COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

AGENDA

MAY 19, 2011
7:00P.M.

Invocation (Commissioner Ronald W. Williams)

Pledge to U.S. Flag

Staff Agenda Additions/Deletions

Adoption of Agenda

Public Comments

Raymond Macatee:

(1) Scrap to Music Program

David Murdock, Director, Lake City Community Concert

(1) Annual Contract Funding

David Kraus, Senior Staff Assistant

(1) Neighborhood Stabilization Program Application

(2) Acquisition of Land and Easement for the Wastewater Treatment Plant

Marlin Feagle, County Attorney

(1) Bayfield Mitigation Bank Purchase Agreement

(2) EMS Contract - Lifeguard Ambulance Service of Florida, LLC

(3) Employment Contract - Tommy Matthews

Brian Kepner, County Planner

PUBLIC HEARING:

(1) Revised Evaluation and Appraisal Report (EAR) of the County's Comprehensive Plan in Response to Comments Received by the Department of Community Affairs
*** (Note** Copy of (EAR) is attached for Review)***

(2) Adoption of Resolution 2011R-19 - (EAR)

STAFF MATTERS:

HONORABLE JODY L. DUPREE, CHAIRMAN

(1) Consent Agenda

DISCUSSION AND ACTION ITEMS:

(1) Public Works - Equipment Operator II Vacancy

(2) Public Works - Mechanic II Vacancy

(3) Public Works - Sign Shop Foreman Vacancy

(4) S.W. Walter Avenue - Right Turn Lane

** COMMISSIONERS COMMENTS

ADJOURNMENT

MEMORANDUM

To: Columbia County Board of County Commissioners
From: David Kraus, Senior Staff Assistant
Date: May 12, 2011
RE: Neighborhood Stabilization Program, Round 3

In March the Board of County Commissioners approved for the Chair of the Board to sign a letter of intent to the Florida Department of Community Affairs to apply for a $1,029,844 Neighborhood Stabilization Program – 3 grant.

The Florida Department of Community Affairs has shortened the timeframe for the application process and therefore modified the Public Notice requirements for this NSP-3 program. This application is placed on the Agenda for comments from the Board and the public as part of the public comment period. This is not a public hearing. Additionally, the application has been placed on the County web page and public notice printed in the newspaper. Based upon Board and public comment, the application will be revised and placed on the June 2, 2010 Consent Agenda for final approval. The revised application will be submitted to the DCA on June 2, 2010 pending final approval of the Board that night.

Attached is a draft of the for the full $1,029,844 in Neighborhood Stabilization Program -3 (NSP-3) funds allocated to Columbia County in the State of Florida, Department of Community Affairs' Substantial Amendment to the NSP-3 as authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. Columbia County will use these funds to target foreclosed and abandoned properties in the area of need in our county. Only 8 Counties in Florida will receive these funds.

Under this grant, the County proposes to purchase and rehabilitate seven properties in a target area. Two properties will be made available as rental properties to families with incomes below 50% of the Area Median Income (AMI) in Columbia County. An additional 2 properties will be rehabilitated as rental units for families earning between 51% and 120% of AMI. The last three properties will be purchased and rehabilitated for resale, with down payment assistance, to families below 120% AMI. This plan meets the requirements that 50% of the units be acquired for rental with 25% for families below 50% AMI as well as that a minimum of 25% of the funds assisting families below 120% of the AMI. The US Department of Housing and Urban Development and DCA strongly encourages the selection of local contractors and developers under their Section 3 and MWBE programs.

I have worked with volunteering local realtors and local banks as well as the HUD mandated mapping tool to review over 35 options for the Target Area. The Area must exceed a HUD needs score of 17 and have an impact score that can be accomplished with the funds available. The impact score indicates that the program will meet the requirement address at least 20% of the foreclosed Real Estate Owned (REO) in the target area. The proposed Target Area includes a portion of downtown Lake City, the CRA and old Country Club Road.

STATE OF FLORIDA
NEIGHBORHOOD STABILIZATION PROGRAM 3

APPLICATION

DUE DATE JUNE 2, 2011

LOCAL GOVERNMENT: COLUMBIA COUNTY

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

NEIGHBORHOOD STABILIZATION PROGRAM
2555 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-2100
850/487-3644
FAX 850/922-5609

PART I
APPLICANT INFORMATION

Applicant Columbia County Board of County Commissioners		
Local Contact Dale Williams	Title County Manager	
Phone Number 386-755-4100	FAX 386-758-2182	
Mailing Address P.O. Box 1529	City Lake City	Zip Code 32056-1529
E-mail Address Dale_Williams@columbiacountyfla.com		
Chief Elected Official Jody DuPree	Title Chair, Board of County Commissioners	
Chief Elected Official's Address (if different)		

APPLICATION PREPARER INFORMATION

Agency or Firm Columbia County Board of County Commissioners		
Address P.O. Box 1529	Phone Number 386-758-1178	
Contact David Kraus	Title Senior Staff Assistant	
E-Mail Address david_kraus@columbiacountyfla.com		

OTHER INFORMATION

Are the jurisdictions to be served covered by the National Flood Insurance Program?	Yes	No
Will you be working with a HUD direct funded grantee?	Yes	No

U.S. Congressional District 4	Florida Senate District(s) 3, 14	Florida House District(s) 11, 10

HISTORIC PRESERVATION - Applicants should consider the questions listed below as units are selected for purchase, rehabilitation, demolition and clearance. Contact the State Historic Preservation Office (SHPO) as soon as possible for guidance if there is a potential historic preservation issue.

Will any activities result in direct physical changes to a structure older than 50 years, such as demolition, rehabilitation, restoration, remodeling, renovation, expansion, or relocation?	Yes	No X
Will any related activities result in direct physical changes to public improvements older than 50 years, such as stone curbs or brick streets?	Yes	No X
Will any related activities result in direct physical changes to a planned open space older than 50 years?	Yes	No X
Will any project activities occur within 100 feet of a structure, public improvement, or planned open space older than 50 years?	Yes	No X
Will any activities occur in a Historic District listed on the National Register?	Yes	No X

PART II
NEIGHBORHOOD STABILIZATION PLAN 3
NARRATIVE DESCRIPTION

Applicants should review the Federal Register Notice and the State's Substantial Amendment before completing the Application. In the space below, provide an overall narrative description of your plan to utilize NSP funds to address abandoned and foreclosed properties in areas of greatest need. Use additional pages if necessary. This information should correspond to the budget information requested on the Attachment A for each NSP strategy and must be updated when changes are made.

Narrative

Columbia County is applying for the full $1,029,844 in Neighborhood Stabilization Program -3 (NSP-3) funds allocated to Columbia County in the State of Florida, Department of Community Affairs' Substantial Amendment to the NSP-3 as authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. Columbia County will use these funds to target foreclosed and abandoned properties in the area of need in our county. Using data collected from the U.S. Department of Housing and Urban Development (HUD) NSP3 mapping tool as well as local realtors and banks, this area includes both incorporated portions of Lake City and unincorporated property in the County. The specific target area is detailed in Attachment C as mapped by the HUD mapping tool.

Columbia County plans to use its for the acquisition and rehabilitation of foreclosed and abandoned properties with $444,914 for potential resale(including down payment assistance), $257,465 for rental to families below 50% of AMI and $257,465 for rental to families below 120% AMI. $70,000 will be budgeted for Administration of the grant. We propose to acquire and rehabilitate a minimum of 7 properties under the NSP-3 grant. Thus 50% of the total grant funds will be used directly to create rental units with 25% of the total grant funds creating rentals for families earning below 50% AMI. An additional 25% of the total grant funds will create rental units for families earning below 120% AMI. Finally, we anticipate that the homes rehabilitated for resale will also go to families earning between 50% and 120% AMI. As part of the Strategy 1: acquisition, rehabilitate and resale funds we propose to offer down payment assistance. Finally, Columbia County plans to assemble a team of local banks and interested realtors as well our in-house Construction Manager and Building Inspectors to evaluate and assist in the acquisition of the properties.

As part of our NSP-3 program, we plan to hire a consultant for technical advice and assistance while administering the grant in house. The County will advertise for local contractors, with an emphasis on Section 3 and MWBE contractors, to rehabilitate the properties. Additionally we will seek bids on all services such as appraisals. Our goal is to competitively select a community based organization (CBO) to own and manage the rental properties.

PART III
TARGET AREA(S)

Please provide justification for choice of Target Area. NSP3 Applicants are reminded that their allocation includes the needs of the incorporated cities located within the county. Please attach a Map in Attachment C.

Justification of how Target Area was established and why this area was chosen over other areas of the county
Columbia County selected its target area such that NSP3 funding will be distributed in accordance with the requirements of Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA), as amended by the Recovery Act and the Dodd-Frank Act, by identifying the areas of greatest need through determining the greatest percentage of homes in foreclosure, areas with the highest percentage of homes financed by a subprime mortgage and areas likely to face a significant rise in the rate of home foreclosures. The County selected its NSP3 Target Area by first mapping locations from data received from local banks, volunteering local realtors and their proprietary systems, the MLS, national data sources such as RealtyTrac.com. Then, the HUD mapping tool was used to draw several maps in the general area. We reviewed over 35 targeted areas, including areas in incorporated areas of Lake City and Fort White as well as unincorporated areas in the County. Those areas were compared and the area with the most feasible impact score that could be achieved and with a high percentage of LMMI was chosen as the top AGN. The incorporated area of Ft White did not meet the State Minimum Threshold NSP3 Score of 17. The selected target area, however, includes property located both within the incorporated area of Lake City and unincorporated portions of the County.

NSP3 foreclosure need score: After submitting the proposed target area to the HUD NSP3 Mapping Widget, a NSP3 foreclosure need score will be emailed to the Applicant. The NSP3 foreclosure need score must be 17 or above.

NSP3 foreclosure need score retrieved when using HUD's Mapping Widget:	18.27

Impact Score: An Impact Score will be returned. The Applicant must commit to a number of housing units equal to or greater than the Impact Score. If the Impact Score is too high, the target area should be reduced in size. DCA anticipates each applicant will be able to address approximately ten homes; however, the actual number will depend upon local market conditions and program design.

Impact Score retrieved when using HUD's Mapping Widget:	7

PART IV
NSP3 STRATEGIES

STRATEGY 1

Acquisition, Rehabilitation, or Resale or Rental of Foreclosed or Abandoned Homes

The purpose of this NSP strategy is to stabilize neighborhoods of greatest need by providing a means for the acquisition, rehabilitation, renovation, and sale or rental of homes and other foreclosed or abandoned residential properties to individuals and families whose income does not exceed 120 percent of the area median income.

NSP3 funds will be expended to purchase and rehabilitate properties that have been abandoned or foreclosed upon, in order to later sell these properties and homes. The resale price will not exceed the total costs of the acquisition, rehabilitation and eligible activity delivery costs. It is anticipated that a minimum of 25% of the allocated funding for this activity will be used to assist households earning less than 50% of the area median income.

To the maximum extent possible, DCA is encouraging the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. These firms will rehabilitate abandoned or foreclosured properties to meet safety, health and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP3 funds.

Enter the total amount budgeted to each of the three categories below:

- Rental Program for indiviudals or households earning not more than 50% of the Area Median Income,
- Rental Program for indiviudals or households earning more than 50% but less than 120% of the Area Median Income,
- Homeownership Program indiviudals or households earning not more than 120% of the Area Median Income.

Budget & Performance Measures:

Rental Program for individuals or households earning not more than 50% of the Area Median Income. This must be at least 25% of your grant amount:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted	$ 257,465.00		
No. of units	2		

Rental Program for individuals or households earning more than 50% but less than 120% of the Area Median Income. This must be at least 25% of your grant amount.

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted		$ 128,733	$ 128,732
No. of units		1	1

Homeownership Program individuals or households earning not more than 120% of the Area Median Income:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted		$150,000	$294,914
No. of units		1	2

Justification: Please provide a brief explanation

Justification (estimated number of foreclosures)
Columbia County is requesting $1,029,844 in NSP-3 funding. We propose to target an area with an NSP-3 score of 18.27. The HUD Model for predicting where foreclosures are likely estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups. In our Target Area: Total Housing Units to receive a mortgage between 2004 and 2007: 355 Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.76 Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.37 Number of Foreclosure Starts in past year: 35 Number of Housing Units Real Estate Owned July 2009 to June 2010: 9 This the HUD model estimates that number of properties needed to make an impact in identified target area (20% of REO in past year) is 7. Analysis from local realtors and local banks show that in 2010, 78 foreclosed homes sold in Columbia County with an average sales price of $98,977. As of April 25, 2011, 24 foreclosed homes sold for an average of $89,693 and twenty one are on the market with an average price of $99,919. When down payment assistance and the cost of rehabilitation is factored, we can fund between 7 homes.

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates (Month/Year)
Identification of units for acquisition	08/11
Appraisal of units	09/11
Closing	12/11
Rehabilitation	01/12
Solicitation and qualification of buyers/tenants	02/12
Disposition/Rental	07/12

Cost Drivers for estimates: Please justify how you arrived at your costs. For example, information regarding the average housing amount and rehabilitation costs specific to homes found in your target area.

Justification
Information gathered from local realtors and local banks indicate that in 2010, 78 foreclosed homes sold in Columbia County with an average sales price of $98,977. As of April 25, 2011, 24 foreclosed homes sold for an average of $89,693 and twenty one are on the market with an average price of $99,919. Rehabilitation will be limited to code and safety repairs similar to our CDBG Small Cities grant program. It is estimated that these repairs, appraisals, realtors, maintenance, etc will cost around 25% of the purchase price, with the actual rehabilitation costs budgeted for 20%.

STRATEGY 2

ESTABLISHING LAND BANKS (OPTIONAL)

The purpose of this NSP strategy is to bring abandoned property back into productive use, generating tax revenue, raising property values and creating affordable housing. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area and will purchase properties that have been abandoned or foreclosed upon and will maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties.

This strategy is limited to 10% of the overall allocation.

Total NSP Budget for this Strategy:	0
Source and amount of other funds to be used, if any	0
Number of Properties to be acquired:	0

Justification for the need for establishing a land bank within the target area
N/A

Timeline: Please provide a tentative timeline for the following steps:

Activity	**Tentative Start Dates**
Identification of parcels for acquisition	N/A
If acquired parcels have vacant units that will be demolished, indicate tentative date for demolition	N/A
Appraisal of parcel	N/A
Negotiation of price at closing	N/A
Closing	N/A

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

	Individuals or Households Earning:		
	<50 % AMI	**50-80% AMI**	**80-120% AMI**
Dollar Amount Budgeted	N/A		
No. of units	N/A		

NSP STRATEGY 3

REDEVELOPMENT (OPTIONAL)

The purpose of this NSP strategy is to turn vacant or blighted properties into productive use that will help stabilize a neighborhood which has been negatively impacted by foreclosures.

Justification
N/A

Timeline: Please provide a tentative timeline for the following steps:

Activity	**Tentative Start Dates**
Identification of units for acquisition	N/A
Appraisal of units	N/A
If acquired units will be demolished, indicate tentative date for demolition	N/A
If new construction will occur, indicate tentative date for completion	N/A
Disposition	N/A

Performance Measures:

	Individuals or Households Earning:		
	<50 % AMI	**50-80% AMI**	**80-120% AMI**
Dollar Amount Budgeted	N/A		
No. of units	N/A		

ADMINISTRATION

Administrative costs must be associated with overall program management. This does not include homebuyer counseling or other activity delivery costs.

Total Budget: Please enter your total administration budget. This amount cannot exceed 6.8% of your total allocation.

Administration Budget	$70,000

SUBRECIPIENTS

Please list any potential Subrecipients or non-profit partners:

Narrative
Upon submission of this application, Columbia County will develop Requests for Proposals for a contractors to rehabilitate the foreclosed and abandoned properties. Additionally, we will have an RFP for a Community Based Organization to manage the rental properties. Columbia County is also preparing an RFP for a consultant to provide technical assistance in managing this grant and the acquisition of properties. Any additional services required, such as appraisals and lead based paint inspections, will be secured through a Request for Proposal.

LOW INCOME TARGETING

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Narrative
Columbia County will acquire a minimum of 2 homes for low income rental with $257,465.00 of grant funds to meet the 25% funding target for households below 50% AMI. If sufficient, Program Income may be used to purchase additional units for low income rental. Additionally, the County will solicit for Community Based Organization to manage these units and provide potential additional funding to expand the low income rental program. The County, or a contracted project manager, shall monitor partners to ensure compliance with HUD guidelines. Households in this category must have a household income below 50% of the most recently published HUD Area Medium Income as adjusted for family size. Units to be rented will be checked to ensure compliance with the 2011 HUD Fair Market Rents guidelines. The partner owning/managing a rental housing unit may review the current fair market rates and reduce the rents to ensure that they are affordable to tenants at or below 50% of AMI.

CITIZEN PARTICIPATION

Briefly describe how the Applicant met federal citizen participation requirements. Please indicate dates the comment period began/ended, and the method of notice.

Narrative
While the NSP-3 program only requires the plan to be posted on the County Web Site for 15 days to allow public comment, Columbia County will simultaneously present the plan to the Citizen Advisory Task Force (CATF) for comment. Additionally, the NSP-3 plan will be presented at a public meeting of the Board of County Commissioners at 7pm May 19, 2010 and again for final approval by the Board of County Commissioners on June 2, 2010 when we submit the application. Additionally, Columbia County will past a notice concerning public comment in the local newspaper of general circulation.

DATA SOURCES

Describe the data sources used to determine the areas of greatest need.

Narrative
Primarily, Columbia County used the HUD NSP-3 mapping tool to identify and review over 35 potential target areas. The County selected its NSP3 Target Area by first mapping locations from data received from local banks, volunteering local realtors and their proprietary systems, the MLS, national data sources such as RealtyTrac.com. We met with two local banks, Columbia Bank and First Federal Bank, to look at the location of bank owned foreclosure properties. Two Realtors contacted us to volunteer research, Westfield Realty Group and ReMax. Both used their proprietary systems and the MLS to review recent foreclosure and short sales as well as currently listed available foreclosure and abandoned properties. This information was compared to information provided by RealtyTrac.com. The HUD mapping tool then identified the target areas that meets the greatest need and the NSP-3 program criteria.

TECHNICAL ASSISTANCE

List technical assistance that you will need to administer the program.

Technical Assistance Needs
While much of the administration will be done by the County, Columbia County will need technical assistance to administer this program. The County will run a Request for Proposals for a consultant to provide technical assistance on the management and compliance of the program as well as site selection, rehabilitation and property disposition.

PART V
ASSURANCES, CERTIFICATIONS AND SIGNATURE

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR Part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(10) **The jurisdiction certifies:**

a. That all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(11) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(12) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(13) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(14) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(15) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(16) **Development of affordable rental housing.** The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

_____ _____

Signature/Authorized Official Date

_____

Title

ATTACHMENT A
PROJECT BUDGET

Please contact your Grant Manager for Attachment A Project Budget Excel spreadsheet and attach.

RECIPIENT: Columbia County, Florida
Contract Award: DCA NSP3 Plan
Project Budget and Performance Measures

	NSP Funds	Estimated Units	Units at 50% AMI or Below	Units between 51% to 80% AMI	Units Between 81% to 120% AMI
Administration	$ 70,000.00	N/A	N/A	N/A	N/A
Acquisition, Repair and Resale	$ 444,914.00	0		1	2
Acquisition, Repair, Rental <50% A	$ 257,465.00	0	2		
Acquisition, Repair, Rental <120%	$ 257,465.00	0		1	1
Land Banking	$ -				
Redevelopment	$ -				
Total	$ 1,029,844.00	0	2	2	3

ATTACHMENT B

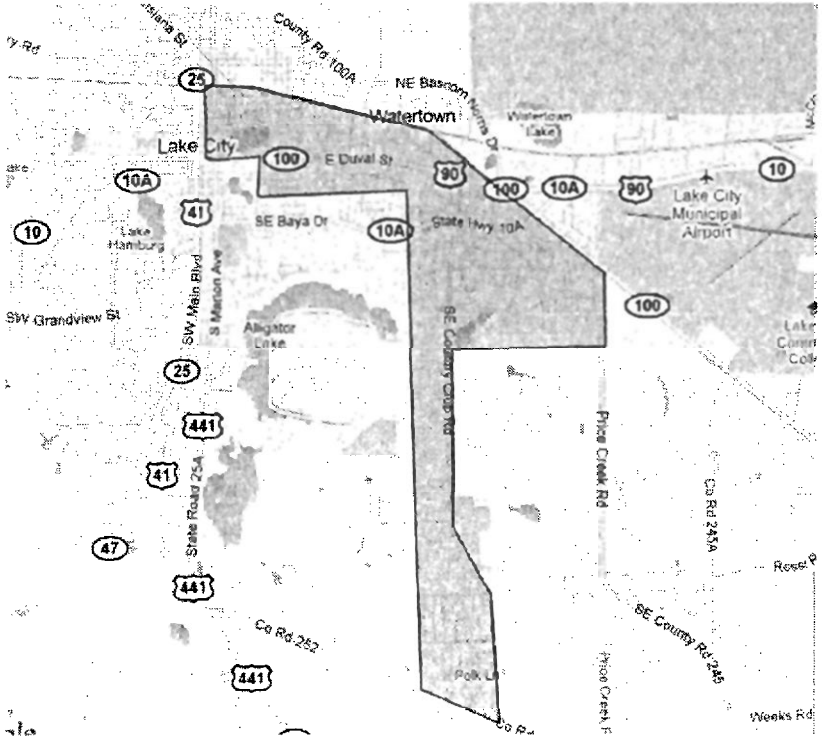
ACTVITY WORK PLAN

Date Start (month/year)	Date End (month/year)	Activities	Estimated Program Dollars Requested by "Date End"	Estimated Administration Dollar Requested by "Date End"
		Administration		
06/2011	08/2011	Complete Environmental Review, Submit Request for Release of Funds		$ 1,000
06/2011	09/2011	Solicitation/Procurement of Non-Profit/Housing Authority/other partner (optional)		$ 2,000
06/2011	08/2011	Solicitation/Procurement of Grant Administrator (optional) TECHNICAL ASSISTANCE		$ 2,000
01/2010	06/2013	Complete Applicant Intake, Monitoring and Qualification		$ 39,000
		STRATEGY 1: Acquisition, Rehabilitation, and Resale of Foreclosed or Abandoned Homes for households earning up to 120% AMI.		
09/2011	06/2012	33% Residential Units Completed	$148,305	$3,000
06/2012	01/2013	66% Residential Units Completed	$ 296,610	$6,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	$ 444,914	$9,000
		STRATEGY 1: Acquisition and Rehabilitation of Foreclosed or Abandoned Homes for Long-Term Rental managed up to 50% of AMI.		
09/2011	06/2012	33% Residential Units Completed	$ 85,822	$2,000
06/2012	01/2013	66% Residential Units Completed	$171,645	$4,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	$ 257,465	$6,000
		STRATEGY 1: Acquisition and Rehabilitation of Foreclosed or Abandoned Homes for Long-Term Rental managed up to 120% of AMI.		
09/2011	06/2012	33% Residential Units Completed	$ 85,822	$ 2,000
06/2012	01/2013	66% Residential Units Completed	$ 171,645	$ 4,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	$ 257,465	$ 6,000
		STRATEGY 2: LAND BANK (if applicable)		
		Legal Entity to Hold Title to Land Established		
		Properties Acquired		
		National Objective met		
		STRATEGY 3: REDEVELOPMENT (if applicable)		
		33% Residential Units Completed		
		66% Residential Units Completed		
		100% Residential Units Completed and National Objective has been met		
06/2013	06/2013	**SUBMIT CLOSE OUT ON ORIGINAL GRANT ALLOCATION**		$ 5,000

ATTACHMENT C
MAPS

Please use http://www.huduser.org/NSP/NSP3.html and refer to the mapping feature instructions to draw target area. Please include all of the HUD generated information which will be sent to you within 24 hours of submitting the map.

Target Area



- **Neighborhood NSP3 Score: 18.27**
- State Minimum Threshold NSP3 Score: 17
- Total Housing Units in Neighborhood: 1936

- Percent Persons Less than 120% AMI: 66.13
- Percent Persons Less than 80% AMI: 42.1

- Total Housing Units to receive a mortgage between 2004 and 2007: 366
- Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.98
- Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.42
- Number of Foreclosure Starts in past year: 36
- Number of Housing Units Real Estate Owned July 2009 to June 2010: 9

- **Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 7**

Neighborhood ID: 3770477

NSP3 Planning Data

Grantee ID: 1299990N
Grantee State: FL
Grantee Name: FL NONENTITLEMENT
Grantee Address: PO 1529 Lake City FL 32056-1529
Grantee Email: david_kraus@columbiacountyfla.com

Neighborhood Name: May 12 Option 4
Date:2011-05-12 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18.27
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1936

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 66.13
Percent Persons Less than 80% AMI: 42.1

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2173
Residential Addresses Vacant 90 or more days (USPS, March 2010): 160
Residential Addresses NoStat (USPS, March 2010): 207

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 366
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.98
Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.42
Number of Foreclosure Starts in past year: 36
Number of Housing Units Real Estate Owned July 2009 to June 2010: 9

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 7

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -23.7
Place (if place over 20,000) or county unemployment rate June 2005*: 3.3
Place (if place over 20,000) or county unemployment rate June 2010*: 10.1
*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-82.638474 30.196624 -82.638302 30.189502 -82.637100 30.189354 -82.632122 30.189651 -82.632294 30.186683 -82.632294 30.185793 -82.615299 30.186386 -82.613411 30.137853 -82.604485 30.134587 -82.605515 30.147057 -82.609806 30.153588 -82.609978 30.170953 -82.592468 30.171250 -82.592640 30.178373 -82.613068 30.192321 -82.632980 30.196476

Blocks Comprising Target Neighborhood

120239903002321, 120239903003060, 120239903004018, 120239904001000, 120239904001003,
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120239908002003, 120239908002004, 120239908002024,

MEMORANDUM

To: Columbia County Board of County Commissioners
From: David Kraus, Senior Staff Assistant
Date: May 11, 2011

RE: Acquisition of land and easements for the Wastewater Treatment Plant

RECOMMENDATION

The County should acquire:

1) the land beneath the 4th RIB at the Wastewater Treatment Plant;
2) an easement along the Interstate ROW needed to pump effluent to the spray field; and
3) an easement to access the Wastewater Treatment Plant from US 441.

The Florida Department of Environmental Protection (FDEP) has issued the permit renewal for the Wastewater Treatment Plant in Ellisville. They have reduced the permitted capacity of the plant to .0073 mgd due to the limit of the discharge capacity of the RIBs because only 3 of 4 RIBs (Rapid Infiltration Basins) are located on property owned by the permittee. The plant's current flow is between .008 and .009mgd. FDEP has stated that they will allow use of the 4th RIB as an emergency back-up discharge. Additionally, we should not have to stop service to an existing customer nor receive any enforcement action as long as we pursue a remedy.

The County has a sprayfield designed and permitted for County owned land near the Water Treatment Plant. The County will need to acquire an easement to pump the effluent to the sprayfield site. A portion of this easement is across parcel 09588-000; which is owned by S.M. Mapps and includes the old truck stop. The land under the 4th RIB is on this parcel. In addition, the County Engineer recommends acquiring an access easement to the Wastewater Treatment Plant across this same parcel. Currently the legal access to the plant is across the Red Carpet Inn parking lot which has a height limitation imposed by the hotel's entry. However, the plant has primarily been accessed across the S. M. Mapps property.

The Utility Committee reviewed this issue and requested maps of the easements and legal descriptions before placing this item on the Agenda for Board consideration.

DESCRIPTION

Friday, August 28, 2009
Revised: Thursday, December 16, 2010

ELLISVILLE ACCESS EASEMENT – PARCEL 2
OWNER (per County tax roll): L&G Auto and Truck Plaza, Inc.
Tax Parcel #09576-000

COMMENCE at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of Interstate 75, said point being a point on a curve concave to the Southwest having a radius of 6769.49 feet and a central angle of 01°23'42"; thence Northwesterly along the arc of said curve, being also said Southerly Right-of-Way line of Interstate 75, a distance of 164.83 feet to the end of said curve; thence North 65°49'54" West along said Southerly Right-of-Way line of Interstate 75 a distance 203.05 feet to a point on a curve, said curve having a radius of 1577.02 feet and a central angle of 09°23'22"; thence Northwesterly along the arc of said curve, still being said Southerly Right-of-Way line of Interstate 75, a distance of 258.44 feet to the end of said curve; thence North 84°57'06" West still along said Southerly Right-of-Way line of Interstate 75 a distance of 192.57 feet; thence South 00°52'28" East a distance of 709.05 feet to the POINT OF BEGINNING; thence continue South 00°52'28" East a distance of 90.00 feet; thence South 88°55'28" West a distance of 499.65 feet to a point on the Easterly Right-of-Way line of U.S. Highway 441; thence North 00°55'58" West along said Easterly Right-of-Way line of U.S. Highway 441 a distance of 40.00 feet; thence North 88°55'28" East a distance of 449.79 feet; thence North 44°01'30" East a distance of 70.83 feet to the POINT OF BEGINNING. Containing 0.49 acres, more or less.

PREPARED BY:
Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com

DESCRIPTION

Friday, August 28, 2009
Revised: Thursday, December 16, 2010

ELLISVILLE ACCESS EASEMENT – PARCEL 3A
OWNER (per County tax roll): S M Mapps, Inc.
Tax Parcel #09588-000

COMMENCE at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of Interstate 75, said point being a point on a curve concave to the Southwest having a radius of 6769.49 feet and a central angle of 01°23'42"; thence Northwesterly along the arc of said curve, being also said Southerly Right-of-Way line of Interstate 75, a distance of 164.83 feet to the end of said curve; thence North 65°49'54" West along said Southerly Right-of-Way line of Interstate 75 a distance 203.05 feet to a point on a curve, said curve having a radius of 1577.02 feet and a central angle of 09°23'22"; thence Northwesterly along the arc of said curve, still being said Southerly Right-of-Way line of Interstate 75, a distance of 258.44 feet to the end of said curve; thence North 84°57'06" West still along said Southerly Right-of-Way line of Interstate 75 a distance of 192.57 feet; thence South 00°52'28" East a distance of 409.12 feet to the POINT OF BEGINNING; thence North 55°24'40" East a distance of 48.09 feet; thence South 00°52'28" East a distance of 416.48 feet; thence South 88°55'28" West a distance of 40.00 feet; thence North 00°52'28" West a distance of 389.93 feet to the POINT OF BEGINNING. Containing 0.37 acres, more or less.

PREPARED BY:
Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com

DESCRIPTION Friday, August 28, 2009

ELLISVILLE WATER & SEWER EASEMENT – PARCEL 3B
OWNER (per County tax roll): S M Mapps, Inc.
Tax Parcel #09588-000

COMMENCE at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of Interstate 75 and run South 00°50'31" East along said East line of Section 3 a distance of 22.43 feet to the POINT OF BEGINNING; thence continue South 00°50'31" East along said East line of Section 3 a distance of 33.68 feet to a point on a curve of a curve concave to the Southwest having a radius of 6719.49 feet and a central angle of 01°36'35"; thence Northwesterly along the arc of said curve a distance of 188.77 feet to the end of said curve; thence North 65°49'54" West a distance of 189.82 feet; thence North 55°24'40" East a distance of 35.09 feet; thence South 65°49'54" East a distance of 171.74 feet to a point on a curve of a curve concave to the Southwest having a radius of 6749.49 feet and a central angle of 01°28'50"; thence Southeasterly along the arc of said curve a distance of 174.40 feet to the POINT OF BEGINNING. Containing 0.25 acres, more or less.

PREPARED BY:
Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com

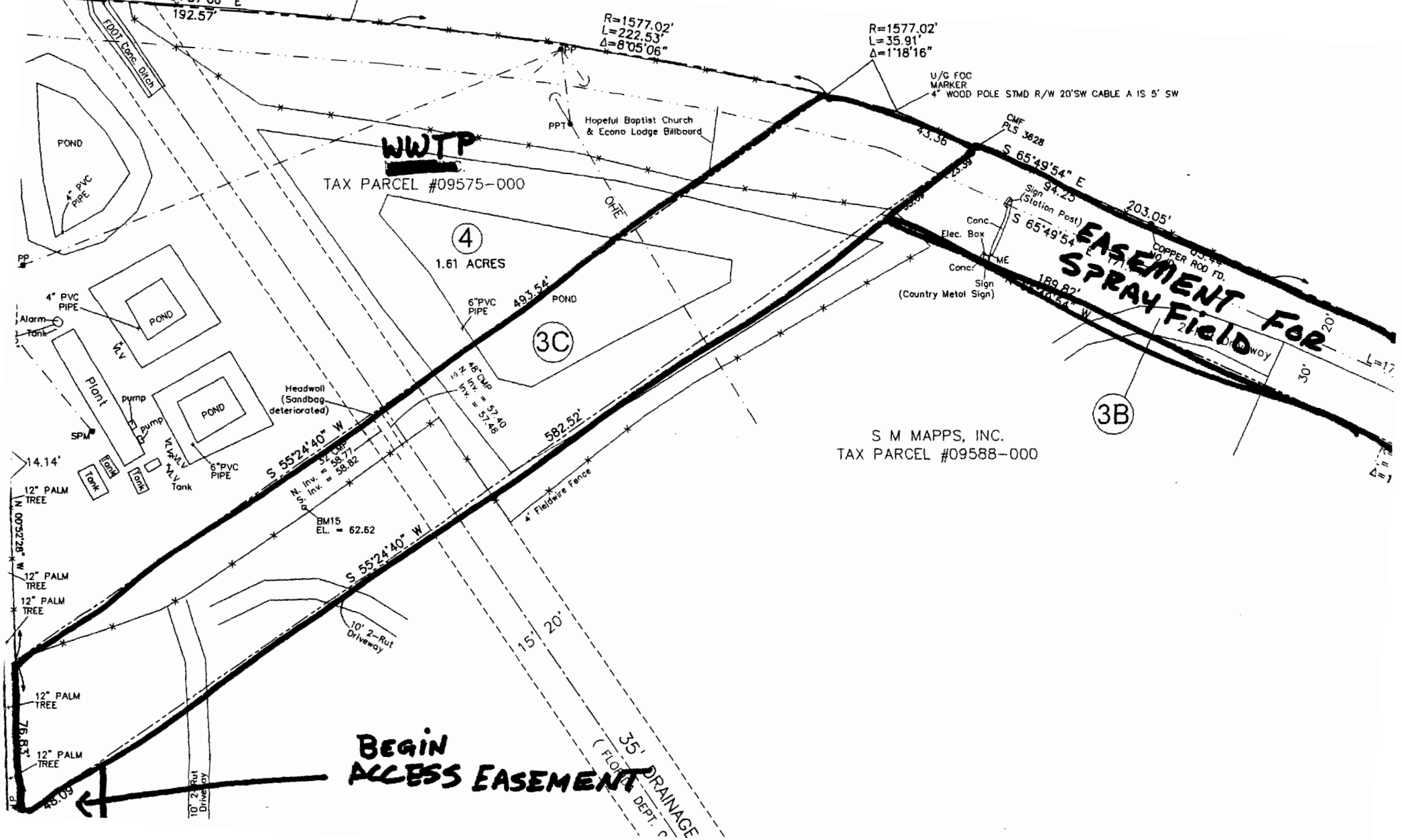
DESCRIPTION Wednesday, February 03, 2010

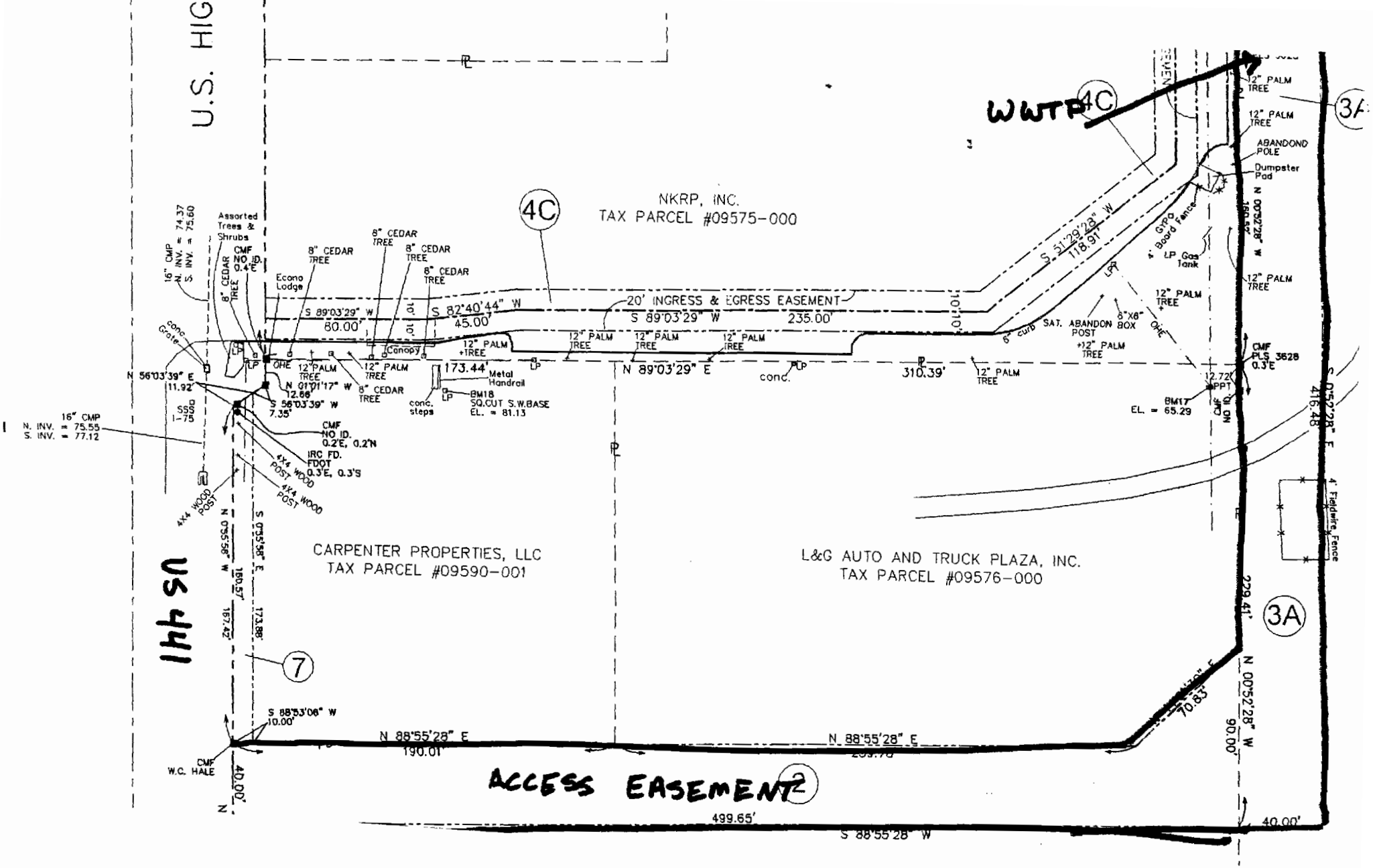
ELLISVILLE WATER & SEWER RIGHT-OF-WAY – PARCEL 3C
OWNER (per County tax roll): S M Mapps, Inc.
Tax Parcel #09588-000

COMMENCE at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of Interstate 75, said point being a point on a curve concave to the Southwest having a radius of 6769.49 feet and a central angle of 01°23'42"; thence Northwesterly along the arc of said curve, being also said Southerly Right-of-Way line of Interstate 75, a distance of 164.83 feet to the end of said curve; thence North 65°49'54" West along said Southerly Right-of-Way line of Interstate 75 a distance of 159.69 feet to the POINT OF BEGINNING; thence South 55°24'40" West a distance of 582.52 feet; thence North 00°52'28" West a distance of 76.83 feet; thence North 55°24'40" East a distance of 493.54 feet to a point on the Southerly Right-of-Way line of Interstate 75, said point being a point on a curve of a curve concave to the Southwest having a radius of 1577.02 feet and a central angle of 01°18'16"; thence Southeasterly along the arc of said curve, being also said Southerly Right-of-Way line of Interstate 75 a distance of 35.91 feet to the end of said curve; thence South 65°49'54" East still along said Southerly Right-of-Way line of Interstate 75 a distance of 43.36 feet to the POINT OF BEGINNING. Containing 0.79 acres, more or less.

