AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA, REPEALING PROSPECTIVELY ORDINANCE NO. 91-1 WHICH ADOPTED THE BAKER COUNTY COMPREHENSIVE PLAN AND ALL SUBSEQUENT AMENDMENTS THERETO; ADOPTING THE BAKER COUNTY 2040 COMPREHENSIVE PLAN WHICH WILL CONTROL FUTURE LAND USE, GUIDE PUBLIC FACILITIES, AND PROTECT NATURAL RESOURCES PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES), INCLUDING A FUTURE LAND USE ELEMENT, TRAFFIC CIRCULATION ELEMENT, HOUSING ELEMENT, PUBLIC FACILITIES ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, PUBLIC SCHOOL FACILITIES ELEMENT AND FUTURE CONDITIONS MAPS INCLUDING THE 2040 FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO STAFF; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Baker County, Florida (the “Board”) to prepare and enforce comprehensive plans for the development of the County; and,

WHEREAS, Section 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulations Act (the “Act”) empowers and requires the Board to (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans, or elements; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, the County adopted the original comprehensive plan in 1991 pursuant to Ordinance 91-1 and has subsequently amended the comprehensive plan pursuant to Florida Statute to reflect local conditions, statutory requirements and in response to applications for amendment, with said amendments having last extended the planning period for the comprehensive plan in September 2019 to the year 2040 (the “Existing 2040 Plan”); and,

WHEREAS, the LPA and the Board hosted, with due public notice having been provided, several workshops in 2019 and early 2020 to review the Existing 2040 Plan and its supporting data and analysis to assess the extent to which the Existing 2040 Plan and its data and analysis continue to support the desired future of the County; and,
WHEREAS, the workshop participants provided comments and insight into the continued applicability and appropriateness of the Existing 2040 Plan and its supporting data and analysis, identifying amendments to the Existing 2040 Plan and its supporting data and analysis necessary to support the desired future of the County; and,

WHEREAS, the County considered the recommended amendments to the Existing 2040 Plan generated by the workshop participants at transmittal hearings before the LPA and the Board scheduled for June and July 2020 and, upon consideration of all public input received, transmitted the 2040 Comprehensive Plan as revised in its entirety for review and comment by the Department of Economic Opportunity; and.

WHEREAS, the County received no comments from the Department of Economic Development and, in the exercise of its authority, the Board has determined it is necessary and desirable to adopt the comprehensive plan set forth in the exhibits to this Ordinance in order to preserve and advance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future development.

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida:

Section 1. Findings, Purpose and Intent

The Board hereby adopts as its findings the recitals set forth above, and declares that the findings are sufficient and adequate to invoke and exercise the power and authority to adopt this Ordinance. This Ordinance is adopted to carry out the purpose and intent of, and to exercise the authority set forth in the Act, and Chapter 125, Florida Statutes, as amended.

Section 2. Title of Comprehensive Plan

The comprehensive plan adopted hereby for Baker County, Florida shall be entitled the “Baker County 2040 Comprehensive Plan” and shall be referred to hereinafter and the “2040 Plan”.

Section 3. The 2040 Plan is hereby adopted as provided in Sections 4 through 15 hereof.

Section 4. Future Land Use Element

The Future Land Use Element of the 2040 Plan is attached hereto as Exhibit A and by reference incorporated herein.

Section 5. Traffic Circulation Element

The Traffic Circulation Element of the 2040 Plan is attached hereto as Exhibit B and by reference incorporated herein.

Section 6. Housing Element
The Housing Element of the 2040 Plan attached is hereto as Exhibit C and by reference incorporated herein.

Section 7. Public Facilities Element

The Public Facilities Element of the 2040 Plan is attached hereto as Exhibit D and by reference incorporated herein.

Section 8. Conservation Element

The Conservation Element of the 2040 Plan is attached hereto as Exhibit E and by reference incorporated herein.

Section 9. Recreation and Open Space Element

The Recreation and Open Space Element of the 2040 Plan is attached hereto as Exhibit F and by reference incorporated herein.

Section 10. Intergovernmental Coordination Element

The Intergovernmental Coordination Element of the 2040 Plan is attached hereto as Exhibit G and by reference incorporated herein.

Section 11. Capital Improvements Element

The Capital Improvements Element of the 2040 Plan is attached hereto as Exhibit H and by reference incorporated herein.

Section 12. Economic Development Element

The Economic Development Element of the 2040 Plan is attached hereto as Exhibit I and by reference incorporated herein.

Section 13. Public School Facilities Element

The Public School Facilities Element of the 2040 Plan is attached hereto as Exhibit J and by reference incorporated herein.

Section 14. 2040 Future Land Use Map

The 2040 Future Land Use Map of the 2040 Plan is attached hereto as Exhibit K and by reference incorporated herein.

Section 15. Five Year Schedule of Capital Improvements

The Five Year Schedule of Capital Improvements of the 2040 Plan is attached hereto as Exhibit L and by reference incorporated herein.
Section 16. Severability

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 17. Effective Date.

In accordance with Section 163.3184, Florida Statutes, if the Plan amendments provided in this Ordinance is not timely challenged, then the effective date of said Plan shall be the 31st day after the date the Department of Economic Opportunity notifies the County that the plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Economic Opportunity or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on this Plan amendment may be issued or commence before they have become effective.

Section 18. Repeal

By the adoption hereof, Baker County Ordinance 91-01 and all ordinances amending the same are repealed in their entireties, prospectively only, as of the effective date of this Ordinance.

PASSED AND ADOPTED, with a quorum present and voting by the Board of County Commissioners on this day December 15, 2020.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

[Signature]
Oliver J. Anderson, Chairman

ATTEST:

[Signature]
STACIE D. HARVEY
Clerk to the Board
EXHIBIT A

Future Land Use Element of the 2040 Plan
Future Land Use Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan

Baker County
2040 FLUE Goals, Objectives and Policies
December 15, 2020
# TABLE of Contents

**A – FUTURE LAND USE ELEMENT**

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

**Objective A.1.1 Coordinate Land Use with Environment and Facilities** ................. 1
  Policy A.1.1.1 Comply with FEMA Flood Damage Prevention Ordinance .................. 1
  Policy A.1.1.2 Requirements for a Building Permit ................................................... 1
  Policy A.1.1.3 County Utility Standards for Development .......................................... 2
  Policy A.1.1.4 Enforce Concurrency Management Plan ............................................. 2
  Policy A.1.1.5 Preserve Rural Signage ........................................................................ 2

**Objective A.1.2 Encourage Redevelopment** ............................................................ 2
  Policy A.1.2.1 Comply with State Uniform Building Codes and Low Impact Development Standard ......................................................... 2
  Policy A.1.2.2 Require Low Impact Design Standards for Commercial Sites .......... 2

**Objective A.1.3 Comply with the Future Land Use Map (FLUM)** .............................. 2
  Policy A.1.3.1 Reduce Land Uses Incompatible with the FLUM ................................. 2
  Policy A.1.3.2 Buffer Requirements and the Mixed-use Category ............................ 2
  Policy A.1.3.3 Protect the 100-Year Flood Plain ....................................................... 3

**Objective A.1.4 Protect Natural and Historic Resources** ....................................... 3
  Policy A.1.4.1 Greenbelt Taxing Districts and Conservation Easements ................. 3
  Policy A.1.4.2 Agricultural Land Densities ............................................................... 3
  Policy A.1.4.3 Preserve Agricultural Use ................................................................. 3
  Policy A.1.4.4 Conservation Designation Criteria .................................................... 3
  Policy A.1.4.5 Public Water System Protections ....................................................... 4
  Policy A.1.4.6 Paved Roads Requirement for Subdivisions ....................................... 4
  Policy A.1.4.7 Enforcement of Soil Erosion Control Practices ................................. 4
  Policy A.1.4.8 Best Management Practices to Minimize Impacts ............................ 4
  Policy A.1.4.9 Mining and Groundwater Supply Regulations ................................. 4
  Policy A.1.4.10 Mining Buffers and Reclamation Regulations ................................. 4
  Policy A.1.4.11 Wetland Buffer Requirements .......................................................... 4
  Policy A.1.4.12 Dredge and Fill Regulations ............................................................. 5
  Policy A.1.4.13 Storm Water Regulations .................................................................. 5
  Policy A.1.4.14 Water Quality Regulations ............................................................... 5
  Policy A.1.4.15 St. Mary’s River Development Regulations ....................................... 5
  Policy A.1.4.16 St. Mary’s River Floodplain Protection ............................................. 5
  Policy A.1.4.17 Protect the St. Mary’s River ............................................................... 5
  Policy A.1.4.18 Conservation Overlay for St. Mary’s River ..................................... 5
  Policy A.1.4.19 Wetlands Regulations ..................................................................... 5
Objective A.1.5 Preserve Historic Structures and Sites ................................................. 6
  Policy A.1.5.1 Historic Site Designation ...................................................................... 6
  Policy A.1.5.2 Adaptive Reuse of Historic Structures .................................................. 6
  Policy A.1.5.3 Buffer Requirements to Protect Historic Sites .................................. 6
  Policy A.1.5.4 Funding Identification of Historic Sites .............................................. 6
  Policy A.1.5.5 Intergovernmental Cooperation for Historic Preservation ................. 6

Objective A.1.6 Discourage Urban Sprawl ..................................................................... 7
  Policy A.1.6.1 Encourage and Incentivize Urban Growth Area .................................. 7
  Policy A.1.6.2 Development Infrastructure Requirements ........................................... 7
  Policy A.1.6.3 Comply with the Concurrency Management Plan ............................... 7
  Policy A.1.6.4 Comply with County Utility Standards ............................................ 7
  Policy A.1.6.5 Connection Requirements for Water and Sanitary Sewer.................. 7
  Policy A.1.6.6 Blair Nurseries Planned Unit Development ........................................... 7
  Policy A.1.6.7 Commercial Corridor Design Standards .......................................... 7
  Policy A.1.6.8 Create Commercial Corridor Design Standards .............................. 8
  Policy A.1.6.9 Adopt and Implement Updated Urban Growth Strategy ................. 8
  Policy A.1.6.10 Area-wide Assessment Requirements for Large Scale Amendments .... 8

Objective A.1.7 Enforce Infrastructure Availability Requirements ......................... 8
  Policy A.1.7.1 Transportation Access and Buffering ................................................. 9
  Policy A.1.7.2 Reserve Setbacks for Road Improvements ..................................... 9
  Policy A.1.7.3 Comply with the County Master Utility Plan .................................. 9

Objective A.1.8 Encourage Mixed-Use Development Techniques ....................... 9
  Policy A.1.8.1 Permitting Planned Use Developments (PUDs) ............................... 9
  Policy A.1.8.2 Allow PUDs without Amendment to the FLUM ............................... 9
  Policy A.1.8.3 Benefits of Innovative Land Development .................................... 9
  Policy A.1.8.4 Adopt and implement Development Design Standards ................ 10
  Policy A.1.8.5 Implement the Urban Growth Strategy ......................................... 10
  Policy A.1.8.6 Preserve the Natural Qualities of the Community ......................... 10
  Policy A.1.8.7 Encourage Residential Clustering and Mixed Use ....................... 10
  Policy A.1.8.8 Clustering Residential Development in Agriculture Areas ........... 11

Objective A.1.9 Enforce Best Management Practices for Development ............. 11
  Policy A.1.9.1 Adopt LDRs to Enforce the FLUM ............................................. 11
  Policy A.1.9.2 Enforce the FLUM LDRs ......................................................... 11
  Policy A.1.9.3 Land Use Standards and the FLUM .................. ............................ 11

Objective A.1.10 Future Land Use Categories ............................................................. 11
  Policy A.1.10.1 Agriculture ................................................................. 12
  Policy A.1.10.2 Residential ............................................................... 13
  Policy A.1.10.3 Mixed Use .............................................................. 14
  Policy A.1.10.4 Commercial ............................................................. 14
  Policy A.1.10.5 Industrial ................................................................. 15

Baker County
2040 FLUE Goals, Objectives and Policies
December 15, 2020
Policy A.1.10.6 Development Standards ................................................................. 15
Policy A.1.10.7 Rural Commercial .......................................................................... 16
Policy A.1.10.8 Recreation ...................................................................................... 17
Policy A.1.10.9 Government Use ........................................................................... 17
Policy A.1.10.10 Institutional .................................................................................. 17
Policy A.1.10.11 Conservation ............................................................................... 17
Policy A.1.10.12 Historic/Archaeological Resources ............................................ 18
Policy A.1.10.13 Development in the Urban Growth Area .................................... 18
Policy A.1.10.14 Olustee Interstate Development Node ....................................... 21
Policy A.1.10.15 Jackson-Shaw Interstate Development Node ......................... 24
Policy A.1.10.16 Woodstock Park Interstate Development Node ...................... 26
Policy A.1.10.17 Cannon's Crossing .................................................................... 27

Objective A.1.11 Development Review and Approval Process .............................. 27
Policy A.1.11.1 Development Review Committee (DRC) .................................... 28
Policy A.1.11.2 Code Enforcement Board (CEB) ............................................... 28
Policy A.1.11.3 Land Planning Agency (LPA) .................................................... 28
Policy A.1.11.4 Siting Undesirable Land Uses .................................................... 28

Objective A.1.12 Protect Private Land Interests ..................................................... 28
Policy A.1.12.1 Provide Due Process .................................................................... 28
Policy A.1.12.2 Acquire Public Land .................................................................... 28

Goal A.2 Implement Public School Management Plan ........................................ 28

Objective 2.1 Locate Public Schools in Accord with the Comprehensive Plan ....... 28
Policy A.2.1.1 Permit Schools in Most Land use Categories ............................... 29
Policy A.2.1.2 Locate Schools with Roadway Access ......................................... 29
Policy A.2.1.3 Consider Impact of School on Surrounding Commerce .............. 29
Policy A.2.1.4 Collocate Schools with Community Facilities ............................ 29

Goal A.3 Protect Lands from Wildfire Hazards ..................................................... 29

