

ATTACHMENTS

ATTACHMENT 9-A3-1

Progress Energy Public Involvement Process

Progress Energy Public Involvement Process

In June of 2007, Progress Energy (PEF) initiated a proactive process to inform the public and obtain public input on the planning for the electric transmission facilities associated with the proposed nuclear plant in Levy County. PEF created the Community Partnership for Energy Planning (CPEP) which is a partnership between PEF and a broad range of stakeholders designed to include all interests within the communities that may be impacted by new transmission facilities. Stakeholders involved in the process include local government, regional planners, land and property owners, environmentalists, agencies for environmental resource agencies, and business owners among others.

Initial Communications and Public Involvement - Early in the planning process, PEF began a broad communication effort to inform the public about the potential for significant new transmission lines within the state, as well as how they could get involved and provide input. Initially, PEF representatives informed respective government officials and staff of the identified counties of its planning process and communication plans. PEF also hired firms that specialize in meeting design and facilitation and have experience in electric utility issues. They assisted PEF in the design and implementation of its comprehensive public involvement process. The Utility Search Conference process, designed to allow an open dialogue between various stakeholders and public interest groups, was utilized as part of the community involvement process.

Leadership Teams of key community leaders were formed between July and September of 2007 in three regions representing Hillsborough, Pasco, Pinellas, Polk, Citrus, Hernando, Levy, Lake, Marion and Sumter Counties. These teams assisted PEF in designing and conducting public involvement activities in the three regions. This public involvement activity included two-day Utility Search Conferences that were conducted between September and November in each of the three regions. The leadership teams began a nomination process that identified approximately 80 to 100 potential participants for the two-day conferences. The leadership team selected the final participants for the conferences based on the nominations from the community.

Background Report – Members of the Leadership Team volunteered to participate on a Background Report Committee to oversee the development of a report that would provide objective information about the energy challenges facing Florida. The report was assembled

and has been provided to the participants of the CPEP as well as other community stakeholders and the media. It was also provided to all participants of the Utility Search Conferences in advance of the two-day meetings.

Utility Search Conferences - The conferences included approximately 40 participants during each session. The participants represented eight stakeholder groups including government, business, civic, environmental groups, agencies, utilities and various public interest groups. The participants in the conferences spent two days considering local community issues and the future of electric energy supply in the region. The meetings were open to the public. Public involvement activities involving local media outlets were conducted prior to the Utility Search Conferences.

PEF received recommendations from the participants at the Utility Search Conferences. These recommendations included specific, detailed input on the corridor options PEF was considering, their priorities for siting transmission (i.e. co-location, minimizing environmental impact, etc.) and other recommendations related to future energy planning. Below is the feedback given by each Utility Search Conference on their priorities for transmission line siting.

**Community Criteria for Transmission Infrastructure Siting
(Group A - Hillsborough, Pasco, Pinellas & Polk Counties)**

1. Co-location with other present and future parallel infrastructure
2. Costs: Life Cycle Cost (LCC), alternatives, land availability, distance, who pays?
3. Compatibility with existing and future growth plans and visions (hard and green infrastructure)
4. Coordinate planning, regulatory agency and public participation
5. Avoid environmentally sensitive areas
6. Safety
7. Meet customer demand
8. Easily approved

**Community Criteria for Transmission Infrastructure Siting
(Group B - Citrus, Hernando & Levy Counties)**

1. Co-location (existing transportation, utility easements) – create a “Super Corridor” of utility infrastructure
2. Minimize impacts on environmentally sensitive areas and on communities
3. Utilize best technology and underground where feasible

**Community Criteria for Transmission Infrastructure Siting
(Group C - Lake, Marion & Sumter Counties)**

1. Environmental impact
2. Public and political acceptance (including aesthetics, land use)
3. Constructability
4. Aesthetics
5. Co-location, maximize use of already impacted area
6. Safety – to local community, reliability
7. Cost of improvements
8. The participants felt that PEF should include following additional criteria - Respect for agricultural land/maintaining rural character

Community Working Groups - Subsequent to the Utility Search Conferences, Community Working Groups (CWGs) have been formed in all three regions. These CWGs consist of approximately 25 community representatives many who participated in the Search Conferences. These CWGs are working with PEF to refine the various recommendations from the Utility Search Conferences and plan additional and broad community outreach.

Open Houses - With the guidance of the CWGs, thirteen open houses were planned and conducted during February and March 2008, in all ten counties potentially impacted by the new transmission lines. These open houses were sponsored by the Community Partnership for Energy Planning and PEF. Corridor information evaluated at the Utility Search Conferences was made available at the open houses for review by the broader public. All property owners within these mile wide corridors study areas were invited to the open houses. In addition, government officials, regional planners, homeowners associations, agencies, media and other interested parties identified by the CWGs were invited to these forums. PEF provided approximately 40 subject matter experts at each open house to address community issues and concerns such as siting and acquisition of rights-of-way, construction, EMFs, regulation, community involvement, environmental issues, property values and other key issues.

13 Open Houses Conducted in February and March 2008

- **More than 107,000 letters to property owners**
- **Letters to all local governments identified along corridor study areas**
- **Letters to regional planning organizations, agencies and civic associations**
- **Advertisements ran in all local media outlets**
- **All members of the Community Partnership for Energy Planning were included – Leadership Teams, Utility Search Conference participants, Community Working Groups**

PEF documented public input on the corridor study areas at the open houses via questionnaires. All attendees were encouraged to complete a questionnaire and approximately 60 percent of attendees did so. As a portion of the questionnaire, participants were asked to rank the 12 criteria used to site transmission line corridors.

Open House Questionnaire Results

Questionnaire results from each open house were tabulated by the frequency of the ranks assigned to each criterion. In turn, the percentage of responses assigned to each rank was calculated. To determine the overall ranking for each criterion, a weighted percentage was also calculated. The table below illustrates the criteria which the participants ranked the most important in selecting the location of the proposed transmission line corridor.

All three open house groups surveyed identified the most important factors to consider when selecting the location of a proposed transmission line are: minimize the number of residences in the corridor; the maximum length should be located through an existing transmission line right-of-way (ROW), and the transmission line should be co-located along another linear facility.

OPEN HOUSES – CRITERIA RANKING			
SURVEY CRITERIA	RANKING OF IMPORTANCE		
	Group A	Group B	Group C
Minimum residences in corridor	1	1	1
Maximum length thru existing ROW	2	2	2
Maximum co-locate along other linear facility	3	3	3
Minimum schools in corridor	4	5	6
Minimum number or parcels crossed	5	4	5
Minimum length thru conservation lands	6	6	4
Minimum length thru cultural resources	7	7	8
Minimum length of forested wetlands	8	12	7
Minimum number of protected species	9	8	10
Minimum length of herbaceous wetlands	10	9	9
Minimum number of eagle nests	11	11	12
Minimum cost of construction	12	10	11

Other Outreach Activities - In addition to the open houses, PEF is conducting public meetings with local governments, homeowners associations and special interest groups within the ten counties. Information received from these efforts is being incorporated into the transmission corridor planning process.

ATTACHMENT 9-A3-2

County and Municipal Comprehensive Plans

LEVY COUNTY FUTURE LAND USE CATEGORIES

Future Land Use Map Series Categories

Policy 1.5 For each future land use category, the following densities or intensities of use shall apply:

Municipal Service District (MSDs) Future Land Uses Designations

Low Density Residential - This category provides for areas that are predominately for single family residential use and accessory and supportive uses to residential development. The maximum residential density is two (2) dwelling unit per acre with the provision of central water or parcel of record of December 31, 1989.

Medium Density Residential - This category provides for areas that are predominately for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum density is five (5) dwelling unit per acre or parcel of record of December 31, 1989.

High Density Residential - This category provides for areas that are predominately for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum residential Density is twelve (12) dwelling unit per acre or parcel of record of December 31, 1989.

Additional Guidelines for Residential Land Use Categories - Supportive non residential uses are those uses that are functionally related to social, cultural, economic and institutional character of an established community and may be permitted in residential and rural residential land use categories to promote traditional neighborhood design development. The overriding intent of this policy is to allow uses that serve the immediate residential areas, reduce trip length and encourage non-automotive travel.

These use are limited to low intensity land usage and land coverage so as to ensure that these uses maintain an appearance that readily blends with adjacent residential lands. The maximum lot coverage for all non-residential uses is 30% in residential districts to ensure compatible. For allocation purposes these uses will apply to the residential land use category.

Supportive residential uses include: neighborhood level recreational facilities such as parks and playground and other uses that complement the County's recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges/ community centers. Allowable neighborhood commercial use shall be limited to professional offices and limited personal retail services utilizing existing residential structures. New construction for the purpose of neighborhood commercial use shall be permitted by means of the Special Exception process in order: to ensure compatibility with adjacent residential uses and; to regulate the number and location of the uses. All neighborhood commercial uses must be located along a paved collector road or minor arterial.

Commercial - This category provides for commercial land uses and the development of central business districts. Commercial land uses are described by the following levels of intensity: Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Businesses, and Regional/Retail and Wholesale Businesses. The minimum lot size is one-fourth [1/4] acre and the maximum lot coverage is 1.0. size is five [5] acres: Lot coverage shall be based on and shall be required to meet all other local and

state land development regulations.

Industrial - This category provides for industrial uses ranging from light manufacturing to intensive industrial activities and supportive uses including accessory/subordinate commercial uses. Industrial land uses are described by the following levels of intensity: Light Industry and Heavy Industry. The minimum lot size is one [1] acre and the maximum lot coverage is 1.0. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations, ~~sixty-three (63%)~~.

Rural Areas Future Land Use Designations

Forestry/Rural Residential - This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses and very low rural density development, spatially separated from forestry uses. The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989.

Agricultural/Rural Residential - This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/ or non-spectator based recreational uses, conservation uses and very low rural density development. The maximum residential Density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989.

Rural Residential - This category provides for rural low density single family residential use, accessory and supportive uses to rural residential development and limited agricultural uses. The maximum residential density is one (1) dwelling unit per 3 acre. Minimum Parcel size is three (3) acres, or parcel of record as of January, 1990.

Rural Commercial Node - This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses.

The maximum node size is eighty (80) acres. Within a node, the minimum lot size for commercial development is one-fourth [1/4] acre and a maximum lot size of five [5] acres. The minimum lot size for industrial uses is one [1] acre. For all non-residential uses, and the maximum lot coverage is sixty-three (63%). Residential densities shall be consistent with the Future Land Use designation or lot of record as of December 31, 1991. Existing platted subdivisions are exempt from the parcel sizes required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to the new subdivisions.

Future Land Use Designations within Urban and Rural Areas

Recreation - This category provides for publicly or privately owned recreational sites for active or passive

recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses and spectator sport facilities. The minimum parcel size is five [5] acres. The maximum lot coverage is ten percent [10%].

Conservation - This category provides for the conservation of natural resources and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. For public lands, development and activities shall be limited to resource based recreation access purposes. Private lands within designated Conservation areas are not precluded from development. However, proposed plans for residential development, lying within a riverine flooding areas, coastal flooding areas and areas identified as ESL shall be permitted consistent with the following density standards:

- a. **Riverine and Coastal Flooding Areas in Municipal Service Districts** - The maximum Residential Density is as follows:

	10-Year Flood	100-Year Flood	No Flood
No Central Services	One (1) dwelling unit per twenty (20) acres *	One (1) dwelling unit per twenty (20) acres	One (1) dwelling unit per twenty (20) acres
Centralized Water and Septic	One (1) dwelling unit per twenty (20) acres **	One (1) dwelling unit per acres **	Two (2) dwelling unit per acres
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling unit per acres	Six (6) dwelling unit per acres

* Septic Tanks are prohibited

** Alternative sewage disposal system may be permitted as allowed by appropriate regulatory agencies

- Note:
1. Central sewer is not allowed by this Comprehensive Plan unless provided by a municipality, special districts or municipal service districts.
 2. Gross acreage for all developments shall be calculated using usable uplands and excludes wetlands, open water or submerged lands.

- b. **Riverine and Coastal Flood Areas in Rural Areas** - The County has designated all riverine and coastal floodplains in the County as "Conservation Areas." The ~~minimum~~ maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, F.S.

Natural Reservation - This category provides for areas designated for conservation purposes, and

owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. Park facilities and services, agricultural/ forestry uses and passive recreational activities and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not limited to, walking trails and trailhead facilities, primitive camping sites and hunting/fishing activities. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis.

Public Use - This category provides for public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, public utilities, public potable waterwell, the County airport and maintenance yards, educational facilities [elementary, middle and high schools, whether public, parochial or private], and other public facilities [churches, public clubs, health centers, hospitals and facilities for the care of the aged and infirm]. The minimum lot size is one-fourth [1/4] acre and the maximum lot coverage is 1.0. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Historic Resources Land Use - This category provides for the designation of historic buildings and districts, archaeological, and prehistoric sites or other culturally significant sites that have been designated with special protective status by the County.

Family Homestead Exemption

Policy 1.6 Pursuant to the authority of Ch. 163.3179, F.S., a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of a person who conveyed a parcel of land to said individual, may be used solely for a residence by said individual, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any individual. The adopted Land Development Regulations, Chapter 79, Zoning, will establish the performance standards to implement this policy.

Policy 1.7 Commercial "nodes" as shown on the Future Land Use Map will be limited to the following locations and criteria:

- a. State-approved 1990 Future Land Use And Zoning District Map Series including, but not limited to:
 - 1. U.S. 19-98 Corridor [Map No. 1];
 - 2. Chiefland Municipal Services District [Map No. 2];
 - 3. Williston Municipal Services District [Map No. 3]; and
 - 4. Rosewood-Sumner Unincorporated District [Map No. 4].
- b. Municipal Service Districts on:
 - 1. Collector/Collector and Minor Arterials/Collector-

CITRUS COUNTY FUTURE LAND USE CATEGORIES

- The designation of lower density development outside the urban service areas where the supporting infrastructure is not available or proposed
- Limiting development to low density and intensity uses within the Coastal, Lakes, and Rivers Areas of the County
- Limiting the development of new mobile home parks, hospitals, congregate living facilities, correctional facilities, and similar uses or facilities serving special needs populations within the Coastal High Hazard Area
- Protecting natural and historic resources in the County by designating low intensity and compatible uses adjacent to conservation areas
- Establishment of commercial nodes at appropriate locations to limit strip commercial development, reduce sprawl, take advantage of economies of scale, reduce travel times and distances, increase commercial viability, and to protect the County's rural character between nodes
- Allowing the co-location of residences and businesses on commercial parcels in order to enable property owners to work and live on the same property thereby reducing costs, improving financial stability, improving security, and improving the design and maintenance of commercial property
- Requiring the permanent preservation of open space in all new residential subdivisions and mixed use developments
- Utilization of a County Land Development Code which will set standards for development throughout the County

D. Future Land Use Categories

The land use categories described in this section are illustrated on the Generalized Future Land Use Map. The 1995 Generalized Future Land Use Map was produced at a scale (one inch = one mile) where it was not feasible to show parcels less than 10 acres in size. Thus, the current map is not parcel-specific.

All land uses less than 10 acres not depicted on the map will be recognized based on:

- The residential density limitations set forth in this Plan
- The land use category assigned in the adopted Land Use Atlas
- The zoning designation in the official zoning atlas
- The vested plan of development, if any

With the exception of vested projects, no residential development shall exceed the residential density limitations set forth in this Plan.

The maximum permitted densities for each land use category on the GFLUM is presented in Table 10-22, and the tabulation of acres is in Table 10-23.

The capacity of the GFLUM to accommodate future population is estimated for the maximum permitted densities. If the maximum density by right is applied to all assigned residential categories, the result is a maximum potential population of 603,100 persons (refer to Appendix F).

As noted above, the 1997 GFLUM is not parcel specific which can create problems with analysis and in tracking changes in smaller parcels over time. The County is developing a parcel-based Future Land Use Map and subsequently, will develop a linked database to enable better monitoring of land use changes and to provide sufficient data for detailed land use analyses. The parcel-based map will be adopted along with the EAR-based amendments updating the Comprehensive Plan. Once the parcel attributes are verified for the new database, entirely new existing and future land use analyses will be performed. The results of these analyses will detail vacant and improved properties, calculate potential population growth based upon the number of vacant parcels and allowed densities, and will enable the County to evaluate various development scenarios and the demands they will place upon public facilities and infrastructure.

1. Low Intensity Coastal and Lakes (CL)

This land use category designates those areas having environmental characteristics that are sensitive to development and therefore should be protected. Residential development in this district is limited to a maximum of one dwelling unit per 20 acres and one unit per 40 acres in the Federal Emergency Management Agency's V-zone. All vacant and uncommitted land in the Coastal, Lakes, and Rivers Area will be placed in this category. This land use category also recognizes existing valid unrecorded and recorded subdivisions. Densities in existing, platted subdivisions are based on the existing lot sizes. Higher density development is permitted only if in accordance with the following provisions:

- a. Planned development within the Coastal, Lakes, and Rivers Areas, with the exception of FEMA V-zone areas, may be allowed as an amendment to this Plan, if such development is consistent with the goals, objectives, and policies in this Plan and provided that the following requirements are met:
 - A minimum parcel size of 160 acres (smaller parcels may be combined to form a 160 acre parcel) with a common plan of development
 - A gross density not to exceed 0.2 dwelling units per acre (one dwelling unit per five acres)
 - Connection to regional water and sewer facilities is required
 - One hundred percent protection of wetlands must be assured
 - Clustering of units to ensure the preservation of 80 percent of existing uplands for open space is required
 - Stricter standards for stormwater and wildlife protection will be required
 - A 1,000-foot buffer around lands designated as part of the St. Martins Marsh Aquatic Preserve must be provided
- b. Florida Quality Development, pursuant to Chapter 380, F. S., will be allowed without a Comprehensive Plan Amendment at a maximum gross density of one unit per one acre; however, residential dwellings and nonresidential uses

shall be clustered to ensure the preservation of at least 70 percent of the gross site acreage as permanent conservation areas and open space, excluding active recreation areas.

- c. Planned development within the upland areas of the Lakes and Rivers Region may be permitted at a density not to exceed 0.1 dwelling units per acre (one dwelling unit per 10 acres) subject to the following special conditions:
- A minimum of 20 upland acres is required. Documentation of sufficient upland soils on site shall be provided by the applicant based on data from the Natural Resources Conservation Service (NRCS), water management district or other appropriate agency.
 - Open Space requirements: Clustering of units to preserve 80 percent of the gross site area as permanent open space is required, consistent with Policy 17.15.11 of this Plan.
 - All projects proposed under this option shall provide a biological survey pursuant to Conservation Element, Policy 3.8.8.

In addition to single family residential development, the following land uses may be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the Citrus County Land Development Code (LDC).

- Multifamily residences (in existing platted areas only or in lieu of clustering single family units at a density of one unit per lot of record and requiring the recombination of said lots. For example, a duplex requires two lots to be recombined into a single parcel, a quadruplex four lots, etc.)
- Recreational uses
- Agricultural and Silviculture uses
- Public/Semi-Public, Institutional facilities
- Home occupations
- New railroad rights-of-way, storage facilities, or related structures
- Communication towers
- Utilities
- Commercial fishing and marina related uses
- Commercial uses that are water related, water dependent, or necessary for the support of the immediate population

A development within the Low Intensity Coastal, Lakes, and Rivers District must adhere to the standards for development contained in this Element, as well as any additional standards in the County LDC.

These Districts also include lands developed in the Coastal Area, which have historically supported commercial fishing operations. The Districts were designed to protect unique and irreplaceable assets, which are associated with

the Gulf Coast Area. Commercial fish operations are permitted in the Coastal Area provided the standards and criteria specified in the LDC are met.

2. Rural Residential (RUR)

This land use category primarily represents those areas that are in transition between higher density developments and agricultural or conservation uses. This category encourages the preservation of economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential densities of up to one dwelling unit per 10 acres. No Rural Residential land shall be designated in the Planned Service Areas. Higher density developments, up to one unit per five acres, are only permitted if additional standards for development are met. Planned Development is only permitted subject to the following open space preservation requirement:

- Clustering of units to preserve at least 50 percent of the property consistent with Policy 17.15.11 of this Plan

In addition to residential development, the following land uses shall be allowed, provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Recreation Uses
- Agricultural and Silviculture uses
- Public/Semi-Public, Institutional facilities
- Home Occupations
- New railroad rights-of-way, storage facilities, or related structures.
- Communication Towers
- Utilities

3. Low Density Residential (LDR)

This category allows for single family residential development at a maximum density of 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, are only permitted if additional standards for development are met.

In addition to single family residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area and standards for development are met as specified in the County Land Development Code:

- Attached Housing
- Silviculture Uses
- Recreational Uses

- Public/Semi-Public, Institutional Facilities
- Home Occupations
- Utilities

4. Medium Density Residential (MDR)

This land use category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of up to 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, are only permitted if additional standards for development are met.

In addition to single-family residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Multifamily Residences
- Home Occupations
- Recreational Uses
- Public/Semi-Public, Institutional Facilities
- Utilities
- Professional Services and Offices in association with Housing Developments
- Limited Commercial Use in association with Housing Developments

5. High Density Residential (HDR)

This is the highest density residential land use category and is representative of a compact urban growth area. This category allows for multifamily units and planned developments, all of which must meet development standards. This category allows for a maximum density of 6.0 units per acre. Higher density development, up to 20 units per acre, is only permitted if additional standards for development are met.

