

**THE LIBERTY COUNTY 2012 – 2025**  
**COMPREHENSIVE PLAN**

**CHAPTER I. FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL:** Efficiently manage and regulate land-use types, locations, and densities in compatibility with natural and man-made resources so as to provide the residents of Liberty County with an aesthetically pleasing, economically beneficial, and socially adequate environment.

**Objective 1:** All growth and development in Liberty County shall be managed through implementation of the adopted Land Development Regulations which implement the Future Land Use Map.

**Policy 1-1:** Regulations in the County's Development Code shall include: subdivision of land, compatibility of adjacent land uses, open space, flood prone area protection, signage, traffic circulation, parking and site plan requirements. These regulations shall prohibit hazardous uses within the floodplain. For purposes of this Plan, hazardous uses are uses which handle, produce, or store "hazardous materials" and "hazardous waste" comprising those certain 127 priority pollutants, volatile organics, and trace materials referenced in the Clean Water Act administered by the Environmental Protection Agency (as may be amended from time to time). Specifically, hazardous waste is to be defined in 40 CFR, Part 261, as modified by Rule 17-720.030 F.A.C. as of June 1, 1992. However, the proper temporary storage and handling of EPA approved agricultural materials listed as hazardous may be allowed following EPA standards and guidelines.

**Policy 1-2:**

**Boundary Interpretation Provision:**

In those land use categories on the Future Land Use Map whose location cannot be directly determined from an inspection of the map, the following guidelines shall be used to by staff to determine the limits of land use designations:

1. Where it appears that the land use boundary line follows a major roadway right-of-way, canal, natural water body, section line, or corporate limit line delineated on the Future Land Use Map, the land use boundary shall be construed to follow that feature.
2. Where natural or geographic features cannot be used in a boundary line determination:
  - a. Where the land use line appears to follow a property line, the line shall be construed to follow property lines existing on the date of comprehensive plan adoption; or
  - b. If a property appears to be split by the land use boundary and the portion of the split lot would be precluded from development because of the split, the boundary line

shall be construed to include the entire lot so long as the extension does not exceed five-hundred (500) feet or add more than ten (10) acres to the land use designation of the parcel.

c. Parent track... Parent track of land and/or Parcel or Lot of Record as used in this Plan is a parcel or lot of record shall mean: 1) Any contiguous quantity of land that is part of an approved subdivision recorded in the Office of the Clerk of the Circuit Court; or, 2) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, and which has been so recorded in the public records in the Office of the Clerk of the Circuit Court prior to September 24, 1992; or, 3) Any contiguous quantity of land which is the subject of an agreement for deed or other instrument of conveyance properly executed prior to September 24, 1992, and which describes the parcel with such definiteness that its location and boundaries are established and recognized by Florida Law.

d. When a Parent Track of land is divided by a public roadway (State or County) that existed on or before September 24, 1992, each portion of the parent track created by the division by the public roadway, shall be considered a parent track for purposes of land use densities and shall be granted the right to built at least one single family residential unit.

### **Mapping Errors:**

Where designation on the Future Land Use Map has been erroneously labeled or located, and the record of public hearings held by the Board of County Commissioners to adopt the plan indicate that the land use category shown on the Future Land Use Map for the subject parcel was not the category approved by the Board and the land use category to which the parcel is being changed is the land use category approved by the Board, the Board may instruct staff to make the necessary correction, provided however that such Future Land Use Map corrections shall be submitted to the Florida Department of Community Affairs for review.

### **Map Categories:**

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

Four types of mixed use areas are shown on the Future Land Use Map, and are defined below. For all mixed use areas, Land Development Regulations will ensure the following: protection of environmental resources consistent with the Conservation Element; adherence to the concurrency requirement; harmonious and functional site design with minimum standards established for access, circulation, parking, landscaping, drainage, tree protection, land coverage, and building placement. Where residential development can be provided with central water and sewer, densities may not exceed 8 dwelling units/acre; where only central water is provided, densities shall not exceed four dwelling units/acre; where no central water or sewer is provided, densities shall not exceed two dwelling units/acre, consistent with Florida DHRS requirements. Development standards will also provide for buffering, building orientation, or other measures to ensure compatibility and proper function of the entire area as well as individual sites.

**Town Center:** A mixed use category which recognizes historical town centers and provides for a variety of business types, including offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities. Other uses may be allowed, consistent with the more intense development characteristics of this mixed use category, such as: multi-family or single family residential, medical facilities such as clinics, hospital, nursing homes, public or private schools, churches or other similar uses; parks, and recreation. The mix would allow for approximately a 50-50 split between business and residential use for the entire area. Intensity of business use, as measured by land coverage, should not exceed 65%. Density of development shall be limited to 8 dwelling units per acre if central water and sewer are available; 4 dwelling units per acre if central water is available; and 2 dwelling units if no central sewer or water is available.

**Rural Village:** A mixed use category where suburban or exurban residential is the predominant type of use. All housing types will be allowed at a variety of densities, from as low as one unit per five acres. Density of development shall be limited to 4 dwelling units/acre if central water is available; and 2 dwelling units if no central sewer or water is available. However, density shall not exceed four dwelling units per acre even if central water and sewer are available. While single-family will be the predominant residential use, attached or multi-family is allowed, along with community or neighborhood scale businesses, public uses such as churches or schools, so long as the non-residential uses are at a scale both in harmony with and compatible with the suburban residential scale and character of the area. Parks and recreation uses are also appropriate. Non-residential use should not exceed 30 percent of the total area; intensity of such development, as measured by land coverage, should not exceed 65 percent.

**Mixed Use; Rural Residential:** A mixed use category where rural residential is the predominant type of use. All housing types will be allowed at a gross density not to exceed one (1) unit one (1) per 1 acre. While single family will be the predominant use, community or neighborhood scale business, public uses such as schools or churches are allowed, so long as the non-residential uses are at a scale both in harmony with and compatible with the rural residential scale and character of the area. Parks and recreational uses including fish ponds are also appropriate. Non-residential use should not exceed 20 percent of the total area; intensity of such development, as measured by land coverage, should not exceed 65 percent.

**Mixed Use; Suburban Residential:** Areas characterized by existing development, and areas so located as to insure compact growth in close proximity to Rural Villages. Residential densities of up to two dwelling units per acre shall be allowed, consistent with Florida DHRS rules for densities of development using private wells and septic tanks. Commercial uses, such as neighborhood convenience and public uses shall be allowed, subject to an intensity of use limited by a maximum lot coverage (including parking) of 50%.

The maximum percentage of land that can be developed for commercial and public uses in the mixed-use-suburban residential category shall be five (5) percent.

**Commercial Use :** Areas characterized by primarily small and medium sized retail commercial development, providing for new commercial enterprises within the County. These commercial uses could consist of activities such as: small retail shops and offices, medium sized buildings for restaurants and stores such as gas stations and mini-markets or professional office buildings, and larger buildings for hardware or furniture stores, feed stores, and/or community grocery stores.

The maximum intensity of development as measured by land coverage, shall not exceed 80 percent. If the commercial use is immediately adjacent to residential uses, the maximum intensity of development as measured by land coverage shall not exceed 65 percent. Public infrastructure and Institutional facilities are also allowed within this land use category, at the same maximum intensity of development. Limited Residential development is allowed at a variety of densities, from as low as one unit per five acres, up to one unit per acre. Residential development should not exceed more than 30 percent of the total area.

Commercial land uses shall be located within the following areas:

- 1) Commercial land uses may be located on land shown within the boundaries of the mixed-use categories on the Future Land Use Map consistent with the policy provisions for Town Center, Rural Village, Mixed Use Rural residential and Mixed Use Suburban Residential Land Use Categories ;
- 2) Commercial land uses may be located in areas that are located adjacent to existing mixed-use development areas by amending the Future Land Use Map to designate these areas as ACommercial Use@. These new land use activities must have direct access to existing transportation facilities depicted on the 2012-2025 Future Land Use and Future Traffic Circulation Maps. These commercial land uses must provide for all needed water, waste water, and drainage facilities and are limited to commercial uses which are compatible with adjacent land uses.
- 3) Small scale retail commercial uses (10 acres or less) may be located within 1,320 feet (1/4 mile radius) of the intersection of either Arterial Roadway (Highway 20 or Highway 12) within the County and any Collector Roadway (Highways 270, 271, 1641, 2224 or 267), as depicted on the 2000-2010 Future Land Use and Future Traffic Circulation Maps, by amending the Future Land Use Map to designate these areas as ACommercial Use@.

The uses permitted by this policy shall be consistent with all other policies of this Plan ensuring that the sites are exclusive of wetland areas and/or other environmental incompatibilities, such that sufficient developable area is available for the proposed use.

**Industrial:** Areas devoted exclusively to industrial development, allowing a mix of light and/or heavy manufacturing, storage, distribution, or other typical industrial uses. Hazardous waste disposal facilities are prohibited. Intensity of development, as measured by land coverage, should not exceed 90%. There are four (4) Industrial sites designated on the Future Land Use Map:

- 1) North Florida Lumber Company Pole and Sawmill, on Hwy. 12 South of Bristol, consisting of approximately 60 acres;
- 2) The Telogia Industrial Park, on S.R. 65 South, consisting of approximately 30 acres;
- 3) The old Odom Sawmill site, on S.R. 65 South of Hosford, consisting of 10 acres;
- 4) The Foley Chip Mill (60 acres) and the Sunshine State Cypress Plant (65 acres) sites, off of S.R. 65 North of Hosford, consisting of 125 acres.
- 5) The CW Roberts Asphalt Plant site, on Hwy 20 in Hosford, consisting of 48 acres.

**Agriculture:** Activities within land areas which are predominantly used for the cultivation of crops and livestock including; cropland; pasture land; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

**Conservation:** Area with extremely limited development potential due to environmental sensitivity, wetlands, or other lands identified on the Future Land Use Map and in Policy 1-4 for such protective treatment. Limited use for recreation is appropriate, only as may be consistent with protection of the area. Silviculture practices conducted in conservation areas shall be limited, as appropriate, to those practices which adhere to the best management practices outlined in the publications titled *Silviculture Best Management Practices Manual* (Revised May, 1990, Florida Department of Agriculture and Consumer Services, Division of Forestry) and/or *Management Guidelines for Forested Wetlands in Florida* (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association), subject to Policies 7-1, 7-2, and 7-3 included in this document.

**Public Institutional:** Land devoted to the Liberty Correctional Institution and other public infrastructure facilities serving areas outside of the mixed use land use categories.

**Public Resource Management:** Lands in public ownership designated for resource management including timber harvesting and hunting activities.

**Public Preservation:** Lands in public ownership limited to passive recreation.

**Policy 1-3:** Development orders and permits will not be issued which will cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan.