Objective A.3.1 Implement the FDOF Southern Fire Risk Assessment Model .......... 29
Policy A.3.1.1 Map Wildfire Hazard Areas ........................................................... 29
Policy A.3.1.2 Educate to Mitigate Risk of Wildfire Damage .............................. 29
Policy A.3.1.3 Use Best Practices to Avoid Wildfire Hazard .............................. 29
Policy A.3.1.4 Wildfire Hazard Mitigation Plan Requirements ........................... 30
Policy A.3.1.5 Adopt Mitigation Standards Based on the Southern Fire Risk
Assessment Model ............................................................................................... 30
Policy A.3.1.6 Improve the Local Mitigation Strategy for Wildfire Hazard .......... 30

Goal A.4 Comply with Water, Energy, and Air Quality Mandates ........................ 30

Objective A.4.1 Maximize Energy Conservation .................................................. 30
Policy A.4.1.1 Support Development and Use of Renewable Energy Sources ....... 31
Policy A.4.1.2 Reduce Vehicle Usage with Mixed-Use Development ......................... 31
Policy A.4.1.3 Encourage Job-Creating Development .................................................. 31
Policy A.4.1.4 Encourage Collocating Residential Development with Public Facilities .................................................................................................................. 31
Policy A.4.1.5 Encourage a Range of Housing and Clustering ..................................... 31
Policy A.4.1.6 Support Home-Based Businesses ......................................................... 31
Policy A.4.1.7 Encourage Multi-Modal Transportation Connectivity ........................... 31
Policy A.4.1.8 Encourage Best Practices for Green Construction ............................... 31

Objective A.4.2 Encourage Air Quality Protection ......................................................... 31
  Policy A.4.2.1 Continue Weatherization Programs .................................................... 31
  Policy A.4.2.2 Support Education Programs on Energy Conservation ....................... 31
  Policy A.4.2.3 Preserve the Natural Environment ...................................................... 32
  Policy A.4.2.4 Identify Standards and Strategies to Conserve Energy ....................... 32
  Policy A.4.2.5 Encourage Water Conservation .......................................................... 32

EXHIBIT A

2040 Future Land Use Map
A. **FUTURE LAND USE ELEMENT**

**Goal A.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 Ord**

The County shall use the latest version of the Flood Hazard Maps 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.

Compensatory storage shall be required for dredging and filling of lands within floodplains to mitigate adverse impacts to the natural functions of the 100-year floodplain.

All development located within the 100-year floodplain shall be required to be elevated if necessary to meet minimum finished floor elevations established in the Floodplain Ordinance. 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. Use of septic tanks in the 100-year floodplain shall be restricted as specified by the Baker County Flood Management Ordinance and 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

c. 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.

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, storefront 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 2040 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.

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.

Development in the 100-year flood plain shall be subject to the requirements of the Baker County Flood Management Ordinance and the use of septic tanks limited to that permitted by FEMA and County Health Department Regulations.

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.

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.163.3184, 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 forty (40) 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 developers to comply with county road design standards for all new 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 and potable water supplies.

**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. Protection of water quality, appropriate waste disposal, revegetation and reclamation and restoration of surface waters, wetlands, water bodies, and of mined lands shall be subject to the standards specified in the Baker County Land Development Regulations and applicable state laws. Additionally the County shall establish regulations relating to contouring, reclamation and restoration of mined lands.
**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.

**Policy A.1.4.12  Dredge and Fill Regulations**
Dredge and fill in wetlands shall be subject to applicable state 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.1.4.13  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.1.4.18**.

**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  Protect the St. Mary's River**
In recognition of the linear oriented passive recreational and natural benefits provided by the St. Mary's River, the County shall protect lands adjacent to the River and its significant tributaries. The County shall attempt to preserve the integrity of these lands through means such as public acquisition of key properties, establishment of conservation easements, establishment of the Conservation Overlay and appropriate land development controls such as building setbacks and buffers.

**Policy A.1.4.18  Conservation Overlay for St. Mary’s River**
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 Conservation Overlay shall begin at the ordinary high water line. No development (buildings, accessory structures, patios, pavement etc.) other than water dependent uses and pedestrian walkways to access the river shall be allowed within the buffer.
Policy A.1.4.19 Wetlands Regulations
The County shall require protection and conservation of wetlands, 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 located adjacent to the Olustee Battlefield shall be reviewed at the time of residential or non-residential plan approval to determine potential impacts to this known historic site. Where such development activity may impact adversely on the 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, and fast-tracking the approval process for building permits, provided the requirements of concurrency and the provisions of the 2040 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 promoting the establishment of franchised or public 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.

**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 adopted the Alternative Futures Study in August 21, 2000. The Plan and Urban Growth Boundary 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.

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 Economic Opportunity 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 that will strengthen and diversify the local economy, including the need for job creation and capital investment;
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.
i. Character of undeveloped land.
j. The discouragement of urban sprawl.
k. Compatibility with adjacent 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.

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, 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.

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

As a result of the County’s Alternative Futures Studies, the County, by 2024 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 Alternative Futures Studies, the County, by 2024 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 acre 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 maintain 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 overlay Floodplains as defined by FEMA the limitations and controlling factors for development in floodplains are as described in Policies A.1.1.1, A.1.3.3, and E.1.4.6 and the Floodplain Management Ordinance 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.

Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pots and fish ponds are allowed.

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 are contained within an area characterized by numerous pockets of already developed parcels.

Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pots and fish ponds are allowed.

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 5 acres.

C. Exceptions
1. 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(5), 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 July 1991 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 parcel(s) under the same ownership as July 1991, 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 July 1991
   - 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, Ag 5, RCMH1, RC1, and RCMH 2.5.
**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 0.5, 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: RCMH 1/4, MF 10, 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 nonresidential 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) 0.60. The maximum height shall not exceed sixty (60) feet.

**Policy A.1.10.6 Development Standards* for: Mixed-Use, Industrial, and Commercial**

The following standards shall apply to development within the Mixed-Use, Industrial and Commercial land use categories:

A. All development within the Mixed Use, Commercial or Industrial land use categories and located within the Urban Growth Area shall be required to be served by central sewer and potable water services when available. Available shall be as defined by Section 381.0065(2)(a), Florida Statute. The FDEP and or the County Health Department may waive the requirement of mandatory onsite sewage disposal connection if it determines that such connection is not required in the public interest due to public health concerns.

B. The County shall permit individual wastewater disposal systems (septic tanks) for development in the Mixed Use, Industrial and Commercial categories subject to the conditions in C. below and provided that site conditions are suitable for on-site sewage treatment (septic tank) use as determined by the requirements of Chapter 62, FAC. Minimum design flows for septic systems shall be based on the estimated daily sewage flow as defined by Chapter 64E -6.008, FAC. System Size Determination, as amended from time to time. The Health Department shall have final approval of all proposed on-site systems.
The County shall permit individual potable water wells provided that such wells are permitted by the County’s land development regulations, Health Department and applicable state standards.

C. Proposed development in the Mixed Use, Commercial or Industrial land use categories that generates a wastewater treatment demand equal to or in excess of 2,000 GPD either individually or when aggregated with the proposed development in an approved master plan shall coordinate with the County to determine the feasibility of participation in the establishment of a publicly –owned or investor –owned sewerage system. The County shall undertake a Central Water and Sewer Feasibility Study by 2022 and the recommendations of the study shall serve to guide a determination of feasibility for central services to proposed development(s) subject to this policy.

D. All development in the Mixed Use, Commercial or Industrial 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.

E. 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.

F. 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.

G. 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.

H. 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. Industrial uses within a mixed use development shall not be located adjacent to residential uses unless buffering that is adequate based on the intensity and type of industrial use permitted to mitigate incompatibilities is provided.

I. 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.

J. Maximum intensity and density for individual uses within the Mixed Use Land Use designation shall be the same as permitted for the use under the Industrial,
Commercial, and Institutional land use categories; residential density within Mixed Use shall not exceed 10 DU per acre.

**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 conservation land use within state and national forests and those lands privately owned by The Nature Conservancy except for that which would improve the recreational use of the land or would permit better resource management, including uses such as residences for park managers, caretakers, owners and operators. Forestry (silviculture) shall be a permitted activity in the National Forest as controlled and permitted by the U.S. Department of Agriculture.

Residential development on Conservation land use under private ownership shall be limited to a maximum density of one dwelling unit per forty (40) acres.

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. The Conservation Overlay extends 50 feet from the normal high water line for the St Mary’s River and South Prong tributary.

Amendments to the FLUM seeking to increase the 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 the St Mary’s River and South 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.
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:

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Site Name</th>
<th>Township/Range/Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 BA 00015</td>
<td>Olustee Battlefield</td>
<td>035/19E/23</td>
</tr>
<tr>
<td>E BA 00016</td>
<td>Burnsed Blockhouse</td>
<td>015/21E/04</td>
</tr>
</tbody>
</table>

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.

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 1,950 acres and the **Olustee IDN** which is approximately 3,350 acres after the Woodstock IDN was created from its original boundary.

The Sanderson Community Plan established a vision for lands in the Sanderson IDN establishing that the uses shall be Interstate Related Commercial.

Within the Olustee and Sanderson IDNs the existing future land use designations 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.

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 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.

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.

**Policy A.10.14 Olustee and Sanderson Interstate Development Nodes**

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 4,362 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:

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum %</th>
<th>Maximum %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential</td>
<td>60</td>
<td>80</td>
</tr>
<tr>
<td>Residential</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Open Space</td>
<td>10</td>
<td>none</td>
</tr>
</tbody>
</table>

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 and all development subsequent to any land use amendment shall comply with 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.

16. 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.

To protect wetland function, development approvals issued for development within the Olustee IDN shall require a hydrological connection to be made in the I-10 Hydrological Connection Area as shown on the related map.

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.

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. The Conservation Land Use designation shall also apply to all wetlands adjacent to Conservation Wetlands which are not permitted for impact after such time as 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.

An applicant may not propose any reduction in the size of the areas depicted as Conservation 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.

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.

D. Transportation, Stormwater and Design standards in the Sanderson IDN

The Sanderson Community Plan, adopted pursuant to Ordinance 2018-01 establishes the following transportation, stormwater and design standards applicable within the Sanderson Community Plan and the Sanderson IDN:

1. Coordinate with the Florida Department of Transportation to develop a series of traffic calming devices on Highway U.S. 90 as it passes through the Sanderson Town Center such as raised intersections in the town center area or lane narrowing and speed reductions and signage as safety improvements for the new Town Center future land uses.

2. Redesign and re-build existing streets traveling north and south, Cedar and CR 127, as they pass through the Sanderson Town Center Plaza to accommodate parking on both sides. The added spaces will be counted toward adjacent parcel parking requirements.

3. Widen existing County Road 229 as it passes through the Sanderson Town Center and Plaza blocks (re-opening that portion south of US 90) to accommodate a narrow landscaped median to more clearly function as the major north/south county corridor that serves Sanderson.

4. In order to encourage re-development of the Sanderson Town Center, a centralized stormwater collection system and retention facility will be provided. The capacity will be sufficient to accommodate both the eight development parcels as well as expected development of parcels between Highway U.S. 90 and Beech Street.

5. The Sanderson Town Center Plaza area (the eight development parcels) will be subject to architectural design guidelines (See https://www.flickr.com/ groups/retro_ storefront_design/) which will be part of the land development regulations resulting in a 1950’s design theme addressing standards for vehicular circulation, parking, pedestrian and handicap accessibility as prioritized by the community meetings preceding the adoption of the Sanderson Community Plan.
Policy A.1.10.15  Jackson-Shaw Interstate Development Node

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 2025.

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(5)(h)(c), 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 submittal of preliminary development plans.
to Baker County for any development within the Jackson-Shaw IDN and on each one-year anniversary thereafter.

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

The property known as **Woodstock Industrial Park** containing approximately 1,483.6 acres was created from the original boundary of the Olustee IDN and 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. 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 8th 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 identified as Conservation on the FLUM within the Woodstock Industrial Park. Industrial uses shall be prohibited within the preserved wetlands and wetland buffers.

5. The Woodstock IDN was created from the original boundary of the Olustee IDN. 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 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**  
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 sighting 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 the coordination of the provision of school infrastructure with development.

Objective A.2.1  Locate Public Schools in Accord with the 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

Baker County
2040 FLUE Goals, Objectives and Policies
December 15, 2020
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**
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.

**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.

Policy A.3.1.5 Adopt Mitigation Standards Based on the Southern Fire Risk Assessment Model
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 2025.

