

# **Baker County Comprehensive Plan**

## **A – Future Land Use Element Goals, Objectives, and Policies Appendices**

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## A. – FUTURE LAND USE ELEMENT

### INTRODUCTION

This Future Land Use Element of the Baker County Comprehensive Plan in conjunction with the Future Land Use Map (FLUM) describe and guide the intended **land use** and development density for lands within the County. **Zoning**, which is described in the Baker County Land Development Regulations (LDRs), specifies the design and development requirements and guidelines for those intended uses. This chart is provided to assist with understanding the differences between future land uses of the comprehensive plan and zoning regulations in the LDRs.

Future Land Use	Zoning
State mandated by Chapter 163, Part II, FS, <i>Local Government Comprehensive Planning and Land Development Regulation Act</i> .	Local regulatory tool to control the character of land and buildings. Part of the County’s powers for protection of public <i>health, safety, and welfare</i> .
Bird’s eye view.	Ground level view.
Used for land use management.	Used for parcel development.
Broad categories representing types of land use (i.e. Residential, Commercial) over large areas of land.	Specific classification for a particular parcel (i.e. Single-Family, Multi-Family).
Plan for the <i>FUTURE</i> : next 10 to 20 years.	For <i>CURRENT</i> development.
FLUM provides a <i>VISION</i> for <i>FUTURE</i> development, to guide planning and budgeting for future infrastructure and achieving policies in the Comprehensive Plan.	Zoning is the <i>CURRENT</i> way a parcel can be developed according to the County’s Land Development Regulations.
Amending the FLUM is an intensive public process requiring review at the local and state levels.	Zoning changes are a shorter process requiring only local review.
FLUM amendments must be consistent with the County’s Comprehensive Plan, sound planning practices, surrounding land use, State law, and the State Comprehensive Plan.	Zoning must be consistent with the FLUM. For example, the zoning of a parcel must be an allowed land use for that parcel on the FLUM. Re-zoning requests, including PUDs, must be consistent with the FLUM.

## **Goal 1 Guide Development and Preserve the Natural Environment**

Preserve and protect the County’s natural resources and quality of life by establishing a pattern of development that is harmonious with the County’s natural environment and supports a high quality of life for County residents.

### **Objective A.1.1 Coordinate Land Use with Environment and Facilities**

The County shall coordinate future land uses with the appropriate topography, soil conditions, and the availability of facilities and services.

#### **Policy A.1.1.1 Comply with FEMA Flood Damage Prevention Ordinance**

The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by FEMA to determine the location of the 100-year floodplain and flood prone areas in the County.

The County shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.

Dredging and filling of lands within floodplains shall not be permitted to adversely impact the natural functions of the 100-year floodplain.

All proposed development shall be located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated. The following criteria apply to development in the 100-year flood plain:

- a. No reportable quantity of hazardous materials or waste shall be stored within the 100-year floodplain;
- b. Clearing of native vegetation shall be minimized in the 100-year floodplain by establishing the following open space ratios for the land uses identified below:
  - Residential land use 60% open space
  - Commercial land use 50% open space
  - Industrial land use 45% open space
- c. Use of septic tanks in the 100-year floodplain shall be restricted as specified by the County Department of Health and all such sewage disposal systems shall be required to connect to central sewage systems when system collection lines are within 250 feet of subject property; and
- d. Any development within the 100-year flood plain shall maintain the natural topography and hydrology of the development site.

**Policy A.1.1.2 Requirements for a Building Permit**

The County shall ensure that any required permits, (including dredge and fill), from the appropriate County, regional, state, and federal agencies are secured prior to the issuance of a building permit.

**Policy A.1.1.3 County Utility Standards for Development**

The County shall require developments that provide centralized water or sewer systems as a condition of development to ensure that the capacities of the proposed system are designed and constructed to meet the County's Utility Standards.

**Policy A.1.1.4 Enforce Concurrency Management Plan**

The County's Concurrency Management Plan shall be implemented through the Land Development Regulations, which enforce the Baker County Storm Water Management Plan to be adopted by year-end 2011.

**Policy A.1.1.5 Preserve Rural Signage**

The County shall continue to ensure that signage regulations preserve the rural character of Baker County, consistent with Article IX of the County Land Development Regulations.

**Objective A.1.2 Encourage Redevelopment**

The County shall continue to encourage the redevelopment and renewal of blighted properties.

**Policy A.1.2.1 Comply with State Uniform Building Codes and Low Impact Development Standards**

The County shall use the State of Florida Uniform Building Codes and low impact development standards to upgrade existing housing within designated revitalization areas.

**Policy A.1.2.2 Require Low Impact Design Standards for Commercial Sites**

The County shall require the upgrading or revitalization of deteriorating or incompatible commercial sites, through methods such as provision of common parking areas, store front renewal, and sign control. The County shall encourage the use of low impact development standards and commercial corridor design standards for commercial sites. The expansion or replacement of commercial uses which are inappropriately located or have adverse impact on surrounding uses shall be prohibited through implementing the land use spatial distribution as depicted on the County FLUM and the nonconforming land use construction restrictions of the County Land Development Regulations.

**Objective A.1.3 Comply with the Future Land Use Map (FLUM)**

The County shall act to eliminate or reduce land uses inconsistent with the uses identified on the Future Land Use Map and adopted Goals, Objectives, and Policies.

**Policy A.1.3.1 Reduce Land Uses Incompatible with the FLUM**

The County shall eliminate land uses that are inconsistent with the Future Land Use Map 2020 or that cannot be made compatible with adjacent land uses. The requirements of this provision shall be enforced upon application for building permits to repair and improve such structures. (See map this section.)

**Policy A.1.3.2 Buffer Requirements and the Mixed-use Category**

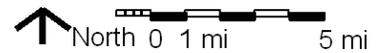
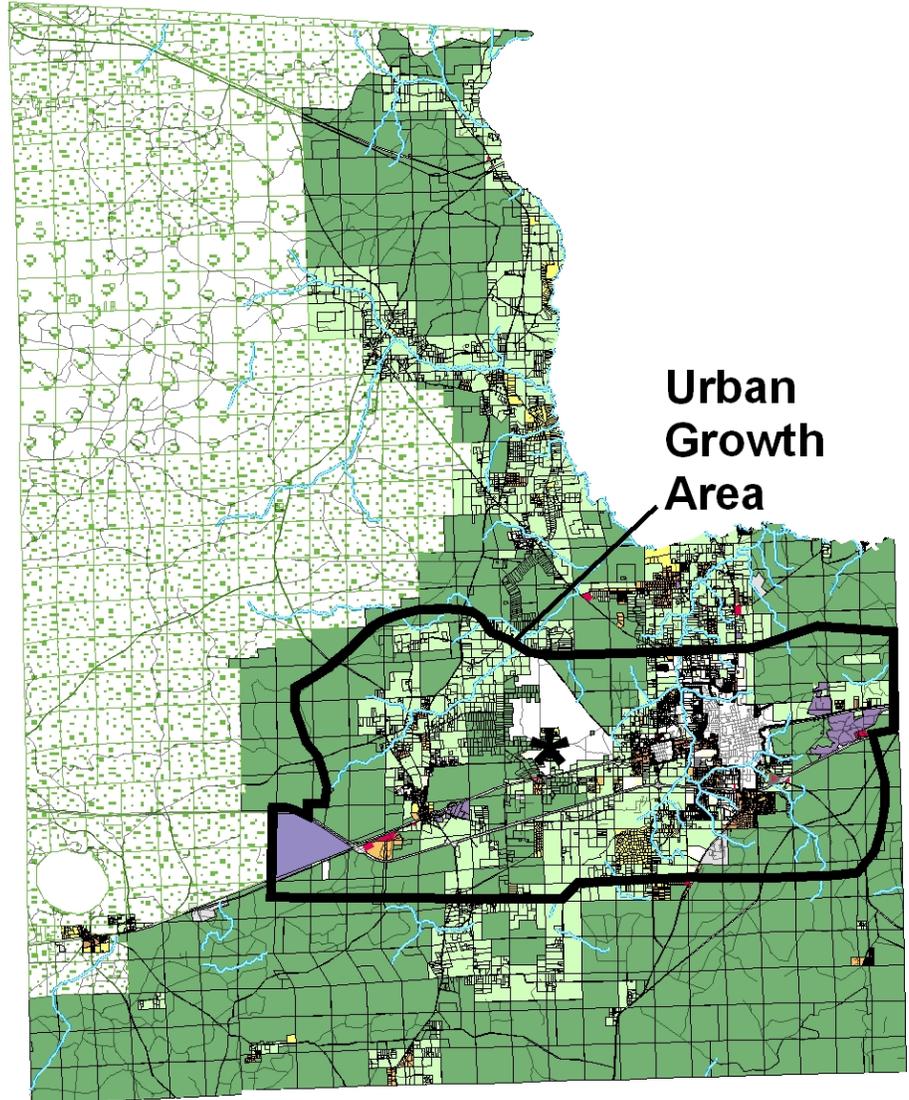
The County shall require adequate buffering and separation between land uses of different densities or intensities of use to minimize interference between uses, unless the designation is a mixed-use category.

**Policy A.1.3.3 Protect the 100-Year Flood Plain**

The County shall ensure that land use categories are regulated in accordance with the Future Land Use Map and are enforced for the regulation of subdivisions and the use of land in the 100-year flood plain through implementation of the adopted Land Development Regulations.

Land use in the 100-year flood plain shall be limited to low density residential (up to 2 dwelling units per acre) and nonresidential construction controlled by the specifications identified in Policy A.1.1.1, with the height of floor level and the use of septic tanks limited to that permitted by FEMA and County Health Department Regulations.

**Future Land Use Map A-1 – 2020**



**Map A-1**  
**2020 Future Land Use**

Future Land Use Layer

- |               |                               |                              |           |   |
|---------------|-------------------------------|------------------------------|-----------|---|
| AGRICULTURE A | CONSERVATION                  | VERY LOW DENSITY RESIDENTIAL | 2.5 DU/AC |   |
| AGRICULTURE B | CONSERVATION RESOURCES        | LOW DENSITY RESIDENTIAL      | 1 DU/AC   |   |
| COMMERCIAL    | INCORPORATED AREAS            | MEDIUM DENSITY RESIDENTIAL   | .5 DU/AC  |   |
|               | INDUSTRIAL                    | MIXED USE *                  |           | * Subject to the Cedar Creek DRI Development Order adopted May 19, 2008 |
|               | PUBLIC FACILITIES AND GROUNDS | HIGH DENSITY RESIDENTIAL     | 6 DU/AC   |   |

**Objective A.1.4 Protect Natural and Historic Resources**

The County shall ensure the protection of natural resources and historic resources.

**Policy A.1.4.1 Greenbelt Taxing Districts and Conservation Easements**

The County shall assume an active role in agricultural protection by making information available to landowners regarding benefits that may be derived through participation in established agricultural land protection programs such as Greenbelt taxing districts and conservation easements, and ensuring that parcels of land are being used in accordance with land use designations as shown on the Future Land Use Map.

**Policy A.1.4.2 Agricultural Land Densities**

Land Development Regulations shall be adopted to prevent development from removing true agricultural lands from production before development pressure warrants such land use changes.

Land uses shall be administered in strict conformance with the Future Land Use Map which maintains agricultural land uses as primarily one (1) dwelling unit per ten (10) acres for residential density and adjacent to developed areas one (1) dwelling unit per 7.5 acres residential density; and with the requirements of concurrency as defined in the County’s Concurrency Management Plan and 9J-5.0055(2)(a), (b) and (c).

**Policy A.1.4.3 Preserve Agricultural Use**

Commercial or industrial uses shall not be permitted as a mixed uses in the agricultural area where such uses will adversely impact agricultural productivity.

**Policy A.1.4.4 Conservation Designation Criteria**

Areas designated as Conservation on the Future Land Use Map shall limit development as follows:

- a. All conservation designated land use on the Future Land Use Map that is under public ownership will be permitted to have no development except that required for the public good such as to improve drainage or transportation, reduce fire hazard, etc. In such cases, an amendment to the land use designation shall not be required in accordance with s.163.3187, F.S.
- b. Recreational development must be compatible with the surrounding land uses and shall be subject to standards adopted in the land development regulations.
- c. Privately owned conservation designated land shall be allowed one (1) dwelling unit per fifty (50) acres.

**Policy A.1.4.5 Public Water System Protections**

A well or well field serving as a “Public Water System” as defined by DEP Rule 62-521.200 (1) and (2) shall be protected from adverse impacts of development by establishment of buffers and limiting land uses within these buffers consistent with DEP’s Wellhead Protection Rule (62-521).

Any nonconforming land use located within 500 feet of a well serving the public will not be permitted to expand or be improved until such use complies with DEP’s Wellhead Protection Rule.

**Policy A.1.4.6 Paved Roads Requirement for Subdivisions**

The County shall require paved roads in new residential subdivisions.

**Policy A.1.4.7 Enforcement of Soil Erosion Control Practices**

The County shall continue to enforce acceptable erosion control practices to reduce soil erosion from wind and water through implementation of adopted Land Development Regulations.

**Policy A.1.4.8 Best Management Practices to Minimize Impacts**

The County, through its agricultural agent, shall require agriculture, ranching, and silviculture to use Best Management Practices (BMPs) to minimize soil erosion, minimize impact on wetlands, and maintain wildlife habitat.

**Policy A.1.4.9 Mining and Groundwater Supply Regulations**

The County shall prohibit mining operations from harming groundwater supplies in accordance with state regulations.

**Policy A.1.4.10 Mining Buffers and Reclamation Regulations**

The County shall require buffer zones of areas that cannot, for physical or ecological reasons, be restored around proposed mining areas and shall restrict mining operations to land outside of those buffers. Reclamation of mined lands shall be subject to the standards specified in Rule 16C-16.0051(5),(6),(7),(9) and (10) FAC.

**Policy A.1.4.11 Wetland Buffer Requirements**

A minimum twenty-five (25) foot upland buffer of existing native vegetation, (tree canopy, understory, and ground cover) shall be required for new developments located adjacent to contiguous wetlands as defined in Rule 40C-4.021(1), F.A.C. A wider buffer of up to fifty (50) feet may be required on a site specific basis depending on the characteristics of the particular site (wetland composition, size and quality; topography; hydrology, soil types and /or proposed land uses).

**Policy A.1.4.12 Dredge and Fill Regulations**

Dredge and fill in wetlands shall be subject to applicable state regulations.

**Policy A.1.4.13 Storm Water Regulations**

The County shall regulate the quality and quantity of stormwater run-off for all development through implementation of its adopted Storm Water Ordinance.

**Policy A.1.4.14 Water Quality Regulations**

The County shall continue to maintain the quality of surface waters in rivers, streams, and lakes through implementation of Land Development Regulations.

**Policy A.1.4.15 St. Mary's River Development Regulations**

Development adjacent to the St. Mary's River shall be designed so as not to affect the water quality of adjacent waters.

Design standards shall include: density, set back of buildings from waterfronts, setback of sanitary sewer drain field (septic tanks) from waters' edges, and a 50-foot vegetative buffer required between development and the water body consistent with Policy A.1.4.1.

**Policy A.1.4.16 St. Mary's River Floodplain Protection**

The County shall, through available state and federal programs, promote the protection of floodplains along the St. Mary's River to help protect and conserve natural outdoor recreational amenities, scenic vistas, wildlife habitat, and water quality.

**Policy A.1.4.17 Establish a Greenway Designation**

In recognition of the linear oriented passive recreational and natural benefits provided by the St. Mary's River, the County shall establish a Greenway Designation for lands adjacent to the River and its significant tributaries. The County shall attempt to preserve the integrity of this greenway through means such as public acquisition of key properties, establishment of conservation easements, and appropriate land development controls such as building setbacks and buffers. (See Policy E.1.3.9 and Policy E.1.7.4.)

**Policy A.1.4.18 Development Buffer Regulations for Water Bodies**

A minimum 50-foot upland buffer of existing native vegetation (tree canopy, understory and ground cover) shall be established for the St. Mary's River and the South Prong of the St. Mary's River. The buffer shall begin at the ordinary high water line. No development (buildings, accessory structures, patios, pavement etc.) shall be allowed within the buffer. However, dirt walkways to access the river shall be allowed within the buffer.

Development immediately adjacent to ecologically sensitive water bodies (as identified in the survey to be conducted under Policy E.1.7.4 shall be restricted to low density/low intensity land uses and to non-polluting land use activities as identified in Policy A.1.3.3, paragraph 2 and Policy A.1.4.5, paragraph 2.

**Policy A.1.4.19 Wetlands Regulations**

The County shall require protection and conservation of wetlands consistent with the requirements of 9J5 5013(3), F.A.C., including consideration and evaluation of the types, values, function, size, condition, and location of wetlands.

**Objective A.1.5 Preserve Historic Structures and Sites**

The County shall provide incentives to maintain and restore historically significant areas and structures within Baker County.

**Policy A.1.5.1 Historic Site Designation**

Historic resources shall be protected through designation as historic sites by the State or County.

Designated sites, which include all sites on the Florida Master Site File and local sites designated by adopted resolution as having historical/archaeological significance shall require plan review procedures for proposed alterations or remodeling to ensure, through the permitting process, that the proposed activity will not degrade or destroy the historical/archaeological significance of the site.

Plan review shall include an assessment of proposed physical change to facade on prototype, type of building materials proposed for use as appropriate to period of original construction and, in the case of an archaeological site, actual level of disturbance to significant site area.

**Policy A.1.5.2 Adaptive Reuse of Historic Structures**

Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.

**Policy A.1.5.3 Buffer Requirements to Protect Historic Sites**

Proposed development projects shall be reviewed at the time of issuing a building permit to determine potential impacts on known historic sites. Where such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Land Planning Agency) before a permit is issued.

**Policy A.1.5.4 Funding Identification of Historic Sites**

The County shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist in Baker County.

**Policy A.1.5.5 Intergovernmental Cooperation for Historic Preservation**

The County shall cooperate with other governmental and non-profit agencies to prioritize and manage such properties that contain historical or archeological resources to ensure their preservation.

**Objective A.1.6 Discourage Urban Sprawl**

The County shall discourage urban sprawl.

**Policy A.1.6.1 Encourage and Incentivize the Urban Growth Area**

The County shall encourage infilling in areas of the County within the urban growth area by providing incentives. These incentives may include, but not be limited to, the following examples: providing a one-year extension in the construction of recreational facilities as provided in 9J-5.0055(2)(b) 1 and 2, and fast-tracking the approval process for building permits, provided the requirements of concurrency and the provisions of the Comprehensive Plan are met.

**Policy A.1.6.2 Development Infrastructure Requirements**

The County shall promote compact growth within the Development Areas and Development Nodes by (1) providing provisions within the Land Use Regulations that require development to use central water/sewer as a condition for development and (2) promoting the establishment of franchised water/sewer districts, whereby the cost of providing public facilities and services that benefit new development is born by those individuals who receive direct benefit.

**Policy A.1.6.3 Comply with the Concurrency Management Plan**

The County shall encourage development primarily in areas where public facilities already satisfy required levels of service or are planned to meet the requirements of the County Concurrency Management Plan for potable water, sewer, solid waste, and drainage and to meet the provisions of 9J-5.0055(2)(a); for parks and recreation to meet the provisions of 9J-5.0055(2)(b) and for roads to meet the provisions of 9J-5.0055(2)(c) FAC.

**Policy A.1.6.4 Comply with County Utility Standards**

Development requiring water and sewer facilities may construct facilities compliant with adopted County Utility Standards, provided that the related franchise agreement addresses the funding of a regional facility system.

**Policy A.1.6.5 Connection Requirements for Water and Sanitary Sewer**

Existing and future development within the service boundary for central water and sanitary sewer shall be required to connect at the time the lines are within two-hundred-fifty (250) feet of the development.

**Policy A.1.6.6 Blair Nurseries Planned Use Development (PUD)**

The project known as “Blair Nurseries PUD” shall be permitted to develop as they have entered into a development agreement per Section 163.3227, F.S., with the City of Macclenny to provide central waste and sanitary sewer. “Blair Nurseries PUD” is required to connect to the City of Macclenny’s water and sewer systems prior to issuance of any certificates of occupancy.

**Policy A.1.6.7 Commercial Corridor Design Standards**

The County shall establish commercial corridor design standards to concentrate highway strip commercial projects and encourage such development to occur in a planned, clustered, and compact manner through infilling and within designated mixed-use areas.

**Policy A.1.6.8 Create Commercial Corridor Design Standards**

The County shall update its Land Development Regulations by 2011 to include commercial corridor design standards.

**Policy A.1.6.9 Adopt and Implement Updated Urban Growth Strategy**

The County conducted and transmitted a Countywide Urban Growth Strategy Study to address development located outside of the “Future Urban Development Expansion Overlay” that was adopted in August 21, 2000. The Plan and Map were updated in 2010 and 2011.

The Study provides the planning principles and guidelines for diversification of land uses to promote economic growth, while providing for a mix of residential land uses to support industries as defined in the future land use categories. The Study evaluated the urban growth strategies for the County and had input from the City of Macclenny, Town of Glen St. Mary, and the Baker County Chamber of Commerce during its preparation. The County shall adopt this Study by 2011.

**Policy A.1.6.10 Area-wide Assessment Requirements for Large Scale Comprehensive Plan Amendments**

Any local government comprehensive plan amendments subject to review as a large scale plan amendment under Section 163.3184, Florida Statutes, and transmitted by Baker County to the Department of Community Affairs prior to the effective date of the updated plan to be adopted must include an area-wide assessment covering the geographic area of the county where the amendment is located and shall address:

- a. Protection of natural resources, including wetlands, floodplains, habitat for listed plant and animal species, river/creek shorelines, and groundwater quality;
- b. Protection of cultural heritage;
- c. Promotion of economic development;

- d. Promotion of emergency management, including creating shelter space, directing population concentrations away from known wildfire areas, creating shelter space (including areas for special needs citizens and animals), and implementation of appropriate parts of the Local Mitigation Strategy;
- e. Adequate provision of public facilities and services including transportation, water supply, wastewater treatment, parks and recreation, libraries, and schools;
- f. Provision of affordable housing, where appropriate;
- g. Inclusion of intensity standards; and a
- h. List of allowable uses.

### **Objective A.1.7 Enforce Infrastructure Availability Requirements**

The County shall ensure the availability of suitable land for utility facilities necessary to support proposed development.

#### **Policy A.1.7.1 Transportation Access and Buffering**

Access to highways, adequate parking, and sufficient buffering shall be considerations in approving proposed development.

#### **Policy A.1.7.2 Reserve Set-Backs for Road Improvements**

Commercial development adjacent to highway and interstate roadways and interchanges shall provide sufficient depth to allow adequate set back distances and clearance to access ramps to accommodate possible future roadway improvements.

#### **Policy A.1.7.3 Comply with the County Master Utility Plan**

Utility facilities to support future development shall be identified and located according to the County “Master Utility Plan” adopted in 2006 (produced by King Engineering).

### **Objective A.1.8 Encourage Mixed-Use Development Techniques**

The County shall adopt innovative Land Development Regulations (LDRs) that contain provisions for mixed land use development techniques. These LDRs shall promote:

- Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;
- Development that is adapted to natural features in that landscape such as wetlands, vegetation, and habitat to avoid the disruption of natural drainage patterns;
- A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

- Support Economic Development Commission (EDC) efforts to promote industrial development and public/private ventures on EDC-controlled lands.

#### **Policy A.1.8.1 Permitting Planned Use Developments (PUDs)**

Planned Unit Developments (PUDs) may be used to protect agricultural and environmentally sensitive areas and to increase the potential for development of water/sewer facility systems and more effective drainage systems.

#### **Policy A.1.8.2 Allow PUDs without Amendment to FLUM**

PUDs shall be permitted within any land use area without amending the Future Land Use Map provided the proposed development is shown to be consistent with the goals, objectives, and policies of the Plan, generally consistent with the Plan's Future Land Use Element, and with the standards and criteria stated in the PUD section of the LDRs.

#### **Policy A.1.8.3 Benefits for Innovative Land Development**

Land Development Regulations shall be structured to provide benefits for development applications that include innovative land development techniques. For example:

- a. Additional density bonuses (up to five percent {5% } of permitted density) shall be allowed for developments that integrate particular features of significant public benefit into their design. These may include provision of low and moderate income housing units, the installation or extension of potable water and/or sanitary sewer systems, the clustering of development, the allowance of open space, or the saving of critical habitat.
- b. To promote infill, delays may be granted for the availability of infrastructure where such action will not adversely affect public health, safety or welfare, in accordance with 9J-5.0055(2)(b)1.

#### **Policy A.1.8.4 Adopt and Implement Development Design Standards**

As a result of the County's Urban Growth Strategy and Alternative Futures Studies, the County, by 2012, shall adopt development design standards to be applied within the urban area to promote quality public and private gathering spaces; pedestrian oriented spaces, vertical and horizontal integration, infill and redevelopment, and special standards of design.

#### **Policy A.1.8.5 Implement the Urban Growth Strategy**

As a result of the County's revised Urban Growth Strategy and Alternative Futures Studies, the County, by 2012, shall adopt comprehensive plan polices that address the protection of rural areas, such as, but not limited to limited commercial, residential, and viable agricultural/silvicultural uses: large buffers; setbacks; conservation areas; mitigation banking opportunities by basins; limits on infrastructure urbanization; opportunities to recreate and experience the natural environment; and the protection of watershed, drainage, and wetland systems.

**Policy A.1.8.6 Preserve the Natural Qualities of the Community**

The County shall develop comprehensive plan policies to improve the quality of life in Baker County and establish a vision for future growth and development within the framework of the community. At a minimum, the policies should include directives that:

- a. Preserve and enhance the community tree canopy and natural vegetation;
- b. Improve the visual quality of streets and highways;
- c. Preserve and protect neighborhoods by strengthening their internal physical design features and their connection to neighboring activities;
- d. Encourage mixed-use corridor and centers with stronger connectivity and more attractive physical design;
- e. Design public buildings, facilities, and spaces to promote a sense of community;
- f. Protect and enhance the rural areas with standards for the design of physical features of the rural landscape; and
- g. Increase public appreciation and enjoyment of the County's historic, archaeological, and natural resources.

**Policy A.1.8.7 Encourage Residential Clustering and Mixed-Use Development**

The County shall encourage clustering of uses within the Residential and Mixed Use land uses in conjunction with planned unit development zoning to:

- a. Preserve conservation areas, open space, and ground water aquifer recharge areas;
- b. Allow creative design;
- c. Promote the efficient use of infrastructure;
- d. Provide sites for schools;
- e. Promote affordable housing opportunities;
- f. Reduce vehicle miles traveled; and
- g. Save energy.

**Policy A.1.8.8 Clustering Residential Development in Agricultural Areas**

The County shall encourage clustering of uses within Agricultural A and Agricultural B future land use designations to:

- a. Preserve open space along roadway corridors;
- b. Preserve open space in agricultural residential areas;
- c. Preserve natural amenity areas;
- d. Enhance the rural character of the areas;

- e. Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are not smaller than one (1) acre.

Cluster regulations constrain the location of dwelling units authorized by the future land use designation. Clustering does not authorize increasing the number of units per lot that are authorized by the agricultural land use designations.

### **Objective A.1.9 Enforce Best Practices for Development**

The County shall manage future growth and development through the implementation and enforcement of Land Development Regulations (LDRs).

#### **Policy A.1.9.1 Adopt LDRs to Enforce the Future Land Use Map**

The County shall adopt Land Development Regulations (LDRs) that contain the specific and detailed provisions required to implement the adopted Comprehensive Plan.

#### **Policy A.1.9.2 Enforce the Future Land Use Map LDRs**

Land Development Regulations shall continue to address the location and intensity of land uses in accordance with the Future Land Use Map and the policies and regulations that describe the categories, acreage allocations, densities, and intensities of land use as described in the current Comprehensive Plan.

#### **Policy A.1.9.3 Land Use Standards and the Future Land Use Map**

Land Development Regulations adopted to implement this Plan shall be based on the land use standards described herein and spatially displayed on the Future Land Use Map. Where land uses on the Future Land Use Map (Figure A-9) overlay Floodplains as shown on Figure A-8, the limitations and controlling factors for development in floodplains are as described in Policies A.1.1.1, A.1.3.3, E.1.3.4, E.1.3.5, E.1.3.6, and E.1.4.6 prevail.

**Objective A.1.10 Future Land Use Categories**

The County shall enforce the following land uses through these objectives and policies, and through the Land Development Regulations.

**Policy A.1.10.1 Agriculture****A. Agriculture Ag A**

The category **Ag A** is intended for agricultural activities, such as silviculture crops, row crops, livestock, dairies, and other uses on a limited scale serving or ancillary to agricultural activities.

Mineral Extraction (mining) activities are allowed and shall be managed in accordance with the provisions of the Conservation Element.

New residential uses at a maximum density of one dwelling unit per ten (10) acres shall be permitted.

**B. Agriculture Ag B**

The category **Ag B** is considered to be in transition because of development potential as a result of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or contain within the area numerous pockets of already developed parcels.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies or other uses on a limited scale. Ag B lands may be developed at a maximum density of one (1) dwelling unit per 7.5 acres.

**C. Exceptions**

1. Any on-going Development of Regional Impact (DRI) or other vested development is exempt from the density or land use assigned on the FLUM. Vested developments are those determined by the County Commission on advice of legal counsel to be consistent with the provisions stated in Section 163.3167(8), F.S., or with the principles of common law equitable estoppel. These exceptions are subject to challenge pursuant to Section 163.3215, F.S.
2. For parcels or lots recorded on or before the date of Plan adoption that do not meet the maximum density requirements set forth in the plan, the owner may be entitled to build one single family dwelling unit, provided all other applicable provisions of the Plan are met. If such non-conforming lot or parcel lies contiguous to other lot(s) or parcels(s) under the same ownership as of the date of Plan

adoption, the lots or parcels must be combined to achieve (or come as close as possible to achieving) the maximum density.

3. Parcels of property located within Ag A and B land use designations may be subdivided into a minimum of one (1) acre parcels and developed as residential property when occupied by members of the owner's immediate family; (parents, sibling, children, and grandchildren of the owner or owner's spouse), subject to the provisions of related LDR.
4. Parcels of land that are:
  - 320 acres or less as of the date of Plan adoption
  - under individual ownership
  - have been held by the current owner for a minimum period of five (5) years
  - and are eligible for Homestead Exemption, may also be eligible for a **Homestead Division exception** according to the criteria described in the Land Development Regulations.

#### **Policy A.1.10.2 Residential**

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominately for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
- Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.
- **Very Low Density**  
Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, RCMH1, RC1, and RCMH2.5.
- **Medium Density**  
Range of density from a maximum of 4 dwelling units per acre to a minimum of 1 unit per acre requiring central water and sewer, which will include zoning categories: RCMH .5, RCMH ¼, and PUD.

- **High Density**  
Range of density from a maximum of 10 dwelling units per acre to a minimum of 4 dwelling units per acre, requiring central water and sewer, which will include zoning categories: RCMH1/4, MF10, and PUD.
- Residential development within the 100-year floodplain will be required to meet FEMA regulations regarding the height of floor level above the flood plain level and County Health Department regulations regarding the installation of septic tanks.
- Mobile homes will be permitted in accordance with F.S. 320.8285(5), manufactured homes will be permitted in accordance with F.S. 553.38(2), and community group residential homes shall be permitted in accordance with F.S. 419.001(2) and (3).

#### **Policy A.1.10.3 Mixed Use**

This land use category is appropriate within or immediately adjacent to the urban growth area in locations where central water and sewer infrastructure exists or is planned to be in place commensurate with the timing of development impacts, and along arterial or collector roads where adequate capacity and public facilities are available, or planned to be available to meet the impacts of the proposed development as defined in the Baker County concurrency management program.

The purpose of **Mixed Use** is to encourage and foster the integration of uses both horizontally and vertically to reduce the need for automobile travel by providing workforce housing in close proximity to places of employment and other services.

Density and intensity of land uses permitted within this category shall include a variety of at least three different land uses (to qualify as “mixed use”) at the following minimum proportions of land area:

- A. Twenty (20%) percent residential, twenty (20%) percent non-residential and ten (10%) percent open space.
- B. No single land use may exceed seventy (70%) percent of the land area involved in the specific area designated or in the particular amendment.
- C. Open space may include trails, passive recreation area, squares, upland buffers, linear open space that may include such features as walkways, bike paths, greens, plazas and other similar amenities, and up to seventy-five (75%) percent of preserved wetlands.
- D. Housing options may range from single family detached and attached units to multi-family units.

E. Clustering of residential units and housing types is permitted and encouraged to maximize open space and to make efficient use of infrastructure.