In addition to residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Multifamily residential and at a density of 6.0 to 20.0 units per acre
- Home Occupations
- Recreational Uses
- Public/Semi-Public, Institutional Uses
- Utilities
- Professional Services and Offices in association with Housing Developments
- Limited Commercial Use in association with Housing Developments

TABLE 10-22
MAXIMUM PERMITTED DENSITY BY LAND USE CATEGORY

LAND USE DISTRICT		MAXIMUM RESIDENTIAL DENSITY	
		Permitted Density	Planned Development
Low Intensity Coastal and Lakes Residential	CL	1du/20, 1du/40 in "V" zone	1 du/5 acres w/ special PD conditions 1 du/one acre w/ FQD 1 du/10 acres w/ special PD conditions (1)
Rural Residential	RUR	1 du /10 ac	1 du/5 ac
Low Density Residential	LDR	2 du/ac	6 du/ac
Medium Density Residential	MDR	4 du/ac	8 du/ac
High Density Residential	HDR	6 du/ac	20 du/ac
Residential Mixed Use	RMU	As approved	6 du/ac
Central Ridge Residential	CRR	As approved	N/A
Mobile Home Park	MHP	6 du/ac	9 du/ac (4)
Professional Services/Offices	PSO	4 du/ac	10 du/ac
General Commercial	GNC	6 du/ac	10 du/ac
Coastal and Lakes Commercial	CLC	1du/20, 1du/40 in "V" zone (2)	N/A
Rural Activity Center	RAC	2 du/ac (3)	N/A
Recreational Vehicle Park/Campground	RVP	10 pads/ac	14 pads/ac (5)
Industrial	IND	N/A	N/A
Extractive	EXT	N/A	N/A
Public/Semi-Public, Institutional	PSI	4 du/ac	N/A
Transportation, Communications, Utilities	TCU	N/A	N/A
Recreation	REC	N/A	N/A
Agriculture	AGR	1 du/10 ac	1 du/5 ac
Conservation	CON	N/A	N/A

N/A = not applicable

du = dwelling unit

(1) Lakes and Rivers Area Only

(2) Single family dwelling units are allowed on the second floor of buildings or as attached or detached dwelling units behind a business

(3) Single family units are allowed on the second floor of buildings, as attached or detached dwellings behind a business, or on a valid lot of record

(4) Requires preservation of at least 50 percent open space

(5) Additional requirements in environmentally sensitive areas (refer to Policy 17.6.12)

Prepared by: Citrus County Community Development Division, October 2003

**TABLE 10-23
GENERALIZED FUTURE LAND USE MAP (GFLUM)
TABULATION OF ACREAGE - CITRUS COUNTY**

Land Use District	GFLUM Acres			
	1997		2004	
	Total	Percentage	Total	Percentage
Low Intensity Coastal and Lakes Residential	55,722	15.44%	53,123	14.87%
Rural Residential	47,487	13.15%	46,220	12.94%
Low Density Residential	32,344	8.96%	28,732	8.04%
Medium Density Residential	15,699	4.35%	14,861	4.16%
High Density Residential	199	0.06%	239	0.07%
Residential Mixed Use	48,236	13.36%	41,289	11.56%
Central Ridge Residential	203	0.06%	1,829	0.51%
Mobile Home Park	0	0.00%	172	0.05%
Professional Services/Offices	1,198	0.33%	1,319	0.37%
General Commercial	4,897	1.36%	5,359	1.50%
Coastal and Lakes Commercial	0	0.00%	9	0.00%
Rural Activity Center	0	0.00%	0	0.00%
Recreational Vehicle Park/Campground	0	0.00%	189	0.05%
Industrial	2,590	0.72%	2,388	0.67%
Extractive	9,021	2.50%	7,426	2.08%
Public/Semi-Public, Institutional	885	0.25%	1,151	0.32%
Transportation, Communications, Utilities	7,666	2.12%	7,979	2.23%
Recreation	6,558	1.82%	6,714	1.88%
Agriculture	23,034	6.38%	22,922	6.42%
Conservation	105,259	29.16%	115,266	32.27%
TOTAL	361,008	100.00%	357,187	100.00%

Notes:

1997 Figures were based on the proposed GFLUM, 1997, First Cycle, unincorporated area only. 2004 figures were calculated from changes from 1997 through 2004. Total acreages for 1997 and 2004 are not the same due to some differences in estimation techniques. Difference is 1percent. All numbers are approximate

Prepared by: Citrus County Planning Division, October, 1997

Revised by: Citrus County Community Development Division, October, 2003 and February 2004

6. Residential Mixed Use (RMU)

This category is established to provide for integrated planned developments where a mixture of land uses is permitted and encouraged. The maximum permitted residential density is 6.0 dwelling units per acre. This category will replace the PDR category. All new RMU land use shall require a Comprehensive Plan

Amendment. All existing Planned Developments shall be designated as RMU on the GFLUM. No new RMU is permitted in the Central Ridge Area unless it is within the PSA.

Permitted land uses include single family residential, multifamily residential, public/semi-public, recreational, professional services/office, commercial, and limited industrial. Site plan review and approval is required in accordance with the LDC Planned Development Review process.

7. Mobile Home Park (MHP)

This category is established to recognize existing manufactured housing and mobile home parks, as well as, to provide for the development of new ones. This category is intended to encourage compact, affordable, high quality housing with adequate amenities which is compatible with surrounding land uses.

The maximum permitted density is six (6.0) dwelling units per acre. Up to nine (9.0) units per acre may be allowed provided that 50 percent (50%) of the property remains in common open space. Site plan review and approval is required in accordance with the LDC planned development review process. New mobile home parks shall be required to preserve twenty percent (20%) of the gross site area as permanent open space and no individual lot or space shall be larger than one-ninth of an acre (4,840 square feet). Open space shall be preserved through permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land. Preserved areas shall be owned in common by all residents, a land trust, or an appropriate, legal association and may be used for passive recreation, agriculture, or silviculture. Limited structures such as barns, stables, agricultural buildings, gazebos, and picnic shelters shall be allowed within the preserved areas, but storage areas and sheds, workshops, garages, and similar accessory structures are prohibited.

In addition to residential development, the following land uses, as detailed in the Land Development Code (LDC), shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the LDC:

- Recreational Uses
- Agricultural and Silvicultural Uses
- Public/Semi-public, Institutional Facilities
- Convenience retail and personal services to serve park residents, up to one percent (1%) of the gross site area, not to exceed 5,000 square feet, located within the development and not accessible from any external road

8. Professional Services/Office (PSO)

This category represents a very limited use of land and designates those areas where professional office development is appropriate. This land use category is representative of a buffer area between commercial and residential development, or as a transitional use between residential areas and major thoroughfares.

In addition to office use, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Recreational Uses
- Public/Semi-Public, Institutional Facilities
- Utilities
- Neighborhood Commercial Development
- Adult and Child Day Care Centers
- Multifamily Residential, up to a maximum of 10.0 units per acre, however, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space, consistent with Policy 17.15.11 of this Plan
- Multifamily Residential is not permitted in the coastal high hazard area pursuant to Policy 17.3.17

9. General Commercial (GNC)

Commercial and office development is permitted in this category; however, if located along any roadway designated as an arterial, development must complete the site plan or development review process in conformance with all corridor planning zone standards.

In addition, multifamily residential development (over six units per acre, but no more than 10 units per acre) shall be allowed in accordance with existing land use/zoning categories; however, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space, consistent with Policy 17.15.11 of this Plan. Single family residential development shall be allowed only if the structure has access to a local residential roadway, and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

Because the GNC district allows potentially high density/intensity development, it should not be located in areas of the County deemed to be environmentally sensitive areas. No new GNC shall be allowed in the coastal, lakes and rivers region. New GNC shall be limited to the central ridge region.

10. Coastal and Lakes Commercial (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and rivers regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population, that is, neighborhood commercial uses, personal services, and professional services. The designation is generally intended for a single business entity on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity may be allowed. This requirement is not intended to limit the number of structures as long as the development meets all the standards of the Land Development Code.

In addition to commercial uses, the category allows for a single family residence associated with the primary commercial use of a lot or parcel. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit at the rear of the business, or as a detached dwelling unit at the rear of the property. Properties with water dependent or water related businesses may locate residences at the front of the property. Site planning shall ensure residential units are set back sufficiently from side and/or rear property lines to accommodate a yard area and that the residential unit is clearly accessory to the commercial use. CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the low intensity coastal and lakes region.

11. Rural Activity Centers (RAC)

The Rural Activity Center is intended to further the policies of the Comprehensive Plan by encouraging the in-filling of existing commercial uses and continuing the existing commercial land uses at appropriate locations. Rural Activity Centers shall be depicted within the Future Land Use Map series. The Rural Activity Center provides for a nodal type development pattern of commercial uses at such locations.

Development within these nodes provides for future development consistent with the nodal concept of development rather than linear development outside of the activity center. Development within Rural Activity Centers shall conform to the following standards:

- a. Residential development within the Rural Activity Centers shall be permitted at a density of up to two dwellings per acre (2.0 du/ac).
- b. Nonresidential uses are permitted, but shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services, uses which are generally classified as neighborhood commercial and professional services and offices, including medical offices, clinics, and

pharmacies. The following uses are allowed subject to the standards in the LDC: grocery stores, motor vehicle repair shops, gasoline sales and service, convenience stores with gasoline sales, taverns, retail nurseries, building/trade contractors (with outside storage), veterinary offices/animal hospitals (with outside kennels), and pet grooming/kennels. Other General Commercial uses are not allowed. Such determination should be based on market area radius and minimum population support criteria. Nonresidential uses shall be concentrated at the center of the Rural Activity Center with direct access to a collector or arterial intersection.

c. Location and Size Requirements

- 1) In the case of a Rural Activity Center that occurs at an intersection, the center of the node is determined to be the center of the intersection. The boundaries of the node shall not exceed 1,320 feet (¼ mile) in each direction.
- 2) New Rural Activity Centers will be required to be separated by a distance of at least three miles from the center of one node to the center of the next.
- 3) The RAC must be located on a paved roadway that is maintained by either the State of Florida or Citrus County. For those RAC's that are located at intersections, both of the roadways must be maintained by either the State of Florida or Citrus County.

d. Comprehensive Plan Amendment Required

In order for a newly identified RAC to be indicated upon the Future Land Use Map, the area must meet the conditions specified above, and shall require a Comprehensive Plan Amendment.

- e. The Land Development Code shall be amended to include standards and criteria for development within the RAC.**

12. Recreational Vehicle Park/Campground (RVP)

This category is intended to recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as to provide for the location and development of new parks for recreational vehicles. Such parks are intended specifically to allow temporary living accommodation for recreation, camping, or travel use.

This category allows recreational vehicle development with a maximum density of 10 ad spaces per acre. Up to 14 pad spaces is allowed provided that at least 50% of the property is maintained as permanent open space.

New RV parks shall be required to preserve thirty percent (30%) of the gross site area as permanent open space, consistent with Policy 17.15.11 of this Plan.

In addition to RV/campsite development, the following land uses as detailed in the Land Development Code, shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Recreational Uses
- Agricultural and Silvicultural Uses
- Public/Semi-Public, Institutional Facilities
- Convenience retail and personal services to serve park visitors and guests, up to one percent of the gross site area, not to exceed 5,000 square feet, located within the development and not accessible from any external road

13. Industrial (IND)

This land use category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards as specified in the County Land Development Code.

14. Extractive (EXT)

The Extractive land use category allows for surface mining operations, and encompasses areas rich in limestone and dolomite. This category permits rock quarries, as well as, strip mines such as clay, sand, and gravel. Industrial complexes where the extracted material is refined, packaged, or further processed are also allowed in this category.

In addition to mining, the following land uses shall be allowed provided standards for development are met as specified in the County Land Development Code:

- Limited Recreation Use
- Agricultural Uses
- Rail rights-of-way, including switching, freight, or storage yards
- Communication Towers
- A single Caretaker Residence

15. Public/Semi-Public, Institutional (PSI)

This District definition consists of public or private facilities/uses designed to serve the cultural needs of the County. The facilities are generally owned or operated by public bodies or by nonprofit entities. Public uses mean those owned or operated by a public entity. Semi-Public uses serve the public but are owned or operated by a non-public body such as a nonprofit organization or may include

some private for profit uses fitting into the character and purpose of, for example: hospitals, nursing homes, and theaters. The intent of this District is to provide cultural facilities rather than to provide for commercial uses.

Included within this category are uses and facilities of the categories of 1) educational such as nature centers; 2) government; 3) health/medical; 4) religious; 5) cultural, such as art galleries, museums, theaters, playhouses, and libraries; and 6) limited recreation that fit into the character and purpose of uses such as primitive/summer/scout camps, arboretums, playgrounds, and outdoor ballfields or courts, rather than commercial recreation.

16. Transportation, Communications, and Utilities (TCU)

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities necessary to support such uses.

17. Recreation (REC)

This land use category designates those areas, public and private, where outdoor recreation is the primary land use. Other related recreational or supporting ancillary uses are allowed within this land use category including marinas, golf courses, fishing and hunting camps, and recreational vehicle (RV) parks provided RV density is limited to no more than seven units per acre and intensity does not exceed 30 percent of the total recreation site. For example, a 100 acre site that is designated for recreation could include up to a 30 acre RV park component as long as the remaining 70 acres is used for outdoor recreation.

Indoor facilities including enclosed sports stadiums and sports training facilities, as well as amusement parks or similar attractions shall not be considered as a recreational land use or as a supporting or ancillary use.

18. Agriculture (AGR)

This land use category designates those areas suitable for crops, pasture, forestry, and rangeland.

All agricultural uses are permitted, as well as, single family residences at a maximum density of one unit per 10 acres. Higher density developments, up to one unit per five acres, are only permitted if additional standards for development are met. No land within a Planned Service Area may be designated as agriculture. Planned Development is only permitted subject to the following open space preservation requirements.

- Planned Development within this district shall be required to cluster homes and preserve at least fifty percent (50%) of the property, consistent with Policy 17.15.11 of this Plan.

In addition to agricultural and residential use, this category permits the following uses provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Recreational Uses
- Public/Semi-Public, Institutional Uses
- Utilities
- New railroad rights-of-way, storage facilities, or related structures

Silviculture is considered an Agricultural use; however, Silviculture shall be regarded as a separate permitted use in several land use categories.

19. Conservation (CON)

This land use category designated publicly owned lands where management objectives are directed towards the protection and conservation of sensitive land, water, and other natural resources. These areas may also support resource-based recreational development, public water supply wellfields and ancillary facilities essential to their primary purposes. In the event that privately owned property is designated as conservation, it may be developed at a density not to exceed one dwelling unit per lot, parcel, or tract of record as of the date of adoption of the Plan.

20. Central Ridge Residential (CRR)

This category, permitted only within the PSA, allows for single family residential development at a density no greater than the density of the existing subdivision. Planned Developments are not permitted. This category may be assigned to only a portion of a subdivision.

In addition to single family residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code, Ordinance No. 90-14, as amended:

- Recreation Uses
- Public/Semi-Public, Institutional facilities
- Utilities

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prohibited within these areas. The LDRs shall also contain standards that protect springs and springsheds from the encroachment of incompatible uses. The standards will include, at a minimum, the buffers and limitations on uses set forth under FLU element Policy 4.9.4. Within the SPZ, heavy industrial, heavy commercial, auto repair and service facilities, restaurant facilities and hazardous waste generators are uses that pose a threat of contamination or degradation to springs and shall be restricted or prohibited. Special conditions will be required for mining activities that increase vulnerability of the Floridian Aquifer to potential contamination. The LDRs shall also provide for special use exceptions to the foregoing restrictions where it can be demonstrated that the proposed use or activity will not adversely impact the springs.

Policy 1.23: The Marion County Land Development Regulations shall include requirements for nonconforming uses to be buffered and meet performance criteria in accordance with a schedule which relates to redevelopment within a specified time frame, or require the amortization or phasing out over a specified period of time all nonconforming land uses. Where new development occurs making another use incompatible, that new development will be required to provide buffers as specified in policies 1.11 and 3.13, and meet standards for development. Land uses that are inconsistent with the Future Land Use Plan and Map shall be prohibited from expansion unless, a. the expansion is necessary to improve the structure, provided the improvement does not constitute a substantial improvement (i.e., the improvement cost does not exceed fifty percent (50%) of the assessed value of the structure; b. the uses are buffered and meet performance criteria; c. The non-conforming use is not located within a non-conforming structure; and d. The non-conformity is not further increased. The re-establishment of nonconforming uses that have been discontinued or abandoned shall be prohibited. Any change in a non-conforming use shall not further the non-conformity, and shall be consistent with this Comprehensive Plan. Exceptions to this policy may be allowed for the restoration of historic structures or for replacement of an existing dwelling that is the primary residence of the property owner.

Policy 1.24: * Listed below are definitions for the Land Use Classifications as depicted on the Future Land Use Map Series:

- A. **Urban Area** - A generalized land use category for use on Marion County's Generalized Future Land Use Map. The Urban Area of the County shall consist of the land use categories listed below, and may include the additional land use categories listed under item C.

Commercial - provides for commercial land uses to serve the residents of Marion County. The maximum Floor Area Ratio (FAR) is 0.70.

Limited Commercial - This land use classification provides for commercial areas where development is limited due to the potential impacts upon the community's facilities and/or resources, including, but not limited to, traffic, environmental, and health and safety. This commercial category provides for limited commercial land uses to serve the residents of Marion County. The maximum Floor Area Ratio (FAR) is .30.

Footnote: See revision details in Appendix A

FUTURE LAND USE ELEMENT

Professional Office - This land use classification provides for commercial land use limited for professional office land uses not normally involving the sale of merchandise. This classification is intended to provide for professional offices to serve the residents of Marion County that are compatible with urban type land uses. The maximum Floor Area Ratio (FAR) is 0.30.

High Density Residential - This classification allows for a maximum density of 8 units per gross acre. Dwelling units include attached and detached single-family homes, duplexes, triplexes, quadraplexes, townhouses, apartments, mobile homes, and manufactured housing.

Industrial - provides for industrial land uses to serve the residents of Marion County. The maximum FAR is 0.75.

Low Density Residential - This classification allows for a maximum density of one (1) dwelling unit per gross acre. Dwelling units include detached single-family homes, mobile homes, and manufactured housing.

Medium Density Residential - This classification allows for a maximum of 4 dwelling units per gross acre. Dwelling units include detached single-family homes, duplexes, triplexes, quadraplexes, mobile homes, and manufactured housing.

Multi-Family Residential Medium Density - (8-12 units per gross acre.) This classification allows for a minimum density of 8 units per gross acre. Dwelling units include attached and detached single-family homes, duplexes, triplexes, quadraplexes, townhouses, apartments, modular and manufactured housing.

Multi-Family Residential High Density - (12-16 units per gross acre.) This classification allows for a minimum density of 12 units per gross acre. Dwelling units include attached single-family homes, duplexes, triplexes, quadraplexes, townhouses, apartments, and attached modular and manufactured housing.

Urban Commerce District - provides for commercial and industrial land uses with associated residential uses within an urban or urbanizing area. The maximum Floor Area Ratio (FAR) for commercial uses is 2.0. The maximum Floor Area Ratio (FAR) for industrial uses is 0.75. The maximum Impervious Surface Area ratio (ISAR) shall be 0.70.

Urban Neighborhood District - provides for increased residential density potential, inclusion of commercial, and required open space.

- B. **Rural Land** - A land use category permitting a range of agricultural and/or agricultural related uses, and accommodating low density residential development at a maximum

Footnote: See revision details in Appendix A

FUTURE LAND USE ELEMENT

density of one (1) dwelling unit to ten (10) acres. Density exceptions may be permitted consistent with specific policies within this plan (e.g., FLUE Policies 1.15 and 3.1). Dwelling units include detached single-family homes, mobile homes, and manufactured housing. This category may also include the specialized land use categories listed below, as well as the additional land use categories listed under item C.

Rural Activity Center - provides for the utilization of existing mixed-use areas and the infilling of these areas under appropriate circumstances. Rural Activity Centers provide for a nodal-type development pattern.

Rural Town - provides for increased densities and intensities of residential and non-residential development provided the development satisfies all requirements for a Development of Regional Impact or a Florida Quality Development.

Rural Village District - provides for increased residential density potential, inclusion of commercial and required open space.

Rural Preservation - provides for agricultural and/or agricultural related uses which preserve the character of rural lands. Lands classified as Rural Preservation shall not be further subdivided after the adoption date of this classification except for family divisions, **consistent with Chapter 163.3179.F.S.** and in accordance with provisions contained within the Land Development Code. No other density exceptions or specialized land use categories shall be permitted. Non-residential development which serves to preserve the character of the rural lands may be permitted by way of a special use permit and shall be limited to those allowed under FLUE Policy 3.10 and to community facilities. Owners of land under this classification may further restrict use of their lands by conveyance of a perpetual conservation easement to the County or other appropriate entity or by execution of a developer's agreement between the owner and the County.

Specialized Commerce District - provides for commercial and industrial land uses.

Urban Reserve Area - This classification provides for the expansion of the Urban Area in a timely manner. The underlying land uses in this classification shall be those of the Rural Land until, through the plan amendment process, these areas are designated as part of the Urban Area on the Future Land Use Map Series.

C. Specific land uses which may occur in either the Urban Area or Rural Land:

Commercial Recreation - this classification provides for low-intensity outdoor recreational uses and accessory facilities owned and/or operated by private or non-profit entities. Outdoor recreational uses include fish camps, campgrounds, sports facilities, golf courses, country clubs, community recreation facilities, and similar uses. Impervious surface parcel coverage shall be limited to forty percent (40%) of the total parcel area.

Footnote: See revision details in Appendix A

FUTURE LAND USE ELEMENT

Conservation - privately held or managed lands designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitat.

Development of Regional Impact/Florida Quality Development (DRI/FQD) - This land use classification identifies development projects approved consistent with Chapter 380, F.S., and Rules 9J-2 and 9J-28, F.A.C., with a current Development Order or Amended Development Order (DO/ADO) and approved Master Plan Map H (adopted as part of the Future Land Use Map). Lands newly designated DRI/FQD or amendments to a DRI/FQD shall be developed consistent with the corresponding projects current DO/ADO, and Marion County's Comprehensive Plan and Land Development Regulations including, but not limited to, land use densities and intensities, and development standards established in FLUE Policy 1.24. Newly designated or amended DRI/FQDs shall designate the land use categories permitted in the DRI/FQD consistent with FLUE policy 1.24. Any newly designated or amended DRI/FQD that is not consistent with the underlying land uses shall require a plan amendment concurrent with the approval of the DRI/FQD development order. However, any DRI/FQD that is subject to a Land Use Blending Overlay pursuant to Policy 3.7 shall not require a plan amendment when amending the DRI/FQD to relocate approved land uses within the boundaries of the DRI/FQD.

New or Amended DRI/FQD land uses shall be permitted in either Rural or Urban Areas. In Urban Areas, the DRI/FQD land use area may include a mix of residential and/or non-residential land uses. Residential densities and non residential land use intensities shall conform to the development standards established for the corresponding Urban Area land use type(s) defined in FLUE Policy 1.24, which are: Low, Medium and High Density Residential, Commercial, Limited Commercial, Commercial Recreation, Industrial, Public Use, Urban Commerce District, Urban Neighborhood District, Recreation and Open Space, Conservation and Natural Reservation. The location of the residential and non-residential land uses shall be governed by the DRI/FQDs development order and the corresponding land use types' development standards. In Rural Areas, the permitted gross density and mix of residential and non-residential land uses shall conform to the applicable provisions for Rural Towns, as listed under Future Land Use Element Objective 3.0.

In the event a DRI/FQD is abandoned consistent with Chapter 380, F.S., and Rules 9J-2 and 9J-28, F.A.C., the DRI/FQD land use designation shall be removed from the Future Land Use Map Series, through the next available Comprehensive Plan Amendment Cycle. If the DRI/FQD land use designation was established prior to adoption of the Marion County Comprehensive Plan, the DRI/FQD site's land use designation shall be amended to a land use designation compatible with its surrounding land use designations and any development of the DRI/FQD which may have been completed, consistent with Marion County's Comprehensive Plan. If the DRI/FQD was established following the adoption of

Footnote: See revision details in Appendix A

FUTURE LAND USE ELEMENT

Marion County's Comprehensive Plan, the DRI/FQD site's land use designation shall be amended to restore the land use existing prior to the DRI/FQD approval. If any development of the originally planned DRI/FQD has been completed, an alternate land use reflecting the completed development may be established, consistent with Marion County's Comprehensive Plan.

Natural Reservation - areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional, or local government or non-profit agency.

Public Use - means facilities, structures, or lands that are owned, leased, or operated by a government entity or the private sector for use by the public such as civic and community centers, hospitals, libraries, police stations, fire stations, government administration buildings, transportation systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities. These facilities can be in the public or private sector. These facilities may be incorporated into conservation and preservation efforts via conservation easements or a comparable method, provided such incorporation does not pose a danger or threat to the species to be conserved or preserved and that the jurisdictional entity responsible for accepting the conservation and/or preservation easement or dedication consents to the incorporation. Public use lands incorporated into conservation or preservation easements or dedications, however, shall be counted as Public Use Lands for land allocation purposes to accurately reflect their primary use, and not their secondary conservation use. The maximum floor area ratio is 1.0.