**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.
EXHIBIT A

2040 Future Land Use Map
EXHIBIT B

Traffic Circulation Element of the 2040 Plan
Traffic Circulation Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
# TABLE of Contents

**B - TRAFFIC CIRCULATION ELEMENT**

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

**Objective B.1.1** Annually Update Transportation Projects in the CIP ......................... 1

- Policy B.1.1.1 Maintain Peak Hour Levels of Service Standards ............................ 1
- Policy B.1.1.2 Criteria to Allow Operation of Roadway at Lower LOS .......................... 1
- Policy B.1.1.3 Use of Operational Improvements .................................................. 2
- Policy B.1.1.4 Continue Road Paving Projects ...................................................... 2
- Policy B.1.1.5 Require Compliance with County Road Design Standards .................. 2
- Policy B.1.1.6 Transportation Facility Criteria for Development Permit .................. 2
- Policy B.1.1.7 Implement TSM Measures ............................................................. 2

**Objective B.1.2** Annually Update the Capital Improvements Plan .......................... 2

- Policy B.1.2.1 Periodically Update the Transportation Improvement Plan (TIP) ............. 3
- Policy B.1.2.2 Criteria to Prioritize Roadway Projects for TIP ............................ 3

**Objective B.1.3** Establish Schedule for Acquiring Necessary Rights of Way ............... 3

- Policy B.1.3.1 Identify Required ROW through Thoroughfare Master Plan ................... 3
- Policy B.1.3.2 Implement Acquisition of ROW through LDRs ................................ 4
- Policy B.1.3.3 Coordinate with FDOT Management Plans for SIS and National Transportation Corridor Needs .................................................. 4

**Objective B.1.4** Coordinate Traffic Circulation with Future Land Use Map .............. 4

- Policy B.1.4.1 Ensure Roadway Capacity Availability for Proposed Development .......... 4
- Policy B.1.4.2 LOS Criteria for Development Approvals ............................................. 4
- Policy B.1.4.3 Required Traffic Counts ................................................................. 5
- Policy B.1.4.4 Support Expansion of Employment Opportunities .............................. 5
- Policy B.1.4.5 Coordinate with Transportation Agencies .......................................... 6
- Policy B.1.4.6 Regulate Driveway Connections ..................................................... 6
- Policy B.1.4.7 Encourage Pedestrian and Bicycle Path Ways to Public Services ........ 6
- Policy B.1.4.8 Criteria to Establish Intermodal Transportation System ..................... 6
- Policy B.1.4.9 Require Proportionate Share Payments for Development .................. 6
- Policy B.1.4.10 Adopt LDRs for Safe On-Site Traffic Flow and Parking ..................... 7

**Objective B.1.5** Create a Five-Year Review Plan to Preserve Environmentally Sensitive Areas .................................................................................................................. 7

- Policy B.1.5.1 Conserve Neighborhood Character through Thoroughfare Design Criteria ................................................................. 7
- Policy B.1.5.2 Protect Environmentally Sensitive Areas from Development ............. 6
- Policy B.1.5.3 Criteria to Allow Transportation through Environmentally
Sensitive or Aesthetically Areas ................................................................. 7
Policy B.1.5.4 Establish a Park-N-Ride Lot Near I-10 ........................................ 8
Policy B.1.5.5 Establish Standards for Electric Vehicle Charging Stations ........... 8

Objective B.1.6 Coordinate Traffic Circulation with Future Land Use Map .......... 8
Policy B.1.6.1 Encourage Public-Private Partnerships to Provide Transit for the Disadvantaged ......................................................................................... 8
Policy B.1.6.2 Encourage Private for Profit and private Not for Profit Transit Providers to Work Jointly toward a Public Transit System ............................. 8
Policy B.1.6.3 Support All Efforts by Transit Provider to Improve County Transit Plans and Services ...................................................................................... 8

Objective B.1.7 Coordinate with Intergovernmental Agencies for an Integrated, Cost Effective Transportation System ........................................................... 8
Policy B.1.7.1 Coordinate with the FDOT, Other Counties and Municipalities to Secure Revenue for Transit Projects ........................................................................ 8
Policy B.1.7.2 County Representatives Shall Participate in the FDOT Five-Year Construction Program Workshops ................................................................. 9
Policy B.1.7.3 Coordinate the County Traffic Circulation Plans with the Incorporated Areas of the County .............................................................................. 9
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 .............................................................................. 9

Exhibit A Thoroughfare Master Plan

Exhibit B Map 1 2040 Future Transportation Map
Map 2 2050 Long Term Transportation Map
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 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:

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Target LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Roads</td>
<td>Target of LOS C</td>
</tr>
<tr>
<td>Paved County Roads</td>
<td>LOS D</td>
</tr>
</tbody>
</table>

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 provided in Policy B.1.1.2.

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 no later than year three 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 adopted 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 for all new subdivisions and construct all access 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.

**Objective B.1.2  Annually Update the Capital Improvements Plan**
The County shall annually identify transportation improvement needs and establish a priority schedule to be included in the Capital Improvements Plan. Transportation projects included in the Capital Improvements Plan (CIP) and the FDOT Five Year Work Program shall be included in the Baker County Transportation Improvements Program (TIP).

**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 transportation improvements included in the CIP 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.

**Objective B.1.3 Establish a Schedule for Acquiring Necessary Rights-of-Way**
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.

_Baker County_
2040 Adopted Goals, Objectives and Policies
Transportation Element
December 15, 2020
Policy B.1.4.1  Ensure Roadway Capacity Availability for Proposed Development
The County shall implement its TIP utilizing available revenues and review development proposals based on the requirements of the county site plan review and approval regulations 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
Transportation concurrency shall apply to new development within the unincorporated county. Public transit facilities shall not be subject to concurrency. The County shall condition final development approval on the issuance of a Concurrency Reservation Certificate.

Locally desired development includes small scale office, industrial and service (retail) uses and residential subdivisions. The County shall apply the thresholds below in its transportation concurrency system to promote Locally Desired Development (LDD) within the unincorporated county. The County shall document and monitor the transportation impacts of new development that does not exceed the LDD thresholds below utilizing the trip generation rates based on the Institute of Transportation Engineers (I.T.E.) Trip Generation Manual, latest edition, to determine the number of trips to be produced or attracted to a particular development proposal and shall issue a Concurrency Reservation Certificate for Transportation (CRCT) to such LDD without requiring a traffic analysis. The CRCT shall apply to eligible LDD at the time of issuance; such LDD may be subject to inclusion in the traffic impact analysis required below when the cumulative impact of Contiguous Development exceeds the LDD thresholds established herein. LDD that exceeds the LDD thresholds by virtue of prior approvals of Contiguous Development shall not be eligible for the designation of LDD and shall be subject to the requirements for a CRCT applicable to development that exceeds the LDD thresholds.

Development Thresholds for Locally Desired Development

The thresholds established below shall apply to the cumulative sum of all development approvals within the parent parcel defined as contiguous land owned by a single entity based on the Baker County Property Appraiser database as of July 1, 2020 (Contiguous Development). The County shall annually prepare a report summarizing development approvals for the purpose of tracking development within the described contiguous lands.

   a. Office development – any proposed office building or office park that encompasses 300,000 or more square feet of gross floor area or is equal to or greater than 30 acres in area.

   b. Retail and service development – any proposed retail, service, or wholesale business establishment or group of establishments which deals primarily with the general public onsite that encompasses more than 400,000 square feet of gross area or is equal to or greater than 40 acres in area.
c. **Industrial development** - any proposed industrial development that encompasses more than 500,000 square feet of gross area.

d. **Multi-use development** - any proposed development with two or more land uses where the sum of the percentages of the appropriate thresholds identified for any single use is equal to or greater than 145 percent. Any proposed development with three or more land uses where the sum of the percentages of the appropriate thresholds identified for any single use is equal to or greater than 160 percent. This threshold is in addition to and does not preclude a development from being subject to transportation concurrency under any other threshold.

e. **Residential development** - 250 dwelling units.

The County shall require the submittal of a major traffic impact analysis for all proposed development that are equal to or exceed the LDD thresholds above in order to determine the net impact of the development on the road system's level of service, to identify any deficiencies within the impact area, and to determine the applicable proportionate share mitigation obligation where deficiencies are identified. The major traffic impact analysis shall utilizing the trip generation rates based on the Institute of Transportation Engineers (I.T.E.) Trip Generation Manual, latest edition, to determine the number of trips to be produced or attracted to a particular development proposal for the distribution of project trips to the project impact area defined in Policy 1.4.3.

Contiguous Development shall include all phases of development in each traffic impact analysis submitted; trips from a previous stage or phase of development shall be cumulatively analyzed with trips from a subsequent stage or phase to determine whether an impact requires mitigation for the subsequent stage or phase.

When the traffic impact analysis submitted for the development and approved by the county identifies that the proposed Cumulative Development will reduce the level of service of a roadway within the impact area for the project below the established level of service, the development approval shall not be withheld on the basis of the denial of concurrency if the applicant enters into a binding agreement with the County to fund or construct its proportionate share of required improvements.

The County shall amend its Development Regulations to implement the LDD thresholds, monitoring system and application of the LDD thresholds to the aggregation of Contiguous Development by August 1, 2021.

**Policy B.1.4.3 Required Traffic Counts**

The County shall require Cumulative Development that exceeds the thresholds established in Policy B.1.4.2 to collect and document current traffic counts on local roads within the impact area for the Cumulative Development. The impact area shall include all state and local road segments identified in the Baker County Concurrency Road Network identified in Appendix B of this Element on which the Cumulative
Development traffic is 5% or greater of the adopted maximum service volume for the road segment.

**Policy B.1.4.4  Support Expansion of Employment Opportunities**
The future transportation network in Baker County continues to be well served by the recommendations of the 2007 Thoroughfare Master Plan. Exhibits B.3 and B.4 of this Element identify transportation improvements based on the assumptions of the 2007 Thoroughfare Master Plan. The timing of specific improvements depicted on Exhibits B.1 and B.2 will be determined by the results of traffic analyses associated with applications for development approval. Applications for approval of future development must be consistent with Exhibits B.1 and B.2 of this Element.

**Policy B.1.4.5  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.1.4.6  Regulate Driveway Connections**
The County shall protect the function of major and minor collectors by controlling 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.1.4.7  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.1.4.8  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.1.4.9  Require Proportionate-Share Payments for Development**
The County shall require development subject to concurrency to pay its proportionate-share of the costs of off-site transportation improvements required to maintain the adopted level of service for roads within the project impact area. The proportionate-share contribution shall be calculated based on the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of
roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost at the time of development payment of the improvement necessary to maintain or achieve the adopted level of service.

\[ \text{Proportionate-Share Obligation} = \frac{PM \text{ Peak Hour Project Trips}}{\text{change in the peak hour maximum service volume at the adopted LOS resulting from construction of an improvement necessary to maintain or achieve the adopted level of service}} \times \text{construction cost of the improvement necessary to maintain or achieve the adopted level of service.} \]

The construction cost shall include the right of way cost and cost to design, permit, and construct the necessary improvement(s) calculated based on current cost data at the time of execution of a Proportionate Share Agreement and inflated annually based on FDOT Inflation Factors until payment of the proportionate-share obligation by the development.

The proportionate fair share formula above shall apply only to those transportation facilities that are determined to be significantly impacted by the project traffic associated with the development under review.

**Policy B.1.4.10 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 participate in alignment studies for future roadways and review proposed capacity improvements to existing roadways and may develop appropriate thoroughfare design standards that incorporate locational criteria, landscape, and buffer requirements to protect the character of the adjacent lands.

**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, Community Development Director, 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 NEFRC 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 Council and contiguous councils when and where appropriate to improve the County’s local and regional transportation network.
Exhibit A   Thoroughfare Master Plan

(available in the Community Development Department)
<table>
<thead>
<tr>
<th>Exhibit B</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map B-1</td>
<td>2040 Future Transportation Map</td>
</tr>
<tr>
<td>Map B-2</td>
<td>2050 Long Term Transportation Map</td>
</tr>
</tbody>
</table>
Map B-1

2040 Future Transportation Urban
Map B-2

2050 Future Long Term Transportation
EXHIBIT C

Housing Element of the 2040 Plan
Housing Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
C. – HOUSING ELEMENT

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

Objective C.1.1 Require Residential Uses in Mixed-Use Developments ......................... 1
   Policy C.1.1.1 Promote the Development of a Range of Housing Type, Designs, and
   Prices .......................................................................................................................... 1
   Policy C.1.1.2 Create Residential Zoning to Accommodate a Variety of Housing
   Types ......................................................................................................................... 1
   Policy C.1.1.3 Implement Fair Share Housing Fees to Promote Mixed-Income
   Neighborhoods ........................................................................................................... 1
   Policy C.1.1.4 Housing Criteria for Development to Receive Incentives ................... 1
   Policy C.1.1.5 Use Code Requirements to Encourage Water and Energy
   Conservation .............................................................................................................. 1
   Policy C.1.1.6 Promote Multi-Family, High-Density Residential Development .......... 1

Objective C.1.2 Provide Assistance to Disadvantaged Residents Seeking Affordable
   Housing ......................................................................................................................... 2
   Policy C.1.2.1 The Affordable Housing Action Committee (AHAC) is Authorized as
   the Interagency Task Force (Task Force) ................................................................. 2
   Policy C.1.2.2 The AHAC Shall Provide Annual Recommendations to the BOCC ...... 2
   Policy C.1.2.3 Provide Information to Assist Agencies with Developing
   Affordable Housing .................................................................................................... 2
   Policy C.1.2.4 Seek Grants to Provide Assistance to Low Income Families with
   Rental Housing .......................................................................................................... 2
   Policy C.1.2.5 Use Community Development Block Grants to Assist Low and Very
   Low Income Households ......................................................................................... 2
   Policy C.1.2.6 Cooperate with Local Resources to Leverage Funds for Affordable
   Housing ....................................................................................................................... 3
   Policy C.1.2.7 Pursue All Available Funding Resources to Provide Affordable
   Housing ....................................................................................................................... 3

Objective C.1.3 Create Guidelines for Energy and Water Conservation for Housing .... 3
   Policy C.1.3.1 Encourage Energy Efficiency Design for SHIP Homes and Other
   Grant-Built Affordable Housing .................................................................................. 3
   Policy C.1.3.2 Encourage Water Efficiency Design for SHIP Homes and Other
   Grant-Built Affordable Housing .................................................................................. 3
   Policy C.1.3.3 Criteria for Minimal Energy Efficiency and Water
   Conservation Work Order Program for Certificate of Occupancy ...................... 3

Objective C.1.4 Streamline the Permitting Process .............................................................. 4
   Policy C.1.4.1 Update Zoning Regularly for Compatible Land Uses ......................... 4
   Policy C.1.4.2 Fast Track Permitting Process for Affordable Housing ..................... 4
**Objective C.1.5 Permit Mobile Homes as Residential Land Use** ........................................4
  - Policy C.1.5.1 Comply with the Florida Manufactured Building Act and Florida Statutes for Mobile Home Construction Requirements ........................................4
  - Policy C.1.5.2 Conservation Requirements for New Mobile Homes and Manufactured Homes ........................................................................................................4
  - Policy C.1.5.3 Mobile Home Parks Requirements for Central Water-Sewer ................5

**Objective C.1.6 Code Enforcement Requirements to Demolish Unsafe Structures** .....5
  - Policy C.1.6.1 Inspection and Enforcement of the Florida Building Code ............5
  - Policy C.1.6.2 Rehabbing Homes for Safety, Energy, and Water Conservation ........5
  - Policy C.1.6.3 Florida Building Code Requirement to Track Substandard Housing for Demolition ........................................................................................................5

**Objective C.1.7 Public Action Against Unsafe Structure** ........................................5
  - Policy C.1.7.1 Identify and Track Substandard Units for Demolition ..................5
  - Policy C.1.7.2 Non-discriminatory Relocation Program ......................................5
  - Policy C.1.7.3 Re-housing Due to Government-imposed Demolition ....................6

**Objective C.1.8 Group Home Sites Available in All Residential Areas** .....................6
  - Policy C.1.8.1 Enforce Non-discriminatory Standards for Siting Foster Care and Group Homes Pursuant to Florida Statutes .........................................................6

**Goal C.2 Support Community Quality and Integrity** ..................................................6

**Objective C.2.1 Enforce Compatible Land Uses** .....................................................6
  - Policy C.2.1.1 Enforce the Future Land Use Map .................................................6
  - Policy C.2.1.2 Accommodate Compatible Industrial and Commercial Land Uses ....6

**Objective C.2.2 Encourage New Development to Support Infrastructure** ..............6
  - Policy C.2.2.1 Discourage Sprawl ........................................................................6
  - Policy C.2.2.2 Encourage Mixed-Use Developments to Support Infrastructure ......6
  - Policy C.2.2.3 Encourage Placement of Special Needs Housing Near Required Services ..................................................................................................................7

**Objective C.2.3 Assist in Preservation of Historic Homes** .......................................7
  - Policy C.2.3.1 Assist Historic-Home Owners Apply for Assistance ....................7
  - Policy C.2.3.2 Assist Historic-Home Owners with Adaptive Reuse .....................7
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.