F. Agriculture, Commercial, Conservation, Governmental, Industrial, and Institutional uses are allowed within the non-residential portion of the Mixed Use land use category.

**Policy A.1.10.4 Commercial**

The commercial land use category is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service.

**Commercial** land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping center, or other similar business activities. The maximum intensity for commercial development shall not exceed 0.45 Floor Area Ratio. Public/Institutional use and Recreational uses are allowed within the commercial land use category. The maximum height shall not exceed forty (40) feet.

**Policy A.1.10.5 Industrial**

The industrial land use category is intended for activities that are predominately associated with manufacturing (assembly, processing, or storage of products), distribution, and extractive (mining) industries. Industrial land use in the manufacturing sector permits a variety of intensities of use including heavy industry, light industry, and industrial park operations. The intensity of industrial use, shall not exceed Floor Area Ratio of (FAR) 0.35 (15,246 sf/acre). The maximum height shall not exceed sixty (60) feet.

**Policy A.1.10.6 Development Standards\* for:**

**Mixed-Use, Industrial, and Commercial**

- A. [All development] within the urban growth area] shall be served by public or private central water and sewer services prior to issuance of certificate of occupancy. All development shall be conditioned upon the availability of central wastewater and potable water utilities at the adopted level of service.
- B. [All development in any land use category] shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from development area to external roadways shall be required to be improved in accordance with County standards and centralized to minimize the number of access points to external roadways. All development shall meet FDOT access guidelines when a project directly accesses a state road.

- C. Future right-of-way for roads and improvements generally identified in the Baker County Thoroughfare Master Plan adopted pursuant to Ordinance 2007-28 shall be protected from development.
- D. As part of the site plan approval process, the County shall ensure that adequate right-of-way is available to support the location and construction of future roadways and other improvements identified on the Thoroughfare Master Plan.
- E. To promote opportunities for affordable workforce housing, preserve open space and groundwater recharge areas, and promote the efficient use of infrastructure, the County shall encourage clustering of development within Mixed Use areas.
- F. If there is residential land use included in a mixed-use development, residential and non-residential portions of the development shall be linked internally by streets, sidewalks, and in some cases by a separate system of pedestrian, bike, and/or low speed vehicle paths to encourage multi-modal transit options.
- G. No development activities shall take place in jurisdictional wetlands unless permitted by the ACOE or the SJRWMD prior to development permit issuance by the County.

**\*See maps for density and intensity standards.**

**Policy A.1.10.7 Rural Commercial**

Land in this category is intended to serve the rural areas of the County outside of the urban growth area where agricultural uses make up the predominant landscape.

The **Rural Commercial** land use shall be located on parcels that are served by a paved road and located along collector and arterial roadways. To ensure that the developments are kept at a rural standard, the Floor Area Ratio (FAR) shall not exceed 0.15 (6,534 sf/acre) and the floor area for each individual outlet or establishment shall not exceed, 5,000 sf.

Rural Commercial land uses shall include, but not be limited to, offices, retail with storage, convenience stores, feed stores, feed lots, hardware businesses, veterinary clinics, kennels, restaurants, parks and recreation, auto/truck/tractor repair shops, plant nursery/landscape businesses, commercial equestrian facilities, and campgrounds.

When located adjacent to properties designated as Agriculture A or B, and there is a primary residence on the property, additional buffering may be required for a Rural Commercial parcel.

**Policy A.1.10.8 Recreation**

The recreation land use category is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses (public and private), tennis courts, hiking trails, etc.; resource-based facilities include lakes, wilderness camp sites, etc.

The impervious surface of recreation land use shall not exceed fifty (50%) percent for active recreational development and ten (10%) percent for passive recreational development. New recreational facilities must be sited in locations that are compatible or can be made compatible with adjacent land uses.

**Policy A.1.10.9 Government Use**

The government land use category includes a broad variety of public and quasi-public activities such as government buildings, agricultural centers, fairgrounds, Class I, II, and III landfills, Fire stations, Sheriff's office, Highway Patrol office, hospitals, etc.

The intensity of development in this land use category shall not exceed Floor Area Ratio (FAR) 0.75 (32,670 sf/acre). With the exception of landfills, the maximum height shall not exceed forty (40) feet.

**Policy A.1.10.10 Institutional**

The institutional land use category is intended for use as schools, colleges, libraries, post offices, cemeteries, parks, jails, prisons, nursing homes, and rehabilitation centers. The intensity of development in this land use category shall not exceed Floor Area Ratio (FAR) 0.75 (32,670 sf/acre). The maximum height shall not exceed 40 feet.

**Policy A.1.10.11 Conservation**

The conservation land use category shall designate land areas that are ecologically or historically significant and so must be protected. Conservation designated land use includes lands within state and national forests, specifically: a portion of the Osceola National Forest, the Okefenokee Wildlife Refuge, and the Pinhook Swamp. Impassable Bay and Little River Bay are lands that have been acquired by The Nature Conservancy, a private organization. It is the goal of The Nature Conservancy to protect ecologically sensitive areas from development.

There will be no development permitted in these conservation areas (Conservation on the FLUM) except for that which would improve the recreational use of the land or would permit better resource management. Forestry (silviculture) shall be a permitted activity in the National Forest as controlled and permitted by the U.S. Department of Agriculture.

**A. Conservation Overlay for St. Mary’s River and South Prong**

The Conservation Overlay area preserves interconnected natural resources associated with the St. Mary’s River and the South Prong tributary, north of Macclenny to protect the drainage systems and headwaters of the regional tributaries; implement regional water quality/quantity management and protection; create and protect wildlife corridors; and preserve lands adjacent to and within this area.

Increase in land use intensity within the Conservation Overlay areas shall be prohibited unless it can be shown that such development will not adversely affect water quality, water storage, habitat value or natural resources, or if this development is mitigated for in such a manner that the integrity of the natural system is not degraded.

Development immediately adjacent to ecologically sensitive water bodies shall be restricted to a maximum of two (2) residential units per acre and to non-polluting land use activities as defined in Policy E.1.3.1 and Policy E.1.2.3.

**B. Residential Exception**

Residential development on public and semi-public lands will not be permitted except for uses such as residences for park managers, caretakers, owners and operators. Residential development on privately owned conservation lands shall be limited to a maximum density of one dwelling unit per forty (40) acres.

**Policy A.1.10.12 Historic/Archaeological Resources**

This land use category includes historic structures and sites and archaeological sites identified by the local government or state as being significant. Two such sites listed in the National Register of Historic Places are:

<u>Site No.</u>	<u>Site Name</u>	<u>Twp/Range/Section</u>
8 BA 00015	Olustee Battlefield	035/19E/23
E BA 00016	Burnsed Blockhouse	015/21E04

In addition to the above two historical sites, the Florida Master Site File identifies 284 sites in the unincorporated Baker County as being historically or archeologically significant. The archaeological sites primarily are unprotected midden heaps. To protect these sites from vandalism, their location is provided in Appendix A of this element.

**Policy A.1.10.13 Development in the Urban Growth Area**

Within the new urban growth area, the County has refocused its development efforts to support and encourage a transportation and logistics corridor in Baker County in anticipation of the expansion of the Port of Jacksonville (JaxPort) to provide staging room for third party logistic carriers working with the container traffic generated by a large port, collectively referred to as an “inland port” facility.

The County has become part of Foreign Trade Zone 64, associated with JaxPort, to facilitate the location of associated import, export activities and related manufacturing. The corridor centers on the multimodal transportation access provided by US-90, I-10, and the railroad lines that traverse the County and create the southern freight corridor for the whole of the United States and as identified in the Freight Corridor Study.

The area within the urban growth area reserves other areas for development of associated residential, commercial, and other related services for the workforce required to staff these businesses. Development within the urban growth area is encouraged to develop water and sewer services and to reserve land to expand such new services into regional facilities in anticipation of the growth of new municipalities within the urban growth area.

**A. Development Nodes**

There are two categories of Development Nodes (Interstate and Rural) discussed herein and designated on the FLUM.

**1. Interstate Development Nodes (IDNs)**

Two Interstate Development Nodes (IDNs) form two circles of three-quarters of a mile radius located along I-10 at the intersections of SR 125 and SR 228. Each circular IDN contains approximately 1,130 acres. Within the two circular IDNs, I-10 at 125 and I-10 at 228, approximately fifty-five percent (55%) percent of each circular IDN is expected to eventually develop as commercial/industrial land use with the remaining five hundred and nine (509) acres developing as medium/high density residential with a maximum two hundred and fifty five (255) acres of residential and one hundred and eighty (180) acres of commercial in a mixed land use environment.

There are two additional IDNs that are not circular located at I-10 and SR 229 and at US 90 and I-10. These two IDNs follow parcel boundaries and are respectively designated as the **Sanderson IDN** which is approximately 1,803 acres and the **Olustee IDN** which is approximately 4,362 acres.

The Olustee and Sanderson IDNs are overlay designations and the existing future land use designation shall remain in effect until such time as an amendment to the future land use map is approved in accordance with the requirements of Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code.

Development at an IDN must preserve access to the Interstate and provide sufficient set-back so as not to not impact FDOT plans for interchange expansion. Any proposed development within an IDN shall coordinate with FDOT for review and comment and before a development order may be issued.

Designation of locations as Interstate Development Nodes (IDNs) is intended to limit the density and encroachment of development at these sites on the interstate road system until a development plan is established for the entire node which provides access management, storm water management and protection of right-of-way. Until such development plans are adopted and through the amendment process made part of the FLUM, a development cap limiting the number of residential/commercial acres that may be built annually is placed upon these sites and a DOT approval of site plans will be required prior to the County issuing development orders or building permits.

Development within either an IDN or RDN can proceed only if the criteria for water/sewer and roads identified for the appropriate land use and drainage, solid waste, and recreation meet requirements of the Concurrency Management Plan and appropriate sections of 9J-5.0055(2)(a),(b) and (c), FAC.

Residential, commercial, and industrial land uses in an IDN shall carry the same density/intensity of use defined herein except for the Olustee Interstate Development Node which has specific development criteria as set forth in Objective A.1.10.14.

## **2. Rural Development Nodes (RDN)**

Two Rural Development Nodes (RDNs) are contained within quarter-mile circles located along SR 125 and centered at intersections with SR 127 and SR 250. Each RDN occupies approximately one hundred and twenty five (125) acres and is expected to develop as mixed use industrial/commercial/residential centers serving the needs of the immediately surrounding areas.

Thirty-three (33%) percent of the land within each node is expected to eventually develop as industrial/commercial with the remaining approximately 85 acres developing as low density residential.

Development within a Rural Development Node (RDN) can proceed only if the criteria for water/sewer, solid waste, drainage, roads, and recreation are met per the Concurrency Management Plan and appropriate sections of 9J-5.0055(2)(a),(b) and (c), FAC.

**Policy A.1.10.14 Olustee Interstate Development Node\***

(\*originally Policy a.1.9.3.C.4)

The subject property of plan amendment and stipulated settlement agreement for: Ordinance 2006-49, Comp. Plan Amend. 007-01 for the **Olustee Interstate Development Node (Olustee IDN)** consisting of approximately 1,130 acres is a development of mixed uses to specifically provide new employment prospects for Baker County and opportunities for affordable workforce housing in close proximity to employment that takes advantage of existing intermodal transportation facilities (rail and interstate) and planned urban services.

**a. Permitted Uses, Densities, and Intensities in the Olustee IDN**

The Olustee IDN shall be comprised of non-residential, residential, and open space/conservation uses as follows:

<u>Uses</u>	<u>Minimum %</u>	<u>Maximum %</u>
Non-residential	60	80
Residential	10	30
Open Space	10	

NOTE: The minimum and maximum percentages for non-residential, residential, and open space/conservation uses in the Olustee IDN are based on the gross acreage of the Olustee IDN.

**Residential Uses in the Olustee IDN**

Permitted housing options include single family detached and attached to multi-family units to provide opportunities for the individuals working within the non-residential portions of the IDN affordable housing proximate to their place of employment. Residential density shall not exceed five (5) dwelling units per acre within the Olustee IDN.

The County will promote Objective C.1.2 within the Olustee IDN to ensure adequate sites are available for workforce housing for very-low, low, or moderate income households.

**Non-Residential Uses in the Olustee IDN**

Within the non-residential area, a minimum of seventy-five percent (75%) shall be industrial uses as defined in Policy A.1.10.5. Commercial, governmental, institutional and conservation uses are allowable uses within the non-residential area of the Olustee IDN.

Maximum Floor Area Ratio (FAR) for all non-residential uses within the Olustee IDN is 0.50. Impervious surface shall not exceed eighty percent (80%) of the parcel on which non-residential development is located.

**Open Space in the Olustee IDN**

Open space may include wetlands, upland buffers, passive landscaped open space or linear open space, and may include walkways, bike paths, plazas, or other similar amenities.

Every project within the Olustee IDN is required to meet the minimum ten percent (10%) open space requirement.

During the site plan approval process, the Baker County Planning Department will monitor compliance with the overall mix of uses listed above to guarantee that at build out of the Olustee IDN Area the mix of uses is met. The County Planning Department will maintain a cumulative account of the total of land uses approved within the Olustee IDN as each final site plan is approved.

This information will be provided as part of the data and analysis for each comprehensive plan amendment to change the land use within the Olustee IDN. Land use amendments that do not conform to the overall mix of uses for the Olustee IDN will not be adopted.

It is not the intent that every individual project within the Olustee IDN area meet the minimum and maximum percentage mix of residential and non-residential uses set forth above. Single use projects are permissible, as long as they do not result, when considered cumulatively with previously adopted FLUM amendments for the Olustee IDN, in exceeding the required mix of uses.

**b. Development Standards in the Olustee IDN**

A large scale or small scale comprehensive plan amendment adopted subject to the provisions of Chapter 163, Florida Statutes, shall be required to change the underlying existing future land use designation of any parcel within the Olustee IDN. Any local government large scale comprehensive plan amendment within the Olustee IDN shall address the following:

1. Protection of natural resource functions including, floodplains, groundwater quality, listed species, and their habitat.
2. Identification of areas to be designated conservation on the FLUM.
3. Adequate provisions of public facilities and services including transportation, central water and sewer facilities, and schools.
4. Demonstration of adequate available capacity for public facilities and services.

5. Baker County will consider impacts to affordable housing as part of the review of each land use amendment in the IDN and address mitigation where appropriate.
6. Economic development and job creation.
7. Intensity and density of development proposed including the maximum amount of development allowed pursuant to the amendment.
8. Demonstration of need for the uses and intensity proposed by the specific amendment.
9. For developments of greater than forty (40) acres within the IDN, a survey of listed plant and animal species shall be required. The survey shall be performed by an ecologist, biologist, or other related professional prior to the site plan approval process. If the survey reveals the presence of any listed species, protection and or mitigation shall be required as set forth in LDRs.
10. Development within the Olustee IDN shall provide appropriate monitoring of surface water management discharges and surficial aquifer water with aquifer monitoring wells to insure that the surface and ground water quality is not contaminated by site activities.
11. Development shall provide compensating storage for any development within the 100-year floodplain.
12. Development within the Olustee IDN shall be required to connect to a public or private central water and sewer system prior to issuance of certificate of occupancy. All development within the Olustee IDN shall be conditioned upon the availability of central wastewater and potable water utilities at the adopted level of service.
13. All development within the Olustee IDN shall meet FDOT access guidelines when a project directly accesses a state road.
14. Within the Olustee IDN future right-of-way for roads and improvements generally identified on the Baker County Thoroughfare Master Plan adopted pursuant to Ordinance 2007-28 shall be protected. As part of site plan approval process, the County shall ensure that adequate right-of-way is available to support the location and construction of future roadways and other improvements identified on the Thoroughfare Master Plan.
15. Consistent with Policy A.1.7.2, development within the Olustee IDN shall provide sufficient set-backs so as not to

impact future FDOT plans for expansion or improvements to the I-10/ U.S. 90 interchange. FDOT will provide comments as to future interchange expansion plans as part of its review of the specific comprehensive plan amendment for projects within the IDN. At the time of site plan approval, Baker County will seek comments from FDOT regarding development adjacent to the I-10/U.S. 90 interchange and its potential impacts to future interchange expansion.

To promote opportunities for affordable workforce housing, preserve open space, and groundwater recharge areas, and promote the efficient use of infrastructure, the County shall promote clustering of development within the Olustee IDN.

c. **Wetland Protection in the Olustee IDN**

No development activities shall take place in jurisdictional wetlands unless permitted by the FDEP or the St. Johns River Water Management District (SJRWMD) prior to development permit issuance by the County.

Areas depicted as Conservation Land Use on the Olustee IDN map shall be designated as Conservation Land Use [Conservation Wetlands] at the time a comprehensive plan future land use map (FLUM) amendment for land including such an area becomes effective. However, because of the scale and generalized nature of the IDN, an applicant may propose revised boundaries or smaller areas for designation as Conservation Land Use if the applicant provides evidence indicating that the area proposed to be excluded from Conservation Land Use is either:

- (1) Not a wetland within the jurisdiction of FDEP or the water management district, or
- (2) Based upon the results of a Uniform Mitigation and Assessment Method (UMAM) evaluation, the wetland area has been degraded to such an extent that designation as a Conservation Land Use is not warranted.
- (3) An applicant may not propose any reduction in the size of the areas depicted as Conservation Land Use on the related map unless it is demonstrated that the reduction shall not cause the remainder of the related Conservation Land Use area to lose its hydrological function.
- (4) In addition, all wetlands adjacent to Conservation Wetlands which are not permitted for impact after such time that the Applicant has received the appropriate national, state, regional, and local environmental permits, and which are not:

- (i) part of the permitted water management system; or
  - (ii) connected by man-made systems, then shall also be designated as Conservation Land Use.
- (5) Development approvals issued for development within the **Olustee IDN** shall require a hydrologic connection to be made in the I-10 Hydrologic Connection Area as shown on the related map.

**Policy A.1.10.15 Jackson-Shaw Interstate Development Node\***

(\*originally Policy A.1.9.3.11)

The property also known as the **Jackson-Shaw Business/Industrial Park**, a mixed use project containing approximately 750 acres is assigned the future land use designations of Industrial and Commercial pursuant to Ordinance 2007-10 (“2007-10”) and as shown on the Future Land Use Map (the “Jackson-Shaw Property”). The Jackson-Shaw Property, as more particularly described in 2007-10, shall be limited to the following maximum levels of development (the “Jackson-Shaw Development”) within the Industrial and Commercial acreage, which is subject to the availability of adequate public facilities and services at the adopted levels of service:

6,000,000 s.f. of industrial space with 5,500 parking spaces  
 300,000 s.f. of commercial/retail space with 2,100 parking spaces  
 190 hotel rooms

A first phase of development consisting of no more than 2,500,000 square feet of warehousing uses (or other industrial uses generating no more the 467 PM peak hour trips) with 2,775 parking spaces shall be allowed. This initial level of development (Phase 1) will be the maximum amount of development allowed thru 2014.

The remaining development (Phase 2) on the Jackson-Shaw parcel is specifically conditioned upon and may not proceed until and unless:

1. The developer obtains approval for a new interchange at I-10 or a feasible alternative to the interchange resulting from the Interchange Justification Report process under Chapter 14-97, F.A.C.; and,
2. (a) The developer demonstrates, through a traffic study approved by Baker County and FDOT in accordance with the requirements of Baker County’s Concurrency Management Plan demonstrating that impacted road segments (including I-10) will operated at an acceptable level of service;

or

- (b) The developer and Baker County enter into a proportionate share agreement pursuant to 163.3180(16), Florida Statutes, under which the

development's impacts will be fully mitigated and the FDOT concurs with the mitigation for impacts to facilities on the Strategic Intermodal System as required by 163.3180(16)(e), Florida Statutes. Prior to any development in Phase 2, the five or ten year schedule of capital improvements shall be amendment to include any roadway improvements identified to be constructed under paragraph (1) above or identified as mitigation in a proportionate fair share agreement entered into under paragraph (2) (b).

Pursuant to the terms of this Policy A.1.10.15, the developer is required to provide Baker County, the NEFRC, and the DCA annual progress reports regarding the status of the IJR process, commencing within one year of the effective date of 2007-10 and on each one-year anniversary thereafter.

**Policy A.1.10.16 Woodstock Park Interstate Development Node\***

(\*originally Policy A.1.9.3.C.6)

The property known as **Woodstock Industrial Park** containing approximately 1,483.6 acres is assigned the future land use designation of Industrial and Conservation pursuant to Ordinance 2007-11 (“Ord. 2007-11”) and as shown on the Future Land Use Map (Woodstock Industrial Park). The Woodstock Industrial Park as more particularly described in Ord. 2007-11, shall be limited by the availability of adequate public facilities and services at the adopted levels of service and subject to the special conditions and development standards set forth below:

1. If at the time of development the LOS Standard for I-10 is “B” for the segments from US 90 to CR 229 and from CR 229 to CR 125, development in Phase 1 (by 2014) shall be limited to 5,000,000 square feet of warehousing or other uses consistent with the Baker County industrial land use that generate not more than the number of PM peak hour trips based on ITE Trip Generation 8th Edition. **If the LOS Standard for I-10 is change to “C”**, for the segments from US 90 to CR 229 and from CR 229 to CR 125 development shall be limited to 10,000,000 square feet of warehousing or other uses consistent with the Baker County industrial land use that generate not more than the number of PM Peak Hour trips based on ITE Trip Generation 8<sup>th</sup> Edition. Development of the project shall be subject to the Baker County Concurrency Management Plan. A minimum of 116 acres shall be placed in the Conservation land use category. Any proposed changes to increase the allowable density or intensity of development on the Woodstock Industrial Park property shall be subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.
2. Development within the Woodstock Industrial Park is required to connect to central water and wastewater facilities as a condition of occupancy.

3. A minimum of ten (10%) percent of the parcel shall remain as open space as defined in Policy A.1.10.13.A(1) of the Baker County Comprehensive Plan.
4. There must be a minimum thirty (30) foot upland buffer adjacent to all wetlands indentified as Conservation on the FLUM within the Woodstock Industrial Park. Industrial uses shall be prohibited within the preserved wetlands and wetland buffers.
5. A hydrologic connection shall be maintained at I-10 as the Hydrologic Connection Area as required in Policy A.1.10.14(c)(5) of the Baker County Comprehensive Plan.
6. A minimum thirty (30) foot buffer between the boundary of the Osceola National Forest and any vertical development is required. Within this buffer, fuel management shall be practiced semi-annually or as needed to reduce or remove accumulation of vegetative fuels so as to reduce the likelihood of wildfire, and reduce the intensity of wildfire should it occur. The buffer may include roadway, rail spur, or paved path/trial as long as it provides a permanent accessible “defensible space” to allow the ability to fight wildfires.
7. As a condition of site plan approval, a Wildfire Mitigation and Prevention Plan will be developed and implemented. At a minimum, the Wildfire Mitigation Plan will offer best management practices and minimum required management practices to be implemented for the Woodstock Industrial Park.
8. A “Notice of Proximity to the Osceola National Forest” will be recorded in the deed agreement or covenant and restriction documents on all properties within the development. This notice will put all property owners on notice that the Osceola National Forest is in close proximity and that there are certain practices such as prescribed fires which may from time to time result in smoke impacting the businesses in the Woodstock Industrial Park.

**Policy A.1.10.17 Cannon’s Crossing\***

(\*originally Policy A.1.9.3.A.2.a)

The subject property of a stipulated settlement agreement: Ordinance 96-1, Comp. Plan Amend. 95-1A consisting of approximately 131 acres and further described as **Cannon’s Crossing** Plat Book 3, Page 94, Lot 5011 Public Records Baker County, FL, Part of SEC 12, TOP. 2S-Rng 21E, Baker County, FL. may be developed in accordance with the requirements of old designation, “residential Zone D” with a maximum allowable density of one dwelling unit per each two acres.

**Objective A.1.11 Development Review and Approval Process**

The County shall further establish and implement formal procedures for the review and approval of development within the County.

**Policy A.1.11.1 Development Review Committee (DRC)**

The **Development Review Committee (DRC)** comprised of representatives of the building department and various public facilities and service departments that are affected by a proposed development reviews development proposals.

**Policy A.1.11.2 Code Enforcement Board (CEB)**

The **Code Enforcement Board** enforces the County zoning code and has the authority to levy fines and/or prescribe other penalties for zoning code violations as adopted by the Board of County Commissioners in the Land Development Regulations. Appeals of fees, fines, and waivers imposed by the Code Enforcement Board are heard by the Baker County Board of County Commissioners (BOCC).

**Policy A.1. 11.3 Land Planning Agency (LPA)**

The **Land Planning Agency (LPA)** has the authority to grant variances and/or special exceptions to the County zoning code. The LPA serves as the Board of Appeals for decisions made by the Planning Director. The BOCC serves as the Board of Appeals for decisions made by the LPA.

**Policy A.1. 11.4 Siting Undesirable Land Uses**

When necessary, the County shall establish a “Memorandum of Agreement” with local governments of adjacent counties/towns/cities to arbitrate the siting of “Locally Undesirable Land Uses” within two (2) miles of adjacent local government boundaries.

**Objective A.1.12 Protect Private Land Interests**

The County shall protect private property rights and recognize the existence of private interest in land use.

**Policy A.1.12.1 Provide Due Process**

The County will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.

**Policy A.1. 12.2 Acquire Public Land**

The County shall consider the acquisition of lands by state, county, or local government where regulation will severely limit practical use of real property.

**Goal A.2 Implement Public Schools Concurrency Management Plan**

The County shall promote school infrastructure as part of the County Concurrency Management Plan.

**Objective A.2.1 Locate Public Schools in Accord with the Comprehensive Plan**

The County shall locate schools in a manner consistent with the Baker County Comprehensive Plan, proximate to residential areas, and collocated with public facilities such as parks, libraries, and community centers as much as is reasonably possible.

**Policy A.2.1.1 Permit Schools in Most Land Use Categories**

Private or public schools shall be permitted within lands designated Agriculture B, Residential, or Mixed Use on the Future Land Use Map. In addition to these listed land use categories, schools may also be located in other land use categories if adjacent to an existing school site, except lands designated Industrial on the Future Land Use Map. Private or public schools may be located only within or abutting lands designated Industrial when needed to enhance technical or vocational schools.

**Policy A.2.1.2 Locate Schools with Roadway Access**

Proposed school sites shall be located to provide access to a public collector or arterial roadways where feasible.

**Policy A.2.1.3 Consider Impact of School on Surrounding Commerce**

Disrupting influences caused by school yard noise and traffic shall be minimized when possible by avoiding adjacent land uses such as hospitals, adult communities, nursing homes, and similar land uses or by providing an appropriate buffer from these areas.

**Policy A.2.1.4 Collocate Schools with Community Facilities**

Whenever feasible, community facilities such as libraries, parks, and community centers should be collocated with schools.

### **Goal A.3 Protect Lands from Wildfire Hazards**

The County shall seek to protect life, property, and economy by eliminating or minimizing the vulnerability to wildfire hazards.

#### **Objective A.3.1 Implement the FDOF Southern Fire Risk Assessment Model**

County shall coordinate with the Florida Division of Forestry (FDOF) to map and rank wildfire hazard areas based on the FDOF Southern Fire Risk Assessment Model.

##### **Policy A.3.1.1 Map Wildfire Hazard Areas**

By 2011, the County shall coordinate with Florida Division of Forestry (FDOF) to map and rank areas of wildfire hazard based on the FDOF Southern Fire Risk Assessment Model.

##### **Policy A.3.1.2 Educate to Mitigate Risk of Wildfire Damage**

The County shall educate the public, especially those at high risk for wildfires and raise awareness of protective steps that can be taken to mitigate wildfire damage. These steps are identified on the National Firewise Program website [www.firewise.org](http://www.firewise.org).

##### **Policy A.3.1.3 Use Best Practices to Avoid Wildfire Hazard**

The County shall consider all land uses in areas at risk from wildfire and restrict or prohibit land uses as necessary to insure the public health, safety, welfare, and the protection of property. Land uses and specific development plans for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed burns, shall not be authorized in severe wildfire hazard areas.

##### **Policy A.3.1.4 Wildfire Hazard Mitigation Plan Requirements**

Any subdivision or non-residential development within high to extreme wildfire hazard areas shall complete a “Wildfire Hazard Mitigation Plan” specific to that development, and subject to review and approval by the County Fire Marshall as part of plan approval process. The wildfire mitigation plan shall address at a minimum:

- Access
- Vegetation
- Building construction
- Utilities
- Fire protection
- Any additional factors, including vacant lots within the development, that present a barrier to wildfire access such as canals or ditches
- Home Owner’s Association organization and ongoing education.

All of these factors can be evaluated based on NFPA 1144 Standard for Reducing Structure Ignition Hazards from Wildland Fire, 2008 Edition and NFPA 1141 Standard for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas, 2008 Edition.

**Policy A.3.1.5 Adopt Mitigation Standards Based on the Southern Fire Risk Assessment Model**

By June 30, 2011, the County shall adopt LDRs to set forth standards for development within high risk wildfire areas as identified by the Southern Fire Risk Assessment Model.

**Policy A.3.1.6 Improve the Local Mitigation Strategy for Wildfire Hazard**

The County shall incorporate wildfire prevention, education, and mitigation strategies into the County Local Mitigation Strategy.

## **Goal A.4 Comply with Water, Energy, and Air Quality Mandates**

Preserve and protect the County's natural resources and quality of life by complying with new mandates from the State of Florida to conserve and efficiently use water and energy and protect air quality.

### **Objective A.4.1 Maximize Energy Conservation**

The County shall consider changes to the future land use plan based on energy-efficient land use patterns that make the most efficient use of existing and future power generation and transmission.

#### **Policy A.4.1.1 Support Development and Use of Renewable Energy**

##### **Sources**

The County shall develop Land Development Regulations to support development and use of alternate, renewable sources of energy including solar panels.

#### **Policy A.4.1.2 Reduce Vehicle Usage with Mixed-Use Development**

The County shall support mixed-use developments to encourage reduced vehicle usage.

#### **Policy A.4.1.3 Encourage Job-Creating Development**

The County shall support land use changes to encourage job-creating development to support the population and economy of Baker County.

#### **Policy A.4.1.4 Encourage Collocating Residential Development with Public Facilities**

The County and the Baker County School Board encourage the location of schools proximate to urban residential areas and public facilities, such as parks, libraries, and community centers.

#### **Policy A.4.1.5 Encourage a Range of Housing and Clustering**

The County shall develop Land Development Regulations to encourage a variety of housing opportunities in varying price ranges and the clustering of housing units.

#### **Policy A.4.1.6 Support Home-Based Businesses**

The County will evaluate its LDRs to allow home-based businesses provided the impacts are compatible with a residential community.

#### **Policy A.4.1.7 Encourage Multi-Modal Transportation Connectivity**

The County shall encourage new development and redevelopment to provide pedestrian, bicycle, and automobile connectivity to adjacent developments.

**Policy A.4.1.8 Encourage Best Practices for Green Construction**

The County shall encourage support for new construction to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high performance green building rating system as approved by the Florida Department of Management Services.

**Objective A.4.2 Encourage Air Quality Protection**

The County shall implement greenhouse gas reduction strategies.

**Policy A.4.2.1 Continue Weatherization Programs**

County shall continue to participate in Weatherization Programs to reduce energy consumption through retrofitting existing housing units to be more energy efficient.

**Policy A.4.2.2 Support Education Programs on Energy Conservation**

The County shall educate residents on home energy reduction strategies.

**Policy A.4.2.3 Preserve the Natural Environment**

County shall continue to maintain its green infrastructure through maintenance of its tree canopy, parks, open spaces, public lands, landscaped medians, scenic vistas and protection of silviculture lands within the County, but outside of the urban growth area as identified in the Alternative Futures Study.

**Policy A.4.2.4 Identify and Adopt Standards and Strategies to Conserve Energy**

The County shall amend the LDRs to adopt specific standards and strategies addressing greenhouse gas emissions, energy efficient housing, and overall energy conservation by December 2011.

**Policy A.4.2.5 Encourage Water Conservation**

The County encourages the use of Water Star and Energy Star programs in new development within the County.

# **Baker County Comprehensive Plan**

## **B – Traffic Circulation Element**

### **Goals, Objectives, and Policies**

#### **Appendices**

#### **B**

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**B**

**B. – TRAFFIC CIRCULATION ELEMENT**

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**BAKER COUNTY COMPREHENSIVE PLAN GOALS, OBJECTIVE, AND POLICIES**

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## B. – TRAFFIC CIRCULATION ELEMENT

### Goal B.1 Grow an Intermodal Transportation Network and Conserve Energy Resources

Develop and maintain an integrated intermodal transportation system that provides safe, convenient, and efficient movement of people and goods throughout Baker County, while conserving energy, resources, and the natural environment.