SUBJECT TO a 35 foot Florida Department of Transportation Drainage Easement and 20 foot AT&T easement parallel to I-75.

PREPARED BY:
Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com


WWTP
TAX PARCEL #09575-000
4
1.61 ACRES
3C
3B
S M MAPPS, INC.
TAX PARCEL #09588-000
EASEMENT For SPRAY Field
BEGIN ACCESS EASEMENT
R=1577.02'
L=222.53'
Δ=8°05'06"
R=1577.02'
L=35.91'
Δ=1°18'16"
U/G FOC MARKER
4" WOOD POLE STMD R/W 20'SW CABLE A IS 5' SW
Hopeful Baptist Church & Econo Lodge Billboard
FDOT Conc. Ditch
POND
4" PVC PIPE
6"PVC PIPE
493.54'
582.52'
S 55°24'40" W
S 65°49'54" E
94.25'
203.05'
Conc Elec. Box
Sign (Station Post)
Sign (Country Metol Sign)
Headwall (Sandbag deteriorated)
Plant
pump
Tank
SPM
BM15 EL. = 62.62
4' Fieldwire Fence
10' 2-Rut Driveway
15' 20'
35' DRAINAGE
12" PALM TREE
OHE


U.S. HIG
WWTP
4C
NKRP, INC.
TAX PARCEL #09575-000
20' INGRESS & EGRESS EASEMENT
S 89°03'29" W
235.00'
S 51°29'28" W
118.91'
S 89°03'29" W
80.00'
S 82°40'44" W
45.00'
N 89°03'29" E
310.39'
173.44'
Metal Handrail
BM18
SQ.CUT S.W.BASE
EL. = 81.13
BM17
EL. = 65.29
Econo Lodge
Canopy
conc. steps
conc.
Assorted Trees & Shrubs
16" CMP
N. INV. = 74.37
S. INV. = 75.60
CMF
NO ID.
0.4'E
8" CEDAR TREE
12" PALM TREE
+12" PALM TREE
ABANDON POLE
Dumpster Pad
LP Gas Tank
4' Board Fence
6" curb
SAT. ABANDON POST
6"X6" BOX
OHE
LP
CMF
PLS 3628
0.3'E
12.72' PPT
N 00°52'28" W
160.52'
S 00°52'28" E
416.48'
4' Fieldwire Fence
N 56°03'39" E
11.92'
N 01°01'17" W
12.66'
S 56°03'39" W
7.35'
16" CMP
N. INV. = 75.55
S. INV. = 77.12
CMF
NO ID.
0.2'E, 0.2'N
IRC FD.
FDOT
0.3'E, 0.3'S
4X4 WOOD POST
S55D
I-75
CARPENTER PROPERTIES, LLC
TAX PARCEL #09590-001
L&G AUTO AND TRUCK PLAZA, INC.
TAX PARCEL #09576-000
US 441
N 00°55'56" W
160.57'
167.42'
S 00°55'56" E
173.88'
S 88°53'06" W
10.00'
N 88°55'28" E
190.01'
N 88°55'28" E
70.83'
N 00°52'28" W
90.00'
229.41'
CMF
W.C. HALE
40.00'
ACCESS EASEMENT
499.65'
S 88°55'28" W
40.00'
7
2
3A
3A

PLACE HOLDER

BAYFIELD MITIGATION BANK PURCHASE AGREEMENT

NO SUPPORTING DOCUMENTATION

PLACE HOLDER

EMS CONTRACT - LIFEGUARD AMBULANCE SERVICE OF FLORIDA, LLC

DOCUMENTATION WILL BE ADDED

THOMAS MATTHEWS EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (herein "Agreement") made and entered into as of March 2, 2011, by and between **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, (hereinafter referred to as "County"), and **THOMAS MATTHEWS**, an individual, (hereinafter referred to as "Matthews").

RECITALS

A. The County desires to engage in contracting, construction and building improvement activities of certain County projects.

B. Matthews possesses all of the requisite knowledge and skills, and has the necessary certifications and/or registrations to act as a certified or registered contractor and a qualifying agent for County in accordance with Chapter 489, Florida Statutes.

C. County has a substantial interest in the success of its development of certain projects which have been or will be designated by the County, including the contracting, construction and building improvement activities related thereto.

D. County and Matthews believe that an employment agreement between the parties will be mutually beneficial to the parties and the community in defining the respective rights, responsibilities and scope of work between the parties.

E. County desires to employ the services of Matthews, and Matthews has agreed to accept employment by the County subject to the terms, conditions and provisions of this Agreement.

NOW, THEREFORE in consideration of the foregoing and the mutual representations, covenants and agreements contained herein, the parties have agreed and do hereby agree as follows:

1. **RECITALS**. The above recitals are all true and accurate and are incorporated herein by reference and made a part of this Agreement.

2. **TERM OF EMPLOYMENT**:

(a) The County hereby employs Matthews for an indefinite term to commence as of March 2, 2011, and Matthews hereby confirms his acceptance of such appointment and agrees to the terms and conditions of this Agreement.

(b) Matthews shall be a full-time employee of the County during the term of his employment.

(c) Matthews understands and agrees that County has the right to terminate his services in the same manner as the County may terminate the services of any other County employee. Matthews shall be subject to the same County rules and policies as other County employees.

3. **DUTIES**. Matthews shall provide County services within his knowledge and expertise and as requested of him by the County through its County Manager. Matthews shall perform the functions and duties relating to his job description and title, and shall perform such other legally permissible and proper duties and functions as the County may request of him and for which Matthews is qualified to perform. Matthews shall obtain and maintain his certification or registration as a contractor in accordance with Chapter 489, Florida Statutes. He shall perform as qualifying agent for designated projects of the County, and shall do so diligently, in good faith and with due care and in a competent and workmanlike manner consistent with Matthews' professional standing as a licensed contractor and in accordance with applicable law for so long as Matthews is engaged by County.

4. **SALARY**. The County shall pay Matthews the salary agreed upon between the parties and in the same manner as County pays other County employees. Matthews shall be entitled to annual salary adjustments equal to that of other County employees.

5. **ANNUAL AND SICK LEAVE, HEALTHCARE**. Matthews shall be entitled to employment benefits enjoyed by and provided to other full-time County employees for sick leave, annual leave, and healthcare insurance.

6. **BENEFITS - GENERAL**. Unless expressly provided otherwise in this Agreement, in addition to those benefits specifically set forth herein, Matthews shall be entitled to the same benefits that are enjoyed by other employees of the County pursuant to all applicable ordinances or policies of the County. All benefits, regulations, rules, policies and ordinances of the County as they now exist or hereafter may be amended that apply to County employees shall also apply to Matthews.

7. **REIMBURSABLE EXPENSES**. County shall reimburse Matthews for the actual premium costs for builder's liability insurance necessary for Matthews to activate and maintain his professional license as a full-time employee of County. County shall also reimburse Matthews the actual costs of license renewal fee and minimum continuing education requirements necessary to actively maintain his professional license; provided Matthews shall be and remain a full-time employee of the County with no non-County employment as a certified general contractor. Further, all continuing education courses, the cost of which is to be reimbursed by County, must have prior approval from the County Manager.

8. **TRANSPORTATION**. County shall have the discretion whether to provide Matthews with a vehicle for use in performing his duties.

9. **FILES AND RECORDS**. All files and records concerning County business in the office of Matthews or in his possession shall belong to and remain the property of the County during the term of this Agreement and after its termination.

10. **AMENDMENTS**. This Agreement may be modified or amended as may be mutually agreed upon by the parties. Modifications or amendments to this Agreement shall be in writing and executed by the parties.

11. **INDEMNIFICATION**. Subject to the limitations of Section 768.28, Florida Statutes, and other legal limitations, County will indemnify and hold harmless Matthews from and against claims, damages, losses, liabilities, or expenses suffered or sustained by him by reason of any acts or omissions or alleged acts or omissions related to or arising out of his activities as qualifying agent for a County-designated project and within the scope of his activities as qualifying agent or County employee for such County-designated projects; provided, however, that any such indemnification and hold harmless shall be subject to the following conditions and limitations:

(a) The County has determined in good faith that the act or omission which caused the loss or liability was in the best interest of the County, and such loss or liability was not the result of misconduct or negligence by Matthews;

(b) County shall be obligated to indemnify Matthews in connection with any action, suit or proceeding initiated by Matthews only if such action, suit or proceeding was initiated with the written consent of the County;

(c) The parties recognize and acknowledge that County is a political subdivision of the State of Florida. As a political subdivision of the State, County's liability shall be limited by the provisions of sovereign immunity as set forth in Section 768.28, Florida Statutes. Nothing in this Agreement shall be construed as a waiver by the County of such sovereign immunity. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person, firm or corporation not a party to this agreement, any remedy or claim under or by reason of this Agreement as third party beneficiaries or otherwise, and all of the terms, covenants, and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their permitted successors and assigns, if any.

(d) Within 10 business days of obtaining knowledge of any claim or other matter that shall be subject to indemnification under the terms of this Agreement, Matthews shall notify County, in writing. Matthews shall cooperate fully with County in the defense of any claim or other matter that is the subject of indemnification under this Agreement.

12. **NON-ASSIGNMENT**. Except as otherwise provided herein, the rights and obligations of a party under this Agreement may not be assigned or transferred without the consent of the other party.

13. **BINDING EFFECT**. This Agreement shall be binding on the County and Matthews as well as their heirs, executors, personal representatives, successors and assigns.

14. **CONTROLLING LAW**. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida and shall be performed in Columbia County, Florida unless otherwise provided by law. The sole and exclusive venue for any legal action between the parties pursuant to or arising out of this

Agreement shall be in a court of competent jurisdiction located in Columbia County, Florida.

15. **SEVERABILITY**. This Agreement is severable such that any provision of this Agreement be or become invalid or unenforceable, the remaining provisions shall continue to be fully enforceable so long as the intent of the parties in entering into this Agreement is not changed.

16. **ATTORNEY FEES**. In the event it shall become necessary for either party to institute legal proceedings against the other party to enforce any of the terms and provisions of this Agreement, then the prevailing party shall be entitled to recover reasonable attorney fees, including costs, against the party in default.

IN WITNESS WHEREOF, County and Matthews have caused this Agreement to be duly executed this _____ day of May, 2011.

Signed, sealed and delivered
in the presence of:

_____
Witness

_____
Print or type name

_____
Witness

_____
Print or type name

_____ **(SEAL)**
TOMMY MATTHEWS

Signed, sealed and delivered
in the presence of:

_____
Witness

_____
Print or type name

_____
Witness

_____
Print or type name

COLUMBIA COUNTY, FLORIDA

By: _____
Jody Dupree, Chairman
Board of County Commissioners

ATTEST: _____
P. DeWitt Cason, Clerk of Court
(SEAL)

MEMORANDUM

Date: 13 May 2011

To: Dale Williams, County Manager

From: Brian L. Kepner, County Planner BLK

Re: Revised Evaluation and Appraisal Report (EAR) on the Agenda for Next Board of County Commissioner Meeting

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Please find attached the revised EAR that is scheduled for public hearing and to be adopted by resolution for the 19 May 2011 meeting.

Under current State Statutes, the EAR is required to address certain things like population growth, the reduction in vacant land, transportation impacts and changes in state statutes that may have an effect on the County's Comprehensive Plan. The revised EAR is to address the comments received from DCA as required by those statutes. With the help of the planning council, this revision addresses the comments and should meet all the requirements of the statutes. Recommendations to transportation would be to amend and update the road segments to conform with FDOT and adopted the 2009 Quality/Level of Service Handbook to replace the 2002 edition. Policies should be added to encourage Low Impact Development and the high aquifer recharge map would be replaced with the CAVA (Columbia Aquifer Venerability Assessment) map in an effort to help better protect the springsheds. The one major change would be the addition of goals, objectives and policies that would reduce greenhouse gases through compact mixed use development and encourage energy efficient land use patterns as required by House Bill 679 passed in 2008. That amendment is slated to be repealed with the proposed changes to the Growth Management Act.

With the proposed changes to growth management (HB 7129), the majority of what is required in the EAR by state statues will be gone and the EAR is suppose to address only changes in state statutes in relationship to the Comprehensive Plan. As stated in my e-mail to you of last Friday, we need to proceed as under the current regulations and the planning council is preparing what it believes to be the necessary documents that may need to be submitted after July 1st when the new law would go into effect.

COLUMBIA COUNTY

COMPREHENSIVE PLAN

EVALUATION AND APPRAISAL REPORT

Prepared for

Board of County Commissioners

Prepared by

Local Planning Agency

With Assistance from

North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, Florida 32653-1603
(352) 955-2200

May 19, 2011

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INTRODUCTION

A. Community Profile

The unincorporated area of the County is approximately 786 square miles or 503,235 acres in area. The County is located in the north central portion of the state of Florida and is bordered on the north by the state of Georgia, on the east by Baker and Union Counties, on the south by Alachua and Gilchrist Counties and on the west by Hamilton and Suwannee Counties, as shown on the following location map. The Santa Fe River forms a boundary on the south and the Suwannee River forms a boundary on the northwest border of the County.

B. Purpose of the Evaluation and Appraisal Report

Pursuant to the Growth Management Act of 1985 found in Chapter 163, Part II, Florida Statutes, the Florida Legislature intended for the planning process to be a continuous and ongoing process. As part of this process, local governments must periodically assess the effectiveness of their comprehensive plans in meeting local and state goals in planning and growth management. This assessment is achieved through the Evaluation and Appraisal Report of the Comprehensive Plan. Specifically, the purpose of the Evaluation and Appraisal Report is to:

- Identify major issues for the community
- Review past actions of the local government in implementing the plan since the last Evaluation and Appraisal Report
- Assess the degree to which the plan's objectives have been achieved
- Assess both successes and shortcomings of the plan
- Identify ways the plan should be modified
- Respond to changing conditions and trends affecting the local community
- Respond to the need for new data
- Respond to changes in state requirements regarding growth management and development
- Respond to changes in regional plans
- Ensure effective intergovernmental coordination

On June 1, 1998 the Board of County Commissioners adopted its first Evaluation and Appraisal Report. The updates to the Comprehensive Plan based on the changes identified in the Evaluation and Appraisal Report, new statutory and rule requirements, and any new conditions or trends affecting the County were adopted in September 2003.

C. Process for Preparing and Adopting the Evaluation and Appraisal Report (163.31919(2)(j), F.S.)

The second Evaluation and Appraisal Report was prepared by the County and adopted on March 19, 2009. However, the Florida Department of Community Affairs determined the report to be insufficient on June 17, 2009.

This revised Evaluation and Appraisal Report of the Comprehensive Plan was prepared by the Local Planning Agency with assistance from the North Central Florida Regional Planning Council. Upon completion of the Evaluation and Appraisal Report, a Local Planning Agency public hearing and a Board of County Commissioners adoption public hearing were scheduled for the review and adoption of the Evaluation and Appraisal Report.

I
COMMUNITYWIDE ASSESSMENT

I – 1 **Population Growth** s. 163.3191(2)(a), F.S.

From the year 2000 to 2007, the County has experienced an increase in total population change of 8,860 persons, a 15 percent change, according to records from the Bureau of Economic and Business Research at the University of Florida. Between 2000 and 2007, the County had 6,554 births and 5,236 deaths resulting in a natural increase of 1,318. Therefore, 7,542 of the total change in population from 2000 to 2007 can be attributed to net migration. Furthermore, the natural increase within the County accounts for 15 percent over the eight-year period and net migration accounts for the majority of the increase, or 85 percent. Current population projections for the unincorporated County estimate an increase of 10,020 persons through the end of the planning horizon (see Table I-1).

The population projections provided in the County's Evaluation and Appraisal Report, dated in June 1998, provided population projections to the year 2010 (see Table I-2). This Evaluation and Appraisal Report contains a revised set of population projections based on data from the Bureau of Economic and Business Research at the University of Florida to 2021. In comparing the population projections of the 1998 Evaluation and Appraisal Report to data from the U.S. Census and the Bureau of Economic and Business Research, the population projections in the 1998 Evaluation and Appraisal Report underestimated the population of the unincorporated County, the City of Lake City, and the Town of Fort White (see Table I-3).

The data and analysis of the County's 1998 Evaluation and Appraisal Report projected that in 2010 the unincorporated County would have a population of 43,850. However, data from the U.S. Census and the Bureau of Economic and Business Research, indicate that the population for the unincorporated County was estimated to be 55,020, a 25 percent difference (see Table I-3). The data and analysis also projected in 2010 that the Lake City population would be 10,680. However, data from the U.S. Census and Bureau of Economic and Business Research indicate that the population was estimated to be 11,400, a 7 percent difference (see Table I-3). Furthermore, the data and analysis also projected in 2010 that the Fort White population would be 370. However, data from the U.S. Census and Bureau of Economic and Business Research indicate that the population was estimated to be 480, a 30 percent difference (see Table I-3).

TABLE I – 1
Current Population Projections

	2009	2010	2011	2012	2013	2014	2015	2021
Unincorporated	54,330	55,020	55,970	56,920	57,790	57,730	59,680	65,300
Lake City	11,290	11,400	11,540	11,690	11,810	11,960	12,100	12,294
Fort White	480	480	490	490	500	510	520	560
Total	66,100	66,900	68,000	69,100	70,100	70,200	72,300	78,800

Sources: U.S. Census and Bureau of Economic and Business Research.
North Central Florida Regional Planning Council, 2010.

TABLE I – 2
Population Projections
1998 Evaluation and Appraisal Report

	2005	2006	2007	2008	2009	2010
Unincorporated	32,440	34,722	37,004	39,286	41,568	43,850
Lake City	10,500	10,536	10,572	10,608	10,644	10,680
Fort White	360	362	364	366	368	370
Total	43,300	45,620	47,940	50,260	52,580	54,900

Sources: U.S. Census and Bureau of Economic and Business Research.
North Central Florida Regional Planning Council, 2010.

TABLE I – 3
Difference Between 2010 Estimates and
1998 Evaluation and Appraisal Report

Year 2009	Bureau of Economic and Business Research 2010 Estimate	1998 Evaluation and Appraisal Report	Percent Variance
Unincorporated	55,020	43,850	25%
Lake City	11,400	10,680	7%
Fort White	480	370	30%
Total	66,900	54,900	22%

Sources: U.S. Census and Bureau of Economic and Business Research.
North Central Florida Regional Planning Council, 2010.

I – 2 **Changes in Land Area** s. 163.3191(2)(a), F.S.

There have been changes in the land area of the unincorporated portion of the County due to annexations since the adoption of the County's 1998 Evaluation and Appraisal Report. Based on data obtained from the County Property Appraiser's Office, the unincorporated area of the County is approximately 503,235 acres (see Table I-4). The County Property Appraiser Data excludes right-of-ways and easements that account for approximately 12,528 acres of the unincorporated County area. Based on the Future Land Use Map, the Designated Urban Development Area and the unincorporated rural area of the County has decreased by approximately 1,737 acres to annexations. The majority of the annexation took place in Lake City where approximately 1,544 acres of County land was annexed between 1998 and the present, increasing the municipality to approximately 7,824 acres. The Town of Fort White annexed approximately 193 acres from the County, increasing the Town to approximately 1,563 acres.

I – 3 **The Extent of Vacant and Developable Land** s. 163.3191(2)(b), F.S.

The approximate total acreage within the unincorporated area of the County is 503,235 acres. Approximate acreage of generalized land uses within the unincorporated area of the County at the time of the adoption of the 1998 Evaluation and Appraisal Report and the time of this Evaluation and Appraisal Report is shown in Table I-4. Institutional lands and rights-of-way were not included in the analysis of generalized land use from the 1998 Evaluation and Appraisal Report. Since only lakes of five acres or more in size were included in the analysis, only 422 acres of the 4,197 acres of water within the unincorporated area of the County is included in calculating the total acreage for the current Evaluation and Appraisal Report.

Table I-5 shows the total parcel counts with acreage by category for the unincorporated rural area of the County, excluding the area that is contained within the designated urban development area. Table I-6 shows the total parcel counts with acreage by category for the designated urban development area. Table I-7 and Table I-8 provide the acreage and parcel count by location for vacant residential and agricultural land.

TABLE I – 4
Approximate Acreage Density/Intensity of Generalized Land Use within the Unincorporated Area of the County 1998 and 2011

Existing Land Use Category	Approximate Acreage at Time of 1998 Evaluation and Appraisal Report	Approximate Acreage at Time of 2011 EAR
Residential	39,750	45,986
Commercial	2,140	1,075
Industrial	950	975
Agricultural	344,580	291,592
(a) Row Crop/Pasture	(93,000)	(103,128)
(b) Forested Land	(251,580)	(188,464)
Conservation	97,000	118,772
Recreation	2,400	5,439
Public	2,900	5,101
Vacant	6,500	20,498
(a) Vacant Residential Land	N/A	(18,636)
(b) Vacant Commercial Land	N/A	(573)
(c) Other Vacant Land Use	N/A	(1,289)
Water [a]	1,700	4,197 [b]
Institutional [c]	N/A	847
Rights-of-Way	N/A	12,528
Approximate Total Acreage Within the unincorporated area of the County	497,920	503,235

Source: County Survey, North Central Florida Regional Planning Council, Spring 1998.
County Property Appraiser, 2010.

[a] Only lakes greater than five acres.

[b] Only 422 acres of the 4,197 acres of water are included in approximate total acreage summation.

[c] Includes religious, medical, educational and utilities land uses.

TABLE I – 5
Parcel Counts for the Unincorporated Rural Area of the County Outside the Designated Urban Development Area by Category

	Parcel Count	Acreage		Parcel Count	Acreage
Residential - Low (≤ 2 d.u. per acre)	9,798	38,140	Agriculture - Forest	2,294	180,932
Residential - Moderate (> 2 d.u. per acre) but (≤ 4 d.u. per acre)	388	142	Agriculture - Row Crop/Pasture	3,037	96,535
Residential - Medium (> 4 d.u. per acre) but (≤ 8 d.u. per acre)	40	8	Conservation	456	118,191
Residential - High (> 8 d.u. per acre) but (≤ 20 d.u. per acre)	14	15	Recreation	57	5,078
Total Improved Residential	10,240	38,305	Public	101	2,544
Vacant Residential	4,214	16,441	Institutional	113	591
Commercial	71	385	Vacant Institutional	11	58
Vacant Commercial	19	65	Vacant Other	132	663
Industrial	17	55	Total Parcel Count	20,764	459,863
Vacant Industrial	2	21			

Source: County Property Appraiser, 2010.

TABLE I – 6
Parcel Count for the Lake City
Unincorporated Designated Urban Development Area by Category

	Parcel Count	Acreage		Parcel Count	Acreage
Residential - Low (≤ 2 d.u. per acre)	4,557	6,826	Agriculture - Forest	322	7,532
Residential - Moderate (> 2 d.u. per acre) but (≤ 4 d.u. per acre)	1,539	594	Agriculture - Row Crop/Pasture	341	6,593
Residential - Medium (> 4 d.u. per acre) but (≤ 8 d.u. per acre)	689	140	Conservation	13	581
Residential - High (> 8 d.u. per acre) but (≤ 20 d.u. per acre)	165	121	Recreation	7	361
Total Improved Residential	6,950	7,681	Public	125	2,557
Vacant Residential	1,855	2,195	Institutional	81	256
Commercial	289	690	Vacant Institutional	8	18
Vacant Commercial	137	508	Vacant Other	86	333
Industrial	118	920	Total Parcel Count	10,364	30,421
Vacant Industrial	32	196			

Source: County Property Appraiser, 2010.

TABLE I – 7
Location of Vacant Residential Land

	NUMBER OF PARCELS	ACREAGE	PERCENT OF ACREAGE
Unincorporated Rural Area of the County	4,214	16,441	88%
Unincorporated Lake City Designated Urban Development Area	1,855	2,195	12%
Total	6,069	18,636	100%

Source: County Property Appraiser, 2010.

TABLE I – 8
Location of Existing Agricultural Land

	NUMBER OF PARCELS	ACREAGE	PERCENT OF ACREAGE
Unincorporated Rural Area of the County	5,331	277,467	95%
Unincorporated Lake City Designated Urban Development Area	663	14,125	5%
Total	5,994	291,592	100%

Source: County Property Appraiser, 2010.

TABLE I – 9
Location of Existing Vacant Residential
and Agricultural Land

			Agricultural Land			Vacant Residential		
	Total Acres	Total Parcel Count	Acres	Percent of Total	Parcel Count	Acres	Percent of Total	Parcel Count
Unincorporated Rural Area of the County[1]	459,863	20,764	277,467	60%	5,331	16,441	4%	4,214
Unincorporated Lake City Designated Urban Development Area	30,421	10,364	14,125	46%	663	2,195	7%	1,855
Total	490,284[2]	31,128	291,592		5,994	18,636		6,069

[1] The unincorporated portion of the County excludes land within the Designated Urban Development Area.
[2] The total acres of the Designated Urban Development Areas within the County exclude all acreage associated with rights-of-way and water.
Source: County Property Appraiser, 2010.

Based on the County Property Appraiser data, Table I-7, Table I-8, Table I-9, Map A-2 and Map A-3 show the location and quantity of potential land for future residential development by location. Table I-7 and Map A-2 shows that the majority of vacant residential land is not located within the Designated Urban Development Area, but is located within the unincorporated rural area of the County. Table I-8 and Map A-3 shows that the majority of agricultural land is not located within the Designated Urban Development Area, but is located within the unincorporated County. Table 1-9 shows that of the land available within the unincorporated rural area of the County, 60 percent or 277,467 acres is agricultural land and 4 percent or 16,441 acres is vacant residential.

TABLE I – 10
Residential Land
Based on Future Land Use Map

Designated Urban Development Area	Total Acreage	Residential - Very Low Density (≤ 1 d.u.[1] per Acre)		Residential - Low Density (≤ 2 d.u.[1] per Acre)		Residential - Moderate Density (≤ 4 d.u.[1] per Acre)		Residential - Medium Density (≤ 8 d.u.[1] per Acre)		Residential - Medium/High Density (≤ 14 d.u.[1] per Acre)		Residential - High Density (≤ 20 d.u.[1] per Acre)	
		Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Lake City	30,421	9,381	30%	14,517	47%	67	<1%	162	<1%	75	<1%	12	<1%

[1] d.u. = dwelling units
Source: County Comprehensive Plan.
North Central Florida Regional Planning Council, 2010.

TABLE I – 11
Potential Residential Land
Based on Future Land Use Map

Designated Urban Development Area	Total Acreage	Residential - Very Low Density (≤ 1 d.u.[1] per Acre)		Residential - Low Density (≤ 2 d.u.[1] per Acre)		Residential - Moderate Density (≤ 4 d.u.[1] per Acre)		Residential - Medium Density (≤ 8 d.u.[1] per Acre)		Residential - Medium/High Density (≤ 14 d.u.[1] per Acre)		Residential - High Density (≤ 20 d.u.[1] per Acre)	
		Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Lake City	30,421	505	1%	1,357	4%	5	<1%	33	<1%	0	0%	0	0%

[1] d.u. = dwelling units
Source: County Comprehensive Plan.
North Central Florida Regional Planning Council, 2010.

Table I-10 and Map A-4 shows the location and quantity of land classified as residential according to the Future Land Use Map within the Designated Urban Development Area. Approximately 79 percent or 24,214 acres of the Designated Urban Development Area is classified as residential land according to the Future Land Use Map and the majority, 47 percent or 14,517 acres of the 24,214 acres of residential classified land consists of residential low density development, less than or equal to 2 dwelling units per acre (see Table I-10 and Map A-4). Based on the Future Land Use Map and the County Property Appraiser data, Table I-11 and Map A-5 display the various classifications of potential residential development based on the incidence of existing vacant residential land located within the Designated Urban Development Area. The overlap of vacant existing residential land and residential future land use classifications shows that approximately 4 percent or 1,357 acres of the Designated Urban Development Area are determined to support residential low density development, less than or equal to 2 dwelling units per acre (see Table I-11 and Map A-5). Within the Designated Urban Development Area, there currently exists no vacant residential property available for residential medium/high density less than or equal 14 dwelling units per acre or residential high density less than or equal 20 dwelling units per acre (see Table I-11 and Map A-5).

TABLE I – 12
Location of Environmental Constraints

Designated Urban Development Area	Acres	Wetlands		High Recharge Potential		Stream-to-Sink Watershed		Itchetucknee Trace		Flood (High Risk Areas)		Soils[1]	
		Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Lake City	30,421	3,878	12%	7,602	24%	7,324	24%	163	<1%	7,332	24%	17,927	58%

[1] Soils having limitations associated with septic tank absorption fields and building site developments were selected from within the Designated Urban Development Area.

Source: National Wetlands Inventory, United States Fish and Wildlife Service.
Water Management District.
Federal Emergency Management Agency, United States Department of Homeland Security.
Natural Resource Conservation Service, United States Department of Agriculture.

Table I-12 and Maps A-6 through A-11 show various environmental constraints within the Designated Urban Development Area. Most of the land shown on these maps has several overlapping constraints, such as wetlands and flood prone areas. Table I-12 shows that soils were the most prevalent form of environmental constraints within the Designated Urban Development Area (See Map A-11).

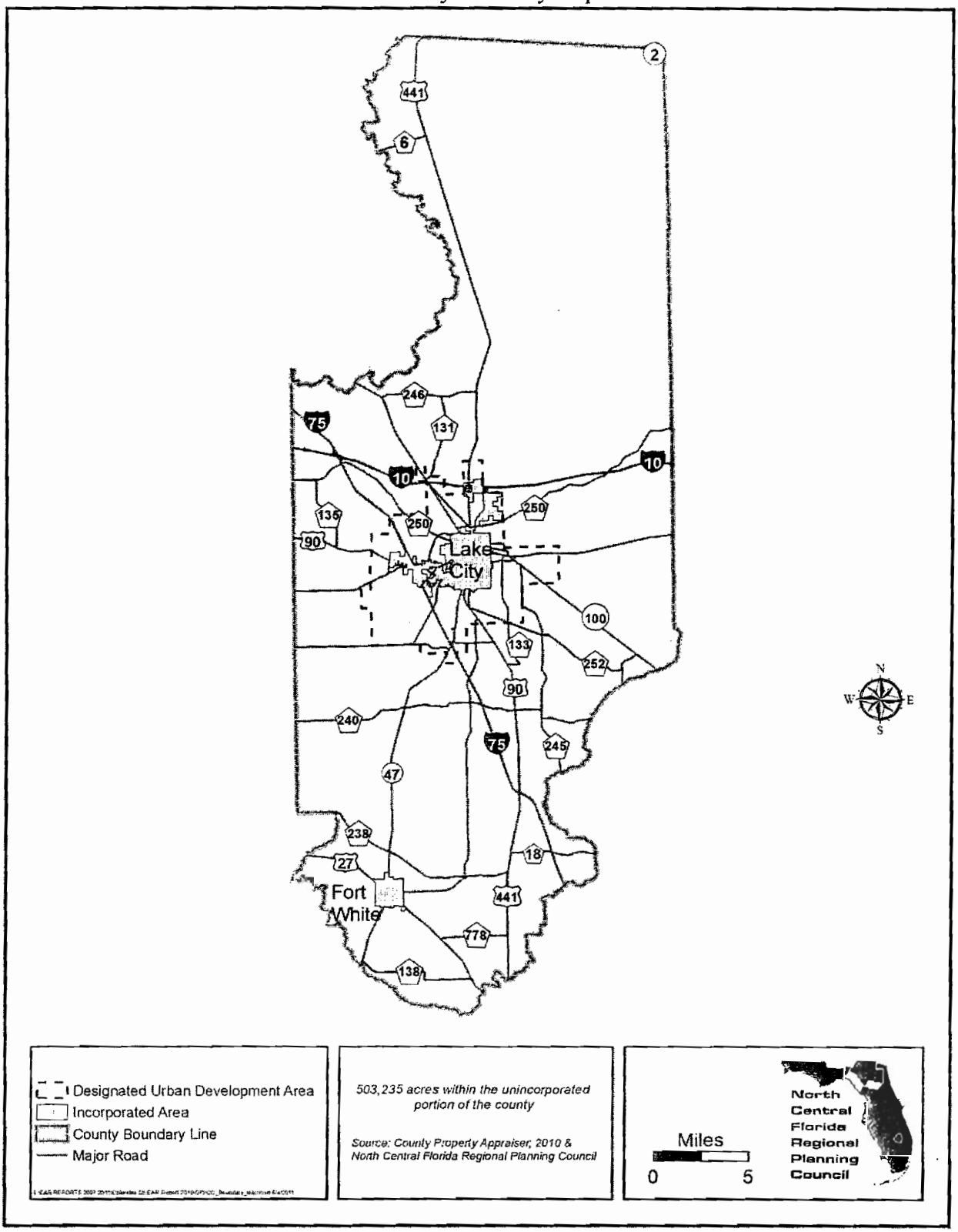
TABLE I – 13
Land Suitable for Development Classified
by the Future Land Use Map as Residential

Designated Urban Development Area	Total Acreage	Residential - Very Low Density (≤ 1 d.u.[1] per Acre)		Residential - Low Density (≤ 2 d.u.[1] per Acre)		Residential - Moderate Density (≤ 4 d.u.[1] per Acre)		Residential - Medium Density (≤ 8 d.u.[1] per Acre)		Residential - Medium/High Density (≤ 14 d.u.[1] per Acre)		Residential - High Density (≤ 20 d.u.[1] per Acre)	
		Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Lake City	30,421	7,167	23%	7,504	24%	45	<1%	35	<1%	70	<1%	6	<1%

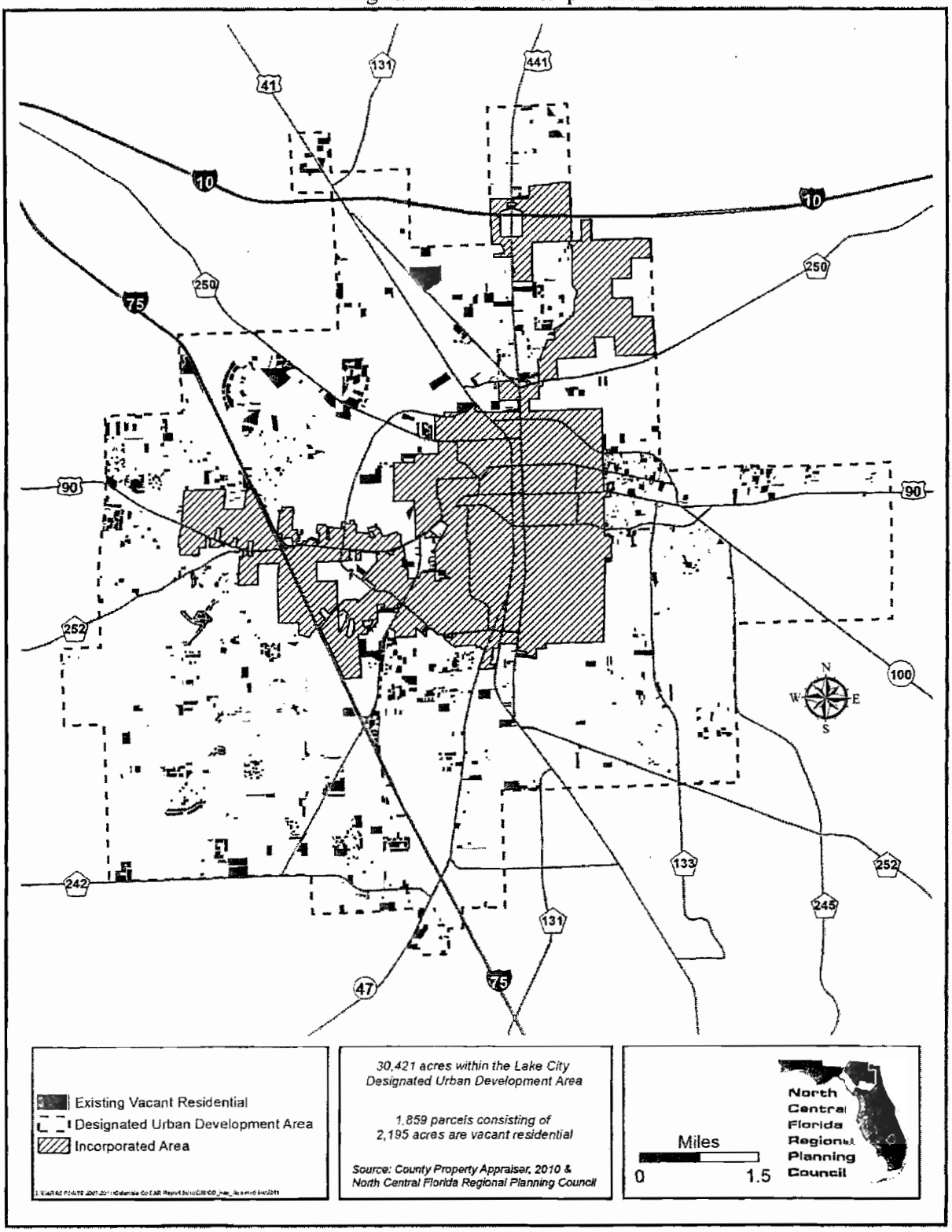
[1] d.u. = dwelling units
Source: County Comprehensive Plan.
North Central Florida Regional Planning Council, 2010.