**Policy 1-4:** Protect environmentally sensitive lands, including wetlands, floodplains that drain into waters of the state, endangered and threatened species habitat, existing at the time of the request for a development order and high recharge areas, through the designation of such lands as Conservation, Resource Protection, and Resource Management Areas, or through the implementation of comprehensive plan policies that are applicable to these areas. Development, as defined in Section 380.04, Florida Statutes, in these areas shall be limited to recreation, fish and wildlife management, and single family residential at a density of not more than 1 unit per 5 acres (unless more restrictive densities are established elsewhere in the plan). Commercial, industrial, solid waste and hazardous waste disposal uses shall be prohibited within these areas. New residential subdivisions that include wetlands and/or floodplains must cluster the development in upland areas and cannot create any new lots which do not have enough uplands for development of the footprint of all structures and roadways plus a minimum 50 foot natural vegetated upland buffer. Any new lots which contain wetlands or floodplains must be at least 5 acres in size, with adequate uplands to accommodate all development. Upland areas are defined as lands which do not include any wetlands or floodplains. The wetlands and floodplains areas must be shown on the plat as undevelopable areas. A seventy-five (75) foot buffer of native vegetation for development shall be required adjacent to the Apalachicola River, the Ochlockonee River, Telogia Creek, and the New River. This buffer shall be measured from the ordinary high water line of these surface waters. Buffer zones shall consist of preserved native vegetation, including canopy, understory, and groundcover. Silviculture activities shall be governed by Policy 1-2.

***Environmentally Sensitive Lands:*** Lands located within the unincorporated areas of Liberty County, which are characterized by one or more of the following:

1. Specific denoted designated areas shown as conservation areas on the Future Land Use Map located within the one-hundred (100) year floodplain of a stream, river, lake, or depression, and possibly including the boundary or shoreline area associated with such floodplain. For the purposes of this definition, the one-hundred (100) year floodplain area shall be as shown on the Flood Insurance Rate Map (FIRM) as issued under the National Flood Insurance Program administered by the Federal Emergency Management Agency, and boundary or shoreline areas shall be those areas located within fifty (50) feet of the one-hundred (100) year floodplain.
2. Located within a wetland (connected or isolated) and including wetland fringe areas which are essential for maintaining the hydroperiod of the wetland. For the purposes of this definition, wetlands means lands that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, sloughs, wet prairies, bay heads, cypress domes and strands, riverine swamps and marshes, hydric seepage slopes, and similar areas.
3. Located within a known or suspected archaeological site which is eligible for listing on the National Register of Historic Places. For the purposes of this definition, a site will be considered eligible if it is listed on the National Register of Historic Places or if it is included on the Master Site File maintained by the Bureau of Historic Preservation, Florida Secretary of State.

**Policy 1-5:** The County in order to protect potable water wells and their cones of influence have created wellhead protection areas and zones of exclusion. Zones of exclusion shall consist of all land within a two-hundred (200) foot radius of the wellhead wherein no development activities will be allowed. Wellhead protection areas shall extend for a radius of five-hundred (500) feet from the wellhead. Within these areas, the following will be prohibited:

1. Landfills.
2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List.
3. Activities that require the storage, use, handling, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like.
4. Feedlots or other commercial animal facilities.
5. Wastewater treatment plants, percolation ponds, and similar facilities.
6. Mines.
7. Excavation of waterways or drainage facilities which intersect the water table.

**Policy 1-6:** The Liberty County Land Development Regulations shall include buffering and open space requirements for uncomplimentary land uses.

**Policy 1-7:** In order to protect agricultural lands and to contribute to efficient land use patterns, residential densities within the "Agriculture" land use category shall not exceed one (1) dwelling unit per ten (10) acres.

**Policy 1-8:** Mining activities shall be allowed in the "Agriculture" land use designation subject to the commercial viability of areas suitable for the extraction of minerals and consistent with reclamation requirements in the Land Development Regulations.

**Objective 2:** Liberty County shall reduce instances of blight through implementation of the County SHIP Plan and through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the County will ensure that proposed developments conform to the Future Land Use Map and Land Development Regulations designed to ensure compatibility of future development. Finally, existing development which is inconsistent with the Future Land Use Map will be addressed through control on expansion, replacement or improvement.

**Policy 2-1:** Expansion or replacement of existing land uses inconsistent with the Future Land Use Map will be prohibited.

**Objective 3:** Liberty County shall continue the coordination of future land uses with the appropriate underlying historic and natural resources, soils and topography, and the availability of facilities, services, and land for utilities. The general criteria and standards for the natural features are specified in the Goals, Objectives, and Policies of the Conservation Element.

**Policy 3-1:** Encourage development and growth only in areas without steep slopes.

**Policy 3-2:** Liberty County shall ensure that natural and historic resources are protected through the provision of adequate drainage and stormwater treatment facilities, drainage and stormwater treatment plans will be submitted as part of the site plan and/or subdivision review process.

**Policy 3-3:** Liberty County shall ensure the protection of historic and archeological resources identified from the Florida Master Site File, and shown on a map maintained in the office of the County Building Official. Prior to the issuance of any development approval, preliminary or final, this map shall be consulted to determine whether historic or archeological resources exist on the site proposed for development. These resources shall be protected by the adoption of such requirements as designing developments to manage these resources, provisions for density transfers or bonuses which cause development to be located away from these resources, provisions for conservation easements and similar methods for permanently protecting these resources, and provisions for protection of resources through PUD or cluster development review techniques.

**Objective 4:** Throughout the planning period, the County shall make available suitable land for the building and expansion of service facilities, and shall require that future land uses be assured of adequate infrastructure and services. The County shall conduct an ongoing review and analysis of the infrastructure and services to meet the needs of future land uses adopted in this Comprehensive Plan. Developments shall be required to provide such lands where appropriate.

**Policy 4-1:** The County shall implement a concurrency management which includes monitoring of facilities and services to ensure maintenance of the adopted levels of service.

**Policy 4-2:** Throughout the planning period, the County shall require that infrastructure and services be available concurrent with the impacts of development by requiring that developers provide needed infrastructure and services at the time of their proposals and then dedicate them, as requested, to the County.

**Objective 5:** Throughout the planning period, the County shall, through enforcement of the adopted Comprehensive Plan, and the Land Development Regulations, provide for an orderly well-planned community with compatible land uses.

**Policy 5-1:** Liberty County shall implement a code enforcement procedure to alleviate land use violations.

**Policy 5-2:** Industrial land use shall be located in areas designated for industrial land use on the Future Land Use Map.

**Policy 5-3:** Planned Unit Developments, Cluster Housing, and other innovative land regulatory techniques shall be encouraged in the Land Development Regulations

**Policy 5-4:** Liberty County's Land Development Regulations shall include standards on access management, which will provide an incentive for larger commercial centers within mixed use areas, and which will serve as a disincentive to poorly functioning strip development. Standards shall include requirements for frontage roads, interconnected parking lots, and shared driveways or other appropriate site design standards which directly relate to the function of strip development, and which are primarily concerned with preserving the integrity of the road system, as well as preserving the working landscape of rural areas.

**Policy 5-5:** Liberty County's Land Development Regulations will include standards for on-site circulation and parking, pedestrian and bicycle access. Standards will also be provided regarding the interconnection of residential and commercial areas.

**Policy 5-6:** The County will actively cooperate with civic groups on highway beautification efforts and projects initiated and/or supported by such groups.

**Policy 5-7:** The County shall maintain one or more Land Development Regulations on easements for utilities, including, but not limited to, power lines, ensuring appropriate marking and maintenance, and requiring sufficient setbacks from the easement for new structures.

**Policy 5-8:** No privately owned landfills shall be allowed to locate in Liberty.

**Policy 5-9:** Personal property rights assured by the Constitution of the United States of America and by the Constitution of the State of Florida which are not expressly restricted by this Plan are vested with the property owners of Liberty County.



**Objective 6:** It is the intent of the County, as reflected on the Future Land Use Map, to encourage new development to occur primarily in a variety of mixed use concentrations, located in historic settlements as small nodes of development to support the surrounding rural and agricultural development. This to be accomplished by designating on the Future Land Use Map mixed use development areas.

**Policy 6-1:** The Liberty County Land Development Regulations shall promote the concentration of new development in or near already developed areas of the County. This shall be accomplished by such provisions as requiring public facilities for areas which are adjacent to uses designated Town Center or Rural Village on the Future Land Use Map and where such facilities are now being provided. In addition, subdivisions shall be either served by public utilities, served by their own package treatment facility, or be pre-approved for septic tank use.

**Policy 6-2:** Through the development review and approval process in the Development Code and the implementation process contained in Policy 2-5 of the Capital Improvements Element the County shall limit density and intensity of development consistent with the availability of appropriate infrastructure, to ensure that appropriate facilities and services are available to serve the impacts of development.

**Policy 6-3:** Public uses such as schools, libraries, and neighborhood recreational and community facilities shall be located within the historic mixed use development areas. The County shall continue to coordinate with the Liberty School district, to encourage the collocation of schools, public libraries and recreational facilities within these residential mixed use areas.

1. Public, Charter and/or Private Schools are allowed in the historic mixed use development areas, consistent with the Natural Resource Protection, Historic Resource Protection and Concurrency Management Policies of this Plan.
2. Where feasible, the proposed site of all new public and school facilities shall be so located as to allow for collocation of schools, public libraries, community centers, recreational facilities and any other future public facilities within the residential mixed use areas.

**Policy 6-4:** Nothing herein shall affect the classification of lands as assessed by the property tax appraiser.

**Objective 7:** Silviculture activities are to be conducted in a manner compatible with the need to protect, conserve and appropriately use wetlands, uplands and natural resources adjacent to lakes and streams and to ensure the protection of water quality within water bodies.

**Policy 7-1:** Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised May 1990, Florida Department of Agriculture and Consumer Services, Division of Forestry) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association).

**Policy 7-2:** In order to maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts, or other irregularly shaped harvesting techniques will be allowed provided:

1. Viable populations of the endangered, threatened and species of special concern found on-site can be maintained on-site.
2. Harvests are planned to provide for varying age and height diversity supporting a variety of vegetative successional stages within the overall wetland ecosystem.
3. The natural hydrology and hydroperiod of wetlands are not significantly modified on a long-term basis and state water quality standards are not violated.
4. There is no conversion of wetland systems to upland systems.

Nothing in this Policy is intended to conflict with Policy 7-1.

**Policy 7-3:** The silviculture policies of this plan shall be reevaluated when the Florida Department of Agriculture and Consumer Services prepares new guidelines and best management practices, consistent with the Plan Amendment process.

**Objective 8:** Provide for exceptions from the density standards set forth in the Comprehensive Plan for all lots of record which were recorded prior to the adoption of the Liberty County (September 24, 1992) Comprehensive Plan.

**Policy 8-1:** Developments which have:

1. received a final local development order prior to the effective date of this Plan where development has commenced and is continuing in good faith, or;
2. developments authorized as a Development of Regional Impact pursuant to Chapter 380, F.S., or;
3. single-family developments where the property owner has acted in good faith on an act or omission of the County/City and on the basis of such reliance has made a substantial change in financial position or incurred excessive obligations such that it would be highly inequitable and unjust to deny the continued development of such property pursuant to the doctrine of equitable estoppel; may be continued under the provisions of the regulations under which they were approved, provided that: the development must be consistent with other provisions of this Plan, including but not limited to, concurrency and protection of environmentally sensitive lands. It is further provided that for single lots which do not lie contiguous to other lots or parcels under the same ownership, only one single family dwelling per lot of record under a single ownership may be permitted. On lots which lie contiguous to other lots or parcels under the same ownership, the owner is entitled to build one single family dwelling unit in total on such single and contiguous lots.