#### **Objective B.1.1 Annually Update Transportation Projects in the Capital Improvements Plan**

The County shall provide a safe, convenient, and efficient motorized and non-motorized transportation system by correcting existing County roadway deficiencies identified in the County Capital Improvements Plan and maintaining acceptable operating conditions in the future on a priority basis. The County shall annually review and update the deficient roadways in the Capital Improvements Plan.

#### **Policy B.1.1.1 Maintain Peak Hour Levels of Service Standards for Transportation**

The statewide minimum acceptable operating level of service (LOS) standards for State and County roads in Baker County shall be the base LOS standards listed herein except for those conditions provided in Policies B.1.1.1.A.

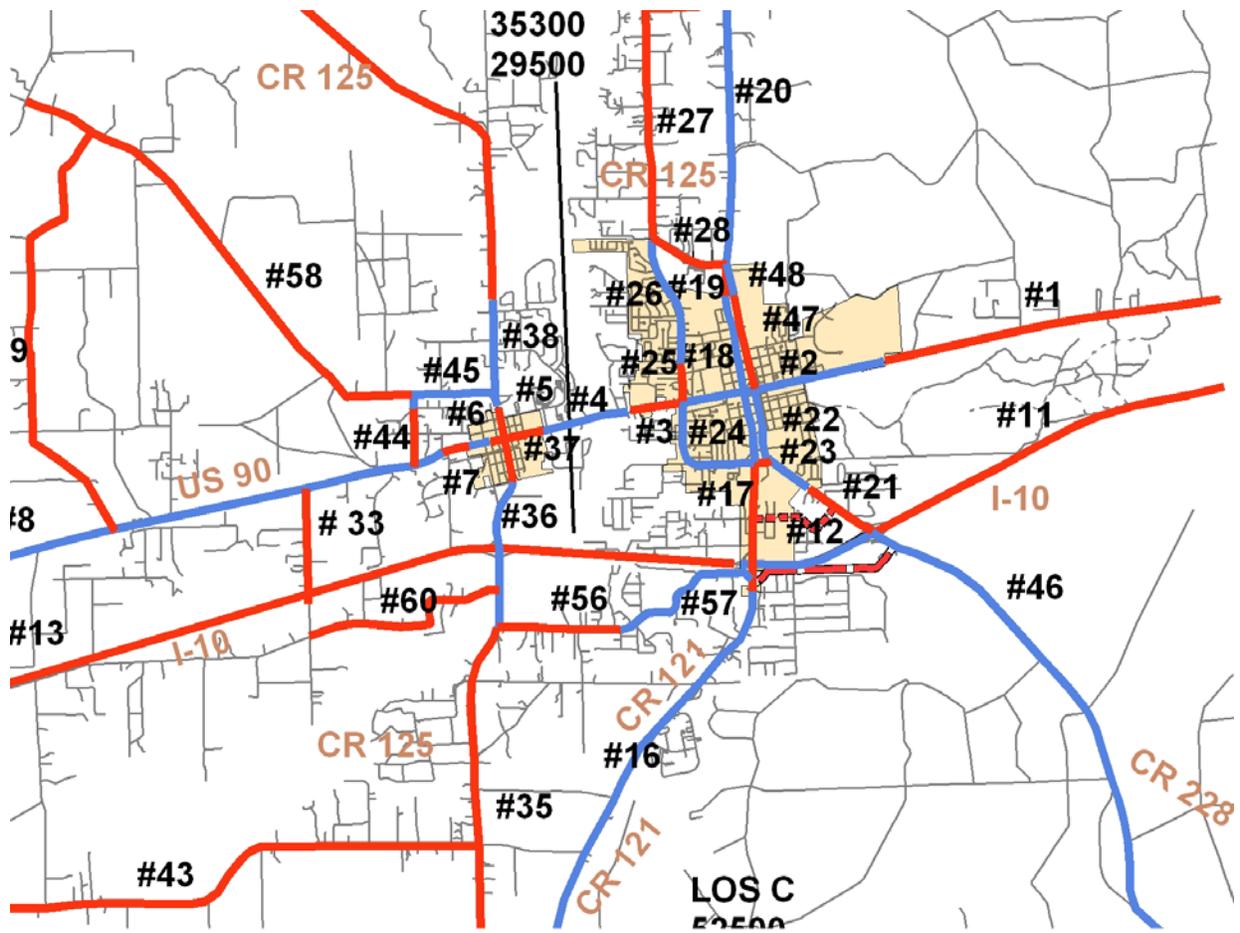
The County hereby adopts the following peak hour level of service (LOS) standards for each listed facility type:

- a) freeways (Intrastate) - LOS B/C\*
- b) principal arterials - LOS C
- c) collectors and minor arterials - LOS D
- d) local paved roadways - LOS D.\*

\*Baker County has several hundred miles of unpaved dirt roads. No LOS has been established for dirt roads.

The statewide minimum acceptable operating level of service (LOS) standards for State and paved County roads in Baker County shall be the base LOS standards listed except as listed this Policy B.1.1.2.

(\*LOS “C” from Baker County’s eastern boundary with Duval County to the I-10 exit for Sanderson. LOS “B” from the Sanderson exit to the western boundary with Columbia County. See appendices for I-10 Variance Conditions.)

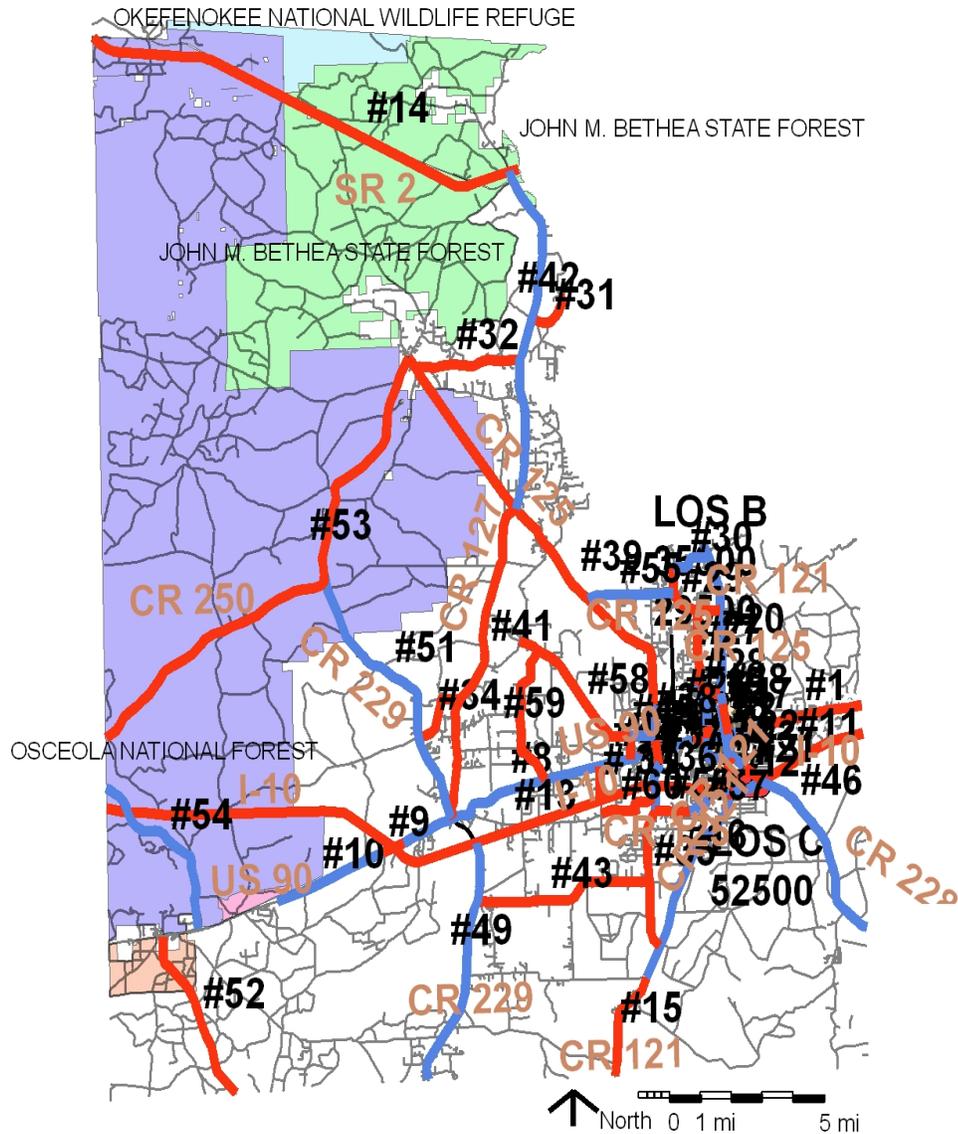


\*See 5-Year Schedule of Transportation Improvements for key to road segments.

Map B-1

### 2010 Existing Transportation Urban

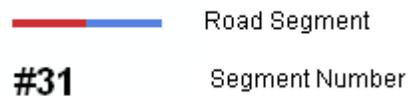




\*See 5-Year Schedule of Transportation Improvements for key to road segments.

Map B-2

### 2010 Existing Transportation Rural



<b>*Baker County 5 Year Schedule of Transportation Capital Improvements March 2011</b>											
<b>Segment #</b>	<b>Road</b>	<b>Segment</b>	<b>Adopted LOS</b>	<b>% Capacity</b>	<b>Proposed Projects</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	
1	SR 10 / US 90	Nassau Cnty Line to E Macclenny City Limits	D	31%		\$0	\$0	\$0	\$0	\$0	
2	SR 10 / US 90	E Macclenny City Limits to CR 23A/Lowder Street	D	49%		\$0	\$0	\$0	\$0	\$0	
3	SR 10 / US 90	CRA / Lowder Street to W Macclenny City Limits	D	33%		\$0	\$0	\$0	\$0	\$0	
4	SR 10 / US 90	Macclenny City Limits to Glen St. Mary City Limits	D	48%		\$0	\$0	\$0	\$0	\$0	
5	SR 10 / US 90	Glen St. Mary City Limits to 50' W of Lincoln Avenue	D	32%		\$0	\$0	\$0	\$0	\$0	
6	SR 10 / US 90	50' W of Lincoln Avenue to Glen St. Mary City Limits	D	25%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

7	SR 10 / US 90	Glen St. Mary City Limits to CR 139B	D	38%		\$0	\$0	\$0	\$0	\$0	
8	SR 10 / US 90	CR 139B to 2100' E of I-10	D	13%		\$0	\$0	\$0	\$0	\$0	
9	SR 10 / US 90	2100' E of I-10 to 1900' W of I-10	D	3%		\$0	\$0	\$0	\$0	\$0	
10	SR 10 / US 90	1900' W of I-10 to Warden Circle	D	38%		\$0	\$0	\$0	\$0	\$0	
11	I-10/SR8	Nassau Cnty line to E Macclenny City Limits	C	93%	Now belongs to Macclenny	\$0	\$0	\$0	\$0	\$0	
12	I-10/SR8	E Macclenny City Limits to W Macclenny City Limits	C	87%		\$0	\$0	\$0	\$0	\$0	
13	I-10/SR8	W Macclenny City Limits to Columbia Cnty Line	C*	94%		\$0	\$0	\$0	\$0	\$0	
14	SR 2	Georgia State Line to Columbia Cnty Line	D	4%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

15	SR 121	Union Cnty Line to Bobby Sapp Rd	D	25%		\$0	\$0	\$0	\$0	\$0	
16	SR 121	Bobby Sapp Rd to S Macclenny City Limits	D	54%		\$0	\$0	\$0	\$0	\$0	
17	SR 121	S Macclenny City Limits to CR 23A/Lowder Street	D	41%		\$0	\$0	\$0	\$0	\$0	
18	SR 121	CR 23A/Lowder Street to N Macclenny City Limits	D	46%		\$0	\$0	\$0	\$0	\$0	
19	SR 121	N Macclenny City Limits to CR 23B	D	36%		\$0	\$0	\$0	\$0	\$0	
20	SR 121	CR23B to Georgia State Line	D	20%		\$0	\$0	\$0	\$0	\$0	
21	SR 228	I-10 to Macclenny City Limits	D	100%		\$0	\$0	\$0	\$0	\$0	
22	SR 228	Macclenny City Limits to US 90 SR10	D	57%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

23	CR 23A	SR 228 to SR 121	D	0%		\$0	\$0	\$0	\$0	\$0	
24	CR 23A	SR 121 to US 90/ SR 10	D	50%		\$0	\$0	\$0	\$0	\$0	
25	CR 23A	US90 / SR 10 to North Blvd	D	50%		\$0	\$0	\$0	\$0	\$0	
26	CR 23A	North Blvd to N Macclenny City Limits	D	52%		\$0	\$0	\$0	\$0	\$0	
27	CR 23A	N Macclenny City Limits to CR 23C	D	27%		\$0	\$0	\$0	\$0	\$0	
28	CR 23B	SR 121 to CR 23A	D	20%		\$0	\$0	\$0	\$0	\$0	
29	CR 23C	SR 121 to CR 23D	D	20%		\$0	\$0	\$	0	\$0	
30	CR 23D	SR 121 to CR 23C	D	4%		\$0	\$0	\$0	\$0	\$0	
31	CR 120	Georgia State Line to CR 127	D	2%		\$0	\$0	\$0	\$0	\$0	
32	CR 122	CR 127 to CR 125	D	4%	\$0	\$0	\$0	\$0	\$0		

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

33	CR 123	600' South of I-10	D	0%		\$0	\$0	\$0	\$0	\$0	
34	CR 124 / Dopson Rd	CR 127 to CR 229	D	0%		\$0	\$0	\$0	\$0	\$0	
35	CR 125	SR 121 to CR 125B	D	0%		\$0	\$0	\$0	\$0	\$0	
36	CR 125	CR 125B to S Glen St. Mary City Limits	D	5%		\$0	\$0	\$0	\$0	\$0	
37	CR 125	S Glen St. Mary City Limits to N Glen St. Mary City Limits	D	18%		\$0	\$0	\$0	\$0	\$0	
38	CR 125	N Glen St. Mary City Limits to Homestead Place	D	47%		\$0	\$0	\$0	\$0	\$0	
39	CR 125	Homestead Place to CR 250	D	41%		\$0	\$0	\$0	\$0	\$0	
40	CR 125B	CR 125 to US 90 / SR 10	D	0%		\$0	\$0	\$0	\$0	\$0	
41	CR 127	US 90 / SR 10 to CR 125	D	0%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

42	CR 127	CR 125 to SR 2	D	20%		\$0	\$0	\$0	\$0	\$0	
43	CR 130 / Mud Lake Rd	SR 121 to CR 229	D	0%		\$0	\$0	\$0	\$0	\$0	
44	CR 139B	US 90 / SR 10 to Klein Rd	D	0%		\$0	\$0	\$0	\$0	\$0	
45	CR 139B	Klein Rd to CR 125	D	0%		\$0	\$0	\$0	\$0	\$0	
46	CR 228	Duval Cnty Line to I-10	D	0%		\$0	\$0	\$0	\$0	\$0	
47	CR 228	US 90 / SR 10 to N Macclenny City Limits	D	20%		\$0	\$0	\$0	\$0	\$0	
48	CR 228	N Macclenny City Limits to SR 121	D	17%		\$0	\$0	\$0	\$0	\$0	
49	CR 229	Union Cnty Line to I-10	D	0%		\$0	\$0	\$0	\$0	\$0	
51	CR 229	US 90 to CR 250	D	12%		\$0	\$0	\$0	\$0	\$0	
52	CR 231	Union Cnty Line to US 90 / SR 10	D	4%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

53	CR 250	Columbia Cnty Line to CR 125	D	7%		\$0	\$0	\$0	\$0	\$0	
54	CR 250A	US 90 / SR 10 to Columbia Cnty Line	D	4%		\$0	\$0	\$0	\$0	\$0	
55	Odis Yarborough Rd	CR 23C to CR 125	D	2%		\$0	\$0	\$0	\$0	\$0	
56	Wood lawn Rd	CR 125 to Grant St	D	0%		\$0	\$0	\$0	\$0	\$0	
57	Wood lawn Rd	Grant St to SR 121	D	8%		\$0	\$0	\$0	\$0	\$0	
58	Claude Harvey Rd	Hamp Register Road to CR 139B	D	15%		\$0	\$0	\$0	\$0	\$0	
59	Cowpen Rd	Claude Harvey Rd to US 90 / SR 10	D	0%		\$0	\$0	\$0	\$0	\$0	
60	Reid Stafford Rd	Deck Mann Rd to CR 123	D	0%		\$0	\$0	\$0	\$0	\$0	

**BAKER COUNTY COMPREHENSIVE PLAN**

**B – TRAFFIC CIRCULATION**

61	Barber Rd	Western extent of paving to CR 228 on east	D	0%	Design & pave easterly extension	\$0	\$0	\$0	\$0	\$0	
62	Tom Norman Rd	CR 125 easterly to CR 228	D	0%	Design & pave easterly extension with bridge	\$0	\$0	\$0	\$0	\$0	
0	61 and 62 Required by I-10 Variance	0	C* Macclenny to US90	0%							

**Policy B.1.1.2 Criteria to Allow Operation of Roadway at Lower LOS**

Any section of any roadway may operate at a level of service lower than the base LOS if capacity improvements, which will raise the LOS of said roadways to the base LOS standards are programmed for construction in year one of Baker County's adopted capital improvement plan, or, if a State roadway, are programmed within the first three years of the FDOT Five-Year Work Program, or a contractual commitment has been made to improve the roadway to the correct LOS.

**Policy B.1.1.3 Use of Operational Improvements**

The County shall use operational improvements, which includes traffic signals when warranted, turn lanes where turning conflicts exist, pavement striping, etc., to ensure smooth traffic flow and adequate ingress and egress for new developments.

**Policy B.1.1.4 Continue Road Paving Projects**

The County shall continue to implement a road paving program so that existing unpaved roads are paved according to prioritized needs based on traffic volumes and established criteria.

**Policy B.1.1.5 Require Compliance with County Road Design Standards**

The County shall require developers to comply with county road design standards and to pave all internal roadways for all new subdivisions, pave county roads leading to subdivisions, and participate in access road improvements.

**Policy B.1.1.6 Transportation Facility Criteria for a Development Permit**

The County shall ensure that the necessary transportation facilities, including paved motorized and non-motorized vehicle parking, are in place when a development permit is issued or a development permit is issued subject to the condition that the necessary transportation facilities will be in place when the impacts of development occur.

**Policy B.1.1.7 Implement Transportation System Management (TSM) Measures**

The County shall maximize the traffic-carrying capacity and operational efficiency of a roadway through Transportation System Management (TSM) measures. A list of such measures includes, but is not limited to: encourage off-peak use of transportation facilities, improve traffic signal timing and spacing, reduce the number of curb and median cuts, reduce on-street parking, and improve pedestrian access.

**Policy B.1.1.8 Pursue Funding to Supplement the County Transportation Budget**

The County shall pursue federal, state, and local funding sources to supplement the Baker County Road and Bridge Department budget for road construction and maintenance and safety improvements.

**Policy B.1.1.9 Required Traffic Counts for Annual Monitoring of LOS**

The County shall maintain and enhance as necessary, a comprehensive traffic counting system for annually monitoring the level of service on the County roadway system. In addition, the County shall require developers to provide traffic counts on County roads within proposed project areas consistent with the adopted Concurrency Ordinance.

**Objective B.1.2 Annually Update the Capital Improvements Plan**

The County shall periodically identify transportation improvement needs and establish a priority schedule to be included in the Capital Improvements Plan identified within the Capital Improvements Element, to be updated annually based on available traffic data, land development proposals, and as dictated by County budgeting priorities and needs.

**Policy B.1.2.1 Periodically Update the Transportation Improvement Program (TIP)**

The County shall establish and maintain a Transportation Improvement Program (TIP) and shall establish a mechanism whereby the plan is periodically updated and prioritized according to the criteria specified in Policy B.1.2.2.

**Policy B.1.2.2 Criteria to Prioritize Roadway Projects for TIP**

Proposed roadway projects for the TIP shall be evaluated and prioritized according to the following group rating:

a) Group 1 projects are essential to protect public health and safety and fulfill the County's legal commitment to provide transportation facilities and services consistent with the approved Comprehensive Plan, and have been evaluated based on the following factors:

- 1) street conditions
- 2) number of residents served
- 3) amount of traffic using the street
- 4) environmental impact
- 5) physical/geometric requirement
- 6) local policy.

Group 1 projects should be implemented with available funds based on capital cost effectiveness (i.e. capital cost/total annual person trips = cost per person trip).

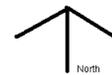
b) Group 2 projects meet the criteria above and should be implemented if funds are available after completion of Group 1 projects.

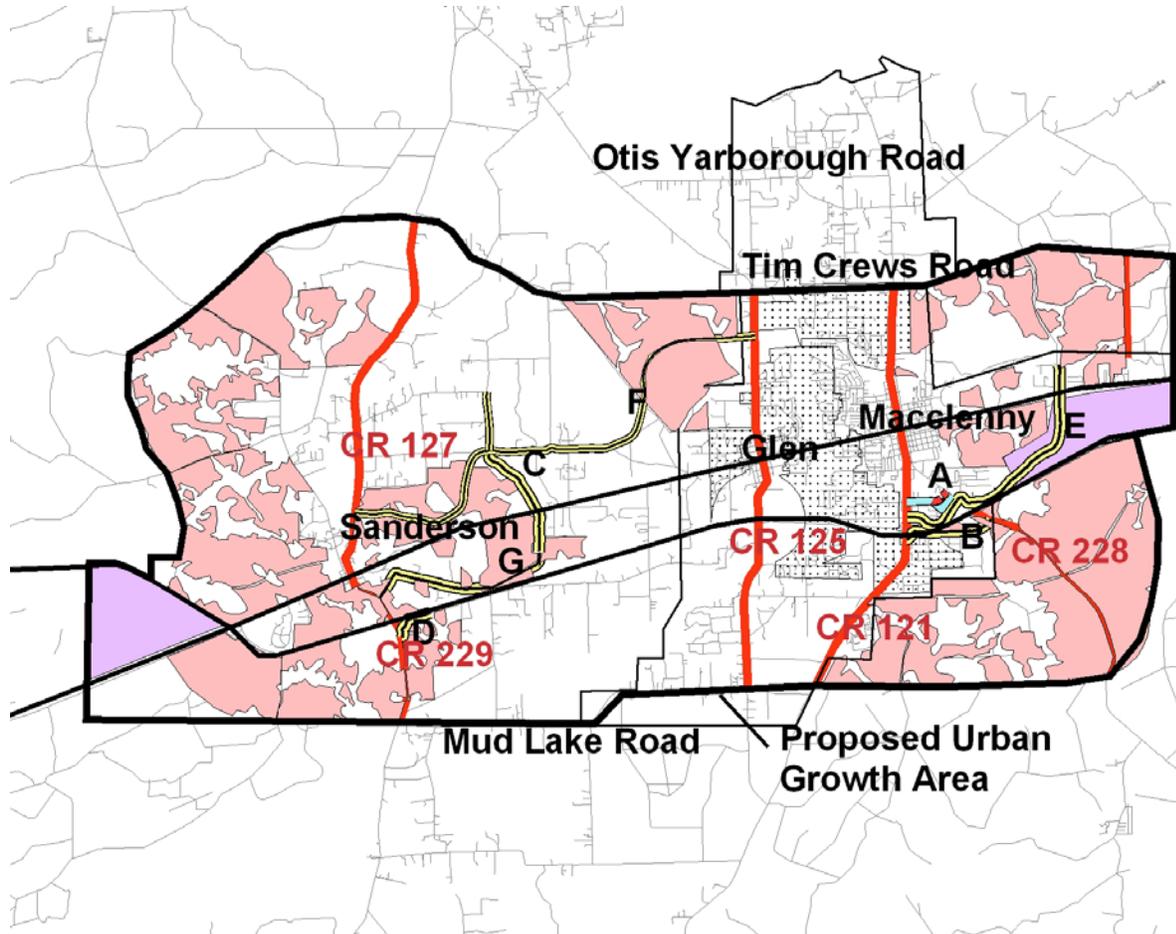
c) Group 3 projects are facilities improvement projects that fall outside the five-year implementation period.



Map B-3

2020 Future Transportation Urban





Map B-4

### 2030 Future Long Term Transportation



**Objective B.1.3 Establish a Schedule for Acquiring Necessary Right-of-Ways (ROW)**

The County shall identify right-of-way needs and process and establish a priority schedule for acquisition.

**Policy B.1.3.1 Identify Required ROWs through the Thoroughfare Master Plan**

The County shall identify required right-of-way needs according to the adopted Thoroughfare Master Plan and process and pursue acquisition of these right-of-ways, to participate in the continuity of the state, regional, and local roadway network and to protect future network corridors from development and other encroachments.

**Policy B.1.3.2 Implement Acquisition of Right-of-Way through Land Development Regulations (LDRs)**

The County shall implement a program for acquiring necessary right-of-way as part of the Land Development Regulations.

**Policy B.1.3.3 Coordinate with FDOT Management Plans for SIS and National Transportation Corridor Needs**

The County shall coordinate with FDOT in corridor management plans involving Critical State or National Transportation Freight Corridors located within Baker County or the Strategic Intermodal System facilities.

**Objective B.1.4 Coordinate Traffic Circulation with the Future Land Use Map**

The County shall continue to coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map.

**Policy B.1.4.1 Ensure Roadway Capacity Availability for Proposed Development**

The County shall review development proposals based on the requirements of the county site plan review and approval ordinance to ensure the availability of existing roadway capacity to serve project traffic and maintain acceptable operating conditions.

**Policy B.1.4.2 LOS Criteria for Development Approval**

The County shall ensure that no development receives development approval where the proposed project will reduce the level of service of the roadway below the established level of service unless, when a project would lower the level of service below the established level of service, the development approval shall be conditioned on the roadway improvements being programmed or constructed.

**Policy B.1.4.3 Coordinate with Transportation Agencies to Enhance the County's Traffic Circulation System**

The County shall provide input to the appropriate agencies for proposed transportation plans and improvements that may have an impact on the County's traffic circulation system.

**Policy B.1.4.4 Regulate Driveway Connections**

The County shall control the connections and access points of driveways and roads to roadways through the adoption of Land Development Regulations (LDRs). Land Development Regulations shall establish criteria for access road spacing consistent with FDOT Access Management Guidelines.

**Policy B.1.4.5 For Energy Conservation, Encourage Pedestrian and Bicycle Path Ways to Public Services**

The County shall encourage the construction of pedestrian ways and bikeways in conjunction with highway improvements and residential development, particularly for connecting residential areas to park and recreation areas, schools, and major shopping centers. In the interest of energy conservation, neighborhood roads shall be designed to accommodate low-speed, motorized neighborhood vehicles.

**Policy B.1.4.6 Criteria to Establish Intermodal Transportation System for Energy Conservation**

The County shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs to establish a framework for an intermodal system as part of the County's energy conservation efforts.

**Policy B.1.4.7 Require Fair Share Payments for Development**

The County shall require all types of development to pay their fair share of the costs of needed on-site, as well as off-site, improvements.

**Policy B.1.4.8 Adopt LDRs for Safe On-Site Traffic Flow and Parking**

The County shall adopt Land Development Regulations to provide safe and adequate on-site traffic flow and to meet parking demands.

**Objective B.1.5 Create a Five-Year Review Plan to Preserve Environmentally Sensitive Areas**

The County shall plan and develop a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and promotes community aesthetic values. This system should be reviewed and updated every five years.

**Policy B.1.5.1 Conserve Neighborhood Character through Thoroughfare Design Criteria**

The County shall conserve and protect the character of neighborhoods from the avoidable intrusion of major thoroughfares, through location criteria, landscaping requirements, and buffering requirements for neighborhood roadways.

**Policy B.1.5.2 Protect Environmentally Sensitive Areas from Development**

Future facility access interchanges shall not be placed or constructed in a manner that would provide access to environmental protection areas or to other areas to be conserved to prevent undue pressures for development of such areas.

**Policy B.1.5.3 Criteria to Allow Transportation through Environmentally Sensitive or Aesthetically Areas**

If no feasible alternative exists, needed transportation facility improvements may traverse environmentally and/or aesthetically sensitive areas. However, such access shall be limited and design techniques shall be used to minimize negative impacts upon the natural and community systems.

**Policy B.1.5.4 Establish a Park-N-Ride Lot Near I-10**

The County shall establish a Park-N-Ride lot in close proximity to I-10 to support energy conservation.

**Policy B.1.5.5 Establish Standards for Electric Vehicle Charging Stations**

The County shall establish electric vehicle charging standards based on national standards to support energy conservation.

**Objective B.1.6 Coordinate with Other Agencies for Transit for the Disadvantaged and Energy Conservation**

The County shall cooperate with public agencies, private businesses, and civic associations responsible for the planning and operation of transportation for the disadvantaged to promote efficient coordination of transit service delivery and conservation of energy resources.

The County shall continue to encourage the Baker County Council on Aging, Inc., which oversees the program for the Transportation Disadvantaged, to increase the number of persons provided transportation disadvantaged services in the County by at least 10% annually.

**Policy B.1.6.1 Encourage Public - Private Partnerships to Provide Transit for the Disadvantaged**

The County shall encourage public and private transportation disadvantaged providers to work together to eliminate duplication and to increase the use of services.

**Policy B.1.6.2 Encourage Private-For-Profit and Private-Not-For-Profit Transit Providers to Work Jointly toward a Public Transit System**

The County shall encourage local private-for-profit and private-non-profit transportation providers to examine the potential for a joint and mutually beneficial public transit system.

**Policy B.1.6.3 Support All Efforts by Transit Provider to Improve the County Transit Plans and Services**

The County shall support efforts by public and private transit providers to develop and implement short-term and long-term needs and operation plans.

**Objective B.1.7 Coordinate with Intergovernmental Agencies for an Integrated, Cost-effective Transportation System**

The County shall coordinate with related local, state, regional, and federal agencies for an integrated, cost effective transportation system. The County Commission is the entity responsible for reviewing all planned improvements and soliciting comments from other agencies and jurisdictions.

**Policy B.1.7.1 Coordinate with the FDOT, Other Counties and Municipalities to Secure Revenue for Transit Projects**

The County shall coordinate roadway improvements with surrounding counties and municipalities within Baker County and the Florida Department of Transportation to ensure effective application of available revenue.

**Policy B.1.7.2 County Representatives Shall Participate in the FDOT Five-Year Construction Program Workshops**

The County Road and Bridge Department personnel, County Manager, Director of Planning and Zoning, members of the Land Planning Agency, and the County Commissioners shall participate or send their designees to participate in FDOT Five-Year Construction Program workshops to further County interests.

**Policy B.1.7.3 Coordinate the County Traffic Circulation Plans with the Incorporated Areas of the County**

The County shall review for compatibility with this element, the traffic circulation plans and programs of the incorporated areas within the County as they are amended in the future.

**Policy B.1.7.4 Cooperate and Participate with local NFTPO and NEFRPC and Other Regional Agencies to Improve the County's Role in the Regional Transportation Network**

Although the County is located outside the limits of any Metropolitan Planning Organization, intergovernmental coordination with the North Florida Transportation Planning Organization (NFTPO) and resource planning pursuant to F.S. Chapter 380 in north Florida shall be accomplished through continued cooperation and communication with the Northeast Florida Regional Planning Council and contiguous councils when and where appropriate to improve the County's local and regional transportation network.

# **Baker County Comprehensive Plan**

## **C – Housing Element**

### **Goals, Objectives, and Policies**

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**Resolution 2010-13 Community Development Block Grant**

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## C. – HOUSING ELEMENT

### **Goal C.1 Support Sustainable, Affordable Neighborhoods**

The County shall provide design guidelines and appropriate land use and zoning to support sustainable neighborhoods for safe, sanitary, energy efficient, water efficient, and affordable housing for the County’s current and projected population.

#### **Objective C.1.1 Require Residential Uses in Mixed-Use Developments**

The County shall require residential uses in mixed-use developments to afford residents’ access to walkable communities proximate to work sites, shopping opportunities, recreation and open spaces.

##### **Policy C.1.1.1 Promote the Development of a Range of Housing Type, Designs, and Prices**

Through the County Land Development Regulations (LDRs), the County shall allow higher densities and special design considerations to develop a wider variety of housing types, designs, and price ranges; and to promote an equitable distribution of housing choices throughout the County.

##### **Policy C.1.1.2 Create Residential Zoning to Accommodate a Variety of Housing Types**

The County Planning and Zoning Department shall ensure that the Future Land Use Element includes an adequate range of residential zones to accommodate a variety of residential uses and that adequate infrastructure is in place concurrent with the impact of the proposed developments.