Recreation and Open Space - provides for those parcels of land which are publicly owned and operated as recreational sites, or privately owned sites operated as recreational sites. Uses include both active and passive recreation such as open space, recreation corridors, golf courses, and tennis courts. Impervious surface parcel coverage shall be limited to seventy-five percent (75%) of the total parcel area for active recreational sites and twenty percent (20%) for passive recreational sites.

- Policy 1.25: * A.** Marion County shall encourage, to the extent possible, the location of public schools (including elementary, secondary, post-secondary, special skills and adult education facilities) based on the following criteria:
- (1) Proximity to residential areas, particularly for elementary schools;
 - (2) Proximity to existing or planned public facilities, such as parks, libraries and community centers;
 - (3) Location of elementary schools on local or collector streets, to ensure the safety of children;
 - (4) Location of junior and senior high schools near arterial streets, to ensure accessibility;

Footnote: See revision details in Appendix A

SUMTER COUNTY FUTURE LAND USE CATEGORIES

ELEMENT 7

FUTURE LAND USE

**9J-5.006
Reference**

Goal 7.1 To direct development to those areas which have in place or have agreements to provide the land and water resources, fiscal abilities and the service capacity to accommodate growth in an economic and environmentally acceptable manner.

Land Development Regulations

Objective 7.1.1 Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

(3)(c)1

Policy 7.1.1.1 Sumter County shall maintain land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect the special areas designated on the Future Land Use Map series;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

(3)(c)7

Policy 7.1.1.2 Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following land use categories, and standards for densities and intensities.

- a. **Agriculture** – The “agriculture” land use classification is applied to land that is primarily used for production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pastureland, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations specialty farms and silviculture activities. This land use category shall not be located within the urban development area boundary.

Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.6., and the Land Development Regulations. Commercial uses that directly support agricultural and silvicultural uses may be allowed as conditional uses subject to criteria listed in the Land Development Code. Borrow pits may be allowed as defined in the Land Development Code. Mining is permissible only as a conditional use as delineated in 7.1.11.1

Allowable uses also include community-serving public facilities and infrastructure as special uses.. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as delineated in 7.1.4.14.

Gross density shall be a maximum of 1.0 dwelling unit per 10 acres. However, on parcels of 20 acres or more, the minimum lot size may be one (1) acre, so long as the parcel density is maintained, and all of the following requirements are met:

1. As each lot split is created, the balance of the density requirement (10 acres minus the lot size) shall be rezoned to reflect Agricultural Conservation (AC) classification. This designation shall not be subject to change until the property is brought within an Urban Service Area;
2. Where two or fewer lots are created, no subdivision improvements are required, and access may be provided by a recorded easement;
3. When three to five lots are created, development shall comply with minor subdivision standards and procedures;
4. Where more than five lots are created, clustering of the lots shall be required on a portion of the property free from environmental constraints and the 100 year flood area.
5. Where more than five 1-acre lots are created, subdivision improvements shall be required, according to the subdivision regulations contained in the Sumter County Land Development Code. The subdivision shall conform to the platting requirements of Chapter 177, F.S.
6. (see former 7.1.2.4 (c)) Proposed developments in Agricultural land use areas larger than 100 lots must be designed and permitted as Master Planned Developments utilizing Objective 7.1.5 and its enacting policies.
7. The creation of lots shall be viewed cumulatively, requiring compliance with the relevant subdivision procedures as each threshold is met;.
8. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for increased density except through a plan amendment; and
9. Development shall not be permitted in wetlands, conservation areas nor within floodways.

Parcels of land less than twenty acres shall maintain a gross density of 1.0 dwelling unit per 10 acres, with a minimum parcel size of ten acres.

It is expected that development will be served by private wells and individual septic systems, except where a community public water supply may be provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the County not to be feasible. "Agriculture" lands shall not be in a sewer service area however, on-site treatment facilities may be provided where the County has determined such facilities are necessary for a specified use.

b. Rural Residential means land use is limited to land that is used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category may be applied to lands within or outside the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1 Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15., and the Land Development Regulations.

Gross density shall be a maximum of 1.0 dwelling unit per acre.

c. Low-density residential means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category

shall be applied to lands within the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15. and the Land Development Regulations.

Gross density shall be a maximum of 2.0 units per acre, subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

- d. Medium-density residential** means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category shall be applied to lands within the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15. and the Land Development Regulations.

Gross density shall be a maximum of 4.0 units per acre, subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

- e. High density residential** means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. Multi-family dwellings may be located in this land use area. This land use category shall be located within the urban development area.

Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.3.15., and the Land Development Regulations.

Potentially allowable uses also include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1

Gross density shall be a maximum of 6.0 units per acre, subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

Policy 7.1.1.2

f. Mixed Use – This land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development projects, and shall be applied only upon approval of a Development Order (DO). This land use will be authorized through a Future Land Use Map amendment processed concurrently with the DRI or PUD application. This category may be applied to lands within or outside the urban development area; however, central water and sewer service shall be available for all development.

Uses are limited to residential, institutional, public uses, commercial, industrial, and recreation according to the approved DO. In mixed use developments in residential or agricultural areas, commercial and industrial acreages combined shall not exceed 12% of any development, except for developments proceeding as a DRI which shall be subject to the intensities approved in the DRI DO. Gross density and intensity and required open space shall be in accord with Policy 7.1.5.3. The impervious surface ratio (ISR) for non-residential uses shall not exceed 80%. A density of bonus of 2.0 units per acre may be allowed pursuant to compliance with policy 7.1.5.4.

Mixed use development must meet the requirements of Chapter 163 FS and 9J-5 FAC, including the limitations on the creation of urban sprawl. Mixed use developments must comply with the requirements for planned unit developments in the Sumter County Land Development Code. However, a Mixed Use development proceeding as a DRI may provide for deviations from Planned Unit requirements in the Land Development Code

g. General commercial includes lands suitable for commercial activity, with access from an arterial or collector road. No residential uses are allowable, except for one residential unit for the owner/operator or night security person. Central water and sewer shall be provided where available. All types of commercial uses are potentially permissible, subject to zoning regulations. General commercial may be located within or outside the urban development area. The floor area ratio shall not exceed 0.5 within the urban development area and shall not exceed 0.3 outside the urban development area.

h. Industrial land uses shall include both light and heavy industrial activities. Heavy commercial activities may be allowed as well, subject to requirements and limitations in the land development code. Land designated for industrial uses shall be suitable for such use and may be located within or outside the urban development area. The lands must have access from an arterial or collector road. Industrial uses have the potential for negative impact on surrounding properties. Therefore these uses must be located with sensitivity to surrounding uses, and may require screening and buffering. Setback distances will be determined by the surrounding uses and the types of activity proposed for the industrial property. Specific uses include communication facilities, light and heavy manufacturing, repair, fabrication, assembly, packaging, processing, wholesale business, warehousing, concrete or asphalt plants, commercial marinas and accessory uses and structures such as docking facilities for loading and unloading of materials. Certain proposed uses may require conditional use permits. Uses involving hazardous materials may be prohibited or may require a conditional use, as determined by the Land Development Code. No residential units are allowable, except for one residential unit for the owner/operator or night security person. Floor area ratio for industrial uses shall not exceed 0.5 within the urban development area and shall not exceed 0.3 outside the urban development area. Industrial development proposed on parcels adjacent to residential use shall proceed require Planned Industrial zoning, except that industrial development proposed on parcels exceeding 50 acres shall be implemented through the PUD Planned industrial zoning.

i. Institutional - This land use category is intended for activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for public transportation, communications, sewer, drainage, and potable water. This land use category may be applied to lands within or outside the urban development area. The floor area ratio shall not exceed 0.5.

j. Recreation – The “recreation” land use category is intended for lands devoted to public parks, playgrounds, and open spaces serving local, community, and regional needs. This land use category may be applied to lands within or outside the urban development area. Lands set

aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use.

k. Conservation – The “conservation” land use category shall be applied to public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to lands within or outside the urban development area.

(3)(c)1
(3)(c)7

7.1.1.3 Land development regulations shall be maintained which address the location and extent of nonresidential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this element.

(3)(c)1
(3)(c)3
(3)(c)7
(5)(j)
(5)(l)

7.1.1.4 Conversion of agricultural land to a mixed use or residential land use category shall require a land use plan amendment and shall demonstrate the following:

- a. The need for such land use amendment;
- b. That the amendment will not result in urban sprawl;
- c. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
- d. The availability of facilities and services for a more dense or intense land use; and
- e. the relationship of the proposed amendment site to the urban development area boundary.

Policy 7.1.1.5 In addition to the general requirements above, developments proposed in agricultural areas wishing to utilize a density option of one unit per five acres may qualify for the additional density as follows:

a. Proposed subdivisions shall be subjected to a weighted evaluation process to determine the degree to which residential developments in the agricultural areas under this policy utilize existing infrastructure, promote open space, conserve natural resources and reduce urban sprawl. Utilizing Map VII-18c, CONSTRAINTS, SUMTER COUNTY, (Urban Sprawl Evaluation Overlay) the process shall consist of the following criteria at a minimum:

1. In order to proceed with development in areas designated as Agriculture on the Future Land Use Map, the development must achieve at least 70 points out of a possible 165 points available as set forth in 2-8 below. Awarding of points shall adhere to the following criteria:

a) Points shall be awarded for only one item in each category except water and sewer which can receive points for both services;

b) Points shall be awarded for additional open space allocations only after a development qualifies for points under at least two of the other categories.

c) Developers may provide for fire service, emergency medical services, water and sewer service in order to achieve sufficient points for development approval. However, approval of one or more of these services for calculation in the weighted evaluation system must result in a level of service at least equal to the service currently provided by the County if a level of service is not specified in the Plan and the level of service required in the Plan for those services with levels of service indicated. In addition, the provision of these services by the developer must be approved by the Board of County Commissioners at the County's option.

2. Proximity to designated urban development areas (UDA). Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the Urban Development Boundary.

**CITY OF WILDWOOD (SUMTER COUNTY) FUTURE LAND USE
CATEGORIES**

Policy 1.2.3 In the additional area defined by a secondary circle around the wellhead with a radius of 500', or a radius based upon the 10 year travel period if known, the following development activities are prohibited:

- landfills;
- facilities for bulk storage, handling or processing of materials on the Florida Substance List;
- activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
- feedlots or other commercial animal facilities;
- wastewater treatment plants, percolation ponds and similar facilities;
- mines; and
- excavation of waterways or drainage facilities which intersect the water table.

Objective 1.3 The City shall promote the protection and preservation of locally significant historical properties.

Policy 1.3.1 The City shall identify all locally significant historical properties.

Policy 1.3.2 The City shall encourage the rehabilitation of identified historical properties through incentives such as the waiving of stringent development requirements.

Policy 1.3.3 The City shall assist the owners of identified historical properties in acquiring available grants for restoration purposes.

Objective 1.4 Development will only be authorized for uses that are compatible with soils and topography of the site.

Policy 1.4.1 The developer shall present certified soil and topography plans when applying for development orders to any use other than individual single family residential, individual duplex residential and individual triplex residential.

Objective 1.5 The City shall identify all blighted areas within it's jurisdiction and implement policies to encourage the redevelopment and renewal of such areas.

Policy 1.5.1 The Local Planning Agency shall continue to gather data concerning renewal of blighted areas .

Objective 1.6 The City shall amend the Land Development Regulations to consistent with the Future Land Use Map.

Policy 1.6.1 The City will enforce regulations that ensure that development is consistent with the Future Land Use Plan Map.

Policy 1.6.2 The City shall issue no approvals for development for all existing uses that are inconsistent with the City's Future Land Use Map.

Objective 1.7 All development shall provide adequate land for utility facilities.

Policy 1.7.1 The City shall not approve subdivisions or site plans that do not depict all utilities and provide suitable land for each.

Objective 1.8 The City shall continue to encourage innovative land use techniques.

Policy 1.8.1 The City shall continue to enforce the Land Development Regulations allowing the Planned Unit Development concept.

Policy 1.8.2 The City shall continue to allow a variety of residential housing types as outlined in Land Development Regulations.

Policy 1.8.3 The City shall continue to allow a variety of residential, institutional and office uses as outlined in the Land Development Regulations.

Policy 1.8.4 The Land Development Regulations shall be consistent with the following standards for densities and intensities:

- a. Residential Low Density - Up to 4.5 units per gross acre
- b. Residential Medium Density - Up to 6 units per gross acre
- c. Residential High Density - Up to 15 units per gross acre
- d. Residential Mixed Uses - Up to 5 units per gross acre
- e. Mobile Home Parks - Up to 10 units per gross acre
- f. Residential/Institutional/Office - single family residential - Up to 4 units per gross acre duplexes, triplexes and multi-family residential - Up to 15 units per gross acre. Office and Institutional - Up to .6 floor area ratio. The desired mix shall be 50% Residential, 25% Institutional and 25% Office for the entire district.
- g. Commercial - Up to .6 floor area ratio
- h. Industrial - Up to .6 floor area ratio
- i. Agricultural - Up to 1 unit per 5 acres for residential uses and .2 Floor Area Ratio for all related uses.
- j. Conservation - Up to 1 unit per twenty acres for caretaker residence and up to .5 Floor Area Ratio for public owned buildings accessory to recreational uses.
- k. Recreational - Up to 1 unit per 20 acres for caretaker residence and up to .5 Floor Area Ratio for public owned buildings accessory to the recreational uses.
- l. Institutional - Up to .6 floor area ratio
- m. Schools - Up to .6 Floor area ratio
- n. Other Public Facilities - Up to .6 floor area ratio.

In addition, a 200 foot radius around production well sites 5,6,10 and 11 have been designated as conservation areas in order to insure review of future land uses to prevent potential contamination of these well sites. Further, a 5-year contaminant travel zone has been delineated around wells 5, 6, 10 and 11 in which land use restrictions would be applied to several land use activities that would pose potential contamination to the wellhead.

7. Other Public Facilities

Wildwood has, over the past five years, added storage capacity to their water supply system and constructed a new sewage treatment plant. Several areas (such as the sewage treatment plant) are identified on the Existing Land Use Map as 'Utilities', but included on the Future Land Use Map as 'Public Facilities'. No further land needs have been projected for public facilities during the planning period.

8. Institutional

No additional acreage is needed. However, Greenwood Cemetery in the northeast corner of the city owns land to the north, currently shown as vacant. In the Future Land Use Map, this is projected as a 2 acre increase to Institutional land use. Also, at the eastern city limits, adjacent and south of Cleveland Avenue, church property is partially shown as Institutional and partly as Agricultural based on existing use. In the Future Land Use Map, the entire parcel, including an additional 10 acres, is projected as Institutional. Several smaller areas which show on the Existing Land Use Map are not specifically shown on the Future Land Use Map because such usage is compatible with the land use classification in which they occur. Thirty-four acres have been designated on the Future Land Use Map for institutional uses.

9. Agricultural

Agricultural land uses have been limited in the City because of the City's small size and need for additional urban land. Several areas currently remain, however. In addition, recent annexations brought a large area of agricultural land into the city. Eleven hundred acres currently exist in the City. These areas are expected to be reduced to 146 acres during the planning period.

Future Land Use Map. The Future Land Use Map (Map I-7) is a graphic illustration of the city's policy for governing land development in the city through the year 2001. The map is adopted as an integral part of the Future Land Use Element and contains the location of generalized land use permitted in the plan. The land use categories shown on the map are identified according to the predominant use or maximum level of intensity intended for that category of use. Other uses may be permitted in any land use category as described in this element.

Densities are shown for residential use only. A correlation between existing uses such as commercial, institutional and office with future use of this type cannot be made. The existing uses do not meet the elaborate regulations that must

be met by all future uses. The current City Zoning Ordinance (No. 192) adopted February 22, 1988 regulates the density/intensity by specific use, through requirements such as on site parking, stormwater retention, yard setbacks, etc.
(Insert - 09)

1. Residential Low Density

Purpose: To designate areas suitable for low density residential development. Maximum density is 4.35 units per gross acre. Other uses including neighborhood commercial and public facilities may be permitted when complying with the goals, objectives and policies of this plan and applicable development regulations.

Potential Uses: Residential, neighborhood commercial, public facilities and agriculturally compatible residential use.

Residential Density: Minimum lot size of 10,000 square feet.

2. Residential Medium Density

Purpose: To designate areas suitable for medium density residential uses. Maximum density is 5.8 units per acre. There may be allowed certain neighborhood commercial and office uses that are geared to serve the daily needs of local residents when in compliance with the goals, objectives and policies of this Plan and applicable development regulations.

Potential Uses: Residential, neighborhood commercial, office uses and public facilities.

Residential Density: Minimum lot size of 7,500 square feet.

3. Residential High Density

Purpose: To designate areas suitable for high density residential acres, as well as neighborhood commercial, office and public facilities needed to serve local residents.

Potential Uses: Residential, apartments, neighborhood commercial, office uses and public facilities.

Residential Density: Minimum land area ranging from 10,000 square feet for duplex (approximately 8.7 units per acre); 12,000 s.f. for triplex (approximately 10.89 u/acre); 15,000 s.f. for quadplex (approximately 11.6 u/acre). All units over quadplex must have a minimum land area of 3,000 square feet per unit. Maximum density is 14.5 units per acre.

4. Residential - Mixed Use

Purpose: To establish areas that recognize existing housing patterns that contain single-family, duplex, triplex and mobile homes within the same area.

Potential Uses: Single-family conventional housing, mobile homes, duplex and triplex,

neighborhood commercial, community facilities and public facilities.

Residential Density: Conventional single-family homes and mobile homes: minimum lot size - 7,500 sq. ft.; Duplexes - 10,000 sq. ft.; Triplexes - 12,000 sq. ft.

5. Mobile Home Parks

Purpose: To establish a residential district for mobile homes

Potential Uses: Mobile home parks and subdivisions, conventional single-family homes, office uses, neighborhood commercial, community facilities, public facilities.

Residential Density: Minimum lot size for mobile homes - 3,500 sq. ft.

6. Residential/Institutional/Office

Purpose: To allow existing residential uses to continue and to be converted to low-intensity office and institutional uses.

Potential Uses: Single-family through high-density residential uses, medical and dental offices and laboratories, business and professional offices, group living facilities, schools, public facilities, community facilities.

Residential Density: Minimum lot size of 7,500 square feet (approximately 4.0 units per acre).

7. General Commercial

Purpose: To provide a variety of commercial and office uses oriented to retail commercial trade, auto traffic and general business activities. Due to potential intensity of activities, planned groupings are strongly encouraged. Approved site plans are required.

Potential Uses: Sale of convenience goods and personal services, general merchandising, furniture sales, restaurants, bars, offices, hotels, motels, recreational vehicle parks, banks, theaters, auto sales, compatible residential uses and mixed use development.

Residential Density: Not applicable.

8. Industrial

Purpose: To provide locations for both heavy and light industrial operations. Generally, the type of activity permitted will include manufacturing, processing plants, agricultural related industry and wholesale operations.

Potential Uses: Manufacturing, wholesale establishments, processing plants, printing establishments, sale, repair and service of vehicles, boats and heavy machinery, public buildings and facilities.

Residential Density: No residential use permitted.

9. Recreation

Purpose: To designate existing or proposed parks and recreation facilities.

Potential Uses: Outdoor recreation.

Residential Density: Not applicable.

10. Schools

Purpose: To show major educational facility locations.

Potential Uses: Sumter County schools and related facilities.

Residential Density: Not applicable.

11. Other Public Facilities

Purpose: To show government owned facilities (other than schools) and public facilities used to deliver public services such as utility facilities and the fire department.

Potential Uses: Water supply site, fire station, city drainage retention areas and other public uses.

Residential Density: Not applicable.

12. Institutional

Purpose: To show locations of existing and proposed public and semi-public facilities such as churches, hospitals, clubs and cemeteries.

Potential Uses: Various public and semi-public uses.

Residential Density: Not applicable.

13. Agricultural

Purpose: To designate those areas of the city that are currently involved in agricultural

activity or land which is composed of soils suitable for agricultural productivity or other rural uses.

Potential Uses: Farms, ranches, silvaculture, aquaculture, agriculturally compatible residential uses and neighborhood commercial uses.

Residential Density: Up to one unit per five acres.

14. Conservation

Purpose: To designate areas with severe development limitation that are under the control of a government agency.

Potential Uses : Wastewater effluent disposal, stormwater filtration and eco-system protection.

Residential Density: None (Insert - 10)

Development Standards

The following development standards have been used in the development of the Land Development Plan and provide guidelines for revisions to the Land Development Code.

General Standards -

1. Conserve the natural environment by ensuring that all proposed development in the City of Wildwood fits harmoniously into the natural environment by:
 - a) encouraging new development that will not adversely affect existing uses, natural resources or property values in the surrounding area.
 - b) requiring all new development to meet state and local development standards.
 - c) requiring adequate provisions for solid waste disposal, water, sewer, streets and other services necessary to serve proposed developments.
 - d) restricting development in areas prone to flooding.
 - e) locating development in relation to natural physical constraints.
 - f) utilizing planning techniques that result in the efficient use of land.
2. Encourage compatible and coordinated development by:
 - a) promoting the grouping of related non-residential activities in compact centers rather than a strip or linear fashion along major highways.
 - b) requiring adequate space for off street loading and unloading, parking and circulation.
 - c) ensuring that development is properly located with adequate access to and from streets and roads designed to carry the anticipated traffic generated by the development.
 - d) encouraging the development of mobile home parks that employ good design, high standards and utilize the natural environment to its best advantage.
 - e) considering the overall advantages of natural conditions on the site in relation to the design of proposed developments.

LAKE COUNTY FUTURE LAND USE CATEGORIES

CHAPTER I
 FUTURE LAND USE ELEMENT
 9J-5.006(3)

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and implementing policies which shall direct and manage coordinated future growth and development within Lake County.

GOAL 1: FUTURE LAND USE. ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE: CONSERVATION OF NATURAL AND CULTURAL RESOURCES; PROVISION OF PUBLIC FACILITIES AND SERVICES CONCURRENT WITH THE IMPACTS FROM DEVELOPMENT; MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS; COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; THE MINIMIZATION OF DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE CAUSED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES.

OBJECTIVE 1-1: PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS. Designate and Promote Sufficient Areas for Quality Residential Development and Neighborhood Cohesiveness, and Require the Availability of Adequate Facilities to Support Demands Necessitated by Existing and Future Housing Development and Associated Populations.

Policy 1-1.1: Adequate Residential Land Area. The "Future Land Use Map" shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services.

Policy 1-1.2: Allowance for Open Space. The County shall require the following minimum open space standards for development:

Land Use	Minimum Open Space Requirement (% of total development)
Residential PUDs (Except MUQDs)	25%
Suburban Development PUD (25-99.99 acres)	20%
Suburban Development PUD (100 acres)	30%
Green Swamp:	
Ridge PUD	40%
Transitional PUD	60%
Rural/Conservation PUD	80%
Core/Conservation PUD	90%
MUQD (Mixed Use Quality Development)	15%
Commercial	20%
Industrial	20%
Rural	80%

In addition, at the time of platting, the County shall require the developer to designate the party responsible for the maintenance of all open space areas shown on the plat. Agricultural uses are deemed to qualify as open spaces in rural areas.