**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.1.2.1 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 Recommendations to the BOCC
The Affordable Housing Action Committee (AHAC) shall develop recommendations to the Board of County Commissioners 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.

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 equal to or less than the 30% category of Income Limits and Rent Limits established annually by the Florida Housing Finance Corporation HUD for Baker County.

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.
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 2024, 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  Criteria for Minimal Energy Efficiency and Water Conservation Work Order Program for Certificate of Occupancy Eligibility
The County shall continue to 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 its 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 Community Development 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.

**Objective C.1.5  Permit Mobile Homes as Residential Land Use**
The County shall continue permitting mobile homes in certain residential and all agriculture 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. 163.3184, 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.
EXHIBIT D

Public Facilities Element of the 2040 Plan
Public Facilities Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
D. – PUBLIC FACILITIES ELEMENT

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

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

Objective D.1.2 Increase the Capacity of Public Facilities

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

Objective D.1.4 Conserve Potable Water Resources

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

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

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

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

Objective D.1.6 Implement Flood Insurance Rate Program Criteria

Policy D.1.6.1 Complete the StormWater Master Plan

Policy D.1.6.2 Continue Routine Drainage Ditch Maintenance Program

Policy D.1.6.3 Coordinate with FDOT to Maintain SR Drainage Ditches

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

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

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

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

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

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

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

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

Objective D.1.8 Ensure Potable Water for the Future

Policy D.1.8.1 Undertake Water Supply Planning

Policy D.1.8.2 Water Supply Facilities Work Plan

Policy D.1.8.3 Implement County-Wide Fire Wise Guidelines to Protect Against Wildfire

Exhibit A

Baker County Water Supply Facilities Work Plan 2019-2035
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 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 of 116 gallons per capita per day.

**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 surface water quality, natural hydroperiods and flows. Ambient water quality standards will be
maintained or improved. Minimum criteria for surface water quality shall meet the standards of FAC 62-302.

Stormwater Discharge Facilities

New stormwater discharge facilities shall be designed, permitted and operated in accordance with the rules of Chapter 62-330, F.A.C.

Level of Service

Chapter 62- 0330, F.A.C.

The standards stated above shall pertain to all new development and redevelopment without exception.

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 Comprehensive Plan 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.

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 and 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 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 the North Florida Regional Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD and/or the SRWMD 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 Annually Monitor Septic Tank Permits**
Groundwater quality shall be protected through annual monitoring of landfills and underground storage of toxic materials, 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 ground water 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 Review the Storm Water Master Plan**
The County shall review the 2007 Master Stormwater Plan and by 2025, identify, based on available data, areas with recurring drainage problems. The County shall prioritize the areas in need of additional study and determine appropriate improvements based on the impact to water bodies by stormwater discharge and the potential damage created by flooding.

**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 if any state or federal agency has issued a final agency action that denies the federal or state permit prior to the county’s issuance of the building permit.

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 non-thermal 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
A well or well fields serving a “Public Water System” as defined by DEP Rule 62.550.200 (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 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.

**Objective D.1.8 Ensure Potable Water for the Future**
The County shall implement policies to ensure the long-term protection of water supply and aquifer recharge areas for future needs.

**Policy D.1.8.1 Water Supply Facilities Work Plan**
The County’s Water Supply Facilities Plan (2019-2035) is incorporated and adopted into the comprehensive plan as Exhibit A of the Public Facilities Element.

**Policy D.1.8.2 Maintain Water Supply Facilities Work Plan**
Baker County shall maintain a Water Supply Facilities Work Plan (Work Plan) as required by Florida Statutes; said plan shall be coordinated with the North Florida Regional Water Supply Plan (NFRWSP). The Work Plan will be updated within 18 months of an update to the NFRWSP which affects the County. The County’s Work Plan is designed to:

- assess current and projected potable water demands;
- evaluate the sources and capacities of available water supplies; and
- identify water supply projects to meet the County’s water demands for the planning period.

**Policy D.1.8.3 Implement County-Wide Fire Wise Guidelines to Protect Against Wildfire**
The County shall coordinate with the Florida Forest Service 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.

**Exhibit A**

_Baker County Water Supply Facilities Work Plan 2019-2035_
Baker County
Water Supply Facilities Work Plan

2019-2035

Public Facilities Element
Exhibit A

February 2019
Section 1. Introduction

The North Florida Regional Water Supply Plan 2015-2035 (NFRWSP) identifies Baker County (the “County”) as being within a Water Resource Caution Area (WRCA). Therefore, in accordance with Section 163.3177(6)(c), Florida Statutes, the County is required to adopt and maintain a water supply facilities work plan (Work Plan), update the comprehensive plan as necessary to implement the Work Plan, ensure coordination of the Work Plan and comprehensive plan with the NFRWSP, and address other water supply-related legislative requirements. Public Facilities Element Policy D.1.8.2 contains enabling language that incorporates the work plan into the comprehensive plan as Exhibit A to the Public Facilities Element.

The Work Plan identifies and plans for the water supply sources and facilities needed to serve existing and future development within the County. In general, the Work Plan addresses service delivery, development of traditional and alternative water supply sources, water conservation, and reuse programs necessary to serve existing and future development.

This Work Plan addresses the planning period of 2019 – 2035. If an update to NFRWSP affects the County, it may be necessary to update the work plan during the planning period to maintain consistency. Policy D.1.8.1 contains enabling language to ensure maintenance of the work plan and coordination of the County’s comprehensive plan with the NFRWSP.

Section 2. Water Supplier(s) and Service Agreements

Baker County does not currently provide any public potable water or sanitary sewer services. The County does not own or operate a potable water treatment or distribution facility, or a wastewater treatment facility.

The central potable water system serving certain non-residential developments within unincorporated Baker County is operated by the City of Macclenny. Currently, the City is the only public potable water service provider in any of the unincorporated area. The City of Macclenny’s potable water service area is shown in Figure 1. The County will continue to coordinate service to non-residential uses within its jurisdiction and support the City’s efforts to expand its services into unincorporated Baker County.

The County does not have a written service agreement with the City. However, Policy D.1.1.1 addresses the County’s cooperation with the City relative to potable water service and contains enabling language for any potential future agreements.

Section 3. Potable Water Sources, Demand, and Supply

Water Sources

In Baker County, the City of MacClenny’s public potable water wells are required to draw from the Floridan Aquifer. The water source for domestic self-supply wells is either the Intermediate or Floridan Aquifer.
Water Demand and Supply

Historical and projected population and water demand from the NFRWSP for Baker County is identified in Table 1 below.

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>County population</td>
<td>27,400</td>
<td>29,300</td>
<td>31,200</td>
<td>33,000</td>
<td>34,700</td>
</tr>
<tr>
<td>Domestic Supply Population</td>
<td>20,769</td>
<td>22,092</td>
<td>23,412</td>
<td>24,657</td>
<td>25,826</td>
</tr>
<tr>
<td>Water Demand (mgd)</td>
<td>2.37</td>
<td>2.51</td>
<td>2.67</td>
<td>2.81</td>
<td>2.95</td>
</tr>
<tr>
<td>Public Supply Population</td>
<td>6,631</td>
<td>7,208</td>
<td>7,788</td>
<td>8,343</td>
<td>8,874</td>
</tr>
<tr>
<td>Water Demand (mgd)</td>
<td>0.98</td>
<td>1.06</td>
<td>1.15</td>
<td>1.23</td>
<td>1.31</td>
</tr>
</tbody>
</table>

Source: NFRWSP Tables B-1, B-4, and B-6

Currently, there are no plans for the City to extend service to residential development within unincorporated Baker County so 100% of the potable water for residential development in Baker County is projected to be provided by on-site wells. Over the planning horizon, it is anticipated that the City will expand its distribution system to serve non-residential development when capacity is available and the cost of expansion is born by the development served. Demand for future non-residential development has not been projected.

Non-potable Water Sources, Services and Facilities

The entire unincorporated population is served by individual septic tanks or other on-site systems. The County does not currently own or operate a centralized wastewater treatment plant. The City of Macclenny provides sanitary sewer service to a small, unincorporated area.

Non-potable water service (reclaimed water) is not currently available within unincorporated Baker County and there are no plans to provide this service within the planning period of the work plan.

Water Supply Concurrency and Level of Service Standards

Potable water to certain non-residential developments within unincorporated Baker County is provided by the City of Macclenny. Policies D.1.2.1 and H.1.7.1 establishes a 116 gallon per capita level of service (LOS) standard for potable water. The comprehensive plan does not currently have an LOS standard for non-residential demand. Therefore, each development prepares an analysis of its demand. When potable water level of service (concurrency) is applied to development within the unincorporated county requesting service from the City; the County coordinates with the City to confirm the availability of capacity to serve the proposed development. If available, the developer enters into a Service Agreement directly with the City.

Compliance with the State’s water supply and facility concurrency requirements of Section 163.3180, Florida Statute is ensured through implementation of policies G.1.2.3, H.1.2.2-H.1.2.4, H.1.4.1, H.1.6.2 H.1.7.2 and H.1.7.3. In particular, policies G.1.2.3 and H.1.7.3 contain
enabling language that ensures the County to coordinate with the applicable water supplier
during the development review process.

Water Conservation Practices

The County currently implements water conservation practices, including xeriscaping standards
for new development and water use restrictions.

The County implements the following policies:

Public Facilities Element Objective D.1.4 and policies D.1.4.1, and 1.4.2, and D.1.4.3.
Conservation Element Objective E.1.2 and Policy E.1.2.1.

Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity water. The County’s
water source protection practices include policies that address the following:

Septic tank locational criteria

- Public Facilities Element Policies D.1.2.2
- Conservation Element Policy E.1.3.9 and E.1.4.6

Buffers around wellheads

- Public Facilities Element Objective D.1.7 and Policy D.1.7.1
- Conservation Element Policies E.1.2.3 and E.1.2.5

Upland buffers to wetlands

- Conservation Element Policies E.1.3.1 and E.1.3.10

Wetland preservation

- Conservation Element Policies E.1.3.4, E.1.3.6, E.1.3.7, E.1.3.11 and E.1.5.1

Coordinate groundwater quality monitoring

- Public Facilities Objective D.1.5 and Policy D.1.5.2

Managing hazardous waste disposal

- Conservation Element Objective E.1.8 and Policies E.1.4.6, E.1.8.1, E.1.8.2, E.1.8.3

Mining analysis of water use

- Conservation Element Policy E.1.5.2
Aquifer recharge protection

Public Facilities Element Objective D.1.8 and Policies D.1.5.4 and D.1.8.1
Conservation Element Policy E.1.2.5
Figure 1.