**Policy 8-2:** Pursuant to and consistent with section 163.3179, Florida Statutes, in order to avoid disproportionate economic impact on owners of small parcels of property, each parcel in single ownership as of the effective date of this Plan, may be subdivided for use of immediate family members for their primary residence.

## **CHAPTER II. TRAFFIC CIRCULATION EXECUTIVE SUMMARY**

The Liberty County road system is currently adequate to serve the present population, the commercial and industrial needs and the through traffic using the county's roads.

Analysis of future needs indicates that land ownership patterns will force both home building and commercial enterprises to remain within the corridors served by the present road network and that no further extensive additions to the system will be necessary during the period covered by this plan. The predicted population increase is small enough that the system can maintain level of service B with no rebuilding or upgrading.

The Florida Department of Transportation replaced the Apalachicola River Bridge and the two Telogia Creek bridges. This, together with routine re-surfacing and short section paving, will sustain the system for the period of the plan.

Gasoline tax revenue will remain adequate as the primary fund source for road work.

### **GOALS, OBJECTIVES AND POLICIES**

**GOAL:** Maintain a safe, convenient and efficient transportation system which provides for rapid movement of people, goods and services.

**Objective 1:** The County and City shall ensure a safe, convenient and efficient motorized and non-motorized transportation system throughout the planning period.

**Policy 1-1:** All roads shall be constructed according to the minimum standards of the Liberty County Road Department and Florida Department of Transportation.

**Policy 1-2:** Peak hour level of service "C" on principal arterials and "D" on all other roadways shall be maintained for all roads in the City and County.

**Policy 1-3:** The Land Development Regulations shall contain provisions regulating site design and subdivision layout, consistent with the density, intensity, and the character of the district, as defined in the Future Land Use Element.

1. The regulations shall include an integrated driveway standard and permitting requirement for all new or rebuilt driveways and streets. This standard shall include provisions to minimize the number of driveways, and require auxiliary features such as turn lanes and channelization.
2. Regulations shall include design requirements for safe and convenient on-site traffic circulation and ratios to establish parking requirements according to land use.
3. Promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

**Objective 2:** The Liberty County Land Development Regulations shall ensure that transportation systems are coordinated with future land use map designations.

**Policy 2-1:** Amendments to the Liberty County comprehensive plans involving the Future Land Use Element, and the Future Land Use Map, shall consider the associated impacts on the transportation system.

**Objective 3:** Protect present and future right-of-way from building encroachment, to permit safe and efficient traffic circulation at a minimal cost while protecting the natural environment.

**Policy 3-1:** The Liberty County Land Development Regulations shall include a requirement for building setbacks for roads identified for multilaning on the long-range transportation plan: 1) 75 ft. from the centerline of the existing right-of-way for future four-laning; 2) 25 ft. from the existing property line, whichever is greater. Parking and retention facilities are not allowed within the designated setback area.

**Policy 3-2:** As a means to acquire right-of-way necessary for roads which serve new development, the County and City shall require that new development dedicate land necessary for right-of-way, or pay fees in lieu of land as a condition of plat approval. New development shall be required to provide its own roads.

**Objective 4:** Continuing transportation planning for Bristol and Liberty County shall be coordinated with appropriate local and state agencies.

**Policy 4-1:** Through implementation of policies adopted in the Intergovernmental Coordination Element, the City and County shall maintain coordination with the Florida Department of Transportation, Calhoun, Wakulla and Leon Counties regarding future transportation needs and improvements.

### **CHAPTER III. HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES**

**GOAL:** To provide structurally sound, safe, and sanitary housing units at affordable costs to meet the needs of the present and future residents of Liberty County and the City of Bristol.

**Objective 1:** An inventory of the housing supply shall be maintained by the City and County in order to provide an information base for evaluating the need for housing units by type, including relocation housing.

**Policy 1-1:** An inventory of new construction activity shall list housing units by type (single-family, duplex, multi-family), year constructed; the inventory shall be compiled from the most current available census data.

**Policy 1-2:** An inventory of substandard housing units shall be compiled and updated as substandard units are rehabilitated or demolished.

**Policy 1-3:** Implement and enforce minimum housing codes, emphasizing those units in Liberty/Bristol identified as being in substandard condition.

**Policy 1-4:** The County Building Department shall prepare, and make available to the public, a complete list of construction activities that require permits, along with the cost of the various permits.

**Objective 2:** The listing of historically significant housing units shall be updated by 2005 in order to ensure the conservation and/or rehabilitation of these resources.

**Policy 2-1:** When structures are identified as historically significant, application will be made to place these structures on the State Master Site File and the National Register of Historical Places.

**Policy 2-2:** Grant applications for historic preservation activity shall be coordinated between Bristol/Liberty County and the appropriate federal, regional, state, and local agencies.

**Policy 2-3:** The County shall require mitigation, when appropriate, for preserving historically significant housing units through the development review process.

**Policy 2-4:** The County shall provide information on the location of historic housing opportunities, financial techniques, and proper preservations to the general public.

**Policy 2-5:** When structures are not identified as historically significant, and unfit for habitation, the City or County shall encourage the owner(s) to rehabilitate the unit.

**Objective 3:** The County shall continue to reduce substandard housing units by 10% annually, by pursuing additional grant monies for rehabilitation, demolition and/or new housing units.

**Policy 3-1:** The County shall apply for federal and state funding to demolish and/or rehabilitate substandard housing units.

**Policy 3-2:** The County shall enforce adopted housing code.

**Objective 4:** The County shall provide through the Land Development Regulations for a variety of residential environments for residents requiring special housing through adoption of land development regulation by the statutory deadline. Provision will be included for low to moderate income families, manufactured homes, farm-worker housing, group homes and foster care facilities.

**Policy 4-1:** Regulations for the location and site design for manufactured housing units and multi-family housing units shall be incorporated into County Land Development Regulations. Manufactured housing units will be allowed in all zoning categories and all types of multi-family housing will be allowed in zoning categories consistent with the appropriate land use categories of the adopted plan.

Regulations that apply to manufactured housing and mobile homes shall be consistent with applicable provisions of Sections 320.8285(5) and 553.38(2), F.S.

**Policy 4-2:** Low and moderate income housing shall be permitted in the Town Center, Mixed Use/Suburban Residential, and Rural Village categories on the Future Land Use Map, and no Land Development Regulations shall be adopted or other actions shall be taken by the County which discriminate against low or moderate income housing. Group and foster homes shall be permitted in the Mixed Use/Rural Residential, Mixed Use/Suburban Residential, Town Center, and Rural Village categories, consistent with Chapter 419, F.S. (as of the date of plan adoption), for homes with 0-6 residents; for group and foster homes with 7-14 residents, a minimum separation between such homes that meets the distances specified in Section 419(3)(c)3., F.S. (as of the date of plan adoption) shall be considered sufficient to prevent an over-concentration of such homes, and such homes shall be permitted in the Town Center and Rural Village categories.

**Policy 4-3:** The County shall implement non-discriminatory standards and criteria addressing the location of group homes and foster care facilities as well as other types of special need housing.

**Policy 4-4:** The County shall publish and provide information to the private sector on housing needs, especially low and moderate income housing, and other special needs.

**Objective 5:** The County shall ensure that new housing construction protects the health, safety, and welfare of area residents and promotes a cohesive and manageable residential environment through the implementation of procedures in the Land Development Regulations.

**Policy 5-1:** Building permits shall not be issued for proposed construction when construction plans are not in conformance with the requirements and the guidelines set forth by all applicable development regulations.

**Policy 5-2:** Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency. The names of such persons will be listed with the County Building Department and made available to the public.

**Policy 5-3:** All new housing units and modifications to existing units shall be constructed in accordance with all applicable building and safety codes required by the State or local government.

**Policy 5-4:** All new housing units shall receive inspection approval prior to the issuance of a Certificate of Occupancy.

**Objective 6:** The County shall ensure that adequate and affordable new dwelling units are available as needed through the private sector housing delivery process and through the implementation of the County's SHIP Plan and housing programs.

**Policy 6-1:** Ordinances, codes, and other regulatory devices shall be continually reviewed for the purposes of eliminating excessive requirements and to increase private-sector participation in meeting housing needs.

## **CHAPTER IV. CONSERVATION ELEMENT EXECUTIVE SUMMARY**

Land ownership records show approximately 86% of Liberty County acreage to be held by governmental agencies and large corporate land owners own another 10%. Almost all of this is under intensive timber management and under good to excellent conservation practices.

Water supply is deemed adequate both for the present and the foreseeable future. Quality of both water and air is very good with no known point source pollution problems of a serious nature.

Surface mining and mineral extraction are non-existent within Liberty County and soil erosion is minimal.

Conservation of wildlife and wildlife habitat is a by-product of good forest management by private landowners and is actively pursued by the Apalachicola National Forest, The State Forest Service, The State Parks Service, the Water Management District and the Nature Conservancy, as well as private land owners.

The Department of Environmental Protection and the Water Management District monitors much of our wetlands, our water and our air and we seem to have few pressing environmental problems at present.

### **GOALS, OBJECTIVES, AND POLICIES**

**GOAL:** To manage, conserve and protect the natural resources of Liberty County for future populations.

#### **AIR QUALITY**

**Objective 1:** To meet or exceed minimum air quality levels as established by the Florida Department of Environmental Protection and the Federal Environmental Protection Agency.

**Policy 1-1:** All proposed commercial-industrial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

1. Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
2. The applicant shall include documentation that ambient air quality in the area will not be lowered significantly.
3. The applicant shall use adequate landscaping to promote air quality and reduce noise and view impacts to adjacent property.



**Policy 1-2:** Cooperate with any local, state, or federal agency programs which monitor or otherwise contribute to maintenance of air quality.

## **WATER QUALITY**

**Objective 2:** Lake Mystic, Telogia Creek, Apalachicola, Ochlockonee and New Rivers, and wetlands are important recreational and aesthetic resources to the County and City. The City and County shall ensure future land uses do not contribute to a decrease in surface water quality, through implementation of Land Development Regulations which establish requirements for development and criteria for site plan review.

**Policy 2-1:** The surface waters of the County, including lakes and rivers, shall be designated conservation areas, where the following requirements shall be enforced:

1. Minimum setbacks shall be established to ensure development of structures are set back a reasonable distance from lakes, rivers and creeks.
2. Structures, other than boardwalks, piers or other structures associated with recreational use, shall be prohibited within the areas designated as conservation.
3. No development shall be permitted within wetlands unless the applicant has secured the necessary proper state and federal approvals. No development within Liberty County/Bristol shall be permitted which disrupts, significantly alters, or destroys the functioning of a major natural or pre-existing man-made drainage feature or facility.
4. No hazardous, toxic, chemical, petroleum, nuclear waste or liquid sludge shall be discharged into lakes or wetlands.