Policy 1-1.3: Mitigation of Impacts from Adjacent Development. Residential areas shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens, when located in residential areas, shall be permitted so long as the activity complies with criteria established in this Plan.

The County shall minimize potential adverse impacts created by different land uses located adjacent to each other by requiring the provision of landscaping, buffering, or other appropriate screening techniques. Such landscaping and buffering requirements shall be incorporated into the Land Development Regulations by February 1992. It shall be the responsibility of the newly approved land use or development to provide landscaping and buffering and not the previously existing land use or development.

Policy 1-1.4: Urban Design Strategies. Urban design strategies shall promote functionally and aesthetically integrated existing and future land uses within identified areas, improve land use compatibility, enhance neighborhood and community identity, promote highway beautification as well as provide noise abatement, light and air pollution control within heavy traffic areas.

Policy 1-1.5: Access to and Circulation within Residential Areas. Transportation systems within designated residential areas shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Traffic Circulation Element that address access management.

Policy 1-1.6: Function of Future Land Use Categories.

High Density/Intensity Urban Land Use Category

The primary function of the High Density/Intensity Urban land use category is to allow residential development at a density which exceeds seven (7) units per gross acre in areas where commercial, industrial, recreational, educational, and institutional uses are conveniently located. However, residential development shall not be allowed at a density greater than fifteen (15) dwelling units per gross acre.

A secondary function of the High Density/Intensity Urban land use category is to allow commercial, industrial, recreational, educational, and institutional development such that they can be accessed via pedestrian and other alternative travel between alternate land uses.

Urban Area (From one (1) to a maximum of seven (7) dwelling units per acre).

The primary function of the Urban area, as designated on the "Future Land Use Plan Map", shall be to allow for urban densities which economically provide for an allocation of public facilities and services, and to provide for the efficient use of land while providing for the retention of adequate levels of open space and native habitats consistent with the character of Lake County. Residential development with an overall density greater than one dwelling unit per acre shall be allowed in Urban areas, as designated on the "Future Land Use Plan Map". Residential development in the Urban Area shall range from one (1) to a maximum density of up to seven (7) dwelling units per acre. As stated below, residential development with an overall density greater than one dwelling unit per acre shall also be allowed in Urban Expansion and Suburban land use categories designated on the "Future Land Use Plan Map".

In maintaining an urban character, commercial development including neighborhood, community, regional and planned commercial, shall be an allowable use within the Urban Land Use Category. New commercial development shall be allowed within the Urban Land Use category without a Comprehensive Plan Amendment provided such development meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan. Additionally, industrial development including light and heavy industrial, shall be an allowable use within the Urban Land Use Category. New industrial development shall be allowed within the Urban

Land Use category without a Comprehensive Plan Amendment provided such development meets the locational criteria for employment centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan.

Urban Expansion Area (From one (1) to a maximum of four (4) dwelling units per acre).

The primary function of the Urban Expansion area, as designated on the "Future Land Use Plan Map" shall be to contain urban sprawl, to economically provide for public facilities and services, and to provide for the efficient use of land while providing for the retention of adequate levels of open space and native habitats consistent with the character of Lake County. Residential development in the Urban Expansion Area shall have a density from one (1) to a maximum of four (4) dwelling units per one acre.

In maintaining the function of the Urban Expansion Land Use category, commercial development including neighborhood, community, regional and planned commercial, shall be an allowable use within the Urban Expansion Land Use Category. New commercial development shall be allowed within the Urban Land Use category without a Comprehensive Plan Amendment provided such development meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan. Additionally, industrial development including light and heavy industrial, shall be an allowable use within the Urban Expansion Land Use Category. New industrial development shall be allowed within the Urban Expansion Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Suburban Area (Up to a maximum of (3) dwelling units per 1 acre).

The primary functions of the Suburban area, as designated on the "Future Land Use Plan Map", shall be to provide for residential development at an intensity that serves as a transition between Urban, Urban Expansion and Rural land uses, to protect native habitats and maintain open space, and to allow for the continuation of existing agricultural uses. Residential development in the Suburban area shall have a maximum density of one (1) dwelling unit per one acre. The County shall incorporate a Planned Development concept for use within the Suburban Land Use Designation which allows for an increase in density of up to 3 dwelling units per acre (Policy 1-1A.2).

In order to provide the necessary commercial and professional services within the Suburban Land Use category, residential professional development shall be an allowable use within the Suburban Land Use category. New commercial and professional services development shall be allowed within the Suburban Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan and 2) meets the criteria established within other policies of the Comprehensive Plan. All other new commercial and professional services development within the Suburban Land Use category shall be required to undergo a Comprehensive Plan Amendment.

Light industrial development shall be an allowable use within the Suburban Land Use Category. New industrial development shall be allowed within the Suburban Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Rural Area (Up to a maximum of 1 dwelling unit per 5 acres).

The primary functions of the Rural area, as designated on the "Future Land Use Plan Map", shall be to allow for the continuation of existing agricultural uses, maintain open space, and protect native habitats. Residential development in the Rural area shall have a maximum density of one dwelling unit per five acres.

In order to provide necessary commercial services within the Rural Land Use category, commercial development shall be an allowable use within the Rural Land Use category. New commercial development shall be allowed within the Rural Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and 2) meets the criteria established within other policies of the

Comprehensive Plan. All other new commercial development within the Rural Land Use category shall be required to undergo a Comprehensive Plan Amendment.

Light industrial development shall be an allowable use within the Rural Land Use Category. New industrial development shall be allowed within the Rural Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Policy 1-1.6A: Water and Sewer Service Requirements for Developments Within Urban and Urban Expansion Areas. Residential developments within Urban and Urban Expansion areas are required to have central potable water service consistent with the provisions of Policy 1-1.6B. Sanitary sewer service is required under the following circumstances: a) residential densities of more than 4 dwelling units per acre; b) soils with severe limitations for septic tanks which cannot be improved to meet the requirements of Chapter 10D-6, Florida Administrative Code, or c) if the site is located inside an approved sewer service area.

Policy 1-1.6B: Additional Water and Sewer Requirements. With respect to water and sewer service in the Urban, Urban Expansion and Ridge land use categories, if a public system is available, the development shall be required to connect to the system. If the development lies within the franchise area of an existing private system, the development shall be required to connect to the private system. If a system is not available, the interim system needs to meet the established urban level of service standard. Further, the system shall be designed so that when a regional system is available, the development shall be required to connect to the regional system. If the development provides its own interim system, the system shall be adequately monitored by the County and the owner shall provide assurances that it is financially able to operate and maintain the system. Regional water and sewer services shall not be extended into the rural areas of the County.

Policy 1-1.6C: Consistency With Adopted Levels of Service. Development orders shall not be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions of the Comprehensive Plan.

Policy 1-1.6D: Guidelines to Maintain the Viability of Residential Neighborhoods. The County shall maintain the viability of existing and proposed residential neighborhoods by establishing guidelines for: vehicular and pedestrian access, roadway buffers, landscaping, fences and walls, and the maintenance and use of common open space areas.

Policy 1-1.6E: Regulations to Ensure Compatibility. In implementing the Future Land Use Element, the County shall develop and adopt regulations to ensure compatibility of the use of areas and properties, including but not limited to, such factors as traffic circulation, air quality, odor control, noise control, lighting and aesthetics.

Policy 1-1.7: Urban Area Residential Density Chart. The Urban Area Residential Density Chart contained in the text of the Future Land Use Element Data Inventory, and Analysis shall be used to guide, in part, the determination of residential densities in the following situations:

- * during the review of a rezoning petition initiated by a property owner or their agent;
- * during the review of a Development of Regional Impact (DRI), pursuant to Chapter 380, Florida Statutes;
- and
- * during the preparation of specific area plans.
- * other appropriate review stage (i.e. land use plan and map amendment, subdivision application, or site plan review).

Policy 1-1.8: Residential Development in the Urban Areas. Residential development in the Urban areas, shall be most concentrated adjacent to Commercial Activity Centers (Neighborhood, Community, and Regional), Employment Centers/Turnpike Employment Centers, Commercial Corridors and Arterials, as designated on the "Future Land Use Plan Map". The level of concentration (density) shall be guided in part by the use of the Urban Area Residential Density Chart contained in the text of the Future Land Use Element Data Inventory, and Analysis and the proximity to a new employment center within the County or within an adjacent county (such as a Federal prison or entertainment attraction).

**CITY OF LEESBURG (LAKE COUNTY) FUTURE LAND USE
CATEGORIES**

CHAPTER I
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The purpose of this Element is to anticipate, and to the extent feasible, manage how and where Leesburg will develop during the next twenty year planning horizon; to maximize the positive aspects of growth while minimizing the negative aspects. The Future Land Use Element designates areas that are appropriate to accommodate future growth within the 20 year planning timeframe and influences the location of land use types and the density allowable in specified areas. The Future Land Use Element, together with the other elements of the Comprehensive Plan, provides a basis for the timing of development approvals; makes provision for infrastructure and services needed to support development; protects the natural resources of the City; and, maintains the quality of life for the citizenry.

Land use designations on the Future Land Use Map (Map I-1) represent an allocation of development over the 20 year planning period. The Future Land Use Element attempts to strike a balance between private and public property rights and the property rights of adjacent property owners.

B. EXISTING LAND USE DATA

The Future Land Use Element is to be based upon the collection of a series of data required by Chapter 9J-5, Florida Administrative Code. These data include existing land use categories and their geographic dispersal; natural resources; existing land uses in adjacent jurisdictions; areas of critical state concern; and, population projections. Of the five required data, only the fourth is inapplicable, i.e., there are no areas of critical state concern designated in the City. Additionally, the population projections which provide critical data for the analysis section are contained in the appendix of this element rather than this section.

1. Land Use Definitions

The approval or denial of new development and redevelopment must maximize the positive aspects of growth and minimize the negative impacts.

Pursuant to 9J-5.006(1),(c), the City's existing land use categories have been tabulated by gross land area in Table I-1. The range and the maximum densities and intensities for each land use category are included in Table I-1.

These land use categories were developed for many functions to ensure adequate locations for all types of uses within the City. The categories are intended to be tools to protect the City's natural resources; to provide transitional uses to protect the quality of life; and, to ensure that development does not occur before infrastructure and public facilities are in place concurrently to serve the development.

The land use categories are defined below, including the types of uses that are allowed within each category. Additionally, the accompanying text defines the general location and dispersal

of the existing land uses categories throughout the City. The Existing Land Use Map (Map I-2) identifies the location of the existing land uses and vacant land throughout the City.

a. Estate Residential (up to 4 units per gross acre)

This land use category is intended for residences in urbanized areas and some rural communities that have adequate infrastructure and public facilities to support the density of up to four (4) units per acre. Due to the maximum density allowed in this land use category, the typical type of units will be single-family detached housing, mobile homes and manufactured homes. Mobile homes are only permitted in registered mobile home parks unless the approved lot sizes are one unit per five (5) acres or larger. Parks, churches and public schools are also permitted in the estate density residential land use category if they are designed to be compatible with the surrounding land uses. Some commercial and other non-residential uses may be permitted in the Estate Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

b. Low Density Residential (up to 8 units per gross acre)

The low density land use category is intended to encourage design and development of suitable areas for various types of residential dwellings. This land use category is generally located in densely urbanized areas. The maximum density allowed is eight (8) units per acre and requires that infrastructure and public facilities are in place to support the requested density. Some commercial and other non-residential uses may be permitted in the Low Density Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. The types of various units typically permitted within this category include single-family detached housing, manufactured homes and with special approval utilizing the Conditional Use Permit process, duplexes, triplexes, townhouses, condominiums, apartments, and mobile homes. Parks, churches and public schools are also permitted in the low density residential land use category if they are compatible with the surrounding land uses. Mobile homes are only permitted in registered mobile home parks. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

c. Medium Density Residential (up to 12 units per gross acre)

The medium density land use category is intended to encourage design and development of suitable areas for various types of residential dwellings. This land use category is generally located in densely urbanized areas. The maximum density allowed is twelve (12) units per acre and requires that infrastructure and public

facilities are in place to support the requested density. Some commercial and other non-residential uses may be permitted in the Medium Density Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. The types of various units typically permitted within this category include dense single-family attached housing, duplexes, triplexes, townhouses, rowhouses, condominiums, apartments, mobile homes and manufactured homes. Mobile homes are only permitted in registered mobile home parks. Parks, churches and public schools are also permitted in the medium density residential land use category if they are compatible with the surrounding land uses and adjacent to a higher capacity roadway. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

d. High Density Residential (up to 18 units per gross acre)

This land use category is intended to encourage design and development of suitable areas for various types of high density residential developments. This land use category is located in the most urbanized areas of the City that have adequate facilities in place to support the density. The maximum density allowed is eighteen (18) units per acre. Some commercial and other non-residential uses are permitted in the High Density Residential if the site has Planned Unit Development (PUD) zoning and the uses are compatible with the adjacent land uses.

The types of various units typically permitted within this category include rowhouses, duplexes, triplexes, townhouses, condominiums, apartments, mobile homes and manufactured homes. Mobile homes are only permitted in registered mobile home parks. Parks, churches and public schools are also permitted in the high density residential land use category if they are compatible with the surrounding land uses and adjacent to a higher capacity roadway. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

e. Downtown Mixed-Use

The Downtown Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the historic downtown of Leesburg. This category is established to allow development patterns that are conducive to pedestrian traffic typical of a downtown shopping core. This category permits the highest commercial floor area ratios in the City. Less pervious surface is also required to encourage mass transit and public parking facilities. Downtown Mixed Use land uses consist of a variety of retail, convenience,

entertainment, personal, business and other professional services, as well as a diversity of housing types and churches. The downtown mixed use land use category is only permitted within the Leesburg Central Business District.

f. General Commercial

The general commercial land use category is established to encourage economic activity and local employment opportunities. General commercial land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services outside of the historic downtown district. Residential uses are permitted in the General Commercial Category if the site has Planned Unit Development (PUD) zoning and it is compatible with the adjacent properties. Churches are permitted in the General Commercial Category.

g. Institutional

This category includes public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, airports, hospitals, libraries, police and fire stations, and government administration buildings. Additionally, the institutional uses include not-for-profit and semi-public uses; such as, churches, institutions, group homes, cemeteries, nursing homes, hospitals, emergency shelters and other similar uses. Education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities, however, educational facilities are also allowed in several other land use categories.

h. Industrial

The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers. The approval of industrial zoning in the Industrial land use category will depend upon the compatibility of the proposed uses with the surrounding land uses.

i. Recreation

This land use category includes park and recreation facilities owned by the City. Private parks and golf courses, as well as, recreation facilities located at area schools that are under lease to the City may also be included the Recreation land use category. Open space may be included in the Recreation land use category. Open space includes those areas deemed worthy of preservation; such as, common open spaces in private developments and significant right-of-way buffers along major roadways and drainage systems. The recreational element provides a complete inventory of sites and the facilities provided for these recreation uses. The recreation use category includes lands committed to both active and passive recreational uses.

j. Vacant

This category includes vacant, undeveloped and some underdeveloped acreage. This category includes lands that are in subdivisions which are platted, but not over fifty percent developed, as well as lands which currently have no active uses. There are over 4,298 vacant/undeveloped acres within the City and an additional 3,411 acres of recently annexed vacant/undeveloped land.

k. Conservation

The conservation designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of City's natural resources.

l. Land Use Overlays

An overlay on the Future Land Use Map is a tool used to geographically locate areas that have special conditions and issues, such as environmentally sensitive areas or areas that require special design standards or historic preservation.

(1) Conservation Overlay

The conservation overlay area shown on the Future Land Use Map (Map I-1) is intended to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, and special vegetative communities. Included within the Conservation Overlay definition are areas within a public water well radius of 500 feet, within the 100-year floodplain, and other areas subject to environmental or topographic constraints. The area designated as conservation overlay on the FLUM is not intended to prevent development, but rather identify sensitive areas that need to be reviewed carefully during the review process to determine whether development should be permitted or if some form of mitigation may be necessary. If the areas are determined not to be sensitive, then the underlying land use development density and/or intensity will be applicable. Conservation Overlay areas are subject to the following conditions for approval:

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at the expense of the Developer.

- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an environmental study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required environmental study will be protected. The environmental study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors.
- A conservation easement will be required prior to receipt of a development order to protect natural resources. If the conservation easement is over 10 acres, the area will be submitted with the City's next land use amendment cycle for re-designation as Conservation land use, at the developer's expense.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

2. Existing Land Use Locations

The first pioneer settlement in what is now called Leesburg occurred in 1843. This settlement was a 320 acre homestead owned by Thomas Robertson and his son, John Robertson. The homestead was located in the area now comprising the historic downtown section of the City from Lake Griffin to Lake Harris. In 1847, the citrus industry was introduced to the area and became the major agricultural crop until 1894 when a major freeze killed off the citrus trees.

The first merchant, and generally recognized founder of Leesburg, was Evander M. Lee who arrived in the area in 1857. Leesburg became a trading center in 1867 as a result of the arrival of the first steamboat on the shore Lake Griffin.

In 1875, the town of Leesburg was incorporated. The town limits were Palmetto Street to the east, Ninth Street to the west, Lake Griffin on the north to Lake Harris on the south. Between 1868 and 1881, the town was the County seat of Sumter County. Two railroads extended their lines to Leesburg in 1885 which initiated a period of rapid growth that did not slow until the citrus crops failed in 1894.

D. GOALS, OBJECTIVES AND POLICIES

GOAL 1: *Quality of Life.* The City of Leesburg shall implement Smart Growth through comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: *Land Use Categories and Overlays.* The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses and those land uses which support the implementation of the city's 10-Year Water Supply Facilities Work Plan.

Policy 1.1.1: *Future Land Use Map.* The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the data and analysis of this element.

Land Use Categories	Maximum Density/Intensity
Estate Density Residential	Up to 4 units/gross acre
Low Density Residential	Up to 8 units/gross acre
Medium Density Residential	Up to 12 units/gross acre
High Density Residential	Up to 18 units/gross acre
Downtown Mixed-Use	4.0 FAR/100% ISR
General Commercial	2.0 FAR/80% ISR
Institutional	2.0 FAR/75% ISR
Industrial	2.0 FAR/80% ISR
Recreation	0.25 FAR
Conservation	Development must comply with applicable regulations

Policy 1.1.2: *Density/Intensity.* The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table.

Policy 1.1.3: *Zoning Districts.* By 2004, the City shall maintain a zoning matrix which shall establish zoning districts that correspond to specific land use categories. The matrix shall further define allowable densities and intensities in each zoning district.

Policy 1.1.4: *Recreation and Open Space.* Public or private lands may be designated as recreation and open space. If the facility is resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection,

LEVY COUNTY FUTURE LAND USE MAP

LEVY COUNTY

Florida

Future Land Use Map

This map is a generalized document and is subject to revisions. The Levy County Planning Department generated this map using the Levy County Property Appraiser's database, the Levy County Future Land Use Element and the Planning Department's maps.

The indicated boundaries are not to be used to establish legal boundaries. For specific information concerning your land use, contact the Planning Department.

LEGEND:

- Major Roads
- Local and Secondary Roads
- City or Town
- - - Municipal Service District
- Low Density Residential
- Medium Density Residential
- Rural Residential
- Agricultural / Rural Residential
- Forestry / Rural Residential
- Commercial
- Rural Commercial Node
- Industrial
- Public
- Natural Reservation
- Conservation

Funding assistance for this project is provided under the Florida Counties' Fundamentals for All County Technical Assistance Services (FCTAS) Program. The FCTAS Program is funded through the Florida Department of Agriculture and Consumer Services pursuant to Chapter 163.06, F.S.

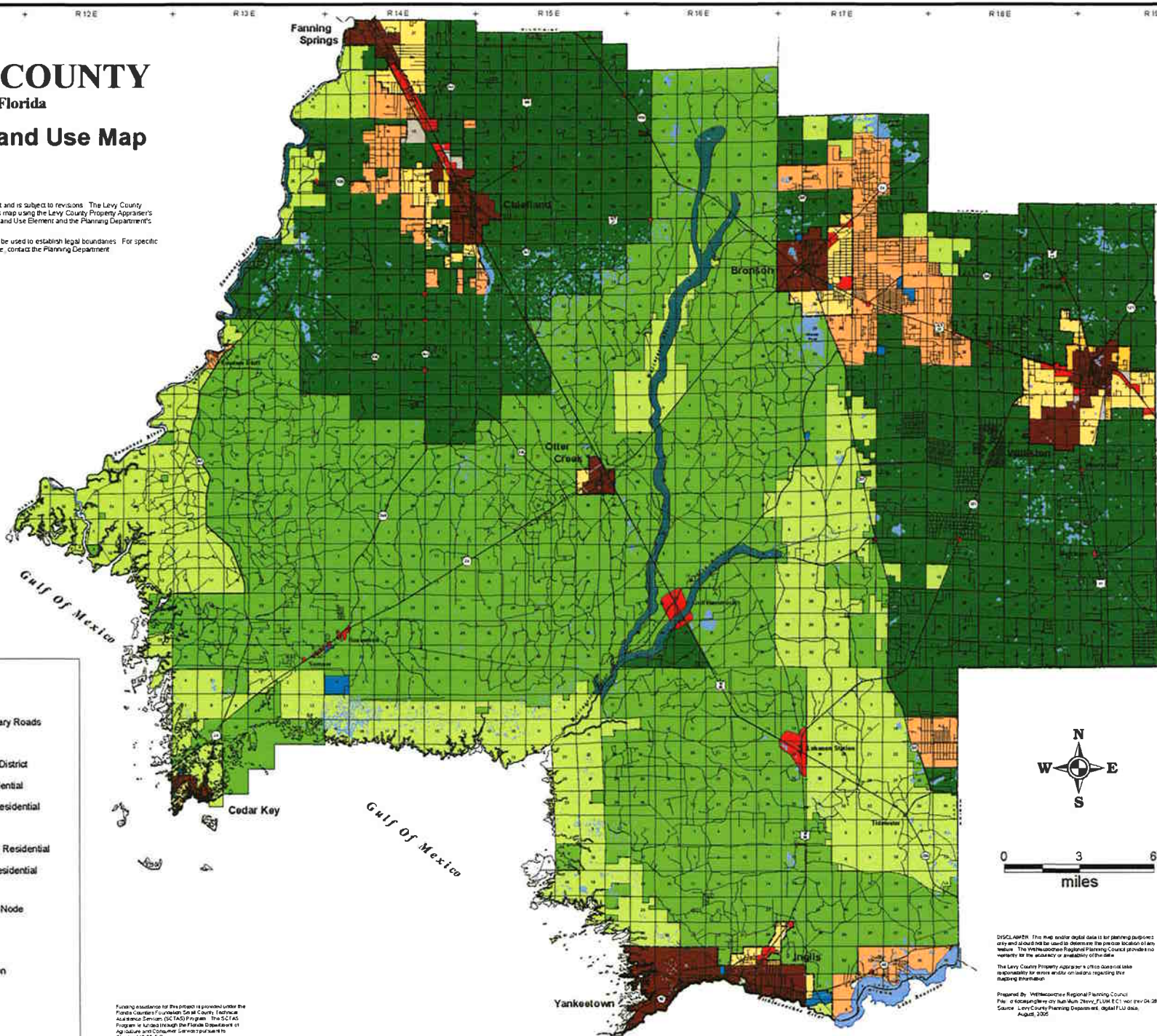
DISCLAIMER: This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. The Westcoast Regional Planning Council provides no warranty for the accuracy or availability of the data.