City of Macclenny
Potable Water Service Area
EXHIBIT E

Conservation Element of the 2040 Plan
Conservation Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
TABLE of Contents

E. – CONSERVATION ELEMENT

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

AIR QUALITY

Objective E.1.1 Conform to Established Air Quality Standards ............................... 1
Policy E.1.1.1 ....................................................................................................................... 1

GROUND WATER

Objective E.1.2 Protect the Quality and Quantity of Water Resources ..................... 1
Policy E.1.2.1 Promote Water Management District Voluntary Water
Conservation Measures ...................................................................................................... 1
Policy E.1.2.2 Enforce the Florida Energy Code ............................................................. 1
Policy E.1.2.3 Protect Public Water System Wells/Well Fields According to
DEP Rule 62.550.200(61) .................................................................................................. 1
Policy E.1.2.4 .................................................................................................................... 2
Policy E.1.2.5 Criteria for Water Conservation .............................................................. 2

WATERBODIES/WETLANDS

Objective E.1.3 Protect and Conserve Wetlands ............................................................. 2
Policy E.1.3.1 Wetlands Dredge and Fill Permit Requirements ................................... 2
Policy E.1.3.2 Encourage Use of Best Management Guidelines for Forested
Wetlands .......................................................................................................................... 3
Policy E.1.3.3 Specific Requirements for Development in/around Wetlands for
Density/Intensity .............................................................................................................. 3
Policy E.1.3.4 Enforce State Wetlands Mitigation Practices ......................................... 3
Policy E.1.3.5 Distribute Land Uses to Minimize Impacts on Wetlands and
Wetland Functions ......................................................................................................... 3
Policy E.1.3.6 Promote Conservation of Significant Wetlands .................................. 3
Policy E.1.3.7 Encourage Appropriate Stormwater Management ............................ 3
Policy E.1.3.8 St. Mary's River and South Prong 50-foot Set-Back Buffer
Requirement – Septic Tanks 100-foot – Minimum Lot Areas .................................... 3
Policy E.1.3.9 Upland Buffer Requirements for New Construction ............................... 4

FLOODPLAINS

Objective E.1.4 Regulate Development within the 100-year Flood Plain .................... 4
Policy E.1.4.1 Implement the Stormwater Master Plan ............................................... 4
Policy E.1.4.2 ..................................................................................................................... 5
Policy E.1.4.3 .............................................................................................................................. 5
Policy E.1.4.4 .............................................................................................................................. 5
Policy E.1.4.5 .............................................................................................................................. 5
Policy E.1.4.6 Development Criteria by FEMA Flood Insurance Rate Maps ...................... 5

MINING OPERATIONS

Objective E.1.5 Encourage Appropriate Mining for Economic Development ................. 6
   Policy E.1.5.1 Minimize Mining Operations within Wetlands ............................................. 6
   Policy E.1.5.2 ......................................................................................................................... 6
   Policy E.1.5.3 ......................................................................................................................... 6

SOIL EROSION

Objective E.1.6 Protect the Environment from Soil Erosion ............................................. 6
   Policy E.1.6.1 Soil Erosion Control Requirements for Development ................................. 6

WILDLIFE/NATIVE PLANT HABITAT

Objective E.1.7 Conserve Wildlife and Native Plant Communities ................................. 7
   Policy E.1.7.1 Cooperate with State Agencies for Species’ Protection ............................... 7
   Table of Federal & State Listed Wildlife Species potentially occurring in Baker County ............................................................ 7
   Policy E.1.7.2 Promote Conservation of the St. Mary’s River Flood Plain ..................... 8
   Policy E.1.7.3 Maintain the St. Mary’s Shoals Park According to Forestry’s Land Management Handbook ............................................................. 8
   Policy E.1.7.4 ....................................................................................................................... 8
   Policy E.1.7.5 ....................................................................................................................... 8

HAZARDOUS WASTE

Objective E.1.8 Safeguard Residents and Resources from Hazardous Materials ............ 8
   Policy E.1.8.1 ......................................................................................................................... 8
   Policy E.1.8.2 Train Emergency Personnel Regarding Hazardous Waste Handling .......... 8
   Policy E.1.8.3 Implement a Twice-Yearly Amnesty Day for Hazardous Household Waste Materials ........................................................................ 9

ENERGY EFFICIENCY AND ENERGY CONSERVATION

Objective E.1.9 Implement Financially Feasible Programs for Energy Conservation ........ 9
Policy E.1.9.1 Promote Energy Efficiency in Development ........................................9
Policy E.1.9.2 Promote Solar Collection Arrays and Installations of Other
Renewable Energy Sources ........................................................................................................9
Policy E.1.9.3 Use Green Building Standards to Construct Public Buildings and
Facilities Where Financially Feasible .........................................................................................9
Policy E.1.9.4 Enforce State Building Codes for Energy Efficiency ...............................9
Policy E.1.9.5 Participate in Paper Recycling Programs ......................................................9
Policy E.1.9.6 Require Multi-modal Design in New Subdivisions .......................................10
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
A well or well fields serving a “Public Water System” as defined by DEP Rule 62.550.200 (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).
Policy E.1.2.4
If future data identifies a portion of Baker County as being in the high recharge area of the Floridan Aquifer, 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.
- 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 Wetlands Dredge and Fill Permit Requirements
Dredge and fill in wetlands shall require that state 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.1.3.2 Encourage Use of Best Management Guidelines for Forested Wetlands
The County shall encourage with the Florida Forest Service to implement guidelines as found in Best Management Guidelines for Forested Wetlands in Florida published by the Florida Forest Service.

Policy E.1.3.3 Specific Requirements for Development in/around Wetlands for Density/Intensity
Development orders and permits for development in wetlands shall be specific as to the density/intensity of use as well as the type of land use permitted to support the US Corps of Engineers, Florida DEP and regional water management districts in their assessment of the impacts of such proposed development on the overall integrity and quality of wetland systems.
Permit applications submitted to Baker County for residential plats, exempt subdivisions and non-residential development shall depict the limit of wetlands and all proposed impacts to wetlands. Impacts to wetlands approved by Baker County shall be conditioned upon Baker County being provided a copy of permits from the applicable regulatory agencies authorizing said impacts.

**Policy E.1.3.4 Enforce State Wetlands Mitigation Practices**
The County shall recognize and enforce the geographic location of mitigation obligations associated with a proposed development that are established pursuant to permit by the Department of Environmental Protection and the Water Management Districts in its review and approval of development plans.

Permit applications for residential plats, exempt subdivisions and non-residential development shall depict the limit of mitigation obligations imposed by other agencies.

**Policy E.1.3.5 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.1.3.6 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.1.3.7 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.1.3.8 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.1.3.9 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.

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 adopted Stormwater Master Plan 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 the natural functions of the 100-year floodplain.

All development located within the 100-year floodplain shall be required to be elevated if necessary to meet minimum finished floor elevations established in the Floodplain Ordinance. The following criteria apply to development in the 100-year floodplain:

a. No reportable quantity of hazardous materials or waste shall be stored within the 100-year floodplain;

b. Use of septic tanks in the 100-year floodplain shall be restricted as specified by the Baker County Flood Management Ordinance and the County Department of Health. All such sewage disposal systems shall be required to connect to central sewage systems when system collection lines are within 250 feet of the subject property; and

c. Any development within the 100-year flood plain 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 wetlands, mitigation of wetlands through the use of wetland mitigation banks or through requiring restoration or improvement of wetlands to their condition prior to mining according to type, nature, function, and extent when mining is approved in wetlands. Any mining approval by the County will be subject to approval from federal and state environmental permitting agencies and local government.
The County shall maintain 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; and
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 and potable water 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 (FWC) 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 where the density is greater than one (1) unit per acre to complete an assessment of potential adverse effects on listed species and if such species are detected, the County shall require an approved wildlife management plan. The assessment shall contain a description of methodologies used in all species-specific surveys conducted and any resulting observations or evidence of occupancy or use by federally or state-listed wildlife species to aid in determining the extent of potential impacts from the project. Survey protocols shall comply with USFWS and FWC approved standards provided in the Florida Wildlife Conservation Guide or in the FWC Species Conservation Measures and Permitting Guidelines. All wildlife management plans will incorporate measures to avoid, minimize and mitigate the “take” of state-listed species as defines by Rule 68A-27.001, FAC.

### Table of Federally & State-Listed Wildlife Species

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Status*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frosted flatwoods salamander</td>
<td>Ambystoma cingulatum</td>
<td>FT</td>
</tr>
<tr>
<td>Red-cockaded woodpecker</td>
<td>Picoides borealis</td>
<td>FE</td>
</tr>
<tr>
<td>Wood stork</td>
<td>Mycteria americana</td>
<td>FT</td>
</tr>
<tr>
<td>American alligator</td>
<td>Alligator mississippiensis</td>
<td>FT(S/A)</td>
</tr>
<tr>
<td>Eastern indigo snake</td>
<td>Drymarchon corais couperi</td>
<td>FT</td>
</tr>
<tr>
<td>Gopher tortoise</td>
<td>Gopherus polyphemus</td>
<td>ST</td>
</tr>
<tr>
<td>Florida sandhill crane</td>
<td>Antigone canadensis pratensis</td>
<td>ST</td>
</tr>
<tr>
<td>Little blue heron</td>
<td>Egretta caerulea</td>
<td>ST</td>
</tr>
<tr>
<td>Tri-color Heron</td>
<td>Egretta tricolor</td>
<td>ST</td>
</tr>
<tr>
<td>Florida pine snake</td>
<td>Pituophis melanoleucus</td>
<td>ST</td>
</tr>
<tr>
<td>Southeastern American Kestrel</td>
<td>Falco sparverius paulus</td>
<td>ST</td>
</tr>
</tbody>
</table>

FE – Federally Endangered
FT(S/A) – Federally Threatened due to similarity of appearance
FT – Federally Threatened
ST – State Threatened

**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 Forest Service’s Land Management Handbook.

**Policy E.1.7.4**

*Baker County*

*2040 Adopted Goals, Objectives and Policies*

*Conservation Element*

*December 15, 2020*
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 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 Statute.
Policy E.1.9.2  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.1.9.3  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.1.9.4  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.1.9.5  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.
EXHIBIT F

Recreation and Open Space Element of the 2040 Plan
Recreation and Open Space Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
F. – RECREATION AND OPEN SPACE ELEMENT

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

Objective F.1.1 Use Operating Budget and Quality Management to Preserve Recreational Facilities ........................................................................................................ 1  
  Policy F.1.1.1 Record Facility Use for Level of Service Determination .................. 1
  Policy F.1.1.2 Staff Facilities .................................................................................... 1
  Policy F.1.1.3 Promote Safety within the Facilities ................................................. 1
  Policy F.1.1.4 Acquire and Maintain Sports-Related Facilities ....................... 1

Objective F.1.2 Encourage the Preservation of Heritage in the Park ......................... 1  
  Policy F.1.2.1 Use Signage in County Parks ............................................................ 1
  Policy F.1.2.2 ........................................................................................................ 1
  Policy F.1.2.3 ........................................................................................................ 2
  Policy F.1.2.4 Develop Trails and Interpretive Centers ...................................... 2

Objective F.1.3 Work with Others to Provide Recreational Facilities ...................... 2  
  Policy F.1.3.1 Work with the Private Sector for Recreation Activities ............... 2
  Policy F.1.3.2 Work with Local Service Organizations and Groups .................. 2
  Policy F.1.3.3 ........................................................................................................ 2
  Policy F.1.3.4 ........................................................................................................ 2
  Policy F.1.3.5 ........................................................................................................ 2
  Policy F.1.3.6 ........................................................................................................ 2

Objective F.1.4 Preserve Hunting and Fishing Opportunities ..................................... 3  
  Policy F.1.4.1 Acquire Public Funds for Hunting and Fishing ......................... 3
  Policy F.1.4.2 Encourage Private Easements for Public Access ...................... 3
  Policy F.1.4.3 Encourage Hunting and Fishing Education ............................... 3
  Policy F.1.4.4 Preserve Lands for Hunting and Fishing .................................... 3

Objective F.1.5 Collaborate to Enhance Parks and Recreational Facilities .............. 3  
  Policy F.1.5.1 ........................................................................................................ 3
  Policy F.1.5.2 ........................................................................................................ 3
  Policy F.1.5.3 ........................................................................................................ 3

Objective F.1.6 Develop Cross-jurisdictional Parks Advisory Board .................... 4  
  Policy F.1.6.1 ........................................................................................................ 4
  Policy F.1.6.2 ........................................................................................................ 4

Objective F.1.7 Provide Multi-use Trail Corridors ....................................................... 4  
  Policy F.1.7.1 ........................................................................................................ 4
  Policy F.1.7.2 ........................................................................................................ 4
  Policy F.1.7.3 ........................................................................................................ 4
  Policy F.1.7.4 ........................................................................................................ 4
  Policy F.1.7.5 ........................................................................................................ 4

Baker County
2040 Adopted Goals, Objectives and Policies
December 15, 2020

i
Objective F.1.8 Acquire Parkland Opportunities .................................................................5
  Policy F.1.8.1 Standards in State Comprehensive Outdoor Recreation Plan – 2000
  (SCORP – Table F-1) ...................................................................................................... 5
  Policy F.1.8.2 Review Acreage Standards ..................................................................... 5
  Policy F.1.8.3 Develop Criteria for Resource Sites ......................................................... 5
  Policy F.1.8.4 Criteria for Accepting Gifts of Real Property ........................................... 6

Objective F.1.9 Improve Public Access to Recreational Facilities .................................6
  Policy F.1.9.1 Conform Park Access to 1990 ADA Level ............................................. 6
  Policy F.1.9.2 .................................................................................................................... 6
  Policy F.1.9.3 Improve Physical Access for All to Recreational Facilities ................. 6
  Policy F.1.9.4 Improve Access to St. Mary’s River and Tributaries ............................... 6

Objective F.1.10 Maintain Financial Feasibility of Park Operations ............................... 6
  Policy F.1.10.1 .................................................................................................................. 6
  Policy F.1.10.2 .................................................................................................................. 7
  Policy F.1.10.3 .................................................................................................................. 7
  Policy F.1.10.4 Encourage Nature-Based Tourism ........................................................ 7

Objective F.1.11 Maintain Recreation to Preferred Levels of Service ............................ 7
  Policy F.1.11.1 Standards Based on Florida Statewide Comprehensive Outdoor
  Recreation Plan ............................................................................................................... 7
  Table F-1 Park Facility Population –based Countywide LOS ........................................ 7

Objective F.1.12 Attract Nature-Based Tourism to Baker County ................................. 8
  Policy F.1.12.1 .................................................................................................................. 8
  Policy F.1.12.2 .................................................................................................................. 8
  Policy F.1.12.3 .................................................................................................................. 8
  Policy F.1.12.4 .................................................................................................................. 9
  Policy F.1.12.5 .................................................................................................................. 9

Goal F.2 Promote Public/Private Stewardship of Natural Resources ............................ 9

Objective F.2.1 ..................................................................................................................... 9
  Policy F.2.1.1 ..................................................................................................................... 9
  Policy F.2.1.2 ..................................................................................................................... 9

APPENDIX

Parks and Recreation Master Plan Study
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 shall acquire, develop, maintain, protect, and enhance parks and recreation facilities, consistent with the needs of Baker County's population, as determined by the application of the adopted levels of service for recreation.

**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 2040 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 |

---

_Baker County_

2040 Adopted Goals, Objectives and Policies
Recreation and Open Space Element
December 15, 2020
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
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 Courts - 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.2.1.1
The County may establish an “adopt-a-river” program to protect and enhance the St. Mary’s River and its watershed.