Table I-15 and Map A-12 show suitable land for potential residential development based on the Future Land Use Map as available within the Designated Urban Development Area. Potential land for residential classification was based on the classification from the Future Land Use Map as well as the available vacant residential land and agricultural land derived from the parcel data. Of the parcel data, vacant residential, agricultural row crop/pasture and agricultural forest were used in the analysis.

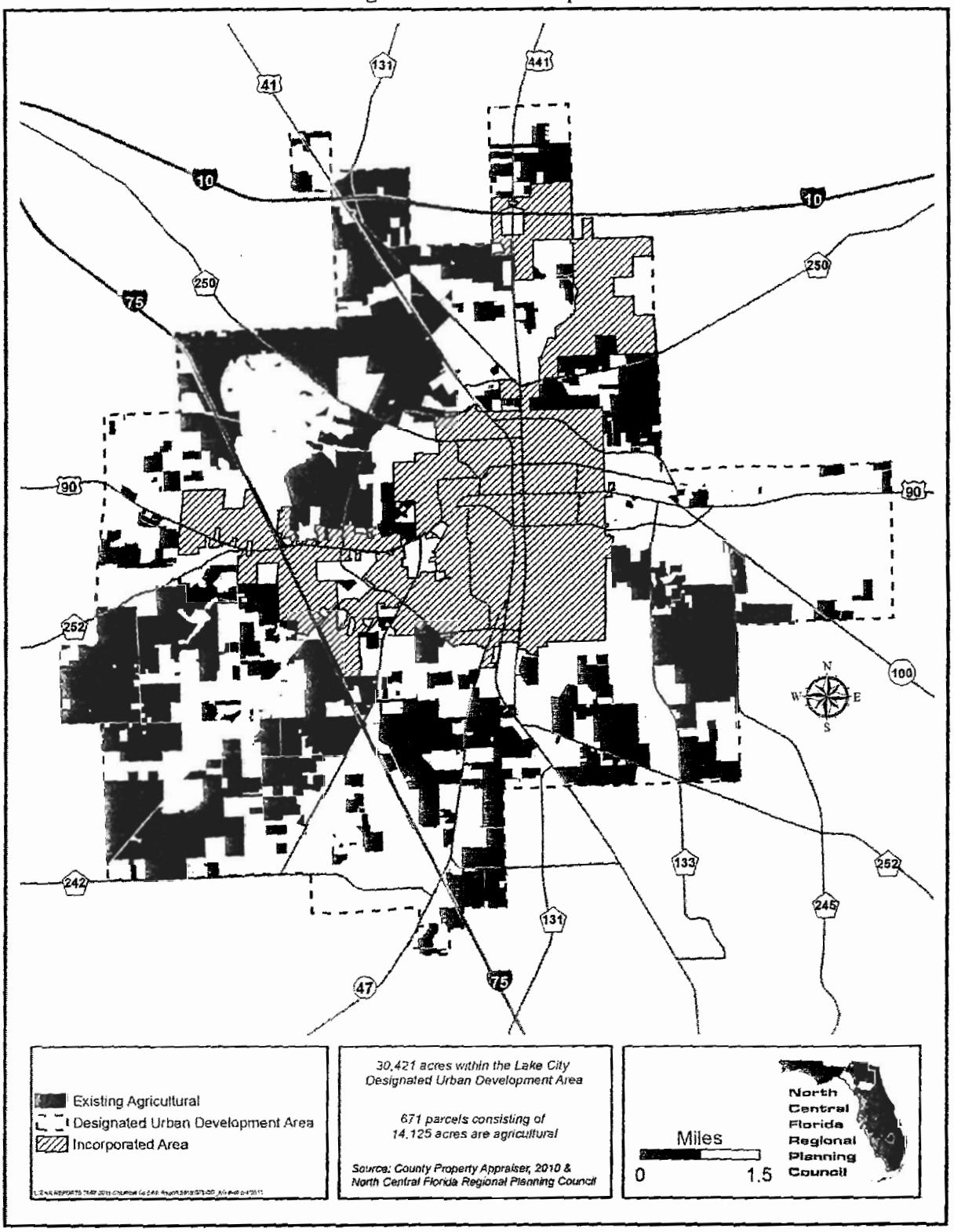
MAP A – 1
County Boundary Map



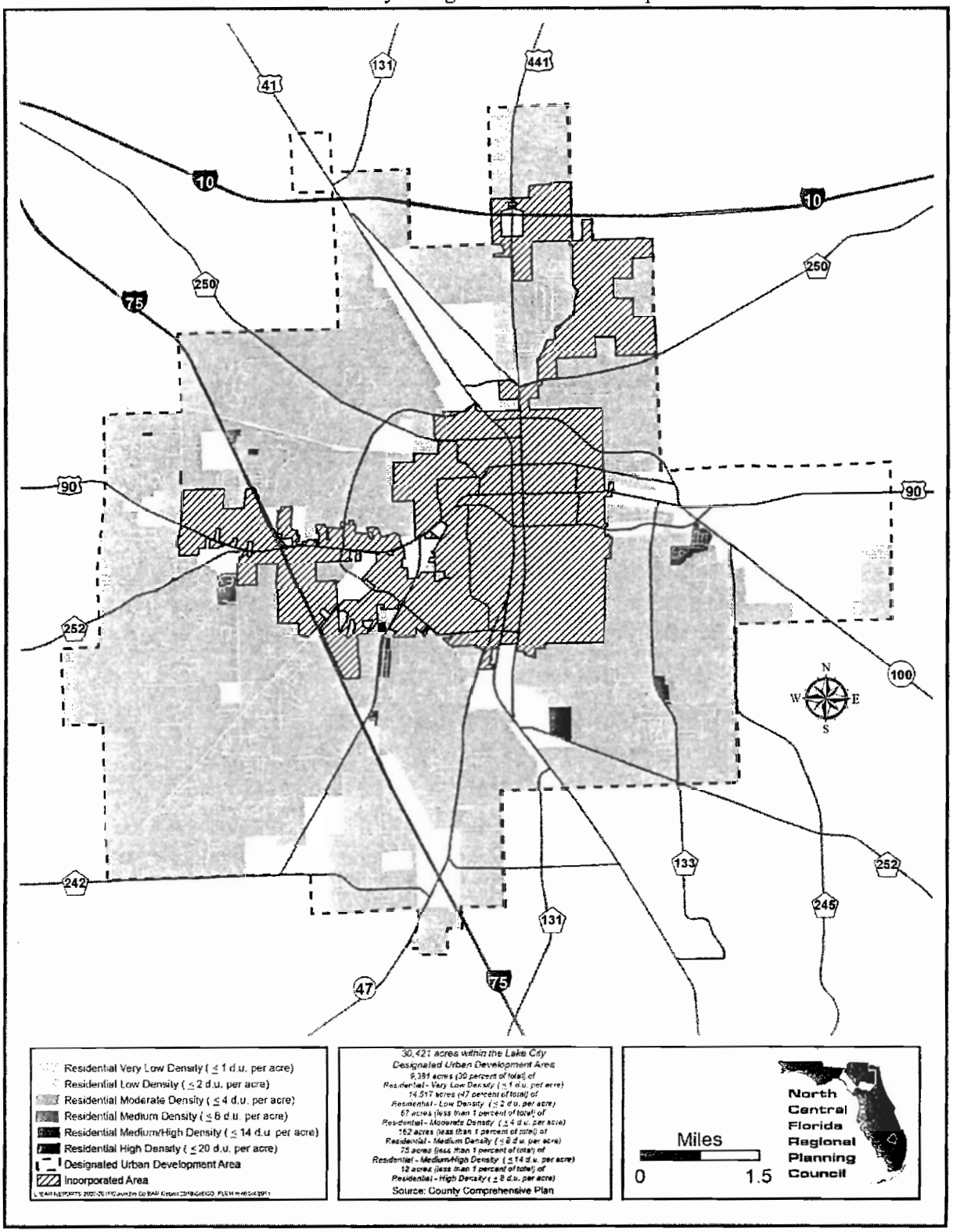
MAP A – 2
Existing Vacant Residential Land Within the Lake City
Designated Urban Development Area



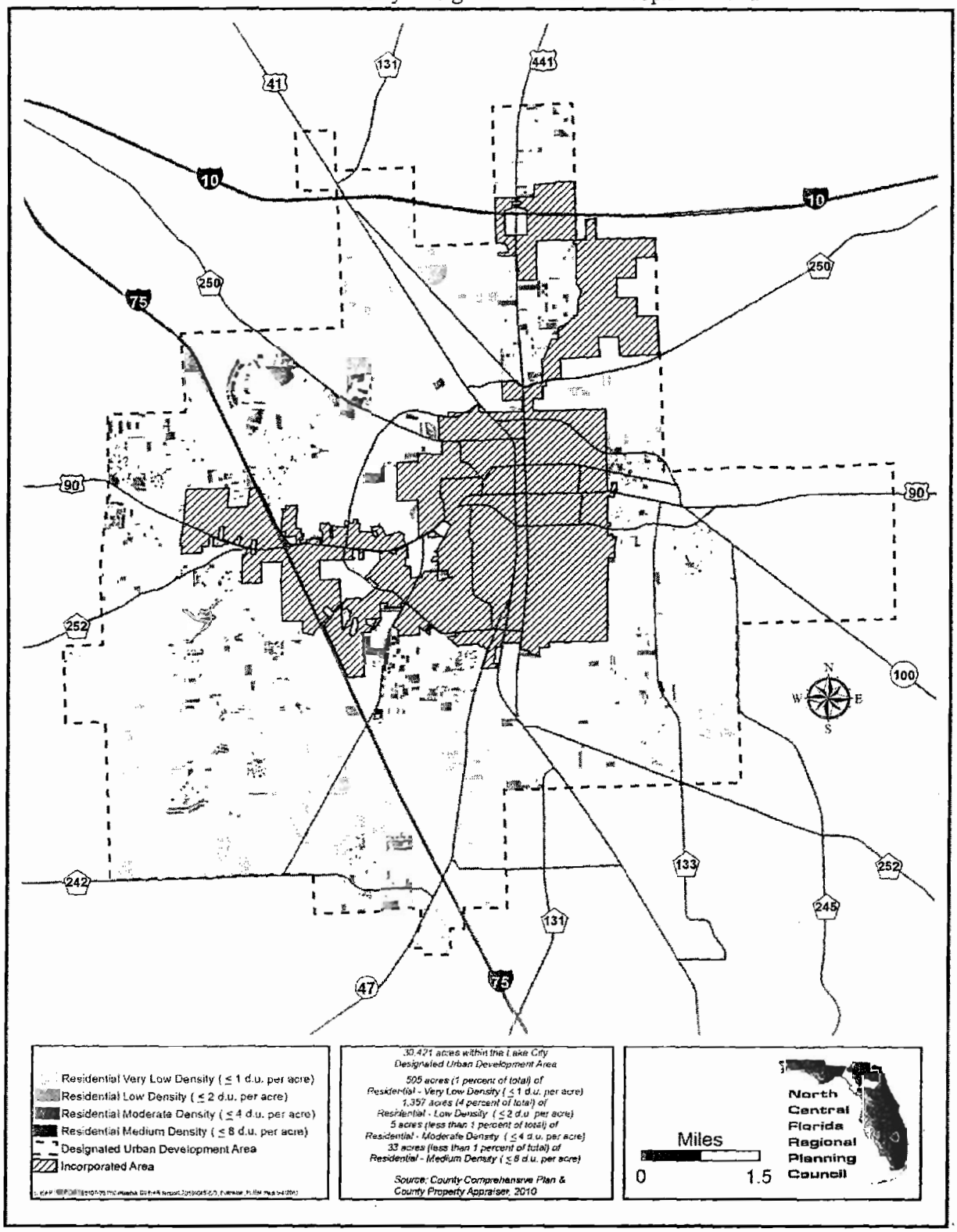
MAP A – 3
Existing Agricultural Land Within the Lake City
Designated Urban Development Area



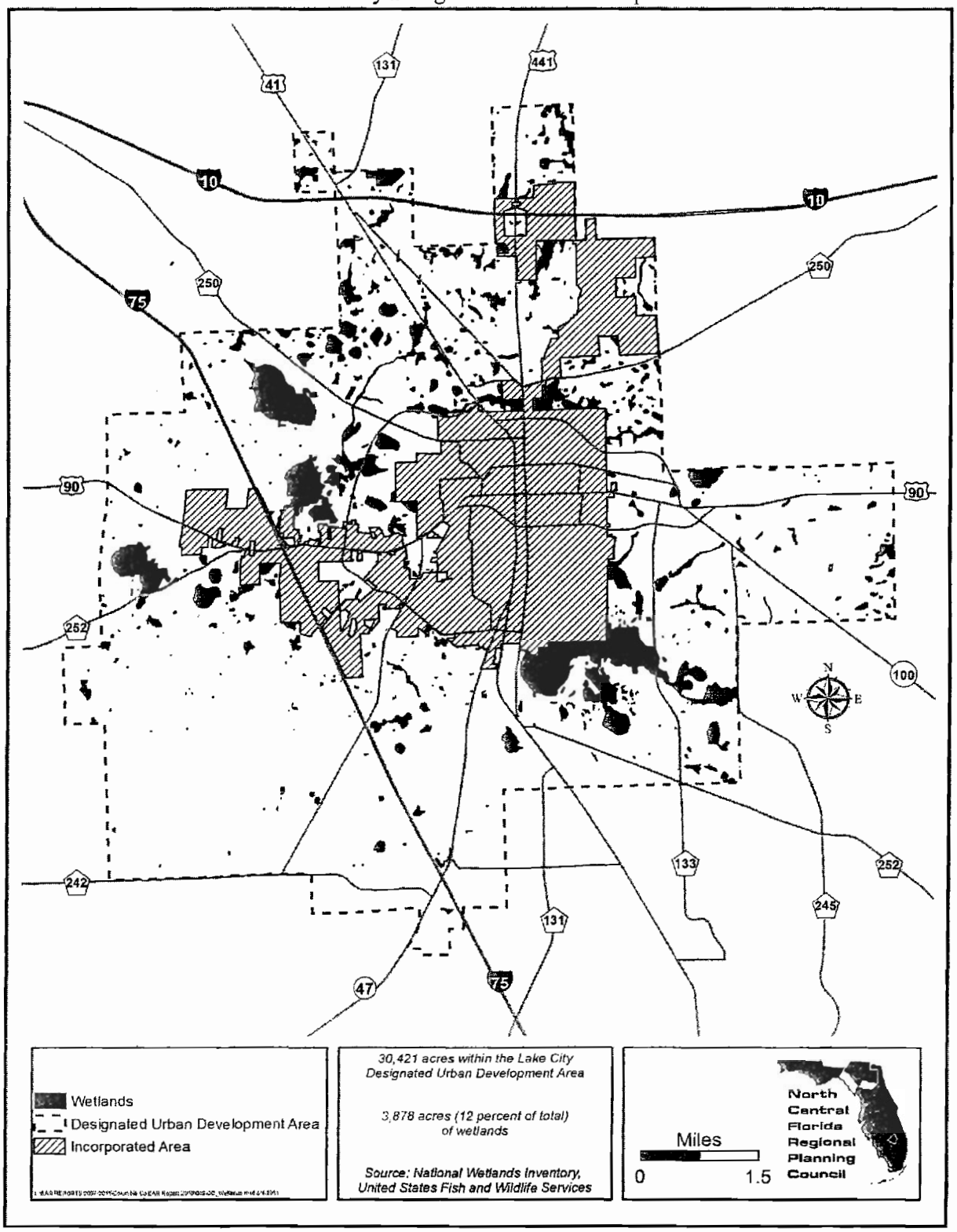
MAP A – 4
Residential Land Based on the Future Land Use Map
for the Lake City Designated Urban Development Area



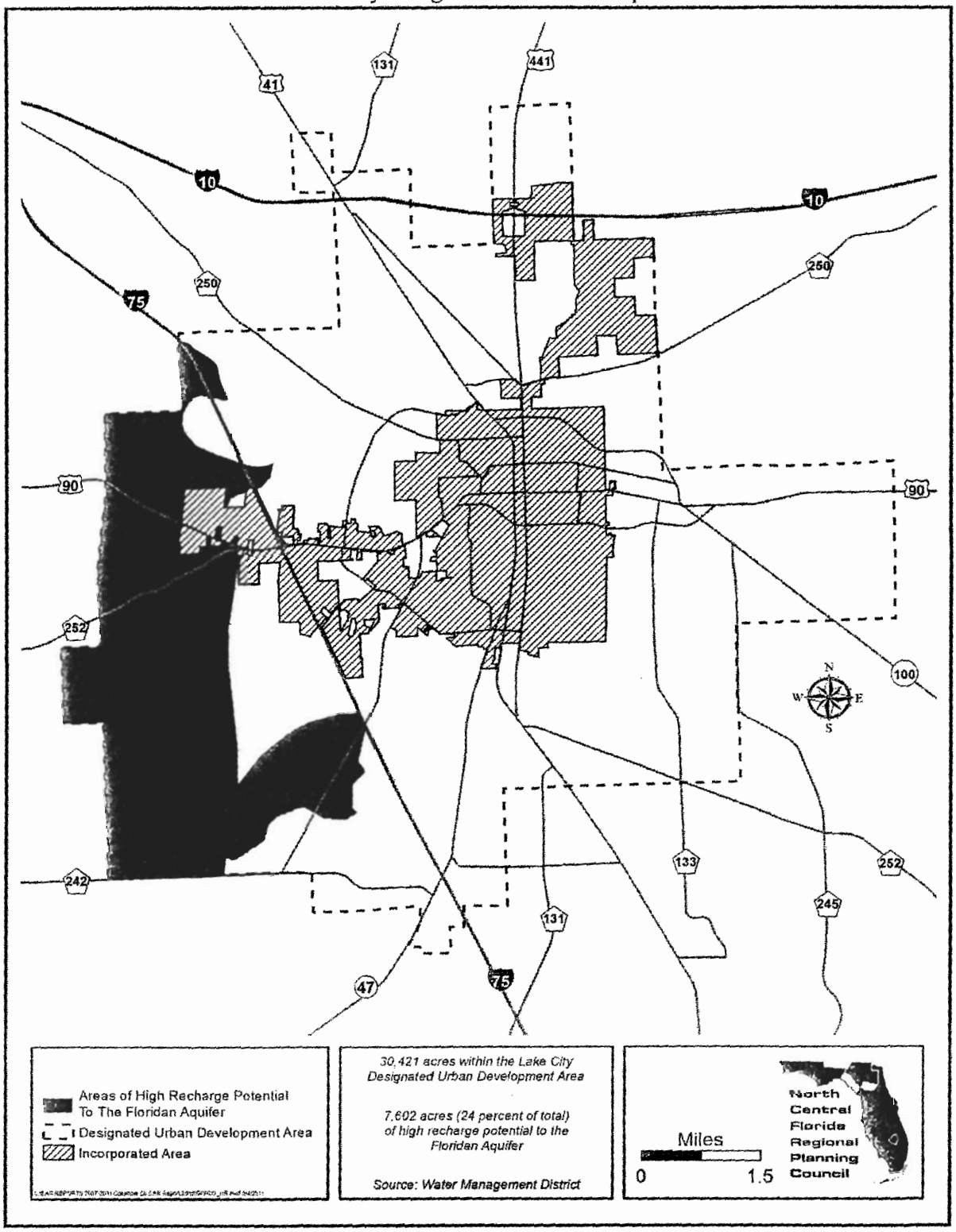
MAP A – 5
Potential Residential Land Based on the Future Land Use Map
for the Lake City Designated Urban Development Area



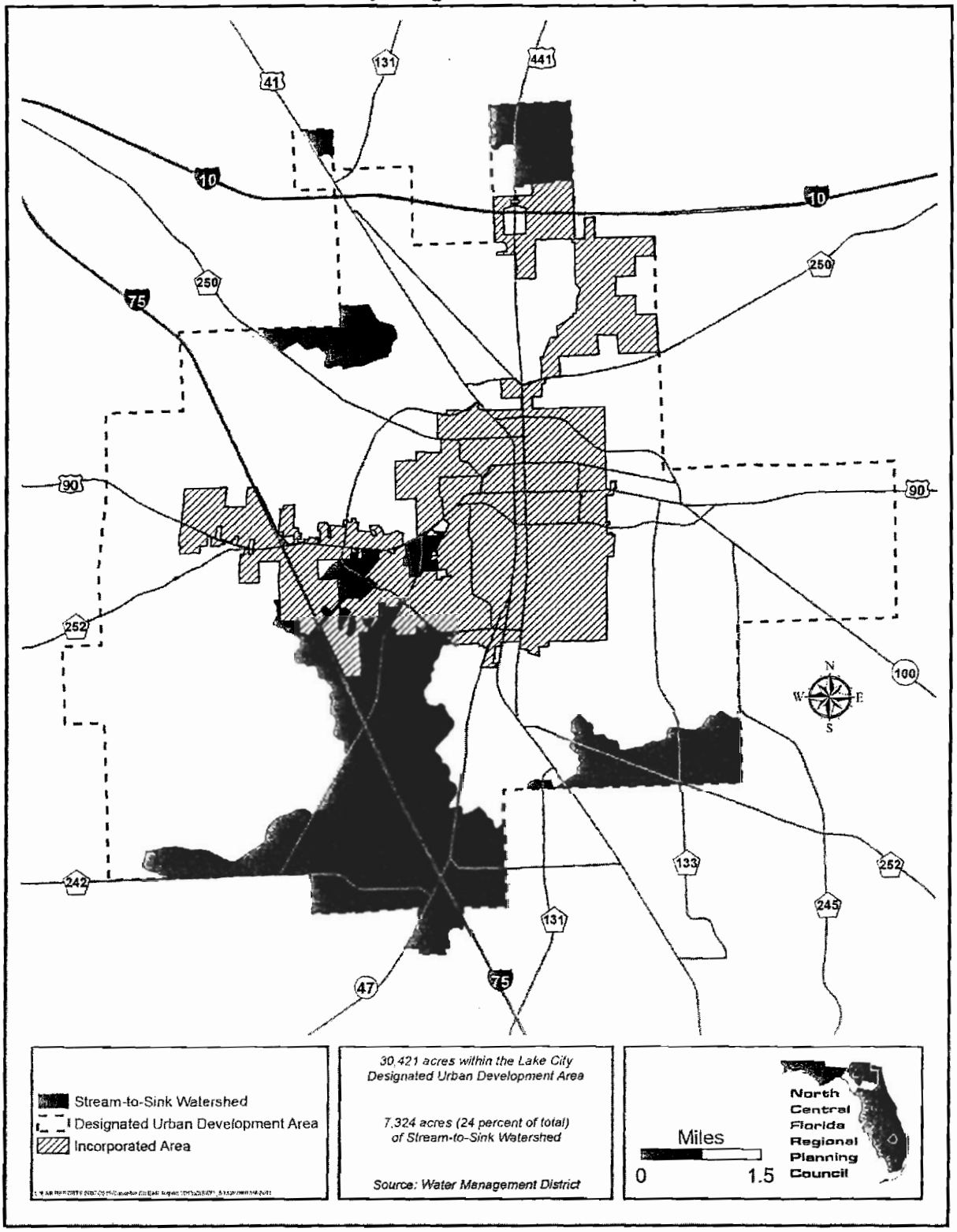
MAP A – 6
Environmental Constraints Based on Wetlands Within
the Lake City Designated Urban Development Area



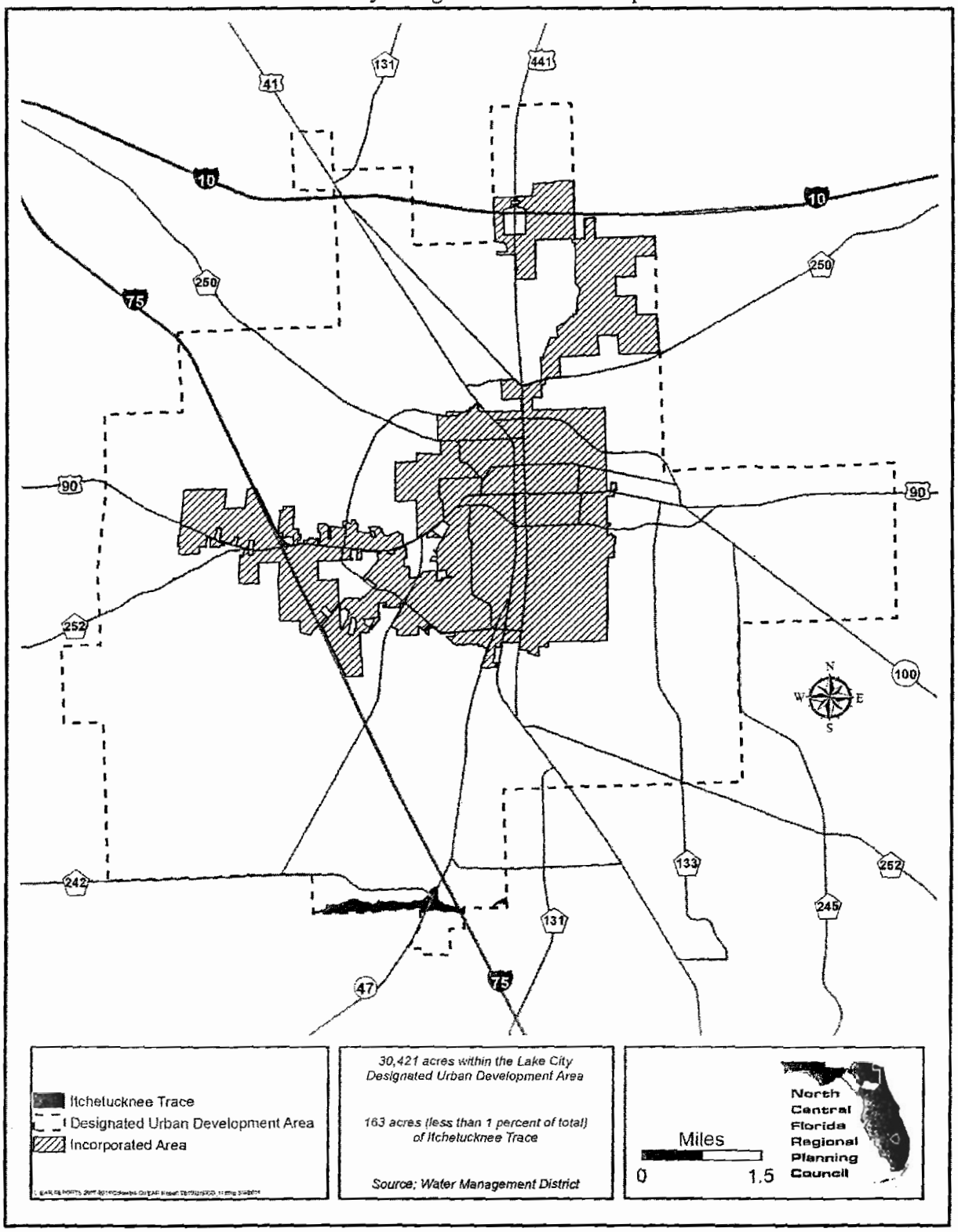
MAP A – 7
Environmental Constraints Based on High Recharge Potential Within
the Lake City Designated Urban Development Area



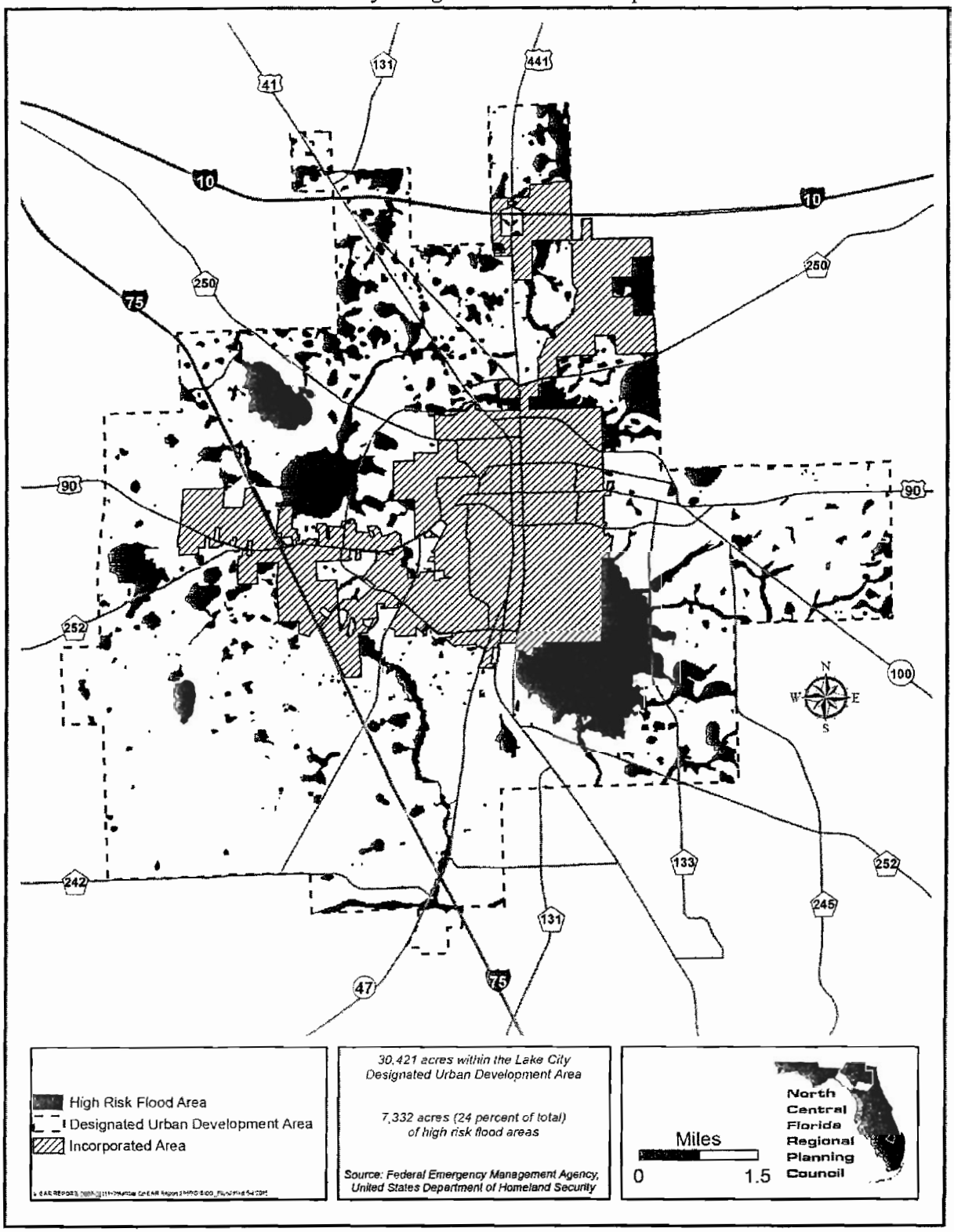
MAP A – 8
Environmental Constraints Based on Stream-to-Sink Watershed Within
the Lake City Designated Urban Development Area



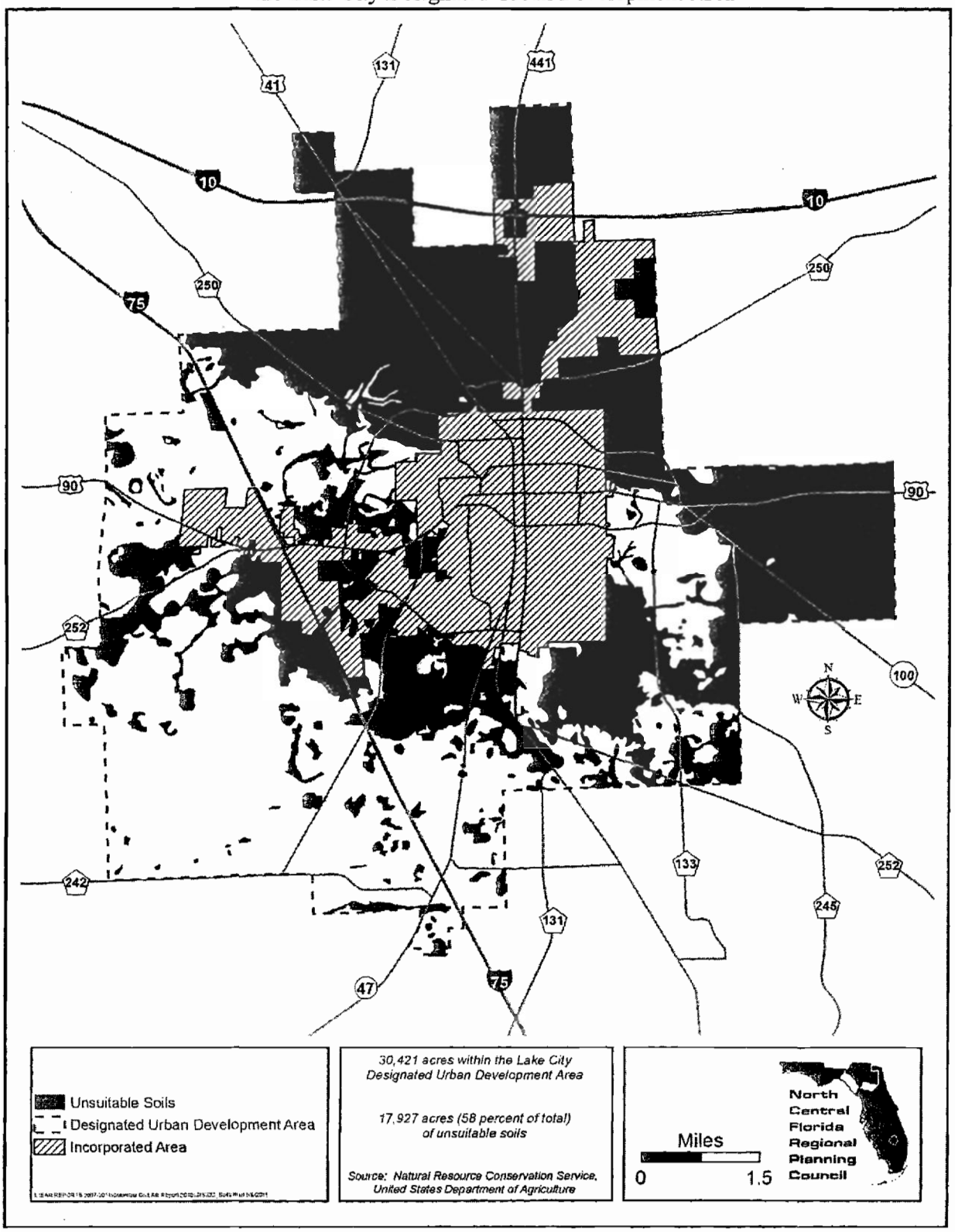
MAP A – 9
Environmental Constraints Based on Itchetucknee Trace Within
the Lake City Designated Urban Development Area