The Levy County Property Appraiser's office cannot take responsibility for errors or omissions regarding this mapping information.

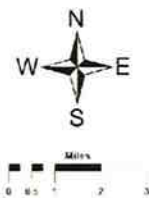
Prepared By: Westcoast Regional Planning Council
File: 040602levy01.mxd (Rev. 04-28-06)
Source: Levy County Planning Department, digital TUL data, August, 2005



0 3 6
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CITRUS COUNTY FUTURE LAND USE MAP



Community Development Division
Working for the future

ADOPTION DATE: April 12, 1985, 7:11 PM
AMENDED:
October 21, 2006, 1:12 PM

MARION COUNTY FUTURE LAND USE MAP

MARION COUNTY

Legend

- Municipalities
- Commercial
- Conservation
- Commercial Recreation
- DRI Boundaries
- High Density Residential
- Industrial
- Low Density Residential
- Limited Commercial
- Medium Density Residential
- Multi-Family MDR
- Multi-Family HDR
- Nature Reservation
- Professional Office
- Public
- Rural Activity Center
- Recreation
- Rural Lands
- Rural Preservation
- Rural Village District
- Specialized Commerce District
- Urban Commerce District
- Urban Neighborhood District
- Urban Reserve

1 inch equals 6,820 feet
September 2007

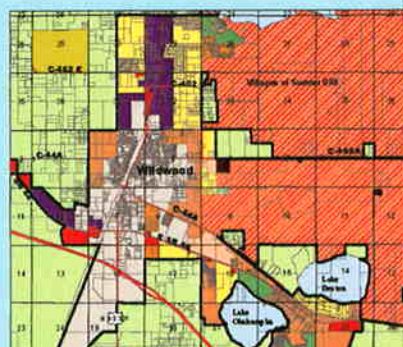
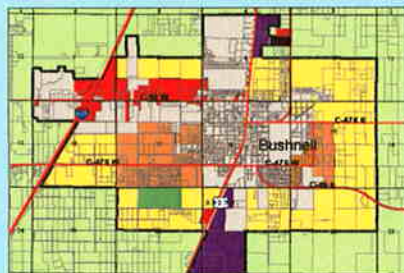


Information shown hereon is compiled from the best available sources and is for use by the Marion County Planning Department and other county offices only. This data should not be used for surveying or land transfers of any type. Parcel lines are for representation only.

Produced By: Marion County Planning Department

SUMTER COUNTY FUTURE LAND USE MAP

Sumter County Future Land Use



Legend

- | | | |
|---|---|--|
| Use in Development Boundary | Medium Density Residential Overlay: subject to restrictions | Mixed Use |
| Agricultural: one unit per ten acres | High Density Residential: Six units per acre | Mixed Use: subject to Development Order |
| Conservation | Commercial | Mixed Use Overlay: subject to restrictions |
| Lakes | Commercial Overlay: subject to restrictions | |
| Rural Residential: one unit per acre | Industrial | |
| Low Density Residential: Two units per acre | Municipalities | |
| Medium Density Residential: Four units per acre | Public, Institutional, Educational | |
| | Recreational | |

For land use labeled as "Overlay" consult Appendix A of the Future Land Use Element for specific information on densities, setbacks, acreage and land uses.

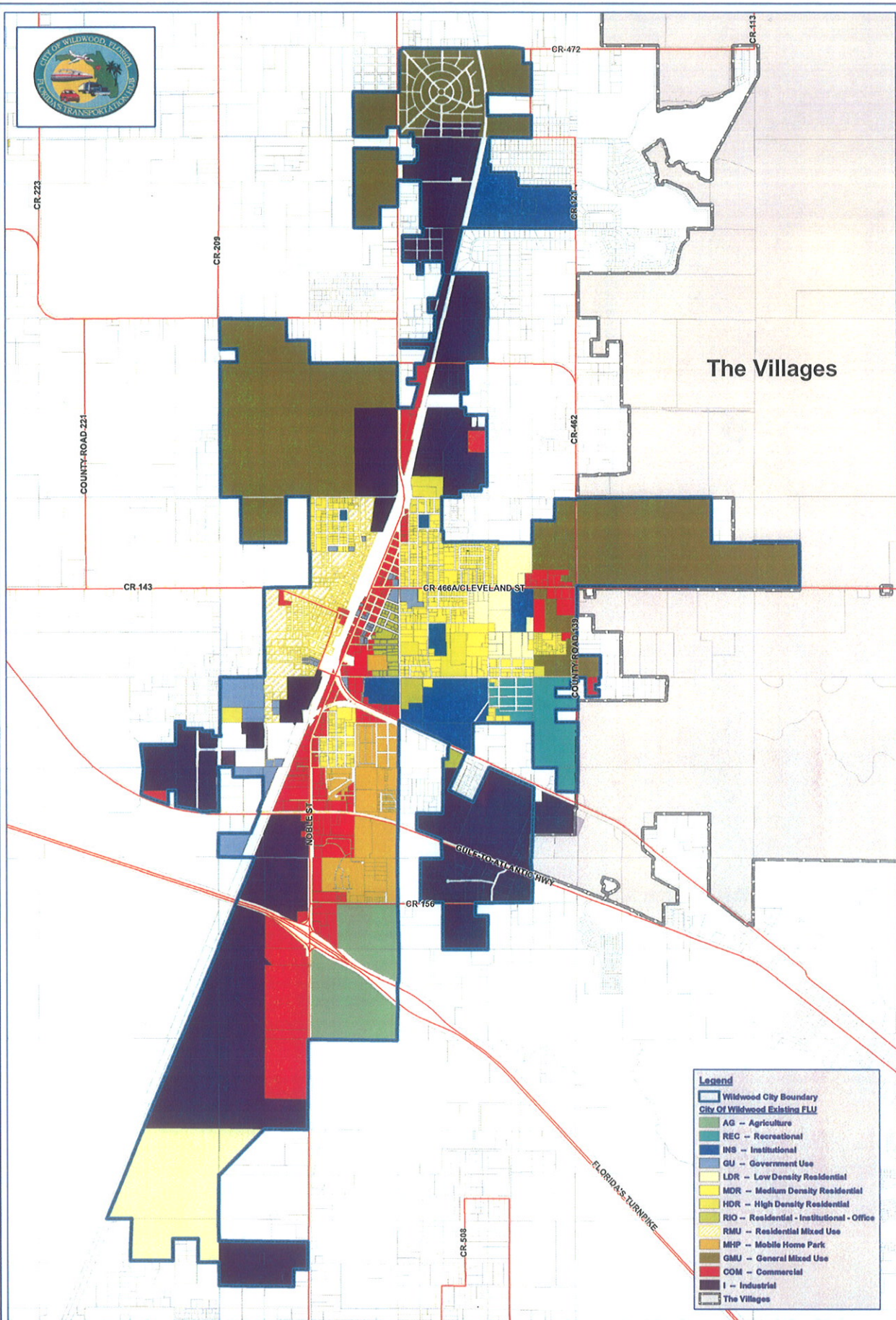
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Independent verification of all data contained on this map product should be obtained by any user of this map.

Version prepared April, 2005.



CITY OF WILDWOOD (SUMTER COUNTY) FUTURE LAND USE MAP



- Legend**
- Wildwood City Boundary
 - City Of Wildwood Existing FLU
 - AG - Agriculture
 - REC - Recreational
 - INS - Institutional
 - GU - Government Use
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - HDR - High Density Residential
 - RIO - Residential - Institutional - Office
 - RMU - Residential Mixed Use
 - MHP - Mobile Home Park
 - GMU - General Mixed Use
 - COM - Commercial
 - I - Industrial
 - The Villages

1 inch equals 1,200 feet

City of Wildwood
Wildwood, Florida
2005 Future Land Use

Project No. 5889
File Name: WFLA2005_092005.mxd
Project Name: Wildwood
Project Manager: Greg Bellows
Creation Date: September 15, 2005
Revision Date: N/A
Created By: B. Leung

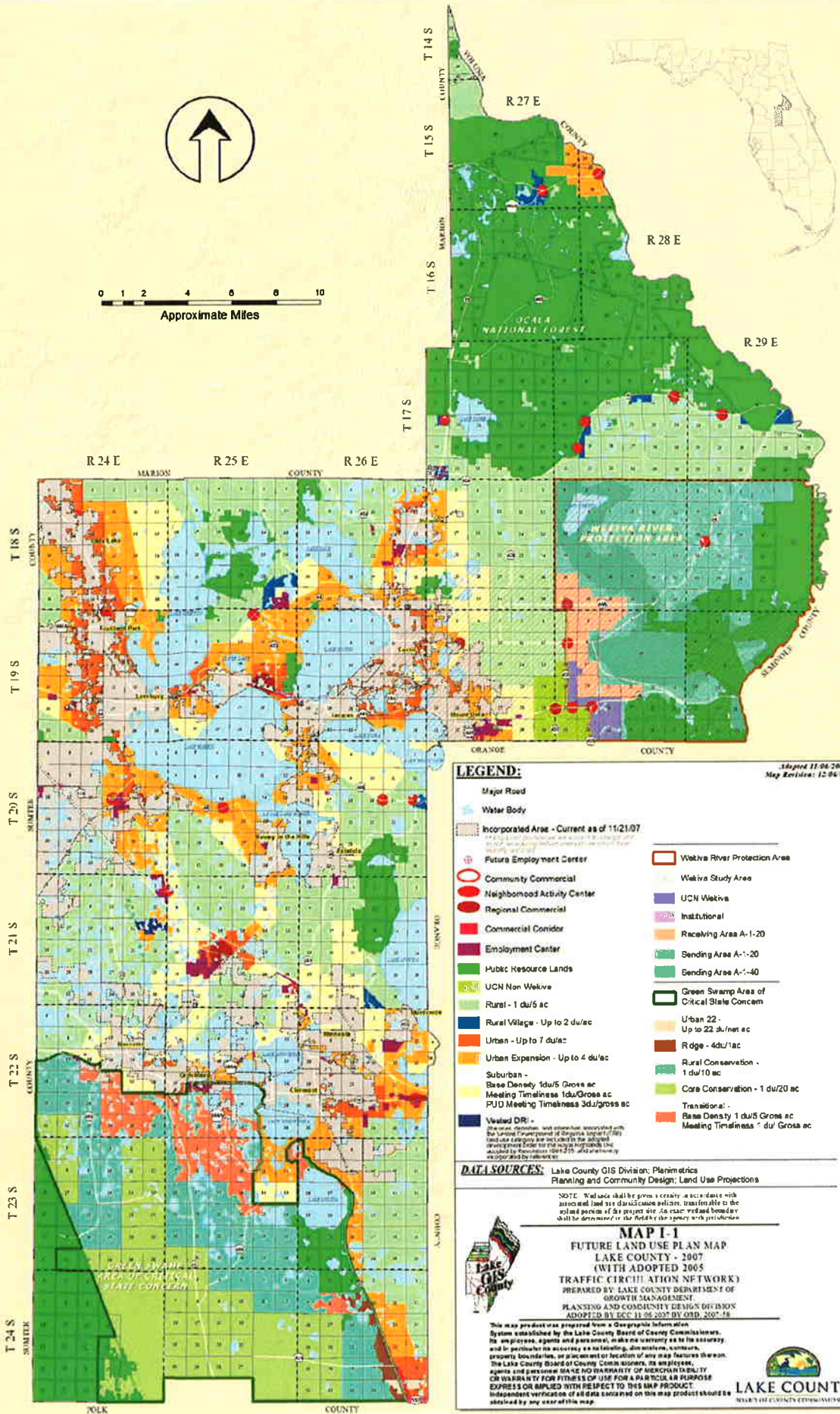
LPG
LPG Urban & Regional Planners, Inc.
1142 Gandy Street, Miami Beach, Florida 33139
Office: (305) 855-1700 / Fax: (305) 855-4241

LAKE COUNTY FUTURE LAND USE MAP

FUTURE LAND USE MAP LAKE COUNTY, FLORIDA



0 1 2 4 6 8 10
Approximate Miles



LEGEND:

- Major Road
- Water Body
- Incorporated Area - Current as of 11/21/07
- Future Employment Center
- Community Commercial
- Neighborhood Activity Center
- Regional Commercial
- Commercial Corridor
- Employment Center
- Public Resource Lands
- UCN Non Wakulla
- Rural - 1 du/5 ac
- Rural Village - Up to 2 du/ac
- Urban - Up to 7 du/ac
- Urban Expansion - Up to 4 du/ac
- Suburban - Base Density 1du/5 Gross ac Meeting Timeliness 1du/Gross ac PUD Meeting Timeliness 3du/gross ac
- Vealed DRI - (Detailed description and information associated with the Limited Comprehensive Zoning Ordinance (LCZO) and/or other zoning regulations for inclusion in the adopted Comprehensive Zoning Ordinance (CZO) shall be provided by the applicant by the date of adoption of the LCZO or other zoning regulations by the applicant.)
- Wakulla River Protection Area
- Wakulla Study Area
- UCN Wakulla
- Institutional
- Receiving Area A-1-20
- Sending Area A-1-20
- Sending Area A-1-40
- Green Swamp Area of Critical State Concern
- Urban 22 - Up to 22 du/net ac
- Ridge - 4du/1ac
- Rural Conservation - 1 du/10 ac
- Core Conservation - 1 du/20 ac
- Transitional - Base Density 1 du/5 Gross ac Meeting Timeliness 7 du/Gross ac

Adopted 11-06-2007
Map Revision: 12-04-07



DATA SOURCES: Lake County GIS Division; Planimetrics
Planning and Community Design; Land Use Projections

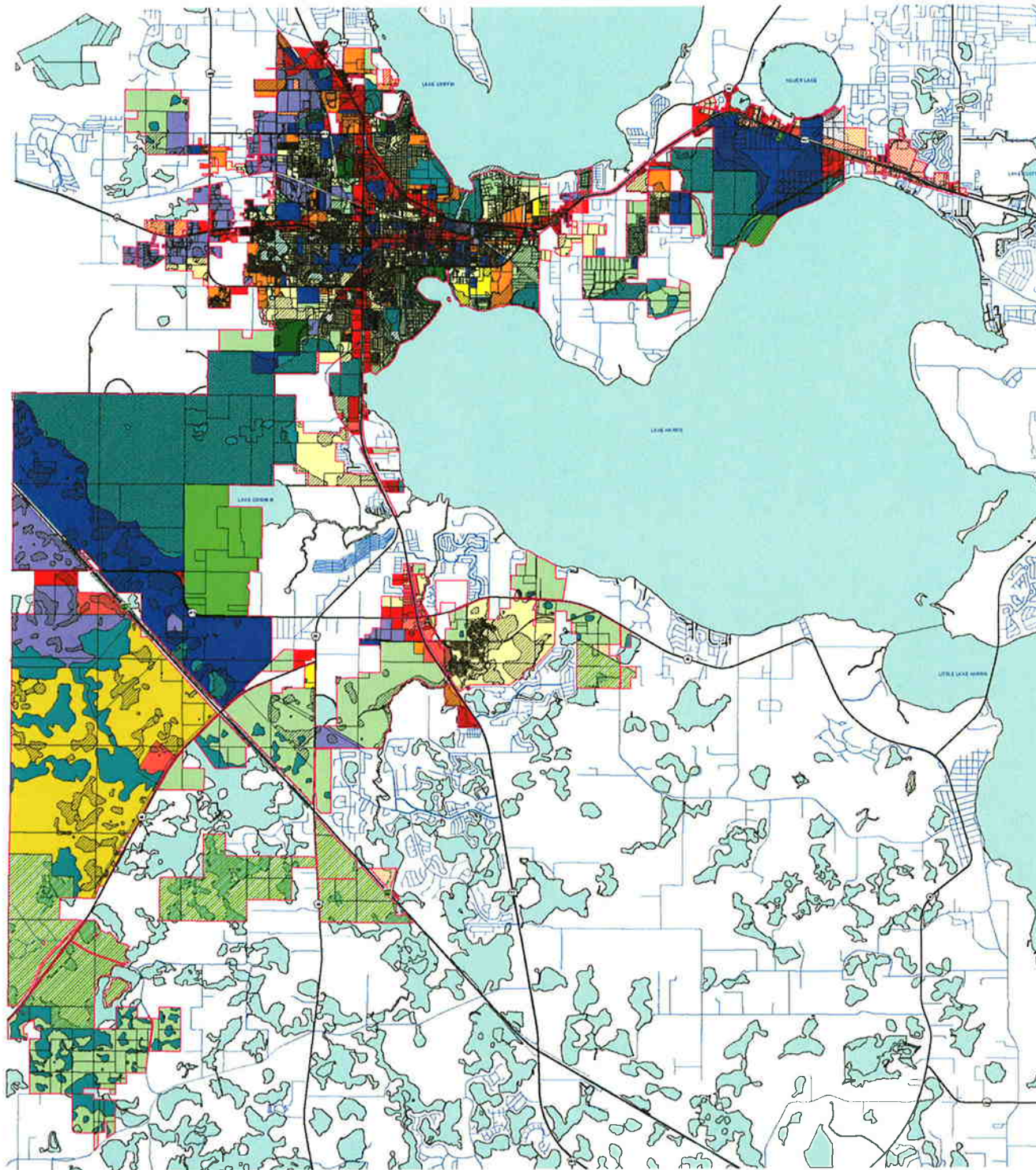
NOTE: Wakulla shall be given a priority in accordance with approved land use designations policies, transferable to the actual portion of the project site. As each wetland boundary shall be determined by the field site agency with jurisdiction.

**MAP I-1
FUTURE LAND USE PLAN MAP
LAKE COUNTY - 2007
(WITH ADOPTED 2005
TRAFFIC CIRCULATION NETWORK)
PREPARED BY LAKE COUNTY DEPARTMENT OF
GROWTH MANAGEMENT
PLANNING AND COMMUNITY DESIGN DIVISION
ADOPTED BY LCC 11-06-2007 BY ORD. 2007-18**

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CITY OF LEESBURG (LAKE COUNTY) FUTURE LAND USE MAP



Map I-1. Future Land Use

FUTURE LAND USE:

MAJOR ROAD	ESTATE	RECREATION	RESIDENTIAL MEDIUM DENSITY	LC RURAL
LOCAL ROAD	LOW DENSITY	CONSERVATION	RESIDENTIAL HIGH DENSITY	LC SUBURBAN
LEESBURG CITY BOUNDARY	MEDIUM DENSITY	WATER BODIES	LC COMMERCIAL CORRIDOR	LC URBAN II
EXHIBITION/RECREATION	MEDIUM DENSITY	AIRPORTS/PORTS	LC EMPLOYMENT CENTER	LC URBAN
	GO WORTH AND MALLS USE	CONVENTION	LC INFRASTRUCTURAL	LC URBAN III
	INDUSTRIAL COMMERCIAL	PUBLIC	LC RECREATION/TOURISM CENTER	
	INSTITUTIONAL	RESIDENTIAL LOW DENSITY	LC PUBLIC RESOURCE	
	INDUSTRIAL	MIXED LOW DENSITY RESIDENTIAL	LC REGIONAL COMMERCIAL	

Map is for graphic representation purposes only; actual data must be verified by City staff.



DISCLAIMER: The data displayed on this map are from a variety of sources. This map is not a survey and should only be used for planning purposes. The information on this map is provided in an "as is" condition. For further information, contact the City of Leesburg, Planning Division at (352) 728-9760.

City of Leesburg
GIS Division
Compiled by: J. Meier
Date: June 1, 2004
Revised: March 12, 2008
Sheet: 1 of 1
File: FLU.mxd



ATTACHMENT 9-A3-3

Preliminary Cultural Resources Report

Preliminary Cultural Resources Report
for the
Progress Energy LCFS, LCR, and LPC Corridors
in Citrus, Lake, Levy, Marion, and Sumter Counties

Prepared for:

Progress Energy Florida, Inc.
P.O. Box 14042
St. Petersburg, Florida 33733

Prepared by:

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1300 North Westshore Boulevard, Suite 100
Tampa, Florida 33607

In cooperation with:

Golder Associates, Inc.
5100 West Lemon Street, Suite 114
Tampa, Florida 33609

May 2008

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LIST OF ATTACHMENTS

Attachment A: USGS Quadrangle Map Locations of Archaeological Sites that are Potentially NRHP-Eligible, have the Potential for Human Remains, or have Seminole Components	
Attachment B: FDHR/SHPO Coordination	
Attachment C: Selected Pages of the Schedule of Indian Land Cessions Applicable to Citrus, Lake, Levy, Marion, and Sumter Counties with Accompanying Map	

INTRODUCTION

Janus Research conducted the detailed desktop analysis for three corridors of the Progress Energy Florida Central Florida Corridor Study (PEFCFCS) from February 2008 through May 2008. These corridors include the ‘500 kV Proposed Levy Nuclear Plant - Proposed Central Florida South Substation Transmission Line’ (LCFS), the ‘500 kV Proposed Levy Nuclear Plant - Crystal River Energy Complex Transmission Line’ (LCR), and the ‘500 kV Proposed Levy Nuclear Plant - Proposed Citrus Substation Transmission Line (1 or 2 Transmission Line Circuits)’ (LPC).

The purpose of this desktop analysis is to identify any previously recorded cultural resources and areas with potential for containing unrecorded cultural resources within these corridors. Previously recorded archaeological sites and historic resources as well as areas with the potential for containing unrecorded resources were identified.

The Principal Investigator, Kathleen S. Hoffman, Ph.D., meets the *Secretary of the Interior’s Professional Qualification Standards* (48 FR 44716).

Location of Corridors

The LCR and LPC corridors are located within Citrus and Levy counties while the LCFS Corridor is located within Citrus, Lake, Levy, Marion, and Sumter counties. A breakdown of corridor locations is included in Table 1. The corridors are located on the Crystal River (1954 PR 1988), Dunnellon SE (1954), Holder (1954), Lake Panasoffkee NW (1966), Leesburg West (1966 PR 1980), Oxford (1966), Red Level (1954 PR 1988 with minor revisions in 1992), Shady (1968), Stokes Ferry (1954), Wildwood (1967), Yankeetown (1955 PR 1988), and Yankeetown SE (1954) USGS Quadrangle maps. Geographic Information System (GIS) data regarding more detailed location information for these corridors can be provided by Golder Associates.

Table 1. Location of Corridors

Corridor	County	Township / Range / Section
LCFS	Citrus, Lake, Levy, Marion, Sumter	T16S / R17E / S 29-32 T17S / R17E / S 6-8, 17-20, 25-36 T17S / R18E / S 25, 30-36 T17S / R19E / S 24-26, 30-32, 34, 35 T17S / R20E / S 13-24 T17S / R21E / S 17-21, 27-29, 33-35 T18S / R21E / S 1-3, 11-13 T18S / R22E / S 18-20, 26-29, 33-35 T19S / R22E / S 1-3, 10-13 T19S / R23E / S 7, 17-21, 27-29, 33-36 T19S / R24E / S 31 T20S / R23E / S 1-3, 12, 13 T20S / R24E / S 6-8, 17, 18
LCR	Citrus, Levy	T16S / R17E / S 29-32 T17S / R16E / S 25-29, 32-36 T17S / R17E / S 6-8, 17-20, 29-32
LPC	Citrus, Levy	T16S / R17E / S 29-32 T17S / R16E / S 25, 36 T17S / R17E / S 6-8, 17-20, 29-31

METHODS

For the purposes of this desktop analysis, Janus Research defined separate areas of potential effects (APE) keyed to the different types of cultural resources. For archaeological sites, historic structures, and historic cemeteries, resources were noted if they fell within or adjacent to (within a buffer of 100 ft.) the corridors as effects to these resources are usually limited to areas of ground disturbance. Historic bridges and resource groups were noted if they fell within the corridors or within a distance of 1000 ft. to account for direct disturbance, as well as potential indirect effects such as visual effects.