Policy F.2.1.2
The County may promote the “Friends of the Park” program.
APPENDIX

Parks and Recreation Master Plan Study

Copy Available in the Community Development Department
EXHIBIT G

Intergovernmental Coordination Element of the 2040 Plan
Intergovernmental Coordination Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
G. - INTERGOVERNMENTAL COORDINATION ELEMENT

Goal G.1 Improve Governmental Coordination ............................................................... 1

Objective G.1.1 BOCC as Intergovernmental Coordinating Body ............................... 1
  Policy G.1.1.1 BOCC Coordinating Meeting Schedule ................................................ 1
  Policy G.1.1.2 BOCC Coordinating Meeting Subject Matter ......................................... 1
  Policy G.1.1.3 Mediating with NEFRPC ........................................................................ 1
  Policy G.1.1.4 Coordinating with NEFRPC .................................................................. 1
  Policy G.1.1.5 Encouraging Service Providers ............................................................. 1
  Policy G.1.1.6 Siting Undesirable Land Use Facilities ................................................... 1
  Policy G.1.1.7 Reviewing, Inspecting, and Issuing Permits ........................................... 1
  Policy G.1.1.8 Coordinating Natural Resources and Recreation Efforts ........................ 2

Objective G.1.2 Maintaining Consistent Levels of Service ......................................... 2
  Policy G.1.2.1 Permitting Private Wells and Septic Tanks .......................................... 2
  Policy G.1.2.2 Permitting Coordination with DEP ..................................................... 2
  Policy G.1.2.3 Permitting Potable Water and Sanitary Sewer Providers ..................... 2
  Policy G.1.2.4 Participating in District Water Management Supply Assessment and Supply Plan Initiatives ........................................................................................................... 2
  Policy G.1.2.5 Coordinating with FDOT for LOS and Drainage Facilities ................ 2
  Policy G.1.2.6 Annual Agreement Reviews ................................................................ 2
  Policy G.1.2.7 Agreements for New River Landfill ..................................................... 3
  Policy G.1.2.8 Coordinating Information on Water Conservation and Hazardous Waste Disposal .................................................................................................................................................. 3

Objective G.1.3 Maintaining Compatible Land Use ..................................................... 3
  Policy G.1.3.1 ............................................................................................................. 3

Objective G.1.4 Maintaining Implementation Resources ............................................. 3
  Policy G.1.4.1 ............................................................................................................. 3
  Policy G.1.4.2 ............................................................................................................. 3

Objective G.1.5 Facilitating Public Schools Development .......................................... 3
  Policy G.1.5.1 Implementing the Interlocal Agreement .................................................. 3
  Policy G.1.5.2 ............................................................................................................. 4
  Policy G.1.5.3 ............................................................................................................. 4
  Policy G.1.5.4 ............................................................................................................. 5
  Policy G.1.5.5 ............................................................................................................. 5
  Policy G.1.5.6 ............................................................................................................. 5
  Policy G.1.5.7 ............................................................................................................. 5
  Policy G.1.5.8 ............................................................................................................. 5
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 NEFRC
The County shall ask the Northeast Florida Regional 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 NEFRC
The County shall continue to assist the Northeast Florida Regional 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.

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 North Florida Regional Water Supply Plan and in other water supply development-related initiatives facilitated by the water management districts that affect the County.

**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 capacity 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 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 Council and the Department of Economic Opportunity 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 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:

- Joint Meetings
- Planning and Zoning Meeting Participation
- Population Projections
- Coordination and Sharing of Information
- Implementation of School Concurrency
- Comprehensive Plan Amendments, Rezonings and Development Approvals
- School Site Analysis
- Supporting Infrastructure
- Educational Plant Survey and Five Year District Facilities Work Program
- Collocation and Shared Use
- Oversight Process
- Amendment of Agreement
- Resolution of Disputes

**Policy G.1.5.2**
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. Such efforts may include:

- 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.
- Coordinate review and assessment of the associated costs and expenditures of siting and developing schools with required public infrastructure.
- Coordinate review of residential planned developments or mixed use planned developments involving residential development.
- Use of a unified data base including population (forecasts of student population), land use, and facilities.

**Policy G.1.5.3**
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.1.5.4**
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.1.5.5**
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.

**Policy G.1.5.6**
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.1.5.7**
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.1.5.8**
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.
EXHIBIT H

Capital Improvements Element of the 2040 Plan
Capital Improvements Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
### TABLE of Contents

**H – CAPITAL IMPROVEMENTS ELEMENT**

**Goal H.1 Manage Capital Plan to Maintain Public Facilities’ Levels of Service. ........... 1**

**Objective H.1.1 Maintain and Annually Update Five-Year Capital Plan ............... 1**
- Policy H.1.1.1 Criteria to Identify Needed Facilities ........................................... 1
- Policy H.1.1.2 ........................................................................................................ 1
- Policy H.1.1.3 ........................................................................................................ 1
- Policy H.1.1.4 Funds to Upgrade Knabb Sports Complex .................................... 1
- Policy H.1.1.5 ........................................................................................................ 2

**Objective H.1.2 Maintaining Economically Viable Facilities and the Concurrency Management System ................................................................. 2**
- Policy H.1.2.1 Implementing the Concurrency Management System .................... 2
- Policy H.1.2.2 Concurrency Analysis and Reporting ............................................. 2
- Policy H.1.2.3 ........................................................................................................ 2
- Policy H.1.2.4 Concurrency Management Reservation Certificates .................... 2

**Objective H.1.3 Annually Review Five-Year Schedule of Capital Improvements ........ 3**
- Policy H.1.3.1 ........................................................................................................ 3
- Policy H.1.3.2 ........................................................................................................ 3
- Policy H.1.3.3 ........................................................................................................ 3
- Policy H.1.3.4 ........................................................................................................ 3
- Policy H.1.3.5 ........................................................................................................ 3
- Policy H.1.3.6 Annually Adopt Five-Year Capital Budget ...................................... 3
- Policy H.1.3.7 No Limits on Use of Revenue Bonds for Public Debt .................... 4
- Policy H.1.3.8 Maximum Debt Service for Capital Improvement Bonds .............. 4
- Policy H.1.3.9 Acceptable Ratio of Bond Indebtedness .......................................... 4

**Objective H.1.4 Development Compliance for LOS ............................................. 4**
- Policy H.1.4.1 Land Use Changes and Levels of Service ....................................... 4
- Policy H.1.4.2 Compliance with Concurrency Management System .................... 4
- Policy H.1.4.3 ........................................................................................................ 4
- Policy H.1.4.4 Annual Review of Capital Improvement Plan (CIP) ....................... 4
- Policy H.1.4.5 ........................................................................................................ 4

**Objective H.1.5 Development Fees for Infrastructure ......................................... 5**
- Policy H.1.5.1 ........................................................................................................ 5
- Policy H.1.5.2 ........................................................................................................ 5

**Objective H.1.6. Infrastructure Level of Service Standards................................. 5**
- Policy H.1.6.1 ........................................................................................................ 5
- Policy H.1.6.2 ........................................................................................................ 5
Objective H.1.7 Potable Water Services ................................................................. 5
  Policy H.1.7.1 Compliance with State Regulations ........................................... 5
  Policy H.1.7.2 .................................................................................................... 6
  Policy H.1.7.3 .................................................................................................... 6

Objective H.1.8 Sanitary Sewer Services .............................................................. 6
  Policy H.1.8.1 Compliance with State Regulations ........................................... 6
  Policy H.1.8.2 .................................................................................................... 7
  Policy H.1.8.3 .................................................................................................... 7

Objective H.1.9 Drainage Facility Services ............................................................ 7
  Policy H.1.9.1 Drainage LOS Standards ............................................................ 7
  Policy H.1.9.2 .................................................................................................... 7
  Policy H.1.9.3 .................................................................................................... 7
  Policy H.1.9.4 Implement the Water, WW, and Reclaimed Water Master Plan...... 8

Objective H.1.10 Solid Waste Services ................................................................. 8
  Policy H.1.10.1 ................................................................................................. 8
  Policy H.1.10.2 ................................................................................................. 8

Objective H.1.11 Recreational Services ................................................................. 8
  Policy H.1.11.1 Recreational LOS Standards ..................................................... 8
  Policy H.1.11.2 ................................................................................................. 9
  Policy H.1.11.3 ................................................................................................. 9

Objective H.1.12 State and County Road LOS Standards ...................................... 9
  Policy H.1.12.1 Minimum LOS Standards for the County ............................... 9
  Policy H.1.12.2 ............................................................................................... 10
  Policy H.1.12.3 Determining Available Capacity ............................................. 10
  Policy H.1.12.4 New Development Transportation Facilities Requirements ...... 10
  Policy H.1.12.5 ............................................................................................... 10
  Policy H.1.12.6 ............................................................................................... 11

Objective H.1.13 LOS Standards Established in Comprehensive Plan Elements .... 11
  Policy H.1.13.1 Time Schedule Established in LDRs ........................................ 11

Objective H.1.14 Pursue Grants for Public Facilities ............................................ 11
  Policy H.1.14.1 Apply for FAST Act Grants ..................................................... 11
  Policy H.1.14.2 ............................................................................................... 11

Exhibit A

Five Year Schedule of Capital Improvements 2020-2025
H. CAPITAL IMPROVEMENTS ELEMENT  

Goal H.1  Manage Capital Plan 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 Plan  
Maintain and annually update a five-year capital plan 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 projects are appropriately scheduled in the 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**
The County shall review the list of inefficient, worn-out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement before the year 2040 and annually update the list to maintain a current inventory of short term (5 year) and long term potential infrastructure deficiencies. Prioritize deficiencies annually and direct resources to the highest priority.

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 Improvements**

Annually adopt by resolution the Five Year Schedule of Capital Improvements concurrent with the adoption of the current year Capital Budget. The Five Year Schedule of Capital Improvements shall include any publicly funded projects of federal, state or local government within Baker County and may include privately funded projects for which Baker County has no fiscal responsibility. Projects necessary to ensure that any level of service standard adopted by Baker County are achieved and maintained for the 5-
Year period shall be identified as either funded or unfunded and, if unfunded, given a priority for funding.

**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 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.

**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 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 obligation 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
Assess proportionate share obligations by evaluating impact of new development against level of service, existing facilities capacity, and the fair share cost of improving infrastructure capacity to maintain the adopted level of service.

Policy H.1.5.2
Collect a proportionate share obligation 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 the adopted 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
Condition new development on the requirement 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(1), 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 of 116 gpcd.

**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.

**Site evaluation for the location of septic tanks shall meet the site valuation criteria specified in Chapters 10D-6.047 and 62-600, Part 1, FAC.**

c. Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 62-600, Part II, FAC.

d. 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:

Surface Water Quality  Applicable local and state regulations shall pertain to maintaining surface water quality, natural hydroperiods and flows. Ambient water quality standards will be maintained or improved. Minimum criteria for surface water quality shall meet the standards of FAC 62-302.

Stormwater Discharge Facilities  New stormwater discharge facilities shall be designed, permitted and operated in accordance with the rules of Chapter 62-330, F.A.C.

Level of Service  Chapter 62-0330, F.A.C.

The standards stated above shall pertain to all new development and redevelopment without exception.

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:

<table>
<thead>
<tr>
<th>Park Facility Population-based Countywide Level of Service Standard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball Courts</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>Canoe/Kayak Launches</td>
<td>1 per 12,500</td>
</tr>
<tr>
<td>Community Parks</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>Community Centers</td>
<td>1 per 12,000</td>
</tr>
<tr>
<td>Diamond Fields – grassed and skinned</td>
<td>1 per 3,500</td>
</tr>
<tr>
<td>Fishing</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>General Playfield</td>
<td>1 per 3,750</td>
</tr>
<tr>
<td>Golf</td>
<td>18 holes 1 per 25,000</td>
</tr>
<tr>
<td>Motorized Boat Launches</td>
<td>1 per 10,000</td>
</tr>
<tr>
<td>Picnic Areas</td>
<td>1 per 6,000</td>
</tr>
<tr>
<td>Playgrounds – Tot lots</td>
<td>1 per 6,000</td>
</tr>
<tr>
<td>Playgrounds – Community and Neighborhood Parks</td>
<td>1 per 5,000</td>
</tr>
</tbody>
</table>
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 Courts - 1 per 5,000

**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 Section163.3184, F.S.

**Policy H.1.12.1 Minimum LOS Standards for the County**
The 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:

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>LOS Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Roads</td>
<td>Target of LOS C</td>
</tr>
<tr>
<td>Paved County Roads</td>
<td>LOS D</td>
</tr>
</tbody>
</table>

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

**Policy H.1.12.2**

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 no later than year three 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 adopted LOS.

**Policy H.1.12.3 Determining Available Capacity for Proposed Development**

Applications for transportation concurrency shall include developer collected traffic counts on those segments of the County’s Road Network required by Policy B.1.1.9. Said counts shall be for the PM Peak Hour and shall be utilized in the traffic counts and studies, provided in the detailed road capacity analysis performed by the applicant and submitted with the application to determine the availability of capacity to serve the proposed development on the state and county roadways within Baker County.

**Policy H.1.12.4 New Development Transportation Facilities Requirements**

A development order or permit subject to concurrency will be issued subject to the condition that the necessary transportation facility improvements 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.

When a project subject to concurrency would lower the level of service below the established level of service, the development approval shall not be withheld on the basis of the denial of concurrency if the applicant enters into a binding agreement with the County to fund or construct its proportionate fair share of required improvements necessary to mitigate the impacts of new development. The binding agreement may provide for pipelining of improvements.
Policy H.1.12.5
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.1.12.6
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 Year Schedule of Capital Improvements (Five Year CIP), unless the necessary transportation improvement(s) are otherwise funded as follows, in which case amendment of the Five Year CIP may be by resolution.

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. that establishes the schedule for the construction of the necessary transportation facilities.

