should include enough land to act as a buffer for the school and its neighbors. It will include ample space for a branch library and a public park. The park area set aside shall be sized to meet the requirements in table 5, Recreation and Open Space element of this plan, for 5,000 population.

The following information was requested to be provided in this transmittal letter:

- State Land Planning Agency identification number for adopted amendment package: *Amendment No. 11-1ER*
- Summary description of the adoption package, including any amendments proposed but not adopted: *The adoption document includes 7 text changes in response to agency comments and a new Future Land Use Map reflecting all map amendments.*
- Ordinance number and adoption date: *Attached.*
- Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government: *The agencies listed in the first*

*paragraph of this letter provided comments and are being sent copies of this letter. Please advise if a separate letter of certification is required.*

- Name, title, address, telephone, FAX number and e-mail address of local government contact:

*Bill Tellefsen, Planning Official  
Jefferson County Planning Department  
445 W. Palmer Mill Road  
Monticello, Florida 32344*

- Letter signed by the chief elected official or the person designated by the local government: *This letter.*

#### **ADOPTION AMENDMENT PACKAGE:**

- In the case of text amendments, changes should be shown in strike-through/underline format: *Done.*
- In the case of future land use map amendment, an adopted future land use map, in color format, clearly depicting the parcel, its existing future land use designation, and its adopted designation: *Attached.*
- A copy of any data and analysis the local government deems appropriate: *None.*  
**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.
- Copy of the executed ordinance adopting the comprehensive plan amendments: *Attached.*
- Suggested effective date language for the adoption ordinance for state coordinated review: *The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state planning agency posts a Notice of Intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by*

- List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review: *None*.
- List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment: *None*.
- Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency to the ORC report from the State Land Planning Agency: *None required*.

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Bill Tellefsen, Planning Official  
Jefferson County Planning Department



**JEFFERSON COUNTY/CITY OF MONTICELLO**  
445 W. PALMER MILL RD, MONTICELLO, FLORIDA 32345

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Phone (850) 342-0223 - Fax: (850) 342-0225

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## MEMORANDUM

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**TO:** JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
**FROM:** BILL TELLEFSEN, PLANNING OFFICIAL  
**SUBJECT:** FINALIZED COMPREHENSIVE PLAN AMENDMENT PACKAGE  
**DATE:** DECEMBER 22, 2011  
**CC:** SCOTT SHIRLEY; ROY SCHLEICHER; KIRK REAMS; JEFFERSON COUNTY PLANNING COMMISSION MEMBERS

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The State Land Planning Agency has completed its review of the proposed comprehensive plan amendment for Jefferson County (Amendment No. 11-1ER), which was received by them and determined complete on October 3, 2011. I received the Objections, Recommendations, and Comments Report electronically December 13<sup>th</sup> and by mail yesterday and there were seven (7) comments regarding text items that need to be addressed. In addition to the text items, there was one true objection that was raised regarding the fact that I did not submit a new overall Future Land Use Map depicting all the changes.

I have made the following seven (7) text changes noted below:

1. *In response to Division of Historical Resources, restore Policy CME-1.1.2 on page 48 to original language as follows:*

**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.

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

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





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3. *In response to Division of Historical Resources change Policy H3.1-9 on page 28 as follows:*

**Policy H3.1-9 ~~Policy C1-9 [H]~~:**

~~Establish~~ 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.

4. *No response to Division of Historical Resources comment regarding Policy C-1.5.2 on page 42 is required if the Land Development Code Special Exception process requires a cultural resource assessment as part of the review criteria.*

5. *In response to Department of Transportation, Policy CIE-2.2: change the word "required" to "suggested" in the third box of the Table of Level of Service Standards, Traffic Circulation Level of Service Standards on page 60:*

<b>TABLE OF LEVEL OF SERVICE STANDARDS</b>
<b>TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS</b>
These Service Standards should be established as described below at peak hour for the following roadway types within the county as <del>required</del> suggested by the Florida Department of Transportation and Jefferson County.