Background research methods included a search of the Florida Master Site File (FMSF) to identify cultural resources that are listed, eligible, or potentially eligible for the National Register of Historic Places (NRHP) and resources with potential or confirmed human remains. The FMSF serves as an archive and repository of information about Florida's recorded cultural resources. It represents an inventory of resources for which available information exists and describes their condition at a particular point of time. Because the inventory of resources is not all-inclusive on a statewide basis, gaps in data may exist. The FMSF is only as accurate and as comprehensive as the information that is submitted and users should be cognizant of the sometimes uneven quality of the information. The FMSF is an important planning tool that assists in identifying potential cultural resources issues and resources that may warrant further investigation and protection. It can be used as guide but should not be used to determine the Division of Historical Resources'/State Historic Preservation Office's (FDHR/SHPO) official position about the significance of a resource.

USGS Quadrangle maps were also reviewed in order to identify potentially historic resources within the vicinity of the corridors. Additionally, a search for pertinent Certified Local Governments (CLG) located within the boundaries of the corridors was also conducted as CLGs often provide information regarding local resources which may not be included in the FMSF. Furthermore, National Park Service (NPS), Bureau of Indian Affairs (BIA), and United States Congressional documents were reviewed in order to determine the federally and state recognized tribes within Florida and determine if corridors traversed reservation land, land associated with state recognized tribes, or lands once considered to be tribally affiliated.

RESULTS

Previously Conducted Cultural Resource Surveys

The FMSF notes 30 previously conducted cultural resource assessment surveys within the corridors. Of these previous surveys, five surveys (104, 4386, 4590, 7573, and 8897) intersected all three corridors. Two of the previous surveys (4732 and 7108) intersect both the LCR and LPC corridors. The remaining 23 previously conducted surveys intersect the LCFS Corridor. Please note that some of these surveys occur within multiple corridors. While 30 surveys have been previously conducted within the corridors, large portions of the corridors have never been surveyed for cultural resources. The FMSF survey number, survey title, author, and publication date for each of the 30 surveys is included in Table 2.

Table 2. Previously Conducted Cultural Resource Surveys within the Corridors

Survey #	Survey Name, Author(s), and Date
45	An Archaeological and Historical Survey of the Leesburg 201 Wastewater Treatment Facility, Lake County, Florida (Miller 1976a)
52	Cultural Resource Assessment: TVA PSF-6A, PSF-6B, PSF-7, 400 Acres in Citrus County, Florida (Miller 1976b)
104	Archaeological-Historical Survey of Lake Rousseau to Crystal River Power Plant Water Supply Pipeline and Transmission Corridor Access Road, Citrus County, Florida (Willis 1978)
848	Archaeological Survey of the Central Florida-Kathleen 500KV Transmission Line Right-of-Way, Sumter and Polk Counties, Florida (Piper Archaeological Research 1982)
958	Archaeological Survey [by Dale G. Benton] of the Proposed Wildwood Industrial Park, Sumter County, Florida (Benton and Morrell 1979)
2227	Archaeological and Historical Resources Assessment Survey: SR 44 from I-75 to SR 500/US 441 (Browning and Jackson 1990)
2243	Cultural Resource Assessment Survey of the Florida Department of Transportation's Florida Turnpike Extension Study from Wildwood to Lebanon Station (Piper Archaeological Research 1991)
2848	A Cultural Resources Survey of a Segment of State Road 44 from SR 45 (U.S. 41) to I-75 in Citrus and Sumter Counties, Florida (Archaeological Consultants, Inc. [ACI] 1991)
2918	Cultural Resource Assessment Survey of the Proposed Dinkins Tract DRI Project Site, Marion County, Florida (Piper Archaeology 1990)
3326	Preliminary Cultural Resources Assessment of Two Water-Retention Areas Associated with the I-75 and SR 44 Interchange Improvement, Sumter County, Florida (Browning 1992)
4068	Cultural Resource Reconnaissance Survey of the Withlacoochee and Van Fleet State Trails (Ballo 1994)
4137	A Cultural Resources Assessment Survey of U.S. 41 (SR45) from SR44 in Citrus County, Florida to the Marion County Line (Johnson 1995)

Survey #	Survey Name, Author(s), and Date
4379	A Cultural Resources Assessment Survey of State Road 200 from US41 in Citrus County to CR484 in Marion County, Florida (Johnson 1994)
4386	Phase I Cultural Resources Investigation of the West Leg Mainline Portion of the Proposed Florida Gas Transmission Company Phase III Expansion Project [Draft Report]; App. I Maps, Illustrations, Photo's; App. II Materials Recovered; App. III Site Forms (R. Christopher Goodwin & Associates 1994)
4590	Cultural Resource Assessment Survey for the Suncoast Parkway - Project 2, Project Development and Environment (PD&E) Study, Citrus County, Florida (Janus Research 1996)
4732	A Cultural Resources Assessment Survey of Holnam / HCR Limestone Crystal River Quarry Expansion Project, Citrus County, Florida (ACI 1995)
5813	Cultural Resource Assessment Survey, County Road 470 and Florida's Turnpike Interchange PD&E Study, Lake County, Florida (ACI 1999)
5840	Cultural Resource Assessment Survey of the Proposed Buccaneer Gas Pipeline, Florida [V. 1:Final Report of Findings; V. 2:Appendices] (Panamerican Consultants, Inc. [PCI] 2000b)
6547	Withlacoochee State Forest Archaeological Modeling Study For Citrus, Hernando, Sumter and Pasco Counties (Ellis 1998)
7108	Cultural Resource Assessment Survey, Project Development and Environment Study US 19 (SR 55) from South of US 98 to CR 488, Citrus County, Florida WPI Segment No. 405822 1; FAP No. 1852 007 P (ACI 2002b)
7573	Archaeological Site Assessment Survey for the Red Level Cell Tower Project In Citrus County (PCI 2000a)
7778	An Archaeological and Historical Survey of the Proposed Goldleaf Tower Location In Citrus County, Florida (PCI 2001)
8897	Phase I Archaeological Survey of Proposed CR 40 Sidewalk from Schoolcraft Drive to Spillway Road, Levy County Florida (Southeastern Archaeological Research, Inc. [SEARCH] 2003)
9309	Cultural Resource Assessment Survey for State Road 35 (US 301) From SR 91/ Florida's Turnpike to Sumter County/Marion County Line Sumter County, Florida and From Sumter County/ Marion County Line to US 27/ US 441 Marion County, Florida (ACI 2002a)
9650	Cultural Resource Assessment Survey County Road 470/48 from the Lake/Sumter County Line to East of US 27 Lake County, Florida (ACI 2003)
10166	Cultural Resource Assessment Survey Bigham Properties at CR 468 and the Florida Turnpike (ACI 2004)
11923	An Archaeological and Historical Survey of the Anderson Properties Project Area in Sumter County, Florida (PCI 2005)
12820	Cultural Resource Assessment Survey of SR 93 (I-75) from 1.5 Miles North of the Hernando County Line to 0.2 Miles North of SR 91 (Florida's Turnpike), Sumter County Volume I (Janus Research 2006)
14486	Cultural Resource Assessment Survey, CR468/Florida Turnpike Interchange, Sumter County, Florida (ACI 2006)
14488	Cultural Resource Assessment Survey of SR 44 at the CSX Railroad Crossing in Wildwood, City of Wildwood, Sumter County [Florida] (Janus Research 2007)

These surveys were conducted between 1976 and 2007. The scopes of work vary and particularly, the early surveys may not meet current legal requirements or professional standards. Based on this, it is likely that the FDHR/SHPO will require a cultural resource assessment survey (CRAS) of the final route within the corridors that meets the requirements of Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. Once a final route is selected, continued coordination with FDHR/SHPO is recommended to determine the appropriate scope of work.

Previously Recorded Cultural Resources

Previously Recorded Archaeological Sites

Coordination was conducted with the FDHR/SHPO to identify previously recorded archaeological sites and historic resources and to determine the potential for unrecorded resources within the LCFS, LCR, and LPC corridors. This coordination included a detailed search of the FMSF, which is the official inventory of previously documented archaeological sites and historic resources, and a guide to NRHP-listed and eligible resources in the state. This search included an analysis of the most current GIS data, which includes both a spatial and tabular representation of previously recorded cultural resources within the state.

The FMSF search identified 55 previously recorded archaeological sites within or adjacent to (within 100 ft. of) the corridors. All 55 previously recorded archaeological resources are described in Table 3. Three of these archaeological sites fall within the LPC Corridor (CI70, 8CI74, 8CI1005), and two archaeological sites fall within the LCR Corridor (CI70, 8CI74). Fifty-four of the 55 total archaeological sites fall within the LCFS Corridor. Site 8CI1005 is the only site of the 54 sites not located within the LCFS Corridor. Please note that some of these archaeological sites are located within multiple corridors. The locations of the potentially NRHP-eligible archaeological sites, sites with potential human remains, and sites with Seminole components are illustrated on USGS Quadrangle maps in Attachment A.

One potentially NRHP-eligible archaeological site (8SM128) was identified in the FMSF. Site 8SM128, West Pasture, is a multi-component site consisting of a Seminole (1716 - present) homestead and a pre-Columbian habitation. The location of this site within the LCFS Corridor is illustrated on a USGS Quadrangle map in Attachment A.

While this resource is not officially listed in the NRHP, it is afforded the same considerations as properties listed in the NRHP (as per 36 CFR 60.4 of the *National Historic Preservation Act of 1966*). Avoidance of this site is recommended. If avoidance is not feasible, then appropriate minimization or mitigation measures will be developed in coordination with the FDHR/SHPO.

Archaeological site 8SM128 was also noted as having a Seminole component. Please note that sites with Seminole components will be of concern to the Seminole Tribe of Florida and the Miccosukee Tribe of Indians of Florida. Additional tribal coordination will be required that may result in more detailed testing of these sites than typically required by FDHR/SHPO.

One resource with the potential for human remains (8SM10) was identified in the FMSF within the LCFS Corridor. Site 8SM10, Bowman Mound, is a pre-Columbian burial mound site that has not been evaluated for NRHP–eligibility by the FDHR/SHPO.

Please note that any investigations regarding sites with potential, or confirmed, human remains are subject to the provisions of Chapter 872 of the Florida Statutes. Chapter 872 requires coordination with the State Archaeologist and federally recognized Native American tribes prior to any archaeological investigations. Furthermore, if human remains are encountered, further coordination must be conducted with the State Archaeologist and the federally recognized Native American tribes. Chapter 872 grants authority to the State Archaeologist in determining the disposition of the remains (i.e. whether to avoid or re-inter the remains). This coordination can be time consuming, costly, and controversial. Therefore, avoidance of known or potential burials is recommended.

Table 3. Previously Recorded Archaeological Sites within/adjacent to the Corridors

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8CI70	Florida Barge Canal 12	Archaeological Site / Prehistoric Lithic Scatter; Redeposited Site	Not Evaluated
8CI74	Florida Barge Canal 16	Archaeological Site / Prehistoric Non-Quarry Lithic Scatter	Not Evaluated
8CI789	No Name	Archaeological Site / Low Density Nineteenth Century-American Artifact Scatter	Ineligible
8CI977	Bevens Station UNK Phosphate Mine I	Archaeological Site / Nineteenth to Twentieth Century-American Historic Refuse; Pre-Columbian Quarry	Not Evaluated
8CI978	Bevens Station UNK Phosphate Mine II	Archaeological Site / Nineteenth to Twentieth Century-American Historic Refuse; Pre-Columbian Quarry	Not Evaluated
8CI1005	Dixon	Archaeological Site / Nineteenth to Twentieth Century-American Homestead, Well, and Low Density Artifact Scatter	Ineligible
8CI1038	Lone Flake	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Ineligible
8LA120	No Name	Archaeological Site / Pre-Columbian Campsite	Not Evaluated
8LA123	No Name	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8LA124	No Name	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8LA125	No Name	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1108 ²	Powerline Cut	Archaeological Site / Informant Report of Pottery and Lithics	Not Evaluated
8MR1109 ²	Second Cut	Archaeological Site / Pre-Columbian Lithic Surface Scatter	Not Evaluated
8MR1910	Marion Oaks 1	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1911	Marion Oaks 2	Archaeological Site / Low Density Pre-Columbian Artifact Scatter	Not Evaluated
8MR1912	Marion Oaks 3	Archaeological Site / Archaic Campsite	Not Evaluated
8MR1913	Marion Oaks 4	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1914	Marion Oaks 5	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1915	Marion Oaks 6	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1938	Ross Prairie 10	Archaeological Site / Pre-Columbian Lithic Scatter	Ineligible
8MR1939	Ross Prairie 11	Archaeological Site / Pre-Columbian Lithic and Ceramic Scatter	Ineligible
8MR1954	Turkey Oak	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1955	Sandy Bluff	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1956	Two Trailers	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1957	Florida Highlands 1	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8MR1959	Rockin' F Ranch	Archaeological Site / Early and Late Archaic Lithic Scatter	Not Evaluated
8MR2343	Inferno	Archaeological Site / Middle Archaic Campsite	Not Evaluated
8MR2351	Section 20	Archaeological Site / Pre-Columbian Extractive Campsite	Ineligible
8SM10	Bowman Mound	Archaeological Site / Pre-Columbian Burial Mound	Not Evaluated
8SM25	Area 5 Central Kathleen	Archaeological Site / Late Archaic Lithic / Ceramic Scatter	Not Evaluated

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8SM75	FPC Substation	Archaeological Site / Historic Earthworks and Low Density Artifact Scatter	Not Evaluated
8SM76	Royal Spring	Archaeological Site / Pre-Columbian Habitation; Homestead; Ceramic and Lithic Scatter	Not Evaluated
8SM77	Cattle Path	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM78	Small Rise	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM79	Single Flake	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM80	RV Park	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM81	Small Sink	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM82	Fill Dirt	Archaeological Site / Pre-Columbian Lithic Scatter	Not Evaluated
8SM83	Redeposited	Archaeological Site / Redeposited Pre-Columbian Site	Not Evaluated
8SM89	Single Flake II	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Not Evaluated
8SM90	Sand Pit North	Archaeological Site / Pre-Columbian Campsite and Non-Quarry Lithic Scatter	Ineligible
8SM91	Sand Pit East	Archaeological Site / Pre-Columbian Non-Quarry Lithic Scatter	Not Evaluated
8SM92	Billboard	Archaeological Site / Pre-Columbian Lithic (Isolated Find)	Not Evaluated
8SM97	Bleach Bottle	Archaeological Site / Pre-Columbian Non-Quarry Lithic Scatter	Not Evaluated
8SM100	Russell Stover East	Archaeological Site / Pre-Columbian Non-Quarry Lithic Reduction Site	Not Evaluated
8SM107	Wildwood	Archaeological Site / Pre-Columbian Campsite	Ineligible
8SM108	DH	Archaeological Site / Pre-Columbian Site	Ineligible
8SM109	John Simpson	Archaeological Site / Pre-Columbian Site	Ineligible

FMSF #	Site Name	Property Type / Resource Type	NRHP Evaluation ¹
8SM128	West Pasture	Archaeological Site / Seminole (1716 - present) Homestead; Pre-Columbian Habitation	Potentially Eligible
8SM129	East Pasture	Archaeological Site / Middle Archaic Campsite	Ineligible
8SM130	Muldrews	Archaeological Site / Pre-Columbian Lithic and Ceramic Scatter	Not Evaluated
8SM131	Edwards	Archaeological Site / Pre-Columbian Campsite	Not Evaluated
8SM402	Bigham Ranch	Archaeological Site / Pre-Columbian Campsite	Ineligible
8SM446	Sumter II	Archaeological Site / Pre-Columbian Campsite	Ineligible
8SM497	CSX Railroad	Archaeological Site / Twentieth Century-American Railroad Corridor	Ineligible

¹ As recorded in the FMSF; may require re-evaluation

² The locations of these sites are general vicinity locations

Previously Recorded Historic Cemeteries

A search of the FMSF identified one previously recorded historic cemetery (8SM84) within the corridors. The Royal Cemetery (8SM84) is located within the LCFS Corridor in the Town of Royal. According to the FMSF, the Royal Cemetery was still in use for ‘modern’ burials during the 1980s; however, no information regarding the historic component of the cemetery is provided in the survey report or corresponding site files. Due to the presence of human remains, the location SM84 is provided on a USGS Quadrangle map in Attachment A.

Please note there is the potential for unmarked and unrecorded graves to be located outside of current cemetery boundaries. Avoidance of cemeteries and the adjacent area is recommended. If the avoidance of the adjacent area is not feasible, historical research and detailed archaeological testing (including the use of ground penetrating radar [GPR]) is recommended.

Previously Recorded Historic Structures

Three previously recorded historic structures were identified in the FMSF as within or adjacent to (within 100 ft. of) the corridors. Structure 8CI340 is located within the common area of the three corridors while structures 8CI405 and 8SM249 fall within the remaining area of the LCFS Corridor. These structures are listed in Table 4.

Table 4. Previously Recorded Historic Structures within/adjacent to the Corridors

FMSF #	Property Type / Name / Address	NRHP Evaluation ¹
8CI340	Historic Structure / Red Level Baptist Church / West of US 19	Not Evaluated
8CI405	Historic Structure / Black Community Of Holder Church / North Ross Terrace	Not Evaluated
8SM249	Historic Structure / 1016 South Main Street (US 301) / 1016 South Main Street	Ineligible

¹ As recorded in the FMSF; may require re-evaluation

Previously Recorded Resource Groups

One resource group, the Seaboard Air Line Railroad (8SM473), was identified within the LCFS Corridor. This resource group consists of a nineteenth century and twentieth century-American historic rail line. The FDHR/SHPO determined that there was insufficient information to make a determination of eligibility for the NRHP. Unless the railroad will be removed, adverse effects to the resource are unlikely.

This resource group overlaps archaeological site 8SM496 which is a 450 ft. interval of the rail line adjacent to SR 44. As with this previously recorded small segment of the rail line (8SM496), the portion of the rail line (8SM473) within the LCFS Corridor is not long enough to determine integrity and NRHP-eligibility. However, the FDHR/SHPO may have interest in this linear resource.

Previously Recorded Historic Bridges

No previously recorded historic bridges were identified within 1000 ft. of the corridors.

Previously Recorded Historic Districts

No previously recorded historic districts were identified within 1000 ft. of the corridors. A search for clusters of previously recorded historic structures (ten or more) indicative of a potential unrecorded historic district within 1000 ft. of the corridors identified no potential historic districts.

Potential Cultural Resources

Review of USGS Quadrangle Maps

A preliminary review of the USGS Quadrangle maps was completed in order to identify areas that may contain potential historic resources including districts, structures, cemeteries, and bridges.

Potential Historic Districts

The preliminary review of the USGS Quadrangle maps identified the potential for two historic districts. The first area of potential for a historic district is in the northeast corner of Section 24 of Township 17 South, Range 16 East, as there are over ten potential historic

structures (including the Mt. Olive Church) noted in this portion of the Red Level (1954 PR 1988) Quadrangle map. There is also the potential for a historic district near Holder in Sections 29-31 of Township 17 South, Range 19 East, on the Holder (1954) USGS Quadrangle map.

Be advised that this information has not yet been verified through the County Property Appraisers. A cultural resource reconnaissance survey is recommended to identify any unrecorded historic districts within the corridors and to manage any NRHP concerns before routes are finalized within the corridors.

Potential Historic Structures

Numerous potential historic structures were identified throughout the corridors on the USGS quadrangle maps. The potentially-historic Okahumpka Plaza, associated with the Florida Turnpike, was also identified in the southwest quarter of Section 35 of Township 19 South, Range 23 East, on the Leesburg West (1966 PR 1980) USGS Quadrangle map.

Again, a cultural resource reconnaissance survey is recommended to identify any unrecorded historic structures within the corridors, and to manage any NRHP concerns before corridor routes are established and finalized.

Potential Historic Bridges and Historic Cemeteries

No historic bridges or additional historic cemeteries were identified during the preliminary review of the USGS quadrangle maps.

AGENCY COORDINATION

CLG Coordination

The February 2008 list of CLG posted on the FDHR website (FDHR 2008) does not include any counties in which the corridors are located (Citrus, Lake, Levy, Marion, and Sumter counties) and does not include any the major cities within one mile of the corridors.

However, counties through which the corridors travel may include county specific plans for managing historic resources. It is recommended that as this project progresses and routes are established within the corridors, that these guidelines should be reviewed and coordination should be conducted with the appropriate staff.

FDHR/SHPO Coordination

A teleconference was held between Janus Research employees and Ms. Laura Kammerer, FDHR/SHPO Bureau of Historic Preservation Compliance Review Supervisor / Deputy SHPO. The teleconference familiarized Ms. Kammerer with the details of the PEFCFCS project, confirmed the level of work conducted for the preliminary corridor analysis report was appropriate as required by FDHR, and established the need to conduct a CRAS prior to construction once routes within the corridors have been finalized. Coordination will be ongoing, and Ms. Kammerer requested a meeting to discuss the results of this preliminary corridor analysis report prior to any formal submittal. Typed meeting minutes from this teleconference have been included in Attachment B.

Additionally, a meeting with Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation Compliance Review Supervisor / Deputy SHPO and April Westerman, FDHR/SHPO Bureau of Historic Preservation Compliance Review Historic Sites Specialist was held with Janus Research employees. FDHR recommended avoidance of known sites and requested that transmission line poles not be placed within the established boundaries of these sites. If this is not feasible, then further coordination will need to occur with FDHR regarding appropriate avoidance or minimization strategies. Typed meeting minutes have been included in Attachment B.

TRIBAL COORDINATION

The Native American Consultation Database (NACD) (NPS 2006), BIA GIS data (2002), NPS compiled tables of Native American land cessions (2008), and the United States Congressional Serial Set regarding Native American land cessions available through the Library of Congress American Memory Project (56th Congress, 1st Session 1899:704-705, 734-735) were reviewed in order to determine the federally and state recognized tribes within Florida. This was done to determine whether the corridors traverse reservation land, land associated with state recognized tribes, or lands once considered to be tribally affiliated.

The NACD (NPS 2006) identified five federally-recognized tribes affiliated with Florida. They include the Miccosukee Tribe of Indians of Florida, the Muscogee (Creek) Nation of Oklahoma, the Poarch Band of Creek Indians of Alabama, the Seminole Nation of Oklahoma, and the Seminole Tribe of Florida. Two of these tribes, the Miccosukee Tribe of Indians of Florida and the Seminole Tribe of Florida, are resident and have reservations in the State of Florida. None of the corridors cross reservation land. The locations of Tribal Reservations are defined by GIS data digitized by the BIA (2002) and were obtained through the Florida Geographic Data Library (FGDL). The resident tribes' reservation lands are located in the southern part of the state, and the corridors do not traverse the counties in which they are located.

This GIS data also depicts the location of land associated with one state recognized tribe, the Eastern Band of Creek Indians. Their land is located in the western panhandle of Florida, a distance of at least 100 miles from the corridors. Additionally, the FMSF listed no defined traditional cultural properties within the corridors.