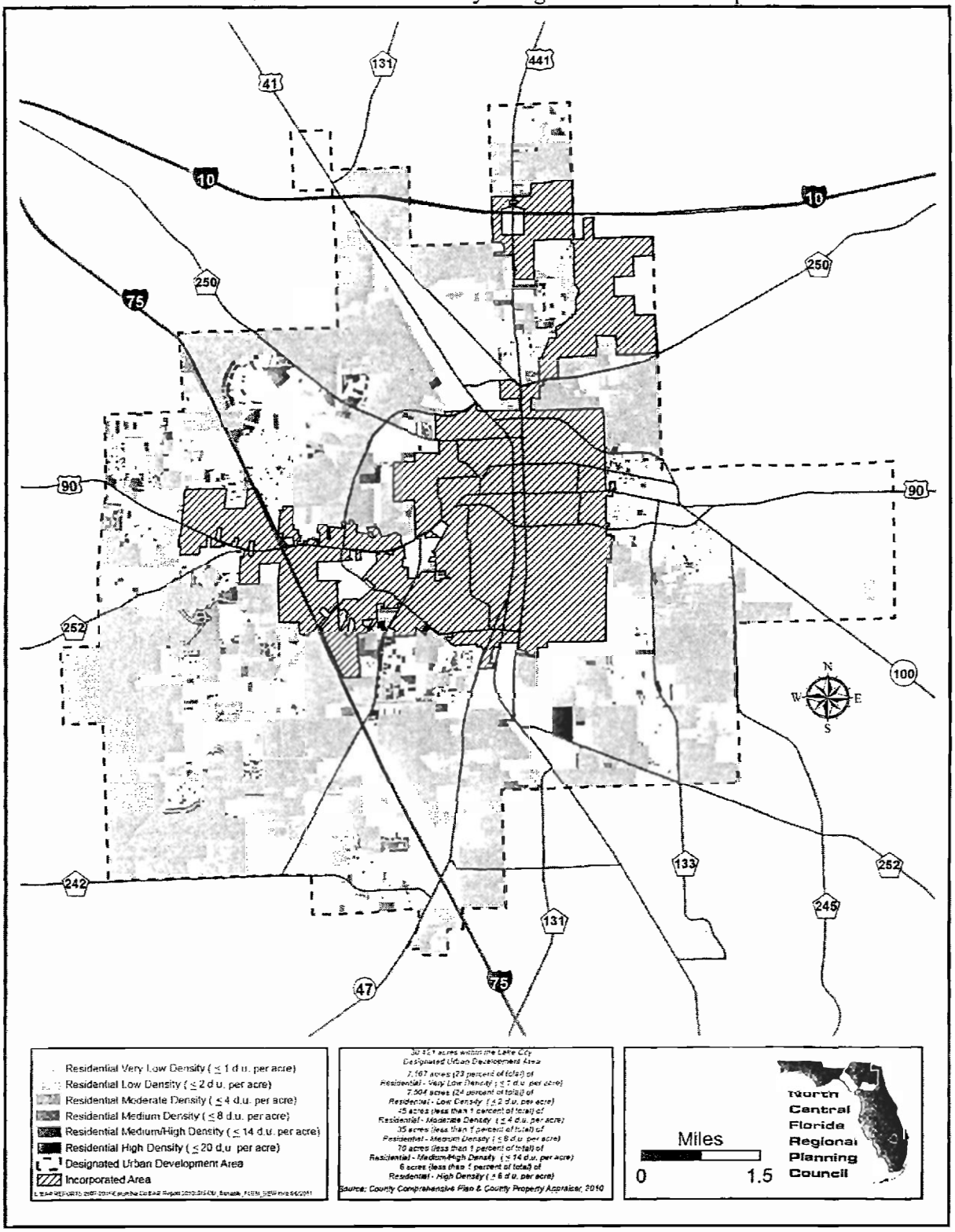
MAP A – 10
Environmental Constraints Based on High Risk Floodzones Within
the Lake City Designated Urban Development Area



MAP A – 11
Environmental Constraints Based on Soils Within
the Lake City Designated Urban Development Area



MAP A – 12
Land Suitable for Development Classified by the Future Land Use Map
as Residential Within the Lake City Designated Urban Development Area



I – 4 Demands of Growth on Infrastructure and Level of Service
s. 163.3191(2)(c), F.S.

There has been adequate capacity in the public facilities subject to concurrency to maintain the adopted Level of Service standards since the adoption of the Evaluation and Appraisal Report based amendments to the Comprehensive Plan in 2003, except two roadway segments within the traffic circulation system.

The following roadway currently fails to meet the adopted level of service standard:

- **U.S. 90 from Turner Road to Lake City Avenue**

Based upon Florida Department of Transportation Five Year Work Program, U.S. 90/S.R. 10 from Brown Road to West of Lake City Ave is scheduled, in Fiscal Years2012 and 2013, to have lanes added.

The following roadway is projected in 2021 to not meet the adopted level of service standard:

- **I-75 from U.S. 441 to the County's south boundary**

Currently a project is not scheduled in the Florida Department of Transportation Work Program for improvements to this roadway segment.

Other public facilities in the County subject to concurrency include the following:

Solid Waste -

- The County landfill facility has adequate capacity and resources to provide solid waste disposal services through the planning period with additional future capacity available at the site.

Recreation -

- The County's parks and recreation system has adequate facilities countywide and has sufficient land available for expansion as needed. The deficiency in the resource based activity fishing (non-boat) can be corrected by amending the adopted level of service standard.

I – 5 **Location of Development** s. 163.3191(2)(d), F.S.

One of the measures of the success or failure of a comprehensive plan is how well it encourages growth and development to occur in areas with adequate public facilities and services and how it manages to discourage growth in areas with environmentally sensitive lands or other constraints to development. The Comprehensive Plan, through a variety of policies and programs, has been encouraging growth to be located in the Designated Urban Development Area, and has been maintaining the rural character of the rural areas (those areas located outside the designated urban development area) by limiting development activity to those uses whose intensities that are characteristic of and compatible with rural areas.

The Designated Urban Development Area is not a urban service area for public facilities. Instead, it is an area to which higher density, residential (single family, multi-family, and mobile homes), commercial and industrial uses are to be directed so that at such time as central water and sewer may be provided, they can be done so in an efficient and economical manner.

The tools that have been used to guide development in the County have been the following: the establishment of policies and programs that direct future population growth and associated urban development to the urban development areas; the establishment of policies that limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads; the encouragement of the private sector to participate in programs to redevelop and renew any identified blighted areas; the establishment of policies that require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity, and economic and recreational value of these areas is maintained; and support for the acquisition of environmentally sensitive and flood prone lands.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.1 Future Land Use Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The Future Land Use Element is the foundation upon which the rest of the Comprehensive Plan is built. The Future Land Use Element establishes the geographic framework for growth and development by providing the appropriate distribution of population densities, as well as, building and structural densities and intensities in the County. The focal point around which the Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of such uses for each area. As the unincorporated rural area of the County is primarily rural in character and use, the Future Land Use Element provides the appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the designated urban development area of the County enables both the public and private sectors to feasibly plan for the logical provision of public facilities and services to serve the residents of the County.

The Future Land Use Element consists of one goal and 15 objectives. The objectives address issues such as directing future population growth and associated urban development to the designated urban development areas; maintaining the rural character of rural areas by limiting development activities to those compatible with rural areas; requiring that adjacent land uses not be adversely impacted by any change in land use; continuing to identify and designate blighted areas which may be feasible for redevelopment or renewal; eliminating and reducing uses inconsistent with the County's character and future land uses; establishing a historic preservation agency to continue the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County; continuing to protect natural resources and environmentally sensitive lands; maintaining a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan; maintaining a process for coordination with the Water Management District of all proposed development plans within drainage basins; regulating the location of land development consistent with topography and soil conditions; requiring proposed development be approved only where the public facilities meet or exceed the adopted level of service standards; maintaining innovative land development regulations requiring the land development regulations provide procedures for the determination of vested development rights of any land owner within the unincorporated area of the County; requiring private, substandard sub-regional water and sewer facilities to connect to public regional centralized potable water and sanitary sewer systems; and requiring the development review process include the maintenance of quality and quantity of surface water runoff within the Ichetucknee Trace by prohibiting any development which may diminish or degrade the quality or quantity of surface water runoff within the Ichetucknee Trace.

The Future Land Use Element contains policies that accommodate steady growth without compromising the quality of life. The Designated Urban Development Area within the County, for example, continues to be the area where higher densities and intensities of use are directed. Commercial and industrial land uses, except small scale commercial uses, are required to be located in those areas. Likewise, in order to maintain rural densities in the rural areas of the County, land use classifications were established on the Future Land Use Map to allow only residential uses and small scale commercial uses that are in character with the rural nature of these areas. As urban densities and intensities of uses locate within urban development areas and correspondingly rural densities within the rural areas, the County has been able to successfully achieve this objective.

In recognition of the importance of conserving the natural resources and enhancing the quality of life in the County, the Future Land Use Element aims to direct development to those areas which have in place, or have an agreement to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

B. Future Land Use Issues s. 163.3191(2)(e) and (g), F.S.

Due to the changing weather pattern driven by climate change and an increase in rural development, areas that are generally most likely to experience floods and wildfires are expanding and threatening more areas. Therefore, in order to become more resilient and defensible to the effects of climate change, the County should continue to implement land use policies that encourage development in areas away from hazards such as wildfires, land erosion and floods[1]. Additionally, the County should consider the many development and conservation strategies intended to protect the natural environment while simultaneously making the community more attractive, economically stronger, and more socially diverse. The use of smart growth principles will encourage development that serves the economy, the community, and the environment.

The smart growth principles as stated by the Smart Growth Network are, as follows:

- Create Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Encourage Community and Stakeholder Collaboration
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Make Development Decisions Predictable, Fair and Cost Effective
- Mix Land Uses
- Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
- Provide a Variety of Transportation Choices
- Strengthen and Direct Development Towards Existing Communities
- Take Advantage of Compact Building Design

When applying smart growth principles to residential and commercial development, green infrastructure practices can play a role in providing the community with a variety of aesthetic and environmental benefits, such as sequestering carbon dioxide, reducing pollutant loads, conserving natural areas and increasing property values. Through the use of smart growth principles all new developments in the community should reduce the amount of impervious cover created; increase the amount of natural lands set aside for conservation, and; integrate stormwater treatment on-site using Low Impact Development (LID) practices.

To avoid the effects of urban sprawl, the County should explore additional strategies to continue developing in ways that preserve natural lands and critical environmental areas, protect water and air quality, reuse already-developed land, conserve resources by reinvesting in existing infrastructure, reclaiming historic buildings, and by designing neighborhoods that have shops, offices, schools, churches, parks, and other amenities within walking or biking-distance of residential areas. Growing in such a way that enables residents to drive less will substantially aid in reducing vehicle carbon emissions. Through

[1] American Planning Association Policy Guide on Planning & Climate Change, April 27, 2008.

the use of smart growth principles, the County will be able to enhance its neighborhoods and be a vibrant place to live, work and play[2].

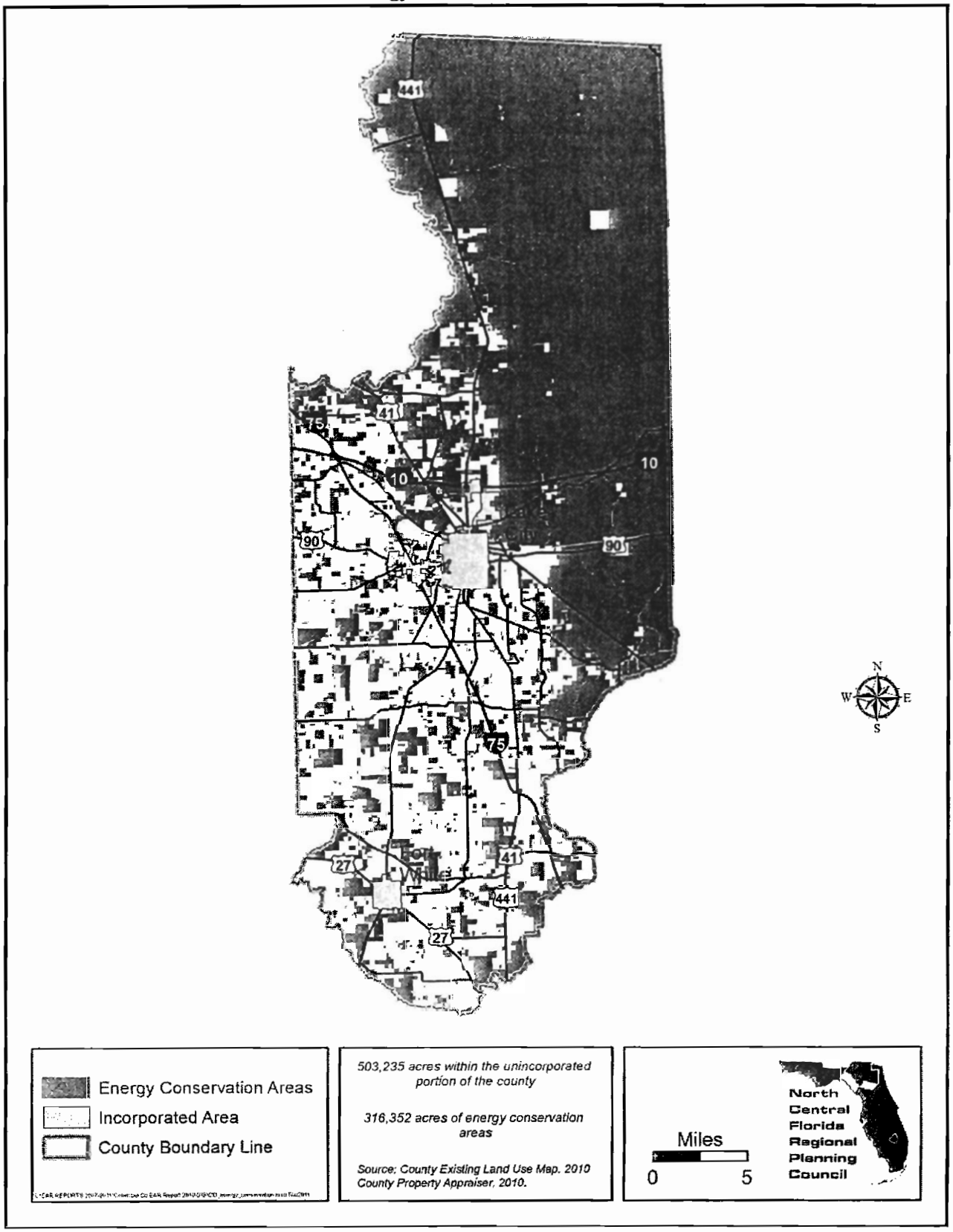
During the 2008 legislative session, the Florida Legislature enacted House Bill 697 which established new local planning requirements relating to energy efficient land use patterns to address greenhouse gas reduction and energy conservation through more compact mixed-used development, greater jobs- housing balance and higher densities in appropriate places. The County will implement the requirements of House Bill 697.

C. Proposed Changes s. 163.3191 (2)(I), F.S.

During the Evaluation and Appraisal Report based amendment process, the Future Land Use Element should be revised to reflect goals, objectives, and policies that comply with House Bill 697 to reduce greenhouse gases through more compact mixed-used development; the discouragement of urban sprawl; energy efficient land use patterns that account for existing and future electric power generation and transmission systems; greenhouse gas reduction strategies; and depiction of energy conservation areas on the Future Land Use Map, as shown on Map A-15. Additionally, the element should be revised to reflect the new planning period.

[2] U.S. Environmental Protection Agency. Managing Wet Weather with Green Infrastructure. Accessed at http://cfpub.eda.gov/npdes/greeninfrastructure/information.cfm on 8/26/2009.

MAP A – 13
Energy Conservation Areas



I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.2 Traffic Circulation Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The Traffic Circulation Element of the Comprehensive Plan seeks to provide safe and efficient movement of people and goods to support existing and future development. The purpose of the element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establish a framework for making policy decisions in planning for future transportation needs.

The Traffic Circulation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities. In addition to the Future Land Use Element, the Traffic Circulation Element is coordinated and consistent with the remaining elements of the Comprehensive Plan. Furthermore, the County coordinates with other local governments in order to promote and maintain a functional traffic circulation system because the system does not stop at political boundaries.

The Traffic Circulation Element consists of one goal and four objectives. The objectives address issues such as maintaining safe, convenient, and efficient level of service standards; requiring all traffic circulation system improvements to be consistent with the Future Land Use Map; coordinating with Florida Department of Transportation for consistency with their 5-Year Work Plan; and providing protection of rights-of-way from building encroachment.

The County continues to work with the Florida Department of Transportation to encourage the development of alignment and realignment of existing highways in a manner which will encourage investments to be made within the existing urban development area. Since the last update to the Comprehensive Plan, there have been no changes to the functional classification of roads, nor have there been any added new roadways to the County traffic circulation system. The level of service standards adopted by the County are those established by the Florida Department of Transportation in the 2002 Level of Service Handbook; and based upon the Florida Department of Transportation's Florida State Highway System Level of Service Report. Roadways within the County are anticipated to continue to meet or exceed adopted levels of service standards.

The traffic circulation needs summary identifies both existing and projected traffic circulation level of service and the County's transportation system needs. Existing traffic circulation levels of service were based upon existing design capacity, average daily trips and the need for new or expansion of existing facilities. Projected traffic circulation levels were based upon the distribution of future land uses. In addition, the analysis considered the adopted level of service standards, improvements, expansions and new facilities planned for in the Florida Department of Transportation's Five Year Plan within this planning period. The analysis of the traffic circulation levels of service and system needs indicate the following.

TABLE I – 14
Traffic Level of Service

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	EXISTING			MEETS OR EXCEEDS LOS[1]	PROJECTED			MEETS OR EXCEEDS LOS[1]
					2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]		2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	
1	U.S. 441 (from County north boundary to I-10)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
2	U.S. 441 (from I-10 to Lake City Urban Area Boundary)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
3	U.S. 441 (from Lake City Urban Area Boundary to Lake City north city limits)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
4	U.S. 441 (from Lake City south city limits to U.S. 41)	D	15,200	1,480	4,000	368	B	YES	5,440	500	B	YES
5	U.S. 441 (from U.S. 41 to I-75)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
6	U.S. 441 (from I-75 to County south boundary)	D	13,800	1,350	3,700	352	B	YES	4,440	421	B	YES
7	U.S. 41 (from County west boundary to I-10)	D	13,800	1,350	3,800	365	B	YES	4,540	436	B	YES
8	U.S. 41 (from I-10 to Lake City Urban Area Boundary)	D	8,100	790	6,400	608	C	YES	7,560	717	C	YES
9	U.S. 41 (from Lake City Urban Area Boundary to Lake City west city limits)	C	14,100	1,370	9,500	875	C	YES	11,400	1,050	C	YES
10	I-75 (from County west boundary to I-10)	B	56,500	5,820	31,500	3,619	B	YES	36,460	4,189	B	YES
11	I-75 (from I-10 to CSX Railroad)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
12	I-75 (from CSX Railroad to U.S. 90)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
13	I-75 (from U.S. 90 to S.R. 247)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
14	I-75 (from S.R. 247 to S.R. 47)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
15	I-75 (from S.R. 47 to U.S. 441)	B	56,500	5,820	44,000	5,056	B	YES	51,260	5,889	B	YES
16	I-75 (from U.S. 441 to County south boundary)	B	56,500	5,820	45,500	5,228	B	YES	57,100	6,560	C	NO
17	I-10 (from County west boundary to I-75)	B	37,100	3,820	21,000	2,394	B	YES	27,160	3,096	B	YES
18	I-10 (from I-75 to U.S. 41)	B	37,100	3,820	19,000	2,012	B	YES	23,120	2,448	B	YES
19	I-10 (from U.S. 41 to	B	37,100	3,820	19,742	2,093	B	YES	23,400	2,480	B	YES

					EXISTING				PROJECTED			
ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]	2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]
20	U.S. 441) I-10 (from U.S. 441 to County east boundary)	B	37,100	3,820	20,140	2,129	B	YES	23,620	2,496	B	YES
21	U.S. 90 (from County west boundary to Turner Road)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
22	U.S. 90 (from Turner Road to Lake City Avenue)	D	15,200	1,480	20,200	1,860	F	NO	28,100	2,588	F	NO
23	U.S. 90 (from Lake City Avenue to Lake City west city limits)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
24	U.S. 90 (from Lake City west city limits to I-75)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
25	U.S. 90 (from I-75 to S.R. 247)	D	45,400	4,400	30,000	2,763	C	YES	34,520	3,179	C	YES
26	U.S. 90 (from S.R. 247 to Baya Avenue)	D	45,400	4,400	34,750	3,200	C	YES	40,360	3,717	D	YES
27	U.S. 90 (from Lake City east city limits to S.R. 100)	C	24,075	2,332	10,550	972	B	YES	12,720	1,171	B	YES
28	U.S. 90 (from S.R. 100 to Baya Avenue)	D	33,800	3,280	5,800	534	B	YES	7,160	659	B	YES
29	U.S. 90 (from Baya Avenue to end 4 lane)	D	58,800	5,700	8,400	774	B	YES	10,600	976	B	YES
30	U.S. 90 (from end 4 lane to County east boundary)	D	13,800	1,350	5,400	513	C	YES	5,440	516	C	YES
31	U.S. 27 (from County southwest boundary to Fort White west town limits)	D	13,800	1,350	4,700	446	C	YES	5,940	564	C	YES
32	U.S. 27 (from Fort White east town limits to County southeast boundary)	D	13,800	1,350	4,600	437	C	YES	6,360	603	C	YES
33	S.R. 47 (from County south boundary to Fort White south town limits)	D	13,800	1,350	1,982	188	B	YES	2,540	241	B	YES

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	EXISTING			MEETS OR EXCEEDS LOS[1]	PROJECTED			MEETS OR EXCEEDS LOS[1]
					2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]		2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	
34	S.R. 47 (from Fort White north town limits to I-75)	D	13,800	1,350	6,025	572	C	YES	7,230	686	C	YES
35	S.R. 47 (from I-75 to Lake City south city limits)	D	58,800	5,700	10,600	976	B	YES	11,820	1,089	B	YES
36	S.R. 100 (from Lake City Urban Area boundary to County east boundary)	C	8,100	790	3,700	352	B	YES	4,140	393	B	YES
37	S.R. 100 (from Lake City Urban Area boundary to U.S. 90)	C	15,100	1,460	5,167	476	B	YES	6,360	585	B	YES
38	S.R. 247 (from County west boundary to C.R. 242)	D	13,800	1,350	4,400	418	B	YES	6,960	661	C	YES
39	S.R. 247 (from C.R. 242 to Lake City Urban Area Boundary)	D	13,800	1,350	7,600	722	C	YES	9,400	893	D	YES
40	S.R. 247 (from Lake City Urban Area Boundary to Lake City west city limits)	D	15,200	1,480	9,800	903	C	YES	11,800	1,087	C	YES
41	S.R. 10A (from Lake City east city limits to U.S. 90)	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]	DNA[2]
42	S.R. 2 (from County north boundary to County east boundary)	D	13,800	1,350	500	48	B	YES	500	48	B	YES
43	C.R. 18 (from Fort White east town limits to U.S. 41)	D	9,500	931	2,250	220	A	YES	2,750	269	B	YES
44	C.R. 18 (from U.S. 41 to County east boundary)	D	9,500	931	2,460	241	B	YES	3,060	299	B	YES
45	S.R. 238 (from U.S. 441 to County east boundary)	D	9,500	931	3,050	298	B	YES	3,550	347	B	YES

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	EXISTING				PROJECTED			
					2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]	2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]
46	C.R. 100A (from Lake City east city limits to U.S. 90)	D	11,600	1,113	7,120	697	B	YES	8,320	815	B	YES
47	C.R. 252 (from County west boundary to U.S. 90)	D	7,500	735	7,600	744	C	YES	8,600	842	D	YES
48	C.R. 242 (from County west boundary to U.S. 441)	D	9,500	931	7,070	692	C	YES	8,770	859	D	YES
49	S.R. 136 (from County west boundary to County north boundary)	D	9,500	931	3,770	369	B	YES	4,470	438	C	YES
50	C.R. 250 (from County west boundary to Lake City west city limits)	D	9,500	931	3,970	389	B	YES	4,670	457	C	YES
51	C.R. 250 (from U.S. 441 to County east boundary)	D	9,500	931	3,970	389	B	YES	4,670	457	C	YES
52	C.R. 6 (from County west boundary to U.S. 441)	D	9,500	931	5,640	552	C	YES	8,040	787	D	YES
53	C.R. 131 (from U.S. 441 to C.R. 18)	D	9,500	931	200	19	A	YES	200	19	A	YES
54	C.R. 245 (from S.R. 100 to County southeast boundary)	D	9,500	931	700	68	A	YES	700	68	A	YES
55	C.R. 25A (from U.S. 41 at I-10 to U.S. 441)	D	9,500	931	2,030	198	A	YES	2,330	228	A	YES
56	C.R. 131 (from C.R. 246 to U.S. 41 at I-10)	D	9,500	931	600	58	A	YES	600	58	A	YES
57	C.R. 133 (from Lake City Urban Area boundary to C.R. 245)	D	9,500	931	8,210	804	D	YES	10,310	1,010	D	YES

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	EXISTING				PROJECTED			
					2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]	2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]
58	C.R. 133 (from Lake City Urban Area boundary to U.S. 90)	D	11,600	1,113	2,360	231	B	YES	1,960	192	A	YES
59	C.R. 135 (from C.R. 250 to U.S. 90)	D	9,500	931	510	49	A	YES	610	59	A	YES
60	C.R. 138 (from S.R. 47 to U.S. 27)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
61	C.R. 238 (from beginning of paved portion in Ichetucknee Springs State Park to S.R. 47)	D	9,500	931	6,650	651	C	YES	8,150	798	D	YES
62	C.R. 240 (from County west boundary to U.S. 441)	D	9,500	931	2,130	208	A	YES	2,430	238	B	YES
63	C.R. 240 (from U.S. 441 to C.R. 245)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
64	C.R. 240 (from C.R. 245 to County southeast boundary)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
65	C.R. 245A (from S.R. 100 to C.R. 245)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
66	C.R. 246 (U.S. 41 to U.S. 441)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
67	C.R. 250A (from C.R. 250 to County east boundary)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
68	C.R. 252 (from U.S. 441 to County southeast boundary)	D	9,500	931	9,200	901	D	YES	11,200	1,097	D	YES
69	C.R. 252A (from U.S. 90 to C.R. 252)	D	9,500	931	1,020	99	A	YES	1,220	119	A	YES

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	MINIMUM LOS[1]	MAXIMUM SERVICE VOLUME AADT	MAXIMUM SERVICE VOLUME PEAK HOUR	EXISTING				PROJECTED			
					2009 COUNT AADT	2009 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]	2021 COUNT AADT	2021 COUNT PEAK HOUR	LOS[1]	MEETS OR EXCEEDS LOS[1]
70	C.R. 252B (from U.S. 90 to S.R. 247)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
71	C.R. 341 (from Lake City Urban Area Boundary to C.R. 242)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
72	C.R. 349 (from C.R. 131 to U.S. 441)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
73	CR 349 (from U.S. 441 to C.R. 245)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
74	C.R. 778 (from U.S. 27 to U.S. 441)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
75	Birley Road (from U.S. 90 to C.R. 242)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
76	Old Ichetucknee Road (from C.R. 240 to C.R. 238)	D	9,500	931	2,050	200	A	YES	2,550	249	B	YES
77	Washington Street (from Lake City east city limits to C.R. 100A)	D	11,600	1,113	5,710	548	B	YES	6,590	632	B	YES

[1] LOS - Minimum Level of Service Standard based upon Florida Department of Transportation's Florida State Highway System Level of Service Report for 2009.
[2] DNA - Data Not Available for roadway segment at the time of the Evaluation and Appraisal Report.
Source: Level of Service Report, Florida Department of Transportation, 2010.

The analysis in the table above lists the minimum level of service standard and current level of service based upon the Florida Department of Transportation's Florida State Highway System Level of Service Report for 2009 and the Florida Department of Transportation Generalized Level of Service Tables. Due to the lack of data available for certain roadway segments as delineated in the Comprehensive Plan during the time of this Evaluation and Appraisal Report, not every segment was able to be analyzed. However, for those segments for which data was available, all level of services standards are currently being met, except for the following roadway segments:

1. **U.S. 90 from Turner Road to Lake City Avenue which has an operation level of service standard of "F" and fails to meet the minimum level of service standard "D" as stated within the Florida Department of Transportation's 2009 Florida State Highway System Level of Service Report.**

The roadway segment listed above has been identified to need improvements to meet the adopted level of service standard or to provide safe and efficient operating conditions within the next planning period.

Based upon the Florida Department of Transportation's Florida State Highway System Level of Service Report for 2009, all level of service standards are projected to be met through 2021, except for the following roadway segments:

- **I-75 from U.S. 441 to the County's south boundary which is projected to have a level of service standard of "C" and fails to meet the adopted level of service "B" as stated within the Florida Department of Transportation's 2009 Florida State Highway System Level of Service Report.**
- **U.S. 90 from Turner Road to Lake City Avenue which is projected to have a level of service standard of "F" and fails to meet the adopted level of service "C" as stated within the Florida Department of Transportation's 2009 Florida State Highway System Level of Service Report.**

Based upon the operating level of service projections for each roadway segment, the roadway segments above located within the unincorporated area of the County are projected to fall below their operating level of service standard by the year 2021.

B. Traffic Circulation Issues s. 163.3191(2)(e) and (g), F.S.

The level of service analysis above indicates an existing roadway segment within the County that is currently failing to meet the adopted level of service standard: U.S. 90 from Turner Road to Lake City Avenue. The level of service analysis also identifies three roadway segments projected to not meet the adopted level of service standard at the end of the planning horizon: I-75 from US 441 to the County's south boundary and U.S. 90 from Turner Road to Lake City Avenue.

Also, because the built environment has become dependent upon the automobile, people are driving longer distances and are relying less on alternative modes of transportation. The more automobiles are driven, the more energy is consumed and the more carbon is emitted into the atmosphere of the earth. Currently, transportation accounts for one third of all carbon emissions in the United States.

During the 2008 Legislative Session, the Florida Legislature enacted House Bill 697 which established new local planning requirements relating to transportation strategies to address greenhouse gas reduction and energy conservation. Since transportation is a major source of greenhouse gas emissions, vehicle miles traveled must be reduced in order to decrease greenhouse emissions from the transportation sector. Reduction in vehicle miles traveled will require new and enhanced transportation and land use planning strategies, including planning for alternative modes of travel, more compact mixed-use development and a greater jobs-housing balance.

C. Proposed Changes s. 163.3191 (2)(I), F.S.

The County will work with the Florida Department of Transportation to identify ways to address the existing roadway deficiencies and the projected increase in annual average daily trips on the three roadway segments identified in the analysis above. The County will also continue to encourage the development of alignment and realignment of existing highways in a manner which will encourage investments to be made within the existing designated urban development area. During the Evaluation and Appraisal Report based amendment process, the element will be revised to incorporate strategies to address projected deficiencies and reflect the new planning period.

Additionally, the County will amend the Traffic Circulation element of the Comprehensive Plan to integrate spatial planning and planning for bicycle, and pedestrian networks so that development patterns support mobility choices and reduce trip lengths for meeting basic needs. Neighborhoods with an equal proportion of homes and jobs can provide the ability to both live and work in the area and reduce commutes. A diversity of uses located closer to residences allows people to drive shorter distance or even walk or bike to their destinations.

The Traffic Circulation Element should be amended to identify potential future networks connected to land use and comprehensive planning projects to preserve the opportunity to create alternative travel options in the future. Planning for such facilities will establish the policy basis to require their extension during the review of new development.[3]

During the Evaluation and Appraisal Report based amendment process, the County will implement the requirements of House Bill 697 by amending the Traffic Circulation Element to reflect goals, objectives, and policies that reduce greenhouse gases through transportation strategies; more compact mixed-used development; the discouragement of urban sprawl; energy efficient land use patterns that account for existing and future electric power generation and transmission systems; greenhouse gas reduction strategies; and depiction of energy conservation areas on the Future Land Use Plan Map. Additionally, the element will be amended to include the updated roadway segments to conform to the segments as delineated in the 2009 Florida State Highway Level of Service Report. Also, the element will be amended to adopt the Florida Department of Transportation 2009 Quality/Level of service Handbook and the element will be revised to reflect the new planning period.

[3] American Planning Association Policy Guide on Planning & Climate Change, April 27, 2008.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.3 Housing Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.
The Housing Element establishes a guide for the County to provide decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future unincorporated County residents. The Housing Element consists of one goal and eight objectives. The objectives address issues such as providing affordable housing; promoting the maintenance of a safe and sanitary housing stock and rehabilitating substandard dwelling units; making available site opportunities for low and moderate income families, and for mobile homes in all future land use categories; making provisions for group homes to be located within residential areas or areas of residential character; establishing programs for the demolition of housing through the adoption of hazardous building regulations within the unified land development regulations; implementing regulations which protect significant historic housing; implementing uniform and equitable relocation provisions; and assisting in the planning of the housing assistance programs of the Housing Authority.

The following table shows projected housing units for the five-year and long-term planning periods. According to the table, by the end of the planning horizon the County is projected to have an additional 4,048 housing units.

TABLE I – 15
Housing Unit Projections

		FIVE-YEAR PLANNING PERIOD					LONG-RANGE PLANNING PERIOD
Year	2010	2011	2012	2013	2014	2015	2021
Housing Units	21,661	22,035	22,409	22,752	22,728	23,496	25,709

Source: U.S. Census, 2000.
North Central Florida Regional Planning Council, 2010.

The following table shows the total parcel count and acreage for each residential land use category located within the unincorporated area of the County's designated urban development area.

TABLE I – 16
Parcel Counts for the Unincorporated Area of the
County in the Designated Urban Development Area by Category

Residential Land Use Category	Parcel Count	Acreage
Residential - Low (≤ 2 d.u. per acre)	4,557	6,826
Residential - Moderate (> 2 d.u. per acre) but (≤ 4 d.u. per acre)	1,539	594
Residential - Medium (> 4 d.u. per acre) but (≤ 8 d.u. per acre)	689	140
Residential - High (> 8 d.u. per acre) but (≤ 20 d.u. per acre)	165	121
Total Improved Residential	6,950	7,681

Source: County Property Appraiser, 2010.
North Central Florida Regional Planning Council, 2010.

TABLE I – 17
Existing Single Family Residential Land

	NUMBER OF PARCELS	ACREAGE	PERCENT OF ACREAGE
Lake City Designated Urban Development Area	5,412	5,657	24%
Unincorporated County	4,873	18,138	76%
Total	10,285	23,795	100%

Source: County Property Appraiser, 2010.

According to data obtained from the County Property Appraiser's Office, there are a total of 10,285 single family parcels in the entire unincorporated portion of the County which comprise 23,795 acres. Based on the table above, of the 23,795 acres of existing single family land, 76 percent or 18,138 acres are located in the unincorporated County, whereas 24 percent or 5,657 acres are located in the Lake City Designated Development Area.