6. *In response to the Department of Transportation comment, under the Future Public Facility Needs list, on page 68 there is a reference to the most current LOS report as being 2007. The date has been eliminated as follows:*

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**PLANNING AND ZONING DEPARTMENT**  
**JEFFERSON COUNTY/CITY OF MONTICELLO**  
445 W. PALMER MILL RD, MONTICELLO, FLORIDA 32345

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traffic system capital improvements are needed to maintain the adopted LOS standards for the planning period.

7. *In response to the Department of Education comment regarding Policy FLU-8-6 on page 18 possibly not being supported by the interlocal agreement, including language requiring buffers, the policy language has been changed to eliminate those inconsistencies.*

**Policy FLU-8-6:**

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I spoke with Dan Evans. Planning Analyst, this afternoon and verified the following timeline:

With BOCC adoption date of 02/02/12, tentative effective date approximately March 30, 2012 (we could assume April 1<sup>st</sup>). It takes 52 days from receipt by state (assume they receive no later than Monday, 02/06/12) based on 31 days from date of receipt by State Land Planning Agency to post Notice of Intent to find in compliance on the State LPA website for 21 days (Feb 6<sup>th</sup> leaves 22 days in February and 30 days in March).

I am preparing a "clean" document containing no strike-through/underline and can have that available for distribution to the Planning Commission at their February 9<sup>th</sup> meeting and Board members at the February 16th BOCC meeting.

**JEFFERSON COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS**

**ORDINANCE NO. 2011-091511-01**

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, RELATING TO THE JEFFERSON COUNTY COMPREHENSIVE PLAN; ADOPTING EVALUATION AND APPRAISAL REPORT AMENDMENTS TO THE JEFFERSON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN TITLE PAGE AND TABLE OF CONTENTS; AMENDING CHAPTER 1: FUTURE LAND USE ELEMENT; AMENDING CHAPTER 2: TRAFFIC CIRCULATION ELEMENT; AMENDING CHAPTER 3: HOUSING ELEMENT; AMENDING CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT; AMENDING CHAPTER 5: CONSERVATION ELEMENT; AMENDING CHAPTER 6: COASTAL MANAGEMENT ELEMENT; AMENDING CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT; AMENDING CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT; AMENDING CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT; ADOPTING EVALUATION AND APPRAISAL REPORT BASED AMANEMDNTS TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR COPY ON FILE; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

**SECTION 1: FINDINGS OF FACT**

**WHEREAS**, pursuant to the requirements of the Community Planning Act, Chapter 2011-139, Laws of Florida, amending Chapter 163, Part II, Florida Statutes, (formerly the Local Government Comprehensive Planning and Land Development Regulation Act of Chapter 163, Part II, Florida Statutes, and former Chapter 9J-5, Florida Administrative Code) (hereinafter “Community Planning Act”) Jefferson County has adopted and has in effect a Comprehensive

Land Use Plan; and

**WHEREAS**, pursuant to the requirements of the Community Planning Act, Jefferson County is required to periodically review its Comprehensive Land Use Plan by preparing an Evaluation and Appraisal Report; and

**WHEREAS**, in a regular meeting held on August 19, 2010, the Jefferson County Board of County Commissioners adopted the Jefferson County 2010 Final Evaluation and Appraisal Report (hereinafter "EAR"), after careful consideration, deliberation and public input; and

**WHEREAS**, the EAR as adopted was transmitted to, and was reviewed by, the State of Florida Department of Community Affairs, the former State Land Planning Agency, and the EAR was determined to be sufficient; and

**WHEREAS**, contemporaneous with preparation of, and in order to implement, the EAR, Jefferson County has prepared certain amendments to the Jefferson County Comprehensive Plan, which amendments are entitled "Comprehensive Plan 2025 Jefferson County Florida" (hereinafter "Plan Amendments"), which include certain Future Land Use Map Amendments; and

**WHEREAS**, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of the Plan Amendments by the Board of County Commissioners; and

**WHEREAS**, a public hearing has been conducted after due public notice by the Jefferson County Board of County Commissioners authorizing the submission of the Proposed Amendments to the State Land Planning Agency as a Proposed State Coordinated Review Amendment; and

**WHEREAS**, the State Land Planning Agency has prepared and completed an Objections Recommendations and Comments Report (hereinafter "ORC") as to such Plan Amendments according to the requirements for State Coordinated Review and submitted such report to Jefferson County; and