**Policy A.2-1:** A seventy-five (75) foot buffer of native vegetation for development shall be required adjacent to the Apalachicola River, the Ochlockonee River, Telogia Creek, and the New River. This buffer shall be measured from the ordinary high water line of these surface waters. Buffer zones shall consist of preserved native vegetation, including canopy, understory, and groundcover.

**Policy 2-2:** No drainage or stormwater from a proposed development shall discharge into water bodies or wetlands unless a permit is obtained from the Department of Environmental Protection.

**Policy 2-3:** Site plan review for development approval shall be required to include the designation of wetlands by a professionally conducted survey, if determined and verified by the County Inspector that wetlands may be on the site. Sources that County Inspector may use include, but are not limited to, the USGS Soils Map, Landsat Map, and National Areas Wetland Inventory Map.

**Policy 2-4:** With the exception of recreation and silviculture, non-residential land uses shall be prohibited in wetlands. However, activities which further the conservation and protection of wetlands, or which serve an overriding public purpose may be permitted, only if these activities meet the following conditions

1. Such activities are necessary to prevent or eliminate a public hazard (for example, elimination of a dangerous curve in a road, dredging in order to clean up a spill of hazardous material, or removal of underwater obstructions to boat traffic.)

2. Such activities would provide a direct benefit to the public at large which would exceed those which are lost as a result of development (for example, maintenance dredging, removal or exotic species, restoring natural hydroperiods).
3. Such activities would occur in wetlands in which the functions and values have been significantly degraded, and can be restored (for example, altering properties that have been legally drained prior to the adoption of the plan, altering properties that have been badly invaded by exotic species, and filling of polluted or poorly-flushed man-made canals).
4. Such activity consists of development that cannot be reasonably located outside of all wetlands (that is, utility transmission corridors, utility collection and distribution lines, and roads which are necessary for access to property or are included in the five year schedule of capital improvements; however, once underground facilities are in place, the disturbed wetlands must be restored).
5. Such activities are necessary for water-dependent development and access to surface waters. Clearing and development in these buffer areas should be limited to elevated walkways and piers, and boat ramps.

**Policy 2-5:** Removal of vegetation in wetlands shall be limited to the minimum which is necessary for development.

**Policy 2-6:** Access roads, driveways, and roads which are shown on the five year schedule of capital improvements shall be designed to minimize disturbance to natural water flows, hydroperiods, and other wetland functions, and shall be located in previously disturbed areas or the least environmentally sensitive area of the property.

**Policy 2-7:** Fill shall be limited to the minimum which is necessary for access and development; as an alternative, structures that are built on parent tracts shall be elevated on pilings.

**Policy 2-8:** Development on sites (parent tracts of land) which include areas within wetlands shall be required to be located outside of the wetlands wherever possible. No new tracts, lots or parcels of land shall be created after adoption of this Plan which do not have enough (1 acre) of uplands for development.

**Policy 2-9:** New Subdivisions shall be required to include buildable area outside of the wetlands on each lot. If individual lots contain wetlands and/or floodplains, they must be at least 5 acres in size and must benchmark the required upland buffer on the plat.

**Policy 2-10:** Fill will only be permitted within wetlands areas when it is placed and designed so as to minimize interference with natural water flows and only allowed for access to the property.

**Objective 3:** Future development within flood-prone areas may increase hazards to public safety and property, as well as impair the natural functions of floodplains. In order to reduce such hazards, the County shall implement mandatory site plan review criteria and requirements for development within flood-prone areas through the Land Development Regulations.

**Policy 3-1:** All proposed development in the 100 year floodplain will provide compensatory storage of floodwaters to ensure other areas do not become flood-prone.

**Policy 3-2:** Development meeting the criteria in Policy 3-1 shall be permitted if the finished floor elevation of first floor construction is at least one foot above the 100-year flood.

**Policy 3-3:** Other criteria for development in the 100 year floodplain shall include the use of anchoring to prevent flotation, use of piers and breakaway walls, and other criteria deemed necessary by the City and/or County to protect public health and safety. No development within Liberty County/Bristol shall be permitted which disrupts, significantly alters, or destroys the functioning of a major natural or preexisting man-made drainage feature or facility.

**Policy 3-4:** "Floodplain" shall be defined as the one-hundred (100) year floodplains shown on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency, effective June 18, 2013.

**Policy 3-5:** Development on sites which include areas within the one-hundred (100) year floodplain shall be required to be located outside of the floodplain wherever possible.

**Policy 3-6:** Subdivisions shall be required to include buildable area outside of the floodplain on each lot. If individual lots contain wetlands and/or floodplains, they must be at least 5 acres in size and must benchmark the required upland buffer on the plat.

**Policy 3-7:** Fill within floodplains shall be limited to the minimum which is necessary for access.

**Policy 3-8:** Fill shall be placed and designed so as to minimize interference with natural water flows.

## **LAND RESOURCES**

**Objective 4:** At this time, there are only a few areas within the County considered suitable for extraction of minerals. However, mineral resources shall be appropriately used, conserved and preserved through the following requirements and site plan review criteria in the Land Development Regulations.

**Policy 4-1:** The Future Land Use Map and Land Development Regulations. shall only allow mining in the Agricultural Land Use Category.

**Policy 4-2:** Within the County no new mining activities shall be allowed until the applicant provides an acceptable reclamation plan to be implemented in a timely manner at the expense of the applicant; if wetlands or other natural communities are destroyed, they shall be restored acre for acre by type, form and function. Mining in environmentally sensitive lands will be prohibited if restoration of these environmentally sensitive lands cannot be accomplished.

**Policy 4-3:** The appropriate State and/or Federal agency shall be notified prior to approval to assess any mitigation requirements necessary to protect endangered, threatened or species of special concern.

**Objective 5:** The County shall protect soils through incorporation of the following requirements and criteria for site plan review in the Land Development Regulations.

**Policy 5-1:** "Best Management Practices" to be followed during development activities:

1. Use of hay bales or other effective means to prevent erosion on areas of steep slope;
2. Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
3. All landscaping, as shown on the site plan for new development, shall be completed prior to certificate of occupancy.
4. Other best management practices recommended by the Department of Environmental Protection deemed appropriate by the City and County may be required towards reducing erosion.

**Policy 5-2:** Ensure post-development stormwater runoff rates for new development do not exceed pre-development runoff rates. Redevelopment activities will be treated as new development.

**Policy 5-3:** Site plan review of new development should consider loss of pervious surfaces which result in lowering of recharge capabilities and increasing runoff.

**Policy 5-4:** Through the Land Development Regulations and in coordination with the Florida Division of Forestry, the County shall ensure that all silviculture activities be managed to reduce erosion and sedimentation of soils into wetlands and water bodies, through the use of Best Management Practices for Silviculture.

## **FLORAL AND FAUNAL RESOURCES**

**Objective 6:** The mixed hardwood and pine, pine flatwood, and sandhill forests, wetlands, lakes and rivers and other environmentally sensitive areas within the County provide habitat for wildlife, including fisheries, and floral and faunal species designated as endangered, threatened or of special concern status by the Florida Game and Freshwater Fish Commission, U.S. Fish and Wildlife Service and Department of Agriculture. To conserve and protect wildlife, and its natural habitat, the County and City shall implement requirements and site plan review criteria in the Land Development Regulations.

**Policy 6-1:** A professionally conducted survey of native vegetative communities shall be required for all proposed development sites of fifty (50) acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional, and shall include

an inventory of wildlife, as well as state and federally listed endangered and threatened plant and animal species, and species of special concern. Site surveys shall address the following:

1. The size and distribution of the native habitat.
2. Wildlife and listed species populations within the proposed development site.
3. The feasibility of and viability of on-site protection and management.
4. Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor.

**Policy 6-1.A:** Upland and wetland/aquatic habitat shall be connected wherever possible to create a mosaic of upland and wetland/aquatic habitat.

**Policy 6-1.B:** Clearing of native habitat shall be prohibited prior to development, meaning that clearing for uses other than legitimate agricultural and silvicultural uses shall be defined to be clearing as an adjunct to construction, and shall be subject to all provisions in the plan that apply to development.

**Policy 6-2:** Encourage the establishment of conservation easements and preservation areas for new development containing endangered, threatened or species of special concern on-site for the purposes of protecting significant wildlife habitat consistent with state and federal law.

**Policy 6-3:** If state and/or federally-listed endangered and threatened wildlife is found on developable sites, coordination will be initiated by the County with appropriate agencies to assure adequate protection of these wildlife populations consistent with state and federal law.

**Policy 6-4:** Enforce regulations which restrict disturbance of wetlands by development activity, including setbacks, prohibitions on dredge and fill, and vegetation clearing.

**Policy 6-5:** Encourage property owners, through public awareness programs, to enter into a voluntary agreement with the County to preserve environmentally sensitive habitat through a conservation easement, or with the Nature Conservancy, under the Florida Natural Areas Registry.

**Policy 6-6:** Cooperate and coordinate with the land management plans of the Department of Environmental Protection, the U.S. Forestry Service, the U.S. Fish and Wildlife Service, and Northwest Florida Water Management District to ensure those agencies preservation goals are met, and ensure existing natural reservations are protected.

**Policy 6-7:** Cooperate and coordinate with Wakulla, Leon, Calhoun, Gulf, Franklin and Jackson Counties to ensure vegetative communities and environmentally sensitive habitats which overlap the County's jurisdiction are protected.

**Policy 6-8:** Wetlands, water bodies, rivers and creeks, sinkholes, caves and habitat of endangered, threatened and species of special concern are valuable resources which need protection, and are therefore designated as environmentally sensitive lands. While the Future Land Use Map depicts

that 89 percent of the County is in agricultural, resource-management and resource-protection uses, the County and City shall nevertheless ensure environmentally sensitive lands are protected by:

1. For land designated as resource management on the Future Land Use Map, any new development shall be directly related to resource management. Such lands shall not be developed for urban uses without a plan amendment. Prior to approval of such a plan amendment, the applicant shall be required to provide a site specific inventory of wetlands, red-cockaded woodpecker habitat and other environmentally sensitive lands, and provide plans to protect such wetlands and environmentally sensitive lands.
2. Development of performance standards in the Land Development Regulations to ensure such lands are preserved and buffered from urban uses.

## **GROUNDWATER AND POTABLE WATER RESOURCES**

**Objective 7:** Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of the County and City's population, through the Land Development Regulations.

**Policy 7-1:** Prior to site approval of any activity that stores, uses or produces toxic matter, the responsible party shall:

1. Develop an emergency response system addressing accidents involving hazardous waste.
2. Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
3. Ensure DEP permits are obtained, and standards for transfer and storage of hazardous waste are implemented.
4. Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.

**Policy 7-2:** Promote the collection and recycling of hazardous wastes by providing public information on programs such as Amnesty Days and the locations of approved recyclers.

**Objective 8:** To conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts through implementation of the Land Development Regulations and establishment of intergovernmental coordination activities.

**Policy 8-1:** Promote the feasibility of reuse of water for new public and private sewage treatment facilities and stormwater facilities.

**Policy 8-2:** Implement the wellfield protection policy in the Future Land Use Element limiting the types of development within 200 feet of potable water wells.

**Policy 8-3:** Require existing underground storage tanks within the 200 foot radius of any public potable water well to maintain groundwater quality.