##### **Policy C.1.1.3 Implement Fair Share Housing Fees to Promote Mixed-Income Neighborhoods**

The County shall continue to implement a fair share housing plan to distribute low and moderate income housing throughout the County to lessen the impacts of such housing in any one area, while giving low and moderate income residents a wider choice of housing opportunities.

##### **Policy C.1.1.4 Housing Criteria for Development to Receive Incentives**

The County shall ensure that, when private sector interests request special exemptions, favorable tax treatment, public participation in funding, or other considerations, the private sector shall set aside necessary resources to advance affordable housing sites and units for at least twenty (20%) percent of the projected units. (was Pol. C.1.3.5)

**Policy C.1.1.5 Use Code Requirements to Encourage Water and Energy Conservation**

The County shall regularly review and update code requirements and guidelines to facilitate implementation of new, creative, energy saving, and water saving housing design and construction techniques.

**Policy C.1.1.6 Promote Multi-Family, High-Density Residential Development**

The County shall promote affordable, multi-family rental units on suitable sites within the highest density residential land use category. (was Pol. C.1.2.7)

**Objective C.1.2 Provide Assistance to Disadvantaged Residents Seeking Affordable Housing**

The County shall assist private and non-profit developers of affordable housing by implementing support measures such as seeking grants to assist low and very low income families and the handicapped with housing and by expediting permitting for affordable housing projects as established by provisions in the LDRs.

**Policy C.1.2.1 The Affordable Housing Action Committee (AHAC) is Authorized as the Interagency Task Force (Task Force)**

The Baker County Board of County Commissioners hereby designates the Affordable Housing Action Committee (AHAC) as the Interagency Task Force (Task Force) on Affordable Housing to coordinate with the School Board, the Hospital Authority, the Development Commission, local bankers, assisted housing officials, other social service providers, and local builders' groups.

**Policy C.1.2.2 The AHAC Shall Provide Annual Recommendations to the BOCC**

The Affordable Housing Action Committee (AHAC) shall develop recommendations to the Board of County Commissioners on an annual basis for building and rehabilitating affordable housing.

**Policy C.1.2.3 Provide Information to Assist Agencies with Developing Affordable Housing**

The County shall provide AHAC findings and recommendations to agencies and organizations funded by public revenues to assist them in endorsing and developing affordable housing. (was Pol. C.1.2.5.)

**Policy C.1.2.4 Seek Grants to Provide Assistance to Low Income Families with Rental Housing**

The County shall seek financial and technical assistance from the Statewide Housing Initiatives Program (SHIP) as well as the Rural Development Services program of the United States Department of Agriculture in the provision of affordable housing specifically targeted to renters with a total family income of \$20,000 or less. (was Pol. C.1.2.6)

**Policy C.1.2.5 Use Community Development Block Grants to Assist Low and Very Low Income Households**

The County shall administer the County's Community Development Block Grant (CDBG) program to provide funding for rehabilitation and relocation services for targeted low and very low income households. (was Pol. C.1.2.3)

**Policy C.1.2.6 Cooperate with Local Resources to Leverage Funds for Affordable Housing**

The County shall continue to work with local lenders and corporations to leverage funds for affordable housing.

**Policy C.1.2.7 Pursue All Available Funding Resources to Provide Affordable Housing**

The County shall pursue all existing and new resources provided by federal and state agencies, nonprofits, or private organizations to assist with the provision of affordable housing.

**Objective C.1.3 Create Guidelines for Energy and Water Conservation for Housing**

By year-end of 2013, the County shall create energy efficiency and water conservation guidelines for new residential development and housing rehabilitation in Baker County.

**Policy C.1.3.1 Encourage Energy Efficiency Design for SHIP Homes and Other Grant-Built Affordable Housing**

In administering the County Statewide Housing Initiatives Program (SHIP), Rural Development Services programs of the United States Department of Agriculture, or any other grant or private investment in the provision of affordable housing, the County shall encourage the use of accepted design and construction energy efficient building guidelines that take advantage of renewable energy resources.

**Policy C.1.3.2 Encourage Water Efficiency Design for SHIP Homes and Other Grant-Built Affordable Housing**

In administering the County Statewide Housing Initiatives Program (SHIP), Rural Development Services programs of the United States Department of Agriculture, or any other grant or private investment in the provision of affordable housing, the County shall encourage the use of accepted design and construction guidelines that support water conservation as dictated by the Florida Building Code for water saving

within the home and such alternatives as “Florida Friendly” landscaping techniques.

**Policy C.1.3.3 Initiate this Criteria for Minimal Energy Efficiency and Water Conservation Work Order Program for Certificate of Occupancy Eligibility**

Within two (2) years, the County shall implement a minimal “Energy Efficiency and Water Conservation Work Order” for new residential construction and residential rehabilitation projects that must be met before a Certificate of Occupancy is issued for each dwelling unit. The work order shall require the installation and inspection of the following:

- Compact Fluorescent Lights (CFLs)
- Faucet Aerators
- Low Flow Shower Heads
- Water Saving Toilets
- Energy Star labeled appliances according to the rating established by the Environmental Protection Agency, which use less energy than other products, thereby saving money on utility bills, saving energy, and helping to protect the environment.
- Domestic Hot Water (DHW) Temperature & Insulation Wrap
- Domestic Hot Water (DHW) Pipe Insulation Wrap
- Heating, Ventilation, Air-Conditioning (HVAC) Filter & Duct Sealing
- Florida Friendly Landscaping

**Objective C.1.4 Streamline the Permitting Process**

The County shall review and amend where necessary all ordinances and local permitting practices to ensure efficiency in the housing delivery process and to ensure the health, welfare, and safety of the citizenry and the integrity of natural resources.

**Policy C.1.4.1 Update Zoning Regularly for Compatible Land Uses**

The Planning and Zoning Department shall regularly review zoning ordinances for possible restructuring to alleviate problems of incompatible land uses adjacent to new development.

**Policy C.1.4.2 Fast Track Permitting Process for Affordable Housing**

The County shall continue to streamline the permitting process for dwellings that qualify as affordable housing. Methods for streamlining shall be accomplished through the fast-tracking of permits and inspections and the reduction or elimination of other criteria provided that it does not affect the health, safety, or welfare of the occupants or adjacent residents. (was Pol. C.1.4.3)

**Objective C.1.5 Permit Mobile Homes as Residential Land Use**

The County shall continue permitting mobile homes in all residential land use categories.

**Policy C.1.5.1 Comply with the Florida Manufactured Building Act and Florida Statutes for Mobile Home Construction Requirements**

The County shall comply with s. 553.37 (“The Florida Manufactured Building Act of 1979”) and s. 320.8285 (“Onsite Inspection of Motor Vehicles”), Florida Statutes.

**Policy C.1.5.2 Conservation Requirements for New Mobile Homes and Manufactured Homes**

The County LDRs require complete site plan review and approval for all new mobile home and manufactured homes to ensure environmental compatibility, energy efficiency, water conservation, and suitable existence or provision of water, sewer, and services.

**Policy C.1.5.3 Mobile Home Parks Requirements for Central Water-Sewer**

The County shall require all mobile home parks to provide central water and sewer infrastructure and services that meet current LDRs for mobile home dwelling units if on lots of less than one-half acre.

**Objective C.1.6 Code Enforcement Requirements to Demolish Unsafe Structures**

The County shall enforce a minimum housing safety code by ordinance, which authorizes a designated County code enforcement officer to inspect housing, enforce the code, and have unsafe structures demolished, after due process.

**Policy C.1.6.1 Inspection and Enforcement of the Florida Building Code**

The County shall conduct proper inspection of housing units and enforce the safety code and the Building Department shall enforce the requirements of the Florida Building Code.

**Policy C.1.6.2 Rehabbing Homes for Safety, Energy, and Water Conservation**

The County shall develop and make available to the citizenry information on methods to rehabilitate dwelling units to meet the safety code, energy efficiency, and water conservation guidelines.

**Policy C.1.6.3 Florida Building Code Requirement to Track Substandard Housing for Demolition**

The Building Department shall enforce requirements in the Florida Building Code which require the identification and tracking of all substandard housing units and the establishment of procedures and timeframes for the demolition and disposal of these units.

**Objective C.1.7 Public Action Against Unsafe Structure**

No dwelling unit shall be condemned as an unsafe structure until standard housing at affordable cost is available to those persons being displaced through public action.

**Policy C.1.7.1 Identify and Track Substandard Units for Demolition**

The Building Department shall enforce requirements in the Florida Building Code which require the identification and tracking of all substandard housing units and the establishment of procedures and timeframes for the demolition and disposal of these units.

**Policy C.1.7.2 Non-discriminatory Relocation Program**

Citizens affected by public action programs will be afforded non-discriminatory relocation treatment.

**Policy C.1.7.3 Re-housing Due to Government-imposed Demolition**

Relocation services will be provided and affordable standard housing will be found for County citizens affected by government rehabilitation and government-imposed demolitions.

**Objective C.1.8 Group Home Sites Available in All Residential Areas**

The County shall ensure that sites are available for all group home-type facilities and that over concentration of such facilities in any single residential area is avoided.

**Policy C.1.8.1 Enforce Non-discriminatory Standards for Siting Foster Care and Group Homes Pursuant to Florida Statutes**

The County Land Development Regulations shall support non-discriminatory standards and criteria for the siting of foster care and group homes in accordance with Section 419.001(2) and (3)(c), Florida Statutes.

**Goal C.2 Support Community Quality and Integrity**

The County shall maintain the quality and integrity of residential communities.

**Objective C.2.1 Enforce Compatible Land Uses**

The County shall enforce land use controls that protect residential neighborhoods from incompatible land uses.

**Policy C.2.1.1 Enforce the Future Land Use Map**

The County shall review and update housing regulatory codes periodically to ensure compatibility with the Future Land Use Map as amended through s. 163.3187, F.S.

**Policy C.2.1.2 Accommodate Compatible Industrial and Commercial Land Uses**

The Future Land Use Element of the Comprehensive Plan shall equitably accommodate future industrial and commercial development land uses compatible with existing and planned residential development.

**Objective C.2.2 Encourage New Development to Support Infrastructure**

The County shall encourage new residential development in areas that can provide adequate transportation, public services, and facilities.

**Policy C.2.2.1 Discourage Sprawl**

The County shall discourage sprawl through site plan review and strategies to maximize the sharing of services and facilities.

**Policy C.2.2.2 Encourage Mixed-Use Developments to Support Infrastructure**

The County shall encourage large, mixed-use developments, such as DRIs, to develop sites amenable to conversion to regional facilities for water and sewer services.

**Policy C.2.2.3 Encourage Placement of Special Needs Housing Near Required Services**

The County shall provide demographic data to developers when requested to encourage placement of special needs housing in areas where services and facilities are provided.

**Objective C.2.3 Assist in Preservation of Historic Homes**

The County shall assist in the identification, preservation, and restoration of historically significant houses in the County.

**Policy C.2.3.1 Assist Historic-Home Owners Apply for Assistance**

The County shall assist property owners of historically significant houses in applying for federal and state assistance programs.

**Policy C.2.3.2 Assist Historic-Home Owners with Adaptive Reuse**

The County shall provide available state-generated financial and technical guidance to owners of identified historically significant dwelling structures to assist in the rehabilitation and adaptive reuse of such structures.

# **Baker County Comprehensive Plan**

## **D – Public Facilities Element**

### **Goals, Objectives, and Policies**

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## **D. – PUBLIC FACILITIES ELEMENT**

### **Goal D.1 Create Public Facilities to Meet Current and Future Growth while Preserving Natural Resources**

The County shall coordinate with public and private partners to provide sanitary sewer, potable water, solid waste, and drainage services to meet existing and projected demands at the Level of Service (LOS) for public facilities identified in this Element. Also, the County shall protect and preserve the functions of natural groundwater recharge areas and natural drainage features.

#### **Objective D.1.1 Maintain Five-Year Capital Improvement Schedule and Update Annually**

To correct deficiencies and coordinate the extension of facilities to meet future needs, the County shall develop and maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the requirement established by 9J-5.016(4)(a)1 when the County has operational responsibility for the facilities.

##### **Policy D.1.1.1 Work Cooperatively with Local Municipal and Private Providers**

Although the County does not have an express agreement with the City of Macclenny as a provider of potable water service to portions of unincorporated Baker County, these entities shall continue to work together to enact, maintain, or enhance any agreements necessary to provide potable water service to residents in these areas. Should a project propose new potable water facilities, the County shall work cooperatively with local municipal and private providers to assure that adequate levels of service are provided to its residents.

##### **Policy D.1.1.2 Create and Maintain Public Facilities Inventory**

The County shall maintain up to date inventories of all public facilities. For any new development, the County shall identify locations required to support future development needs.

#### **Objective D.1.2 Increase the Capacity of Public Facilities**

The County shall coordinate with public and private providers for the extension of, or increase of the capacity of public facilities to meet future needs.

##### **Policy D.1.2.1 Endorse State Regulations for Potable Water**

The County shall ensure that the continuation of current service and the extension of service into the future meet the needs of the residents of Baker County through the endorsement of state regulations pertaining to permitting, construction, and quality standards of **potable water**, specifically:

- a. Private water wells shall be permitted and constructed in accordance with the requirements of Chapter 17-532 FAC.

- b. Water systems serving the public shall be permitted and constructed in accordance with state requirements of Chapter 17-555 FAC and the Baker County “Water, Wastewater, and Reclaimed Water Master Plan (2006)”.
- c. Drinking water shall meet the quality standards established in Chapter 17-555 Part III, FAC.
- d. The minimum gallons per capita per day (gpcd) requirement of new potable water systems serving the public shall be 116 gpcd based upon the average Level of Service of functioning systems serving the public in Baker County.
- e. Existing water systems serving the public in Baker County shall provide the number of gallons of potable water per capita per day (LOS) at the rate presented in Table D-6 of this Element.

**Policy D.1.2.2 Endorse State Regulations for Sanitary Sewer Disposal**

The County shall ensure that the continuation of current service and the extension of service into the future meet the needs of the residents of Baker County through the endorsement of state regulations pertaining to permitting, construction and standards of **sanitary sewer disposal**, specifically:

- a. No septic tanks or other on-site sewage disposal system shall be installed until an “Onsite Sewage Disposal System Construction Permit” (HRS H Form 4016) has been obtained from the Department of Health and Rehabilitative Services. Sanitary sewage systems shall not be constructed until an application form HRS-H Form 4015 is submitted and a construction permit is issued.
- b. The sizing and location of sanitary sewer disposal systems (including septic tanks) shall be in accordance with Chapter 10D-6, sections .044 through .046(f) FAC and the Baker County “Water, Wastewater, and Reclaimed Water Master Plan (2006)”.
- c. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 10D-6.047 and 17-600, Part 1, FAC.
- d. Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 17-600, Part II, FAC.
- e. Existing wastewater treatment facilities serving the public in Baker County shall maintain the capacity to provide the LOS (gallons/capita/day) as presented in Table D-4 of the Public Facilities Element.
- f. The minimum gallons per capita per day LOS permitted for new sanitary sewer facilities serving the public in Baker County shall be 110 gpcd.

**Policy D.1.2.3 Level of Service Standards for Drainage Facilities**

The following level of service standards for **drainage facilities** shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Surface Water Quality	Applicable local and state regulations shall pertain to maintaining water quality, natural hydro periods and flows. Ambient water quality standards will be maintained. Minimum criteria for surface water quality shall meet the standards of FAC 62-302.
Wetland Stormwater	Permits for wetland stormwater discharge shall follow Discharge FAC 40C-42.0265.
Stormwater Discharge Facilities	Permits for construction of new stormwater discharge facilities shall follow FAC 40C-42.022.
Closed conduits 5,	10 year frequency, 24-hour duration; IDF curve Zone 5,  DOT Drainage Manual 1987.
Open channels 5,	25 year frequency, 24 hour duration; IDF curve Zone 5,  DOT Drainage Manual 1987.
Level of Service	Shall meet DEP Stormwater Drainage Rule 40C-42.025 and 40C-42.026 regarding retention of stormwater runoff.

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 40C-42.0225 FAC, does not pertain for concurrency determinations.

**Policy D.1.2.4 Level of Service Standards for New River Solid Waste Facility**

The level of service standard for Baker County in the New River Solid Waste Association (tri-county) **solid waste facility** of 5.08 pounds per capita per day shall continue to be assessed as evidence of adequacy of service for the expected lifetime of the landfill.

**Policy D.1.2.5 Continue Regional Interlocal Agreements for New River Solid Waste Association**

The County shall continue its regional interlocal agreements with Baker, Bradford, and Union Counties operating the New River Solid Waste Association Landfill whereby the County commits itself to negotiate a solid waste disposal capacity-at this landfill to meet reasonable solid waste generation projections for local communities.

**Policy D.1.2.6 Continue Regional Interlocal Agreements for Recycling Program with New River Solid Waste Association**

The County shall continue its regional recycling effort according to the interlocal agreement between Baker, Bradford, and Union Counties operating the New River Solid Waste Association Landfill.

**Policy D.1.2.7 Conform to Florida Statutes for Facility Level of Service Requirements**

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the level of service standards for the facilities stated in this Element and with the scheduling for implementation identified in Subparagraphs 9J-5.0055(2)(a), (b), and (c) FAC.

**Policy D.1.2.8 Continue Regional Agreement with New River Solid Waste Association for Environmentally Safe Disposal of Waste and Recycle Recovery**

The County shall continue its contracted relationship with the New River Solid Waste Association to provide environmentally safe disposal of solid waste and the operation of a resource recovery facility recycling solid waste materials.

**Objective D.1.3 Use Infrastructure Requirements to Regulate to Discourage Urban Sprawl**

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that make use of current and planned infrastructure facilities.

**Policy D.1.3.1 Implement the Future Land Use Map (FLUM)**

The County shall adopt and implement the spatial distribution of land use as identified in the FLUM.

**Objective D.1.4 Conserve Potable Water Resources**

The County shall conserve **potable water resources** by implementing specific measures in the policies listed for this objective.

**Policy D.1.4.1 Promote State or Regional Public Information Programs on Conserving Water Resources**

The County shall promote any state or regional public information programs to alert residents of wasteful water usage practices and to encourage responsible and practical use of potable water resources.

**Policy D.1.4.2 Enforce the Florida Building Code Requirements for Water Conservation**

The County shall continue to enforce the Florida Building Code, which requires such water conserving items as low-volume toilets (tank capacity of less than 3.5 gallons of water), water flow restrictions for showers and faucets, and similar water saving devices in all new construction and renovations.

**Policy D.1.4.3 WaterStar Criteria Required for Developments of Regional Impact**

The County shall require all Developments of Regional Impact (DRIs) to meet WaterStar criteria and to install re-use water systems for outdoor usage to further promote potable water conservation.

**Policy D.1.4.4 Participate in Water Management District Planning Processes**

The County shall maintain an awareness of the diminishing supply of potable water in the State of Florida and be prepared to explore alternative sources of water by participating in the development of updates to SJRWMD's Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the County.

**Objective D.1.5 Protect Identified, Functioning Groundwater Recharge and Drainage Features**

The County shall adopt land development regulations that protect identified, functioning natural groundwater recharge areas and natural drainage features.

**Policy D.1.5.1 Cooperate with State Environmental Protection Treatment Plant Inspections**

The County shall cooperate with Florida Department of Environmental Protection to ensure that all wastewater treatment plants are inspected routinely.

**Policy D.1.5.2 Protect Groundwater Recharge Areas Vital to Future Potable Water Resources**

The County shall provide protection to natural groundwater recharge areas commensurate with their identified significance to natural systems or their status as current or future sources of potable water.

**Policy D.1.5.3 Comply with Rule 17-731.040, FAC to Annually Monitor Septic Tank Permits**

Groundwater quality shall be protected through annual monitoring of landfills and underground storage of toxic materials, requiring that the siting of hazardous waste sites be accomplished in accordance with Rule 17-731.040, FAC, and biannually monitoring the number of permits issued for septic tanks.

**Policy D.1.5.4 Cooperate with Water Management Districts to Define and Protect Significant Aquifer Recharge Areas**

The County shall cooperate with the SJRWMD to define the location of significant groundwater recharge areas in the County. The significant identified recharge areas shall be displayed on a map series as an appendix to the Comprehensive Plan to better assess the impact to the aquifer of rezoning or land use changes.

**Policy D.1.5.5 Cooperate with DEP and Water Management Districts to Manage Known Point and Non-Point Pollution Sources**

The County shall cooperate with DEP and SJRWMD to identify all known point and non-point pollution sources within the County. All permitted discharge sources shall be required to meet State Water Quality Standards. All discharges under state law not requiring a permit shall be required to meet all applicable Best Management Practices.

**Objective D.1.6 Implement Flood Insurance Rate Program Criteria**

The County shall take specific flood protection measures, to keep pollutants from contaminating surface water bodies during flood periods by meeting all flood insurance rate program criteria.

**Policy D.1.6.1 Complete the Stormwater Master Plan**

The County shall by 2012 complete a stormwater master plan to delineate strategies for:

- 1) determining the volume, rate, timing, and pollutant load of the runoffs where improvements have been made;
- 2) identifying areas with recurring drainage problems and evaluating the extent of the impact to water bodies by stormwater discharges;
- 3) determining where additional improvements are needed;
- 4) listing with costs and time associated with the completion of each project required to correct current deficiencies and meet future needs.

**Policy D.1.6.2 Continue Routine Drainage Ditch Maintenance Program**

The County shall continue its routine program for maintaining drainage ditches, the costs of which are incorporated into the County's operating budget.

**Policy D.1.6.3 Coordinate with FDOT to Maintain State Road Drainage Ditches**

The County shall coordinate with the Department of Transportation to implement a maintenance program of drainage ditches along state maintained roads.

**Policy D.1.6.4 Maintain Native Vegetation Buffers for Water Bodies and Wetlands**

The County shall continue to enforce Land Development Regulations which require development to maintain buffers of native vegetation adjacent to water bodies and wetlands to provide filtration of stormwater pollutants.

**Policy D.1.6.5 Continue Road Paving Capital Improvement Program and Prohibit the Creation of Dirt Roads**

The County shall enforce Land Development Regulations which require that no new dirt roads be created for new development to reduce stormwater erosion to dirt roads which adversely affects adjacent surface water bodies and wetlands. Further, per GOPs in the Traffic Circulation Element, the County shall develop and maintain a prioritized list of dirt roads for paving as part of the capital improvement plan, to be updated annually.

**Policy D.1.6.6 Construct All New Development Above Base Flood Elevation**

All new development within flood zones shall be constructed above base flood elevations.

**Policy D.1.6.7 Prior Permit Requirements to Acquire a Building Permit**

The County shall not issue a building permit until applicable permits from jurisdictional agencies for dredge and fill, stormwater, and drainage are secured.

**Policy D.1.6.8 Enforce State Regulations for New Construction Run-off**

The County shall continue to enforce state regulations that require surface water runoff from new construction sites to be retained on-site to permit no greater runoff than existed prior to construction activities.

**Policy D.1.6.9 Enforce FAC 62-302 to Protect Surficial Waters**

The County shall enforce Florida Administrative Code 62-302 which states that all surface waters of the state shall at all places and at all times be free from domestic, industrial, agricultural or other man-induced nonthermal components of discharge which contribute to surface water pollution.

**Objective D.1.7 Reduce the Potential for Well Head Intrusion into the Aquifer**

The County shall implement the following policy to reduce the potential of groundwater contamination through well head intrusion into the aquifer.

**Policy D.1.7.1 Maintain Consistency with DEP Wellhead Protection Rule 62.550.200(61)**

A well or well fields serving a “Public Water System” as defined by DEP Rule 62.550.200(61) (having 15 or more service connections or serving at least 25 persons for 60 or more days per year) shall be protected from adverse impacts of development by establishment of buffers and limiting land uses within these buffers consistent with DEP’s Wellhead protection Rule (62-521).

Any nonconforming land use located within 200 feet of a well serving the public will not be permitted to expand or be improved until such use complies with DEP’s wellhead protection rule.

**Objective D.1.8 Ensure Potable Water for the Future**

The County shall implement policies to ensure the long-term protection of aquifer recharge areas thereby providing the availability of potable drinking water for future needs.

**Policy D.1.8.1 Development Requirement of 40% Open Space in Aquifer Recharge Areas**

The County shall require a minimum of forty percent (40%) open space for development in areas of identified low to moderate aquifer recharge.

**Policy D.1.8.2 Implement County-Wide Fire Wise Guidelines to Protect Against Wildfire**

The County shall coordinate with the Florida Division of Forestry, Department of Agriculture to protect the National Forest lands from the pressures of development by adopting and implementing new policies to institute county-wide FireWise guidelines and standards and maintaining a buffer of defensible space around National Forest lands with a future land use designation of Ag A to allow only low density development.

# **Baker County Comprehensive Plan**

## **E – Conservation Element**

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## E. – CONSERVATION ELEMENT

### **Goal E.1 Manage Natural Resources for Sustainability**

Conserve, manage, and protect the natural resources of Baker County to maintain and preserve the sustainability of the County's natural resources.

#### AIR QUALITY

##### **Objective E.1.1 Conform to Established Air Quality Standards**

The County shall protect air quality by ensuring that air quality shall continue to meet or exceed those minimum standards established by state and federal agencies.

###### **Policy E.1.1.1**

Any future industry located in the County shall be required to meet or exceed the air quality standards established by state and federal agencies.

#### GROUNDWATER

##### **Objective E.1.2 Protect the Quality and Quantity of Water Resources**

The County shall preserve, appropriately use, and protect the quality and quantity of water resources.

###### **Policy E.1.2.1 Promote Water Management District Voluntary Water Conservation Measures**

Voluntary water conservation measures as defined by the appropriate Water Management District shall be promoted and become mandatory during water shortage emergencies for all potable water users including domestic, public, institutional, industrial, and agricultural.

###### **Policy E.1.2.2 Enforce the Florida Energy Code**

The County shall continue to enforce the most current revision of the Florida Energy Code also known as Chapter 13 of the Florida Building Code which requires water conservation plumbing fixtures and devices in new construction.

###### **Policy E.1.2.3 Protect Public Water System Wells/Well Fields According to DEP Rule 62.550.200(61)**

A well or well fields serving a "Public Water System" as defined by DEP Rule 62.550.200(61) (having 15 or more service connections or serving at least 25 persons for 60 or more days per year) shall be protected from adverse impacts of development by establishing buffers and limiting land uses within these buffers consistent with DEP's Wellhead Protection Rule (62-521).

Any nonconforming land use located with 200 feet of a well serving the public will not be permitted to expand or be improved until such use complies with DEP's Wellhead Protection Rule (62-521).

#### **Policy E.1.2.4**

According to aquifer recharge data in the Future Land Use Element and the Conservation Element, and in consideration of any additional data from other sources if appropriate, at a minimum, the County shall prohibit within such recharge areas:

- The use or storage of toxic or hazardous materials as defined in Title 40-CFR.
- Type I Landfills.
- Hazardous waste sites.
- New residential development (without central sewer) having a density greater than one (1) unit per five acres.
- Impervious surfaces of more than 50%.

#### **Policy E.1.2.5 Criteria for Water Conservation**

The County shall protect groundwater supplies for future projected population through implementation of polices such as; conservation measures (water restrictive devices in plumbing and limited water use by the WMD), well head protection, and recharge protection (limiting land uses to low density/low intensity and non-polluting applications).

## **WATER BODIES/WETLANDS**

### **Objective E.1.3 Protect and Conserve Wetlands**

The County shall conserve, appropriately use, and protect the quality and quantity of waters that flow into estuarine waters. Future land uses which are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands.

#### **Policy E.1.3.1 Requirements for Wetlands Vegetative Buffers**

Fifty (50) foot buffers of vegetation native to the area shall be required for new development adjacent to ecologically significant water bodies as defined in the survey conducted under **policy E.1.7.4**. Development immediately adjacent to ecologically sensitive water bodies shall be restricted to low density/low intensity land uses of up to (2) residential units per acre and to non-polluting land use activities as defined in Policy E.1.2.3 paragraph 2, which states: Any nonconforming land use located with 200 feet of a well serving the public will not be permitted to expand or be improved until such use complies with DEP's Wellhead Protection Rule (62-521).

**Policy E.1.3.2 Wetlands Dredge and Fill Permit Requirements**

Dredge and fill in wetlands shall require that state permits in accordance with Ch. 62-312 F.A.C. and federal permits be secured before a development permit is issued by the County in accordance with adopted LDRs which address specific requirements of depth of dredge, type of permitted fill material, and required open space in dredge.

**Policy E.1.3.3 Encourage Use of Best Management Guidelines for Forested Wetlands**

The County shall coordinate with the County agricultural agent to implement guidelines as found in Best Management Guidelines for Forested Wetlands in Florida as published by the Division of Forestry.

**Policy E.1.3.4 Specific Requirements for Development in/around Wetlands for Density/Intensity**

Development orders and permits for development in wetlands shall be specific as to controlling the density/intensity of use as well as the type of land use permitted, to protect the overall integrity and quality of wetland systems such as vegetative cover, and quantity and quality of surface water, including such regional wetland resources as Pinhook Swamp, Impassable Bay, Moccasin Swamp, Big Gum Swamp, and New River Swamp.

**Policy E.1.3.5 Enforce State Wetlands Mitigation Practices**

The County shall coordinate efforts with the Department of Environmental Protection and the Water Management Districts to enforce requirements of wetlands mitigation practices where State agencies allow alteration of viable jurisdictional wetlands.

**Policy E.1.3.6 Distribute Land Uses to Minimize Impacts on Wetlands and Wetland Functions**

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, hydro periods, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. Land uses shall be distributed in a manner that minimizes the effect and impact on the natural functions and hydro periods of wetlands. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

**Policy E.1.3.7 Promote Conservation of Significant Wetlands**

The County shall continue to work with the State and The Nature Conservancy to identify and promote the purchase and conservation of significant wetlands.

**Policy E.1.3.8 Encourage Appropriate Stormwater Management**

Use of appropriate wetlands for stormwater management and for tertiary treatment of wastewater shall be encouraged. Such use shall not exceed the assimilative capacity of the wetlands being used, and shall ensure the continued natural functioning of the wetland system.

**Policy E.1.3.9 St. Mary's River and South Prong 50-foot Set-Back Buffer Requirement – Septic Tanks 100-foot – Minimum Lot Areas**

Development located adjacent to the St. Mary's River or the South Prong of the St. Mary's River shall have a **50-foot set back from the shoreline**. The buffer shall be measured from the ordinary high water line of the river and no development (buildings, accessory structures, patios, pavement etc.) shall be allowed within the buffer. Existing undisturbed native vegetation (tree canopy, understory and ground cover) shall be retained within the buffer. However, dirt walkways to access the water body shall be allowed within the buffer.

In compliance with Baker County Ordinance 2005-55, the St. Mary's River Overlay District, the distance from the river bank for septic tanks must be at least 100 feet from the river bank, minimum lot area must be at least two acres, and minimum lot width must be at least 150 feet. There must be an inland buffer of at least 50 feet beginning at the ordinary high water line.

Development immediately adjacent to ecologically sensitive water bodies (as identified in the survey conducted **under Policy E.1.7.4** shall be restricted to low density/low intensity land uses and to non-polluting land use activities as identified in Policy A.1.3.3, paragraph 2, i.e., Land use within the 100-year floodplain shall be limited to low density residential (up to two (2) dwelling units per acre) and at a minimum, nonresidential construction shall be controlled by the specifications identified in Policy A.1.1.1, with the height of flood level and the use of septic tanks limited to that permitted by FEMA and County Health Department Regulations; and Policy A.1.4.5, paragraph 2; i.e., any nonconforming land use located within 500 feet of a well serving the public will not be permitted to expand or be improved until such use complies with the DEP's Wellhead Protection Rule.

**Policy E.1.3.10 Upland Buffer Requirements for New Construction**

A minimum 25-foot upland buffer of existing native vegetation, (tree canopy, understory and ground cover) shall be required for new developments located adjacent to contiguous wetlands as defined in Rule 40C-4.021(30), F.A.C. A wider buffer of up to 50 feet may be required on a site specific basis depending on the characteristics of the particular site (wetland composition, size and quality; topography; hydrology, soil types and /or proposed land uses).

**Policy E.1.3.11 Wetland Detailed Assessment Requirements**

In compliance with 9J-5.013(3) F.A.C., wetlands and the natural functions of wetlands shall be protected and conserved in the County by requiring new development to conduct a detailed assessment based on supporting data and analysis of the types, values, functions, sizes, conditions, and locations of wetlands on project sites as part of the development application process.

**FLOODPLAINS****Objective E.1.4 Regulate Development within the 100-year Flood Plain**

The County shall regulate development within the 100-year floodplain to protect its flood carrying and flood storage capacity, water purification, and habitat functions, and the health, safety, and welfare of the public through implementing the following policies.