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 FAST Act Grants
The County shall apply for available FAST Act grants 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.
Exhibit A
Five Year Schedule of Capital Improvements 2020-2025
### Baker County 5 Year Schedule of Capital Improvements

**FY 2020/21 to 2024/25**

<table>
<thead>
<tr>
<th>Description</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
<th>2024/25</th>
<th>Five Year Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Roads</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State Roads</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Parks &amp; Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Stormwater Management</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Solid Waste Disposal</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

*2040 Comprehensive Plan
December 15, 2020*
EXHIBIT I

Economic Development Element of the 2040 Plan
Economic Development Element
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
TABLE of Contents

I. – ECONOMIC DEVELOPMENT ELEMENT

Introduction........................................................................................................................................ 1

Goal I.1 Facilitate a Positive Business Environment ................................................................. 1

Objective I.1.1 Develop an Economic Development Program ......................................................... 1
   Policy I.1.1.1 Fund Economic Analysis for Baseline ................................................................. 1
   Policy I.1.1.2 Conduct Cost/Benefit Analysis for Financial Incentives to New Businesses ........................................................................................................................................ 1
   Policy I.1.1.3 Coordinate Activities with Baker County Economic Development Commission (EDC) ........................................................................................................................................ 1
   Policy I.1.1.4 Support EDC Strategic Plans ................................................................................. 1
   Policy I.1.1.5 Focus Economic Activities on Job Creation ....................................................... 2
   Policy I.1.1.6 ................................................................................................................................ 2
   Policy I.1.1.7 Facilitate Infrastructure Development ................................................................. 2
   Policy I.1.1.8 Minimize Costs to Taxpayers for Infrastructure Development ....................... 2
   Policy I.1.1.9 Prioritize Attracting Distribution and Logistics Industries ............................... 2
   Policy I.1.1.10 Support Foreign Trade Zone Business and Industry ........................................ 2
   Policy I.1.1.11 Support Minority Businesses ........................................................................... 2
   Policy I.1.1.12 Encourage Community Development Block Grants ..................................... 2

Objective I.1.2 Diversify the Local Economy ............................................................................... 3
   Policy I.1.2.1 Support Existing Economic Development ......................................................... 3
   Policy I.1.2.2 Support Port-Related Commerce ....................................................................... 3
   Policy I.1.2.3 Prioritize Transportation Corridor Industries .................................................... 3
   Policy I.1.2.4 Promote Nature-Based Tourism Destination ..................................................... 3
   Policy I.1.2.5 Promote Local Agriculture Industry ................................................................. 3

Objective I.1.3 Encourage Economic Opportunity at All Levels ............................................ 3
   Policy I.1.3.1 Prioritize Support for High-Wage Industries ....................................................... 3
   Policy I.1.3.2 Encourage Businesses to Train Workers ............................................................ 3
   Policy I.1.3.3 Support “Home-Based Businesses” ..................................................................... 3

Goal 2 Encourage New Jobs Compatible with Growth and Environmental Goals of the County ........................................................................................................................................ 4

Objective I.2.1 Encourage Good Corporate Stewardship ............................................................ 4
   Policy I.2.1.1 Adopt Standards and Procedures for Development ........................................... 4
   Policy I.2.1.2 Maintain Interlocal Agreement for Water Services ........................................... 4
   Policy I.2.1.3 Ensure Capacity Availability – Land and Transportation ................................ 4
   Policy I.2.1.4 Encourage Business and Industry within the Urban Growth Boundary ............. 4
Appendices

Nature-Based Tourism and Job Creation Report
Introduction

Baker County is one of Florida’s Rural Areas of Opportunity (RAO), 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 RAO 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.

I. Economic Development Element

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.

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.

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 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 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 by 2024 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.
EXHIBIT J

Public School Facilities Element of the 2040 Plan
Public School Facilities
Goals, Objectives and Policies
of the
Baker County 2040 Comprehensive Plan
TABLE of Contents

J. – PUBLIC SCHOOLS ELEMENT

Introduction ............................................................................................................................................ 1

GOAL J.1  Public School Concurrency – County Coordination .................................................. 1

Objective J.1.1 Coordination and Consistency .............................................................................. 1
  Policy J.1.1.1 Annual Meeting per Interlocal Agreement ......................................................... 1
  Policy J.1.1.2 ............................................................................................................................... 1
  Policy J.1.1.3 ............................................................................................................................... 1
  Policy J.1.1.4 LPA Non-voting Member ..................................................................................... 2

Objective J.1.2 Public School Facility Siting and Availability ....................................................... 2
  Policy J.1.2.1 .................................................................................................................................. 2
  Policy J.1.2.2 .................................................................................................................................. 2
  Policy J.1.2.3 .................................................................................................................................. 2
  Policy J.1.2.4 .................................................................................................................................. 3
  Policy J.1.2.5 .................................................................................................................................. 3
  Policy J.1.2.6 .................................................................................................................................. 3
  Policy J.1.2.7 .................................................................................................................................. 3
  Policy J.1.2.8 .................................................................................................................................. 3
  Policy J.1.2.9 .................................................................................................................................. 3
  Policy J.1.2.10 ............................................................................................................................... 3
  Policy J.1.2.11 .............................................................................................................................. 3
  Policy J.1.2.12 .............................................................................................................................. 4

Objective J.1.3 Enhance Facility Design and Siting Standards ...................................................... 4
  Policy J.1.3.1 Collaborative Siting for Public Facilities ................................................................. 4
  Policy J.1.3.2 .................................................................................................................................. 4
  Policy J.1.3.3 .................................................................................................................................. 4
  Policy J.1.3.4 .................................................................................................................................. 4
  Policy J.1.3.5 .................................................................................................................................. 4
  Policy J.1.3.6 .................................................................................................................................. 4
  Policy J.1.3.7 .................................................................................................................................. 5
  Policy J.1.3.8 .................................................................................................................................. 5

Objective J.1.4 Coordinate Land Use with School Capacity ......................................................... 5
  Policy J.1.4.1 Developer’s Capacity Enhancement Agreement .................................................... 5
  Policy J.1.4.2 .................................................................................................................................. 5

Appendix

Baker County Education Facilities Plant Survey

Baker County
2040 Adopted Goals, Objectives and Policies
December 15, 2020
J. PUBLIC SCHOOL FACILITIES ELEMENT

Introduction

In the 2000’s the Florida Legislature progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013 of the 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. The requirements were reduced by the 2011 Legislature, making a Public School Facilities Element an optional element of a local government comprehensive plan.

Baker County shall continue to collaborate and coordinate with the Baker County School District (“School District”) and other local government entities such as the 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 – County Coordination
The County shall coordinate growth and development within the County to support the planning of adequate educational infrastructure 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 preceding 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 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.

**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, and rezonings to coordinate school capacity for the projected new population containing residential development and existing and proposed residential neighborhoods.

Policy J.1.4.1  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. Compatibility of land uses adjacent to existing schools and future school sites;
2. The collocation of parks, recreation, and community facilities with school sites;
3. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;
4. Traffic circulation plans to serve schools and the surrounding neighborhood;
5. - The provision of off-site signalization, signage, and access improvements to serve schools;
6. The inclusion of school bus stops and turnarounds;
Policy I.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 and Planned Public School Facilities attached to the Public School Facilities Element maps are hereby adopted.
Appendix

Baker County Education Facilities Plant Survey
DATE: DECEMBER 13, 2019

TO: SHERRIE Raulerson, Superintendent of Schools

FROM: MARCELLE RICHARDSON, EXECUTIVE DIRECTOR FOR SUPPORT SERVICES

RE: 2019-20 FIVE YEAR DISTRICT FACILITIES WORK PLAN

Please request Board approval of the attached copy of the 2019-20 Five Year District Facilities Work Plan. If you have any questions, please let me know.

Thank you for your assistance in this matter.
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 district’s 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.

<table>
<thead>
<tr>
<th></th>
<th>2019 - 2020</th>
<th>2020 - 2021</th>
<th>2021 - 2022</th>
<th>2022 - 2023</th>
<th>2023 - 2024</th>
<th>Five Year Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Revenues</td>
<td>$500,000</td>
<td>$8,504,580</td>
<td>$17,009,160</td>
<td>$0</td>
<td>$0</td>
<td>$26,013,740</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$500,000</td>
<td>$25,513,740</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$26,013,740</td>
</tr>
<tr>
<td>Difference (Remaining Funds)</td>
<td>$0</td>
<td>($17,009,160)</td>
<td>$17,009,160</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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: 1/21/2020
Work Plan Submittal Date: 12/13/2019

DISTRICT SUPERINTENDENT
Sharrie Raulerson

CHIEF FINANCIAL OFFICER
Marcelle Richardson

DISTRICT POINT-OF-CONTACT PERSON
Marcelle Richardson

JOB TITLE
Executive Director for Support Services

PHONE NUMBER
904-259-6251

E-MAIL ADDRESS
Julia.richardson@bakc12.org
## 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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td>$500,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$300,000</td>
<td>$800,000</td>
</tr>
<tr>
<td>Locations:</td>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>$100,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$55,507</td>
<td>$155,507</td>
</tr>
<tr>
<td>Locations:</td>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing</td>
<td>$674,496</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$100,000</td>
<td>$774,496</td>
</tr>
<tr>
<td>Locations:</td>
<td>BAKER MIDDLE, BAKER SENIOR HIGH, J FRANKLIN KELLER INTERMEDIATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety to Life</td>
<td>$230,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$240,000</td>
</tr>
<tr>
<td>Locations:</td>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Locations:</td>
<td>No Locations for this expenditure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>$200,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$200,000</td>
</tr>
<tr>
<td>Locations:</td>
<td>BAKER MIDDLE, PRE-K/KDG CENTER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Locations:</td>
<td>No Locations for this expenditure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Alarm</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Locations:</td>
<td>No Locations for this expenditure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone/Intercom System</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Locations:</td>
<td>No Locations for this expenditure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closed Circuit Television</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Locations:</td>
<td>No Locations for this expenditure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paint</td>
<td>$25,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$35,000</td>
</tr>
<tr>
<td>Locations:</td>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance/Repair</td>
<td>$341,237</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$351,237</td>
</tr>
<tr>
<td>Locations:</td>
<td>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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sub Total: $2,070,733 $0 $0 $0 $465,507 $2,556,240
BAKER COUNTY SCHOOL DISTRICT 2019 - 2020 Work Plan

PECO Maintenance Expenditures

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining Maint and Repair</td>
<td>$2,070,733</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$485,507</td>
</tr>
<tr>
<td>from 1.5 Mills</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,556,240</td>
</tr>
<tr>
<td>Maintenance/Repair Salaries</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>School Bus Purchases</td>
<td>$1,517,217</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,200,000</td>
<td>$2,717,217</td>
</tr>
<tr>
<td>Other Vehicle Purchases</td>
<td>$150,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$150,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Capital Outlay Equipment</td>
<td>$345,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$400,000</td>
<td>$1,045,000</td>
</tr>
<tr>
<td>Rent/Lease Payments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>COP Debt Service</td>
<td>$200,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$200,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>Rent/Lease Relocatables</td>
<td>$150,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$150,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Environmental Problems</td>
<td>$5,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$5,000</td>
</tr>
<tr>
<td>s.1011.14 Debt Service</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Special Facilities</td>
<td>$0</td>
<td>$1,750,040</td>
<td>$1,820,455</td>
<td>$1,902,585</td>
<td>$5,473,080</td>
<td>$0</td>
</tr>
<tr>
<td>Construction Account</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premiums for Property</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Casualty Insurance - 1011.71</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4a.b)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Qualified School</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Construction Bonds (QSCB)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Qualified Zone Academy</td>
<td>$154,411</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$154,411</td>
</tr>
<tr>
<td>Bonds (QZAB)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Expenditure Totals</td>
<td>$4,802,361</td>
<td>$1,860,040</td>
<td>$1,920,455</td>
<td>$2,002,585</td>
<td>$2,085,507</td>
<td>$12,460,948</td>
</tr>
</tbody>
</table>

No items have been specified.

Total: $2,070,733 $0 $0 $0 $485,507 $2,556,240

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.