However, the corridors are located within lands that at one time were considered to be tribally affiliated. The second part of a two part publication entitled *Eighteenth Annual Report of the Bureau of American Ethnology to the Secretary of the Smithsonian Institution, 1896-1897* was assembled by Charles C. Royce. This publication included an inventory of Native American land cessions and an accompanying 67 maps illustrating the described cession of land.

The NPS (2008) under the United States Department of Interior, created a collection of tables based on Royce's information which lists the map number, the Native American tribe named within the treaty, and the present-day tribes applicable for the land cession conducted between 1784 and 1894 by county. Additionally, through the Library of Congress' American Memory Project, the United States Congressional Serial Set (56th Congress, 1st Session 1899:704-705, 734-735) regarding the Indian Land Cessions (Attachment C) in the United States between 1784 and 1894 are available online with an accompanying map of the lands ceded within Florida (Attachment C).

Combining the pertinent pages and map available from the Library of Congress with the tables provided by the NPS, it was established that the corridors traverse land that was ceded from the 'Florida Tribes' (present day Miccosukee Tribe of Indians of Florida and Seminole

Tribe of Florida) and the ‘Seminole’ (present day Seminole Tribe of Florida and Seminole Nation of Oklahoma) to the United States. The land ceded by the ‘Florida Tribes’ is designated on the map as number 118 and land ceded by the ‘Seminole’ is designated on the map as number 173 (Attachment C).

Tribal coordination will be initiated during the route selection process in order to identify concerns not readily available through the background research. The Tribal Historic Preservation Officer or (THPO) or Section 106 representatives for the appropriate federally-recognized Native American tribes culturally affiliated with Florida will be consulted throughout the route selection process and during any subsequent CRAS.

RECOMMENDATIONS

It is recommended that a comprehensive pre-screening analysis and reconnaissance level survey be conducted in order to assist in the selection of a final route within each corridor that will have minimum or no impact to significant cultural resources and to develop an appropriate work plan for conducting a CRAS that will meet the requirements of Section 106 of the National Historic Preservation Act; Chapter 267 F.S.; and Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. It is also recommended that continued consultation with the FDHR/SHPO and the Native American Tribes be conducted regarding the results of this preliminary corridor analysis report and the cultural resource reconnaissance survey prior to the finalization of routes within the corridor.

Summary of Issues

- Once final routes are selected within the corridors, continued coordination with FDHR/SHPO is recommended to determine the appropriate scope of work.
- Tribal coordination is recommended throughout this project in order to identify and address any concerns prior to the selection of final routes within the corridors.
- One previously recorded archaeological site (8SM10) within the LCFS Corridor is listed within the FMSF as potentially containing human remains. If human remains are encountered, further coordination must be conducted with the State Archaeologist and the Native American Tribes. This coordination can be time consuming, costly, and controversial. Therefore, avoidance of known or potential burials is recommended.
- Regarding sites with potential or confirmed human remains, Chapter 872 of the Florida Statutes requires coordination with the State Archaeologist and federally-recognized Native American tribes PRIOR to any archaeological investigations.
- Within the LCFS Corridor, one previously recorded archaeological site (8SM128) was listed in the FMSF as having been determined potentially NRHP-eligible by the FDHR/SHPO. While this resource is not officially listed in the NRHP, it is afforded the same considerations as properties listed in the NRHP (as per 36 CFR 60.4 of the *National Historic Preservation Act of 1966*).
- One previously recorded archaeological site (8SM128) is noted as having Seminole components within the LCFS Corridor. Site 8SM128 will require additional tribal coordination that may result in more detailed testing of these sites than typically required by FDHR/SHPO.

- FDHR/SHPO recommended avoidance of known sites and requested that transmission line poles not be placed within the established boundaries of these sites. If this is not feasible, then further coordination will need to occur with FDHR/SHPO regarding appropriate avoidance or minimization strategies.
- One previously recorded historic cemetery is noted (SM84) within the LCFS Corridor. There is the potential for unmarked and unrecorded graves to be located outside of current cemetery boundaries. Avoidance of cemeteries and the adjacent area is recommended. If the avoidance of the adjacent area is not feasible, historical research and detailed archaeological testing (including the use of ground penetrating radar [GPR]) is recommended.
- There is the potential for unrecorded historic structures and districts within the vicinity of the corridors. A cultural resource reconnaissance survey is recommended to identify any unrecorded resources and to manage any NRHP concerns before corridor routes are finalized.
- As this project progresses and routes are established, it is recommended that county-specific guidelines for historic and cultural resources be reviewed and that coordination be conducted with the appropriate staff.

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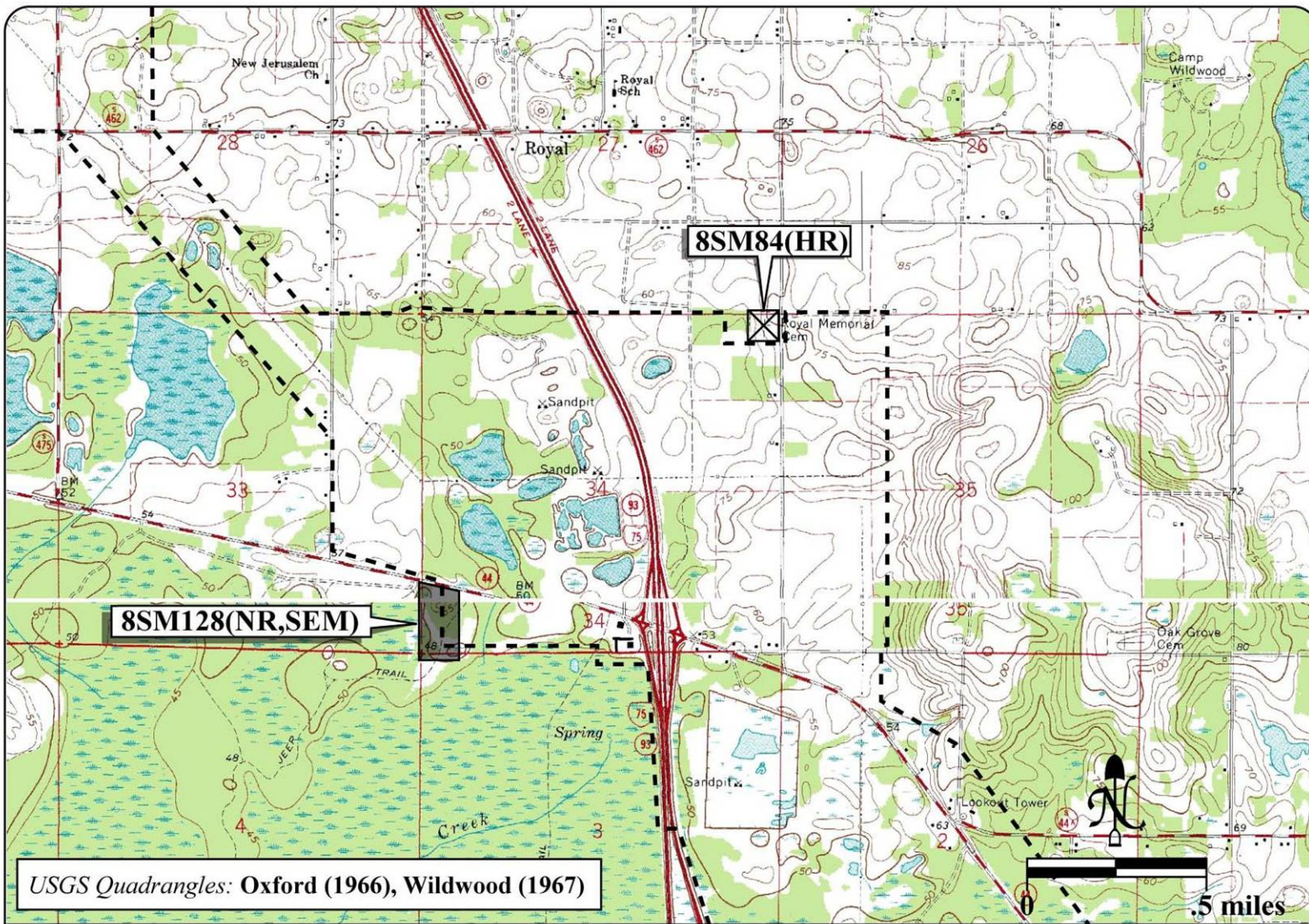
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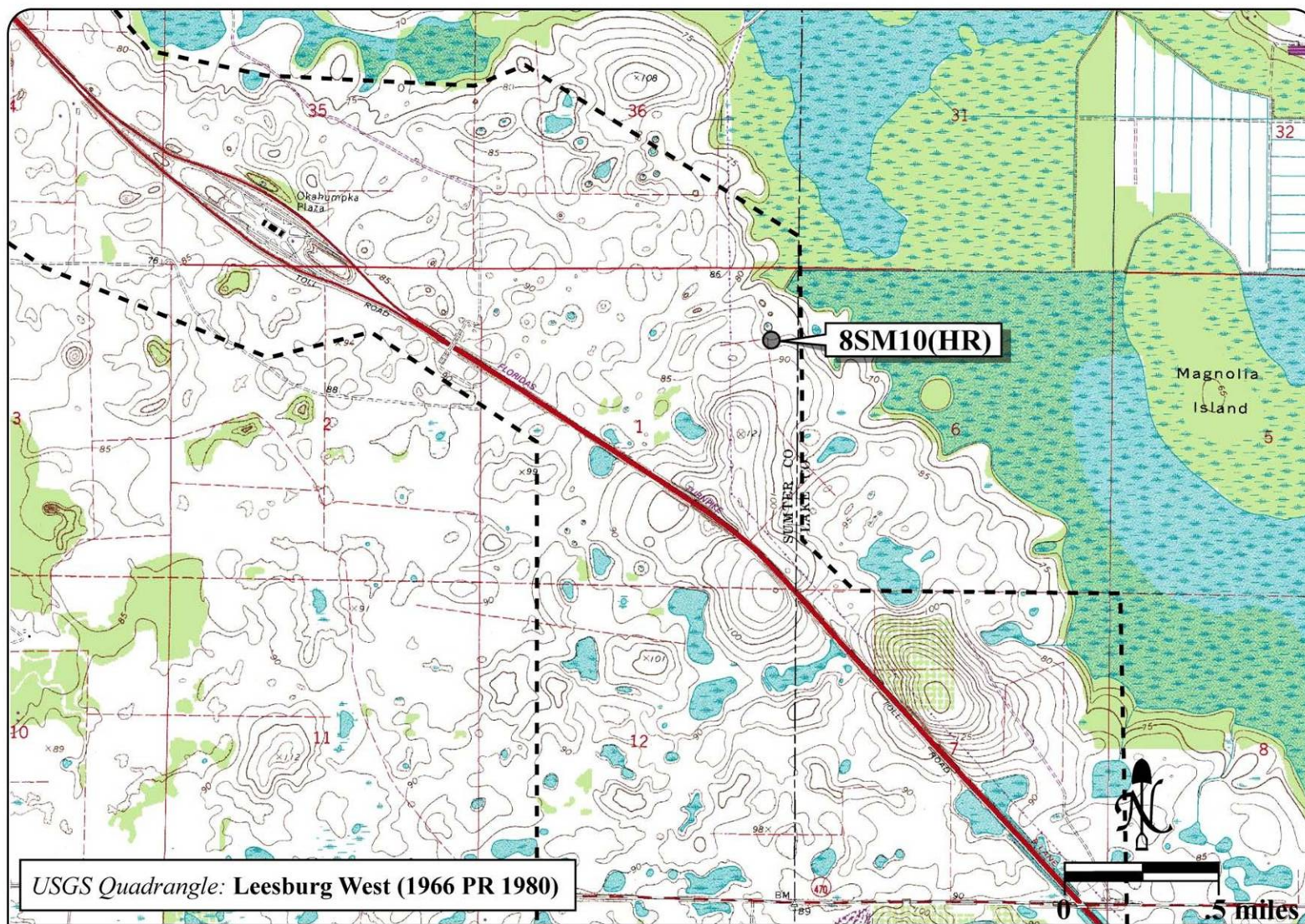
ATTACHMENT A:

**USGS QUADRANGLE MAP LOCATIONS OF ARCHAEOLOGICAL SITES
THAT ARE POTENTIALLY NRHP-ELIGIBLE, HAVE THE POTENTIAL FOR
HUMAN REMAINS, OR HAVE SEMINOLE COMPONENTS**



- - - LCFS Corridor Boundary
- Archaeological Sites
- ⊠ Historic Cemeteries

- (HR) : Potential Human Remains
- (NR) : Potentially NRHP-Eligible
- (SEM) : Seminole Component



- - - LCFS Corridor Boundary
- Archaeological Sites
- ⊠ Historic Cemeteries

- (HR) :Potential Human Remains
- (NR) :Potentially NRHP-Eligible
- (SEM) :Seminole Component

ATTACHMENT B:
FDHR/SHPO COORDINATION

TELECONFERENCE MINUTE REPORT
PROGRESS ENERGY FLORIDA CENTRAL FLORIDA CORRIDOR STUDY (PEFCFCS)

Person Called/Agency: Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation
Compliance Review Supervisor / Deputy SHPO

Janus Staff: Kate Hoffman, Janus Research
Adam Schieffer, Janus Research

Date of Teleconference: January 29, 2008

Teleconference Summary:

1. Familiarized Ms. Kammerer with the PEFCFCS project due to the large area traversed by the project corridors.
2. Established that a complete cultural resource assessment survey (CRAS) would be needed for the final routes established within the corridors.
3. Confirmed or established the scope of work required by FDHR for both the preliminary corridor analysis and the final routes once selected.

Meeting Minutes: A summary of the PEFCFCS project and proposed application submittal dates were provided to Ms. Kammerer by Janus Research.

Ms. Kammerer confirmed that the detailed desktop review was an appropriate level of work of the preliminary corridor analysis, given the width of the corridors (up to one mile wide).

The need for a CRAS once final routes are finalized within the corridors was established.

Ms. Kammerer requested a meeting at least one week in advance of the Site Certification Application (SCA) submittal to discuss the findings of the preliminary corridor report.

Important Issues: The teleconference confirmed the level of work conducted for the preliminary corridor analysis and the need to conduct a CRAS once final routes within the corridors are established and prior to construction.

Follow-up:

1. Coordination will be ongoing
2. Ms. Kammerer requested a meeting at least one week prior to the SCA submittal to discuss pertinent cultural resource issue results.
3. A meeting will be held to establish appropriate scope of work once routes are established within the corridors.

MEETING MINUTE REPORT
PROGRESS ENERGY FLORIDA CENTRAL FLORIDA CORRIDOR STUDY (PEFCFCS)

Person /Agency: Laura Kammerer, FDHR / SHPO Bureau of Historic Preservation
Compliance Review Supervisor / Deputy SHPO
April Westerman, FDHR/SHPO Bureau of Historic
Preservation Compliance Review Historic Sites Specialist

Janus Staff: Kate Hoffman, Janus Research
Jim Pepe, Janus Research

Date of Meeting: April 29, 2008

Meeting Summary: Discussed SCA report reviewer comment regarding
recommendation to avoid sites versus avoid placing poles and
fill in previously undisturbed areas of sites. FDHR will
recommend avoidance and that transmission line poles not be
placed within the boundaries of sites. If this is not feasible,
then coordination will need to take place with FDHR
regarding appropriate avoidance or minimization
strategies.

Important Issues: N/A

Follow-up: N/A

ATTACHMENT C:

**SELECTED PAGES OF THE SCHEDULE OF INDIAN LAND CESSIONS
APPLICABLE TO CITRUS, LAKE, LEVY, MARION, AND SUMTER COUNTIES
WITH ACCOMPANYING MAP**

SCHEDULE OF INDIAN

<i>Date</i>	<i>Where or how concluded</i>	<i>Reference</i>	<i>Tribe</i>	<i>Description of cession or reservation</i>
1821 Aug. 29	Chicago, Illinois.	Stat. L., VII, 218.	Ottawa, Chippewa, and Potawatomi.	said tract, then such line shall be continued until it strikes the western boundary of the tract ceded to the U. S. by treaty of Detroit in 1807, and from the termination of the said line, following the boundaries of former cessions, to the main branch of the Grand river of Lake Michigan, should any of the said lines cross the said river, but if none of the said lines should cross the said river, then to a point due E. of the source of the said main branch of the said river, and from such point due W. to the source of the said principal branch, and from the crossing of the said river or from the source thereof, as the case may be, down the said river on the N. bank thereof to the mouth; thence following the shore of Lake Michigan to the S. bank of the said river St Joseph at the mouth thereof and thence with the said S. bank to the place of beginning. From the foregoing cession the said Indians reserve for their use the following tracts, viz: 1. One tract at Mang-ach-qua village, on the river Peble, of 6 miles square. 2. One tract at Mick-ke-saw-be of 6 miles square. 3. One tract at the village of Na-to-wa-se-pe of 4 miles square. 4. One tract at the village of Prairie Ronde of 3 miles square. 5. One tract at the village of Match-e-be-narh-she-wish, at the head of the Kekalamazoo river. The U. S. grants from above cession 26 sections of land to individuals of Indian descent.
1823 Mar. 3	Act of Congress.	Stat. L., III, 749.	Moravian or Christian Indians.	Congress, by the provisions of this act, appropriated \$1,000 with which to purchase and extinguish the Indian title to three tracts of land, containing 4,000 acres each, lying on Muskingum river, in Tuscarawas county, Ohio. These tracts were as follows: 1. One tract of 4,000 acres at Shoenbrun 2. One tract of 4,000 acres at Gnadenhutzen 3. One tract of 4,000 acres at Salem
Sept. 18	Camp on Moultrie creek in Florida territory.	Stat. L., VII, 224.	Florida tribes.	The Florida tribes cede to the U. S. all claim or title which they have to the whole territory of Florida, with the exception of such district of country as shall herein be allotted to them. The Florida tribes will hereafter be concentrated and confined to the following metes and boundaries: Commencing 5 miles N. of Okehumke, running in a direct line to a point 5 miles W. of Setarky's settlement, on the waters of the Amazura (or Withlahuchie river), leaving said settlement 2 miles S. of the line; from thence in a direct line to the S. end of the Big Hammock, to include Chickuchate; continuing in the same direction for 5 miles beyond the said Hammock, provided said point does not approach nearer than 15 miles the seacoast of the Gulf of Mexico; if it does the said line will terminate at that distance from the seacoast; thence S. 12 miles; thence in a S. 30° E. direction until the same shall strike within 5 miles of the main branch of Charlotte river; thence in a due E. direction to within 20 miles of the Atlantic coast; thence N. 15° W. for 50 miles, and from this last to the beginning point. The Indians having objected to being concentrated within the limits above described, for fear there was insufficient good land to subsist them, the U. S. agree that should said territory, after examination, be found to contain insufficient good land, then the N. line, as above defined, shall be removed so far N. as to embrace a sufficient quantity of good tillable land.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:704) Describing Land Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida)

LAND CESSIONS—Continued.

<i>Historical data and remarks</i>	<i>Designation of cession on map</i>	
	<i>Number</i>	<i>Location</i>
This reserve was ceded to the U. S. by treaty of Sept. 19, 1827. The boundaries were never ascertained. This reserve was ceded to the U. S. by treaty of Sept. 19, 1827 This reserve was ceded to the U. S. by treaty of Sept. 27, 1833 This reserve was ceded to the U. S. by treaty of Sept. 19, 1827. This reserve was ceded to the U. S. by treaty of Sept. 19, 1827.	See 138 See 188	Michigan 1.
An ordinance of Congress of Sept. 3, 1788, set apart three tracts of 4,000 acres each at Shoenbrun, Gnadenhutzen, and Salem, on Muskingum river, for the Society of United Brethren, to be used in propagating the gospel among the heathen. By act of Congress approved June 1, 1796, provision was made for surveying and patenting these tracts to the society in question, in trust for the benefit of the Christian Indians. Under the provisions of the act of Mar. 3, 1823, Lewis Cass was appointed to negotiate for the relinquishment of the title to the U. S. This he secured and transmitted the relinquishment of both the society and the Indians to the War Department, under date of Nov. 19, 1823, and by act of May 26, 1824, Congress made provision for the disposition of the lands.	See 4 See 5 See 6	Ohio.
	118	Florida.
The boundaries of this reserve were partly surveyed and the remainder approximated by Colonel Gadsden in 1824. They are shown by yellow lines. Colonel Gadsden recommended an addition to the reserve to include more tillable land. This addition was made by Executive order, July 29, 1824, and is shown by a crimson line. A second addition was made for a like purpose by the President, and Maj. J. A. Coffee surveyed the same in 1826. This second enlargement is shown by green lines. The reserve as thus enlarged was ceded to the U. S., May 9, 1832.	See 173	Florida.
This was done in 1824 and again in 1826 by Executive order, as set forth above.		