**Policy E.1.4.1 Implement the Stormwater Master Plan**

The County shall follow the Stormwater Master Plan to be adopted by 2012, which complies and is in agreement with Policy D.1.6.1 of the Public Facilities Element.

**Policy E.1.4.2**

Stormwater shall be regulated in accordance with Policy D.1.2.3 of the Public Facilities Element.

**Policy E.1.4.3**

Effluent from wastewater treatment facilities shall be discharged into receiving water bodies which have adequate flow and water quality to handle effluent.

**Policy E.1.4.4**

Waterfront development shall be designed to ensure that stormwater runoff and erosion do not affect ambient water quality of adjacent waters.

**Policy E.1.4.5**

The direct or indirect discharge of pollutants to Outstanding Florida Waters in the County shall be regulated consistent with Ch. 403, Florida Statutes.

**Policy E.1.4.6 Development Criteria by FEMA Flood Insurance Rate Maps**

The County shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.

Dredging and filling of lands within floodplains shall not be permitted to adversely impact upon the natural functions of the 100-year floodplain. All proposed development shall be located on the non-floodplain portions of the site, or for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings.

In addition, the following criteria apply to development in the 100-year floodplain:

- a) No hazardous materials or waste shall be stored within the 100-year floodplain.
- b) Clearing of native vegetation shall be minimized in the 100-year floodplain by establishing the following open space ratios for the land uses identified below;

Residential land uses	60% open space
Commercial land use	50% open space
Industrial land use	45% open space
- c) Use of septic tanks in flood prone areas is restricted as specified by the County Department of Health and all such sewage disposal systems shall be required to connect to central systems when system collection lines are within 200 feet of subject property; and
- d) Any development within a flood prone area shall maintain the natural topography and hydrology of the development site.

## MINING OPERATIONS

### **Objective E.1.5 Encourage Appropriate Mining for Economic Development**

The County shall conserve, appropriately use, and protect mineral deposits of economic value.

#### **Policy E.1.5.1 Minimize Mining Operations within Wetlands**

Impacts from mining operations within the County's wetlands shall be minimized through avoidance of disruption of wetlands or through requiring restoration of wetlands to their condition prior to mining according to type, nature, function, and extent at the same location when mining is approved in wetlands. Any mining approval by the County will be subject to approval from environmental permitting agencies and local government.

The County shall adopt Land Development Regulations that:

- 1) define buffer zones between mining areas and resources that cannot be restored and restrict mining activities to the appropriate areas;
- 2) require identification and protection of archeological properties on sites proposed for mining;
- 3) restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.

#### **Policy E.1.5.2**

The County, within its ability to do so under state law, shall prohibit any mining operations that would negatively impact the quality and quantity of groundwater supplies.

#### **Policy E.1.5.3**

The County shall protect areas of economically valuable mineral deposits from premature development through Future Land Use designations that encourage the reservation of such lands for future mining.

## SOIL EROSION

### **Objective E.1.6 Protect the Environment from Soil Erosion**

The County shall adopt Land Development Regulations (LDRs) to address the issues of soil erosion.

#### **Policy E.1.6.1 Soil Erosion Control Requirements for Development**

Land Development Regulations (LDRs) shall require new development to incorporate acceptable erosion control practices to reduce soil erosion from wind and water.

#### **Policy E.1.6.2 Encourage Best Management Practices to Minimize Soil Erosion**

The County shall encourage agriculture (row crops), ranching, silviculture, and mining/extraction, operations to use Best Management Practices (BMPs) to minimize soil erosion.

## WILDLIFE/NATIVE PLANT HABITAT

### **Objective E.1.7 Conserve Wildlife and Native Plant Communities**

The County shall implement measures to protect and conserve wildlife and native plant communities in a healthy environment and for the enjoyment of future generations.

#### **Policy E.1.7.1 Cooperate with State Agencies for Species' Protection**

The County shall cooperate with the Florida Fish and Wildlife Conservation Commission (FWCC) and the Florida Natural Areas Inventory (FNAI) to protect species of plants and wildlife protected under State law and significant upland communities.

Therefore, the County shall require all new developments of greater than forty (40) acres where the density is greater than one (1) unit per acre to complete an assessment of potential adverse affects on listed species and if such species are detected, the County shall require an approved wildlife management plan.

**Table of Federal & State Wildlife Species potentially occurring in Baker County**

Common Name	Scientific Name	Status*
Frosted flatwoods salamander	<i>Ambystoma cingulatum</i>	FE
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE
Wood stork	<i>Mycteria americana</i>	FE
Gray bat	<i>Myotis grisescens</i>	FE
American alligator	<i>Alligator mississippiensis</i>	FT(S/A)
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT
Florida black bear**	<i>Ursus americanus floridanus</i>	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST
Alligator snapping turtle	<i>Macrochelys temminckii</i>	SSC
Gopher frog	<i>Rana capito</i>	SSC
Little blue heron	<i>Egretta caerulea</i>	SSC
Snowy egret	<i>Egretta thula</i>	SSC
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	SSC

FE – Federally Endangered

FT(S/A) – Federally Threatened due to similarity of appearance

FT – Federally Threatened

ST – State Threatened

\*SSC – Species of Special Concern

\*\*Both primary and secondary range of the Osceola subpopulation of black bears are in Baker County

**Policy E.1. 7.2 Promote Conservation of the St. Mary's River Flood Plain**

The County shall promote the conservation of floodplains along the St. Mary's River through such programs as the Save Our Rivers and/or Conservation and Recreational Lands programs.

**Policy E.1. 7.3 Maintain the St. Mary's Shoals Park According to Forestry's Land Management Handbook**

The St. Mary's Shoals Park shall be maintained according to the most recent edition of the Florida Division of Forestry's Land Management Handbook.

**Policy E.1. 7.4**

The County shall coordinate with the Florida Fish and Wildlife Conservation Commission (FFWCC) to prepare a conservation map and overlay to its Future Land Use Map to identify areas of ecological concern by year-end 2013. Development within these identified areas shall be restricted to low density/intensity of uses and to non-polluting land use applications. Upon completion, the map overlay shall be reviewed by the Board of County Commissioners and upon approval shall be made part of the Comprehensive Plan Future Land Use and Conservation Elements by amendment in accordance with s. 163.3187, F.S.

Restriction on development in areas identified on the **Conservation Overlay** shall include:

- a. Set back requirements from wetlands;
- b. Density restrictions based upon the level of ecological sensitivity and recommendations from the Florida Fish and Wildlife Conservation Commission;
- c. Water quality and water quantity requirements.

**Policy E.1.7.5**

The County shall coordinate with adjacent local governments in the conservation of wildlife habitat.

## HAZARDOUS WASTE

### **Objective E.1.8 Safeguard Residents and Resources from Hazardous Materials**

The County shall continue to take appropriate measures to safeguard its residents and natural resources from the dangers of hazardous materials.

#### **Policy E.1.8.1**

The County shall inform residents through public education programs regarding hazardous waste.

#### **Policy E.1.8.2 Train Emergency Personnel Regarding Hazardous Waste Handling**

The County shall require that fire, police, and other emergency personnel have proper training in regard to protecting public and natural resources at hazardous waste spills and evacuation procedures in the event that hazardous materials are released to the atmosphere.

#### **Policy E.1.8.3 Implement a Twice-Yearly Amnesty Day for Hazardous Household Waste Materials**

The County shall implement a program of hazardous waste collection by designating a site for the collection and storage of hazardous household waste materials within the County and may implement a twice-yearly amnesty day for collection of hazardous household waste materials.

## ENERGY EFFICIENCY AND ENERGY CONSERVATION

### **Objective E.1.9 Implement Financially Feasible Programs for Energy Conservation**

To encourage the development and use of renewable energy resources that conserve and protect the value of land and natural resource the County shall explore and implement financially feasible programs for energy conservation.

#### **Policy E.1.9.1 Promote Energy Efficiency in Development**

The County shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile.

#### **Policy E.1.9.2 Promote Solar Collection Arrays and Installations of Other Renewable Energy Sources**

No action of the County shall prohibit or have the effect of prohibiting solar collectors, or other energy devices based on renewable resources from being installed on a building and as further set forth within Section 163.04, Florida Statutes.

**Policy E.1.9.3 Use Green Building Standards to Construct Public Buildings and Facilities Where Financially Feasible**

Where financially feasible, public buildings and facilities shall be constructed and adapted to incorporate energy efficient designs and appropriate “green” building standards. Green Building standards to be observed may be the Green Commercial Buildings Designation Standard, Version 1.0, published by the Florida Green Building Coalition, Inc. or other comparable standards. Other new developments that comply with an accepted standard for Green Building shall be encouraged.

**Policy E.1.9.4 Enforce State Building Codes for Energy Efficiency**

The County shall continue to promote and enforce energy efficient design and construction standards as these become adopted as part of the State Building Codes.

**Policy E.1.9.5 Participate in Paper Recycling Programs**

The County shall participate in a Paper Recycling Program in all County Departments with recycling bins for paper collection located in the parking lot of the Building Department. Each office is to dispose of all discarded paper in the recycling bin instead of office trash cans. Paper can be bagged or loose for recycling.

**Policy E.1.9.6 Require Multi-modal Design in New Subdivisions**

The County shall require new subdivisions to develop “walk-ability and bike-ability” to promote the physical health of the County’s residents, increase access to recreational and natural resources, and to reduce greenhouse gas emissions.

# **Baker County Comprehensive Plan**

## **F – Recreation and Open Space Element**

### **Goals, Objectives, and Policies**

#### **Appendices**

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## F. – RECREATION AND OPEN SPACE ELEMENT

### Goal F.1 Provide Access to Quality Recreation

The County shall provide high quality recreational opportunities in a safe environment to serve the needs of current and future residents and tourists. Recreational activities shall be integrated throughout the landscape of the County and accessible to all.

#### **Objective F.1.1 Use Operating Budget and Quality Management to Preserve Recreational Facilities**

The County shall preserve and maintain existing parks, recreational facilities, and open spaces through the use of adequate operating budgets, proper management techniques, and partnering with other public and private entities.

##### **Policy F.1.1.1 Record Facility Use for Level of Service Determination**

The County shall maintain a record of facility use to determine level of citizen interest and apply the data to correct or improve existing deficiencies in parks and recreational facilities.

##### **Policy F.1.1.2 Staff Facilities**

The County shall ensure that the Baker County Recreation Department is adequately staffed with experienced and knowledgeable personnel.

##### **Policy F.1.1.3 Promote Safety within the Facilities**

The County shall facilitate the provision of an adequate level of law enforcement presence at county parks to promote safety and to protect natural, environmental, historical, and cultural resources.

##### **Policy F.1.1.4 Acquire and Maintaining Sports-Related Facilities**

As a matter of public health, the County shall make it a priority to acquire, develop, and maintain active recreation facilities; including but not limited to all-purpose fields, baseball and softball fields, volleyball courts, basketball courts, tennis courts, running/walking tracks and other active recreation facilities.

#### **Objective F.1.2 Encourage the Preservation of Heritage in the Park**

The County shall encourage appreciation of Baker County's historic and cultural heritage in park system planning and design.

##### **Policy F.1.2.1 Use Signage in County Parks**

The County shall incorporate local history and heritage in park elements through signage and public art.

**Policy F.1.2.2**

The County may promote performing arts and cultural festivals in park facilities.

**Policy F.1.2.3**

If significant historic resources exist on proposed park land, the County shall incorporate their preservation into park development.

**Policy F.1.2.4 Develop Trails and Interpretive Centers**

The County shall develop recreational trails and/or interpretive centers in its parks with unique cultural, natural, historical or archeological resources. These facilities will provide learning experiences for County residents and also support local nature-based tourism efforts.

**Objective F.1.3 Work with Others to Provide Recreational Facilities**

The County, in partnership with local groups and the private sector, shall promote both independent active recreation and organized sports activities as a means of enhancing the fitness levels of citizens of all ages and abilities.

**Policy F.1.3.1 Work with the Private Sector for Recreation Activities**

The County shall promote and foster coordination and cooperation with the private sector to meet recreation demands and needs.

**Policy F.1.3.2 Work with Local Service Organizations and Groups**

The County may engage local service organizations, YMCA, the Baker County Health Department, churches, sports leagues, and private enterprise in encouraging local citizens of all ages and abilities to participate in active recreation activities and organized sports leagues.

**Policy F.1.3.3**

The Baker County Recreation Department shall administer and/or support local groups in organizing quality active recreational experiences and encourage greater community participation in both outdoor and indoor leisure experiences.

**Policy F.1.3.4**

The County shall strive to maximize the joint use of recreational facilities with the Baker County School Board and other local entities for community purposes.

**Policy F.1.3.5**

The County shall encourage individual and office/organizational/business volunteerism in the maintenance of parks and recreational facilities and the administration of recreational activities.

**Policy F.1.3.6**

As a matter of public health, the County shall make it a priority to acquire, develop, and maintain active recreation facilities; including but not limited to all-purpose fields, baseball and softball fields, volleyball courts, basketball courts, tennis courts, running/walking tracks and other active recreation facilities.

**Objective F.1.4 Preserve Hunting and Fishing Opportunities**

The County may promote and retain private and public hunting and fishing opportunities in Baker County.

**Policy F.1.4.1 Acquire Public Funds for Hunting and Fishing**

The County shall maximize the use of funding from land acquisition grant programs, such as Florida Communities Trust, to acquire lands and make them available to the public for hunting and fishing opportunities.

**Policy F.1.4.2 Encourage Private Easements for Public Access**

The County shall support voluntary actions of private landowners to improve access to public or private lands designated for hunting and fishing, such as the sale of access easements, or involvement in fish and wildlife cooperation programs.

**Policy F.1.4.3 Encourage Hunting and Fishing Education**

The County may encourage educational programs that demonstrate the importance of hunting, fishing, and other outdoor recreation to Baker County's way of life and economy.

**Policy F.1.4.4 Preserve Lands for Hunting and Fishing**

The County may avoid actions that could lead to the subdivision of lands important to hunting and fishing, where that subdivision would remove such lands from recreational use.

**Objective F.1.5 Collaborate to Enhance Parks and Recreational Facilities**

The County shall collaborate with the City of Macclenny, Town of Glen St. Mary, the Osceola National Forest, the Okefenokee National Wildlife Refuge Area, the John M. Bethea State Forest, the Baker County School Board, and other agencies to enhance parks and recreational facilities for the County's residents.

**Policy F.1.5.1**

The County shall continue to work with the School Board on issues of mutual concern such as the development of joint use facility agreements to provide shared use of school facilities for public recreational programs after school hours.

**Policy F.1.5.2**

The County may establish partnerships with the City of Macclenny, Town of Glen St. Mary, the Baker County School Board, civic and religious organizations (the YMCA and churches), non-profit agencies, and the private sector to enhance the

variety, quality, and accessibility of recreation programming and facilities available to the Baker County residents.

**Policy F.1.5.3**

The County may enhance access to and awareness of recreational opportunities in facilities such as the Osceola National Forest, the John M. Bethea State Forest, and the Okefenokee National Wildlife Refuge Area.

**Objective F.1.6 Develop Cross-jurisdictional Parks Advisory Board**

The Baker County Board of County Commissioners may develop a cross-jurisdictional Parks Advisory Board to further identify, develop and coordinate the recreational needs of the community.

**Policy F.1.6.1**

The County may develop a voluntary parks advisory board with representatives or appointees from the County, City of Macclenny, Town of Glen St. Mary, the Baker County School Board and the YMCA to coordinate resources to better serve the community.

**Policy F.1.6.2**

The voluntary parks advisory board may provide recommendations for the purpose of planning, promoting, and maintaining a diverse system for residents of all ages. The functions of the board may include holding neighborhood meetings, receiving resident input, conducting surveys, addressing funding strategies, evaluating and recommending capital improvements for new and existing park facilities, reviewing residential, commercial, and industrial developments for park dedication, conducting public meeting and workshops for citizen involvement in the park planning process.

**Objective F.1.7 Provide Multi-use Trail Corridors**

The County's general philosophy of the trail system is to provide recreational, multi-use corridors without favoring a specific type of user and to provide access to all.

**Policy F.1.7.1**

The County shall provide linkages and trails, access to public lakes, streams and other usable open space lands, stream corridors, and scenic corridors along existing roadways.

**Policy F.1.7.2**

The County shall locate trailheads where roads intersect trails and a suitable pull-out or curb cut can be attained, especially in rural areas.

**Policy F.1.7.3**

The County may acquire trail deeds or easements focused on missing links and develop strategies for fee-simple acquisition, easement acquisition, partnering with other agencies, and developer requirements.

**Policy F.1.7.4**

The County may require sidewalks and bike lanes to be used as links to the County's trail system.

**Policy F.1.7.5**

The County may acquire any portions of abandoned railways for the development of a paved multi-use trail.

**Policy F.1.7.6**

As part of the Florida National Scenic Trail system, the County shall strive to provide a connection to link the trail to the St. Mary's Shoals Park, the Osceola National Forest, and the John M. Bethea State Forest.

**Policy F.1.7.7**

The County shall develop an official off-highway vehicle (OHV) trail system in the community to promote the safe and legal use of OHVs.

**Objective F.1.8 Acquire Parkland Opportunities**

Parkland acquisition opportunities take many forms including dedication, donation, fee simple purchase, lease agreements, partnerships, easements, and use of eminent domain powers. The County shall take advantage of any and all of these avenues.

**Policy F.1.8.1 Standards in State Comprehensive Outdoor Recreation Plan - 2000 (SCORP)**

The Board of County Commissioners may establish an acreage standard for the development of recreational facilities. The amount of land necessary to accommodate the combination of recreational facilities typically required for a county the size of Baker County is based on the *State Comprehensive Outdoor Recreation Plan (SCORP) 2000.*) and listed in Table F-1 "Park Facility Population-based Countywide Level of Service Standard."

**Policy F.1.8.2 Review Acreage Standards**

The acreage standards shall be reviewed and evaluated periodically based on future demand surveys.

- a. Subject to park classification criteria and site conceptual development plans, identified needs within the service area may be met in various combinations of existing or newly acquired park sites or school sites.
- b. Acreage of homeowner association common open space, developed with local-serving park facilities may be applied to determine the adequacy of park and recreation areas to serve that residential development.
- c. Acreage of resource-based parks should not be applied to meet this standard.

**Policy F.1.8.3 Develop Criteria for Resource Sites**

The County may develop criteria for the acquisition and/or protection of natural and cultural resource sites.

- a. As a matter of policy, the uniqueness and value of natural and cultural resources, as determined by adopted criteria, are the primary requisites for acquisition and appropriate development and use levels.
- b. Protection and preservation of these resources shall be achieved through a combination of donation, dedication or acquisition of fee simple property, or conservation easements.

**Policy F.1.8.4 Criteria for Accepting Gifts of Real Property**

The County may develop criteria for acceptance of gifts of real property.

- a. Land proposed for donation to the County Parks and Recreation Department is subject to the same standards and procedures for evaluation and inspection as property considered for fee simple purchase, including any potential deed restrictions and conformance with generally accepted professional practices for appraisal, environmental assessment, and liability for site contamination.
- b. Suitability for development and management of the site in accordance with the adopted park classification system, program criteria and standards, and current needs assessments may be considerations in decisions to accept donations of real property.

**Objective F.1.9 Improve Public Access to Recreational Facilities**

The County shall improve public access to all County parks and other recreational facilities.

**Policy F.1.9.1 Conform Park Access to 1990 ADA Level**

The County shall identify and improve existing park facilities, including trails and boat ramps, to provide adequate access for physically and mentally challenged users per the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendments Act of 2008.

**Policy F.1.9.2**

The County may collaborate with members of the community, local jurisdictions, and other public/private recreational providers to remove physical barriers that prohibit or restrict the access to parklands and discourage physical activity.

**Policy F.1.9.3 Improve Physical Access for All to Recreational Facilities**

The County shall improve physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation. Access roads and parking shall be scaled to meet the projected demand at each facility. Bicycle paths and sidewalks may be constructed leading from nearby neighborhoods to park entrances.

**Policy F.1.9.4 Improve Access to St. Mary's River and Tributaries**

The County shall improve existing access to fresh water beaches and shores and develop new access, particularly on the St. Mary's River and its tributaries by way of water craft access, canoe trails, and hiking trails as part of a total recreational trail system.

**Objective F.1.10 Maintain Financial Feasibility of Park Operations**

The County shall ensure that parks, recreation facilities, open recreation spaces, conservation lands, and programs are economically feasible to develop, operate, protect, and maintain.

**Policy F.1.10.1**

The County may create and use a cost sharing standardized legal agreement with local recreation-oriented groups for their use of the facilities.

**Policy F.1.10.2**

The County may collect user fees for facilities with high-programmed activities; in particular, St. Mary's Shoals Park.

**Policy F.1.10.3**

The County and its partners may identify various funding alternatives, outside the County's annual capital improvements and operating budgets. Alternative funding sources include, but are not limited to, impact fees, parks, recreation, and open space grants, private funding, donations, and developing municipal service benefit units (MSBU).

**Policy F.1.10.4 Encourage Nature-Based Tourism**

The County shall continue to seek new revenue streams through nature-based tourism, but at the same time continue to maintain a diverse customer base by providing programs and activities that are affordable and available for all.

**Objective F.1.11 Maintain Recreation to Preferred Levels of Service**

The County may acquire, develop, maintain, protect, and enhance parks and recreation facilities, consistent with the needs of Baker County's population, as determined by the County's preferred levels of service for recreation, through the year 2020.

**Policy F.1.11.1 Standards Based on Florida Statewide Comprehensive Outdoor Recreation Plan**

Facility standards are countywide goals to provide park and recreation facilities that responsibly satisfy community needs. Standards are expressed in units per population, such as one athletic field per 5,000 residents. The establishment of countywide standards is based on extensive analysis of the *Florida Statewide Comprehensive Outdoor Recreation Plan* and the existing levels of service standards.

This comparison is coupled with population projections through 2030 to determine unmet needs over the next twenty years. The establishment of countywide standards serves to maintain a balanced park system, address County citizens’ needs and provide a framework for planning capital facilities. Table F-1 “Park Facility Population-based Countywide Level of Service Standard,” summarizes the proposed level of service standards for recreation.

**TABLE F - 1**

**Park Facility Population-based Countywide Level of Service Standard**

Basketball Courts	1 per 5,000
Canoe/Kayak Launches	1 per 12,500
Community Parks	1 per 5,000
Community Centers	1 per 12,000
Diamond Fields – grassed and skinned	1 per 3,500
Fishing	1 per 5,000
General Playfield	1 per 3,750
Golf – 18 holes	1 per 25,000
Motorized Boat Launches	1 per 10,000
Picnic Areas	1 per 6,000
Playgrounds – Tot lots	1 per 6,000

**TABLE F – 1 - continued**

Playgrounds – Community and Neighborhood Parks	1 per 5,000
Rectangular Fields – multi-use	1 per 10,000
Regional Parks	1 per 30,000
Shooting Range	1 per 55,000
Specialty Parks – dog/skate parks, etc.	1 per 15,000
Tennis Courts	1 per 5,500

**Park Facility Population-based Countywide Level of Service Standard**

**Trails (per linear foot):**

- ATV □ 1 per 5,500
- Multi-use paved □ 1 per 1,500
- Multi-use unpaved □ 1 per 5,000
- Volleyball Court/s 1 per 5,000

**Objective F.1.12 Attract Nature-Based Tourism to Baker County**

The County, in partnership with local agencies and the private sector shall create a package of facilities and opportunities for nature-based recreation to attract nature-based tourists to Baker County.

**Policy F.1.12.1**

The County shall assess the range of nature-based tourism activities currently underway or under-developed in Baker County and develop a strategy to encourage and enhance nature-based tourism opportunities throughout the County.

**Policy F.1.12.2**

The County shall design and construct nature-based tourism park facilities to increase user appreciation of the natural environment through education and to promote habitat conservation and maintenance.

**Policy F.1.12.3**

The County may establish recreational nature-based tourism programs to promote wildlife observation and other nature-based recreation. The County may make agreements with non-profit organizations (e.g. Audubon) to develop and manage such programs.

**Policy F.1.12.4**

The County may enter into agreements with nature-based tourism businesses and non-profit organizations to allow access to Baker County natural area parks for income producing activities and for funds to enhance habitat and/or the construct nature-based tourism facilities.

**Policy F.1.12.5**

To better promote nature-based tourism, the County may adopt landscaping regulations to help attract certain kinds of wildlife, such as, but not limited to birds and butterflies, in those areas identified as a part of the wildlife or birding trail loops. The landscaping regulations may provide guidance for all commercial/ industrial, residential, and governmental properties.

**Goal F.2 Promote Public/Private Stewardship of Natural Resources**

The County shall facilitate and promote public and private stewardship of Baker County’s open space resources.

**Objective F.2.1**

The County shall seek opportunities for synergism with other entities to further conservation of natural resources.

**Policy F.2.1**

The County may establish an “adopt-a-river” program to protect and enhance the St. Mary’s River and its watershed.

**Policy F.2.2**

The County may promote the “Friends of the Park” program.

**Baker County Comprehensive Plan**  
**G – Intergovernmental Coordination Element**  
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**G. - INTERGOVERNMENTAL COORDINATION ELEMENT**

**Goal G.1 Improve Governmental Coordination**

Improve coordination between Baker County and adjacent local governments and local, regional and state agencies to coordinate development activities, preserve the quality of life, and maximize use of available resources.

**Objective G.1.1 BOCC as Intergovernmental Coordinating Body**

The Board of County Commissioners (BOCC) shall act as an intergovernmental coordination body to conduct planning coordination with adjacent counties and the municipalities of Macclenny and Glen St. Mary.

**Policy G.1.1.1 BOCC Coordinating Meeting Schedule**

The Board of County Commissioners (BOCC), in its capacity as County intergovernmental coordinator, shall schedule meetings with participating local governments and agencies as needed.

**Policy G.1.1.2 BOCC Coordinating Meeting Subject Matter**

The BOCC shall review such issues as annexation, comprehensive plan amendments, and use of adjacent lands to make recommendations regarding these issues to County boards and commissions.

**Policy G.1.1.3 Mediating with NEFRPC**

The County shall ask the Northeast Florida Regional Planning Council to act as a mediator when development issues cross jurisdictional boundaries and cannot be resolved by County government working with offending parties.

**Policy G.1.1.4 Coordinating with NEFRPC**

The County shall continue to assist the Northeast Florida Regional Planning Council in identifying regional issues and updating the Strategic Regional Policy Plan.

**Policy G.1.1.5 Encouraging Service Providers**

The County shall encourage service providers that don't have regulatory authority over the use of land to review, comment, and provide constructive input to proposed land use amendments of the County Comprehensive Plan.

**Policy G.1.1.6 Siting Undesirable Land Use Facilities**

Upon plan adoption, the County shall coordinate with adjacent counties and Town/City local governments in the siting of undesirable land uses when facilities being proposed are within two miles of an adjacent jurisdictions boundary.

## **BAKER COUNTY COMPREHENSIVE PLAN G – INTERGOVERNMENTAL COORDINATION**

### **Policy G.1.1.7 Reviewing, Inspecting, and Issuing Permits**

The County shall issue building permits, do building inspections, and review building plans for the Town of Glen St. Mary, and although the Town has a code enforcement officer, should a conflict arise, the Town may avail itself to the services of the Baker County Code Enforcement Board for resolution of such disputes.

### **Policy G.1.1.8 Coordinating Natural Resources and Recreation Efforts**

Natural resources and outdoor recreation related land acquisition and related management efforts by the County (especially along the St. Mary's River and its tributaries) may be coordinated with related efforts by other governmental and private non-profit agencies.

## **Objective G.1.2 Maintaining Consistent Levels of Service**

The County shall continue to ensure coordination of adopted levels of service with the state, regional, and local entities that have operational and maintenance responsibility for such facilities and natural resources.

### **Policy G.1.2.1 Permitting Private Wells and Septic Tanks**

The County shall continue to coordinate with the Department of Health local office for the permitting of private wells and septic tanks.

### **Policy G.1.2.2 Permitting Coordination with DEP**

The County shall continue to coordinate with the state Department of Environmental Protection (DEP) for the permitting and inspection of potable water and sanitary sewer treatment plants.

### **Policy G.1.2.3 Permitting Potable Water and Sanitary Sewer Providers**

The County shall not issue development orders or development permits without assurance from local potable water and sanitary sewer providers of adequate water supplies to serve the project no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent or, alternatively, a financially feasible commitment to new facilities development by private or private/public partnership to meet the needs of the project.

### **Policy G.1.2.4 Participating in District Water Management Supply Assessment and Supply Plan Initiatives**

The County shall participate in the development of updates to SJRWMD's and SRWMD's combined Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by the water management districts that affect the County.

## **BAKER COUNTY COMPREHENSIVE PLAN G – INTERGOVERNMENTAL COORDINATION**

### **Policy G.1.2.5 Coordinating with FDOT for LOS and Drainage Facilities**

The County shall continue to coordinate with the FDOT for the construction and maintenance of drainage facilities that meet the requirements of state regulations and the LOS identified in the County Thoroughfare Master Plan and Traffic Circulation Element.

### **Policy G.1.2.6 Annual Agreement Reviews**

The County, on an annual basis, shall review its agreement to provide recreational facilities and the maintenance thereof within the city limits of Macclenny.

### **Policy G.1.2.7 Agreements for New River Landfill**

The County shall negotiate agreements with the Town of Glen St. Mary and the City of Macclenny to provide those governments with a reasonable level of cubic yard disposal space within the County's authorized landfill (New River).

### **Policy G.1.2.8 Coordinating Information on Water Conservation and Hazardous Waste Disposal**

The County shall coordinate with state agencies to provide information to its residents regarding the conservation of water resources and the disposal of hazardous waste.

### **Policy G.1.2.9 Coordinating LOS with Service Providers**

The County shall continue to coordinate with the County municipalities and service providers on a regular basis to ensure the maintenance of adopted levels of service.

## **Objective G.1.3 Maintaining Compatible Land Use**

The County shall facilitate compatibility with adjacent local governments for land development in the adopted plan and future land use amendments.

### **Policy G.1.3.1**

The County shall provide a copy of its plan and subsequent amendments to all adjacent local governments, and is available to review plan amendments of those same local governments for compatibility.

## **Objective G.1.4 Maintaining Implementation Resources**

The County shall ensure the availability of adequate funding and staff resources to implement all of the adopted Goals, Objectives, and Policies in the Comprehensive Plan.

### **Policy G.1.4.1**

The County shall continue to coordinate with the Northeast Florida Regional Planning Council for assistance in updating and amending the Comprehensive Plan and related Land Development Regulations (when needed and when funding is available).

### **Policy G.1.4.2**

The County shall continue to coordinate with the Northeast Florida Regional Planning

## **BAKER COUNTY COMPREHENSIVE PLAN G – INTERGOVERNMENTAL COORDINATION**

Council and the Department of Community Affairs in seeking out all potential funding sources that could assist the County in implementing the Comprehensive Plan and related Land Development Regulations.

### **Objective G.1.5 Facilitating Public Schools Development**

The County shall ensure coordination of its Comprehensive Plan with the County School Board.

#### **Policy G.1.5.1**

On an ongoing basis, the County shall facilitate coordination with the County School Board, school district, and other local governments that provide services but do not have regulatory authority over land use, and the State to assure compliance with school concurrency for new development (in accordance with Ordinance 2008-06.)

#### **Policy G.1.5.2 Implementing the Interlocal Agreement**

Implementation of the Interlocal Agreement as required by Section 1013.33, Florida Statutes, shall include cooperation of the County, School District, and other local governments within Baker County to create procedures for:

- a. Joint Meetings
- b. Planning and Zoning Meeting Participation
- c. Population Projections
- d. Coordination and Sharing of Information
- e. Implementation of School Concurrency
- f. Comprehensive Plan Amendments, Rezoning, Development Approvals, and the School Concurrency Procedure
- g. School Site Analysis
- h. Supporting Infrastructure
- i. Educational Plant Survey and Five Year District Facilities Work Program
- j. Collocation and Shared Use
- k. Oversight Process
- l. Amendment of Agreement
- m. Resolution of Disputes

#### **Policy G.1.5.3**

To effectively and efficiently provide and site public education facilities with associated infrastructure and services within Baker County, the County School District, City of Macclenny, and the Town of Glen St. Mary shall meet jointly to develop mechanisms for coordination in accord with the Interlocal Agreement. Such efforts may include:

## **BAKER COUNTY COMPREHENSIVE PLAN G – INTERGOVERNMENTAL COORDINATION**

- a. Coordinate submittal and review of the annual capital improvement program for Baker County, the Five Year District Facilities Work Plan, and Five Year Educational Plant Survey for the Baker County School District.
- b. Coordinate review and assessment of the associated costs and expenditures of siting and developing schools with required public infrastructure.
- c. Coordinate review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use, and facilities.