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 (G), F.S.)
### BAKER COUNTY SCHOOL DISTRICT

#### 2019 - 2020 Work Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Non-exempt property assessed valuation</td>
<td></td>
<td>$1,045,838,488</td>
<td>$1,098,779,888</td>
<td>$1,147,678,908</td>
<td>$1,204,713,800</td>
<td>$1,282,298,448</td>
<td>$5,759,309,333</td>
</tr>
<tr>
<td>(2) The Milage projected for discretionary capital outlay per s.1011.71</td>
<td></td>
<td>1.50</td>
<td>1.50</td>
<td>1.50</td>
<td>1.50</td>
<td>1.50</td>
<td></td>
</tr>
<tr>
<td>(3) Full value of the 1.50-Mil discretionary capital outlay per s.1011.71</td>
<td></td>
<td>$1,797,009</td>
<td>$1,845,950</td>
<td>$1,928,101</td>
<td>$2,023,919</td>
<td>$2,120,661</td>
<td>$9,675,640</td>
</tr>
<tr>
<td>(4) Value of the portion of the 1.50-Mil ACTUALLY levied</td>
<td></td>
<td>370</td>
<td>$1,506,007</td>
<td>$1,582,243</td>
<td>$1,652,658</td>
<td>$1,734,768</td>
<td>$1,817,710</td>
</tr>
<tr>
<td>(5) Difference of lines (3) and (4)</td>
<td></td>
<td>$251,002</td>
<td>$263,707</td>
<td>$275,443</td>
<td>$289,131</td>
<td>$302,951</td>
<td>$1,382,234</td>
</tr>
</tbody>
</table>

#### 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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PECO New Construction</td>
<td>340</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>PECO Maintenance Expenditures</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CO &amp; DS Cash Flow-through Distributed</td>
<td>360</td>
<td>$164,856</td>
<td>$164,856</td>
<td>$164,856</td>
<td>$164,856</td>
<td>$164,856</td>
<td>$824,280</td>
</tr>
<tr>
<td>CO &amp; DS Interest on Undistributed CO</td>
<td>360</td>
<td>$2,941</td>
<td>$2,941</td>
<td>$2,941</td>
<td>$2,941</td>
<td>$2,941</td>
<td>$14,705</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$838,085</td>
</tr>
</tbody>
</table>
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 2018 - 2019? No

Additional Revenue Source

Any additional revenue sources

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Grants</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proportionate share mitigation (actual cash revenue only, not in kind donations)</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Impact fees received</td>
<td>$200,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$600,000</td>
</tr>
<tr>
<td>Private donations</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Grants from local governments or not-for-profit organizations</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Interest, Including Profit On Investment</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Revenue from Bonds pledging proceeds from 1 cent or ½ cent Sales Surtax</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Fund Balance Carried Forward</td>
<td>$3,228,567</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$3,228,567</td>
</tr>
<tr>
<td>General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Special Facilities Construction Account</td>
<td>$0</td>
<td>$8,504,580</td>
<td>$17,009,150</td>
<td>$0</td>
<td>$0</td>
<td>$25,513,730</td>
</tr>
<tr>
<td>One Cent - ½ Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from a s.1011.14/15 F.S. Loans</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from Special Act Bonds</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated Revenue from CO &amp; DS Bond Sale</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from Voted Capital Improvements millage</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Other Revenue for Other Capital Projects</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from 1/2 cent sales surtax authorized by school board</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from local governmental infrastructure sales surtax</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Proceeds from Certificates of Participation (COP's) Sale</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Classrooms First Bond proceeds amount authorized in FY 1987-88</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Classrooms for Kids</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>District Equity Recognition</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$3,428,557</strong></td>
<td><strong>$8,604,880</strong></td>
<td><strong>$17,109,160</strong></td>
<td><strong>$100,000</strong></td>
<td><strong>$100,000</strong></td>
<td><strong>$23,342,337</strong></td>
</tr>
</tbody>
</table>

**Total Revenue Summary**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Local 1.5 Mill Discretionary Capital Outlay Revenue</td>
<td>$1,506,007</td>
<td>$1,582,243</td>
<td>$1,652,858</td>
<td>$1,734,788</td>
<td>$1,817,710</td>
<td>$8,203,406</td>
</tr>
<tr>
<td>PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures</td>
<td>($4,602,361)</td>
<td>($1,650,040)</td>
<td>($1,320,455)</td>
<td>($2,002,585)</td>
<td>($2,085,507)</td>
<td>($12,460,848)</td>
</tr>
<tr>
<td>PECO Maintenance Revenue</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Available 1.50 Mill for New Construction</strong></td>
<td>($3,096,354)</td>
<td>($267,797)</td>
<td>($267,797)</td>
<td>($267,797)</td>
<td>($267,797)</td>
<td>($4,167,542)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CO &amp; DS Revenue</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$167,797</td>
<td>$838,985</td>
</tr>
<tr>
<td>PECO New Construction Revenue</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Other/Additional Revenue</td>
<td>$3,428,557</td>
<td>$8,604,880</td>
<td>$17,109,160</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$29,342,297</td>
</tr>
<tr>
<td><strong>Total Additional Revenue</strong></td>
<td>$3,596,354</td>
<td>$8,772,377</td>
<td>$17,276,557</td>
<td>$267,797</td>
<td>$267,797</td>
<td>$30,181,282</td>
</tr>
<tr>
<td><strong>Total Available Revenue</strong></td>
<td><strong>$509,000</strong></td>
<td><strong>$8,504,580</strong></td>
<td><strong>$17,009,160</strong></td>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
<td><strong>$26,013,740</strong></td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location</th>
<th>Planned Cost:</th>
<th>2016-2020</th>
<th>2020-2021</th>
<th>2021-2022</th>
<th>2022-2023</th>
<th>2023-2024</th>
<th>Total</th>
<th>Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Elementary School Replace existing school</td>
<td>Location not specified</td>
<td>Planned Cost:</td>
<td>$0</td>
<td>$16,613,740</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$16,613,740</td>
<td>Yes</td>
</tr>
<tr>
<td>Student Stations:</td>
<td></td>
<td></td>
<td></td>
<td>740</td>
<td>800</td>
<td>0</td>
<td>0</td>
<td>1,540</td>
<td></td>
</tr>
<tr>
<td>Total Classrooms:</td>
<td></td>
<td></td>
<td></td>
<td>40</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Gross Sq Ft:</td>
<td></td>
<td></td>
<td></td>
<td>104,800</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>104,800</td>
<td></td>
</tr>
</tbody>
</table>

| Planned Cost:               | $0                        | $16,613,740   | $0        | $0        | $0        | $16,613,740 |        |
| Student Stations:           | 0                         | 740           | 800       | 0         | 0         | 1,540       |        |
| Total Classrooms:           | 0                         | 40            | 0         | 0         | 0         | 40          |        |
| Gross Sq Ft:                | 0                         | 104,800       | 0         | 0         | 0         | 104,800     |        |

Other Project Schedules
Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Purchase for new elementary school</td>
<td>Location not specified</td>
<td>$500,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$500,000</td>
<td>Yes</td>
</tr>
<tr>
<td>Girls Locker Room at Softball Field</td>
<td>BAKER SENIOR HIGH</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Development &amp; Site Improvement for new School</td>
<td>Location not specified</td>
<td>$0</td>
<td>$8,900,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$8,900,000</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

$500,000 | $8,900,000 | $0 | $0 | $8,400,000

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BAKER SENIOR HIGH</td>
<td>1,006</td>
<td>1,810</td>
<td>1,288</td>
<td>82</td>
<td>16</td>
<td>71.00 %</td>
<td>0</td>
<td>0</td>
<td>1,322</td>
<td>73.00 %</td>
<td>16</td>
</tr>
<tr>
<td>MACCLENNY 6TH GRADE CENTER</td>
<td>138</td>
<td>138</td>
<td>22</td>
<td>7</td>
<td>3</td>
<td>16.00 %</td>
<td>0</td>
<td>0</td>
<td>22</td>
<td>16.00 %</td>
<td>3</td>
</tr>
<tr>
<td>J FRANKLIN KELLER INTERMEDIATE</td>
<td>992</td>
<td>992</td>
<td>774</td>
<td>43</td>
<td>18</td>
<td>78.00 %</td>
<td>-992</td>
<td>-43</td>
<td>740</td>
<td>0.00 %</td>
<td>0</td>
</tr>
<tr>
<td>BAKER MIDDLE</td>
<td>1,639</td>
<td>1,475</td>
<td>1,148</td>
<td>68</td>
<td>17</td>
<td>78.00 %</td>
<td>0</td>
<td>0</td>
<td>1,145</td>
<td>78.00 %</td>
<td>17</td>
</tr>
<tr>
<td>WESTSIDE ELEMENTARY</td>
<td>806</td>
<td>606</td>
<td>571</td>
<td>20</td>
<td>29</td>
<td>71.00 %</td>
<td>0</td>
<td>0</td>
<td>711</td>
<td>88.00 %</td>
<td>36</td>
</tr>
<tr>
<td>NEW MACCLENNY ELEMENTARY</td>
<td>673</td>
<td>673</td>
<td>580</td>
<td>38</td>
<td>16</td>
<td>88.00 %</td>
<td>0</td>
<td>0</td>
<td>670</td>
<td>100.00 %</td>
<td>18</td>
</tr>
<tr>
<td>PRE-K/KDG CENTER</td>
<td>630</td>
<td>630</td>
<td>406</td>
<td>35</td>
<td>12</td>
<td>65.00 %</td>
<td>-320</td>
<td>-16</td>
<td>200</td>
<td>65.00 %</td>
<td>11</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,784</strong></td>
<td><strong>6,524</strong></td>
<td><strong>4,798</strong></td>
<td><strong>283</strong></td>
<td><strong>16</strong></td>
<td><strong>73.54 %</strong></td>
<td><strong>-1,312</strong></td>
<td><strong>-59</strong></td>
<td><strong>4,810</strong></td>
<td><strong>92.29 %</strong></td>
<td><strong>21</strong></td>
</tr>
</tbody>
</table>

The COFTE Projected Total (4,810) for 2023-2024 must match the Official Forecasted COFTE Total (4,810) for 2023-2024 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.

### Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Relocatable Replacements</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

12/13/2019 1:44:58 PM
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.

<table>
<thead>
<tr>
<th>School Type</th>
<th># of Elementary K-3 Classrooms</th>
<th># of Middle 4-8 Classrooms</th>
<th># of High 9-12 Classrooms</th>
<th># of ESE Classrooms</th>
<th># of Combo Classrooms</th>
<th>Total Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-3 Classroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>School Type</th>
<th># of Elementary K-3 Classrooms</th>
<th># of Middle 4-8 Classrooms</th>
<th># of High 9-12 Classrooms</th>
<th># of ESE Classrooms</th>
<th># of Combo Classrooms</th>
<th>Total Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Co-Teaching Classrooms:</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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).

The Baker County School District has been recommended by DOE to receive Special Facilities Funding for a new K-5 Elementary School off of State Road 121 south of Macclenny beginning in the 2020-2021 budget year. The District will be required to construct deceleration lanes and turning lanes on SR 121 for entry into the new school. In addition the District will be required to pave a road to the school, construct parking lots and student drop off and pickup by buses and parents, dig retention ponds, and extend the water and sewage systems to the site.

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).

The new elementary school proposed by the School District is located south of Macclenny on State Road 121. The School will be on the west side of SR 121, south of Southern States Nursery Road and north of Bobbie Sapp Road.

Consistent with Comp Plan? Yes

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 2018 - 2019 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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary (PK-3)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Middle (4-5)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>High (5-12)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BAKER SENIOR HIGH</td>
<td>443</td>
<td>443</td>
<td>443</td>
<td>443</td>
<td>443</td>
<td>443</td>
</tr>
<tr>
<td>MACCLENNY 6TH GRADE CENTER</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>J FRANKLIN KELLER INTERMEDIATE</td>
<td>110</td>
<td>110</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>44</td>
</tr>
<tr>
<td>BAKER MIDDLE</td>
<td>176</td>
<td>176</td>
<td>176</td>
<td>176</td>
<td>176</td>
<td>176</td>
</tr>
<tr>
<td>WESTSIDE ELEMENTARY</td>
<td>54</td>
<td>72</td>
<td>72</td>
<td>72</td>
<td>72</td>
<td>68</td>
</tr>
<tr>
<td>NEW MACCLENNY ELEMENTARY</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PRE-KKGDG CENTER</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Totals for BAKER COUNTY SCHOOL DISTRICT

<table>
<thead>
<tr>
<th>Total students in relocatables by year.</th>
<th>783</th>
<th>601</th>
<th>691</th>
<th>691</th>
<th>691</th>
<th>731</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of CCFTE students projected by year.</td>
<td>4,869</td>
<td>4,847</td>
<td>4,864</td>
<td>4,835</td>
<td>4,810</td>
<td>4,845</td>
</tr>
<tr>
<td>Percent in relocatables by year.</td>
<td>16%</td>
<td>17%</td>
<td>14%</td>
<td>14%</td>
<td>14%</td>
<td>15%</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Location</th>
<th># of Leased Classrooms 2019-2020</th>
<th>FISH Student Stations</th>
<th>Owner</th>
<th>% of Leased Classrooms 2024</th>
<th>FISH Student Stations</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAKER SENIOR HIGH</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WESTSIDE ELEMENTARY</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MACCLENNY 6TH GRADE CENTER</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>J FRANKLIN KELLER INTERMEDIATE</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>BAKER MIDDLE</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
BAKER COUNTY SCHOOL DISTRICT

2019 - 2020 Work Plan

<table>
<thead>
<tr>
<th>SCHOOL NAME</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW MACCLENNY ELEMENTARY</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PRE-KKDG CENTER</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

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.

The District plans to use J. Keller Intermediate School as an adult facility. Many of the older buildings will need to be demolished. The newer buildings will remain.

Long Range Planning

Ten-Year Maintenance

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.

Nothing reported for this section.

Ten-Year Capacity

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.
Ten-Year Planned Utilization

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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary - District</td>
<td>3,101</td>
<td>3,101</td>
<td>2,342.07</td>
<td>75.52 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middle - District Totals</td>
<td>1,639</td>
<td>1,475</td>
<td>1,146.30</td>
<td>77.86 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>High - District Totals</td>
<td>1,008</td>
<td>1,310</td>
<td>1,287.51</td>
<td>71.16 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Other - ESE, etc</td>
<td>138</td>
<td>138</td>
<td>21.76</td>
<td>15.94 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Totals</td>
<td>6,784</td>
<td>6,524</td>
<td>4,797.64</td>
<td>73.54 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
</tbody>
</table>

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.

Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

Nothing reported for this section.

Twenty-Year Maintenance

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.

Nothing reported for this section.
Twenty-Year Capacity

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 8-year district facilities work program.

Nothing reported for this section.

Twenty-Year Planned Utilization

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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary - District Totals</td>
<td>3,101</td>
<td>3,101</td>
<td>2,342.07</td>
<td>75.52 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Middle - District Totals</td>
<td>1,039</td>
<td>1,475</td>
<td>1,148.30</td>
<td>77.92 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>High - District Totals</td>
<td>1,906</td>
<td>1,810</td>
<td>1,287.51</td>
<td>71.16 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Other - ESE, etc</td>
<td>138</td>
<td>138</td>
<td>21.76</td>
<td>15.94 %</td>
<td>0</td>
<td>0</td>
<td>0.00 %</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,774</strong></td>
<td><strong>6,524</strong></td>
<td><strong>4,797.64</strong></td>
<td><strong>73.54 %</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0.00 %</strong></td>
</tr>
</tbody>
</table>

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.

Twenty-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

Nothing reported for this section.
EXHIBIT K

2040 Future Land Use Map
EXHIBIT L

Five Year Schedule of Capital Improvements of the 2040 Plan
## Baker County 5 Year Schedule of Capital Improvements

### FY 2020/21 to 2024/25

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Roads</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State Roads</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Solid Waste Disposal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

2040 Comprehensive Plan
December 15, 2020