**Policy 8-4:** Prohibit storage of bulk hazardous, toxic, chemical, petroleum or nuclear waste within 500 feet of wellfields.

**Policy 8-5:** Participate in water conservation and protection programs of the Northwest Florida Water Management District.

**Policy 8-6:** Encourage the use of native vegetation in landscaping, which reduces irrigation needs.

**Policy 8-7:** Encourage innovative site design techniques which maintain aquifer recharge capabilities, such as cluster development, pervious pavement, density bonuses for open space, and transfer of development rights.

**Policy 8-8:** Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures.

**Policy 8-9:** Development orders shall not be issued prior to verification of adequate potable water supplies, consistent with adopted level of service standards.

## **CHAPTER V. RECREATION AND OPEN SPACE EXECUTIVE SUMMARY**

Liberty County and the City of Bristol are most fortunate to have the wealth of recreational opportunities provided by our immense forest lands and extensive water resources. We are also most fortunate to have the sports complexes of our school system available to the public.

The County has set a desired level of service for recreation facilities which, in effect, attempts to make available to each citizen the opportunity to engage in any recreational activity of his/her choice at any time that person chooses provided that such recreational opportunity is available within the county or the city at all.

Such a level of service can be maintained for the next ten years in all areas with minor adjustments.

### **GOALS, OBJECTIVES, AND POLICIES**

**GOAL A:** It is the Goal of Liberty County to maintain hunting, fishing, camping and hiking and other outdoor opportunities as well as active recreation facilities, open to the residents and visitors of Liberty County and Bristol.

**Objective A1:** To retain through both the five year planning period and the ten year planning period public access to hunting, fishing, camping areas and other recreation sites.

**Policy A1-1:** To encourage all government entities and all corporate landholders by interlocal agreement to continue to permit open access to these lands by whatever means available.

**Policy A1-2:** To retain actual access to streams and isolated land areas by retention and maintenance of roads and boat ramps.

**Objective A2:** Through coordination of public and private resources, maintain and increase facilities for swimming, physical sports and other recreation activities to maintain the adopted level of service standards.

**Policy A2-1:** To survey opportunities and needs for recreational facilities at five-year intervals to ascertain residents desires and needs.

**Policy A2-2:** The following levels of service are hereby adopted by the County; Community Parks: 5 acres per 1000 persons

**Policy A2-3:** To coordinate with the National Forest Service to maintain and increase swimming space and beach area within the National Forest to accommodate increased population.

**Policy A2-4:** To encourage private enterprise through incentives such as density bonuses, to increase swimming areas and other recreational opportunities near population centers.



**Policy A2-5:** To encourage libraries, senior citizen groups, church groups, schools, etc., to make available sufficient facilities and services to accommodate current population and forecast population increases in the areas of reading, table top games, contests and other non-strenuous recreation activities in addition to sports activities.

**Policy A2-6:** To research the availability of state and federal funds for beach acquisition.

**Policy A2-7:** To encourage schools and/or local booster clubs to make available additional ball fields.

**GOAL B:** To protect and maintain open space.

**Objective B1:** Lands designated as open space shall be protected from undesirable land uses and shall remain intact through the planning horizon.

**Policy B1-1:** The County Land Development Regulations which designate open space and natural reservations, shall including the following:

1. Open space shall be defined as undeveloped or forested land and water bodies suitable for passive recreation and designated as conservation use and/or public preservation use.
2. Minimum standards for new residential subdivisions, multifamily and commercial development to provide open space, such as maximum lot coverage provisions, height limitations to provide view protection, buffering requirements between adjacent uses and minimum right-of-way dedication.
3. Provisions to designate or acquire natural reservations, through site design techniques such as cluster zoning and aimed at protecting natural,, wetland, archaeological and historical resources, and dedication of easements for public access or conservation purposes.
4. Provisions to allow private property owners to develop on portions of land which are not environmentally significant.

**Policy B1-2:** The County, already blessed with an abundance of open space, shall nevertheless monitor environmentally sensitive lands as to the possibility of their being included in any state purchase of such lands provided that payment in leu of taxes (PILT) fees be paid to Liberty County to offset any loss in tax revenues.

**Policy B1-3:** The County shall explore ways to encourage the provision of open space areas within areas to be developed in the future.

**Policy B1-4:** The State of Florida shall pay impact fees on lands already purchased within Liberty County based on lost tax revenues to the County.

**GOAL C:** To maintain existing recreational facilities, and expand recreational opportunities in accordance with funding capabilities.

**Objective C1:** To maintain a County Library and to expand services if such expansion is determined feasible in accordance with demand as measured by the County Librarian, the availability of funding as measured by the capital budget, and the remaining Goals, Objectives, and Policies of the Comprehensive Plan.

**Policy C1-1:** Liberty County shall maintain a library facility at the present service capacity at a minimum-

**Policy C1-2:** Liberty County shall consider expanding library services if expansion is recommended by the County Librarian.

**Policy C1-3:** Liberty County shall expand library services in accordance with the recommendation of the County Librarian if the Board of County Commissioners determines that the necessary funding is available and the proposed expansion is consistent with the remaining Goals, Objectives, and Policies of the Comprehensive Plan.

## CHAPTER VI. INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

### INTRODUCTION

**The purpose of the Intergovernmental Coordination Element is to establish the relationships and state principles and guidelines to be used in the accomplishment of coordination of the adopted Liberty County Comprehensive Plan with the plans of the Liberty County School District and all other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of the City of Bristol, and with the adjacent Counties of Calhoun, Gadsden, Franklin, Wakulla, and Leon, and with the Federal, State and Sub-State Regional Governments.**

**GOAL:** To respond to the needs for coordination between Liberty County, other local governments, the state, regional, and federal governments and private entities resulting from the implementation of the adopted Liberty County Comprehensive Plan

**Objective 1:** Liberty County shall continue to ensure the provision of solid waste collection and disposal services for the residents and property owners of the County and City.

**Policy 1-2:** The County shall continue entering into a formal contract for a solid waste collection and disposal provider.

**Objective 2:** Liberty County and the City of Bristol, shall continue to implement the specific mechanisms for coordinating their respective plans with one another and with plans of adjacent counties, the school board, water management district and other regional, state and federal agencies. Such mechanisms shall include, as appropriate, interlocal agreements, written and verbal communications, participation on technical advisory committees, utilization of the Apalachee Regional Planning Council's voluntary dispute resolution process and joint meetings of the appropriate governing bodies and agencies or their designated representatives. These coordination procedures shall include interlocal agreements which will identify and implement any joint planning areas which mutually established for the purpose of annexation, municipal incorporation and joint infrastructure service areas. Such mechanisms shall be implemented by the following policies:

**Policy 2-1:** The City and County shall designate an individual to serve as liaison between both units of local government and the State Division of Historic Resources, Bureau of Historic Preservation, and seek to identify and protect the areas historical and archeological resources.

**Policy 2-2:** The County shall request assistance as needed from the Northwest Florida Water Management District, the Department of Environmental Protection. to coordinate the management of wetlands, natural drainage features, and prime recharge areas.

**Policy 2-3:** The County shall request program assistance from the Northwest Florida Regional Housing Authority to ensure that the City and/or County is included in any of the Authority's programs that assist low- and moderate-income households.

**Policy 2-4:** The County shall request assistance from the Florida Department of Environmental Protection to ensure that all development complies with stormwater treatment permitting requirements.

**Policy 2-5:** Both the City and the County shall coordinate and request program assistance from the Florida Department of Environmental Protection and other agencies, to conserve existing open space. Such land acquisition funding sources shall be investigated such as the Save Our Rivers, Rails to Trails, and Conservation and Recreation Lands Programs.

**Policy 2-6:** The County shall ensure that the Florida Department of Environmental Protection standards are followed regarding any transfer and storage of hazardous wastes.

**Policy 2-7:** The County shall establish interlocal agreements with the City of Bristol, the Liberty School District and all other units of local government which provide public services for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in the agreements. These interlocal agreements shall include procedures for coordination of the siting of future recreational, library and school facilities, which encourage collocation of these facilities within the mixed use development areas designed on the Future Land Use Map. These interlocal agreements shall be consistent with and implement the provisions of this Intergovernmental Coordination Element and the provisions of the other Plan Elements.

**Policy 2-8:** Public uses such as schools, libraries, and neighborhood recreational and community facilities shall be located within the historic mixed use development areas. The County shall continue to coordinate with the Liberty School district, to encourage the collocation of schools, public libraries and recreational facilities within these residential mixed use areas.

1. Public, Charter and/or Private Schools are allowed in the historic mixed use development areas, consistent with the Natural Resource Protection, Historic Resource Protection and Concurrency Management Policies of this Plan.
2. Where feasible, the proposed site of all new public and school facilities, shall be so located as to allow for collocation of schools, public libraries, community centers, recreational facilities and any other future public facilities within the residential mixed use areas.
3. The County shall coordinate the implementation of this Comprehensive Land Use Plan with the School Board Five-Year Facilities Plan, consistent with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 235, Florida Statutes, through the adoption of interlocal agreements ensuring collaborative planning and decision making concerning population projections and public school siting. The interlocal agreements shall ensure the coordinated review of the School Five-Year School Facilities Plan annual report specified in Chapter 235, Florida Statutes and the County's Five Year Capital Improvements Schedule.

**Objective 3:** As the Comprehensive Plan is amended, certain conflicts may arise between this plan and other local and regional plans. The City and County shall, ensure full consideration of the impacts of proposed amendments of the Comprehensive Plan on adjacent jurisdictions through accomplishment of the following policies:

**Policy 3-1:** The County shall use the voluntary dispute resolution process as established pursuant to s. 186.509, F.S. for bringing to closure in a timely manner intergovernmental disputes. The County may also use other alternative local dispute resolution processes to resolve conflicts that may arise in the amendment and/or implementation of the Comprehensive Plan.

**Policy 3-2:** The County shall continue to work with the Department of Economic Opportunity, the Apalachee Regional Planning Council, and other state agencies in order to ensure that the Comprehensive Plan remains consistent with the state agency and regional plans.

**Policy 3-3:** The City and County shall send copies of all proposed plan amendments to each other and to adjacent government jurisdictions when such amendments might have a significant impact on the plans for these jurisdictions.

**Policy 3-4:** The City shall notify the County in writing of any plans for annexation. Such notification will include a map of the proposed area to be annexed and a written description. The City will notify the County if these plans change. The future land use plan of the County may also designate areas for possible future municipal incorporation.

**Objective 4:** The City, Liberty County and surrounding counties, the Florida Department of Transportation, and the Florida Department of Corrections and all other state agencies should coordinate their decisions to ensure that the impacts of the construction or expansion of infrastructure are addressed and that infrastructure levels of service on shared facilities do not degrade below the adopted levels of service.

**Policy 4-1:** The City and County shall continue to implement procedures to ensure that the construction or expansion of public facilities and services is coordinated with the land use decision-making process.

**Policy 4-2:** Concurrency management procedures of this Plan will be implemented to ensure that required services and facilities will be available concurrent with the impacts of new development.

**Policy 4-3:** The County shall, by informal agreement with the City and surrounding counties, and FDOT seek input from each other concerning future transportation projects.