### **Policy G.1.5.4**

Annually or as needed, there shall be joint workshop sessions with one or more representatives of the County Commission, the governing body of the City, Town, and the School Board to hear reports, discuss policy, set direction, and reach understandings regarding issues of mutual concern for the coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. Such meetings may be called by any of these entities at any time should there be a need. The Superintendent of Schools or designee shall be responsible for initiating the annual meeting, scheduling any special joint workshops, and providing timely notification of the date, time, and location.

Further, the County, Municipalities, and School Board staffs shall meet collectively at least once annually and the County and School Board staffs shall meet on a regular basis, as needed. The purpose of these meetings shall be to address issues of mutual concern as above and ancillary infrastructure improvements required to support each school and to ensure safe student access. The School Board staff shall make meeting arrangements and provide notification.

### **Policy G.1.5.5**

The County shall ask the School District to annually provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs, and planned facilities with funding representing the district's unmet needs.

### **Policy G.1.5.6**

The County shall strive to monitor and evaluate the Public Schools Facilities Element to assure the use of best practices of the joint planning processes and procedures.

## **BAKER COUNTY COMPREHENSIVE PLAN G – INTERGOVERNMENTAL COORDINATION**

### **Policy G.1.5.7**

The County shall provide a copy of its Plan and subsequent amendments to the County School Board and coordinate proposed developments with School Board development plans. Amendments to the Future Land Use Map shall be coordinated with the School District and the Public School Facilities Planning Map.

### **Policy G.1.5.8**

The County and the County School District shall develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map shall be evaluated and revised as necessary.

### **Policy G.1.5.9**

The County and School Board Interlocal Agreement provide that the School Board shall review and provide updated information for the Public Schools Element of the Baker County Comprehensive Plan as part of the EAR-based amendments to the Plan process in the regularly-cycled update period.

# **Baker County Comprehensive Plan**

## **H –Capital Improvements Element**

### **Goals, Objectives, and Policies**

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(\*The Public School Concurrency GOPs have been added to the appropriate Elements in this revision of the Comprehensive Plan with correct numbering in each element and minor language changes for consistency with the rest of the Comprehensive Plan.)

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## H – CAPITAL IMPROVEMENTS ELEMENT

### **Goal H.1 Manage Capital Budget to Maintain Public Facilities’ Levels of Service.**

Maintain a financially feasible plan to enable the County to provide public facilities, recreational facilities, and paved roads for its residents concurrent with new development that meets or exceeds adopted Levels of Service (LOS). Capital projects needed to ensure support for facility and development concurrency will be evaluated annually and when financially feasible become part of the five (5) year schedule of capital expenditures in the Capital Improvement Program. This update of the CIP will be an annual amendment to the County’s adopted comprehensive plan.

#### **Objective H.1.1 Maintain and Annually Update Five-Year Capital Budget**

Maintain and annually update a five-year capital budget detailing the expenditures necessary for each new or renovated public facility required to meet existing deficiencies and accommodate future growth. Each facility shall be ranked in a list of need priorities and then compared with estimated funds available for debt service.

##### **Policy H.1.1.1 Criteria to Identify Needed Facilities**

Review all current deficiencies reported in the Comprehensive Plan and identify facility needs according to the criteria below:

1. Facilities to protect or to eliminate a hazard to the public health, welfare, or safety.
2. Facilities that must be upgraded to eliminate existing capacity deficits.
3. Facilities required to serve development areas that have vested development approval prior to the adoption of the plan.
4. Facilities required to serve redevelopment areas identified in the comprehensive plan.
5. Facilities needed to provide service to new development in accord with the land use element of the plan.
6. Facilities that will serve the identified needs in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the County.

##### **Policy H.1.1.2**

Review projects with each department and appropriate consultants or other sources to provide best cost and time estimates for each proposed facility.

##### **Policy H.1.1.3**

Include all facility needs identified in the Public Facilities, Recreation, Traffic Circulation, and Public Schools Elements.

**Policy H.1.1.4 Funds to Upgrade Knabb Sports Complex**

The County shall seek State and/or Federal grants to pay for upgrades to the Knabb Sports Complex.

**Policy H.1.1.5**

The County will pursue agreements with the City of Macclenny (as the municipal potable water and sewer supplier), developers, and, when applicable, the Department of Transportation for the purpose of ensuring that projects maintain a financially feasible Five (5) Year Schedule of Capital Improvements for Baker County, City of Macclenny, and the Department of Transportation.

**Objective H.1.2 Maintaining Economically Viable Facilities and the Concurrency Management System**

The Concurrency Management System shall be implemented and shall, at a minimum, include a Capital Improvement Program that is financially feasible and includes both necessary facilities to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficient facilities that are prioritized to be eliminated during the five year CIP planning period.

**Policy H.1.2.1 Implementing the Concurrency Management System**

By August 2011, review the list of inefficient, worn-out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement before the year 2014.

In implementing the Concurrency Management System the County shall ensure that development orders and permits are issued in compliance with the goals, objectives, and policies contained herein to provide new or upgrades in infrastructure.

**Policy H.1.2.2 Concurrency Analysis and Reporting**

The County's concurrency tracking and monitoring system shall:

- (a) Analyze the impacts of a proposed development in relation to the available capacity and level of service requirements contained within this Capital Improvements Element; and
- (b) Create an annual report that summarizes the available capacity of public facilities and forecasts the future available capacity based upon best available data.

**Policy H.1.2.3**

The County shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits or certificates of occupancy pursuant to the Comprehensive Plan.

**Policy H.1.2.4 Concurrency Management Reservation Certificates**

Development orders and development permits approved by the County shall be accompanied by an approved Concurrency Management Reservation Certificate (CRC) for that specific project, certifying that it has passed mandated concurrency tests. Capacity for all local development orders and local development permits holding approved Concurrency Reservation Certificates shall be reserved in the affected public facilities for the life of its associated and approved local development order or local development permit.

**Objective H.1.3 Annually Review Five-Year Schedule of Capital Improvements**

Maintain and annually update a five-year Schedule of Capital Improvements (Table H-5) to coordinate and accommodate land use decisions and future growth in accord with the provisions of the comprehensive plan detailing the timing and expenditures costing more than \$15,000, necessary for each new or to be renovated public facility, ranked by priority of need, and with funding sources available for debt service.

**Policy H.1.3.1**

Review and rank need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the County department heads and the public.

**Policy H.1.3.2**

Review projects with each department and appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility.

**Policy H.1.3.3**

Review Baker County budget and other available revenue sources and estimate future funds available for public facility debt service.

**Policy H.1.3.4**

Review outstanding land development orders to insure public facility impacts of development are included in the annual capital budgeting process.

**Policy H.1.3.5**

Review proposed new capital facilities against the criteria contained in the various Comprehensive Plan Elements to ensure that the proposed facilities are in conformance with the planned goals and objectives of Baker County and the County Concurrency Management System.

**Policy H.1.3.6 Annually Adopt Five-Year Capital Budget**

Include adoption of a Five-year Capital Budget with an annually updated Five-year Schedule of Improvements (Table H-5) at the time of the adoption of the annual governmental budget of Baker County. As part of the update of the County's Five-year Schedule of Capital Improvements, the County shall analyze its progress towards implementing the Long Term Concurrency Management System in accordance with conditions of the I-10 Variance between Baker County and FDOT.

**Policy H.1.3.7 No Limits on Use of Revenue Bonds for Public Debt**

There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of Baker County.

**Policy H.1.3.8 Maximum Debt Service for Capital Improvement Bonds**

The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of: twenty (20) percent of the general fund revenues and fifty (50) percent of the total enterprise fund revenues as estimated to be collected by the County in that year.

**Policy H.1.3.9 Acceptable Ratio of Bond Indebtedness**

The ratio of outstanding capital improvement bonded indebtedness shall not exceed twenty (20) percent of the total nonexempt real property just value (ad valorem tax base) of the County.

**Objective H.1.4 Development Compliance with 9J-5.0055(2) for LOS**

All new development or redevelopment shall continue to be provided with infrastructure at the required levels of service, as stated in the Comprehensive Plan, in accordance with the schedule specified by 9J-5.0055(2) a. b. and c.

**Policy H.1.4.1 Land Use Changes and Levels of Service**

Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements schedule for maintenance of required level of service.

**Policy H.1.4.2 Compliance with Concurrency Management System**

Require the County to certify that required levels of service will be maintained consistent with 9J-5.0055(2)a. b. and c. and the County Concurrency Management System before the project is permitted to be heard by the Board of County Commissioners for approval of development orders, or issuance of building permits.

**Policy H.1.4.3**

The County shall negotiate with developers to provide funds to upgrade or expand existing County facilities or to construct new facilities for donation to the County to maintain the level of service as provided in the Comprehensive Plan.

**Policy H.1.4.4 Annual Review of Capital Improvement Plan (CIP)**

The CIP shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.

**Policy H.1.4.5**

The County is responsible for ensuring the financial feasibility of all capital improvements in the adopted CIP.

**Objective H.1.5 Development Fair Share and Impact Fees for Infrastructure**

Adopt Land Development Regulations (LDRs) to obtain fair share exaction or impact fee from developers to hold harmless present residents and taxpayers of Baker County for the provision of public infrastructure at the required LOS.

**Policy H.1.5.1**

Set fair share exaction where necessary by evaluating impact of new development against level of service, existing facilities capacity, and the fair share cost of improving infrastructure capacity to maintain an adequate level of service.

**Policy H.1.5.2**

Collect a fair share exaction in those cases where the new development will create the necessity that Baker County construct new capital facilities or expand existing capital facilities to maintain a required level of service.

**Objective H.1.6 Infrastructure Level of Service Standards**

Public or private infrastructure currently serving all areas of the County shall meet or exceed the required Level of Service (LOS) standards.

**Policy H.1.6.1**

Evaluate the current LOS and actions necessary to achieve the LOS stated in the Comprehensive Plan.

**Policy H.1.6.2**

Require all developers or builders to prove to the County's satisfaction that infrastructure supplying the needed levels of service will be available concurrent with development impact before a development order is issued.

**Objective H.1.7 Potable Water Services**

The County shall ensure that the continuation of potable water services and the extension of services into the future meet the needs of the residents of Baker County.

**Policy H.1.7.1 Compliance with State Regulations**

In compliance with 163.3180(2)(a), F.S., consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

The County shall endorse state regulations pertaining to permitting, construction, and quality standards of potable water specifically:

- (a) Private water wells shall be permitted and constructed in accordance with the requirements of Chapter 62-532 FAC.
- (b) Water systems serving the public shall be permitted and constructed in accordance with the requirements of Chapter 62-555 FAC.
- (c) Drinking water shall meet the quality standards established in Chapter 62-555 Part III, FAC.
- (d) The minimum gallons per capita per day (gpcd) requirement of new potable water systems serving the public shall be 116 gpcd based upon the weighted average Level of Service of functioning systems serving the public in Baker County.
- (e) Existing water systems serving the public in Baker County shall provide the number of gallons of potable water per capita per day (LOS) at the rate presented in Table D-6 of the Public Facilities Element and as amended through proper procedures.

**Policy H.1.7.2**

The County shall not issue a building permit or other development order in any case where the above standards for potable water levels of service are not met.

**Policy H.1.7.3**

Prior to the approval of a building permit, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of the County issuance of a certificate of occupancy or its functional equivalent.

**Objective H.1.8 Sanitary Sewer Services**

The County shall ensure that the continuation of current sanitary sewer services and the extension of services into the future meet the needs of the residents of Baker County.

**Policy H.1.8.1 Compliance with State Regulations**

The County shall endorse state regulations pertaining to permitting, construction, and quality standards of sanitary sewer water specifically:

- (a) No septic tank or other on-site sewage disposal system shall be installed until an “Onsite Sewage Disposal System Construction Permit” (HRS-H Form 4016) has been obtained from the Department of Health and Rehabilitative Services. Sanitary sewage systems shall not be constructed until an application for HRS-H Form 4015 is submitted and a construction permit issued.
- (b) The sizing and location of sanitary sewer disposal systems (including septic tanks) shall be in accordance with Chapter 10D-6, sections .044 through .046(f) FAC.
- (c) Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 10D-6.047 and 62-600, Part 1, FAC.
- (d) Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 62-600, Part II, FAC.
- (e) Existing wastewater treatment facilities serving the public in Baker County shall maintain the capacity to provide the LOS (gallons/capita/day) as presented in Table D-4 of the Public Facilities Element.
- (f) The minimum gallons per capita per day LOS permitted for new sanitary sewer plants serving the public in Baker County shall be 110 gpcd.

**Policy H.1.8.2**

The County shall not issue a building permit or other development order in any case where the above standards for sanitary wastewater treatment levels of service are not met.

**Policy H.1.8.3**

At the time the development order is drawn for approval, there shall be an agreement for capacity or other documented evidence to assure that the necessary facilities and services for sanitary sewer will be available prior to issuing a Certificate of Occupancy or its functional equivalent.

**Objective H.1.9 Drainage Facility Services**

The County shall maintain sufficient level of service standards for drainage facilities as the basis to determine the availability of facility capacity and the demand generated by a development.

**Policy H.1.9.1 Drainage LOS Standards**

The County level of service (LOS) standards for drainage facilities shall be:

<b>Surface Water Quality</b>	Applicable local and state regulations shall pertain to maintaining water quality, natural hydro periods and flows. Ambient water quality standards will be maintained. Minimum criteria for surface water quality shall meet the standards of FAC 62-302.
<b>Wetland Stormwater Discharge</b>	Permits for wetland stormwater discharge shall follow FAC 40C-42.0265.
<b>Stormwater Discharge Facilities</b>	Permits for construction of new stormwater discharge facilities shall follow FAC 40C-42.022.
<b>Closed conduits</b>	Ten (10) year frequency, 24-hour duration; IDF curve Zone 5, DOT Drainage Manual 1987.
<b>Open channels</b>	Twenty-five (25) year frequency, 24-hour duration; IDF curve Zone 5, DOT Drainage Manual 1987.
<b>Level of Service</b>	Shall meet DEP Stormwater Drainage Rule 40C-42.025 and 40C-42.026 regarding retention of stormwater runoff.

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 40C-42.0225 FAC, does not pertain for concurrency determinations.

**Policy H.1.9.2**

The County shall not issue a building permit or other development order in any case where the above standards for drainage facility levels of service are not met.

**Policy H.1.9.3**

At the time the development order is drawn for approval, there shall be an agreement for capacity or other documented evidence to assure that the necessary facilities and services for drainage will be available prior to issuing a Certificate of Occupancy or its functional equivalent.

**Policy H.1.9.4 Implement the Water, Wastewater, and Reclaimed Water Master Plan**

The County shall implement the “Baker County Water, Wastewater, and Reclaimed Water Master Plan.”

**Objective H.1.10 Solid Waste Services**

The level of service standards for the County’s solid waste facilities of 5.08 pounds per capita per day shall be adopted and utilized to assess adequacy of service and project the expected lifetime of Baker County’s share of the regional landfill facility.

**Policy H.1.10.1**

The County shall not issue a building permit or other development order in any case where the above standards for solid waste treatment levels of service are not met.

**Policy H.1.10.2**

At the time the development order is drawn for approval, there shall be an agreement for capacity or other documented evidence to assure that the necessary facilities and services for solid waste will be available prior to issuing a Certificate of Occupancy or its functional equivalent.

**Objective H.1.11 Recreational Services**

The County shall adhere to established level of service standards for recreation facilities.

**Policy H.1.11.1 Recreational LOS Standards**

The LOS standards to be met for recreational facilities are:

**Level of Service for Future Recreation Facilities**

<b><u>Facility</u></b>	<b><u>Use or Measure</u></b>	<b><u>Population Service Design</u></b>	<b><u>Age Group Served</u></b>
Picnic Area		6,000	A,B,C,D
Boat Ramp	1 boat ramp	6,500	A,B,C
Community Center	1 facility	8,000*	A,B,C
Basketball Courts	1 two-goal	5,000	B,C
Tennis Courts	1 court	3,000	B,C
Football Fields	1 field	18,000	B,C
Softball Fields	1 field	5,000	B,C
Equipped Playgrounds	1 playground	2,500	C,D

\* For consistency with Recreation Tables

Age Group Classification:

- |    |                |                    |
|----|----------------|--------------------|
| A. | Senior Citizen | Aged 65 and Over   |
| B. | Adult          | Aged 19 – 64 years |
| C. | Youth          | Aged 10 – 18 years |
| D. | Child          | Aged 0 – 9 years   |

**Policy H.1.11.2**

The County shall not issue a building permit or other development order in any case where the above standards for recreational levels of service are not met.

**Policy H.1.11.3**

A development order or development permit will be issued subject to the condition that, at the time of the issuance of a Certificate of Occupancy or its functional equivalent, the acreage for the necessary park and recreation facilities are dedicated or acquired by local government, or funds in the amount of the developer’s fair share are committed, unless:

The park and recreation facilities are in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or

At the time the development order or permit is issued, the necessary park and recreation facilities are mandated through a binding, executed, agreement or guaranteed in an enforceable development order, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., that requires the necessary recreation facilities to be in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]

**Objective H.1.12 State and County Road LOS Standards**

The County LOS standards for State and County roads in Baker County are as stated herein and may be modified by amending the comprehensive plan as defined in Section 163.3187 F.S.

**Policy H.1.12.1 State Minimum LOS Standards for the County**

The statewide minimum acceptable operating LOS standards for State and County roads in Baker County shall be the base LOS standards listed herein, except for those conditions provided in Policy B.1.1.1 (Traffic Circulation Element).

The County hereby adopts the following peak hour LOS standards for each listed facility type:

- |    |                                |                          |
|----|--------------------------------|--------------------------|
| a) | freeways (Intrastate)          | LOS C *per I-10 Variance |
| b) | principal arterials            | LOS C                    |
| c) | collectors and minor arterials | LOS D                    |
| d) | local roadways                 | LOS D                    |

**Policy H.1.12.2**

In furtherance of Traffic Circulation Policy B.1.1.1, any section of any roadway may operate at a level of service lower than the base LOS if capacity improvements, which will raise the LOS of said roadways to the base LOS standards, are programmed for construction in year one of Baker County's adopted capital budget, the FDOT Five-Year Work Program, or contractual commitment has been made.

**Policy H.1.12.3**

The County shall not issue a building permit or other development order in any case where the above standards for roadway levels of service within the County are exceeded.

**Policy H.1.12.4 Determining Current LOS for County Roads**

Through traffic counts and studies, a detailed road capacity analysis shall be created to determine current LOS for roadways within Baker County.

**Policy H.1.12.5 New Development Transportation Facilities Requirements**

A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

**Policy H.1.12.6**

An estimated date of commencement of actual construction and the estimated date of project completion for transportation improvements necessary to satisfy concurrency shall be included in the Capital Improvement Program for Baker County.

**Policy H.1.12.7**

A Comprehensive Plan amendment is required to eliminate, defer, or delay construction of transportation improvements, including mass transit, that are needed to maintain the adopted level of service standard, and that is listed in the five (5) year schedule of capital improvements, unless:

At the time a development order or permit is issued, the necessary transportation facilities are contained within a binding executed agreement that mandates the necessary transportation facilities are in place or under actual construction within three (3) years after the issuance of a Certificate of Occupancy or its functional equivalent; or

At the time a development order or permit is issued, the necessary transportation facilities are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction within three (3) years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]

**Policy H.1.12.8 Urban Development Service Boundary Area**

A proposed urban redevelopment project located within a defined and mapped Urban Development Service Boundary Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development.

For the purposes of this provision, a previously existing development is the actual previous built use that was occupied and active within a time period established in the local government comprehensive plan.

**Policy H.1.12.9 De Minimus Impacts**

For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimus impact and not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]. A method for tracking de minimum projects will be incorporated into the concurrency management system project tracking spreadsheet or database.

**Policy H.1.12.10 Multimodal Transportation Districts**

A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time-frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.

**Policy H.1.12.11 DRIs and Concurrency**

Implement fair share costs of providing the transportation facilities necessary to serve a proposed development and authorizing multi-use developments of regional impact to satisfy the transportation concurrency requirement by payment of a proportionate share contribution consistent with Section 163.3180(12), F.S. The transportation facilities will be included in a financially feasible five (5) year Capital Improvement Schedule that shall be adopted pursuant to Rule 9J-5.016, F.A.C. Any assessment shall have a reasonable relationship to the transportation impact that is generated by the proposed development.

**Objective H.1.13 LOS Standards Established in Comprehensive Plan Elements**

Level of service (LOS) standards as identified in the appropriate elements of this plan establish the basis for capital improvement expenditures required to meet these standards.

**Policy H.1.13.1 Time Schedule Established in LDRs**

Land Development Regulations (LDRs) shall establish the time schedule for providing infrastructure within Baker County.

**Objective H.1.14 Pursue Grants for Public Facilities**

The County shall pursue available Federal and State grants to improve public facilities.

**Policy H.1.14.1 Apply for TEA-21 Grants**

The County shall apply for available TEA-21 grants (formally ISTEA) for transportation improvements related to safety and mobility, improvements to the environment (air, noise, and water pollution), intermodal projects (bike and pedestrian lanes), and improvements to roads and bridges.

**Policy H.1.14.2**

The County shall seek other available grants for public facilities improvements including but not limited to drainage improvements, landfill monitoring, recreational facilities, etc.

**Goal H.2 Public School LOS Standards**

The County shall work with the School District to assure that a financially feasible plan is maintained for Baker County public school facilities for its residents concurrent with new development and according to the established Level of Service (LOS) standards.

**Objective H.2.1 Address Deficiencies in LOS for Public Schools**

The County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service (LOS) standards for public schools. Projects to be considered shall be necessary to meet future needs based upon achieving and maintaining the adopted LOS standards for each year of the five-year planning periods.

**Policy H.2.1.1 Public School LOS Standard is Permanent Florida Inventory of School House Capacity (FISH)**

Consistent with the *Interlocal Agreement*, the uniform, district wide LOS standards are initially set herein and shall be adopted in Baker County's, public facilities elements and capital improvements elements. The LOS standard shall be the Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate.

**Policy H.2.1.2 Development Costs for Public School LOS Standards**

Baker County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted LOS standards, via impact fees and other legally available and appropriate methods in development conditions.

**Policy H.2.1.3 School District's Work Program Incorporated**

The County hereby incorporates by reference Baker County School District's *Five Year District Facilities Work Program*, adopted by the School Board 10/18/2010 and authored by Marcelle Richardson that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted LOS standards for public schools.

**Policy H.2.1.4 Joint Annual Update of School District Work Program**

The Baker County School District, in coordination with Baker County, shall annually update the School District's required *Five Year District Facilities Work Program*, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period. The School District Work Program will be coordinated with the municipalities of the County.

**Policy H.2.1.5**

The County will update its Capital Improvements Schedule on an annual basis, by December 1<sup>st</sup> of each year, to incorporate the upcoming five years of the School District's *Five Year District Facilities Work Program*, and adding a new fifth year. Baker County and the School District will coordinate updates or amendments to Baker County's Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

**Policy H.2.1.6**

Baker County shall include and adopt LOS standards for public schools into the capital improvements element of the comprehensive plan and these shall be applied district-wide to all schools of the same type.

**Policy H.2.1.7**

The Capital Improvements Element shall set forth a financially feasible public school capital facilities program, established in conjunction with the school board that demonstrates that the adopted level of service standards will be achieved and maintained.

# **Baker County Comprehensive Plan**

## **I – Economic Development Element Goals, Objectives, and Policies Appendices**

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## I. – ECONOMIC DEVELOPMENT ELEMENT

### INTRODUCTION

Baker County is one of Florida’s Rural Areas of Critical Economic Concern (RACEC), a designation that should help the County compete effectively in today’s ever changing economic landscape. According to the Governor’s Executive Order, this designation notes that Baker County is “struggling to maintain, support or enhance job creating activity or to generate revenues for education and other critical government services such as infrastructure, transportation and safety.” As the Executive Order further notes, these challenges threaten both the “well being and viability” of Baker County. Although the RACEC designation qualifies the County for special assistance from the Governor’s Office, as well as from other state and regional agencies and organizations, it leaves the principal task of creating an economically viable community to Baker County.

The preparation for this task included a visioning process completed a few years ago to discover the type of development pattern and character that local citizens prefer and how they want to see economic conditions change in Baker County.

The County needs to develop strategies and action plans to harness Florida’s dynamic growth while at the same time engaging its available resources to support an integrated approach to economic growth that will promote a broader emphasis on regional economic health. The first task is to formulate an Economic Development Element for the Baker County Comprehensive Plan.

The economic development model of Baker County reaches beyond County borders to the larger regional economy for interconnected businesses that can be engines for global competitiveness. The approach to economic development for Baker County embraces these strategies:

- An integrated approach for government, business, education and the community to work together in regional collaboration;
- Promoting Logistic and Transportation Industries to locate in a transportation corridor and Interstate Development Nodes (IDNs);
- Local focus to retain and expand business;
- Intelligent growth policies;
- Environmental responsibility;
- Poverty reduction and corporate responsibility.

Creating distinctive and competitive economic goals will help Baker County protect, sustain, and enhance a quality of life that is attractive for existing and future businesses and, residents and private investment.

**SUMMARY OF ECONOMIC DEVELOPMENT STRATEGIES**

1. Market Baker County as a business location.
2. Facilitate the provision of public infrastructure required to support economic development.
3. Target business and industry that meet the County’s economic development and environmental goals and objectives.
4. Attract companies through public/private partnerships to support the County workforce.

The Goals, Objectives, and Policies of this element of the Baker County Comprehensive Plan are intended to support the above development strategies.

**Goal I.1. Facilitate a Positive Business Environment**

Facilitate development of a positive business environment to attract and expand diverse business opportunities to enhance the economic prosperity of Baker County, grow the County’s tax base, and better distribute the tax burdens of growth and development.

**Objective I.1.1 Develop an Economic Development Program**

Develop a comprehensive economic development program for the County.

**Objective I.1.2 Diversify the Local Economy**

Diversify the County’s economy.

**Objective I.1.3 Encourage Economic Opportunity at All Levels**

Encourage economic opportunities for all economic segments of the County. Particular emphasis shall be given to activities that increase economic opportunities for persons at or near the poverty level and to activities that encourage commercial and industrial uses to:

- a. increase per capita incomes for the County.
- b. decrease percentage of persons living at or below the poverty level.
- c. decrease unemployment rates.

**Goal I.2. Encourage New Jobs Compatible with Growth and Environmental Goals of the County**

Encourage the creation of permanent, value-added jobs compatible with the growth management and environmental goals of the County.

**Objective I.2.1 Encourage New Environmentally Conscious Industries to Locate Locally**

The County shall encourage new businesses and industries developing and locating in the County (and the expansion of existing businesses and industries) to contribute to maintaining a clean environment (air, water, soil) and be located in areas with suitable infrastructure and compatible land uses. Each employer shall be a good neighbor by preventing or appropriately mitigating adverse impacts on the environment.

**Goal I.1 Facilitate a Positive Business Environment**

The County shall facilitate development of a positive business environment to attract and expand diverse business opportunities to grow the County’s tax base, better distribute the tax burdens of growth and development, and to enhance the economic prosperity of Baker County.

**Objective I.1.1 Develop an Economic Development Program**

The County shall develop a comprehensive economic development program.

**Policy I.1.1.1 Fund Economic Analysis for Baseline**

The County shall fund and develop an economic analysis to serve as the baseline for improving economic activity within the County.

**Policy I.1.1.2 Conduct Cost/Benefit Analysis for Financial Incentives to New Businesses**

The County shall conduct a cost/benefit analysis of any financial incentives proposed to be provided by the County to support the retention, expansion, or development of local business or to attract new business. Such analysis shall factor in the financial costs as well as the social equity and environmental impacts of proposed incentives.

**Policy I.1.1.3 Coordinate Activities with Baker County Economic Development Commission (EDC)**

The County shall coordinate its economic development activities with the Baker County Economic Development Commission (EDC), its municipalities, and the appropriate federal, state, regional, and local agencies.

**Policy I.1.1.4 Support EDC Strategic Plans**

The County shall support the activities of EDC to develop and implement a strategic plan for county-wide economic development.

**Policy I.1.1.5 Focus Economic Activities on Job Creation**

The County shall coordinate with the EDC to revise economic development strategies to create a synergistic effort to attract target businesses to the County with a focus on job creation.

**Policy I.1.1.6**

The County shall encourage the allocation of resources for the retention, expansion, and development of local businesses and the recruitment of new businesses and industries.

**Policy I.1.1.7 Facilitate Infrastructure Development**

The County shall expand its economic base by facilitating the development of infrastructure to support business and industrial ventures.

**Policy I.1.1.8 Minimize Costs to Taxpayers for Infrastructure Development**

The County shall promote methods of financing infrastructure and public services to minimize costs to current and future taxpayers.

**Policy I.1.1.9 Prioritize Attracting Distribution and Logistics Industries**

The County recognizes distribution and logistics industries as valuable economic assets to the community and region. Development of such ventures through expansion, development, and recruitment of appropriate businesses and industries and training facilities shall be given high priority.

**Policy I.1.1.10 Support Foreign Trade Zone Business and Industry**

The County shall encourage businesses and industries that contribute to the flow of income into the local economy by producing goods and services imported into the County as part of Foreign Trade Zone #64 for assembly and export through such firms as could be encouraged to locate or expand into the County.

Through Foreign Trade Zone 64 participation, the County seeks to create and maintain new employment opportunities by encouraging operations in the United States and Baker County that for Customs reasons might otherwise have been carried on abroad to:

- Retain existing jobs and attract new jobs
- Create company investment in the local community
- Facilitate improvements to local infrastructure
- Increase local purchases of goods and services

**Policy I.1.1.11 Support Minority Businesses**

The County shall support local and minority business efforts, by implementing purchasing policies that provide the maximum opportunity for increased participation by local, small, and minority-owned businesses.

**Policy I.1.1.12 Encourage Community Development Block Grants**

The County shall initiate efforts and support the efforts of other agencies to obtain grant monies (e.g., Community Development Block Grants) and other funds designed to assist local economic development projects.

**Objective I.1.2 Diversify the Local Economy**

Diversify the County’s economy.

**Policy I.1.2.1 Support Existing Economic Development**

The County shall promote economic development efforts that build on and complement existing commercial, industrial, agricultural, and other natural assets in the local economic system.

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**Policy I.1.2.2 Support Port-Related Commerce**

The County shall encourage the development and expansion of port-related commerce.

**Policy I.1.2.3 Prioritize Transportation Corridor Industries**

The County shall prioritize the land use planning of sites having high visibility and close access to the Baker County transportation corridor formed by I-10, US90, and the rail line for development by logistics and transportation industries.

**Policy I.1.2.4 Promote Nature-Based Tourism Destination**

The County shall promote Baker County as a tourism destination with an emphasis on nature-based tourism, and tourism-related businesses that complement the County’s natural resources.

**Policy I.1.2.5 Promote Local Agriculture Industry**

The County shall encourage industries that create or augment a market for local agricultural products to locate in or expand in Baker County.

**Objective I.1.3 Encourage Economic Opportunity at All Levels**

Encourage economic opportunities for all economic segments of the County. Particular emphasis shall be given to activities that increase economic opportunities for persons at or near the poverty level and to activities that encourage commercial and industrial uses to:

- a. increase per capita incomes for the County.
- b. decrease percentage of persons living at or below the poverty level.
- c. decrease unemployment rates.

**Policy I.1.3.1 Prioritize Support for High-Wage Industries**

The County shall give priority support to businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries.

**Policy I.1.3.2 Encourage Businesses to Train Workers**

The County shall encourage businesses and industries to locate in Baker County that are willing to participate in the training of skilled and unskilled workers.

**Policy I.1.3.3 Support “Home-Based Businesses”**

The County shall encourage and allow flexibility in the development of "home-based businesses" consistent with public health and safety concerns. Home-based businesses are defined as a business or commercial activity conducted on a residential property which is accessory to the residential use of that property.

**Goal 2 Encourage New Jobs Compatible with Growth and Environmental Goals of the County**

Encourage the creation of permanent, value-added jobs compatible with the growth management and environmental goals of the County.

**Objective I.2.1 Encourage Good Corporate Stewardship**

The County shall encourage new businesses and industries developing and locating in the County (and the expansion of existing businesses and industries) to contribute to maintaining a clean environment (air, water, soil) and will work with business to provide the necessary infrastructure and compatible land uses. Each employer shall be a good neighbor by preventing or appropriately mitigating adverse impacts on the environment.