TABLE I – 18
Existing Manufactured Homes

	NUMBER OF PARCELS	ACREAGE	PERCENT OF ACREAGE
Lake City Designated Urban Development Area	1,412	1,735	8%
Unincorporated County	5,350	20,024	92%
Total	6,762	21,759	100%

Source: County Building Department, 2010.

According to data obtained from the County Property Appraiser's Office, there are a total of 6,762 manufactured home parcels in the entire unincorporated portion of the County which comprise 21,759 acres. Based on the table above, of the 21,759 acres of manufactured home parcels, 92 percent or 20,024 acres are located in the unincorporated County, whereas 8 percent or 1,735 acres are located in the Lake City Designated Development Area.

TABLE I – 19
Existing Multi-Family Residential Land

	NUMBER OF PARCELS	ACREAGE	PERCENT OF ACREAGE
Lake City Designated Urban Development Area	139	289	67%
Unincorporated County	32	143	33%
Total	171	432	100%

Source: County Building Department, 2010.

According to data obtained from the County Property Appraiser's Office, there are a total of 171 multi-family parcels in the entire unincorporated portion of the County which comprise 432 acres. Based on the table above, of the 432 acres of manufactured home parcels, 67 percent or 289 acres are located in the Lake City Designated Development Area, whereas 33 percent or 143 acres are located in the unincorporated County.

HOUSING INVENTORY

The purpose of this section is to summarize the housing inventory present in the County. Summary analysis for the following characteristics are presented below in Tables I-22 through I-27: vacant and occupied housing units, housing unit types, housing unit by tenure, and cost burden by tenure. According to the Shimberg Center for Housing Studies, the housing inventory within the County is comprised of approximately 52 percent single family homes, approximately 39 percent mobile homes, approximates, 8 percent multi-family homes, and approximately 1 percent of other types of homes

TABLE I – 20
Units by Vacancy and Occupancy
(2000)

OCCUPIED	VACANT	TOTAL	VACANCY RATE (%)	VACANT SEASONAL, ETC. UNITS	TOTAL UNITS	VACANCY RATE TOTAL UNITS (%)
20,925	1,330	22,255	6.0	1,324	23,579	11.3

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 21
Number of Units by Type
(2000)

SINGLE-FAMILY (1 ATT./DETACH.)	MULTI-FAMILY (2 OR MORE)	MOBILE HOME	BOAT, RV, VAN, ETC.	TOTAL
12,278	1,851	9,273	177	23,579

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 22
Households by Tenure
(2009)

OWNER	RENTER	TOTAL
19,278	5,604	24,882

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 23
Year Structure Built

NUMBER									SHARE BY DECADE				
1999-MARCH 2000	1995-1998	1990-1994	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 OR EARLIER	1990s (%)	1980s (%)	1970s (%)	1960s (%)	BEFORE 1960s (%)
969	3356	3121	5740	4624	2429	1495	1001	844	31.6	24.3	19.6	10.3	14.2

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

"Cost-burdened" households pay more than 30 percent of income for rent or mortgage costs. The following two tables provide the cost burden of renter and owner households in the County based on the 2000 U.S. Census.

TABLE I – 24
Cost Burden Summary Table, Renter
(2000)

<20%	20%-24%	25%-29%	30%-34%	35% OR MORE	NOT COMPUTED	TOTAL COST BURDEN 30% OR MORE
1,629	611	446	296	1,196	522	1,492

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 25
Cost Burden Summary Table, Owner
(2000)

<20%	20%-24%	25%-29%	30%-34%	35% OR MORE	NOT COMPUTED	TOTAL COST BURDEN 30% OR MORE
4,889	1,011	522	353	1,276	119	1,629

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

HOUSING CONDITION

The following two tables describe the housing conditions at the time of this Evaluation and Appraisal Report using U.S. Census Bureau Indicators.

TABLE I – 26
Housing Condition Characteristics
(2000)

PERSONS PER ROOM		HOUSING HEATING FUEL		KITCHEN FACILITIES		PLUMBING FACILITIES	
1.01 OR MORE PERSONS PER ROOM	SHARE OF OCCUPIED UNITS (%)	NO FUEL USED (%)	SHARE OF OCCUPIED UNITS (%)	LACKING COMPLETE FACILITIES (%)	SHARE OF UNITS (%)	LACKING COMPLETE FACILITIES (%)	SHARE OF UNITS (%)
861	0.041	128	0.006	76	0.003	55	0.002

Notes: A single housing unit may fall into more than one category.
Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 27
Total Substandard Units
(1990)

OCCUPIED UNITS
1,081

Notes: occupied housing units exhibiting one or more of the following characteristics: Lacking complete plumbing or kitchen facilities, 1.01+ person per room, no heating fuel.
Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

ASSISTED HOUSING

A variety of housing assistance programs are available through several federal, state and local agencies to aid families and individuals. At the time of this Evaluation and Appraisal Report, there were 621 assisted renter-occupied housing units in the County. Of these 621 units, all were located within the incorporated areas of the County. The following two tables list the number of assisted renter-occupied housing developments, and corresponding number of units which were available for rental assistant to eligible persons at the time of this Evaluation and Appraisal Report. The second table provides the number of housing vouchers distributed by the County Housing Authority.

TABLE I – 28
Inventory of Federal-, State- and
Locally-Assisted Rental Housing

DEVELOPMENT NAME	STREET ADDRESS	CITY	ZIP CODE	TOTAL UNITS	ASSISTED UNITS	OCCUPANCY STATUS	HOUSING PROGRAM(S)	POPULATION OR TARGETED AREA
BRANDYWINE APARTMENTS	730 SW BRANDYWINE DRIVE APT 102	LAKE CITY	32052	71	71	READY FOR OCCUPANCY	RENTAL ASSISTANCE / RD; SECTION 515	FAMILY
CARC HOUSING	905 LOCHLYNN AVE	LAKE CITY	32025	13	13	READY FOR OCCUPANCY	SECTION 202 DIRECT LOAN; RENTAL ASSISTANCE / HUD	FAMILY DISABILITIES
CEDAR PARK APARTMENTS	377 NW BASCOM NORRIS DR	LAKE CITY	32055	72	72	READY FOR OCCUPANCY	RENTAL ASSISTANCE / HUD	FAMILY
LAKE CITY VILLAGE	1461 SW HAYGOOD LOOP	LAKE CITY	32025	36	36	READY FOR OCCUPANCY	RENTAL ASSISTANCE / RD; SECTION 515	FAMILY
LAKE CITY VILLAS	1152 SUMMERS ROAD	LAKE CITY	32055	36	36	READY FOR OCCUPANCY	HOUSING CREDITS 9% ; RENTAL ASSISTANCE / RD; SECTION 515	FAMILY
LAKEWOOD APARTMENTS	1198 SW ANNISTON CIRCLE	LAKE CITY	32055	36	36	READY FOR OCCUPANCY	RENTAL ASSISTANCE / RD; SECTION 515	ELDERLY
LAKEWOOD APARTMENTS II	1198 ANNISTON CIRCLE	LAKE CITY	32055	32	32	READY FOR OCCUPANCY	RENTAL ASSISTANCE / RD; SECTION 515	ELDERLY
THORNWOOD TERRACE	1015 SOUTHWEST THORN-WOOD CIRCLE	LAKE CITY	32025	29	29	READY FOR OCCUPANCY	HOUSING CREDITS 9 % ; RENTAL ASSISTANCE / RD; SAIL; SECTION 515	ELDERLY
WINDSONG I - LAKE CITY	132 SW WINDSONG CIRCLE	LAKE CITY	32025	180	180	READY FOR OCCUPANCY	HOUSING CREDITS 9% ; SAIL	FAMILY
WINDSONG II - LAKE CITY	132 SW WINDSONG CIRCLE	LAKE CITY	320251	152	152	READY FOR OCCUPANCY	HOUSING CREDITS 9%	FAMILY

Notes:
(1) Total units in the development.
(2) Total number of units with rent and/or income restrictions.

(3) For HUD and LHFA developments, this is the approximate year that the development was originally constructed; for FHFC developments, this is the funding year of the earliest program that currently assists a property, which may be the year of new construction or the year of rehabilitation; data for RHS developments are not available.
Source: Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, 2010.
HUD means U.S. Department of Housing and Community Development
LHFA means Local Housing Finance Agencies
FHFC means Florida Housing Finance Corporation
RHS means Rural Housing Service Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 29
Inventory of Public Housing
Units and Vouchers

PHA NAME	AGENCY STREET ADDRESS	AGENCY CITY	AGENCY ZIP CODE	AGENCY PHONE NUMBER	PUBLIC HOUSING UNITS	HOUSING CHOICE VOUCHER (SECTION 8) UNITS	UNITS + VOUCHERS
COLUMBIA COUNTY	RURAL ROAD 18 BOX 150	LAKE CITY	32025-8883	386-752-4227	80	0	80

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2009.

HOUSEHOLD PROJECTIONS

The following table provides an analysis of housing projections at the time of this Evaluation and Appraisal Report. Projections are analyzed according to the percentage of the average median income earned by households. Based on the analysis, it is projected that the largest increase in households will occur in households that earn 120 percent or more than the average median income.

TABLE I – 30
Households by
Household Income

INCOME	2000	2009	2010	2015	2020	2025	2030
<= 30 % AMI	2,223	2,655	2,667	2,911	3,209	3,526	3,817
30.01 - 50 % AMI	2,535	3,067	3,089	3,411	3,813	4,243	4,648
50.01 - 80 % AMI	3,950	4,723	4,740	5,168	5,694	6,237	6,757
80.01 - 120 % AMI	4,222	5,006	5,017	5,413	5,893	6,385	6,860
120.01 + % AMI	8,025	9,431	9,437	10,041	10,826	11,563	12,284

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

FARMWORKER HOUSING NEED

The following table provides analysis of the number of migrant and seasonal households within the County at the time of this Evaluation and Appraisal Report. Estimates of single person beds and accompanied migrant and seasonal households, and need for family units are also included.

TABLE I – 31
Need for Farmworker
Housing Units by Type

UNACCOMPANIED MIGRANT & SEASONAL HOUSEHOLDS	SUPPLY: DOH - PERMITTED CAMPS	NEED FOR SINGLE PERSON BEDS	ACCOMPANIED MIGRANT & SEASONAL HOUSEHOLDS	SUPPLY: SECTION 514/516 AND FHFC - ASSISTED FAMILY UNITS	NEED FOR FAMILY UNITS
57	0	57	21	0	21

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2009.

AFFORDABLE HOUSING NEEDS

"Cost-burdened" households pay more than 30 percent of income for rent or mortgage costs. In 2009, 6,663 County households (27 percent) pay more than 30 percent of income for housing. By comparison, 29 percent of households statewide are cost-burdened. According to the analysis, 2,893 households in the County (12 percent) pay more than 50 percent of income for housing.

TABLE I – 32
Household by Cost Burden
(2009)

	AMOUNT OF INCOME PAID FOR HOUSING		
	0 - 30%	30 - 50%	50% OR MORE
TOTAL	18,219	3,770	2,893

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

HOMEOWNERS AND RENTERS

The following section provides analysis of housing cost burden based on household tenure type and household income. In Tables I-35 through I-38, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In the County, the U.S. Department of Housing and Urban Development-estimated median income for a family of four was $47,100 in 2009.

TABLE I – 33
Household by Homeowner/Renter Status
and Cost Burden
(2009)

	AMOUNT OF INCOME PAID FOR HOUSING		
	0 - 30%	30 - 50%	50% OR MORE
OWNER	14,389	2,789	2,100
RENTER	3,830	981	793

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

TABLE I – 34
Household by Income and Cost Burden
(2009)

HOUSEHOLD INCOME AS PERCENTAGE OF AREA MEDIAN INCOME	AMOUNT OF INCOME PAID FOR HOUSING		
	0 - 30%	30 - 50%	50% OR MORE
<= 30 % AMI	784	429	1,442
30.01 - 50 % AMI	1,307	1,012	748
50.01 - 80 % AMI	3,119	1,119	485
80.01 + % AMI	13,009	1,210	218
TOTAL	18,219	3,770	2,893

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

Based on this analysis, 6,644 households in the County (26.7 percent) are headed by a person age 65 or older in 2009. In comparison, 27.8 percent of households statewide are headed by elderly persons. 5,754 of elderly households in the County (86.6 percent) own their homes. 1,944 elderly households (29 percent) pay more than 30 percent of income for rent or mortgage costs.

TABLE I – 35
Elderly Households by Age and Cost Burden
(2009)

AGE OF HOUSEHOLDER	AMOUNT OF INCOME PAID FOR HOUSING		
	0 - 30%	30 - 49.9%	50+%
65+	4,700	1,036	908

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

Based on this analysis, 14,808 households in the County (60 percent) are made up of 1-2 persons in 2009. 28 percent of these households pay more than 30 percent of income for rent or mortgage costs. 7,598 households in the County (31 percent) are made up of 3-4 persons in 2009. 23 percent of these households pay more than 30 percent of income for rent or mortgage costs. 2,477 households in Columbia County (10 percent) are made up of 5 persons or more in 2005. 30 percent of these households pay more than 30 percent of income for rent or mortgage costs.

TABLE I – 36
Household by Size and Cost Burden
(2009)

NUMBER OF PERSONS IN THE HOUSEHOLD	AMOUNT OF INCOME PAID FOR HOUSING		
	0 - 30%	3.010 - 50.0%	50.01+%
1-2	10,621	2,168	2,019
3-4	5,876	1,118	604
5+	1,723	480	274

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2010.

B. Housing Issues s. 163.3191(2)(e) and (g), F.S.

Residential and commercial buildings make up about 39 percent of all carbon emissions in the United States. Single family homes, apartments, manufactured housing and other residential buildings account for slightly more than one-half of these emissions[4]. Consequently, green buildings can potentially be a significant source of energy savings.

During the 2008 legislative session, the Florida Legislature enacted House Bill 697 which established new local planning requirements relating to energy efficient land use patterns to address greenhouse gas reduction and energy conservation through more compact mixed-used development, greater jobs- housing balance and higher densities in appropriate places. The County will implement the requirements of House Bill 697.

C. Proposed Changes s. 163.3191 (2)(I), F.S.

During the Evaluation and Appraisal Report based amendment process, the Housing Element should be revised to reflect goals, objectives, and policies that comply with House Bill 697 to reduce greenhouse gases through more energy efficiency in the design and construction of new housing and the use of renewable energy resources. The housing element should also address providing a range of housing opportunities in order to decrease commuting and its associated greenhouse gas emissions[5]. Additionally, the element should be revised to reflect the new planning period.

[4] Brown, Marilyn A., Frank Southworth, Andrea Sarzynski; "Blueprint for American Prosperity: Unleashing the Potential of a Metropolitan Nation - Shrinking the Carbon Footprint of Metropolitan America," Metropolitan Policy at Brookings, 2008

[5] American Planning Association Policy Guide on Planning & Climate Change, April 27, 2008.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.4 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element provides direction for the use, maintenance and location of public facilities in a timely, logical, economically feasible fashion and that is in conformance with the Future Land Use Element of the Comprehensive Plan. The Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element consist of six goals and eight objectives. The first five goals seek to ensure the provision of public facilities in a timely, orderly efficient and environmentally sound manner at an acceptable level of service; and the sixth goal seeks to ensure the protection of surface and groundwater quality and quantity. The objectives in the element address issues such as undertaking capital improvement projects in accordance with the capital improvements schedule; coordinating the scheduling of the extensions, or expansions, of sanitary sewer, solid waste, drainage, potable water facilities and requiring them to be concurrent with projected demand; continuing to prohibit the discharge or spray of primary treated effluent from any community sanitary sewer facility or agricultural use within a recharge area; coordinating with the water management district for the protection of recharge areas; and enforcing provisions which encourage the conservation of potable water resources.

The County does not currently operate any central potable water or central sanitary sewer systems. The majority of the unincorporated area continues to use septic tank systems to treat and dispose of sewage. However, areas that have centralized sanitary sewer service are concentrated within the designated urban development area of the County. The municipal utility system that currently provides sanitary sewer service is the City of Lake City, the sanitary sewer system is permitted for 3,000,000 gallons of effluent per day. In the calendar year of 2010, the sanitary sewer system operated at an average daily rate of 2,354,000 gallons of effluent per day.

TABLE I – 37
Sanitary Sewer Data
2010

PERMITTED SEWER GPD[1]	SANITARY SEWER USE GPD[1]
3,000,000	2,354,000[1]

[1] GD = Gallons per day
Source: City Public Works Department.

The majority of the unincorporated area continues to use water well systems for potable water needs. However, those areas that have centralized potable water facilities are concentrated within the designated urban development area of the County. The utility system providing potable water service is the City of Lake City, the potable water system permitted for 9,000,000 gallons per day. In the calendar year of 2009, the potable water system operated at an average daily rate of 3,589,858 gallons per day.

TABLE I – 38
Potable Water Data
2010

PERMITTED WATER GPD[1]	POTABLE WATER USE GPD[1]
9,000,000	3,506,000

[1] GD = Gallons per day
Source: City Public Works Department.

Solid waste is disposed of at the County Solid Waste Facility. The County Solid Waste Facility is anticipated to accept waste for an additional 7.7 years. For the calendar year of 2010, the County generated 0.88 ton per capita.

TABLE I – 39
Solid Waste Facility

AREA	2010 SOLID WASTE TONNAGE	2010 ESTIMATED POPULATION	2010 PER CAPITA WASTE	FACILITY	REMAINING CAPACITY
County	44,014	50,020	0.88	Winfield Solid Waste Facility	7.7 years

Source: Winfield Solid Waste Facility, 2011.

The County does not own or operate a stormwater system. The primary drainage systems within the unincorporated area of the County continue to be roadside swales which are maintained by the County Road Department and the Florida Department of Transportation. There are no publicly funded stormwater projects which are required to maintain the adopted level of service standards. Required level of service standards for stormwater facilities must be met by new developments as they receive development approval. Stormwater management is provided through the concurrency process since post-development runoff cannot exceed pre-development runoff.

Based on the Suwannee River Water Management District's Water Use Plan, there are stream-to-sink watersheds within the unincorporated area of the County, and areas of high recharge potential to the Floridan Aquifer. The majority of the areas of high recharge potential are located in the west and southern section of the County. The County complies with all the regulations and programs of the Florida Department of Environmental Protection and the Water Management District. These regulations and programs govern the use and development of natural features within the unincorporated area of the County. These programs and procedures are adequately maintaining the functions of natural drainage features. In addition, established provisions within the Comprehensive Plan for the protection of the functions of natural groundwater recharge areas and natural drainage features are consistent with current Water Management District rules.

B. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Issues s. 163.3191(2)(e) and (g), F.S.

Because spring resources provide numerous environmental and economic benefits to the community, the protection of the quality of the spring systems is of importance to the County. One way to protect the quality of the springs is by addressing pollutants in stormwater runoff.

Impervious surfaces are responsible for more stormwater runoff than any other type of land use. Paved surfaces that often replace vegetated areas increase the volume and frequency of rainfall runoff. [6] The addition of impervious surfaces, soil compaction, and tree and vegetation removal result in alterations to the movement of water through the environment. As interception, evapotranspiration, and infiltration are reduced and precipitation is converted to overland flow, these modifications affect not only the characteristics of the developed site, but also the watershed in which the development is located.

Stormwater is one of the leading sources of pollution for all waterbody types in the United States[7]. The impacts of stormwater pollution are not static but are instead fluid, increase with more development and urbanization. Many smart growth approaches can decrease the overall amount of impervious cover associated with the footprint of development. These approaches include directing development to already degraded land; using narrower roads; designing smaller parking lots; integrating retail, commercial, and residential uses; and designing more compact residential lots. These development approaches, combined with other techniques aimed at reducing the impact of development, can offer communities superior stormwater management[8].

Low Impact Development (LID) is a stormwater management approach and a set of practices designed to reduce runoff and pollutant loadings by using natural systems – or engineered systems that mimic natural processes such as infiltration, evapotranspiration, and reuse of rainwater– to enhance overall environmental quality and provide utility services[9]. Low Impact Development techniques manage water and water pollutants from the site at which they are generated and thereby prevent or reduce the impact of development on rivers, streams, lakes, coastal waters, and ground water. By mimicking the natural water cycle, Low Impact Development practices protect downstream resources from adverse pollutant and hydrologic impacts that can degrade stream channels and harm aquatic life[10]. In addition to effectively retaining and infiltrating rainfall, this green infrastructure approach can simultaneously help filter air pollutants, reduce energy demands and sequester carbon while also providing communities with aesthetic and natural resource benefits.

Low Impact Development designs usually incorporate more than one type of practice or technique linked together on the site to provide integrated treatment of runoff from a site. Integrating small practices throughout a site such as a bioretention area in each yard, disconnect downspouts from driveway surfaces, remove curbs and install grassed swales in common areas instead of using extended detention wet ponds to control runoff from a subdivision is the basis of the Low Impact Development approach[11]. Implementing integrated Low Impact Development practices can result in enhanced environmental

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[6] U.S. Department of Environmental Protection. Low Impact Development (LID) A Literature Review. EPA 841-B-00-005.

[7] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[8] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[9] U.S. Environmental Protection Agency. Managing Wet Weather with Green Infrastructure. Accessed at http://cfpub.eda.gov/npdes/greeninfrastructure/information.cfm on 8/26/2009.

[10] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[11] U.S. Environmental Protection Agency. Managing Wet Weather with Green Infrastructure. Accessed at http://cfpub.eda.gov/npdes/greeninfrastructure/information.cfm on 8/26/2009.

performance while at the same time reducing development costs when compared to traditional stormwater management approaches. Cost savings are typically seen in reduced infrastructure because the total volume of runoff to be managed is minimized through infiltration and evapotranspiration.[12]

The Florida Legislature enacted House Bill 697 during the 2008 session which established new local planning requirements relating to energy efficient land use patterns to address greenhouse gas reduction and energy conservation through more compact mixed-used development and higher densities in appropriate places.

C. Proposed Changes s. 163.3191 (2)(I), F.S.

The proposed changes to the goals, objectives, or policies of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element include creating polices that limit impervious surfaces in order to increase the land area for recharge, by promoting porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous material to minimize the amount of impervious surface within development, by promoting the use of storm water best management practices to protect water quality and minimize flooding, by promoting a high level of wastewater treatment for development within a spring protection area, by minimizing impacts from development by designating high recharge areas as part of the primary and secondary protection zone, and by minimizing springshed water quality impacts from solid waste and hazardous waste facilities by avoid the siting of solid waste and hazardous waste facilities within springshed protection zone. During the County's Evaluation and Appraisal Report based amendment process, the element will be revised to reflect these proposed changes and the new planning period.

The County should amend the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Elements of the Comprehensive Plan to adopt policies concerning Low Impact Development practices, such as:

1. Conservation designs which allow for cluster development, open space preservation, reduced pavement widths of streets and sidewalks, shared driveways, reduced setbacks for shorter driveways;
2. Infiltration basins and trenches, porous pavement, disconnected downspouts, rain gardens and other vegetated treatment systems;
3. Runoff storage to capture and store stormwater runoff for reuse or gradually infiltrated, evaporated, or used to irrigate plants. Parking lot, street and sidewalk storage; rain barrels and cisterns; depressional storage in landscape islands and in tree, shrub, or turf depressions; green roofs;
4. Runoff conveyance to route excess runoff through and off the site. Such systems can be used to slow flow velocities, lengthen the runoff time of concentration, and delay peak flow that are discharged off-site. Low Impact Development conveyance practices can be used as an alternative to curb-and-gutter systems, typically have rough surfaces which slow runoff and increase evaporation and settling of solids. Additionally, they are permeable and vegetated, which promotes infiltration, filtration and some biological uptake of pollutants. Filtration is used to treat runoff by filtering it through media that are designed to capture pollutants through the processes of physical filtration of solids and/or cation exchange of dissolved pollutants. Examples are bioretention/rain gardens, vegetated swales, vegetated filter strips/buffers; and

[12] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

5. Low impact landscaping includes planting native, drought tolerant plants, converting turf areas to shrubs and trees, reforestation, encouraging longer grass length, planting wildflower meadows rather than turf along medians and in open space, amending soil to improve infiltration.[13]

As a result of implementing Low Impact Development practices, the County should experience benefit such as: reduction in both the volume of runoff and the pollutant loadings discharged into receiving waters; better protection of water resources that are downstream in the watershed; infiltration of runoff to recharge groundwater and increase stream baseflow; reduction in water supply treatment costs when there is a high percentage of forest cover in the watershed; improve natural resources and wildlife habitat, maintain or increase land value, or avoid expensive mitigation costs; reduced downstream flooding through the reduction of peak flows and the total amount or volume of runoff; aesthetically pleasing amenities like water features, open space, and trails.[14] Designs that enhance the aesthetics of a property using trees, shrubs, and flowering plants that complement other landscaping features can also be selected.[15]

Therefore, during the Evaluation and Appraisal Report based amendment process, the County will implement the requirements of House Bill 697 by amending the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Elements of the Comprehensive Plan to reflect goals, objectives, and policies that reduce green house gases by ensuring the availability of public facilities and services in the designated urban development areas to support more compact mixed-used development, discourage urban sprawl, and implement Low Impact Development practices. Additionally, the element will be revised to reflect the new planning period.

[13] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[14] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[15] U.S. Department of Environmental Protection. Low Impact Development (LID) A Literature Review. EPA 841-B-00-005.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.5 Conservation Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The Conservation Element establishes a guide for the conservation, use, and protection of the County's natural resources. The County has an abundance of high quality natural resources, due primarily to the fact that the County has many natural areas which have not been adversely impacted by development. The County has prepared a series of maps that identify flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils. The Future Land Use Plan Map addresses conservation future land use, which are lands within the County that have planned management of a natural resource to prevent exploitation, destruction or neglect of natural resources.

The Conservation Element consists of one goal and seven objectives. The objectives address issues such as, enforcing provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities; establishing an interim 300-foot wellfield protection area around community water system wells to protect the quality and quantity of current and projected water sources; providing for the conservation, appropriate use and protection of soils; protection of native vegetative communities, wildlife, and wildlife habitats from adverse effects; adopting maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of the Comprehensive Plan to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan; protecting the most sensitive resources within springsheds; and defining environmental overlay protection zones to protect the springshed and spring system resources.

The County values its natural resources and has established policies that will help to protect and preserve these resources for the benefit of the existing and future County residents. An example of this is the establishment of a designated urban development area to direct and encourage development adjacent to existing developed areas in order to minimize impact on natural resources. Additionally, public and private efforts have been employed to purchase environmentally sensitive lands in the County.

B. Summary of Key Natural Resources

Ground Water Resources -

The ground water natural resources within the County consist of the Floridan Aquifer, sinks with direct connection to the Floridan Aquifer, stream-to-sink watersheds, and high recharge areas of the Floridan Aquifer.

The County is underlain by the Floridan Aquifer, which is one of the largest freshwater aquifers in the world; and a major source of ground water supply in the state of Florida. One way to measure the water quality of the aquifer is by testing the discharge of the springs, given that springs occur when the level of water in the aquifer (called the potentiometric surface) is higher than the ground level.[16] If the test of the springs discharge indicates a high concentration of nitrates, then an imbalance in the natural surface water system may be created causing algal blooms or other adverse effects.

[16] Florida Department of Community Affairs, Protecting Florida's Springs: An Implementation Guidebook, February 2008.

The Floridan Aquifer is replenished by rainfall that infiltrates through the soil to the water table and continues to move downward into to underlying aquifer systems. Soils having high infiltration potential with little or no runoff are most conducive to recharging groundwater systems. Map A-16 identifies the locations within the County that are vulnerable to high aquifer recharge potential of the Floridan Aquifer.

Areas of high aquifer recharge potential are contained within the southwestern portions of the County. There is approximately 140,000 acres of high aquifer recharge potential within the County and of that total 1,565 acres is located within Fort White and 285 acres is located within Lake City. Map A-14 also shows the Itchetucknee Trace which is located in the southwestern region of the County, centered on the Itchetucknee River. The Itchetucknee Trace consists of approximately 10,500 acres of land that is highly susceptible for recharge potential as well surface water.

Map A-15 identifies the karst topography and the location of sinkholes within the County. The majority of the karst topography exists in the southwestern portion of the County just south of Interstate 75. The County contains approximately 120,000 acres of karst topography. The majority of the sinkholes that exist within the County are also associated with karst topography.

There are approximately 32 sinkholes within the County. Four of the 32 sinkholes are located in Lake City and Fort White with the remaining 28 spread throughout the County. Twenty-three of the sinkholes exist south of Interstate 75 and only one is located north of Interstate 10, while the rest can be found between the southern portions and northeasterly portion of of the County.

Stream-to-Sink Watersheds are drainage basins containing one or more sinkholes which, in some cases, have direct connection to the Floridan Aquifer. In a stream-to-sink watershed, surface water runoff usually finds its way to streams that, in turn flow into a sinkhole. The management of these areas is necessary to prevent chemicals, pollutants, and fertilizers from finding direct or near-direct access to the drinking water supply through surface water runoff. Map A-17 identifies the stream-to-sink watersheds and the location of springs within the County. The stream-to-sink watershed is located to the north and south of Lake City as well as the southeastern portions of the County.

The stream-to-sink watershed contains approximately 70,000 acres and is comprised of the Indian Mound Swamp, Turkey Prairie, South Falling Creek, Cannon Creek, Columbia Rose Creek, Clay Hole Creek and Hammock Branch. There are 32 springs within the County and of those springs six are first magnitude, 15 are second magnitude, nine are third magnitude and two are fourth magnitude. The Santa Fe River harbors 30 of the springs within the County while only two are located along the Suwannee River.

The Ichetucknee drainage basin is located southwest of the Osceola National Forest. The drainage/recharge basin of the Ichetucknee River begins in the area around Alligator Lake. Streams that drain the basin empty into sinkholes located southwest of Lake City and flow through underground cavities and cavernous formations before emerging into several springs within the Ichetucknee Spring State Park. The main springs that make up the Ichetucknee Group are the Ichetucknee Head Spring, Blue Hole Spring, Mission Springs, Devil's Eye Springs, Grassy Hole Springs, Mill Pond Springs and Coffee Spring. The Ichetucknee River flows six miles southward through hammocks and wetlands into the Santa Fe River. The average flow of the Ichetucknee is about 360 cubic feet per second.

The Ichetucknee Trace is located immediately north of Ichetucknee Springs State Park. The trace represents an ancient river corridor of the Ichetucknee River which is now underground. The waters of this ancient underground river re-emerge in the springs contained in Ichetucknee Springs State Park. The trace itself represents an area of high karsts activity, approximately one-mile in width on both sides of the ancient streams bank from Ichetucknee Springs State Park northward to the corridor's intersection with the 75-foot elevation contour. The entire trace area is approximately 13 miles in length. The northern

portions of the trace include Rose and Clay Hole Creeks. The trace area immediately north of the park is locally referred to as "Swiss cheese" due to the many sinkholes and chimneys located in the area. The entire Ichetucknee Trace abounds with sink holes, ancient springs, isolated wetlands and other solution features. Much of the trace is heavily forested. Investigations by the University of Florida Geology Department have confirmed the direct connectivity of Rose Creek to the Ichetucknee Springs, as well as the connectivity of at least one sinkhole in the trace lying between Rose Creek Sink and the springs.

The water quality in Ichetucknee Springs is rapidly declining. Septic tank associated with urban development as well as agricultural activities are a special concern regarding the impact on water quality of the underground flows and ultimately on the surface water quality of the headwater springs located in the Ichetucknee River State Park.

Land use decisions and land management practices, particularly within high recharge areas and stream-to sink watersheds, can have direct impacts upon the quality and quantity of water contained within the Floridan Aquifer. The Comprehensive Plan should ensure that adverse impacts resulting from development do not occur within high recharge area and the stream-to-sink watershed. Map A-17 shows that currently there are 30,925 acres or 8,071 parcels of existing residential land located within the high recharge area and stream-to-sink watershed. Map A-18 shows that currently there are 13,314 acres or 2,943 parcels of vacant residential land located within the high recharge area and stream-to-sink watershed.

SPRINGS AND SPRINGSHEDS

Springs are only as healthy as their recharge basin, also known as their springshed. Activities within a springshed can have adverse impacts on the quality and quantity of groundwater, which can affect spring flow, water quality and the health of spring-run ecosystems.

An inventory of the location and description of the springs found within the County has been compiled below. Many springs are given specific names to identify their unique qualities, but those that are not named retain a spring identification code. The list of springs below, correspond with the springs shown on Map A-16.

INVENTORY OF SPRINGS

The following descriptions of springs within the County are based on information obtained from the Florida Geological Survey, the Florida Department of Environmental Protection and the Suwannee River Water Management District.

COL 522981 - This spring is located less than 1 mile south of White Springs on the southwest side of the Suwannee River. It is approximately 1.5 miles downstream from the U.S. 41 bridge park just southeast of White Springs. COL 522981 is located within the limestone riverbanks of the forested riparian corridor of the Suwannee River.

COL 522982 - This spring is located less than 1 mile south of White Springs and vents from the bottom of the riverbed of the Suwannee River. It is approximately 1.5 miles downriver from the U.S. 41 boat landing on the Suwannee River. COL 522982 is located on the riverbed of the forested section of the Suwannee River and view of the spring is obscured due to the dark river.

Ichetucknee Head Spring - This spring is part of the Ichetucknee Spring Group. The Ichetucknee Head Spring is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. This spring forms the head of the Ichetucknee River. The spring pool measures 102 feet east

to west and 87 feet north to south. The depth measures 17 feet over the vent. Water is clear and light blue and issues from a fracture in the limestone forming a visible boil. A thin layer of algae carpets most of the bottom of the spring. The spring has sand and limestone bottom with little or no aquatic vegetation. North and east shorelines have thick emergent grass and shrubs, and the west shore is near high ground sloping to approximately 15 feet above water.

Cedar Head Spring - Part of the Ichetucknee Spring Group, the Cedar Head Spring is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for seven miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. This spring is a small spring at the head of a stream that flows south into Blue Hole Spring. The spring pool diameter is approximately 20 feet east to west. The depth measures six feet over the vent. The bottom is covered with sand, logs and organic matter. Water is clear but does not appear blue due to dark particulate layer on bottom. A step bank occurs along the west side of the spring and rises to eight feet above water level. There is higher ground 150 feet east of the spring across a small lowland flood plain. Cypress, gum and maple forest occur in lowlands near the water with a mixed hardwood forest on higher ground.

Blue Hole Spring Vent - Part of the Ichetucknee Spring Group, the Blue Hole Spring Vent is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for seven miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. This spring is located in the spring run channel of Cedar Head Spring, which is north of Blue Hole. The spring pool and outflow greatly widens the incoming spring run, and the combined run flows south a short distance to the Ichetucknee River. The spring pool measures 87 feet east to west and 117 feet north to south. The depth measured over the vent is 37 feet. The water is clear and light blue, and a boil is visible on the pool surface. The pool has a sand and limestone bottom with abundant aquatic grass and some algae. The land around the spring is heavily forested with mixed hardwoods and palm.

Mission Spring Vent - Part of the Ichetucknee Spring Group, the Mission Spring Vent is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for seven miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. Mission Spring along with Singing Spring and other small springs emanate from the base of high banks about 250 feet east of the Ichetucknee River. Mission Spring discharges out of a cavern in limestone ledge on the north side of the island into the northwest flowing run. Its spring pool measures ten feet east to west and 15 feet north to south. The depth measured near the limestone ledge is three feet. The ledge rises steeply to approximately 12 feet above the water level. Water is clear and bluish. Algae coat the aquatic grasses in the spring run. There are two small runs; one flows to the northwest and the other flows southwest. Both meet the river approximately 250 feet from each other. At this point, the trickling northwest run becomes a turbulent run with swaying aquatic grasses. The uplands east of the spring rise to nearly 20 feet above the springs and are heavily forested with mixed hardwoods at lower elevations and pines on the hilltops. An historic Spanish mission once stood on the high ground approximately 200 feet east of the springs.

Devils Eye Spring Vent - Part of the Ichetucknee Spring Group, the Devils Eye Spring Vent is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for 7 miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. Devils Eye Spring is located approximately 500 feet south of Mission Spring along the west bank of the Ichetucknee River. Its spring pool measures 125 feet east to west and 50 feet north to south. The

depth measured over the vent is approximately 15 feet. The water is clear and bluish, and a boil is visible on the pool surface. Algae coat the aquatic grasses in the spring run, which cover approximately 80 percent of the bottom. The land around the spring is heavily forested with mixed hardwoods.

Grassy Hole - Part of the Ichetucknee Spring Group, the Grassy Hole is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for 7 miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. Grassy Hole Spring is located approximately 1/4 mile south of Devils Eye Spring along the west bank of the Ichetucknee River. The spring is located in a low lying area bordered by a 20 foot natural levee to the west. Its spring pool measures 12 feet east to west and six feet north to south. The maximum depth of the spring is approximately two feet. The run of the spring is approximately 200 feet long, and two boils are visible on the pool surface. Aquatic grasses along the spring run cover approximately 99 percent of the bottom. The land around the spring is heavily forested with mixed hardwoods including Cypress trees.