**Policy 4-4:** The City and County shall jointly review transportation volumes and level of service standards as they relate to state roads. The City and County shall designate a liaison to FDOT and adjacent counties who will monitor proposed roadway improvements and proposed developments of regional impact to ensure that the level of service on shared roadways does not exceed the adopted level of service.



## **CHAPTER VII. CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, & POLICIES**

**GOAL:** Through the use of sound fiscal policies contained in this section, the County shall provide public facilities in a timely and efficient manner concurrent with the impacts of development.

**Objective 1:** Based upon the identification of facility needs and Level of Service (LOS) standards contained in the other elements of this plan, the City and the County shall develop, annually review and revise a program of capital improvements designed to meet existing deficiencies, to meet the needs for future growth and to provide for replacement of obsolete or worn-out facilities.

**Policy 1-1:** Capital improvements for inclusion in the Capital Improvements Element shall be defined consistent with Chapter 9J-5 F.A.C., and shall mean physical assets constructed to provide, improve or replace public facilities and which are generally large in scale, high in cost, typically nonrecurring and often requiring multi-year financing. For the purpose of inclusion in this element, capital improvements shall only include projects or programs with a total cost of \$25,000 or greater.

**Policy 1-2:** The County will, in conjunction with the annual process for preparation of the operating budget, prepare and adopt a five-year Capital Improvement Program (CIP), which shall consist of the annual capital portion of the adopted budget. The following criteria shall be followed in developing and updating the Capital Improvement Program:

1. The timetable for preparation shall be similar to that used for the preparation of the annual operating budget so that financial resources available for capital projects can be identified, implications of planned capital projects on the operating budget can be considered and update of the Concurrency Map can be accomplished;
2. The Capital Improvement Program shall include those capital improvements required by the City and the County to implement the Level of Service (LOS) standards contained in this plan;
3. This element shall be reviewed at least annually in conjunction with the update of the Capital Improvement Program.

**Policy 1-3:** Amendments for capital improvements not included in this element may be made periodically to the Capital Improvement Program and shall not require a plan amendment. However, where amendments are included in this element, such amendments shall only be made in conformity with the plan.

**Policy 1-4:** Evaluation of proposed capital improvements shall include but not be limited to the following criteria:

1. Does the improvement eliminate existing infrastructure capacity deficiencies?

2. Does the improvement accommodate the need for facility capacity required by new development and redevelopment?
3. Is the improvement located so as to support projected growth patterns?
4. Will the improvements be available concurrent with the demands generated by existing permitted development and projected new development?
5. Will the financial impacts of the improvement (including both capital costs and recurring operating costs) be within the County's ability to support the improvement?
6. Will the improvement meet the level of service standards identified in other elements of the plan?

**Policy 1-5:** The County shall establish programs for replacement and/or renewal of obsolete or worn-out capital facilities. Examples of criteria used to evaluate replacement and/or renewal of obsolete or worn-out capital facilities include historical and projected maintenance costs, number of accidents, number of users, changes in performance or regulatory standards and other factors deemed appropriate by the County.

**Objective 2:** The County shall coordinate land use decisions with their respective financial capabilities to meet level of service standards, manage the land development process so that facility needs created by permitted development do not exceed the financial ability of the County, and identify the extent to which future development will be required to contribute to its proportional cost of facilities necessary to meet LOS standards through the accomplishment of the following policies:

**Policy 2-1:** The adequacy of the public facilities available shall be determined by using the adopted level of service standards for roads, sanitary sewer, potable water, drainage, solid waste and recreation. These level of service standards are those adopted in other elements of this Comprehensive Plan and included in Objective 4 of this Element.

**Policy 2-2:** The schedule of capital improvements shall be consistent with a capital budget. The capital budget shall be adopted by the County as part of the annual budgeting process.

**Policy 2-3:** The Liberty County LPA/Board of County Commissioners shall address the capital budget implications of all land use decisions.

**Policy 2-4:** The County shall enforce the provision of pro-rata or proportionate share by new development, and shall develop impact fees and/or other related requirements necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards.

**Policy 2-5:** The County shall implement a Concurrency Management System (CMS) as part of the Land Development Regulations. The CMS shall provide that no final permit for development be issued unless the facilities necessary to serve the development exist and meet the level of service standards set out in this plan, or that the permit is conditioned on the necessary facilities meeting



level of service standards by the time demand for services results from the development. The CMS shall be implemented as follows:

1. The facilities for which infrastructure capacity shall be evaluated shall include: roadways, potable water facilities, sanitary sewer facilities, drainage facilities, solid waste facilities and parks.
2. A map shall be maintained, showing all areas within the County in which the infrastructure is inadequate to meet the adopted level of service standards.
3. The map shall be reviewed annually (in conjunction with the annual update of the CIP) to determine if additional areas shall be added or to determine if areas on the map shall be deleted because they are no longer deficient with respect to level of service standards.
4. In addition to the annual review, the County shall monitor capacity and demand changes within the area served by each facility. If it appears that a facility has reached ninety (90) percent of capacity, review on a quarterly basis rather than annually, shall be conducted.
5. The map may be reviewed more frequently upon a finding by the County that there is reason to suspect that areas shown as having adequate levels of service do not and/or that areas shown as having inadequate levels of service ;in fact are not deficient.
6. The map shall be adopted prior to October 1 each year and shall be effective for the subsequent fiscal year, or until amended.
7. The map shall be based on an evaluation of the total capacity of each relevant facility component and the total actual demand placed on that facility (total capacity of the facility shall include existing capacity as well as additional capacity from planned projects; total demand shall include actual current use as well as the potential use of properties which have not been developed but which are considered as "vested" under the terms of this plan).
8. The following standards shall apply to the use of the infrastructure deficiency map in reviewing development applications:
  - a. All applications for change in zoning, preliminary subdivision approval, preliminary site plan approval, or other preliminary approval (which does not approve specific uses or densities) of any development shall be reviewed to determine if the facilities serving the area in which the development is located meet the level of service standards shown herein. The results of this review shall be presented to the applicant and to the Planning Commission/City Council/County Commission at the time of their consideration of the application for preliminary approval. Where review of an application for preliminary approval by Planning Commission/City Council/County Commission is not required, the results of the concurrency review shall be presented to the applicant and to any other reviewing/approving authority at the time of consideration of the application for preliminary approval.

The purpose of the concurrency review and report at the preliminary review stage shall be (1) to explicitly place the applicant and the reviewing/approving authority on notice as to the status of the proposed development vis-a-vis concurrency, and (2) to explicitly advise the applicant that no final approval may be issued if the concurrency requirement is not met. Failure of the proposed development to meet the concurrency requirement at the time of preliminary review or approval shall not prevent the submission of final plans for approval, but no preliminary approval shall be interpreted as creating any right to obtain final approval unless the application for final approval meets all requirements of this plan, including the concurrency requirement.

- b. All applications for final approval (including any applications for final subdivision approval, final site plan approval, change of zoning where a specific enforceable plan of development is included, and/or a final development order for a development of regional impact or other final approval which constitutes specific approval of uses and densities) shall be reviewed to determine if the facilities serving the area in which the development is located meet the level of service standards herein. No such application may be approved unless the infrastructure is found to be adequate.
  - c. Where no change of zoning, subdivision approval, site plan approval, or other approval is required, the concurrency determination shall be made at the time of building permit review. No building permit shall be issued unless the facilities serving the area in which the development is located meet the level of service standards herein; except that residential units on single platted lots of record platted prior to the effective date of the concurrency requirements, provided that development has commenced and continued in good faith prior to this date, and that do not exceed a specific service threshold shall not be denied a building permit based solely on the concurrency requirements of this Plan.
9. In the event that the property in question is within an area in which the infrastructure is inadequate to meet the established level of service standards, approval may be issued conditioned on the provision of adequate infrastructure prior to any occupancy of the development (such conditional approval shall identify the specific facilities which are deficient and the specific actions which must be taken before the development may be occupied).

**Policy 2-6:** Development orders or permits and building permits applied for prior to the adoption of the Concurrency Management System (but subsequent to the adoption of this Plan) shall be reviewed by the County for compliance with the provisions of Objective 2, Policy 2-5, Capital Improvements Element.

**Objective 3:** The County's ability to provide or require provision of the needed improvements as identified shall be demonstrated before new development is commenced, and such needs generated by new development and previously created development shall not exceed the ability of local government to fund and provide or require provision of the needed capital improvements.

**Policy 3-1:** All proposed capital improvement projects shall be evaluated based on their necessity to accomplish the goals identified by the comprehensive plan and their costs and affordability based on the annual budget for capital improvements and the Capital Improvements Element. Each of the following shall be considered when evaluating the necessity/feasibility of capital improvement projects:

1. The elimination of public hazards;
2. The elimination of existing capacity deficits;
3. Impact on the local budget;
4. Locational needs based on projected growth patterns;
5. Financial feasibility; and
6. Plans of the Northwest Florida Water Management District (NWFMD) and state agencies that may provide public facilities.

**Policy 3-2:** The County shall manage their respective debt by limiting outstanding capital debt to a 1:10 ratio of total annual debt service to total annual revenues for each jurisdiction, respectively.

**Policy 3-3:** The replacement and/or renewal of deteriorating capital facilities shall take priority over the building of new facilities.

**Policy 3-4:** The following level of service (LOS) standards for public facilities shall be established. These standards are those found in the other elements of the comprehensive plan

1. Sanitary Sewer - 100 gallons per capita per day (gpcd) (For new central facilities - private onsite disposal systems shall meet or exceed all the requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.);
2. Solid Waste - 2.25 pounds per capita per day;
3. Drainage - Water Quantity Standards: All drainage swales and ditches shall be designed to convey the runoff generated from a 10 year, 24-hour storm event.

For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24-hour storm event; for county roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event.

Water Quality Standards:

- a. All development in the Residential, and Mixed Use categories of the Future Land Use Map shall meet the following standards:

All new residential subdivisions; all new residential development not part of a new subdivision which proposes greater than 20,000 square feet or impervious surface, and all new nonresidential development shall provide stormwater management facilities which ensure that the peak rate of runoff will not exceed the peak-rate of predevelopment runoff.

For the purposes of this LOS requirement, redevelopment shall be considered as new development.

- b. All other land use categories of the Future Land Use Map shall be required to meet the following standards:
    - 1) Erosion and sediment controls, such as stacked hay bales, shall be used during construction.
    - 2) All development meeting the minimum threshold for DEP review, shall provide stormwater management consistent with those DEP rules. Proof of meeting the standard shall be a permit from DEP.
  - c. Any development exempt from DEP, and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one-hour design storm within 72 hours after a storm event.
4. Potable Water - Existing Water Facilities
- a. City of Bristol - 111 gallons per capita per day (gpcd);
  - b. Hosford-Telogia Community - 85 gallons per capita per day (gpcd);
  - c. Sumatra Community - 100 gallons per capita per day (gpcd);
  - d. Estiffanulga Community - 100 gallons per capita per day (gpcd).
  - e. Sweetwater Community - 100 gallons per capita per day (gpcd)

Future Water Facilities:

Residential Uses - 100 gallons per capita per day (gpcd).