**Policy I.2.1.1 Adopt Standards and Procedures for Development**

The County shall adopt objective standards and procedures for decisions on applications for development approval for business and industrial uses that correspond to the County's Comprehensive Plan and Land Development Regulations.

Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in facilitating the permitting process, protecting the environment, and adhering to technological changes and changes to Federal or State rules regarding environmental protection and energy conservation.

**Policy I.2.1.2 Maintain Interlocal Agreement for Water Services**

The County shall maintain an interlocal agreement with the City of Macclenny to provide public water and wastewater facilities for areas adjacent to existing service boundaries for the City’s public facilities.

**Policy I.2.1.3 Ensure Capacity Availability – Land and Transportation**

Through the development review process, the County shall ensure that adequate land and transportation capacity are available for present and future employment-generating land uses.

**Policy I.2.1.4 Encourage Business and Industry within the Urban Growth Boundary**

The County shall encourage the development and expansion of business and industry in appropriate locations that make efficient use of existing public services and infrastructure or that generate new public services and infrastructure to serve a greater area of the County.

**Policy I.2.1.5 Enforce State and Federal Hazardous Waste Procedures**

Industries or businesses generating hazardous wastes shall follow procedures and guidelines for the use, storage, and disposal of such materials as set forth in State and Federal Rules.

**Policy I.2.1.6 Reduce Energy Consumption with Reduced Commute Times**

The County shall reduce total per capita energy consumption by reducing commuting time to work by creating more in-county jobs for county citizens.

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# **Baker County Comprehensive Plan**

## **J – Public Schools Element**

### **Goals, Objectives, and Policies**

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- Ordinance 2005-69: Adoption of Public School Impact Fees**
- Baker County Educational Plant Survey (2006)**

## J. – PUBLIC SCHOOLS ELEMENT

### INTRODUCTION

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes. The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning with the passage of Senate Bill 360, which generally:

- requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;
- requires each local government to adopt a Public School Facilities Element as part of its comprehensive plan;
- mandates school concurrency;
- requires that local governments update their Intergovernmental Coordination Elements to coordinate public school planning;
- requires that procedures for comprehensive plan amendments related to Capital Improvement Element updates consider public school facilities; and
- requires the establishment of a process and uniform methodology for proportionate share mitigation.

The law requires that local governments adopt a Public School Facilities Element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.3177(12), Florida Statutes). In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program. The legislation prescribed the following minimum content requirements for goals, objectives, and policies:

- procedure for annual update process;
- procedure for school site selection;
- procedure for school permitting;
- provision of infrastructure necessary to support proposed schools;
- provision for collocation of other public facilities in proximity to public schools;
- provision for location of schools proximate to residential areas and to complement patterns of development;
- measures to ensure compatibility of school sites and surrounding land uses; and
- coordination with adjacent local governments and the school district on emergency preparedness issues.

In addition, the element is to include one or more future conditions maps to depict generally the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period. Of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

In compliance with Chapters 163 and 1013, Florida Statutes, Baker County shall collaborate and coordinate with the Baker County School District (“School District”) and other local government entities such as City of Macclenny and the Town of Glen St. Mary to ensure high quality public school facilities that meet the needs of the County's existing and future population.

**Goal J 1 Public School Concurrency – County Coordination**

The County shall coordinate growth and development within the County to assure educational infrastructure concurrency and to maintain a high quality education system.

**Objective J.1.1 Coordination and Consistency**

The County shall establish coordination and review procedures to ensure consistency between the Baker County Comprehensive Plan and the plans of the School District and municipalities within the County.

**Policy J.1.1.1 Annual Meeting per Interlocal Agreement**

Pursuant to the Baker County School Interlocal Agreement, the governing bodies of Baker County, City of Macclenny, and the Town of Glen St. Mary shall meet annually with the School District to discuss issues of mutual concern.

The School District shall monitor, evaluate, and find mechanisms to improve upon, mutually agreed upon criteria in the review of development plans, selection of school sites, and construction of schools as needed.

**Policy J.1.1.2**

The County and the School District shall coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment.

The Interlocal Agreement requires a staff working group meeting early in the year to review annual revisions of countywide five-year population and student enrollment projections.

**Policy J.1.1.3**

Annually by February 15, pursuant to the School Interlocal Agreement, the County shall provide the School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual format and include:

- a. the type, number, and location of residential units that have received zoning or site plan approval since the last review
- b. information about future land use map amendments that may affect school facilities
- c. building permits issued in the proceeding year and the locations of the permitted uses
- d. information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students,

- e. identification of any development orders issued that require provision of a school site as a condition of development approval, and
- f. identification of any development orders that have changed or been rescinded that may affect the provision of a school site as a condition of the development order.

#### **Policy J.1.1.4 Projects Exempt from School Concurrency**

At the time of adoption of the Public School Facilities Element, the County shall develop a report of projects exempt from school concurrency. (See Policy 2.3.3.) Projects that are exempt from concurrency will still be required to pay all impact fees applicable per the Resolution of Cooperation.

#### **Policy J.1.1.5 LPA Non-voting Member**

Pursuant to the Baker County School Interlocal Agreement, the School District may have one non-voting member of the Baker County Planning Commission appointed to the designated Local Planning Agency, as required by Section 163.3174, Florida Statutes.

### **Objective J.1.2 Public School Facility Siting and Availability**

The County shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Baker County Comprehensive Plan and the existing and proposed residential neighborhoods. The County shall coordinate existing and planned public school facilities with plans for supporting infrastructure and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes and signalization, where feasible. The County shall coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries, and community centers.

#### **Policy J.1.2.1**

The County shall ensure consistency between new school construction and related public facilities and the Baker County Comprehensive Plan.

#### **Policy J.1.2.2**

The County shall coordinate with the School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans.

#### **Policy J.1.2.3**

In reviewing all proposed school sites, the County shall consider each site, as it relates to environmental, health, safety, and welfare concerns, as well as, the effects on adjacent property.

**Policy J.1.2.4**

The County shall coordinate with the School District for the selection of future school sites including, but not limited to, such aspects as:

- a. the acquisition of school sites to provide future expansions to accommodate future enrollment, in accordance with the adopted Level of Service (LOS) standards and other facility needs that coordinate with the development in the County and are deemed beneficial for joint-uses, as identified by the County and the School District, to the extent feasible; and
- b. the coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

**Policy J.1.2.5**

The County shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.

**Policy J.1.2.6**

Public schools may be permitted in the all residential land use categories.

**Policy J.1.2.7**

Public schools shall be sited to provide access to a public collector or arterial roadway, where feasible.

**Policy J.1.2.8**

High schools shall be located and planned to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.

**Policy J.1.2.9**

The County and the School District shall jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion, or closure of an existing school.

**Policy J.1.2.10**

The County shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 235, F.S. and Rule 6A2, F.A.C., regarding flood plain and school building requirements.

**Policy J.1.2.11**

The County shall protect schools from the intrusion of incompatible land uses by providing the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

**Policy J.1.2.12**

The County in coordination with the Baker County School Board, the City of Macclenny, and the Town of Glen St. Mary shall coordinate emergency preparedness plans to make use of school facilities for shelter when necessary.

**Objective J.1.3 Enhance Facility Design and Siting Standards**

The County shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that are compatible with the Baker County Comprehensive Plan, surrounding land uses, and existing and proposed residential neighborhoods.

**Policy J.1.3.1 Collaborative Siting for Public Facilities**

The County shall collaborate with the School District on the siting of Baker County facilities such as parks, libraries, and community centers shall be planned near existing or planned public schools, to the extent feasible. The County shall coordinate existing and planned public facilities with plans for supporting infrastructure and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes and signalization.

**Policy J.1.3.2**

The County shall look for opportunities to collocate and share use of County facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities and infrastructure.

**Policy J.1.3.3**

The County shall continue working with the School District to provide recreational programs and facilities.

**Policy J.1.3.4**

All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes.

**Policy J.1.3.5**

The County shall coordinate with the School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in the County to allow safe access for pedestrians and bicyclists.

**Policy J.1.3.6**

Future elementary and middle schools in the County should be located and planned for compatibility and close integration between public school facilities and to allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections.

**Policy J.1.3.7**

The County shall coordinate planning activities mandated by the comprehensive plan related to use of School District property as potential recreation sites.

**Policy J.1.3.8**

The County shall coordinate planning activities as mandated by the comprehensive plan with the School District for related land use and development plans.

**Policy J.1.3.9 Coordinated Provision for Emergency Shelters**

When applicable, the County shall continue to coordinate efforts with the School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

**Policy J.1.3.10 Sustainable Design and Energy Efficiency**

The County shall encourage the School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible. Sec. 1013.37, F.S.

**Objective J.1.4 Coordinate Land Use with School Capacity**

The County shall coordinate with the School District on petitions for Future Land Use Map amendments, rezonings, and developments of regional impact to assure adequate school capacity for the projected new population containing residential development and existing and proposed residential neighborhoods.

**Policy J.1.4.1**

As provided for in the Florida Statutes, the County shall take into consideration the School District's comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including developments of regional impact, to ensure that the Level of Service for schools will be achieved and maintained.

**Policy J.1.4.2 Developer’s Capacity Enhancement Agreement**

The County shall give priority consideration to petitions for Future Land Use Map amendments, rezonings, and developments of regional impact for residential development in areas with adequate school capacity or where the developer has negotiated a Capacity Enhancement Agreement with the School District for school sites or school construction adequate to serve potential growth.

**Policy J.1.4.3**

Where capacity will not be available to serve students from the property seeking Future Land Use Map amendments and developments of regional impact for residential development, the Baker County Board of County Commissioners shall coordinate with the School District to ensure adequate capacity will be available by requiring the developer to enter into a Capacity Enhancement agreement with the School District to assure that capacity is planned and funded to accommodate future students.

**Policy J.1.4.4 Review Criteria for Residential Development**

In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, the Baker County Board of County Commissioners will consider:

1. School District comments and findings of available school capacity;
2. Available school capacity or planned improvements to increase school capacity;
3. Compatibility of land uses adjacent to existing schools and future school sites;
4. The collocation of parks, recreation, and community facilities with school sites;
5. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;
6. Traffic circulation plans to serve schools and the surrounding neighborhood;
7. The provision of off-site signalization, signage, and access improvements to serve schools;
8. The inclusion of school bus stops and turnarounds;
9. Available school capacity or planned improvements to increase school capacity.

**Policy J.1.4.5**

Amendments to the Future Land Use Map shall be coordinated with the School District and the Public School Long Range Public Facilities Planning Maps. The Existing Public School Facilities, Concurrency Service Area, and Planned Public School Facilities attached to the Public School Facilities Element maps are hereby adopted.

**Goal J.2 Public School Concurrency Implementation**

To implement public school concurrency, the County shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards.

This goal shall be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use decisions, including the authority to approve or deny comprehensive plan amendments, rezoning, and other development orders that generate student impacts to the School District.

**Objective J.2.1 Level of Service (LOS) Standards**

The County, through implementation of its concurrency management system and in coordination with the School District shall ensure that the capacity of schools is sufficient to support existing and proposed residential subdivisions and site plans at the adopted level of service (LOS) standards for short and long term planning periods according to the Baker County Comprehensive Plan.

**Policy J.2.1.1 Public School Facilities Work Plan**

Annually, the Baker County School District's five-year *Public School Facilities Work Plan* shall be evaluated to ensure that it meets the LOS standards.

**Policy J.2.1.2 Consistent LOS Standards**

The LOS standards set forth herein shall be applied consistently by all the local governments within the County and by the School District district-wide to all schools of the same type.

**Policy J.2.1.3 Florida Inventory of School House Capacity (FISH)**

Consistent with the Interlocal Agreement, the uniform, district-wide LOS standards are set as follows, and shall be adopted in the Public School Facilities and Capital Improvements Elements of the Baker County Comprehensive Plan to be achieved and maintained throughout the five-year planning period. The LOS standard shall be the *Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate*.

**Policy J.2.1.4 Changes to the LOS**

A change to the LOS standard shall not be effective until all plan amendments are adopted and the School Interlocal Agreement is amended to reflect the new LOS.

**Policy J.2.1.5 LOS Changes Financial Feasibility in Capital Facilities Plan**

No LOS standard shall be amended without showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the five years of the Capital Facilities Plan.

**Objective J.2.2 Concurrency Service Areas (SCSAs)**

The County shall establish School Concurrency Service Areas (SCSAs), as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

**Policy J.2.2.1**

The three SCSAs have been established and documented in the data and analysis support documents for this Public School Facilities Element. (Note: The map of these three SCSAs is provided in the data and analysis in support of Ordinance 2008-06 as shown in the Appendices for this section.)

**Policy J.2.2.2 Criteria to Modify SCSAs**

Initially, the concurrency service area for Baker County shall be district-wide and the SCSAs shall be amended to less than district-wide no later than June, 2012, and shall be established and subsequently modified as follows:

- to maximize available school capacity;
- to make efficient use of new and existing public schools in accordance with the LOS standards,
- to take into account minimizing transportation costs,
- to limit maximum student travel times,
- to achieve socio-economic, racial, and cultural diversity objectives, where applicable, and
- to recognize the capacity commitments resulting from the local governments' within Baker County's development approvals within the CSA and for contiguous CSAs.

**Policy J.2.2.3 SCSAs and the Five Year Capital Facilities Plan**

School concurrency service areas shall be designed so that the adopted LOS will be able to be achieved and maintained for each year of the five years of the Capital Facilities Plan, and that the five year Capital Facilities Plan is financially feasible as defined in Ch.163.3184 (32), F.S.

**Objective J.2.3 Process for School Concurrency Implementation**

In coordination with the School District, the County shall establish a process for implementing school concurrency. The County shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted LOS standards for public school concurrency.

**Policy J.2.3.1. Residential Development Approvals**

Development approvals shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three (3) years.

**Policy J.2.3.2 Applicability of School Concurrency**

School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.

**Policy J.2.3.3 School Concurrency Exemption**

These residential developments shall be considered exempt from the school concurrency requirements:

1. Lots of record in Baker County that were in existence prior to the effective date of the amendment adopting school concurrency.
2. Subdivisions that have received final subdivision plat approval prior to the effective date of the amendment adopting school concurrency.
3. Multi-family residential development that have received final site plan approval prior to the effective date of the amendment adopting school concurrency.
4. Amendments to approved residential development that have received final subdivision plat or site plan approval prior to the effective date of the amendment adopting school concurrency, and that do not increase the number of residential units or change the type of residential units proposed.
5. Amendments to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.

6. Residential types of facilities such as; group quarters facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms, exclusive of married student housing, and religious non-youth facilities.
7. Projects listed on *Exhibit A of the Public School Facilities Element* have received an exemption from school concurrency by the School Board, prior to the effective date of the amendment adopting school concurrency. These projects are exempt from school concurrency until **September 30, 2010**, at which time they shall apply for school concurrency unless they have an approved plat that has been recorded at the Office of the Baker County Clerk of Court or gained approval by the appropriate local government on a final development plan.

The School Board and appropriate local government may grant an extension to this exemption only if they determine that such an extension is required due to unforeseen permitting requirements by outside agencies. An extension must be requested by **September 1, 2010 and granted by September 30, 2010.**

#### **Policy J.2.3.4 Methodology for Overcapacity Determination**

The uniform methodology for determining if a particular school is overcapacity shall be determined by the School District and adopted into the Public School Facilities Element of the Baker County Comprehensive Plan.

#### **Policy J.2.3.5 Permanent FISH Capacity**

The School District has selected the permanent FISH capacity based on utilization rate as the uniform methodology for existing schools.

#### **Policy J.2.3.6 Design Capacities for Future Schools**

The School District has selected these design capacities for future schools. Any new schools built in Baker County shall meet these design capacities:

- K-5            800 Students
- 6-8            1,200 Students
- 9-12          1,500 Students

#### **Policy J.2.3.7 Public School Concurrency Subdivision Approval Criteria**

The County shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District’s findings indicate adequate school facilities will be in place, under actual construction, or planned in the affected SCSA within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in an adjacent SCSA or under actual construction or planned as identified in a financially feasible 5-year district work plan within three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one SCSA or school within an SCSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a Capacity Enhancement Agreement with the Baker County School District to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
- d. In the event that there is not sufficient capacity in the affected SCSA or an adjacent SCSA, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

#### **Objective J.2.4 Proportionate Share Mitigation**

If the development opts not to delay approval, the Baker County Board of County Commissioners shall require development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards and receive development approval.

##### **Policy J.2.4.1**

In the event that there is not sufficient capacity in the affected SCSA or the adjacent SCSA, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

##### **Policy J.2.4.2**

The County shall allow mitigation alternatives that are financially feasible and that will achieve and maintain the adopted LOS standard consistent with the adopted School District’s Five Year District Facilities Work Program, adopted by the School Board 10/18/2010 and authored by Marcelle Richardson.

**Policy J.2.4.3 Proportionate Share Mitigation Options**

In the event that proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development. Acceptable forms of mitigation shall include:

- School construction
- Contribution of land
- Expansion of existing permanent school facilities, subject to the expansion being less than or equal to the LOS set for a new school of the same category.
- Payment for construction and/or land acquisition

**Policy J.2.4.4**

Any mitigation accepted by the School District and subsequently agreed to by the applicable local government entity shall:

- Be allocated toward a permanent school capacity improvement identified in the School District's financially feasible *Five Year District Facilities Work Program* which satisfies the demands created by the proposed development.
- Be proportionate to the demand projected to be created by the proposed development.
- Be executed by a Capacity Enhancement Agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature, and timing, the amount and timing of any impact fee credits, and the developer's commitment to continuing renewal of the agreement upon its expiration.
- Any required amendments to the five-year Facilities Work Plan shall be included in the next update and adoption cycle.
- Relocatables shall not be accepted as a means of proportionate share mitigation.

**Policy J.2.4.5**

Mitigation shall be directed to projects on the School District's financially feasible *Five Year District Facilities Work Program* that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a Capacity Enhancement Agreement between the School Board and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

**Policy J.2.4.6 Proportionate Share Mitigation Formula**

The amount of mitigation required for each school level shall be determined by this formula:

(number of housing units) x (student generation rate) x (generation rate by student level) x (student station cost adjusted to local costs, land value, and the cost of financing, if applicable) — applicable credits = proportionate share mitigation amount

Repeat this calculation for all student levels, i.e. elementary, middle, and high school.

Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant’s proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar based, at fair market value.

**Policy J.2.4.7**

The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District and agreed upon at the annual meeting referenced in Policy J.1.1.1, in accordance with professionally accepted methodologies.

**Objective J.2.5 Capital Facilities Planning**

The County shall ensure existing deficiencies and facilities required to meet future needs are addressed consistent with the adopted level of service standards for public schools.

**Policy J.2.5.1 County Coordination with School District’s Financially Feasible Work Program**

The County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted LOS standards using any adopted impact fees and other legally available and appropriate methods for development.

**Policy J.2.5.2**

The County hereby incorporates by reference the School District’s *Five Year District Facilities Work Program* that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District’s projections of student enrollment, based on the adopted LOS standards for public schools.

**Policy J.2.5.3**

Annually, by December 1<sup>st</sup> each year, the School District, in coordination with the County shall update the School District’s financially feasible *Five Year District Facilities Work Program* to ensure maintenance of a financially feasible capital improvements program and to ensure LOS standards will continue to be achieved and maintained during the five-year planning period. Each year the capital improvements plan shall be evaluated to ensure that it meets these standards.

**INTRODUCTION**

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.  
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.  
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

**Summary of revenue/expenditures available for new construction and remodeling projects only.**

	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Five Year Total
Total Revenues	\$2,727,030	\$606,255	\$533,840	\$1,143,468	\$15,000,000	\$20,010,593
Total Project Costs	\$2,727,030	\$606,255	\$533,840	\$1,143,468	\$15,000,000	\$20,010,593
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

**District** BAKER COUNTY SCHOOL DISTRICT

**Fiscal Year Range**

**CERTIFICATION**

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

**Date of School Board Adoption**

**Work Plan Submittal Date**

**DISTRICT SUPERINTENDENT**

**CHIEF FINANCIAL OFFICER**

**DISTRICT POINT-OF-CONTACT PERSON**

**JOB TITLE**

**PHONE NUMBER**

**E-MAIL ADDRESS**

# Expenditures

## Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
HVAC	\$148,539	\$155,348	\$44,762	\$80,000	\$100,000	\$528,649
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Flooring	\$40,000	\$25,000	\$50,000	\$25,000	\$25,000	\$165,000
Locations:	J FRANKLIN KELLER INTERMEDIATE, NEW MACCLENNY ELEMENTARY					
Roofing	\$107,902	\$20,000	\$23,745	\$20,000	\$50,000	\$221,647
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Safety to Life	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000	\$240,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Fencing	\$30,000	\$5,000	\$10,000	\$5,000	\$5,000	\$55,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Parking	\$115,000	\$50,000	\$0	\$0	\$0	\$165,000
Locations:	BAKER MIDDLE, J FRANKLIN KELLER INTERMEDIATE					
Electrical	\$25,000	\$25,000	\$25,000	\$25,000	\$35,898	\$135,898
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Fire Alarm	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Telephone/Intercom System	\$16,069	\$26,325	\$10,000	\$10,000	\$10,000	\$72,394
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Closed Circuit Television	\$15,000	\$10,000	\$15,000	\$5,000	\$5,000	\$50,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, WESTSIDE ELEMENTARY					
Paint	\$15,000	\$10,000	\$10,000	\$6,657	\$15,000	\$56,657
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					

Maintenance/Repair	\$114,070	\$59,545	\$200,000	\$219,000	\$175,657	\$768,272
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
<b>Sub Total:</b>	<b>\$676,580</b>	<b>\$446,218</b>	<b>\$448,507</b>	<b>\$455,657</b>	<b>\$481,555</b>	<b>\$2,508,517</b>

PECO Maintenance Expenditures	\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
<b>1.50 Mill Sub Total:</b>	<b>\$417,574</b>	<b>\$67,711</b>	<b>\$42,835</b>	<b>\$0</b>	<b>\$0</b>	<b>\$528,120</b>

No items have been specified.

<b>Total:</b>	<b>\$676,580</b>	<b>\$446,218</b>	<b>\$448,507</b>	<b>\$455,657</b>	<b>\$481,555</b>	<b>\$2,508,517</b>
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**Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation**

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$417,574	\$67,711	\$42,835	\$0	\$0	\$528,120
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$470,000	\$475,000	\$700,000	\$1,000,000	\$0	\$2,645,000
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$466,056	\$200,000	\$400,000	\$450,000	\$50,000	\$1,566,056
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$664,411	\$170,000	\$170,000	\$0	\$0	\$1,004,411
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Local Expenditure Totals:</b>	<b>\$2,018,041</b>	<b>\$912,711</b>	<b>\$1,312,835</b>	<b>\$1,450,000</b>	<b>\$50,000</b>	<b>\$5,743,587</b>

**Revenue**

**1.50 Mill Revenue Source**

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2010 - 2011 Actual Value	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
(1) Non-exempt property assessed valuation		\$890,611,198	\$910,900,000	\$938,000,000	\$987,100,000	\$1,044,000,000	\$4,770,611,198
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$1,496,227	\$1,530,312	\$1,575,840	\$1,658,328	\$1,753,920	\$8,014,627
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$1,282,480	\$1,311,696	\$1,350,720	\$1,421,424	\$1,503,360	\$6,869,680
(5) Difference of lines (3) and (4)		\$213,747	\$218,616	\$225,120	\$236,904	\$250,560	\$1,144,947

**PECO Revenue Source**

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
PECO New Construction	340	\$0	\$96,748	\$385,433	\$1,061,522	\$733,965	\$2,277,668
PECO Maintenance Expenditures		\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
		<b>\$259,006</b>	<b>\$475,255</b>	<b>\$791,105</b>	<b>\$1,517,179</b>	<b>\$1,215,520</b>	<b>\$4,258,065</b>

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$58,534	\$58,534	\$58,534	\$58,534	\$58,534	\$292,670
CO & DS Interest on Undistributed CO	360	\$1,988	\$1,988	\$1,988	\$1,988	\$1,988	\$9,940
		<b>\$60,522</b>	<b>\$60,522</b>	<b>\$60,522</b>	<b>\$60,522</b>	<b>\$60,522</b>	<b>\$302,610</b>

**Fair Share Revenue Source**

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

**Sales Surtax Referendum**

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2009 - 2010?

No

**Additional Revenue Source**

Any additional revenue sources

Item	2010 - 2011 Actual Value	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$3,352,069	\$0	\$0	\$0	\$0	\$3,352,069
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$12,702,153	\$12,702,153
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0

Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$3,402,069</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$12,752,153</b>	<b>\$16,304,222</b>

**Total Revenue Summary**

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$1,282,480	\$1,311,696	\$1,350,720	\$1,421,424	\$1,503,360	\$6,869,680
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$2,018,041)	(\$912,711)	(\$1,312,835)	(\$1,450,000)	(\$50,000)	(\$5,743,587)
PECO Maintenance Revenue	\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
<b>Available 1.50 Mill for New Construction</b>	<b>(\$735,561)</b>	<b>\$398,985</b>	<b>\$37,885</b>	<b>(\$28,576)</b>	<b>\$1,453,360</b>	<b>\$1,126,093</b>

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
CO & DS Revenue	\$60,522	\$60,522	\$60,522	\$60,522	\$60,522	\$302,610
PECO New Construction Revenue	\$0	\$96,748	\$385,433	\$1,061,522	\$733,965	\$2,277,668
Other/Additional Revenue	\$3,402,069	\$50,000	\$50,000	\$50,000	\$12,752,153	\$16,304,222
<b>Total Additional Revenue</b>	<b>\$3,462,591</b>	<b>\$207,270</b>	<b>\$495,955</b>	<b>\$1,172,044</b>	<b>\$13,546,640</b>	<b>\$18,884,500</b>
<b>Total Available Revenue</b>	<b>\$2,727,030</b>	<b>\$606,255</b>	<b>\$533,840</b>	<b>\$1,143,468</b>	<b>\$15,000,000</b>	<b>\$20,010,593</b>

**Project Schedules**

**Capacity Project Schedules**

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Total	Funded
New Elementary 'A' K-5	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$15,000,000	\$15,000,000	Yes
		Student Stations:	0	0	0	0	720	720	
		Total Classrooms:	0	0	0	0	40	40	
		Gross Sq Ft:	0	0	0	0	66,960	66,960	

6 new modulars at BCHS to account for growth	BAKER SENIOR HIGH	Planned Cost:	\$355,770	\$0	\$0	\$0	\$0	\$355,770	Yes
		Student Stations:	150	0	0	0	0	150	
		Total Classrooms:	6	0	0	0	0	6	
		Gross Sq Ft:	4,734	0	0	0	0	4,734	
4 new modulars at KIS to account for growth	J FRANKLIN KELLER INTERMEDIATE	Planned Cost:	\$257,100	\$0	\$0	\$0	\$0	\$257,100	Yes
		Student Stations:	88	0	0	0	0	88	
		Total Classrooms:	4	0	0	0	0	4	
		Gross Sq Ft:	3,456	0	0	0	0	3,456	

<b>Planned Cost:</b>	<b>\$612,870</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,000,000</b>	<b>\$15,612,870</b>
<b>Student Stations:</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>720</b>	<b>958</b>
<b>Total Classrooms:</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>50</b>
<b>Gross Sq Ft:</b>	<b>8,190</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66,960</b>	<b>75,150</b>

**Other Project Schedules**

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total	Funded
Upgrade the A/C system at the High School	BAKER SENIOR HIGH	\$2,057,185	\$606,255	\$533,840	\$1,143,468	\$0	\$4,340,748	Yes
Addition of a gang restroom	BAKER SENIOR HIGH	\$56,975	\$0	\$0	\$0	\$0	\$56,975	Yes
		<b>\$2,114,160</b>	<b>\$606,255</b>	<b>\$533,840</b>	<b>\$1,143,468</b>	<b>\$0</b>	<b>\$4,397,723</b>	

**Additional Project Schedules**

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

**Non Funded Growth Management Project Schedules**

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

# Tracking

## Capacity Tracking

Location	2010 - 2011 Satis. Stu. Sta.	Actual 2010 - 2011 FISH Capacity	Actual 2009 - 2010 COFTE	# Class Rooms	Actual Average 2010 - 2011 Class Size	Actual 2010 - 2011 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2014 - 2015 COFTE	Projected 2014 - 2015 Utilization	Projected 2014 - 2015 Class Size
BAKER SENIOR HIGH	1,746	1,658	1,378	75	18	83.00 %	0	0	1,432	86.00 %	19
MACCLENNY 6TH GRADE CENTER	138	124	11	7	2	9.00 %	-124	-7	0	0.00 %	0
J FRANKLIN KELLER INTERMEDIATE	883	883	750	41	18	85.00 %	0	0	783	89.00 %	19
BAKER MIDDLE	1,574	1,416	1,048	66	16	74.00 %	0	0	1,101	78.00 %	17
WESTSIDE ELEMENTARY	824	824	664	22	30	81.00 %	0	0	732	89.00 %	33
NEW MACCLENNY ELEMENTARY	655	655	613	37	17	94.00 %	0	0	675	103.00 %	18
PRE-K/KDGD CENTER	630	630	473	35	14	75.00 %	0	0	476	76.00 %	14
	<b>6,450</b>	<b>6,190</b>	<b>4,938</b>	<b>283</b>	<b>17</b>	<b>79.77 %</b>	<b>-124</b>	<b>-7</b>	<b>5,199</b>	<b>85.71 %</b>	<b>19</b>

The COFTE Projected Total (5,199) for 2014 - 2015 must match the Official Forecasted COFTE Total (5,199 ) for 2014 - 2015 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2014 - 2015	
Elementary (PK-3)	1,883
Middle (4-8)	1,884
High (9-12)	1,432
	<b>5,199</b>

Grade Level Type	Balanced Projected COFTE for 2014 - 2015
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	<b>5,199</b>

## Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Year 5 Total
BAKER SENIOR HIGH	0	0	0	0	1	1
WESTSIDE ELEMENTARY	0	0	0	0	1	1
<b>Total Relocatable Replacements:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>

**Charter Schools Tracking**

Information regarding the use of charter schools.

Nothing reported for this section.

**Special Purpose Classrooms Tracking**

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
<b>Total Educational Classrooms:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
BAKER MIDDLE	Co-Teaching	0	5	0	0	0	5
<b>Total Co-Teaching Classrooms:</b>		<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

**Infrastructure Tracking**

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

**Net New Classrooms**

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2009 - 2010 fiscal year.					List the net new classrooms to be added in the 2010 - 2011 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2010 - 2011 should match totals in Section 15A.			
Location	2009 - 2010 # Permanent	2009 - 2010 # Modular	2009 - 2010 # Relocatable	2009 - 2010 Total	2010 - 2011 # Permanent	2010 - 2011 # Modular	2010 - 2011 # Relocatable	2010 - 2011 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	4	0	4
High (9-12)	0	0	0	0	0	6	0	6
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>10</b>

**Relocatable Student Stations**

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	5 Year Average
BAKER SENIOR HIGH	268	393	393	393	393	368
MACCLENNY 6TH GRADE CENTER	0	0	0	0	0	0
J FRANKLIN KELLER INTERMEDIATE	81	81	169	169	169	134
BAKER MIDDLE	176	176	176	176	176	176
WESTSIDE ELEMENTARY	54	72	72	72	72	68
NEW MACCLENNY ELEMENTARY	0	0	0	0	0	0
PRE-K/KDG CENTER	0	0	0	0	0	0

Totals for BAKER COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	<b>579</b>	<b>722</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>746</b>
Total number of COFTE students projected by year.	<b>4,959</b>	<b>4,996</b>	<b>5,092</b>	<b>5,166</b>	<b>5,199</b>	<b>5,082</b>
Percent in relocatables by year.	<b>12 %</b>	<b>14 %</b>	<b>16 %</b>	<b>16 %</b>	<b>16 %</b>	<b>15 %</b>

**Leased Facilities Tracking**

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2010 - 2011	FISH Student Stations	Owner	# of Leased Classrooms 2014 - 2015	FISH Student Stations
BAKER SENIOR HIGH	1	25		0	0
WESTSIDE ELEMENTARY	0	0		0	0
MACCLENNY 6TH GRADE CENTER	0	0		0	0
J FRANKLIN KELLER INTERMEDIATE	0	0		0	0
BAKER MIDDLE	0	0		0	0

NEW MACCLENNY ELEMENTARY	0	0		0	0
PRE-K/KDG CENTER	0	0		0	0
	1	25		0	0

**Failed Standard Relocatable Tracking**

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Location	Actual # of Units in 2010 - 2011	Owner	Student Stations	# not Meeting Standards for use as classroom space	# of units projected to be in use in 2014 - 2015	Projected (increase/decrease) in # units by 2014 - 2015	Year in which all long term relocatables which will be used as classrooms will meet standards
WESTSIDE ELEMENTARY	4	SCHOOL BOARD	54	1	0	-4	
	4		54	1	0	-4	

**Planning**

**Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Not Specified

**School Closure Planning**

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

### Five Year Survey - Ten Year Capacity

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.**

Project	Location,Community,Quadrant or other general location	Projected Cost
new elementary	Macclenny	\$20,000,000
new ninth grade center	Baker High	\$5,000,000
		<b>\$25,000,000</b>

### Five Year Survey - Ten Year Infrastructure

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).**

Baker High School new ninth grade center.  
 New Elementary School and reconfigure current schools to Elementary (K-5), Middle (6-8), High (9-12).

**Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).**

Not Specified

Five Year Survey - Ten Year Maintenance

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

Project	Projected Cost
life safety upgrades	\$100,000
air conditioning upgrades	\$500,000
roofing renovations	\$1,000,000
paving sealing/stripping	\$100,000
electrical upgrades	\$250,000
flooring upgrades	\$150,000
painting renovations	\$150,000
indoor air quality	\$25,000
fire alarm upgrades/certifications	\$75,000
minor projects	\$250,000
general renovations	\$10,000,000
	<b>\$12,600,000</b>

### Five Year Survey - Ten Year Utilization

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.**

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,010	3,010	2,479.55	82.38 %	600	2,855	79.09 %
Middle - District Totals	1,819	1,636	1,032.70	63.12 %	0	1,489	91.01 %
High - District Totals	1,744	1,656	1,403.37	84.74 %	400	1,506	73.25 %
Other - ESE, etc	0	0	0.00	#Error	0	35	#Error
	<b>6,573</b>	<b>6,302</b>	<b>4,915.62</b>	<b>78.00 %</b>	<b>1,000</b>	<b>5,885</b>	<b>80.59 %</b>

**Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.**

No comments to report.

### Five Year Survey - Twenty Year Capacity

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.**

No items match the criteria.

## Five Year Survey - Twenty Year Infrastructure

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).**

Not Specified

**Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).**

Not Specified

## Five Year Survey - Twenty Year Maintenance

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.**

No items match the criteria.

## Five Year Survey - Twenty Year Utilization

BAKER COUNTY SCHOOL DISTRICT

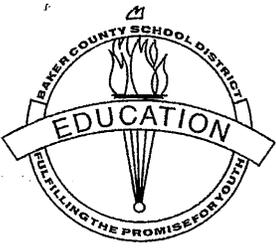
9/30/2010

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,010	3,010	2,479.55	82.38 %	0	0	0.00 %
Middle - District Totals	1,819	1,636	1,032.70	63.12 %	0	0	0.00 %
High - District Totals	1,744	1,656	1,403.37	84.74 %	0	0	0.00 %
Other - ESE, etc	0	0	0.00	#Error	0	0	#Error
	<b>6,573</b>	<b>6,302</b>	<b>4,915.62</b>	<b>78.00 %</b>	<b>0</b>	<b>0</b>	<b>0.00 %</b>

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.



# Baker County Public Schools

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Macclenny, Florida 32063

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Sherrie Raulerson  
Superintendent of Schools  
"Where Children Are First!"



DATE: SEPTEMBER 30, 2010

TO: SHERRIE RAULERSON, SUPERINTENDENT

FROM: MARCELLE RICHARDSON *JMR*  
EXECUTIVE DIRECTOR FOR SUPPORT SERVICES

RE: 2010-11 FIVE YEAR DISTRICT FACILITIES WORK PROGRAM

Please request Board approval of the attached copy of the 2010-11 Five Year District Facilities Work Program. If you have any questions, please let me know.

Thank you for your assistance in this matter.

PRESENTED AND APPROVED  
in Open Board Meeting  
Date 10-13-2010  
Min. Bk# 33 Page# 4166

*"Preparing individuals to be lifelong learners, self-sufficient and responsible citizens of good character"*

**DISTRICT SCHOOL BOARD MEMBERS**

Earl Dwight Crews  
District 1

Richard Dean Griffis  
District 2

Karen Ferry McCollum  
District 3

James Paul Raulerson  
District 4

Patricia C. Weeks  
District 5

AN EQUAL ACCESS/EQUAL OPPORTUNITY INSTITUTION

FCRU 000919  
6/262/20 POD to FPSC

**INTRODUCTION**

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.  
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.  
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

**Summary of revenue/expenditures available for new construction and remodeling projects only.**

	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Five Year Total
Total Revenues	\$2,727,030	\$606,255	\$533,840	\$1,143,468	\$15,000,000	\$20,010,593
Total Project Costs	\$2,727,030	\$606,255	\$533,840	\$1,143,468	\$15,000,000	\$20,010,593
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

**District** BAKER COUNTY SCHOOL DISTRICT

**Fiscal Year Range**

**CERTIFICATION**

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

**Date of School Board Adoption** 10/18/2010 12:00:00 AM

**Work Plan Submittal Date** 9/30/2010 4:05:20 PM

**DISTRICT SUPERINTENDENT** Sherrie Raulerson  
**CHIEF FINANCIAL OFFICER** Marcelle Richardson  
**DISTRICT POINT-OF-CONTACT PERSON** Marcelle Richardson  
**JOB TITLE** Executive Director for Support Services  
**PHONE NUMBER** (904) 259-0418  
**E-MAIL ADDRESS** jrichardson@baker.k12.fl.us

# Expenditures

## Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
HVAC	\$148,539	\$155,348	\$44,762	\$80,000	\$100,000	\$528,649
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Flooring	\$40,000	\$25,000	\$50,000	\$25,000	\$25,000	\$165,000
Locations:	J FRANKLIN KELLER INTERMEDIATE, NEW MACCLENNY ELEMENTARY					
Roofing	\$107,902	\$20,000	\$23,745	\$20,000	\$50,000	\$221,647
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Safety to Life	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000	\$240,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Landscaping	\$30,000	\$5,000	\$10,000	\$5,000	\$5,000	\$55,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Parking	\$115,000	\$50,000	\$0	\$0	\$0	\$165,000
Locations:	BAKER MIDDLE, J FRANKLIN KELLER INTERMEDIATE					
Electrical	\$25,000	\$25,000	\$25,000	\$25,000	\$35,898	\$135,898
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Fire Alarm	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Telephone/Intercom System	\$16,069	\$26,325	\$10,000	\$10,000	\$10,000	\$72,394
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
Closed Circuit Television	\$15,000	\$10,000	\$15,000	\$5,000	\$5,000	\$50,000
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, WESTSIDE ELEMENTARY					
Paint	\$15,000	\$10,000	\$10,000	\$6,657	\$15,000	\$56,657
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/KDG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					

Maintenance/Repair	\$114,070	\$59,545	\$200,000	\$219,000	\$175,657	\$768,272
Locations:	BAKER MIDDLE, BAKER SENIOR HIGH, BAKER SUPERINTENDENT'S OFFICE, BAKER SUPPORT SERVICES FACILITY, J FRANKLIN KELLER INTERMEDIATE, MACCLENNY 6TH GRADE CENTER, NEW MACCLENNY ELEMENTARY, PRE-K/K/DKG CENTER, TRANSPORTATION FACILITY, WESTSIDE ELEMENTARY					
<b>Sub Total:</b>	<b>\$676,580</b>	<b>\$446,218</b>	<b>\$448,507</b>	<b>\$455,657</b>	<b>\$481,555</b>	<b>\$2,508,517</b>

PECO Maintenance Expenditures	\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
<b>1.50 Mill Sub Total:</b>	<b>\$417,574</b>	<b>\$67,711</b>	<b>\$42,835</b>	<b>\$0</b>	<b>\$0</b>	<b>\$528,120</b>

No items have been specified.

<b>Total:</b>	<b>\$676,580</b>	<b>\$446,218</b>	<b>\$448,507</b>	<b>\$455,657</b>	<b>\$481,555</b>	<b>\$2,508,517</b>
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**Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation**

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$417,574	\$67,711	\$42,835	\$0	\$0	\$528,120
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$470,000	\$475,000	\$700,000	\$1,000,000	\$0	\$2,645,000
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$466,056	\$200,000	\$400,000	\$450,000	\$50,000	\$1,566,056
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$664,411	\$170,000	\$170,000	\$0	\$0	\$1,004,411
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Local Expenditure Totals:</b>	<b>\$2,018,041</b>	<b>\$912,711</b>	<b>\$1,312,835</b>	<b>\$1,450,000</b>	<b>\$50,000</b>	<b>\$5,743,587</b>

**Revenue**

**1.50 Mill Revenue Source**

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2010 - 2011 Actual Value	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
(1) Non-exempt property assessed valuation		\$890,611,198	\$910,900,000	\$938,000,000	\$987,100,000	\$1,044,000,000	\$4,770,611,198
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$1,496,227	\$1,530,312	\$1,575,840	\$1,658,328	\$1,753,920	\$8,014,627
(4) Value of the portion of the 1.50-Mill ACTUALLY levied	370	\$1,282,480	\$1,311,696	\$1,350,720	\$1,421,424	\$1,503,360	\$6,869,680
(5) Difference of lines (3) and (4)		\$213,747	\$218,616	\$225,120	\$236,904	\$250,560	\$1,144,947

**PECO Revenue Source**

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
PECO New Construction	340	\$0	\$96,748	\$385,433	\$1,061,522	\$733,965	\$2,277,668
PECO Maintenance Expenditures		\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
		\$259,006	\$475,255	\$791,105	\$1,517,179	\$1,215,520	\$4,258,065

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$58,534	\$58,534	\$58,534	\$58,534	\$58,534	\$292,670
CO & DS Interest on Undistributed CO	360	\$1,988	\$1,988	\$1,988	\$1,988	\$1,988	\$9,940
		\$60,522	\$60,522	\$60,522	\$60,522	\$60,522	\$302,610

**Fair Share Revenue Source**

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

**Sales Surtax Referendum**

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2009 - 2010?

No

**Additional Revenue Source**

Any additional revenue sources

Item	2010 - 2011 Actual Value	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$3,352,069	\$0	\$0	\$0	\$0	\$3,352,069
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$12,702,153	\$12,702,153
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0

Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$3,402,069</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$12,752,153</b>	<b>\$16,304,222</b>

**Total Revenue Summary**

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$1,282,480	\$1,311,696	\$1,350,720	\$1,421,424	\$1,503,360	\$6,869,680
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$2,018,041)	(\$912,711)	(\$1,312,835)	(\$1,450,000)	(\$50,000)	(\$5,743,587)
PECO Maintenance Revenue	\$259,006	\$378,507	\$405,672	\$455,657	\$481,555	\$1,980,397
<b>Available 1.50 Mill for New Construction</b>	<b>(\$735,561)</b>	<b>\$398,985</b>	<b>\$37,885</b>	<b>(\$28,576)</b>	<b>\$1,453,360</b>	<b>\$1,126,093</b>

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
CO & DS Revenue	\$60,522	\$60,522	\$60,522	\$60,522	\$60,522	\$302,610
PECO New Construction Revenue	\$0	\$96,748	\$385,433	\$1,061,522	\$733,965	\$2,277,668
Other/Additional Revenue	\$3,402,069	\$50,000	\$50,000	\$50,000	\$12,752,153	\$16,304,222
<b>Total Additional Revenue</b>	<b>\$3,462,591</b>	<b>\$207,270</b>	<b>\$495,955</b>	<b>\$1,172,044</b>	<b>\$13,546,640</b>	<b>\$18,884,500</b>
<b>Total Available Revenue</b>	<b>\$2,727,030</b>	<b>\$606,255</b>	<b>\$533,840</b>	<b>\$1,143,468</b>	<b>\$15,000,000</b>	<b>\$20,010,593</b>

**Project Schedules**

**Capacity Project Schedules**

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location	Planned Cost:	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Total	Funded
New Elementary 'A' K-5	Location not specified		\$0	\$0	\$0	\$0	\$15,000,000	\$15,000,000	Yes
	Student Stations:		0	0	0	0	720	720	
	Total Classrooms:		0	0	0	0	40	40	
	Gross Sq Ft:		0	0	0	0	66,960	66,960	

new modulars at BCHS to account for growth	BAKER SENIOR HIGH	Planned Cost:	\$355,770	\$0	\$0	\$0	\$0	\$355,770	Yes
		Student Stations:	150	0	0	0	0	150	
		Total Classrooms:	6	0	0	0	0	6	
		Gross Sq Ft:	4,734	0	0	0	0	4,734	
4 new modulars at KIS to account for growth	J FRANKLIN KELLER INTERMEDIATE	Planned Cost:	\$257,100	\$0	\$0	\$0	\$0	\$257,100	Yes
		Student Stations:	88	0	0	0	0	88	
		Total Classrooms:	4	0	0	0	0	4	
		Gross Sq Ft:	3,456	0	0	0	0	3,456	

<b>Planned Cost:</b>	<b>\$612,870</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,000,000</b>	<b>\$15,612,870</b>
<b>Student Stations:</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>720</b>	<b>958</b>
<b>Total Classrooms:</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>50</b>
<b>Gross Sq Ft:</b>	<b>8,190</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66,960</b>	<b>75,150</b>

**Other Project Schedules**

major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total	Funded
Upgrade the A/C system at the High School	BAKER SENIOR HIGH	\$2,057,185	\$606,255	\$533,840	\$1,143,468	\$0	\$4,340,748	Yes
Addition of a gang restroom	BAKER SENIOR HIGH	\$56,975	\$0	\$0	\$0	\$0	\$56,975	Yes
		<b>\$2,114,160</b>	<b>\$606,255</b>	<b>\$533,840</b>	<b>\$1,143,468</b>	<b>\$0</b>	<b>\$4,397,723</b>	

**Additional Project Schedules**

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

**Non Funded Growth Management Project Schedules**

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

.hing reported for this section.

**. racking**

**Capacity Tracking**

Location	2010 2011 Sats Stu. Size	Actual 2010 2011 FISH Capacity	Actual 2009- 2010 COFTE	# Class Rooms	Actual Average 2010 2011 Class Size	Actual 2010- 2011 Utilization	New Stu. Capacity	New Rooms to be Added/Re- moved	Projected 2014- 2015 COFTE	Projected 2014- 2015 Utilization	Projected 2014- 2015 Class Size
BAKER SENIOR HIGH	1,746	1,658	1,378	75	18	83.00 %	0	0	1,432	86.00 %	19
MACCLENNY 6TH GRADE CENTER	138	124	11	7	2	9.00 %	-124	-7	0	0.00 %	0
J FRANKLIN KELLER INTERMEDIATE	883	883	750	41	18	85.00 %	0	0	783	89.00 %	19
BAKER MIDDLE	1,574	1,416	1,048	66	16	74.00 %	0	0	1,101	78.00 %	17
WESTSIDE ELEMENTARY	824	824	664	22	30	81.00 %	0	0	732	89.00 %	33
NEW MACCLENNY ELEMENTARY	655	655	613	37	17	94.00 %	0	0	675	103.00 %	18
PRE-K/KDGD CENTER	630	630	473	35	14	75.00 %	0	0	476	76.00 %	14
	<b>6,450</b>	<b>6,190</b>	<b>4,938</b>	<b>283</b>	<b>17</b>	<b>79.77 %</b>	<b>-124</b>	<b>-7</b>	<b>5,199</b>	<b>85.71 %</b>	<b>19</b>

COFTE Projected Total (5,199) for 2014 - 2015 must match the Official Forecasted COFTE Total (5,199) for 2014 - 2015 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2014 - 2015	
Elementary (PK-3)	1,883
Middle (4-8)	1,884
High (9-12)	1,432
	<b>5,199</b>

Grade Level Type	Balanced Projected COFTE for 2014 - 2015
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	<b>5,199</b>

**Relocatable Replacement**

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2011-2012	2012-2013	2013-2014	2014-2015	Total
WESTSIDE ELEMENTARY	0	0	0	1	1
BAKER SENIOR HIGH	0	0	0	1	1
<b>Total Relocatable Replacements:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>

**Charter Schools Tracking**

Information regarding the use of charter schools.

Nothing reported for this section.

**Special Purpose Classrooms Tracking**

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
<b>Total Educational Classrooms:</b>		0	0	0	0	0	0

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
BAKER MIDDLE	Co-Teaching	0	5	0	0	0	5
<b>Total Co-Teaching Classrooms:</b>		0	5	0	0	0	5

**Infrastructure Tracking**

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

**Net New Classrooms**

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

the net new classrooms added in the 2009 - 2010 fiscal year.					List the net new classrooms to be added in the 2010 - 2011 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2010 - 2011 should match totals in Section 15A.			
Location	2009 - 2010 # Permanent	2009 - 2010 # Modular	2009 - 2010 # Relocatable	2009 - 2010 Total	2010 - 2011 # Permanent	2010 - 2011 # Modular	2010 - 2011 # Relocatable	2010 - 2011 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	4	0	4
High (9-12)	0	0	0	0	0	6	0	6
	0	0	0	0	0	10	0	10

**Relocatable Student Stations**

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	5 Year Average
BAKER SENIOR HIGH	268	393	393	393	393	368
MACCLENNY 6TH GRADE CENTER	0	0	0	0	0	0
J FRANKLIN KELLER INTERMEDIATE	81	81	169	169	169	134
BAKER MIDDLE	176	176	176	176	176	176
WESTSIDE ELEMENTARY	54	72	72	72	72	68
NEW MACCLENNY ELEMENTARY	0	0	0	0	0	0
PRE-K/KDGD CENTER	0	0	0	0	0	0

Totals for BAKER COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	579	722	810	810	810	746
Total number of COFTE students projected by year.	4,959	4,996	5,092	5,166	5,199	5,082
Percent in relocatables by year.	12 %	14 %	16 %	16 %	16 %	15 %

**Leased Facilities Tracking**

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2010 - 2011	FISH Student Stations	Owner	# of Leased Classrooms 2014 - 2015	FISH Student Stations
BAKER SENIOR HIGH	1	25		0	0
WESTSIDE ELEMENTARY	0	0		0	0
MACCLENNY 6TH GRADE CENTER	0	0		0	0
J FRANKLIN KELLER INTERMEDIATE	0	0		0	0
BAKER MIDDLE	0	0		0	0

W MACCLENNY ELEMENTARY	0	0		0	0
PRE-K/KDG CENTER	0	0		0	0
	1	25		0	0

**Failed Standard Relocatable Tracking**

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Location	Actual # of Units in 2010 - 2011	Owner	Student Stations	# of Meeting Standards for use as classroom space	# of units projected to be in use in 2012 - 2016	Projected increase/decrease in units by 2014 - 2015	Year in which all long term relocatables (which will be used as classrooms) will meet standards.
WESTSIDE ELEMENTARY	4	SCHOOL BOARD	54	1	0	-4	
	4		54	1	0	-4	

**Planning**

**Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Specified

**School Closure Planning**

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

**Five Year Survey - Ten Year Capacity**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.

Project	Location: Community, Quadrant or other general location	Projected Cost
new elementary	Macclenny	\$20,000,000
new ninth grade center	Baker High	\$5,000,000
		<b>\$25,000,000</b>

**Five Year Survey - Ten Year Infrastructure**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

Baker High School new ninth grade center.  
 New Elementary School and reconfigure current schools to Elementary (K-5), Middle (6-8), High (9-12).

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

Not Specified

Five Year Survey - Ten Year Maintenance

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

Project	Projected Cost
life safety upgrades	\$100,000
air conditioning upgrades	\$500,000
roofing renovations	\$1,000,000
paving sealing/stripping	\$100,000
electrical upgrades	\$250,000
flooring upgrades	\$150,000
painting renovations	\$150,000
indoor air quality	\$25,000
alarm upgrades/certifications	\$75,000
minor projects	\$250,000
general renovations	\$10,000,000
	<b>\$12,600,000</b>

**Five Year Survey - Ten Year Utilization**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.**

Grade Level Projections	FSE Student Stations	Actual FSE Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,010	3,010	2,479.55	82.38 %	600	2,855	79.09 %
Middle - District Totals	1,819	1,636	1,032.70	63.12 %	0	1,489	91.01 %
High - District Totals	1,744	1,656	1,403.37	84.74 %	400	1,506	73.25 %
Other - ESE, etc	0	0	0.00	#Error	0	35	#Error
	<b>6,573</b>	<b>6,302</b>	<b>4,915.62</b>	<b>78.00 %</b>	<b>1,000</b>	<b>5,885</b>	<b>80.59 %</b>

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

**Five Year Survey - Twenty Year Capacity**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.**

No items match the criteria.

**Five Year Survey - Twenty Year Infrastructure**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).**

Not Specified

**Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).**

Not Specified

**Five Year Survey - Twenty Year Maintenance**

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

**District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.**

No items match the criteria.

Five Year Survey - Twenty Year Utilization

BAKER COUNTY SCHOOL DISTRICT

9/30/2010

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FIS - Student Stations	Actual FIS Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	3,010	3,010	2,479.55	82.38 %	0	0	0.00 %
Middle - District Totals	1,819	1,636	1,032.70	63.12 %	0	0	0.00 %
High - District Totals	1,744	1,656	1,403.37	84.74 %	0	0	0.00 %
Other - ESE, etc	0	0	0.00	#Error	0	0	#Error
	<b>6,573</b>	<b>6,302</b>	<b>4,915.62</b>	<b>78.00 %</b>	<b>0</b>	<b>0</b>	<b>0.00 %</b>

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

## Baker County 5 Year Schedule of Capital Improvements March 2011

### Transportation

Segment #	Road	Segment	Adopted LOS	% Capacity	Proposed Projects	2010	2011	2012	2013	2014
1	SR 10 / US 90	Nassau County Line to E Macclenny City Limits	D	31%		\$0	\$0	\$0	\$0	\$0
2	SR 10 / US 90	E Macclenny City Limits to CR 23A / Lowder Street	D	49%		\$0	\$0	\$0	\$0	\$0
3	SR 10 / US 90	CR23A / Lowder Street to W Macclenny City Limits	D	33%		\$0	\$0	\$0	\$0	\$0
4	SR 10 / US 90	Macclenny City Limits to Glen St. Mary City Limits	D	48%		\$0	\$0	\$0	\$0	\$0
5	SR 10 / US 90	Glen St. Mary City Limits to 50' W of Lincoln Avenue	D	32%		\$0	\$0	\$0	\$0	\$0
6	SR 10 / US 90	50' W of Lincoln Avenue to Glen St. Mary City Limits	D	25%		\$0	\$0	\$0	\$0	\$0
7	SR 10 / US 90	Glen St. Mary City Limits to CR 139B	D	38%		\$0	\$0	\$0	\$0	\$0
8	SR 10 / US 90	CR 139B to 2100' E of I-10	D	13%		\$0	\$0	\$0	\$0	\$0
9	SR 10 / US 90	2100' E of I-10 to 1900' W of I-10	D	3%		\$0	\$0	\$0	\$0	\$0
10	SR 10 / US 90	1900' W of I-10 to Warden Circle	D	38%		\$0	\$0	\$0	\$0	\$0
11	I-10 / SR 8	Nassau County Line to E Macclenny City Limits	C	93%	Now Belongs to Macclenny	\$0	\$0	\$0	\$0	\$0
12	I-10 / SR 8	E Macclenny City Limits to W Macclenny City Limits	C	87%		\$0	\$0	\$0	\$0	\$0
13	I-10 / SR 8	W Macclenny City Limits to Columbia County Line	C	94%		\$0	\$0	\$0	\$0	\$0
14	SR 2	Georgia State Line to Columbia County Line	D	4%		\$0	\$0	\$0	\$0	\$0
15	SR 121	Union County Line to Bobby Sapp Road	D	25%		\$0	\$0	\$0	\$0	\$0
16	SR 121	Bobby Sapp Road to S Macclenny City Limits	D	54%		\$0	\$0	\$0	\$0	\$0
17	SR 121	S Macclenny City Limits to CR 23A / Lowder Street	D	41%		\$0	\$0	\$0	\$0	\$0
18	SR 121	CR 23A / Lowder Street to N Macclenny City Limits	D	46%		\$0	\$0	\$0	\$0	\$0
19	SR 121	N Macclenny City Limits to CR 23B	D	36%		\$0	\$0	\$0	\$0	\$0
20	SR 121	CR 23B to Georgia State Line	D	20%		\$0	\$0	\$0	\$0	\$0
21	SR 228	I-10 to Macclenny City Limits	D	100%		\$0	\$0	\$0	\$0	\$0
22	SR 228	Macclenny City Limits to US 90 SR 10	D	57%		\$0	\$0	\$0	\$0	\$0
23	CR 23A	SR 228 to SR 121	D	0%		\$0	\$0	\$0	\$0	\$0
24	CR 23A	SR 121 to US 90 / SR 10	D	50%		\$0	\$0	\$0	\$0	\$0
25	CR 23A	US 90 / SR 10 to North Blvd	D	50%		\$0	\$0	\$0	\$0	\$0
26	CR 23A	North Blvd to N Macclenny City Limits	D	52%		\$0	\$0	\$0	\$0	\$0
27	CR 23A	N Macclenny City Limits to CR 23C	D	27%		\$0	\$0	\$0	\$0	\$0
28	CR 23B	SR 121 to CR 23A	D	20%		\$0	\$0	\$0	\$0	\$0
29	CR 23C	SR 121 to CR 23D	D	20%		\$0	\$0	\$0	\$0	\$0
30	CR 23D	SR 121 to CR 23C	D	4%		\$0	\$0	\$0	\$0	\$0
31	CR 120	Georgia State Line to CR 127	D	2%		\$0	\$0	\$0	\$0	\$0
32	CR 122	CR 127 to CR 125	D	4%		\$0	\$0	\$0	\$0	0
33	CR 123	600' South of I-10	D	0%		\$0	\$0	\$0	\$0	0
34	CR 124 / Dopson Road	CR 127 to CR 229	D	0%		\$0	\$0	\$0	\$0	0
35	CR 125	SR 121 to CR 125B	D	0%		\$0	\$0	\$0	\$0	0
36	CR 125	CR 125B to S Glen St. Mary City Limits	D	5%		\$0	\$0	\$0	\$0	0
37	CR 125	S Glen St. Mary City Limits to N Glen St. Mary City Limits	D	18%		\$0	\$0	\$0	\$0	0
38	CR 125	N Glen St. Mary City Limits to Homestead Place	D	47%		\$0	\$0	\$0	\$0	0
39	CR 125	Homestead Place to CR 250	D	41%		\$0	\$0	\$0	\$0	0
40	CR 125B	CR 125 to US 90 / SR 10	D	0%		\$0	\$0	\$0	\$0	0

**Baker County 5 Year Schedule of Capital Improvements March 2011**

**Transportation**

Segment #	Road	Segment	Adopted LOS	% Capacity	Proposed Projects	2010	2011	2012	2013	2014
41	CR 127	US 90 / SR 10 to CR 125	D	0%		\$0	\$0	\$0	\$0	0
42	CR 127	CR 125 to SR 2	D	20%		\$0	\$0	\$0	\$0	0
43	CR 130 / Mud Lake Road	SR 121 to CR 229	D	0%		\$0	\$0	\$0	\$0	0
44	CR 139B	US 90 / SR 10 to Klein Road	D	0%		\$0	\$0	\$0	\$0	0
45	CR 139B	Klein Road to CR 125	D	0%		\$0	\$0	\$0	\$0	0
46	CR 228	Duval County Line to I-10	D	0%		\$0	\$0	\$0	\$0	0
47	CR 228	US 90 / SR 10 to N Macclenny City Limits	D	20%		\$0	\$0	\$0	\$0	0
48	CR 228	N Macclenny City Limits to SR 121	D	17%		\$0	\$0	\$0	\$0	0
49	CR 229	Union County Line to I-10	D	0%		\$0	\$0	\$0	\$0	0
51	CR 229	US 90 to CR 250	D	12%		\$0	\$0	\$0	\$0	0
52	CR 231	Union County Line to US 90 / SR 10	D	4%		\$0	\$0	\$0	\$0	0
53	CR 250	Columbia County Line to CR 125	D	7%		\$0	\$0	\$0	\$0	0
54	CR 250A	US 90 / SR 10 to Columbia County Line	D	4%		\$0	\$0	\$0	\$0	0
55	Odis Yarbrough Road	CR 23C to CR 125	D	2%		\$0	\$0	\$0	\$0	0
56	Woodlawn Road	CR 125 to Grant Street	D	0%		\$0	\$0	\$0	\$0	0
57	Woodlawn Road	Grant Street to SR 121	D	8%		\$0	\$0	\$0	\$0	0
58	Claude Harvey Road	Hamp Register Road to CR 139B	D	15%		\$0	\$0	\$0	\$0	0
59	Cowpen Road	Claude Harvey Road to US 90 / SR 10	D	0%		\$0	\$0	\$0	\$0	0
60	Reid Stafford Road	Deck Mann Road to CR 123	D	0%		\$0	\$0	\$0	\$0	0
61	Barber Road	Western extent of paving to CR 228 on east	D	0%	Design & pave easterly extension with bridge	\$0	\$0	\$0	\$0	\$900,000
62	Tom Norman Road	CR 125 easterly to CR 228	D	0%	Design & pave easterly extension	\$0	\$0	\$0	\$0	1,928,571
0	61 and 62 Required by I-10 Variance	C* Macclenny to US90								

Schools	Grade Level	Type	10 / 11 FISH Capacity	10 / 11 Student Stations	09 / 10 COFTE	09 / 10 Enrollment	Committed Seats	% Capacity	2010	2011	2012	2013	2014
1	Pre K, K	Pre-K Center	630	1746	473	587	0	75%	\$0	\$0	\$0	\$0	0
2	1-3	Westside Elementary	824	138	664	693	0	81%	\$0	\$0	\$0	\$0	0
3	1-3	Macclenny Elementary	655	883	613	634	0	94%	\$0	\$0	\$0	\$0	0
4	4-5	Keller Intermediate	883	883	750	753	0	85%	\$0	\$0	\$0	\$0	0
5	6-8	Baker Middle	1416	1574	1048	1062	0	74%	\$0	\$0	\$0	\$0	0
6	9-12	Baker High	1658	1746	1378	1390	0	83%	\$0	\$0	\$0	\$0	0
7	6	Macclenny 6th Grade Center	124	138	11	0	0	9%	\$0	\$0	\$0	\$0	0
Potable Water		Name	Capacity			Existing Demand	Committed Demand GPCD	Available Capacity					
1		Cedar Creek DRI	0			0	.215 mgd	0	\$0	\$0	\$0	\$0	0
2		Woodstack Park Industrial	0			0		0	\$0	\$0	\$0	\$0	0
3		Jackson Shaw Industrial	0			0		0	\$0	\$0	\$0	\$0	0
Waste Water		Name	Capacity			Existing Demand	Committed Demand GPCD	Available Capacity					
1		Cedar Creek DRI	0			0	.210 mgd	0	\$0	\$0	\$0	\$0	0

**Baker County 5 Year Schedule of Capital Improvements March 2011**

**Transportation**

Segment #	Road	Segment	Adopted LOS	% Capacity	Proposed Projects	2010	2011	2012	2013	2014					
2		Woodstack Park Industrial	0			0		0		\$0	\$0	\$0	\$0	0	
3		Jackson Shaw Industrial	0			0		0		\$0	\$0	\$0	\$0	0	
<b>Parks and Recreation</b>															
		Name	Capacity			Existing Demand	Committed Demand GPCD	Available Capacity							
1	Picnic Area		6000							\$0	\$0	\$0	\$0	0	
2	Boat Ramp		6500							\$0	\$0	\$0	\$0	0	
3	Community Center		8000							\$0	\$0	\$0	\$0	0	
4	Basketball Court		5000							\$0	\$0	\$0	\$0	0	
5	Tennis Courts		3000							\$0	\$0	\$0	\$0	0	
6	Football Field		18000							\$0	\$0	\$0	\$0	0	
7	Softball Field		5000							\$0	\$0	\$0	\$0	0	
8	Playground		2500							\$0	\$0	\$0	\$0	0	
<b>Storm Water</b>															
		Name	Capacity			Existing Demand	Committed Demand GPCD	Available Capacity							
1										\$0	\$0	\$0	\$0	0	
										\$0	\$0	\$0	\$0	0	
										\$0	\$0	\$0	\$0	0	
										\$0	\$0	\$0	\$0	0	
										\$0	\$0	\$0	\$0	0	
										\$0	\$0	\$0	\$0	0	
<b>Solid Waste</b>															
		Name	Capacity			Existing Demand	Committed Demand GPCD	Available Capacity							
1	New River Landfill									\$0	\$0	\$0	\$0	0	