Mill Pond Spring - Part of the Ichetucknee Spring Group, the Mill Pond Spring is located with the Ichetucknee Springs State Park which is approximately 10 miles northeast of Branford. From the bridge over the Suwannee River in Branford, drive east on U.S. 27/129 for 7 miles. Turn north onto CR 137 and continue for 1.3 miles. Turn east and go 4.2 miles through the north park entrance to the parking area. Mill Pond Spring is located approximately 500 feet south of Grassy Hole Spring run along the east bank of the Ichetucknee River. The Mill Pond Spring run was modified during the 19th century to funnel water to power a mill. Its spring pool measures 45 feet east to west and 45 feet north to south. The maximum depth of the spring is approximately five feet. The run of the spring is approximately 150 feet long, and three boils are visible on the pool surface. Algae cover the exposed limestone in the pool area and along the bottom of the run. The land around the spring is heavily forested with mixed hardwoods including Cypress trees.

Sunbeam Springs - From the junction of US 27 and Wilson Springs Road in Fort White, take Wilson Springs Road west approximately 3.8 miles to the boat ramp on the Santa Fe River. Go downriver on the Santa Fe approximately 0.9 mile, past two sets of small shoals and a hair pin turn. The spring is a five-minute paddle past COL 917971 and lies in the riverbed a little toward the north side of the river. Sunbeam Spring flows from two vents in a riverbed fracture. The larger fissure near the north bank measures seven feet long and up to one foot wide. Each of the vents produce a prominent boil on the water surface. Algae covered the exposed limestone along the fissure. The adjacent riverbank rises gently to three feet above the water surface and there is a wooden deck 100 feet northwest of the two vents. A forested riparian corridor surrounds the river at the spring.

Jamison Springs - The Jamison Spring is surrounded by private property. The spring only flows when groundwater levels are high enough in the Floridan Aquifer.

COL 917971 - The spring is located along the east bank of the Santa Fe River. From the east side of the bridge over the Suwannee River at Branford, travel east on U.S. 27/129 and SR 20 for approximately 4.1 miles to the intersection with U.S. 129. Turn south onto U.S. 129 and travel 4.2 miles to the intersection with CR 138. Turn east onto CR 138 and travel approximately 3.3 miles to the intersection with NE 2nd way and travel approximately 2.5 miles to the boat landing. Boat approximately 0.8 mile downriver to the spring. COL 917971 occupies a nearly circular spring pool that measures 58.5 feet long and 42 feet wide. The spring is pool created by a manmade, limestone dam. The spring vent discharges from a limestone fissure that measures approximately six feet long, located in the south end of the spring pool. Depth averages one to two feet. The spring water is clear and slightly tannic. The spring bottom consists of sand and dark fine sediments. Its short spring run flows approximately 12 feet into the Santa Fe River

from the east. The surrounding high ground gently slopes to approximately seven feet above the spring surface. The spring is within a heavily forested section of the Santa Fe River.

Wilson Spring - The spring is located three miles southwest of Fort White and flows into the Santa Fe River from the east bank. From the junction of U.S. 27 and Wilson Springs Road in Fort White, take Wilson Springs Road west approximately 3.8 miles to the boat ramp on the Santa Fe River. The spring run is adjacent to the Wilson Springs Road boat ramp on the east side. Wilson Spring has an oval spring pool that measures 108 feet long and 81 feet wide with a depth of 21.7 feet. The spring vent is likely located on the east side of the spring pool where a prominent spring boil is observed. However, the vent cannot be observed due to dark water conditions. Some limestone is exposed in the spring. A strong hydrogen sulfide odor is associated with the spring. Wilson Spring Run flows approximately 275 feet into the Santa Fe River from the north. The run has dark sand and mud bottom with a thin algal coating.

COL 928971 - The spring is located approximately two miles below the SR 47 bridge on the north bank of the Santa Fe River. From Fort White travel south on SR 47 approximately five miles over the bridge to the boat landing. Boat, downstream for approximately two miles just past a swampy area on the west bank of the Santa Fe River. The spring forms a small semicircular pool on the edge of the riverbank about 30 feet wide and three feet deep. Water in the pool is fairly clear and greenish. The land around the pool is thick floodplain forest, with a swampy area to the immediate east upriver of the spring.

COL 928972 - (Also known as Myrtle's Fissure) From Fort White travel south on SR 47 approximately five miles over the bridge to the boat landing. Boat, upstream for approximately 1/3 of a mile and the spring is located on private property on the north bank of the Santa Fe River. The spring is formed by a fissure approximately 75 feet long and four feet wide. The fissure is located against the bank, parallel to the river and is widest and deepest near the downstream end. Water flowing from the fissure is clear but appears dark in the crack of the fissure. COL 928972 run flows approximately 120 feet into the Santa Fe River from the north across rough and somewhat jagged limestone. The land around the spring is thick floodplain forest.

COL 1012972 - From Fort White travel south on SR 47 approximately five miles over the bridge to the boat landing. The spring is approximately 0.5 mile upriver from the boat ramp, on the northeast side, and upriver from Myrtle's Fissure. COL 1012972 creates an oval-shaped pool that measures 70 feet by 12 feet. A 70-foot long fissure is located on the south side of the pool and the depth of the pool is approximately 47 feet. Water in the pool is dark and tannic. The spring run averages 15 feet wide and 0.5 feet deep, and flows 220 feet into the Santa Fe River from the north. The pool is surrounded by a dense floodplain forest that is privately owned.

COL 1012971 - From Fort White travel south on SR 47 approximately five miles over the bridge to the boat landing. The spring is approximately 2/3 of a mile upriver from the boat ramp, and about 1/3 of a mile upriver from Myrtle's Fissure. The spring can be found in a small opening on the eastside of the riverbank or from a larger opening 60 feet upriver on the same side of the Santa Fe River. COL 1012971 is an oval-shaped depression that measures approximately 69 feet wide and 90 feet long. The depth of the spring is approximately two feet and the water flows from a 15 foot long fracture with a maximum depth of seven feet. The water is dark brown with poor clarity and no boil can be seen. The spring pool bottom is muddy with a thin layer of algae and tree debris. Duckweeds and leaves cover the surface of the spring pool around its edge. Limestone crops out at the vent located on the northern side of the pool. Two spring runs are associated with this spring. Both flow west into the Santa Fe River and are about 36 feet long, 15 feet wide and about one foot deep. The bottom of these runs is muddy with abundant debris, including tree branches, leaves and algae. High ground surrounding the spring pool and its run ranges up to four feet above the water level. Private property surrounds this spring and is forested by cypress and oak trees, cypress knees and tall grass.

Sawdust Spring - Sawdust Spring is located across from the Ginnie Springs Complex. From the junction of U.S.441/41 and U.S. 27 in High Springs, drive south on U.S. 41/27 approximately 0.8 mile. Turn west onto CR 340 and drive about 6.6 miles and then turn north onto graded road at the sign for Ginnie Springs. Follow another mile to the Ginnie Springs entrance. A canoe must be used to visit Sawdust Spring. The easiest access is from the Ginnie Spring Complex. Canoe downriver and Sawdust Spring will be on the right approximately 0.5 mile below Ginnie Springs and just before Twin Springs on the left. Sawdust Spring has a circular pool measuring 58 feet in diameter. The spring bottom is sand and completely covered with aquatic vegetation. Clear blue water issues with enough force to create a boil on the east side of the spring pool. The spring run averages 20 feet wide and three feet deep and flows 100 feet to the Santa Fe River. Logs lie across the intersection of the spring run and the Santa Fe River. The spring is surrounded by privately-owned, dense lowland forest.

July Spring - July Spring is located across from the Ginnie Springs Complex. From the junction of U.S.441/41 and U.S. 27 in High Springs, drive south on U.S. 41/27 approximately 0.8 mile. Turn west onto CR 340 and drive about 6.6 miles and then turn north onto graded road at the sign for Ginnie Springs. Follow another mile to the Ginnie Springs entrance. A canoe must be used to visit July Spring. The easiest access is from the Ginnie Spring Complex. Canoe directly across the river from Devil's Ear Spring. July Spring occupies a circular cove on the northeast side of the Santa Fe River that is approximately 90 feet in diameter. The spring water issues from a 40 foot long limestone fissure approximately eight feet deep. The water in the pool is clear bluish green and most of the pool is covered with exotic aquatic vegetation. The fissure creates several boils at the pool surface. Privately owned, dense hardwood forest surrounds the spring and it is a popular swimming hole.

Rum Island Spring - Rum Island Spring is located within the Rum Island County Park. From the intersection of US 27 and Main Street in High Springs, drive northwest on U.S. 27 approximately 3.3 miles to the intersection with CR 138. Turn west onto CR 138 and drive about two miles to the intersection with Rum Island Road. Turn south at sign for Rum Island and travel approximately 1.5 mile to the boat ramp. The spring discharges to a large pool just west of the parking area. Run Island Spring occupies a 200-foot wide cove along the north bank of the Santa Fe River. Spring water issues from a 19 foot long three to four foot wide fissure. The pool bottom is sand and is covered with algae. The spring water is clear blue and contrasts with the slightly tannic river where the two meet. A boil is visible on the spring pool surface. The pool is surrounded by grass banks.

COL 101975 - Rum Island Spring is located within the Rum Island County Park. From the intersection of US 27 and Main Street in High Springs, drive northwest on U.S. 27 approximately 3.3 miles to the intersection with CR 138. Turn west onto CR 138 and drive about two miles to the intersection with Rum Island Road. Turn south at sign for Rum Island and travel approximately 1.5 mile to the boat ramp. The spring is located in the riverbed within the Rum Island County Park, accessible only by the Santa Fe River. The maximum depth of the spring is approximately six feet and the pool area is approximately three feet wide. The pool bottom is sand and is covered by aquatic vegetation. A boil is visible on the spring pool surface.

COL 101972 - (Also known as Jonathan Spring) COL 101972 is located at the eastern end of Rum Island County Park. From the intersection of US 27 and Main Street in High Springs, drive northwest on US 27 approximately 3.3 miles to the intersection with CR 138. Turn west onto CR 138 and drive about two miles to the intersection with Rum Island Road. Turn south at sign for Rum Island and travel approximately 1.5 mile to the boat ramp. Put in a canoe and go upriver about 0.3 miles to the spring. The spring has an elongated pool 55 feet by ten feet. Two sand boils are located on the pool bottom at a depth of 1.5 feet. The pool has a sand bottom, the majority of which is covered with algae. The water is clear blue and various aquatic plants are present. The shallow spring run is ten feet wide, 0.7 feet deep and

flows 35 feet west to the Santa Fe River. The run bottom is sand and does not have much vegetation as the spring pool. The land around the pool gently slopes up to four feet above the water surface. The spring is surrounded by a dense hardwood forest with thick grass patches and some palmetto. There are remnants of an old cement wall where the run meets the river.

COL 101971 - The spring is located approximately 0.4 mile upriver from Rum Island, on the north bank of the Santa Fe River. From the intersection of U.S. 27 and Main Street in High Springs, drive northwest on U.S. 27 approximately 3.3 miles to the intersection with CR 138. Turn west onto CR 138 and drive about two miles to the intersection with Rum Island Road. Turn south at sign for Rum Island and travel approximately 1.5 mile to the boat ramp. COL 101971 has a circular spring pool 12 feet in diameter and five feet deep. The silt pool bottom is covered with green algae and tree debris. The dry spring run is three feet wide, 220 feet long and flows in the Santa Fe River. A house is situated to the north of the spring pool and there are several oak and cypress trees in the immediate vicinity.

COL 930971 - The spring is located 3.5 miles west High Springs on the north bank of the Santa Fe River. From the junction of U.S. 441/41 and US 27 in High Springs, drive southwest on U.S. 41/27 for 0.6 mile. Turn west on SR 340 and travel 2.9 miles then turn north into Poe Springs Park at the sign. The spring is 0.5 mile downstream from the boat ramp in Poe Springs Park. COL 930971 consists of a cluster of at least five distinct spring vents in separate pools. The depth of each spring pool range from one to two feet. The spring pools are of various sizes and shapes. Only one spring vent had an appreciable flow, displaying a slight boil. All spring pools had an abundance of aquatic vegetation and the majority of each spring pool surface was covered by duckweed. The spring run averages four feet wide and is characterized by puddles and dry sections. It is approximately 800 feet long and enters the Santa Fe River from the north. A one-foot high, man-made limestone dam is constructed across the spring mouth near the edge of the river. The spring is heavily forested lowlands associated with the Santa Fe River.

COL 428982 - (Also know as Allen Spring) The spring is located north of High Springs on the north bank of the Santa Fe River. It is approximately 1.5 mile downstream from the U.S. 441/41 public boat ramp. From the junction of U.S. 441/41 and CR 236 in High Springs, drive north on U.S. 441/41 approximately 1.2 mile. Turn west at the public access boat ramp sigh just before the Santa Fe River bridge. Allen spring is a narrow fissure paralleling the main river. The crevice in the rock drops to a depth of about 20 feet and the pool is approximately 15 feet wide. The water is clear, but the shallow rocky surface is covered in algae. The spring and run are canopied by hardwoods and cypress.

Columbia Spring - Columbia Spring is located two miles northwest of High Springs on the Santa Fe River and can be accessed by small boat. From the junction of U.S. 441/41 and CR 236 in High Springs, drive north on US 441/41 approximately 1.2 mile. Turn west at the public access boat ramp sigh just before the Santa Fe River bridge. The spring is in a cove on the northeast bank of the river, 900 feet downstream from the boat ramp. Columbia Spring has an oval-shaped pool that measures 75 feet north to south and 150 feet east to west. The depth at the vent is 25 feet. Water is typically clear, but can also be tannic. It has a 30 foot wide spring run that flows approximately 600 feet westward to the Santa Fe River. There are native aquatic grasses in the spring run and some algae are present on most substrates. The spring run has a jagged limestone and sand bottom. There is a one- to two-foot tall man-made line of rocks that strecthes across the spring run about 90 feet west of the vent. The entire spring and spring run are within the lowland floodplain of the Santa Fe River. The floodplain in this area is heavily forested with cypress and other swamp inhabiting hardwoods. The near high ground is approximately 600 feet east of the spring and rises to nearly ten feet above the flood plain.

COL 428981 - The spring is located 1.5 mile north of High Springs on the north bank of the Santa Fe River. It is approximately 0.3 mile upstream from the U.S. 441/41 public boat ramp. From the junction of US 441/41 and CR 236 in High Springs, drive north on U.S. 441/41 approximately 1.2 mile. Turn

west at the public access boat ramp sigh just before the Santa Fe River bridge. COL 428981 occupies a circular depression with a diameter of 35 feet. Depth of the spring pool averages two feet. The spring pool surface is covered in duckweed and contains clear, stagnant water. The spring run trends southeastward 15 feet and enters the Santa Fe River from the north. The spring is within forested lowlands of the Santa Fe River.

Treehouse Spring - Treehouse Spring is approximately two miles north of High Springs on the east bank of the Santa Fe River. The spring can be accessed by boat ramp from a public boat ramp downstream from the spring. From the junction of U.S. 441/41 and CR 236 in High Springs, drive north on U.S. 441/41 approximately 1.2 mile. Turn west at the public access boat ramp sigh just before the Santa Fe River bridge. Treehouse Spring is in a circular cove on the southeast side of the Santa Fe River. The spring discharges westward into the adjacent river. Spring pool diameter measures 125 feet north to south and 175 feet east to west. Pool depth over the vent is 31 feet. Water color was tannic and no evident spring boil. Land adjacent to the spring is a forested lowland floodplain. The nearest high ground is approximately 150 feet to the east and it rises 10 to12 feet higher than the flood plain and is forested with mixed hardwoods and pines.

Santa Fe River Rise - Santa Fe River Rise is located within the O'Leno State Park/River Rise Reserve State Park. From the junction of U.S. 441/41 and US 27 in High Springs, head north on U.S. 441/41 approximately six miles to the O'Leno State Park entrance on the east side of the road. Directions to the river rise via park roads can be obtained at the park entrance. Santa Fe River Rise is the re-emergence of the underground Santa Fe River. The spring pool measures 175 feet east to west and 165 feet north to south. There is a vertical limestone ledge on the northeast side of the pool. The depth just south of the ledge measures 49 feet. The water color is typically that of the Santa Fe River, which may be tannic or clear depending mainly on rainfall. The river flows southward from the vent and is approximately as wide as the spring pool. There is a narrow band of cypress growing around the pool perimeter. There are patches of duckweed around the periphery of the pool and no aquatic vegetation. Land around the river rise quickly rises to approximately eight feet above the water level and levels off into a flat mesic hardwood hammock.

COL 61981 - COL 61981 is surrounded by private property. The spring pool is approximately 600 feet wide with a maximum depth of 61.5 feet. The spring run to the Santa Fe River is approximately 200 feet long.

COL 61982 - COL 61982 is just north of the spring run from COL 61981 on the west bank of the Santa Fe River. The spring flows from three vents in the limestone at the base of the Santa Fe River riverbank.

MINERALS

There are certain rock and mineral deposits within the County that are noteworthy and significant as natural resources. At least three minerals, phosphate, limestone, and sand are of sufficient quality and quantity to attract extractive industries. The general ranking or value of the mineral resources identified are evaluated based upon current mining efforts, estimates of available reserves, economic potential and future utilization. Based upon this general ranking phosphate is considered as having the highest economic potential and limestone/dolomite the lowest.

The limestone which occurs within the County is part of the Suwannee Formation and is considered to be very pure limestone, sometimes approaching calcium carbonate. Limestone material from this formation has high potential for mining and is currently being mined within the area. Although present limestone mining activities are limited, should the demand for limestone increase, high grade limestone occurs in the County in sufficient quantities to support large scale mining operations.

Two types of phosphate deposits are found within the County: hard rock phosphates and land pebble phosphates. Hard rock phosphates occur in the eastern portion of the County. Hard rock phosphates were mined extensively during the early years of this century. However, as benefaction techniques were improved for land pebble phosphate, hard rock mining eased.

Land pebble phosphates represent the bulk of phosphate deposits in the County. Significant amounts of low grade land pebble phosphate reserves occur near the top of the Hawthorne Formation in the plateau area of North Central Florida.

Dolomite limestone portions of the formation in the Suwannee Limestone occur near the surface in the County. The hardness of crushed dolomite makes it especially desirable for roadstone and other uses where such hardness is desired. In addition, its chemical composition makes it especially useful for agricultural purposes.

OSCEOLA NATIONAL FOREST

The Osceola National Forest is a total of 198,484 acres which makes it the smallest of the three national forests located within the state of Florida. Approximately 96,003 acres of the Osceola National Forest is located in the northwest portion of the County. The remaining portion of the forest is located in Baker County.

Most of the forest consists of forested wetlands. The higher, better-drained areas are in the southern half of the property. The forest is covered by pine flatwoods with longleaf pine predominating the western one-third and slash pine predominating the eastern two-thirds of the forest. The most common understory includes saw palmetto and gallberry. Runner oak and wiregrass are the most common ground cover. Cypress is the second most-common tree type in the Forest. Blackgums, red bay, red maple, and holly accompany the bald cypress and pond cypress. Creek swamps featuring sweetbay, blackgum, and red maple occupies about 12 percent of the forest. A variety of wildflowers can be found throughout.

Osceola National Forest holds a variety of wildlife and fish. Game animals include white-tailed deer, black bear, wild turkey, quail, rabbit, squirrel, and dove. Non-game species include more than 50 species of fish, 40 species of amphibians, 60 species of reptiles, 180 species of birds, and 48 species of mammals. The red-cockaded woodpecker, Florida sandhill crane, American alligator, indigo snake, and Suwannee bass are among the listed species found within the forest.

The forest is extensively used for timber production and contains economically valuable phosphate deposits.

ICHETUCKNEE SPRINGS STATE PARK

The Ichetucknee Springs State Park consists of 2,222 acres along the Ichetucknee River. The park includes the head waters of the Ichetucknee River, which consist of a number of springs, including Ichetucknee Springs. The park was purchased by the state in 1970 and listed on the National Registry of Natural Landmarks in 1972. It is known for its clear water and is a very popular location for canoeing, rafting, and tubing. The river bank ranges from high limestone outcrops to river swamp/marsh. Sand hill dominate the highest elevations in the park. The sand hill community comprises of 30 percent of the park and has well-drained soil with an open canopy. Common plants include turkey oaks, sand post oak, longleaf pine, bracken fern, and wiregrass. Mesic hammock constitutes 65 percent of the park area. It is moderately drained and has a closed canopy consisting of mixed hardwoods including southern red oak, laurel oak, sweetgum, flowering dogwood, and sparkleberry. The park contains a small area of river

swamp, which is poorly drained and frequently flooded with a dense canopy. The dominant plants of the river swamp are red maple, sweetgum, American elm, Florida ash, and bald cypress. Animals common to the park include beaver, turkey, limpkin, apple snail, Suwannee bass, gulf pipe fish and river otter.

OKEFENOKEE NATIONAL WILDLIFE REFUGE

Okefenokee National Wildlife Refuge consists of 369,000, a small portion, comprising 236 acres, is located in the northeast corner of the County. The bulk of the refuge is in Georgia. The refuge is located approximately four miles north of the Osceola National Forest. The Nature Conservancy is slowly purchasing land between the Osceola National Forest and the Okefenokee National Wildlife Refuge in an effort to link the two federal holdings for purposes of wildlife preservation.

O'LENO STATE PARK

O'leno State Park is 1,729 acres along the the County side of Santa Fe River. The Santa Fe River enters the O'leno State Park at its northeast corner and proceeds in a southwesterly direction through the property. The Santa Fe River disappears within in an area known as the river sink. The river travels approximately three miles underground before reappearing in the highly scenic area known as the river rise. The area between river sink and river rise is known as the natural bridge. Major plant communities within the park and preserve are sandhill, mesic hammock, bottomland hardwood swamp, and sandy scrub. Dominant species of the sandhill community include longleaf pine and loblolly pine. Other sandhill species include turkey oak and wiregrass. Dominant plant species in the mesic hammock community include the live oak, laurel oak, pignut hickory, and swamp chestnut oak with the sub-canopy made up of hollies, many shrubs, and wildflowers.

C. Conservation Issues s. 163.3191(2)(e) and (g), F.S.

Natural resources can play an important role in enhancing the quality of life in the County and the local economy. An enhanced ecotourism program could be used by the County to provide recreational and educational experiences that encourage a greater understanding of the natural and cultural resources of the County. The following is a description of some of those key natural resources found in the County.

Protection of natural resources and retention of the County's rural character by directing development to suitable areas that will not adversely impact natural resources, such as springs.

Climate change could pose a major threat to functioning ecosystems in the area. Both rising temperatures and more extreme rainfall could lead to increased water runoff, flooding, greater water turbidity, nutrient loading and poor water quality, all of which could impact important fishing grounds, the health of aquatic ecosystems, and the quality of drinking water for humans.

To mitigate for those impacts and enable the ecosystems to be more resilient, the County could establish an integrated land-use planning and natural resource management system that is flexible, adaptive and based on monitoring. This system can be used to develop a protected and connected green infrastructure network, linking to nodes of carefully planned developments interconnected by multi-modal transportation network. Without such a natural resource management system, habitats may be reduced, fragment and degraded, thus limiting the ability of wildlife to adapt to the impacts of climate change[17].

[17] Scott, Jean. " Florida's Wildlife: On the Frontline of Climate Change" Florida Fish and Wildlife Conservation Commission - Climate Change Summit Report, October 2009.

Therefore, the County should coordinate with other appropriate agencies and organizations to plan for conservation corridors that will provide the connected, functional migratory wildlife corridors that may be needed as climate change occurs. The County should coordinate with the appropriate agencies and organizations to identity the critical corridors that exist within the County boundaries in order to protect them, before development can occur. If those critical areas are not identified and preserved, then the result will be fragmented, instead of connected, wildlife corridors and inefficient, sprawling developments.[18]

Wildlife habitat can become increasingly isolated from one another by development which often dissect the landscape with new roads and leaves behind habitats that resemble islands within an urban sea that result in reduced populations of animals and plants more vulnerable to extinction. The intent should be to prevent land use decisions that will fragment or block corridors that are vital for enabling wildlife to migrate[19].

Green infrastructure can be defined as "an interconnected network of protected land and water that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for America's communities and people."[20] Green infrastructure can include greenways, parks, wetlands, forests, and other natural areas that help manage stormwater, reduce the risk of flooding, improve water quality, provide natural "air conditioning," offer pollution control and provide other ecological and recreational services.[21]

Some of the major stressors to wildlife include, but are not limited to: the removal of native vegetation and alteration of micro-climates supportive of local species; suburban and urban development that fragment habitats and isolate plant and wildlife populations; the addition of nighttime lighting and noise which disrupts normal behavior, disorients animal functions and reduces ranging areas; global climate change, causing changes in natural processes faster than many species can respond.[22]

Thoughtful planning at the community level can lessen the impacts from these stressors. Many smaller creatures can find sufficient habitat to survive in suburban and urban environments if their basic needs are recognized and integrated into the developed landscape. To promote sustained biodiversity, a community first must identify local wildlife and habitats, and then ensure that basic necessities for survival are sustained, including food, cover, water, living and reproductive space, and limits on disturbances. Fortunately, more and more communities, landowners and developers are beginning to integrate wildlife features into their local landscapes.[23]

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[18]Scott, Jean. " Florida's Wildlife: On the Frontline of Climate Change" Florida Fish and Wildlife Conservation Commission - Climate Change Summit Report, October 2009.

[19] Cerulean, Susan. "Wildlife 2060: What's at stake for Florida?" Florida Fish and Wildlife Conservation Commission, August 2008.

[20] Wildlife Habitat Planning Strategies, Design Features and Best Management Practices for Florida Communities and Land owners. 1000 Friends of Florida, 2007.

[21] Scott, Jean. " Florida's Wildlife: On the Frontline of Climate Change" Florida Fish and Wildlife Conservation Commission - Climate Change Summit Report, October 2009.

[22] Wildlife Habitat Planning Strategies, Design Features and Best Management Practices for Florida Communities and Land owners. 1000 Friends of Florida, 2007.

[23] Wildlife Habitat Planning Strategies, Design Features and Best Management Practices for Florida Communities and Land owners. 1000 Friends of Florida, 2007.

As the County works to create wildlife-friendly communities, it is important to understand more about the key concepts of patches, corridors, and edge effects. Patches are discrete landscape areas which offer better survival prospects for wildlife and including food, cover, water, living space, and limits on disturbances. The size, shape, and spatial relationships of habitat patches on the landscape affect the structure and function of ecosystems. Human impacts tend to lead to smaller and smaller patches — or islands—of living space. Settlement patterns and land use decisions fragment the landscape and alter natural land cover patterns lead to changes in physical factors, shifts in habitat use, altered population dynamics, and changes in species composition. Patches are further fragmented by development impacts including roads and subdivisions. Habitat fragmentation decreases in the size or wholeness of habitat patches and can increases in the distance between habitat patches of the same type. This can greatly reduce or eliminate populations of organisms, as well as alter local ecosystem processes.[24]

A corridor can be defined as a strip of land that aids in the movement of species between disconnected patches of their natural habitat. This habitat typically includes areas that provide food, breeding ground, shelter, and other functions necessary to thrive. Not only can human impact affect the size of patches, as described earlier, but it can also cause animals to lose the ability to move between the patches. Through careful planning and design, wildlife corridors can lessen the negative effects of habitat fragmentation by linking patches of remaining habitat. Corridors can be incorporated into the design of a development project either by conserving an existing landscape linkage, or by restoring habitat to function as a connection between protected areas onsite, off-site and through-site.[25]

The environmental impacts of development can pose challenges for communities striving to protect their natural resources. Development that uses land efficiently and protects undisturbed natural lands allows a community to grow and still protect its water resources. Low Impact Development (LID) techniques promote the use of natural systems, which can effectively remove nutrients, pathogens, and metals from stormwater. Through the use of Low Impact Development practices, the County should experience many amenities and associated economic benefits that go beyond cost savings. These include enhanced property values, improved habitat, aesthetic amenities, and improved quality of life.[26] Additional wildlife habitat and recreational space such as greenways, parks, urban forests, wetlands, and vegetated swales are all forms of green infrastructure that provide increased access to recreational space and wildlife habitat.[27]

During the 2008 session the Florida Legislature enacted House Bill 697 which established new local planning requirements relating to energy efficient land use patterns to address greenhouse gas reduction and energy conservation through more compact mixed-used development and higher densities in appropriate places.

D. Proposed Changes s. 163.3191 (2)(I), F.S.

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[24] Wildlife Habitat Planning Strategies, Design Features and Best Management Practices for Florida Communities and Land owners. 1000 Friends of Florida, 2007.

[25] Wildlife Habitat Planning Strategies, Design Features and Best Management Practices for Florida Communities and Land owners. 1000 Friends of Florida, 2007.

[26] U.S. Department of Environmental Protection. Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices. EPA 841-F07-006.

[27] U.S. Environmental Protection Agency. Managing Wet Weather with Green Infrastructure. Accessed at http://cfpub.eda.gov/npdes/greeninfrastructure/information.cfm on 8/26/2009.

The County should promote green infrastructure by supporting the protection, design, development and management of natural systems such as urban forests, parks and open spaces, green roofs, and natural drainage systems for green infrastructure. Natural assets such as plants and soils that are a part of the green infrastructure serve as sources of carbon sequestration, also known as 'carbon sinks', where carbon dioxide is captured and removed from the atmosphere via photosynthesis and other natural processes.[28]

The County should identify and map the nature preserves and other areas that remain in a natural state- such as grasslands, wetlands or forests serving as carbon sinks to trap carbon from the atmosphere. These natural systems form an important part of the infrastructure framework upon which the County's climate change planning should be based. Disturbance of these areas releases carbon into the atmosphere; protecting them prevents this release and additional plantings in these areas may trap additional carbon and reduce its level in the atmosphere.

Green infrastructure facilitates the incorporation of trees and vegetation in urban landscapes, which can contribute to improved air quality. Trees and vegetation absorb certain pollutants from the air through leaf uptake and contact removal.

The County should use and enhance its natural environmental assets as an integral part of the infrastructure in an effort to reduce the County's impact on climate change and increase its ability to adapt to changes that may occur. For instance, shade from the forest reduces the need for air conditioning in the summer, thus reducing electrical demand and the greenhouse gas emissions caused by electrical generation and transmission. Preservation of urban forests found in floodplain or other low-lying areas also enables the community to adapt should future changes in global climate increase the intensity of flooding.

Due to the changing weather pattern driven by climate change and the growth of new sprawling development, areas likely to experience floods and wildfires are expanding and threatening more populations. Therefore, the County should be made more resilient and defensible to the effects of climate change through the implementation of conservation policies that encourage development in areas away from hazards such as wildfires, land erosion and floods.[29] Green infrastructure provides a framework for implementing adaptive ecosystem management and flood hazard mitigation strategies, the County should amend the Conservation Element of the Comprehensive Plan to include policies regarding green infrastructure.

Therefore, during the Evaluation and Appraisal Report based amendment process, the County will implement the requirements of House Bill 697 by amending the Conservation Element of the Comprehensive Plan to reflect goals, objectives, and policies that reduce green house gases through more compact mixed-used development the discouragement of urban sprawl; energy efficient land use patterns that account for existing and future electric power generation and transmission systems; greenhouse gas reduction strategies; promote Low Impact Development and green infrastructure; depiction of energy conservation areas on the Future Land Use Plan Map and addressing factors that affect energy conservation.

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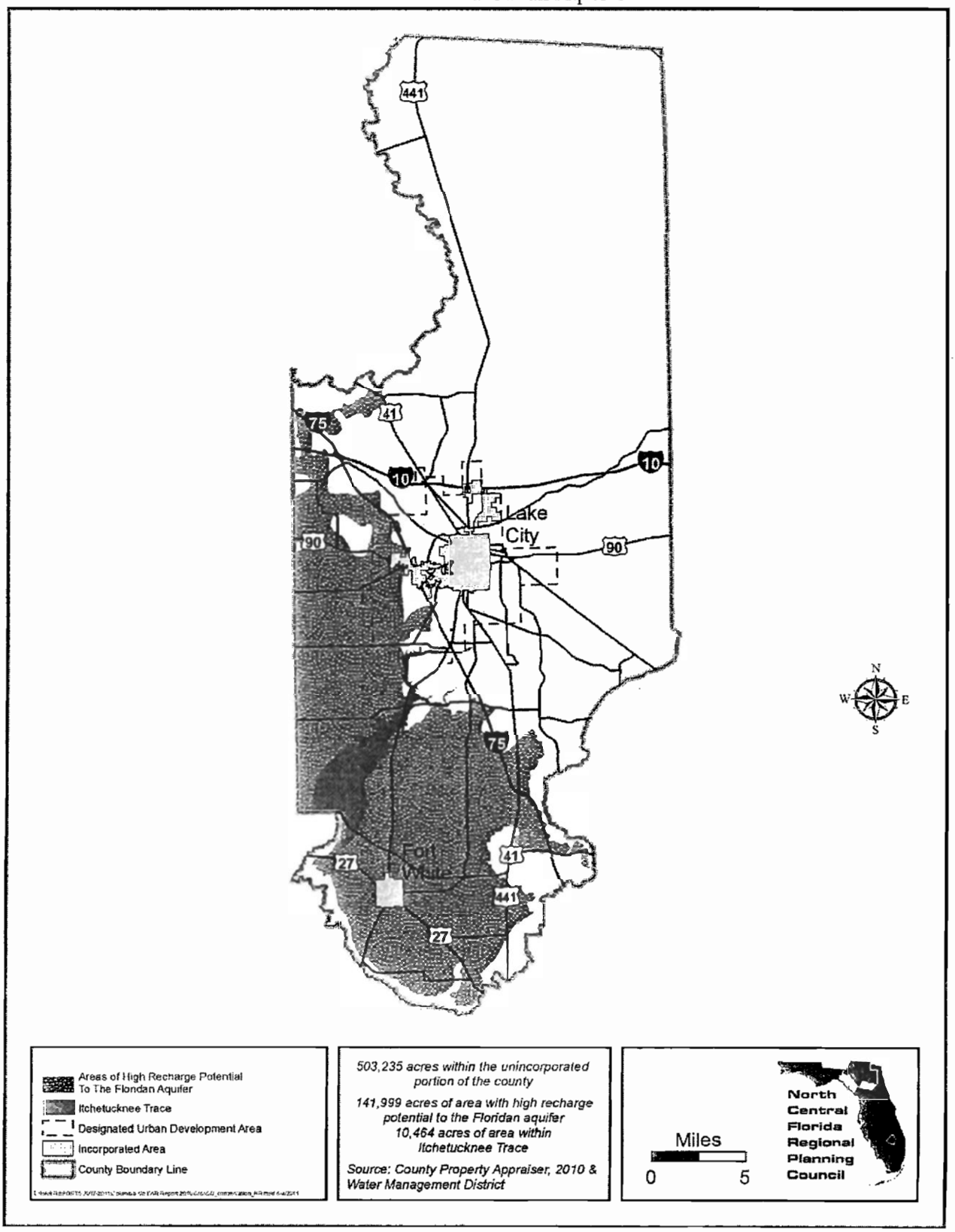
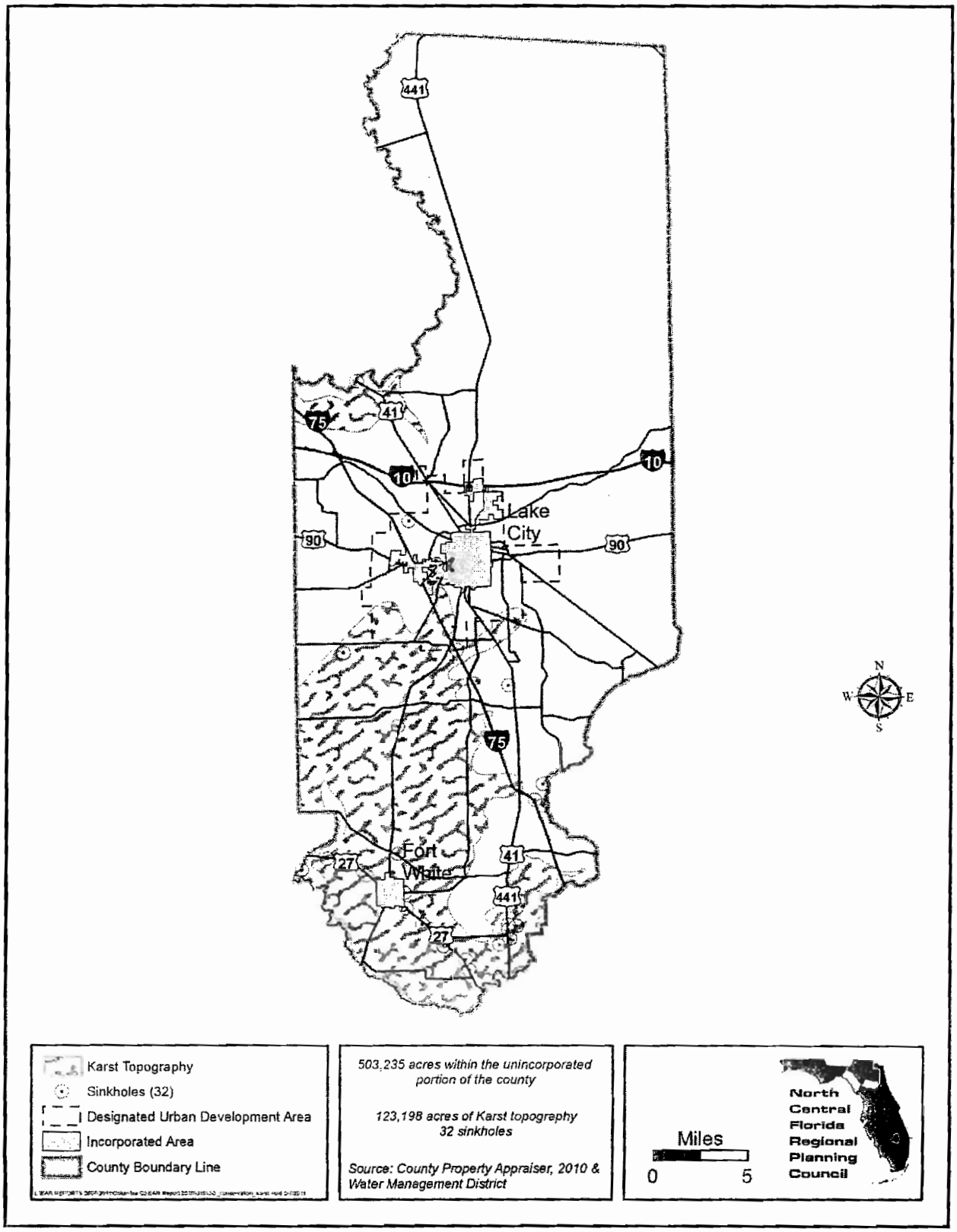
[28] U.S. Environmental Protection Agency. Managing Wet Weather with Green Infrastructure. Accessed at http://cfpub.eda.gov/npdes/greeninfrastructure/information.cfm on 8/26/2009.