Non-residential Uses - Minimum service shall be consistent with Chapter 10D-6, F.A.C., as of the date this Plan is adopted by both local governments. A plan amendment shall be initiated for the purpose of considering LOS revision if Chapter 10D-6, F.A.C., is repealed or amended. (See Table II, Infrastructure Element).

5. Roadways - Level of Service (LOS) "C" for all principal arterial roadways and LOS "D" on all other roadways shall be maintained on all roads within the City.

6. Recreation Facilities -

Facility	Unit of Measure
Community Park	5 acres per 1,000 population

NOTE: For the purpose of LOS standards a community park shall serve up to 5,000 people. This standard shall apply for the City of Bristol and Unincorporated Liberty County

**CAPITAL IMPROVEMENTS IMPLEMENTATION (Liberty County)**

5-YEAR SCHEDULE OF IMPROVEMENTS shall be considered a part of the Comprehensive Plan:

**5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

**Liberty County hereby adopts by reference the 2013-14 to 2017-18 five year district facilities work plan as adopted by the Liberty County School Board on October 7, 2013. This policy will be updated annually pursuant to PEFE Policy X.1.5.**

**5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

**YEAR 2012-2013**

Project Name: Chester Street Sidewalk Design  
Anticipated Construction Year: 2013  
Funding Amount: \$33,076  
Funding Source: FDOT

Project Name: C.R. 2224 Widening and Resurfacing  
Anticipated Construction Year: 2013  
Funding Amount: \$3,176,372  
Funding Source: FDOT

**YEAR 2013-2014**

Project Name: Aspalaga Road Resurfacing  
Anticipated Construction Year: 2014  
Funding Amount: \$586,030  
Funding Source: FDOT

Project Name: Lakeside Lane Resurfacing  
Anticipated Construction Year: 2014  
Funding Amount: \$318,706  
Funding Source: FDOT

Project Name: Chattahoochee Circle Resurfacing  
Anticipated Construction Year: 2014  
Funding Amount: \$464,386  
Funding Source: FDOT

**YEAR 2014-2015**

Project Name: Freeman Road Resurfacing  
Anticipated Construction Year: 2015  
Funding Amount: \$427,865

Funding Source: FDOT

Project Name: Old Post Road  
Anticipated Construction Year: 2015  
Funding Amount: \$508,072  
Funding Source: FDOT

Project Name: Chester Street Sidewalk  
Anticipated Construction Year: 2015  
Funding Amount: \$324,500  
Funding Source: FDOT

Project Name: River Park Phase I  
Anticipated Construction Year: 2015  
Funding Amount: \$50,000  
Funding Source: Florida Recreation Development Assistance Program

Project Name: River Park Phase II  
Anticipated Construction Year: 2015  
Funding Amount: \$200,000  
Funding Source: Florida Recreation Development Assistance Program

YEAR 2015-16

Project Name: Kever Road Construction  
Anticipated Construction Year: 2015  
Funding Amount: \$833,902  
Funding Source: FDOT

Project Name: Burnt Bridge Road Construction  
Anticipated Construction Year: 2016  
Funding Amount: \$985,123  
Funding Source: FDOT

Project Name: CR 379 Loop Resurfacing & Widening  
Anticipated Construction Year: 2016  
Funding Amount: \$1,146,983  
Funding Source: FDOT

YEAR 2016-17

None

YEAR 2017-18

None

## MONITORING AND EVALUATION

REQUIREMENTS FOR MONITORING AND EVALUATION, the general monitoring and evaluation requirements as necessitated by the Goals, Objectives, and Policies shall apply. This element shall be reviewed on an annual basis.

The annual review will be the responsibility of the Local Planning Agency (LPA), and the designated planning official and a second public official or hired consultant selected by the LPA will serve as advisory members at all formal deliberations related to capital improvement monitoring and evaluation. The LPA's findings and recommendations will be presented to the City Council/Board of County Commissioners at a public meeting. The City Council/Board of County Commissioners will direct staff to take action deemed appropriate based on the LPA's findings and recommendations.

The review will include the following considerations, and will include an examination of these considerations in order to evaluate their continued appropriateness:

1. Any corrections, updates, and/or modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the element, or the date of construction of any facility enumerated in the element;
2. The Capital Improvement Element's consistency with the other elements and its support of the Future Land Use Element;
3. The City's/County's ability to provide public facilities and services within the urban surface area in order to determine any need for boundary modification or adjustment;
4. The priority assignment of existing public facility deficiencies;
5. The City's/County's progress in meeting those needs determined to be existing deficiencies;
6. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
7. The City's/County's effectiveness in maintaining the adopted level of service standards;
8. The City's/County's effectiveness in reviewing the impacts of plans and programs of NFWMD and state agencies that may provide public facilities within the City's/County's jurisdiction;
9. The effectiveness of impact fees and mandatory deductions or fees in lieu of, for assessing new development a pro rata share of the improvement costs which they generate;
10. The impacts of special districts and any regional facility and service provision upon the City's/County's ability to maintain its adopted level of service standards;
11. The ratio of outstanding indebtedness to the property tax base;



12. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
13. The transfer of any unexpended account balances;
14. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and
15. Capital improvements needed for the latter part of the planning period, for inclusion in the 5-YEAR SCHEDULE OF IMPROVEMENTS.

**CHAPTER VIII. SANITARY SEWER, SOLID WASTE, DRAINAGE,  
POTABLE WATER, AND NATURAL GROUNDWATER  
AQUIFER RECHARGE ELEMENT  
EXECUTIVE SUMMARY**

Septic tanks handle all sewage disposal in Liberty County except for one small treatment plant which serves the Liberty Intermediate Care Facility in Bristol.

In addition, the Liberty County Correction Prison has a State owned and operated system.

Solid waste disposal is currently collected by a private hauler and taken to a privately owned site in Jackson County.

The potable water systems in the City of Bristol and the Hosford-Telogia, Sweetwater, Lake Mystic and Sumatra Communities provide service to more than half of the residents of the County. These system have more capacity that is needed for the 2000-2010 planning period.

Drainage is not a serious problem in Liberty County or the City of Bristol at present and Aquifer recharge is almost non-existent.

**GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1:** Provide needed public facilities in a manner that ensures protection of natural resources, investments in existing facilities, and which promotes orderly growth.

**Objective 1:** The County shall implement the adopted Land Development Regulations, which include implementation procedures consistent with Policy 2-5 of the Capital Improvements Element of this plan, ensuring that a development or building permit is not issued unless adequate facility capacity is available at the adopted level of service standards concurrent with the impacts of development, in accordance with the following policies:

**Policy 1-1:** The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:

**Existing Public Sanitary Sewer Facilities                      LOS**

no      Central Facilities:

**Existing facilities:**

1.      Intermediate Health Care Facility                      66 gpd
2.      Liberty County Correctional Institute 100 gpd

**New central facilities, and expansion of existing facilities**

residential uses 100 gpcpd

nonresidential uses Minimum service shall be consistent with Table II, Chapter 10D-6, F.A.C. as of the date this Plan is adopted by both local governments. A plan amendment shall be initiated for the purpose of considering LOS revision if Chapter 10D-6, F.A.C. is repealed or amended. (see appendix)

Private onsite disposal Shall meet or exceed all the systems requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C. as of the date this Plan is adopted by both local governments. A plan amendment shall be initiated for the purpose of considering LOS revision if Chapter 10D-6, F.A.C. is repealed or amended.

**Potable Water facilities**

Existing Water facilities gpcpd

- 1. City of Bristol 111
- 2. Sweetwater Community 100
- 3. Hosford-Telogia Community 85
- 4. Sumatra Community 100
- 5. Estiffanulga 100

Future Water facilities, and expansion of existing facilities

residential uses 100 gpcpd

nonresidential uses Minimum service shall be consistent with Table II, Chapter 10D-6, F.A.C. as of the date this Plan is adopted by both local governments. A plan amendment shall be initiated for the purpose of considering LOS revision if Chapter 10D-6, F.A.C. is repealed or amended. (see appendix)

**Facility LOS**

Solid Waste 2.25 lbs./day/capita

**Drainage:**

### **Water Quantity Standards:**

All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24 hour storm event; for county roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event.

### **Water Quality Standards:**

See Policy 1-1.A. below

**Policy 1-1.A:** For all land developments the Level of Service Standard shall be a twenty-five (25) year design storm of twenty-four (24) hour duration and detention shall be such that post-development runoff rates mimic pre-development runoff rates.

The Land Development Regulations shall provide that all water quality and discharge standards cited in this policy shall be applied to all development and redevelopment activities, irrespective of exceptions which are contained in the cited regulations. Individual single family and duplex lots which are not part of a subdivision, or which exist as isolated vacant lots within developed subdivisions (and would therefore constitute infill), shall utilize standardized swales or other detention/retention facilities, based on professionally accepted and applied engineering principals and standards, which ensure that the adopted water quality and quantity standards are met.

**Policy 1-2:** The County Building Inspector, shall track facility demand and capacity information on a project by project basis as each development or building permit is submitted to assure that issuance of the permit will not degrade adopted level of service standards for existing facilities, and capital facilities are provided concurrent with the impacts of development.

**Policy 1-3:** All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standard for the facilities.

**Policy 1-4:** The County Building Inspector shall prepare annual summaries of capacity and demand information for each facility.

**Policy 1-5:** The County shall encourage solid waste recycling by continuing to provide County residents with recycling collections sites.

**Policy 1-6:** The County will maintain solid waste collection and disposal to ensure-maintenance of the adopted LOS standard.

**Policy 1-7:** The County shall continue closure procedures of its existing landfill, consistent with DEP closure requirements.

**Policy 1-8:** Liberty officials will review, annually, to assess if there are existing drainage facility deficiencies in the City/County, and will commit funds in the Capital Improvements Element to alleviate said deficiencies.

**Objective 1.1:** Protect areas designated as "Conservation" on the Future Land Use Map from the impacts of silviculture in order to maintain water quality and protect habitat areas of endangered and threatened species and species of special concern.

**Policy 1.1-1:** The harvesting of trees shall be limited within 35 feet of the water course bank of all perennial streams and lakes ten (10) acres or more in size.

**Policy 1.1-2:** Normal silviculture activities shall be allowed within areas designated as "Conservation" on the Future Land Use Map that lie outside of the areas described in Policy 1.1-1, above, subject to the standards described within the Conservation Category.

**Policy 1.1-3:** Within forested wetlands consisting of cypress, hardwood swamps, bay swamps, and/or bottomland hardwoods, in addition to the guidelines described in Policy 1.1-2, selective cuts, or small clearcuts shall perform in such a manner as to not significantly alter vital wetland community characteristics, such as plant species diversity, composition, canopy cover, and age structure. Topography and hydrological characteristics shall be maintained. Wetland habitats shall not be converted to upland habitats. Harvesting shall not be permitted during periods when such areas are subject to inundation.

**Objective 2:** The County will maintain a five-year schedule of capital improvements for public facilities to be updated annually.

**Policy 2-1:** Proposed capital improvement projects for this element will be evaluated and ranked as specified by the Capital Improvement Element (Monitoring and Evaluation section).