**WHEREAS**, a second public hearing has been conducted after due public notice by the Jefferson County Board of County Commissioners adopting revised Plan Amendments in accord with the ORC and authorizing transmittal of same to the State Land Planning Agency as a Final State Coordinated Review Amendment; and

**WHEREAS**, the Jefferson Board of County Commissioners has determined that this ordinance is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

**NOW, THEREFORE, BE IT ORDAINED** by the Jefferson County Board of County Commissioners as follows:

## **SECTION 2: PURPOSE OF ORDINANCE**

The purpose of this Ordinance is to adopt the EAR based amendments to the Jefferson County Comprehensive Plan as the Comprehensive Plan 2025 Jefferson County Florida and to adopt certain EAR based Future Land Use Map amendments.

## **SECTION 3: ADOPTION OF AMENDMENTS TO COMPREHENSIVE PLAN AS COMPREHENSIVE PLAN 2025 JEFFERSON COUNTY FLORIDA.**

The following amendments to the Jefferson County Comprehensive Plan are hereby adopted:

Title Page and Table of Contents, as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 1, Future Land Use Element (FLU), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 2, Traffic Circulation Element (TCU), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 3, Housing Element (H), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 4, Utilities (Sanity Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge) Element (U), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 5, Conservation Element (C), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 6, Coastal Management Element (CME), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 7, Recreation and Open Space Element (R), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 8, Intergovernmental Coordination Element (ICE), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

Chapter 9, Capital Improvements Element (CIE), as reflected in “Attachment A” attached hereto and incorporated herein by reference.

## **SECTION 4: AMENDMENT TO COMPREHENSIVE PLAN FUTURE LAND USE MAP.**

The Jefferson County Comprehensive Plan Future Land Use Map is hereby amended as reflected in “Attachment B” attached hereto and incorporated herein by reference. The parcels indicated

on Attachment B as being amended shall have the future land use designations as indicated and shall enjoy those uses and limitations described by the corresponding land use categories in the Comprehensive Plan.

**SECTION 5: SEVERABILITY**

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

**SECTION 6: CONFLICT**

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

**SECTION 7: COPY ON FILE**

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

**SECTION 8: INCORPORATION INTO COMPREHENSIVE PLAN**

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

**SECTION 9: EFFECTIVE DATE**

This Ordinance shall be filed with the Office of the Secretary of the State of Florida. The effective date of the plan amendment adopted by this Ordinance, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

**SECTION 10: AUTHORITY**

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this 2<sup>nd</sup> day of February, 2012.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

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Hines Boyd, Chairman

ATTESTED BY:

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Kirk Reams, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

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Scott Shirley, County Planning Commission Attorney

S:\SS\Ordinances\Jeff Co Comp Plan EAR Amendments 2011.doc



**JEFFERSON COUNTY/CITY OF MONTICELLO**  
445 W. PALMER MILL RD, MONTICELLO, FLORIDA 32345

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Phone (850) 342-0223 - Fax: (850) 342-0225

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**MEMORANDUM**

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**TO:** JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
**FROM:** BILL TELLEFSEN, PLANNING OFFICIAL  
**SUBJECT:** COMPREHENSIVE PLAN FINAL ADOPTION PUBLIC HEARING  
**DATE:** JANUARY 25, 2012  
**CC:** SCOTT SHIRLEY; BUCK BIRD; ROY SCHLEICHER

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The agenda package I submitted contains the entire Comprehensive Plan in ~~strikethrough~~ delete/underline add form as required with changes made in response to agency comments highlighted in yellow, a copy of the adoption ordinance, a copy of the memo outlining the changes made in response to the comments by reviewing agencies (this is the same memo I gave you at the Jan. 19<sup>th</sup> meeting), and a copy of the final submittal letter I will be sending to Ray Eubanks at the Department of Economic Opportunity (DEO).

One requirement of the submittal package is to include a "Letter signed by the chief elected official or the person designated by the local government" which I hereby request the Board to designate me as that person and my submittal letter as part of the motion to adopt the ordinance.