[29] American Planning Association Policy Guide on Planning & Climate Change, April 27, 2008.

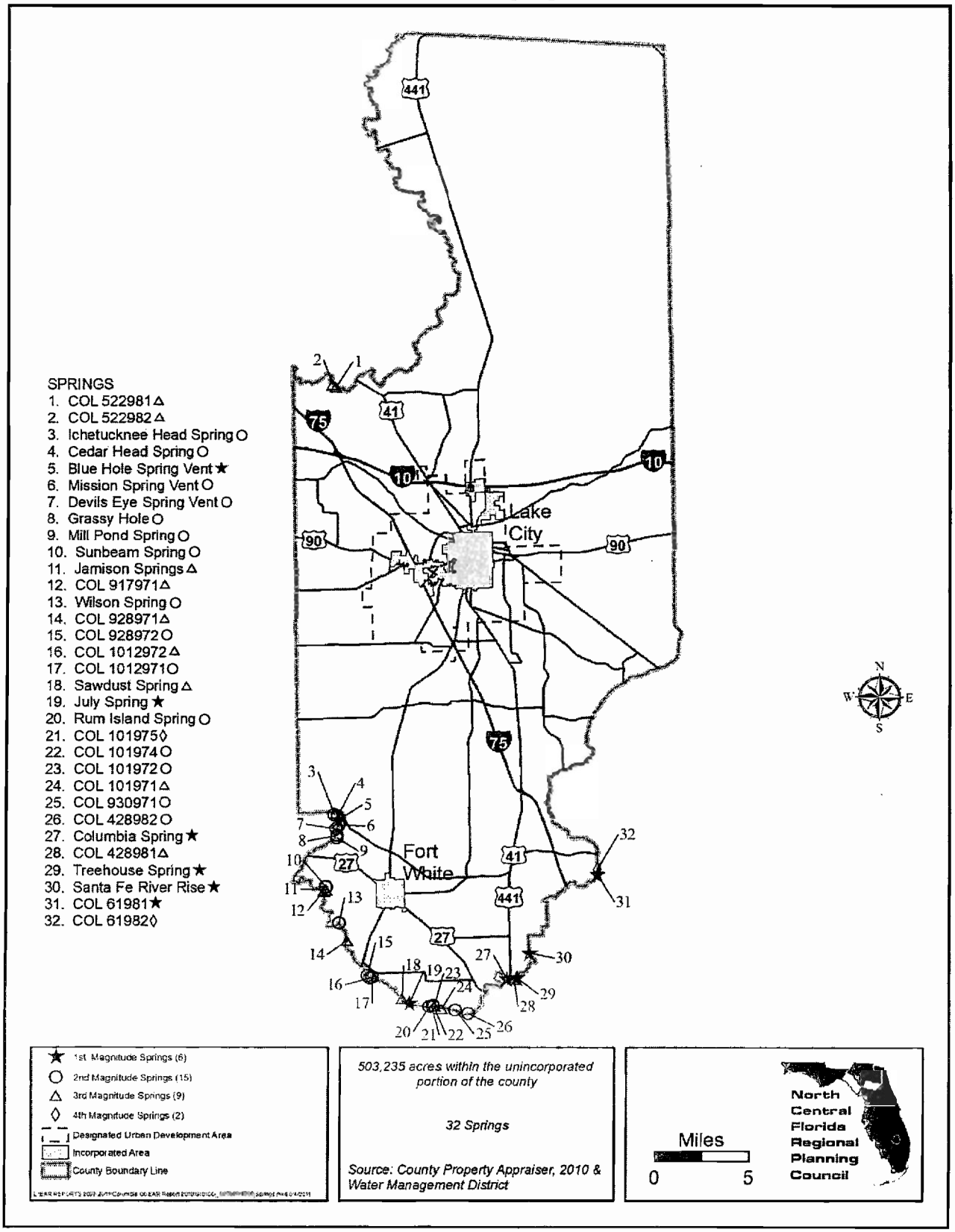
MAP A – 14
Areas of High Aquifer Recharge
Potential to the Floridan Aquifer



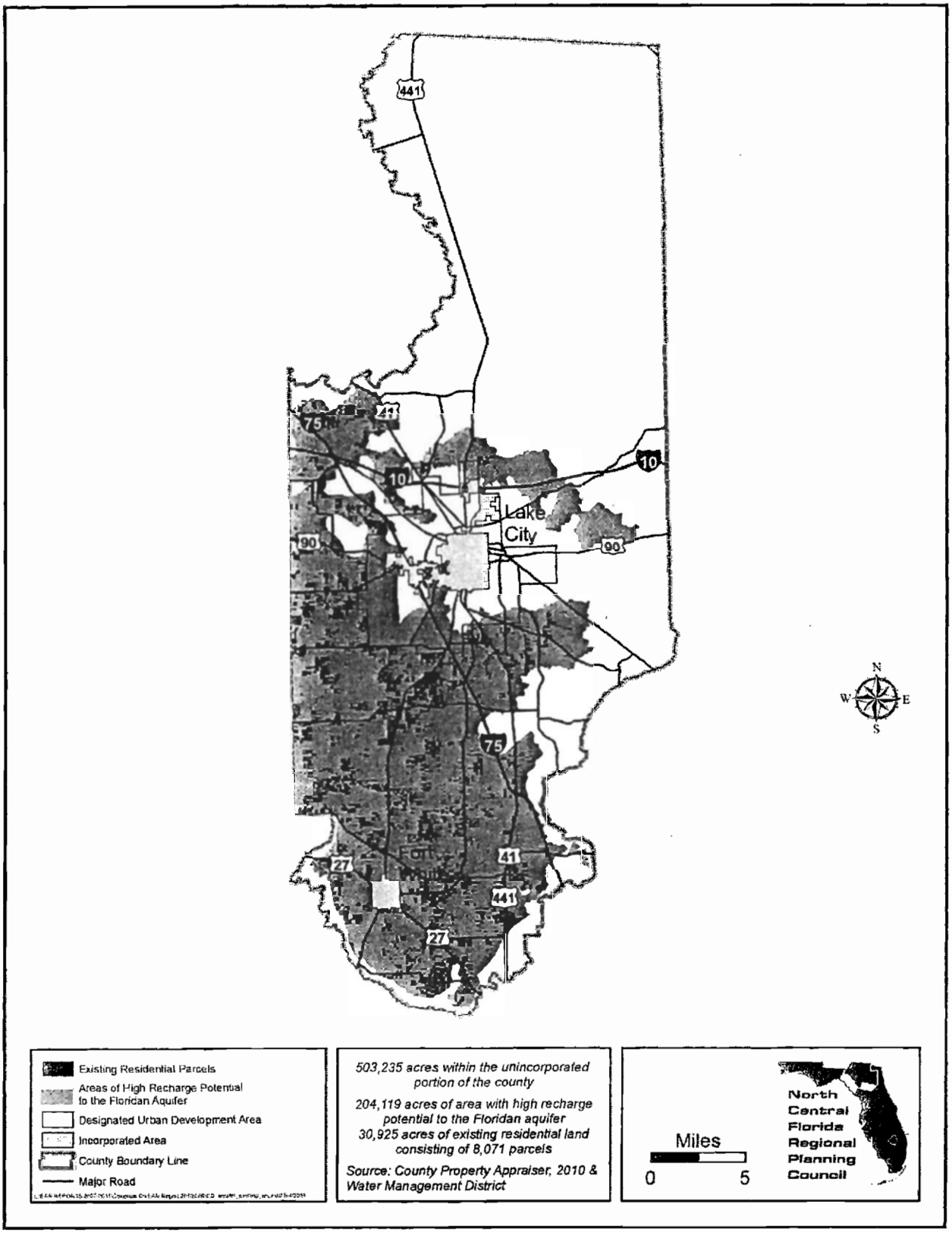
MAP A – 15
Areas of Karst Topography and
Location of Sinkholes



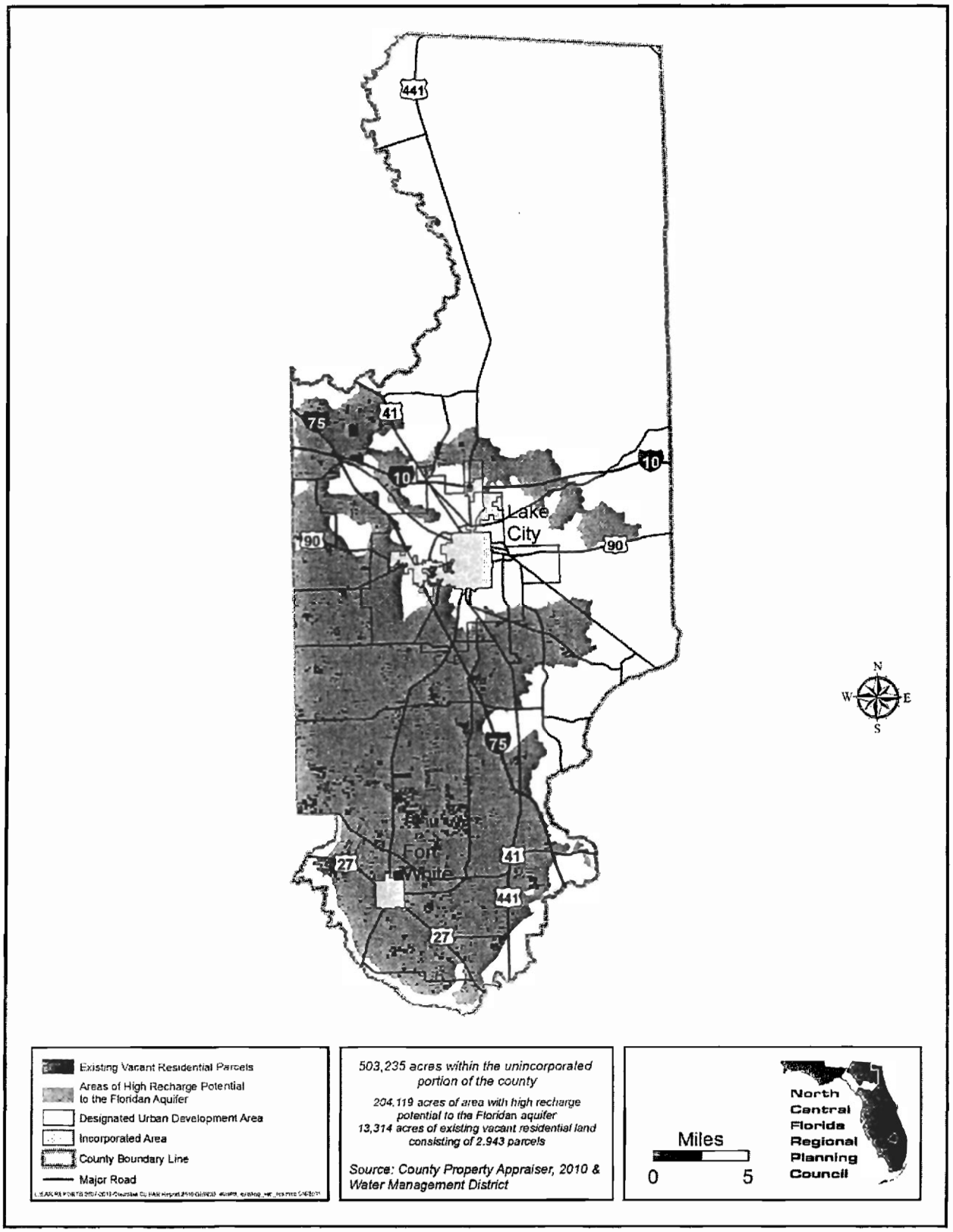
MAP A – 16
Location of Springs



MAP A – 17
Existing Residential located within High Aquifer Recharge Area,
Stream-to-Sink and Itchetucknee Trace



MAP A – 18
Vacant Residential located within High Aquifer Recharge Area,
Stream-to-Sink and Itchetucknee Trace



I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.6 Recreation and Open Space Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The Recreation and Open Space Element establishes guidelines for the proper relationship in size, number, type and location of different parks and recreation areas in order to achieve a well balanced recreation system for the County. The Recreation and Open Space Element consists of one goal and four objectives. The objectives address providing vehicular and pedestrian access to County owned activity and resource-based recreation facilities; maintaining accurate recreation inventories to accurately determine levels of service; requiring new subdivisions or re-subdivisions to allocate land for parks and recreation facilities; requiring open space to be provided for new development and re-development. The level of service standards within the policies of the Recreation and Open Space Element provide the guidelines for determining the acceptable quantities of recreational resources and facilities for the County's population.

In the County, there are two main types of recreation facilities, resource-based and user-oriented facilities. Resource-based outdoor recreation differs drastically from user-oriented in that it is dependent on some particular element or combination of elements in the natural environment, it also involves both active and passive types of activities, but is generally less formalized and less program oriented. Resource-based outdoor recreation consists of such activities as hunting and fishing, camping, boating and water skiing, hiking and horseback riding, and nature study. Visiting historical and archaeological sites is also included because, while not strictly natural resources, these sites are fixed in both quantity and location.

User-oriented outdoor activities do not lend themselves to description in terms of variations in the outdoor setting, forms of use, or purpose. User-oriented activities are for the most part structured, rule-oriented and in many instances conducted as part of formal, local recreation programs under the supervision of trained staff. User-oriented facilities are not dependent upon any natural resource setting and can be located, space permitting, on any open site. Additionally, user-oriented recreation is largely a local government responsibility while resource-based outdoor recreation lends itself better to the capabilities of the state and federal governments. The broad natural resource implications, the relative remoteness from urban centers, the extensive land requirements, and usually greater costs are all factors which favor programs at these higher levels of government.

Some outdoor recreation activities can be considered either user-oriented or resource-based, depending on where the opportunity is made available. A good example is swimming, which is a resource-based activity if done in a spring, lake or ocean, but is user-oriented if done in a swimming pool. Other such synonymous activities are picnicking, bicycling, and horseback riding. To the extent that these and other activities utilize an essentially natural outdoor setting, they may be regarded as resource-based.

The County's outdoor recreation program is a combination of resource-based and activity-oriented facilities because the larger land area of a county provides a wider range of resources and a greater variety of outdoor recreation possibilities than municipalities. The rural and dispersed population of the County depends on its natural open areas for most of its recreational needs, and as a result most of the recreational sites are resource-based.

Because natural resources do not end at political boundaries, many of the recreational activities are seen as more regional in nature. For example, boating on rivers and lakes can be done in the County and throughout the region. When considering whether recreational needs are being met in the County,

consideration is given to the hierarchy of parks relationship in order to evaluate local existing facilities and to determine future needs. A recreation system usually consists of a hierarchy of parks ranging from large regional parks to smaller community or neighborhood based parks. For this analysis, regional parks can be facilities which provide recreation activities to County residents within a specific radius of the political boundaries of the County. This applies particularly to camping and hiking activities.

Regional parks are large, resource based parks with notable natural and scenic character. They can occupy several thousand acres and serve a multi-county area. Along with preserving much of the landscape and natural resources, they can also supplement the recreation facilities in the area, both for active and passive recreation. Less intensive recreational development such as picnicking, camping and hiking trails are emphasized.

Community parks generally provide a range of activities, both active and passive. Neighborhood parks are smaller in area but can also offer a small variety-of recreational activities. Wayside parks are usually located near an important thoroughfare and usually provide picnic tables and shelters. Special use facilities are recreation areas that serve a single purpose, such as a boat ramp or a multi-purpose field. In addition, wildlife management areas and state or national forests can also provide opportunities for hunting and/or hiking to County residents and people from throughout the region.

Within the County, private recreational facilities also provide a great deal of recreational opportunities. Private campgrounds can occupy hundreds of acres and along with the resource activities, can provide as wide a variety of active recreational activities as some municipalities. These campgrounds also attract people from the entire region. Also, many large landowners such as timber companies open up some of their land for hunting purposes.

B. Summary of Recreation and Open Space Analysis

This section consists of a summary of current and projected recreation site needs as they exist at the time of this Evaluation and Appraisal Report. Recreation is the pursuit of leisure time activities in an outdoor or indoor setting.

In order to evaluate current conditions of existing recreation facilities and to plan for the future recreation needs of the County, specific analysis is needed. The following analysis of resource and user oriented recreation facilities considers current and projected needs for open space and recreation facilities. This analysis is based upon recreation demands and availability of these activities to the public at the time of this Evaluation and Appraisal Report.

At the time of this Evaluation and Appraisal Report, the County continues to offer a wide variety of recreation and open space facilities and opportunities. Only limited deficiencies are noted in maintaining overall adopted levels of service. Tables I-40 thru I-42 describe the existing recreational facilities and lands, the adopted level of service, as well as, the existing level of service.

TABLE I – 40
Existing Recreational Facilities

County Recreation Facilities		Adopted Level of Service Standard
Beach Areas/Swimming (non-pool)		1 access point at a beach, spring, river, lake or pond for every 25,000 persons served.
Saltwater (no.)	0	
Length (ft)	0	
Width (ft)	0	
Freshwater (no.)	7	
Length (ft)	795	
Width (ft)	150	
Total (no.)	7	
Total Length (ft)	795	
Total Width (ft)	150	
Fishing Facilities/Fishing (non-boat)		1 access point for every 10,000 persons to be served.
Saltwater Piers (no.)	0	
Length (ft)	0	
Freshwater Piers (no.)	4	
Length (ft)	485	
Total Piers (no.)	4	
Total Length (ft)	485	
Boat Ramps/Fishing (boat)		1 boat ramp for every 7,500 persons to be served.
Saltwater Ramps	0	
Total Lanes	0	
Freshwater Ramps	13	
Total Lanes	12	
Total Ramps	13	
Total Lanes	12	
Overnight Camping Facilities/Camping		1 acre of campground within a 25 mile radius of County boundaries for every 25,000 persons to be served.
R.V./Trailer and Tent Sites	1,146	
Primitive Acres	62	
Picnicking		1 picnic table for every 500 persons to be served.
Tables	1,069	
Shelters	35	
Bicycling		1 mile of local roadway for every 1,000 persons to be served
Unpaved Trail (miles)	26	
Paved Trail (miles)	0	
Total Trail (miles)	26	

Source: Florida Department of Environmental Protection, 2002-2010.

TABLE I – 40 (Continued)
Existing Recreational Facilities

County		Level of Service Standard
Hiking		1 mile of available hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.
Single Use Trails (miles)	23	
Multiple Use Trails (miles)	39	
Total	62	
Nature Study		7 acres of managed conservation area within 25 mile of the County for every 10,000 persons to be served.
Single Use Trails (miles)	11	
Multiple Use Trails (miles)	13	
Total	24	
Football/Soccer Fields	18	1 multi-purpose playing field for every 15,000 persons to be served.
Baseball/Softball Fields	32	1 baseball/softball field for every 6,000 persons to be served.
Tennis Courts	14	1 tennis court for every 7,500 persons to be served.
Golf		1 18-hole golf course for every 65,200 persons to be served.
18 Hole Golf Courses	3	
9 Hole Golf Courses	1	
Total Golf Courses	4	
Swimming Pools		1 pool for every 25,000 population.
Swimming Pools (no.)	1	
Length (ft)	654	
Width (ft)	419	
Total Swimming Pools (no.)	1	
Length (ft)	654	
Width (ft)	419	

Source: Florida Department of Environmental Protection, 2002-2010.

TABLE I – 41
Recreational Land Uses
2010

NAME OF FACILITY	ACTIVITY/ RESOURCE	TYPE OF FACILITY	FACILITY ACREAGE
All Seasons Resort	Activity	Commercial	35.0
Alligator Lake Boat Ramp South	Resource	County	2.0
Alligator Lake North	Resource	County	1.0
Alligator Lake Recreation Area	Resource	County	1,000.0
Alligator Lake Senior Citizens Center	Activity	County	2.0
Annie Maddox Park	Activity	Municipal	5.0
Campbell Park	Resource	Municipal	0.3
Casey Jones Campground	Resource	Commercial	6.0
Cedar Springs Shores Park	Resource	County	0.5
City Park	Resource	Municipal	1.0
Clampett's Jiffy Junction	Resource	Commercial	4.0
Columbia Aquatic Complex	Activity	Municipal	1.67
Columbia County Fairgrounds	Activity	Municipal	30.0
Cone Bridge Highway Boat Ramp	Resource	County	6.0
E-Z Stop RV Park	Resource	Commercial	N/A
Five Points Park	Activity	County	0.5
Ft. White Recreation and Community Center	Activity	County	0.5
Girls Club	Activity	Municipal	0.5
Hal Patter Park	Resource	Municipal	5.0
Hollingsworth Bluff Park	Resource	County	1.0
Ichetucknee Family Campsites	Resource	Commercial	N/A
Ichetucknee Family Grocery & Campsites	Resource	Commercial	20.0

Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environment Protection, 2002-2010.

TABLE I – 41 (Continued)
Recreational Land Uses
2010

NAME OF FACILITY	ACTIVITY/ RESOURCE	TYPE OF FACILITY	FACILITY ACREAGE
Ichetucknee Springs Camp	Resource	Commercial	20.0
Inn and Out RV Camp Park	Resource	Commercial	10.0
ITT Rayonier Recreation Park	Resource	Club	0.25
Jiffy Junction Campground	Resource	Commercial	4.0
Kelly's RV Park	Resource	Commercial	20.0
KOA Gateway Campground	Resource	Commercial	44.0
KOA Lake City North Campground	Resource	Commercial	70.0
Lake City Community College	Activity	State	23.0
Lake City Country Club	Activity	Club	195.0
Lake City Southside Community Center	Activity	Municipal	15.0
Lake Desoto Park	Resource	Municipal	2.0
Lake Isabella Park	Resource	Municipal	1.0
Lulu Recreation and Community Center	Activity	County	0.5
Mason City Park	Activity	County	7.0
Oaks 'N Pines RV Campground	Resource	Commercial	N/A
Olustee City Park	Resource	Municipal	2.0
Pete King Field	Activity	Municipal	1.0
Quail Heights Country Club	Activity	Club	223.0
Richardson Community Center	Activity	Municipal	10.0
Richardson Day Care Center	Activity	Municipal	2.0
River Base Boat Ramp	Resource	County	2.0

Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environment Protection, 2002-2010.

TABLE I – 41 (Continued)
Recreational Land Uses
2010

NAME OF FACILITY	ACTIVITY/ RESOURCE	TYPE OF FACILITY	FACILITY ACREAGE
Rum Island County Park	Resource	County	44.0
South Columbia Sports Park	Activity	County	25.0
Southern Oaks Country Club	Activity	Club	100.0
Southside Recreation Complex (Lake City)	Activity	Municipal	105.0
Springville Community Center	Activity	County	10.0
Sunrise Ponderosa Resort	Resource	Club	35.0
Susan Park	Resource	Municipal	1.0
Suwannee Valley Campground	Resource	Commercial	30.0
Three Rivers Estates Park	Resource	County	2.0
Wagon Wheel R.V. Resort	Resource	Commercial	2.25
Watertown Lake	Resource	County	1.0
Wayne's R.V. Resort	Resource	Commercial	40.0
Westwind Recreation Complex	Activity	Municipal	165.8
Winfield Recreation Complex	Activity	County	24.55
Young's Park	Activity	Municipal	4.5

Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environment Protection, 2002-2010.

TABLE I – 42
Multi-Purpose Resource Based Recreation Facilities
2010

NAME OF FACILITY	ACTIVITY/ RESOURCE	TYPE OF FACILITY	FACILITY ACREAGE
Alligator Lake Boat Ramp #17	Resource	State	338.0
Bay Creek Conservation Area	Resource	State	1,913.9
Benton Conservation Area	Resource	State	11,382.9
Big Shoals State Park	Resource	State	269.69
Cypress Creek Wildlife Management Area	Resource	State	19.21
Deep Creek Conservation Area	Resource	State	1,892.78
Ichetucknee Springs State Park	Resource	State	1,312.88
Lake Montgomery Park	Resource	Municipal	40.91
Lower Santa Fe Conservation Area	Resource	State	891.33
Lower Suwannee National Wildlife Refuge	Resource	Federal	146.0
O'Leno State Park	Resource	State	26.99
Olustee Creek Conservation Area	Resource	State	1,353.86
Osceola National Forest	Resource	Federal	108,300.0
River Rise Preserve State Park	Resource	State	2,461.91
Sandlin Bay	Resource	State	4,128.0
Suwannee Valley Conservation Area	Resource	State	1,831.91
Watertown Lake Fish Management Area	Resource	State	46.0

a Acreage includes total facility which may extend beyond the County boundary.
Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environment Protection, 2002-2010.

Table I-43 provides a survey of the existing resource-based recreation facilities including acreage based upon Florida Department of Environmental Protection records. The table also provides an analysis of the current level of service standards based upon the population estimate of 55,020 persons for 2010 and the projected level of service standard based upon the projected population of 65,300 persons for 2021 as listed in Table I-1. Based upon the existing resource-based recreation facilities, all level of service standards are currently being met, except for the level of service standards for fishing (non-boat). Based upon the existing resource-based recreation facilities, all level of services standards are projected to be met through 2021, except for the level of service standards for fishing (non-boat). It is recommended that

the County amend the level of service standard for fishing (non-boat) from one access point for every 10,000 population to one access point for every 20,000 population.

TABLE I – 43
Existing Level of Service for
Resource-Based Outdoor Recreation Activities

ACTIVITY	ADOPTED LOS[1]	EXISTING FACILITIES	EXISTING LOS[1]	MEETS OR EXCEEDS LOS[1]	2018 PROJECTED LOS[1]	MEETS OR EXCEEDS LOS[1]
Swimming (non-pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served.	7 access points	1 access point at a beach, spring, river, lack or pond for every 7,860 persons served	YES	1 access point at a beach, spring, river, lack or pond for every 9,329 persons served	YES
Fishing (non-boat)	1 access point for every 10,000 persons to be served.	4 access points	1 access point for every 13,755 persons to be served	NO	1 access point for every 16,325 persons to be served	NO
Fishing (boat)	1 boat ramp for every 7,500 persons to be served.	13 boat ramps	1 boat ramp for every 4,232 persons to be served	YES	1 boat ramp for every 5,023 persons to be served	YES
Camping (RV/trailer & tent)	1 acre of campground within a 25 mile radius of the County for every 25,000 persons to be served.	1,146 RV/trailer and tent facilitie[2] plus 62 primitive acres	1 acre of campground within 25 mile radius of County boundaries for every 788 persons to be served	YES	1 acre of campground within 25 mile radius of County boundaries for every 909 persons to be served	YES
Picnicking	1 acre of picnic area for every 500 population	1,069 picnic tables	1 picnic table for every 52 persons to be served	YES	1 picnic tables for every 61 persons to be served	YES
Hiking	1 mile of hiking trail within a 25 mile radius of the County for every 10,000 persons to be served.	62 miles of hiking trail	1 mile of hiking trail within 25 mile radius of the County boundaries for every 1,054 people to be served	YES	1 mile of hiking trail within 25 mile radius of the County boundaries for every 1,217 people to be served	YES
Nature Study	7 acres of managed conservation area within a 25 mile radius of the County for every 10,000 persons to be served.	131,856 acres of managed conservation area	7 acres of managed conservation area within 25 mile radius of the County boundaries for every 3 persons to be served	YES	7 acres of managed conservation area within 25 mile radius of the County boundaries for every 4 persons to be served	YES
Bicycling	1 mile of local roadway for every 1,000 persons to be served.	1,945 miles of local roadway	1 mile of local roadway for every 28 persons to be served.	YES	1 miles of local roadway for every 34 persons to be served.	YES

[1] LOS - Level of Service

[2] RV / trailer and tent facilities were based on the average lot size according to the Florida Division of Recreation and Parks of 20' x 40'.

Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environmental Protection, 2002-2010.

Table I-44 provides a survey of the existing user-oriented outdoor recreation facilities based upon Florida Department of Environmental Protection records. The table also provides an analysis of the current level of service standards based upon the population estimate of 55,020 people for 2010 and the projected level of service standard based upon the projected population of 65,300 persons for 2021 as listed in Table I-1. Based upon the existing user-oriented outdoor recreation facilities, all level of service standards are currently being met and projected to meet level of service standards through 2021.

TABLE I – 44
Existing Level of Service for
User-Oriented Outdoor Recreation Activities

ACTIVITY	ADOPTED LOS[1]	EXISTING FACILITIES	EXISTING LOS[1]	MEETS OR EXCEEDS LOS[1]	2013 PROJECTED LOS[1]	MEETS OR EXCEEDS LOS[1]
Golf	1 18-hole golf course for every 65,200 of population	3 18-hole golf courses	1 18-hole golf course for every 18,340 persons to be served	YES	1 18-hole golf course for every 21,767 persons to be served	YES
Tennis	1 tennis court for every 7,500 population	14 tennis courts	1 tennis court for every 3,930 persons to be served	YES	1 tennis court for every 4,664 persons to be served	YES
Baseball/ softball	1 ball field for every 6,000 population	32 baseball / softball fields	1 baseball/softball field for every 1,719 persons to be served	YES	1 baseball/softball field for every 2,040 persons to be served	YES
Football/ Soccer	1 field for every 15,000 population	18 multi-purpose playing fields	1 multi-purpose playing field for every 3,057 persons to be served	YES	1 multi-purpose playing field for every 3,628 persons to be served	YES
Swimming (pool)	1 pool for every 25,000 population	11 swimming pools	1 swimming (pool) for every 5,001 persons to be served	YES	1 swimming (pool) for every 5,936 persons to be served	YES

[1] LOS - Level of Service

Source: Florida Recreation and Park Facilities Inventory, Recreation and Parks Management Information System, Florida Department of Environmental Protection, 2002-2008.

C. Recreation and Open Space Issues s. 163.3191(2)(e) and (g), F.S.

At the time of this Evaluation and Appraisal Report, the only projected need or deficiency for resource-based recreation facilities in the County, through the planning horizon, is for fishing (non-boat). However, as stated above, if the level of service standard is for fishing (non-boat) is amended from one access point for every 10,000 population to one access point for every 20,000 population, then there will no longer be a deficiency.

House Bill 697 enacted during the 2008 Legislative Session establishes new local planning requirements relating to energy efficient land use patterns and transportation strategies to address greenhouse gas reduction and energy conservation. Since transportation is major source of greenhouse gas emissions, planning for fewer and shorter automobile trips and alternative modes of travel such as walking and bicycling within more compact mixed-used urban areas would help to reduce greenhouse emissions from the transportation sector. Providing recreational uses in close proximity to residential, commercial, and employment centers would encourage walking and bicycling and reduces number and length of automobile trips.

D. Proposed Changes s. 163.3191 (2)(I), F.S.

During the Evaluation and Appraisal Report based amendment process, the County will amend the level of service standard for fishing (non-boat) form one access point for every 10,000 population to one access point for every 20,000 population.

Additionally, the County will implement the requirements of House Bill 697 by amending the Recreation and Open Space Element to reflect goals, objectives, and policies that reduce greenhouse gases through the proximate location of recreational facilities to residential, commercial, and employment centers thereby encourage walking and bicycling and to reduce the number and length of automobile trips.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.7 Intergovernmental Coordination Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The purpose of the Intergovernmental Coordination Element is to establish processes and procedures among the County and the various governmental, public, and private entities to coordinate development, preserve and improve the quality of life, and efficiently use available resources. The element outlines intergovernmental coordination instruments which are used to implement agreements for services between the County and its governmental counterparts.

The Intergovernmental Coordination Element consists of one goal and eight objectives, the objectives address coordinating comprehensive planning with the School Board, water management district, and adjacent local government comprehensive plans; providing adjacent local governments, school board, water management district, regional planning council and Florida Department of Community Affairs the opportunity to comment on comprehensive plan amendments; coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or amendment of such level of service standards; coordination with the water management district regarding all development proposals with the potential for impacting the water resources of the County; coordinate the Comprehensive Plan with the School Board education facilities plan; providing all other units of local government within the County the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses; locating development in a manner that does not diminish the level of service of the County's public facilities less than the level of service standard established within the Comprehensive Plan; establishing a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation and joint infrastructure service areas.

B. Intergovernmental Coordination Space Issues s. 163.3191(2)(e) and (g), F.S.

Natural systems which provide green infrastructure to the community often extend beyond the County boundaries. Therefore, coordination with appropriate entities and agencies is necessary to ensure the continued coordination of the protection of natural resources, such as springs, to ensure they are functioning at an optimal level.

The Florida Legislature enacted Senate Bill 360 during the 2009 session which makes it mandatory for local governments to use the regional planning council dispute resolution process for addressing intergovernmental disputes. The Intergovernmental Coordination Element of the Comprehensive Plan currently includes a policy stating that the County shall use the dispute resolution process of the regional planning council to address intergovernmental disputes.

C. Proposed Changes s. 163.3191 (2)(I), F.S.

The changes proposed to the goals, objectives, or policies, include coordinating with inter-jursidictional efforts to preserve and protect delineated springshed. Coordinate with local government throughout the springshed areas to ensure a consistent approach to springs springshed and aquifer protection. During the Evaluation and Appraisal Report based amendment process, the element should be revised to reflect the proposed changes and the new planning period. Revise the planning period.

I – 6: Brief Assessment of Successes and Short Comings Related to Each Element Location of Development s. 163.3191(2)(h), F.S.

I – 6.8 Capital Improvement Element

A. General Evaluation of the Element s.163.3191(2)(h), F.S.

The purpose of this element is to adequately provide needed public facilities to all residents within the County's jurisdiction in a manner which protects investment in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth. The Capital Improvements Element provides a financially feasible strategic plan for the financing and construction of improvements addressed within other elements of the Comprehensive Plan.

The Capital Improvements Element consists of one goal and four objectives. The objectives address issues such as adopting an annual improvement budget to correct existing and projected deficiencies; requiring all decisions regarding the issuance of development permits be consistent with the establish level of service standards adopted for public facilities within this Comprehensive Plan; requiring that subdividers grade and improve roads and drainage facilities, and when available install sanitary sewer lines and water mains; maintaining a capital improvements budgeting process to manage the fiscal resources of the County.

The five year schedule of improvements in the Capital Improvements Element of the Comprehensive Plan currently shows the school district's capacity related five-year work plan capital improvement projects and shall include the Florida Department of Transportation roadway project for U.S. 90 from Turner Road to Lake City Avenue.

B. Financial Feasibility s. 163.3191(2 c), F.S.

The U.S. 90 (from Turner Road to Lake City Avenue) roadway project will be funded by the Florida Department of Transportation.

C. Capital Improvements Issues s. 163.3191(2)(e) and (g), F.S.

No issues have been identified in this element.

D. Proposed Changes s. 163.3191 (2)(I), F.S.

No changes are proposed to the goals, objectives, or policies at this time.