**Objective 3:** Throughout the planning period, the County shall require County residents to conserve water.

**Policy 3-1:** During periods of water shortage or drought, the County shall initiate procedures to restrict potable water usage in keeping with The Water Shortage Restrictions contained in the Northwest Florida Water Managements District's Water Shortage Plans. Such procedures shall be advertised through public notice. Additionally, the City and County will provide educational programs on xeriscaping, usage of low water plumbing devices. etc.

**Policy 3-2:** The County shall require that all new construction activities and additions to existing structures utilize fixtures conforming to the following schedule of maximum water use:

Water Closets, tank type	3.5 gallons/flush
Water Closet, flushometer or flush valve	3.5 gallons/flush
Urinals, tank type	3.5 gallons/flush
Urinals, flushometer or flush valve	3.5 gallons/flush
Showerheads	3.5 gallons/minute
Lavatory and sink faucets	2.5 gallons/minute

**Policy 3-2.A:** The County shall prohibit the pumping, withdrawal and transfer of water from wells in Liberty County to another County without approval by Liberty.

**Policy 3-3:** The County shall promote and encourage owners of agricultural and silvicultural lands, through public awareness programs, to incorporate the water conserving methods of farming recommended in the Soil Conservation Service and US Forest Service Best Management Practices.

**Policy 3-4:** Future water demand for nonpotable water uses should be met through the use of water of the lowest acceptable quality for the purpose intended. To this end, the County may require that developers requiring large amounts of water for use other than drinking water utilize reclaimed water from stormwater systems and treated wastewater.

**Objective 4:** The County shall work with the County Health Department and the State Department of Environmental Regulation to ensure that mandatory requirements for installation, inspection, operation, and maintenance of on-site wastewater treatment systems are implemented.

**Policy 4-1:** Use of on-site wastewater treatment systems shall be limited to the following conditions:

1. Existing septic tank and package treatment plants may remain in service as long as they are functioning properly.
2. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be in accordance with FDH septic tank rules, and shall only be permitted subsequent to the receipt of all applicable FDH and DEP permits.
3. Use of package treatment plants shall be limited to areas where central sewer systems are not available, and septic tanks are prohibited due to severely rated soils, land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon State Agency rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable permits.
4. For areas characterized by severely rated soils, the County shall require that alternative types of septic tanks, including aerobic systems and alternative drainfields, be required for development proposing densities of greater than one dwelling unit per acre (unless central facilities are required by FDH).
5. Septic tanks which are proposed for nonresidential uses shall not exceed the sewage flow limitations of the Florida Department Of Health and the Department of Environmental Protection.

6. Any change of use for an existing dwelling from residential to nonresidential use shall certify that the proposed use will not result in the disposal of any hazardous wastes, consistent with Chapter 381.272, Florida Statutes.

**GOAL 2:** Adequate stormwater drainage will be provided to afford protection from flooding, and to prevent degradation of quality of receiving waters, consistent with State water quality rules.

**Objective 1:** The County Land Development Regulations shall provide for protection of natural drainage features and ensure that future developments provide adequate stormwater drainage facilities in accordance with the following policies:

**Policy 1-1:** The County shall require that appropriate State Agency permits are applied for prior to approval of development orders.

**Policy 1-2:** As part of the Land Development Regulations the County shall restrict development in floodprone areas. The regulations shall restrict the following within the 100 year floodplain: fill; structures; common water supplies or sewage treatment facilities roads, agriculture, silviculture and residential structures. The regulations shall protect the functions of floodprone areas through its requirement that flood areas are to be treated as wildlife habitat, and as water recharge and discharge resources.

**Policy 1-4:** The County shall require that adopted levels of service for stormwater management be provided for all new development, at the developer's expense. The developer's engineer shall be required to prove the standards are being met for the new development by sealing the plans.

**Policy 1-5:** The County Land Development Regulations shall include minimum specifications for construction of new collector roads. These specifications shall require paving and stormwater management structures (consistent with level of service standards) for all development which creates roads (excluding silviculture).

**Policy 1-6:** Silviculture and agricultural uses shall be required to use best management practices to prevent drainage and pollution problems. All roads created under these land uses shall use culverts to ensure natural drainage features are not destroyed.

**GOAL 3:** To conserve and preserve the values and functions of the County's natural groundwater aquifer recharge areas.

**Objective 1:** The County shall conserve and protect the values and functions of natural groundwater aquifer recharge areas from adverse impacts through implementation of Land Development Regulations and coordination with federal, state and local agencies throughout the planning period.

**Policy 1-1:** The County shall seek assistance from the Northwest Florida Water Management Districts in the management of prime aquifer recharge areas, once such information is made available. The comprehensive plan shall be amended at that time as necessary to protect prime aquifer recharge areas.

**Policy 1-2:** The Land Development Regulations shall limit impervious surface ratios for new development, and shall require management of stormwater to ensure post-development runoff does not exceed predevelopment runoff rates.

**Policy 1-3:** The County shall allow the re-use of treated effluent and stormwater for irrigation, and shall encourage such re-use during the site plan review process.



## **CHAPTER IX. MONITORING AND EVALUATION PROGRAM**

The Liberty County Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. In addition, a program has been developed for the annual review of the Plan to determine whether it is effectively guiding the City and County in decisions about growth and development. This program provides for monitoring on an annual basis as well as a more detailed evaluation after five years or as required by Florida Law.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by the Liberty County included in this Comprehensive Plan in all areas covered by the Chapter 9J-5, F.A.C. At the end of the fiscal year a monitoring report will be prepared by the City and County which includes a brief statement of the following:

1. Activities or programs undertaken and/or completed within the immediately past fiscal year which implement one or more provisions of the Comprehensive Plan.
2. Actions initiated or completed during the fiscal year which were contrary to the Comprehensive Plan, together with a justification. Where such actions were reasonable and justified, consideration shall be given to the need to amend the Comprehensive Plan.
3. Review of development authorized during the fiscal year and whether that development conformed to the provisions of the Comprehensive Plan. Where it is determined that development approvals were contrary to the Comprehensive Plan, consideration shall be given to the need to amend the Comprehensive Plan.
4. Problems encountered during the fiscal year which require Plan amendment for reasonable solution.
5. Recommendations regarding future actions, programs, or Plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objectives/policies added or modified, and estimate the time and cost for carrying out the recommendations.
6. A brief summary of the development and redevelopment which has occurred in the jurisdiction during the fiscal year.
7. A brief statement of the relationship of development within the jurisdiction to the adopted levels of service.

The annual monitoring report shall be presented to the Board of County Commissioners after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the local governing body.

Following the fifth anniversary of the adoption of the Liberty County Comprehensive Plan, an Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law. This EAR shall be designed to summarize the annual monitoring reports, addressing each of the seven items described above for the total five-year period, and, in addition, including the following provisions:

1. A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program used for the initial completion and adoption of the Liberty County Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be implemented in the EAR, as described in the next Chapter.
2. An updated data base including, at a minimum, revised population estimates and projections based upon Census data. The updated data shall be used for appropriate revisions to projected needs for the various land uses, housing needs projections, and traffic volume projections. This requirement shall not be construed to mean that the entire plan and all data within the plan shall be studied anew. The County shall determine the areas of importance at the time of update, in addition to those mentioned above. The EAR shall contain a complete methodology and explanation of the basis for determining updated data needs.
3. Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.

# **CITIZEN PARTICIPATION PLAN**

## **LIBERTY COUNTY COMPREHENSIVE PLAN**

### **INTRODUCTION**

Liberty County will revise its existing local comprehensive plan pursuant to the Evaluation and Appraisal Report requirements of Chapter 163, Florida Statutes, Part II. The extensive rewrite of the current local comprehensive plan requires that the general public be involved with the preparation and development of this important planning document. Therefore, the Citizen Participation Plan will provide a viable process to ensure adequate public involvement in the preparation of a good and workable plan to effectively address the long term growth management needs of the County.

### **PURPOSE**

The extensive revision of the Liberty County Comprehensive Plan may significantly affect the amount and type of growth in the County in the future. The successful implementation of the comprehensive plan relies on the support of the public, that support is the result of direct involvement by the public. In order to adequately involve the citizens of the County in the revision process the Board of County Commissioners has designated themselves to serve as the Local Planning Agency, to facilitate public participation for preparation of the comprehensive plan.

The Liberty County Board of County Commissioners has provided policy direction to the Building Department to develop this proposal, with technical assistance from the County's Planning Consultant, which will provide for public participation that exceeds the minimum statutory requirements.

### **BACKGROUND**

Public participation is a Liberty County Board of County Commissioners policy requirement in the local comprehensive plan revision process. Liberty County will comply with all of the minimum requirements of the public participation provisions.

The County is committed to holding a series of public hearings, meetings, and workshops prior to transmittal of the proposed comprehensive plan amendments to the Florida Department of Economic Opportunity for review and a second series of public hearings, meetings and workshops after the comprehensive plan amendments has been reviewed by the state. This public participation process will be used to adopt the Evaluation and Appraisal Report and the needed Evaluation and Appraisal Report comprehensive plan amendments. Additionally, the County will use this public hearing process for future amendments to the adopted local comprehensive plan.

## **IMPLEMENTATION**

Public hearings will be held by the Liberty Local Planning Agency to inform the general public of the proposed comprehensive plan. This provision will also include notice of public meetings in local newspapers of general circulation in the various phases of the comprehensive planning process. Notices of the public hearings will be published in a local newspaper of general circulation by the readership of the Liberty County. All notices of the local planning agency's meetings will be posted in prominent places of public display and circulated within the community to the maximum extent feasible.

After the Liberty County Local Planning Agency has developed a draft of the revised comprehensive plan it will be reviewed by the Liberty County Board of County Commissioners. At this stage the public once again has the opportunity for input during the required public hearings. Copies of the draft plan will be made available to the public at the County Commission Office, at the Court House Annex, Liberty, Florida, Monday through Friday from 8:00 AM to 5:00 PM. Additional copies can be made available to individuals and organizations for a fee to cover copying costs.

The other means by which the public will be encouraged to participate in the revision of the plan will be through written comments. County residents and property owners will be notified of public hearings in their area as well as at the regular meetings of the Liberty County Planning Agency and the Board of County Commissioners through the local media such as newspaper and radio advertisements. In these notices residents will be encouraged to submit written comments to the Liberty County Planning Agency. Interested parties offering comments or suggestions at the meetings and in telephone conversations will be encouraged to submit their comments in brief written form in order to more accurately document their concerns. All written comments shall be considered and responded to, either verbally in a public hearing or in written form.

## **CONCLUSION**

This approach to implement the Liberty County's Citizen Participation Plan would have two primary benefits: First, it would allow for a "bottom-up" approach by allowing for public input at the preliminary stages of the planning process. This would ensure that the local comprehensive plan would be both understood and supported by the people of Liberty County. Second, it would assist the, Liberty County Planning Agency and the Board of County Commissioners by allowing the ad hoc committees to gather and receive direct public input, giving these bodies a good strategy to conduct periodic development reviews and develop of new land development regulations for implementation of the adopted local comprehensive plan.