II
EVALUATION OF MAJOR ISSUES

During the Evaluation and Appraisal Report based amendment process, changes to the goals, objectives, and policies of the Comprehensive plan should be made to address the following three major issues identified in this Evaluation and Appraisal Report.

II – 1 ECONOMIC DEVELOPMENT: An assessment of the success or failure of coordinating future land uses and development to promote balanced and orderly economic growth; amending the comprehensive plan to include an economic development element; and coordinating and unifying economic development efforts within the County.

At the time of this evaluation and appraisal report, economic distress has been recorded across the nation, state, and various localities. In reference to the budget for FY 2009-2010, Governor Charlie Christ stated:

> Undoubtedly, 2008 was a historic year for the national economy as well as the state budget. Florida's economy was battered by falling home prices, a spike in the number of foreclosures statewide, the collapse of national financial markets and subsequent credit freeze, and the effects of a global recession. There is no doubt we are facing a period of challenge and sacrifice for all of Florida's families. Many of our friends, families and neighbors face significant obstacles. However, times like these provide a unique and valuable opportunity for evaluation and introspection and make government better, more efficient and more accountable to its citizens.[1]

The County has demonstrated a dedication to develop opportunities for economic growth through its involvement in various state-, regional- and local-based initiatives including the Rural Economic Development Initiative, Rural Area of Critical Economic Concern, and The Original Florida Tourism Task Force for regional tourism development. As a Rural Area of Critical Economic Concern, the County is considered part of a unique economic development opportunity of regional impact to create more than 1,000 jobs over a five year period (F.S 288.0656 (7)).

The proposed changes to the Comprehensive Plan to further address economic development include creating an economic development element with the goal of promoting balanced and orderly economic growth and creating an economic environment that will enhance economic prosperity for all citizens in the County. The element should also integrate economic development opportunities with climate change because it will encourage a shift toward a more efficient use of resources.

The implementation of green infrastructure has the potential to create many new job opportunities in both the public and private sector. For instance, after the initial design and installation of green practices, such as bioretention and permeable pavements, there will be a need for long-term inspection, operation and maintenance. Consequently, training in inspection, operation and maintenance will be significantly needed for public works, private property owners, and others with operation and maintenance responsibilities. Therefore, the economic development element will need to address green infrastructure training.[2]

Christ, Charlie (2009). The Crist/Kottkamp Administration Fiscal Year 2009-10 Budget Recommendations. Accessed at: http://www.thepeoplesbudget.state.fl.us/ on 4/20/09.

[2] U.S. Department of Environmental Protection. Green Jobs Training: A Catalog of Training Opportunities for Green Infrastructure Technologies, February 2009. www.epa.gov/greeninfrastructure.

The element should consist of the following eight objectives:

1) **The County will have a reduction in its unemployment rate of a certain percentage by a certain date.** In March 2011, the County's total civilian labor force totaled 30,710 workers of which 27,687 were employed and 3,023 were unemployed. In March 2011, the County's unemployment rate was 9.8 percent in comparison to the state's unemployment rate of 10.6 percent and the nation's unemployment rate of 9.2 percent.[3]

2) **The County shall achieve a diverse economic base to minimize the vulnerability of the local economy to economic fluctuations.** In 2010, the Health Care and Social Assistance industry sector employed a majority of the County's workers (22 percent), followed by Retail Trade (14 percent) and Accommodation and Food Services (10 percent).[4] The County's largest private sector employer is Sitel, 750 employees.[5]

3) **The County will maintain adopted level of service standards for roadways.** Maintenance of the transportation system is necessary to attract tourists and businesses to the County.

4) **The County will facilitate coordination and cooperation among the governmental jurisdictions and other public/private agencies.** As a Rural Area of Critical Economic Concern, the County is involved with state-, regional-, and local-based economic development strategies. The current Rural Area of Critical Economic Concern-based Catalyst projects within the North Central Rural Area of Critical Economic Concern are located within the County and another county.[9] Increased and/or maintained intergovernmental involvement in regional-based efforts under a unified economic development plan and comprehensive plan element should establish a framework for increasing the number of state- and regional-based projects within the County.

5) **The County will support the development of training and certification programs to ensure the effective installation, operation and maintenance of implemented green practices.**

6) **The County will support technology and business practices such as home offices, wireless communications and video conferencing to encourage telecommunities and lower greenhouse gas emissions by enabling people to reduce vehicle miles traveled from home to work.**[3]

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[3]Florida Research and Economic Database (FRED). (April 2011). Labor force, Employment and Unemployment Statistics. Tallahassee, FL: Labor Market Statistics, Local Area Unemployment Statistics Program.

[4]Florida Research and Economic Database (FRED). (April 2011). Industry Distribution by County. Tallahassee, FL: Labor Market Statistics, Local Area Unemployment Statistics Program.

[5]Enterprise Florida. (2011). County Profile. Accessed at http://www.eflorida.com/profiles/CountyReport.asp?CountyID=48&Display=all on 4/27/11.

[9]Fairfield Index, Inc. for Enterprise Florida. (April 2008). North Central RACEC: Rural Economic Development Catalyst Project Selection of Approach to Revenue Distribution. Issue VI, April 2008. Tampa, FL: Fairfield Index, Inc.

[3] APA Policy Guide on Planning & Climate Change, April 27, 2008.

7) **The County will support businesses that use green practices in order to form the foundation for "green" economic growth that can reduce reliance on fossil-fuel-based economies.**[4]

8) **The County will support the efficient use of resources through encouraging the collocation of industries to enable by-product exchanges so that one company's waste stream is another company's source of raw material.**[5]

The creation and adoption of an economic development element to the County's Comprehensive Plan would provide a holistic approach for the County's economic future that would unify the coordination and focus of the various ongoing efforts within the County in order to better serve the needs of the area's citizens.

ECONOMY

According to the Florida Research and Economic Database, in March of 2011 the County's total civilian labor force was 30,710 workers of which 27,687 were employed and 3,023 were unemployed. The County's unemployment rate as of March 2011 was 9.8 percent.

At the state level, the total civilian labor force in the state of Florida for March 2011 was 9,207,000, of which 8,228,000 were employed and 979,000 were unemployed. The state unemployment rate as of March 2011 was 10.6 percent. According to the Bureau of Labor Statistics, the national unemployment rate as of March 2011 was 9.2 percent.

TABLE I – 45
Labor Force, Employment and Unemployment Statistics

Area	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rates
County	30,710	27,687	3,023	9.8 percent
Florida	9,207,000	8,228,000	979,000	10.6 percent
Untied States	153,022,000	138,962,000	14,060,000	9.2 percent

Source: Labor Market Statics Local Area Unemployment statistics Program

In the third quarter of 2010, the total number of employees located in the County was 20,901. The largest major industry sector was Health Care and Social Assistance (with 22 percent), followed by Retail Trade (with 14 percent), and Public Administration (10 percent). The table below is a list of the major industries in the County during the third quarter of 2010.

[4] APA Policy Guide on Planning & Climate Change, April 27, 2008.

[5] APA Policy Guide on Planning & Climate Change, April 27, 2008.

TABLE I – 46
County Industry Distribution
2010

Industry Group	Establishments	Employees
Health Care and Social Assistance	169	4,559
Retail Trade	268	2,952
Public Administration	55	2,121
Accommodation and Food Services	120	1,989
Manufacturing	46	1,368
Construction	232	1,304
Admin., Support, Waste Mgmt, Remediation	69	1,186
Finance Insurance	59	804
Wholesale Trade	85	749
Transportation and Warehousing	46	489
Professional, Scientific & Technical Svc	111	440
Other Services (except Public Admin.)	110	362
Agriculture, Forestry, Fishing & Hunting	31	224
Real Estate and Rental and Leasing	57	212
Information	18	202
Arts, Entertainment and Recreation	15	164
Utilities	3	60
Education Services	Confidential	Confidential
Management of Companies and Enterprises	Confidential	Confidential
Mining	Confidential	Confidential

Source: FL Labor Market Statistics, Quarterly Census of Employment and Wages Program.

II – 2 CLIMATE CHANGE: An assessment of the success or failure of coordinating future land uses and development to promote reduced carbon emissions; amending the comprehensive plan to include policies regarding reducing carbon emissions; and coordinating efforts within the County and Region.

At the time of this Evaluation and Appraisal Report, a cause of climate change is the accumulation of greenhouse gases in the atmosphere due to human activity.

In 2005, carbon dioxide accounted for approximately 84 percent of all U.S. greenhouse gas emissions[6]. Carbon dioxide is formed by the burning of fossil fuels for energy. According to the U.S. Department of Energy, about 29 percent of all carbon dioxide emissions in the United States are from the transportation sector, 32 percent are from the industry sector and 39 percent are from residential and commercial buildings[7].

Residential and commercial projects that are built in an energy efficient manner have less building-related energy demands. Therefore, the Future Land Use Element and Housing Element of the Comprehensive Plan will be revised to reflect goals, objectives, and policies that reduce carbon emissions through more energy efficiency in the design and construction of new residential and commercial buildings and encourage the use of renewable energy resources.

In the transportation sector, carbon dioxide can be reduced in three different ways; first, through the use of fuel efficient vehicles such as hybrids; second, through the use of lower carbon fuels such as biodiesel; and third, through the reduction of vehicle miles traveled[8]. Unfortunately, however, despite the technological advances made in improving vehicle efficiency and fuel carbon content, carbon emissions will continue to increase if vehicle miles traveled are not reduced. Therefore, communities should begin to grow in ways that will make it easier to drive less.

The spatial arrangement of buildings and transportation infrastructure in a community can play a major role in carbon reduction because urban form links the energy consumed in different building designs, densities, and land-use configurations to the energy required to support daily travel and provide freight pickups and deliveries[9]. However, because much of the built environment has become automobile oriented, automobile trips and distances have increased, and alternative forms of transportation are rarely used[10].

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[6] Brown, Marilyn A., Frank Southworth, Andrea Sarzynski; "Blueprint for American Prosperity: Unleashing the Potential of a Metropolitan Nation - Shrinking the Carbon Footprint of Metropolitan America," Metropolitan Policy at Brookings, 2008.

[7] "Sustainable Urban Redevelopment and Climate Change: The Dual Benefits of Energy-Efficient Buildings in energy Efficient Locations" For the Congressional Briefing Hosted by the Northeast-Midwest Institute Congressional Coalition, July 2008.

[8] Ewing, Reid, Keith Bartholomew, Steve Winkelman; "Growing Cooler: The evidence on Urban Development and Climate Change"Urban Land Institute, Washington, D.C., 2007.

[9] Brown, Marilyn A., Frank Southworth, Andrea Sarzynski; "Blueprint for American Prosperity: Unleashing the Potential of a Metropolitan Nation - Shrinking the Carbon Footprint of Metropolitan America," Metropolitan Policy at Brookings, 2008

[10] Ewing, Reid, Keith Bartholomew, Steve Winkelman; "Growing Cooler: The evidence on Urban Development and Climate Change, "Urban Land Institute, Washington, D.C., 2007.

As a result, sprawling development patterns counterbalance the gains attributable to fuel efficiency and the use of alternative fuels[11].

Therefore, it is important to have comprehensive plan policies that address where and how the community grows and develops. The reduction in vehicle miles traveled will require new and enhanced transportation and land use planning strategies, which will include planning for alternative modes of travel, more compact mixed-use development and a greater jobs-housing balance. Because where people live, work, and play are important issues for the community's sustainability and energy efficiency. Therefore, the County will amend the Comprehensive Plan to reflect goals, objectives, and policies that reduce greenhouse gases through transportation strategies; more compact mixed-used development; the discouragement of urban sprawl; energy efficient land use patterns that account for existing and future electric power generation and transmission systems; greenhouse gas reduction strategies; and depiction of energy conservation areas on the Future Land Use Plan Map.

[11] "Sustainable Urban Redevelopment and Climate Change: The Dual Benefits of Energy-Efficient Buildings in energy Efficient Locations" For the Congressional Briefing Hosted by the Northeast-Midwest Institute Congressional Coalition, July 2008.

II – 3 SPRINGS PROTECTION: An assessment of the success or failure of coordinating future land uses and development to promote the protection of groundwater quality, function of natural groundwater recharge areas and natural drainage features.

The majority of the Ichetucknee Springs system is located within the County. Ichetucknee Springs is a world class spring system that provides natural, recreational, and economic values for the people of Florida.

Efforts have been made to determine the sources of the springs nitrate increases that cause blooms and other negative effects on the health of the springs system. In particular, various governmental, social, and academic entities have become active in studying the impacts of development on the health of Ichetucknee Springs.

The Ichetucknee Partnership was formed in 1995 to protect waters flowing to the Ichetucknee Springs The Partnership consists of representatives from government agencies, businesses, agriculture, environmental organizations, and citizens and is funded jointly by the Suwannee River Water Management District and other entities.

The Ichetucknee Springs Working Group is another organization that works with government agencies to promote the health of the Ichetucknee Springs. These organizations have conducted dye-trace tests to determine the source of pollutants into the Ichetucknee Springs as well as alternative methods to cease further pollution of the health of the system.

Lake City is working to site and construct an Advanced Wastewater Treatment Plant that would connect houses currently using septic tanks on the sewer system. Efforts such as these along with the recommendations of the Partnership and Working Group focus on replacing older septic tanks with new sanitary sewer technology.

The County's Comprehensive Plan currently has policies in place to address the protection of the Ichetucknee Springs System. Examples of such policies include the following:

Policy I.15.1 The County shall require through the development review process the maintenance of the quality and quantity of surface water runoff within the Ichetucknee Trace by prohibiting any development which may diminish or degrade the quality or quantity of surface water runoff within the Ichetucknee Trace.

Policy I.15.2 The County shall require all new nonresidential development occurring within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the site and development plan submittal.

Policy I.15.3 The County shall require all new residential subdivisions, which are greater than or equal to 20 acres in size and are located within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the preliminary plat submittal.

These Comprehensive Plan policies as well as others are specifically designed to protect the groundwater quality and functions of groundwater recharge areas, particularly in the Ichetucknee Springs System. However, the County will enhance these policies to further ensure the protection of the Ichetucknee Springs.

III
SPECIAL TOPICS

This chapter of the Evaluation and Appraisal Report highlights three special topics: the coordination of school planning with land use planning and the coordination of water supply planning with land use planning.

III – 1 SCHOOL FACILITIES PLANNING: An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools; establishing with the school board appropriate population projections; and coordinating the planning and siting of new schools, evaluating exempt status s. 163.3191(2)(k).

A. General Evaluation of School Facilities Planning and Land Use Planning Coordination

The passage of Senate Bill 360 in 2005 required that a public school facilities element and school concurrency become mandatory parts of comprehensive plans. In conformance with this new law, the Board of County Commissioners has entered into an interlocal agreement for public school facility planning with the municipalities and the School Board in 2006. The interlocal agreement was amended in 2009.

Through this interlocal agreement, the County, the Municipalities and School Board intends to closely coordinate their comprehensive land use and school facilities planning programs, namely (1) better coordination of new schools in time and place with land development; (2) greater efficiency for the school board and local governments by placing schools to take advantage of existing and planned roads, water, sewer and parks; (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments; (4) better defined urban form by locating and designing schools to serve as community focal points; (5) greater efficiency and convenience by co-locating schools with parks, ballfields, libraries and other community facilities to take advantage of joint use opportunities; and (6) reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and jointly establish the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated; and implement school concurrency.

The Board of County Commissioners, the municipalities and the School Board have agreed on the following procedures for coordinating land use and public school facilities planning.

1. JOINT MEETING

1.1 One or more representatives of the Board of County Commissioners, the governing body of each Municipality and the School Board will meet annually on an as needed basis in a joint workshop session. A representative of the Regional Planning Council will also be invited to attend. The joint workshop session will be an opportunity for the Board of County Commissioners, the governing body of each Municipality and the School Board to hear reports, discuss policy, set direction and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school sitings, school needs, off-site improvements, joint use opportunities and implementation of school concurrency. The Regional Planning Council shall be responsible for making meeting arrangements and providing notification.

2. STUDENT ENROLLMENT AND POPULATION PROJECTIONS

2.1 In fulfillment of their respective planning duties, the County, Municipalities and School Board agree to coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment.

2.2 The School Board shall utilize student population projections based on information produced by the demographic, revenue and education estimating conferences pursuant to Section 216.136, Florida Statutes, as amended. The School Board may request adjustment to the projections of the estimating conferences to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the County and Municipalities concerning development trends and future population projections.

2.3 The School Board, working with the County and Municipalities, will allocate projected student enrollment throughout the district to reflect development trends.

3. COORDINATING AND SHARING OF INFORMATION

3.1 Five-Year Facilities Work Program: Each year, the School Board shall submit to the County and each Municipality the Five-Year Facilities Work Program thirty (30) days prior to adoption by the School Board. The County and Municipalities shall review the plan and comment to the School Board prior to adoption of the plan by the School Board on the consistency of the plan with the local comprehensive plan, whether a comprehensive plan amendment will be necessary for any proposed educational facility.

3.2 Educational Plant Survey: The School Board shall submit to the County and each Municipality a draft of the Educational Plant Survey thirty (30) days prior to adoption by the School Board. The County and Municipalities will evaluate and make recommendations to the School Board prior to adoption of the survey by the School Board concerning the consistency of planned school facilities, including school renovations and closures, with the local government comprehensive plan.

3.3 Growth and Development Trends: By April 1 of each year, local governments shall provide the School Board with a report on growth and development trends within their jurisdictions for the preceding calendar year. This report will include information on issues that may have an impact on school facilities and student enrollment such as future land use map amendments and rezonings which increase residential densities, and residential building permits issued during the preceding year and their location.

4. SCHOOL SITE SELECTION, SIGNIFICANT RENOVATIONS AND POTENTIAL SCHOOL CLOSURES

4.1 When the need for a new school is identified in the Five-Year Facilities Work Program, the School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. In addition to appropriate representatives of the School Board, the Committee will include at least one representative of the County and a representative from each Municipality.

4.2 The Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the Five-Year Facilities Work Program for significant renovation and potential closure will be submitted to the local government with jurisdiction for an informal assessment concerning consistency with the local government comprehensive plan. Based on information gathered during the review, the Committee will submit recommendations to the School Superintendent or designee.

4.3 At least sixty (60) days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice to the local government with jurisdiction over the use of the land. The local government, upon receipt of this notice, shall notify the School Board within forty-five (45) days if the proposed new school site is consistent with the land use categories and policies of the local government comprehensive plan. This preliminary notice does not constitute the determination by the local government of consistency pursuant to Section 1013.33 (12), Florida Statutes, as amended.

4.4 In conjunction with the preliminary consistency determination described at Subsection 4.3 of this Agreement, the School Board and affected local governments will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

5. LOCAL PLANNING AGENCY, COMPREHENSIVE PLAN AMENDMENTS, REZONINGS AND DEVELOPMENT APPROVALS

5.1 The County and Municipalities will include a nonvoting representative appointed by the School Board on the local planning agencies to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.

5.2 The County and the Municipalities shall provide the School Board ten (10) days notification prior to consideration by the local planning agencies of the County and Municipalities of comprehensive plan amendments, rezonings and development proposals pending before them that may affect student enrollment. The School Board will advise the local governments of the school enrollment impacts anticipated to result from the proposed land use applications or development proposals, and whether sufficient capacity exists or is planned to accommodate the impacts. School capacity will be reported consistent with State Requirements for Educational Facilities.

5.3 If sufficient capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand. Alternatively, the County or Municipalities, the School Board and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as developer contributions, project phasing or developer provided facility improvements.

6. CO-LOCATION AND SHARED USE

6.1 Co-location and shared use of facilities are important to the County, Municipalities and the School Board. The School Board will look for opportunities to co-locate and share use of school facilities and civic facilities when preparing the Five-Year Facilities Work Program. Likewise, co-location and shared use opportunities will be considered by the County and Municipalities when preparing the annual update to the comprehensive plan schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for co-location and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers and stadiums. In addition, co-location and shared use of school and governmental facilities for health care and social services will be considered. The School Board, County and Municipalities will identify opportunities to locate school facilities proximate to urban residential areas.

6.2 A separate agreement will be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from co-location and shared use.

7. SCHOOL CONCURRENCY IMPLEMENTATION

7.1 Definitions. The terms used in this subsection shall be defined, as follows:

1. Adequate school capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service standards, to accommodate the demand created by a proposed residential development.

2. Capacity - "capacity" as defined in the Florida Inventory of School Houses Manual.

3. Existing school facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County or Municipalities.

4. Florida Inventory of School Houses Manual - the document entitled "Florida Inventory of School Houses," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities.

5. Permanent Florida Inventory of School Houses Capacity - capacity that is provided by "permanent buildings," as defined in the Florida Inventory of School Houses Manual.

6. Planned school facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five-Year Facilities Work Program.

7. Total school facilities - Existing school facilities and planned school facilities.

8. Utilization of capacity - current enrollment at the time of a completed application for residential development.

9. Work Program - the financially feasible School District's Five-Year Facilities Work Program adopted pursuant to Section 1013.35, Florida Statutes. Financial feasibility shall be determined using professionally accepted methodologies.

10. Measurable programmatic change - means a change to the operation of a school that has consistent and measurable capacity impacts including, but not limited to: double sessions, floating teachers, year-long schools and special educational programs.

11. School Type - Elementary Schools are typically grades Pre-Kindergarten and Exceptional Student Education through grade 5; Middle Schools are typically grades 6 through 8; and High Schools are typically grades 9 through 12.

7.2 Procedures for school concurrency concerning Comprehensive Plan, Land Development Regulations and Five-Year Facilities Work Program are described in the following paragraphs.

7.2.1 No later than December 1, 2008, the County and Municipalities in coordination with the School Board will adopt Comprehensive Plan amendments to address school concurrency matters, including:

(a) a financially feasible Public Schools Facilities Element, pursuant to Sections 163.3177(12) and 163.3180, Florida Statutes will be developed by the County, in coordination with Municipalities and the School Board, in order to ensure a uniform districtwide school concurrency system;

(b) changes to the Intergovernmental Coordination Element necessary to effectuate school concurrency methodologies and processes, as provided herein; and

(c) changes to the Capital Improvements Element necessary to effectuate school concurrency methodologies and processes, as provided herein.

(d) the level of service standards adopted in the Public School Facilities Element shall become applicable commensurate with the adoption of the Public School Facilities Element.

7.2.2 Following the amendment of Comprehensive Plans by the County and Municipalities, as provided herein, the County and Municipalities shall adopt land development regulations amendments to implement school concurrency consistent with their Comprehensive Plans, Sections 163.3180 and 163.3202, Florida Statutes, and the terms of this Agreement.

7.2.3 Amendments to the Five-Year Facilities Work Program and Capital Improvement Element are described in the following paragraphs.

7.2.3.1 Prior to the adoption of amendments to the Five-Year Facilities Work Program, that affect school capacity for concurrency other than the annual updates addressed in Section 3.1 of this

Agreement, the School Board shall coordinate with the County and Municipalities and provide them an opportunity to comment on the consistency of the amendment with the Comprehensive Plan of the County and Municipalities, including the Capital Improvements Element and determine whether a Comprehensive Plan amendment will be necessary for any proposed educational facility.

7.2.3.2 Annually, beginning in 2008, the County and Municipalities will amend their Comprehensive Plan Capital Improvements Elements in order to incorporate the School Board's adopted Five-Year Facilities Work Program.

7.3 Level of Service standards for school concurrency are described in the following paragraphs.

7.3.1 Pursuant to Section 163.3180(13)(b), Florida Statutes, the Level of Service standards set forth herein shall be applied consistently within the County and Municipalities for purposes of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular residential development proposal and for purposes of capital planning for school concurrency for the School Board.

7.3.2 The Level of Service standards set forth herein shall be included in the Capital Improvement Element of the County and Municipalities Comprehensive Plans and shall be applied consistently to all schools of the same type by the County, Municipalities, and the School Board, based upon the availability of school capacity districtwide.

7.3.3 The Level of Service standards may be amended only pursuant to the procedure set forth in this Agreement.

7.3.4 The Level of Service standards to be used by the County, Municipalities and the School Board to implement school concurrency on a districtwide basis by the same school type is, as follows:

(a) Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted by the School Board annually to account for measurable programmatic changes;

(b) Middle: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted by the School Board annually to account for measurable programmatic changes;

(c) Middle/High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted by the School Board annually to account for measurable programmatic changes; and

(d) High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted by the School Board annually to account for measurable programmatic changes.

7.4 School concurrency will be applied on geographic areas as described in the following paragraphs.

7.4.1 School concurrency shall be applied on a districtwide basis for the first five years of school concurrency implementation in accordance with Section 163.3180(13)(c)(1), Florida Statutes.

7.4.2 No later than December 1, 2013, the County, Municipalities, and School Board shall establish less than districtwide concurrency service areas consistent with Section 163.3180(13)(c), Florida Statutes.

7.4.3 School concurrency shall be applied in a manner that assures maximum utilization of school capacity.

7.4.4 The School Board, County, and Municipalities shall use the processes and mechanisms outlined in this Agreement to achieve and maintain the adopted Level of Service standards on a districtwide basis throughout the five (5) year period covered by the Five-Year Facilities Work Program. During the annual update of their Capital Improvement Elements, the County and Municipalities shall add a new fifth year to correspond to the five-year period covered by the School Board's updated Five-Year Facilities Work Program.

7.5 The School Board, County, and Municipalities shall share information for the purpose of monitoring and evaluation as provided for in Section 3.3 of this Agreement.

7.6 Applicability, process for determining school facilities concurrency and standards for school concurrency are described in the following paragraphs.

7.6.1 Final development orders for residential uses, issued on or after the effective date of the Public School Facilities Element, shall be subject to the requirements for school concurrency provided in this Agreement and the Public School Facilities Element.

7.6.2 The process for determining school facilities concurrency shall be, as follows:

(a) The School Board staff will review and determine school capacity of each school type as defined in Section 7.1.

(b) Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.

(c) The County and Municipalities will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed

residential development, based on the adopted Level of Service standards.

(d) Within a reasonable time from the date of the initial transmittal, consistent with the development review processes and schedules of the County and Municipalities, the School Board staff will review the completed application and, based on the standards set forth in this Agreement, report in writing to the County or Municipality; whether adequate school capacity exists for each level of school, based on the standards set forth in this Agreement.

(e) If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.

(f) The County and Municipalities will issue a School Concurrency Determination only upon:

1. the School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or

2. the execution of a legally binding mitigation agreement between the applicant, School Board, and County or Municipality, as provided by this Agreement.

(g) If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County or Municipality.

7.6.3 The School Board will determine whether adequate school capacity exists for a proposed residential development, based on the adopted Level of Service standards, as set forth in this Agreement, as follows:

(a) Calculate, by school type, total school facilities permanent capacity by adding the capacity provided by existing school facilities and the capacity of any planned school facilities; and

(b) Calculate available school capacity by subtracting from the total permanent school capacity the sum of:

1. current utilization of capacity;

2. the portion of capacity reserved based on valid, unexpired development orders previously issued by the County or Municipality, adjusted to account for construction completed pursuant to those development orders; and

3. the demand on schools created by the proposed residential development.

7.7 Proportionate share mitigation for school concurrency is described in the following paragraphs.

7.7.1 The following standards for the application of proportionate share mitigation shall be established in the data and analysis:

1. student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools. Student generation multipliers shall be based upon the best available district-specific data and derived by a professionally acceptable methodology;

2. cost per student station estimates for elementary, middle and high schools. Such estimates shall include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements. The cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student station estimate used for proportionate share mitigation;

3. the capacity of each school; and

4. the current and reserved enrollment of each school.

As needed, the above factors shall be reviewed and certified for application for proportionate share mitigation purposes.

7.7.2 Upon the request of the applicant to pursue proportionate share mitigation, the School Board staff shall evaluate the application to (1) determine the proportionate share amount for the portion of the impact of the residential development in excess of available capacity; (2) evaluate available options for proportionate share mitigation; and (3) recommend the terms and conditions for proportionate share mitigation, if any. Options for mitigation may include the contribution of land; the construction, expansion, or payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. The findings of the evaluation shall be forwarded in writing to the local government and to the School Board for consideration.

The proportionate share for a development shall be determined by the following formula:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

7.7.3 The County or Municipality and the School Board shall consider the evaluation report and the options that may be available for proportionate share mitigation including the amendment of the Five-Year District Facilities Program. If the County or Municipality and the School Board find that acceptable options exist for proportionate share mitigation, they shall authorize the preparation of a development agreement pursuant to Section 163.3230 through 163.3243, Florida Statutes and other documentation appropriate to implement the proportionate share mitigation option(s).

7.7.4 Upon execution of a development agreement among the applicant, the County or Municipality and the School Board, the County or Municipality may issue a development order for the development. The development order shall condition approval upon compliance with the development agreement.

8. RESOLUTION OF DISPUTES

8.1 If the parties to this Agreement are unable to resolve any issue in which they may be in disagreement covered in this Agreement, such dispute will be resolved in accordance with governmental conflict resolution procedures specified in Chapter 164 or 186, Florida Statutes, as amended.

9. OVERSIGHT PROCESS

9.1 By October 1 of each year, the County, Municipalities and School Board will each hold a separate advertised public hearing to review implementation of this Agreement. Said public hearings shall be advertised at least ten (10) days prior to the public hearings in a newspaper of general circulation as defined by Chapter 50, Florida Statutes, as amended. Said public hearings will afford an opportunity for public comment and participation in the oversight process of the implementation of this Agreement.

B. Proposed Changes

There are no proposed changes to the coordination of public school facilities and land use planning at this time. As stated above the County, the Municipalities and School Board have entered into an interlocal agreement, as required by statute.

III – 2 WATER SUPPLY PLANNING: An assessment of the extent to which the County has identified water supply projects necessary to meet the needs identified in the water management district's regional water supply plan, and the degree to which the water supply facilities work plan has been implemented. s. 163.3191(2)(l).

A. General Evaluation of Water Supply Planning and Land Use Planning Coordination

The Water Management District has conducted a District-wide water supply assessment to determine whether water supplies will be adequate to satisfy water demands through the year 2030. The assessment has determined that there has been a decline in groundwater levels in the northeastern portion of the District, which is where the County is located, and is suspected to have impacted a number of rivers and springs to the degree that they are not currently meeting their established minimum flows or interim flow constraints, or they are predicted to fall below them during the planning period. Therefore, the Water Management District has designated the Upper Santa Fe River Basin, Lower Santa Fe River Basin, Upper Suwannee River Region, and Alapaha River Basin as Water Supply Planning Regions. This designation will require the development of a water supply plan that will identify strategies to use alternative water sources and conservation in addition to groundwater to meet projected demands. The water supply plan for the Upper Santa Fe River Basin is currently under development. The water supply plans for the other three regions will be initiated according to a schedule to be developed by the Water Management District.

B. Proposed Changes

Upon completion of the water supply plan the County will update the comprehensive plan to reflect the recommended changes of the Water Management District.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

STAFF

Scott R. Koons, AICP, Executive Director

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Martha Orthoefer, AICP, Senior Planner

*Sandra Joseph, Senior Planner

**Michael DePalma, Associate Planner

Carmelita Franco, Planning Administrative Assistant

* Primary Responsibility
** Secondary Responsibility

RESOLUTION NO. 2011R-19

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, ADOPTING A REVISED EVALUATION AND APPRAISAL REPORT OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3191, Florida Statutes, as amended and Chapter 9J-33 Florida Administrative Code, requires the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to prepare an Evaluation and Appraisal Report of the Columbia County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, and recommend for adoption said Evaluation and Appraisal Report to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, and requires the Board of County Commissioners to adopt said Evaluation and Appraisal Report of the Comprehensive Plan in accordance with said statute and rules;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3191, Florida Statutes, as amended, and Chapter 9J-33, Florida Administrative Code, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency has prepared said Evaluation and Appraisal Report of the Comprehensive Plan, in conformance with said statute and rule;

WHEREAS, pursuant to Section 163.3191, Florida Statutes and Chapter 9J-33, Florida Administrative Code, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held a public hearing, with public notice having been provided, on said Evaluation and Appraisal of the Comprehensive Plan and recommended to the Board of County Commissioners adoption of said Evaluation and Appraisal Report of the Comprehensive Plan;

WHEREAS, pursuant to Section 163.3191, Florida Statutes, as amended, and Chapter 9J-33, Florida Administrative Code, as amended, the Board of County Commissioners, held a public hearing, with public notice having been provided, on said Evaluation and Appraisal Report of the Comprehensive Plan and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency concerning said Evaluation and Appraisal of the Comprehensive Plan;

WHEREAS, the Florida Department of Community Affairs issued a Sufficiency Report that found said Evaluation and Appraisal Report of the Comprehensive Plan insufficient;

WHEREAS, pursuant to Section 163.3191, Florida Statutes, as amended, and Chapter 9J-33, Florida Administrative Code, as amended, and in response to said Sufficiency Report issued by the Florida Department of Community Affairs, the Board of County Commissioners, held a public hearing on a Revised Evaluation and Appraisal Report of the Comprehensive Plan and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendations of said Sufficiency Report issued by the Florida Department of Community Affairs; and

WHEREAS, all applicable substantive requirements prescribed by law have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. The document entitled Comprehensive Plan Evaluation and Appraisal Report, as prepared by the Local Planning Agency, dated May 19, 2011, is hereby adopted as the Evaluation and Appraisal Report required in Section 163.3191, Florida Statutes, as amended, and Chapter 9J-33, Florida Administrative Code, as amended.

Section 2. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners in regular session this _____ day of _____ 2011.

BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

Attest:

P. DeWitt Cason, County Clerk

Jody DuPree, Chairman

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina

5/19/11 Agenda

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

TO: Dale Williams, County Manager

FROM: Kevin Kirby, Public Works Director

DATE: May 10, 2011

SUBJECT: Equipment Operator II Vacancy

I am requesting permission to fill an Equipment Operator II position that has recently opened due to a termination.

The Equipment Operator II position is from the Shoulder Crew which already has two other vacancies, an Equipment Operator I position and a General Laborer position. This open position leaves Public Works extremely short-handed as there are only six (6) Equipment Operator II's remaining to operate ten dump trucks that provide transportation of materials to three (3) different crews—the road maintenance crew, the shoulder crew, and the drainage crew.

I am also requesting that we advertise both internally and externally simultaneously in order that we fill this position as soon as possible.

Thank you for your support.

5/19/11 agenda

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

TO: Dale Williams, County Manager

FROM: Kevin Kirby, Public Works Director

DATE: May 10, 2011

SUBJECT: Mechanic II Vacancy

As a result of the newly hired (4-6-11) Mechanic II resigning, we have the position open once again. I am requesting permission to fill this vacancy as soon as possible as we now have two positions open again. The mechanic shop is very understaffed with only two (2) mechanics and one (1) foreman left to service all repairs, road calls, and maintenance for the county.

The mechanic resigned to accept another position with the City of Gainesville where he will make considerably more money.

I am also requesting that we advertise both internally and externally simultaneously in order that we fill this position as soon as possible.

Thank you for your support.

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

5/19/11 Agenda

MEMORANDUM

TO: Dale Williams, County Manager

FROM: Kevin Kirby, Public Works Director

DATE: May 10, 2011

SUBJECT: Sign Shop Foreman Vacancy

I am requesting permission to fill the Sign Shop Foreman position. This position was vacated in November of 2010. The position has not been filled pending the final action to implement a traffic signal/lighting maintenance program.

We recently submitted a new job description to the Board of County Commissioners which was approved on May 5, 2011. This new job description was formulated to include traffic signal/lighting maintenance experience.

In the interim, Willie Moates, Operations Superintendent, has been overseeing all functions of the Sign Shop. Without a foreman over the Sign Shop, it is not possible for the crew to be as proactive in their duties as necessary due to the many responsibilities of Mr. Moates.

The Sign Shop is responsible for the installation and maintenance of all traffic signs as well as the painting of speed humps, installation of rumble strips, assist with guardrail maintenance, and MOT (barricades) for emergency situations. The new job description will also add the responsibilities of oversight of the traffic signal/lighting maintenance function.

I am requesting that we advertise externally as there is no one within the County's employ with Level II traffic signal technical certification as the new job description requires.

Thank you for your support.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina

5/19/11 agenda

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 10, 2011

M E M O

TO: Scarlet Frisina, Commissioner

FR: Dale Williams, County Manager

RE: S.W. Walter Avenue

This is to advise of the engineering report for a right turn lane (southerly direction) on S.W. Walter Avenue onto CR 240.

The right turn lane would be for a distance of 200 feet with a 50:1 taper. The estimated cost is $35,000. Issues include utilities, an existing block wall and an existing concrete drive. The project does not have the recommendation of the County Engineer.

It is the recommendation of the County Engineer that should the Board of County Commissioners wish to proceed, the project be paid by the requesting party and that the requesting party contract directly with the project contractor. Please advise if I may be of further assistance.

DW/cnb

XC: John Colson, P.E.
Kevin Kirby, Public Works Director