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:705) Describing Land Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida)

SCHEDULE OF INDIAN

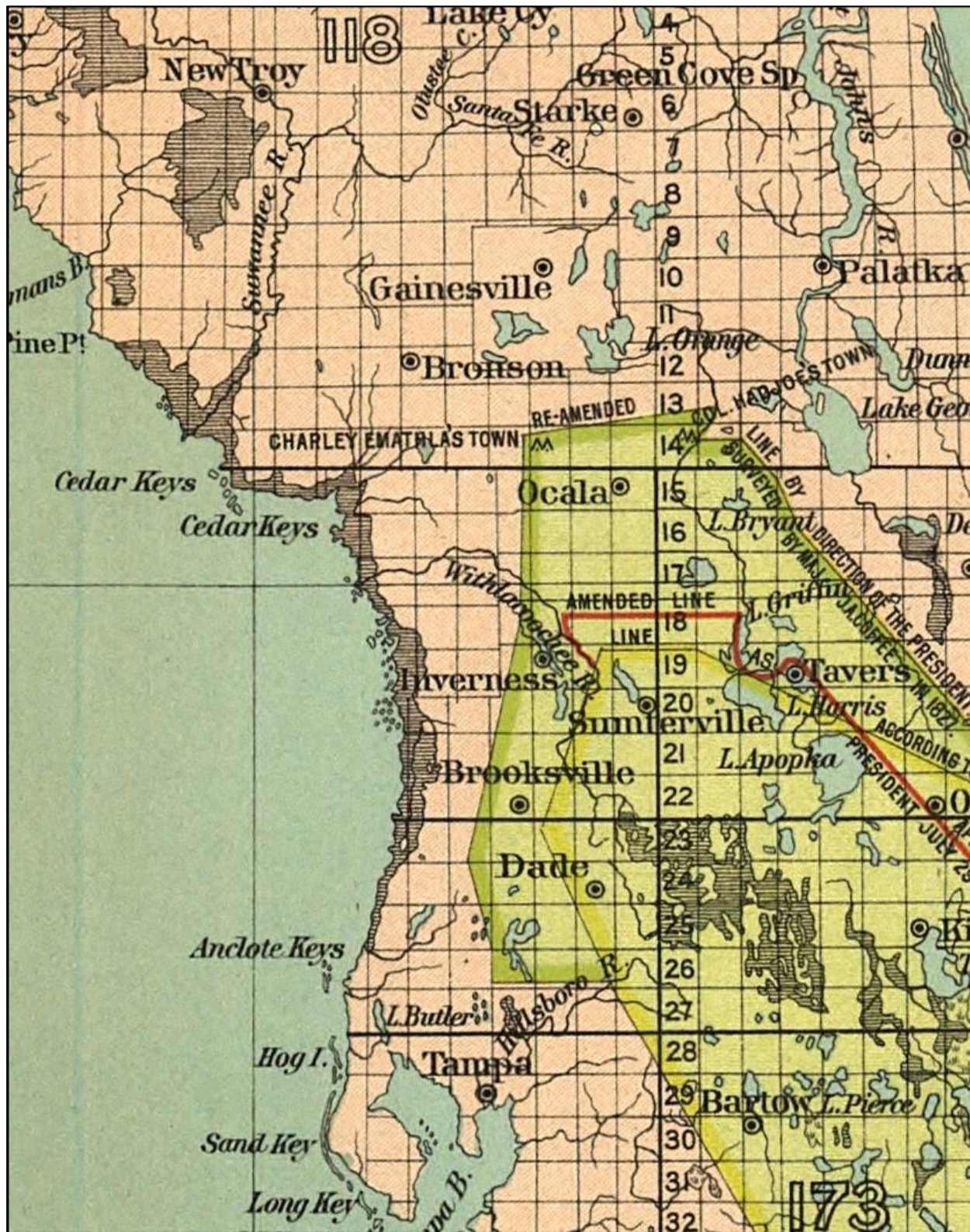
<i>Date</i>	<i>Where or how concluded</i>	<i>Reference</i>	<i>Tribe</i>	<i>Description of cession or reservation</i>
1831 Aug. 30	Miami bay of Lake Erie.	Stat. L., VII, 359.	Ottawa (residing in Ohio).	With a view to removing to the country W. of the Mississippi the band of Ottoways residing on Blanchard's fork of the Great Auglaize river and at Oquanoxie's village on the Little Auglaize river cede to the U. S. the following tracts of land reserved for them, respectively, by the sixth article of the treaty of Sept. 29, 1817: 1. A tract of land on Blanchard's fork of the Great Auglaize river, to contain 5 miles square, the center of which tract shall be where the old trace crosses said fork. 2. A tract to contain 3 miles square on the Little Auglaize river, to include Oquanoxie's village. The band of Ottoway Indians residing at and near the places called Roche de Boeuf and Wolf Rapids, on the Miami river of Lake Erie, wishing to become parties to this treaty and not being willing at this time, to stipulate for their removal W. of the Mississippi agree, in consideration of the stipulations herein made for them by the U. S., to cede to the U. S. the following tracts of land reserved to them by the treaty of Nov. 17, 1807, viz: 1. A tract of 6 miles square above Roche de Boeuf, to include the village where Tondagonie (or Dog) formerly lived. 2. A tract of 3 miles square at the Wolf Rapids aforesaid, which was substituted for the 3 miles square granted, by the treaty of Nov. 17, 1807, to the said Ottoways, to include Presque Isle, but which could not be granted, as stipulated in said treaty, in consequence of its collision with the grant of 12 miles square to the U. S. by the treaty of Greenville in 1795. The U. S. agree to cause the band of Ottoways residing on Blanchard's fork and at Oquanoxie's village, numbering about 200 souls, to be removed to the western side of the Mississippi river, and will grant by patent in fee simple to them and their heirs forever, as long as they shall exist as a nation and remain upon the same, a tract of land to contain 34,000 acres, to be located adjoining the S. or W. line of the reservation granted to the Shawnees of Missouri and Ohio, on the Kansas river and its branches, by treaty of Nov. 7, 1825. The U. S. agree to grant to the band of Ottoways residing at Roche de Boeuf and Wolf Rapids, by patent in fee simple, 40,000 acres of land W. of the Mississippi, adjoining the lands assigned to the Ottoways of Blanchard's fork and Oquanoxie's village, or in such other situation as they may select on the unappropriated lands in the district of country designed for the emigrating Indians of the U. S. Whenever said band shall accept of said grant, the U. S. agree to remove and subsist them in the same manner as is provided by this treaty for the removal of the Ottoways of Blanchard's fork and Oquanoxie's village.
1832 Jan. 19	McCutchensville, Crawford county, Ohio.	Stat. L., VII, 364.	Wyandot (band residing at Big Spring).	The band of Wyandots residing at the Big Spring, in the county of Crawford in the state of Ohio, cede to the U. S. the reservation of 16,000 acres, granted to them by article 2 of the treaty of Sept. 17, 1818, described in said treaty as follows: "There shall be reserved for the use of the Wyandots residing at Solomon's town and on Blanchard's fork 16,000 acres of land, to be laid off in a square form on the head of Blanchard's fork; the center of which shall be at the Big Spring on the road leading from Upper Sandusky to Fort Findlay."
Mar. 24	Washington, D. C.	Stat. L., VII, 366.	Creek.....	The Creek tribe of Indians cede to the U. S. all their land E. of the Mississippi river.
May 9	Payne's Landing, Florida territory.	Stat. L., VII, 368.	Seminole.....	The Seminole Indians relinquish to the U. S. all claim to lands occupied by them in the territory of Florida and agree to emigrate to the country W. of the Mississippi river. The U. S. agree that an additional extent of territory for the Seminoles, proportioned to their numbers, shall be added to the Creek country, and that the Seminoles will be received as a constituent part of the Creek nation.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:734) Describing Land Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)

LAND CESSIONS—Continued.

<i>Historical data and remarks</i>	<i>Designation of cession on map</i>	
	<i>Number</i>	<i>Location</i>
	167	Ohio (detail).
	168	
	169	
	170	
These bands became confederated after their removal to the reservations assigned them by this treaty, and by a subsequent treaty of June 24, 1862, they made a joint cession of the reserves to the U. S. On Kansas map 2 of this schedule the entire reserve of both bands is colored yellow and numbered 435. The tract originally assigned to the Ottawa of Blanchard's fork and Oquanoxa's village is shown within the red lines.	See 435.	Kansas 2.
	171	Ohio (detail).
	172	Alabama.
See note concerning this tract under treaty of Sept. 18, 1823, with the Florida Indians. The boundaries of this tract are defined in the treaty of Mar. 28, 1833. (See also treaty of Jan. 4, 1845, with the Creeks and the Seminole for modification of this provision; again modified by treaty of Aug. 7, 1856.)	173	Florida.

Schedule of Indian Land Cessions (56th Congress, 1st Session 1899:735) Describing Land Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)



Cropped View of Map (56th Congress, 1st Session 1899) Illustrating Cession Number 118: Lands Ceded by the 'Florida Tribes' (Present-Day present day Miccosukee Tribe of Indians of Florida and Seminole Tribe of Florida) and Cession Number 173: Lands Ceded by the 'Seminole' (Present Day Seminole Tribe of Florida and Seminole Nation of Oklahoma)

ATTACHMENT 9-A3-4

Habitat Descriptions

Attachment 9-A3-4

Habitat Descriptions – 500-kV LCFS Primary and Secondary Corridors

500-kV LCFS Primary Corridor

Open Land/Improved Pastures/Other Open Lands (Rural) (FLUCCS 190/211/260)

These habitats are discussed together due to their similarity in species composition and function. These areas are typically utilized for cattle grazing which has been cleared, tilled, and reseeded with specific grass types and improved with brush control and fertilizers, or are undeveloped land within urban areas and inactive land with street patterns but no structures (FDOT, 1999). Dominant vegetative species observed include grasses such as bahia grass (*Paspalum notatum*), crab grass (*Digitaria* spp.), and bluestem (*Andropogon virginicus*), shrubs such as saw palmetto (*Serenoa repens*) and wax myrtle (*Myrica cerifera*), and occasional trees such as longleaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), and live oak (*Quercus virginiana*).

Shrub and Brushland/Mixed Rangeland (FLUCCS 320/330)

These habitats are discussed together due to their similarity in species composition and function. Shrub and brushland and mixed rangeland areas are mostly dominated by saw palmetto intermixed with a wide variety of other woody scrub plant species, as well as various types of short herbs and grasses. The canopy component is typically sparse (FDOT, 1999). In addition to the saw palmetto understory, other common species observed within shrub and brushland areas include sparse areas of slash pine (*Pinus elliotii*), Chapman's oak (*Quercus chapmanii*), sand live oak (*Quercus geminata*), laurel oak (*Quercus laurifolia*), persimmon (*Diospyros virginiana*), cabbage palm (*Sabal palmetto*), water oak, live oak, winged sumac (*Rhus copallinum*), gallberry (*Ilex glabra*), common ragweed (*Ambrosia artemisiifolia*) and muscadine grape (*Vitis rotundifolia*).

Pine Flatwoods (FLUCCS 411)

Pine flatwoods are common habitats throughout central Florida, typically occurring on flat, well-drained soils (FDOT, 1999). Pine flatwoods along the preferred corridors are dominated by a canopy of slash pine with an understory of saw palmetto. A variety of subdominant canopy species are present, including water oak, live oak, cabbage palm, loblolly pine, laurel oak, and sand live oak, while shrub and groundcover species include gallberry, wax myrtle, winged sumac, American beautyberry (*Callicarpa americana*), muscadine grape, and Virginia creeper (*Parthenocissus quinquefolia*).

Longleaf Pine - Xeric Oak (FLUCCS 412)

This forest type is dominated by longleaf pines and is distinguishable from longleaf dominated pine flatwoods by the presence of a subcanopy of sand live oak, live oak, and bluejack oak (*Quercus incana*) with a ground cover dominated by saw palmetto.

Sand Pine (FLUCCS 413)

Sand pine (*Pinus clausa*) grows on deep, infertile deposits of marine sands and clays. The Ocala variety of the peninsular Florida occurs in densely-stocked, pure, even-aged stands (FDOT, 1999). In addition to sand pine, other dominant vegetation observed in this community includes turkey oak, scrub oak, laurel oak, sand live oak, saw palmetto, rusty lyonia, wild rosemary, devilwood, and wiregrass.

Xeric Oak (FLUCCS 421)

Areas of xeric oak found along the corridor may have historically been longleaf – xeric oak habitat, but due to heavy silvicultural operations longleaf pines have since been reduced if not removed altogether. In these areas, longleaf pine is present but not dominant. Other species include live oak, sand live oak, laurel oak, bluejack oak, sand live oak, and post oak (*Quercus stellata*). Ground cover is characterized by saw palmetto, runner oak (*Quercus margarettiae*), wiregrass (*Aristida stricta* var. *beyrichiana*), and deerberry (*Vaccinium stamineum*).

Live Oak (FLUCCS 427)

This community is often referred to as upland temperate hammock, and live oak is either pure or predominant (FDOT, 1999). Other common species observed include sweetgum, magnolia, and laurel oak.

Hardwood-Conifer Mixed Forests (FLUCCS 434)

Hardwood-coniferous mixed forest habitats are areas in which neither upland conifers nor hardwoods achieve at 66 percent crown canopy dominance (FDOT, 1999). The canopy is dominated by a mixture of loblolly pine, longleaf pine, laurel oak, live oak, sand live oak, and black cherry (*Prunus serotina*). Common shrub species include saw palmetto, gallberry, and wax myrtle, while groundcover plants and vines include wiregrass and greenbrier (*Smilax* spp.).

Coniferous Plantations (FLUCCS 441)

These habitats are discussed together due to their similarity in species composition and function. These areas are characterized by monocultures of planted loblolly pine or sand pine (*Pinus clausa*) in uniform age classes and in rows. Some areas of planted pines in the lower wetter areas of the corridor also may contain volunteer red maple, swamp bay (*Persea palustris*), slash pine, water oak, and laurel oak.

Streams and Waterways (FLUCCS 510)

The Withlacoochee River and the Cross Florida Greenway are both discussed in Section 9.3.7.2. Vegetation observed within and on the banks of the Withlacoochee River include cattail (*Typha* spp.), hydrilla (*Hydrilla verticillata*), tapegrass (*Vallisneria americana*), bald cypress (*Taxodium distichum*), red maple, and common buttonbush (*Cephalanthus occidentalis*).

Ditches were commonly observed within the proposed transmission corridor, primarily associated with roadways. The drainage features vary in hydroperiod from only occasional inundation to others typically containing water year-round. Common vegetation within these ditches include a mixture of woody, herbaceous, and vine species such as cattail, coastal plain willow (*Salix caroliniana*), common buttonbush, Peruvian primrose willow (*Ludwigia peruviana*), pickerelweed (*Pontederia cordata*), maidencane (*Panicum hemitomon*), bushy bluestem (*Andropogon glomeratus*), and musky mint (*Hyptis alata*).

Lakes/Reservoirs (FLUCCS 520/530)

These habitats are discussed together due to their similarity in species composition and function. Dominant vegetation observed within or adjacent to these surface water bodies include red maple, swamp bay, pond cypress (*Taxodium ascendans*), coastal plain willow, cattail, common buttonbush, false-willow (*Baccharis angustifolia*), Peruvian primrose willow, maidencane, smartweed (*Polygonum hydropiperoides*), and lance-leafed arrowhead (*Sagittaria lancifolia*).

Streams and Lake Swamps (Bottomland) (FLUCCS 615)

Typically stream and lake swamp habitats are dominated by a variety of hardwood species tolerant of occasional inundation and hydric soils (FDOT, 1999). Species observed include pond cypress, laurel oak, red maple, swamp bay, dahoon holly (*Ilex cassine*), common buttonbush, coinwort (*Centella asiatica*), cinnamon fern (*Osmunda cinnamomea*), and Virginia chain fern.

Mixed Wetland Hardwoods (FLUCCS 617)

This category is reserved for those wetland hardwood habitats which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill defined mixture of species. Dominant species include a canopy of red maple, coastal plain willow, dahoon holly, laurel oak, sweetgum (*Liquidambar styraciflua*), slash pine, cabbage palm, red cedar (*Juniperus virginiana*), and swamp bay, with occasional Carolina ash (*Fraxinus caroliniana*), ironwood (*Carpinus caroliniana*), southern magnolia (*Magnolia grandiflora*), and live oak. Shrub species include yaupon holly (*Ilex vomitoria*), wax myrtle and eastern false-willow (*Baccharis halimifolia*), while herbaceous species within the typically sparse understory include sawgrass (*Cladium jamaicense*), a variety of sedges (*Cyperus* spp.), lizard's tail (*Saururus cernuus*), shield fern (*Thelypteris hispida*), marsh pennywort (*Hydrocotyle umbellata*), coinwort, smartweed, soft rush (*Juncus effusus*), arrowhead (*Sagittaria lancifolia*), and red ludwigia (*Ludwigia repens*).

Cypress (FLUCCS 621)

Several areas of cypress dominated wetlands were observed within the proposed corridor. Other common species include slash pine, loblolly bay (*Gordonia lasianthus*), common buttonbush, wax myrtle, elderberry (*Sambucus canadensis*), coastal plain willow, sweetbay (*Magnolia virginiana*), Peruvian primrose willow, maidencane, lance-leaf arrowhead, smartweed, Virginia chain fern, coinwort, and royal fern (*Osmunda regalis*).

Wetland Forested Mixed (FLUCCS 630)

Mixed wetland forests are habitats in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition (FDOT, 1999). The canopy is typically dominated by a mixture of red maple, laurel oak, slash pine, cabbage palm, live oak, cypress, sweetgum and pignut hickory (*Carya glabra*). Shrub, understory, and vine species include saw palmetto, eastern false-willow, wax myrtle, coastal plain willow, Virginia chain fern, royal fern, and greenbrier.

Wetland Scrub (FLUCCS 631)

Wetland scrub is associated with topographic depressions and poorly drained soil (FDOT, 1999). Species observed included Carolina willow, elderberry, Peruvian primrose willow, pond cypress, red maple, wax myrtle, and saw palmetto.

Freshwater Marshes (FLUCCS 641)

Several areas of freshwater marsh are located within the proposed corridor. Freshwater marshes are typically dominated by shrub and herbaceous species (FDOT, 1999), including common buttonbush, maidencane, redroot (*Lachnanthes caroliniana*), buttonweed (*Diodia virginiana*), marsh fern (*Thelypteris palustris*), Virginia chain fern, smartweed, lance-leaf arrowhead, soft rush, marshpennywort, pickerelweed (*Pontederia cordata*), flat sedges and caric sedges (*Carex* spp.).

Wet Prairies (FLUCCS 643)

Wet prairie is an infrequently inundated wetland habitat with predominantly herbaceous vegetation occurring upon hydric soils (FDOT, 1999). Dominant vegetation includes bushy bluestem, soft rush, dogfennel (*Eupatorium capillifolium*), coinwort, torpedo grass (*Panicum repens*), meadow beauty (*Rhexia* spp.), St. John's-wort (*Hypericum* sp.), camphorweed (*Pluchea* spp.), bog button (*Lachnocaulon* spp.), maidencane, and marshpennywort.

Intermittent Ponds (FLUCCS 653)

This category of wetland is defined as a waterbody which exists for only a portion of the year. It may be referred to as a seasonal waterbody. Its existence relies upon water received directly from precipitation, runoff or spring flow (FDOT, 1999). Plant species observed include dog fennel, coastal plain willow, hairy indigo (*Indigofera hirsuta*), red ludwigia, bahiagrass, eastern false-willow, sawtooth blackberry, goldenrod (*Solidago* spp.), winged sumac (*Rhus copallinum*), bushy bluestem, and bluestem.

Disturbed Lands (FLUCCS 740)

Disturbed lands are those areas which have been changed due primarily to human activities other than mining (FDOT, 1999). Common plants observed include dog fennel, hairy indigo, persimmon, bahiagrass, American pokeweed (*Phytolacca americana*), Virginia creeper, American beautyberry, and winged sumac.

500-kV LCFS Secondary Corridor

Improved Pastures (FLUCCS 211)

Improved pasture areas are typically utilized for cattle grazing which has been cleared, tilled, and reseeded with specific grass types and improved with brush control and fertilizers, or are undeveloped land within urban areas and inactive land with street patterns but no structures (FDOT, 1999). Dominant vegetative species observed include grasses such as bahia grass (*Paspalum notatum*), crab grass (*Digitaria* spp.), and bluestem (*Andropogon virginicus*), shrubs such as saw palmetto (*Serenoa repens*) and wax myrtle (*Myrica cerifera*), and occasional trees such as longleaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), and live oak (*Quercus virginiana*).

Shrub and Brushland (FLUCCS 320)

Shrub and brushland areas are mostly dominated by saw palmetto intermixed with a wide variety of other woody scrub plant species, as well as various types of short herbs and grasses. The canopy component is typically sparse (FDOT, 1999). In addition to the saw palmetto understory, other common species observed within shrub and brushland areas include sparse areas of slash pine (*Pinus elliotii*), Chapman's oak (*Quercus chapmanii*), sand live oak (*Quercus geminata*), laurel oak (*Quercus laurifolia*), persimmon (*Diospyros virginiana*), cabbage palm (*Sabal palmetto*), water oak, live oak, winged sumac (*Rhus copallinum*), gallberry (*Ilex glabra*), common ragweed (*Ambrosia artemisiifolia*) and muscadine grape (*Vitis rotundifolia*).

Hardwood-Conifer Mixed Forests (FLUCCS 434)

Hardwood-coniferous mixed forest habitats are areas in which neither upland conifers nor hardwoods achieve at 66 percent crown canopy dominance (FDOT, 1999). The canopy is dominated by a mixture of loblolly pine, longleaf pine, laurel oak, live oak, sand live oak, and black cherry (*Prunus serotina*). Common shrub species include saw palmetto, gallberry, and wax myrtle, while groundcover plants and vines include wiregrass and greenbrier (*Smilax* spp.).

Coniferous Plantations (FLUCCS 441)

These habitats are discussed together due to their similarity in species composition and function. These areas are characterized by monocultures of planted loblolly pine or sand pine (*Pinus clausa*) in uniform age classes and in rows. Some areas of planted pines in the lower wetter areas of the corridor also may contain volunteer red maple (*Acer rubrum*), swamp bay (*Persea palustris*), slash pine, water oak, and laurel oak.

Lakes/Reservoirs (FLUCCS 520/530)

These habitats are discussed together due to their similarity in species composition and function. Several small lakes and reservoirs were observed along the proposed corridor, as well as Lake Rousseau (discussed in Section 9.3.7.2). Dominant vegetation observed within or adjacent to these surface water

bodies include red maple, swamp bay, pond cypress (*Taxodium ascendans*), coastal plain willow, cattail, common buttonbush, false-willow (*Baccharis angustifolia*), Peruvian primrose willow, maidencane, smartweed (*Polygonum hydropiperoides*), and lance-leafed arrowhead (*Sagittaria lancifolia*).

Mixed Wetland Hardwoods (FLUCCS 617)

This category is reserved for those wetland hardwood habitats which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill defined mixture of species. Dominant species include a canopy of red maple, coastal plain willow, dahoon holly, laurel oak, sweetgum (*Liquidambar styraciflua*), slash pine, cabbage palm, red cedar (*Juniperus virginiana*), and swamp bay, with occasional Carolina ash (*Fraxinus caroliniana*), ironwood (*Carpinus caroliniana*), southern magnolia (*Magnolia grandiflora*), and live oak. Shrub species include yaupon holly (*Ilex vomitoria*), wax myrtle and eastern false-willow (*Baccharis halimifolia*), while herbaceous species within the typically sparse understory include sawgrass (*Cladium jamaicense*), a variety of sedges (*Cyperus* spp.), lizard's tail (*Saururus cernuus*), shield fern (*Thelypteris hispida*), marsh pennywort (*Hydrocotyle umbellata*), coinwort, smartweed, soft rush (*Juncus effusus*), arrowhead (*Sagittaria lancifolia*), and red ludwigia (*Ludwigia repens*).

Wetland Forested Mixed (FLUCCS 630)

Mixed wetland forests are habitats in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition (FDOT, 1999). The canopy is typically dominated by a mixture of red maple, laurel oak, slash pine, cabbage palm, live oak, cypress, sweetgum and pignut hickory (*Carya glabra*). Shrub, understory, and vine species include saw palmetto, eastern false-willow, wax myrtle, coastal plain willow, Virginia chain fern (*Woodwardia virginica*), royal fern, and greenbrier.

Wetland Scrub (FLUCCS 631)

Wetland scrub is associated with topographic depressions and poorly drained soil (FDOT, 1999). Species observed included Carolina willow, elderberry, Peruvian primrose willow, pond cypress, red maple, wax myrtle, and saw palmetto.

Freshwater Marshes (FLUCCS 641)

Several areas of freshwater marsh are located within the proposed corridor. Freshwater marshes are typically dominated by shrub and herbaceous species (FDOT, 1999), including common buttonbush, maidencane, redroot (*Lachnanthes caroliniana*), buttonweed (*Diodia virginiana*), marsh fern (*Thelypteris palustris*), Virginia chain fern, smartweed, lance-leaf arrowhead, soft rush, marshpennywort, pickerelweed (*Pontederia cordata*), flat sedges and caric sedges (*Carex* spp.).

Wet Prairies (FLUCCS 643)

Wet prairie is an infrequently inundated wetland habitat with predominantly herbaceous vegetation occurring upon hydric soils (FDOT, 1999). Dominant vegetation includes bushy bluestem, soft rush, dogfennel (*Eupatorium capillifolium*), coinwort, torpedo grass (*Panicum repens*), meadow beauty (*Rhexia* spp.), St. John's-wort (*Hypericum* sp.), camphorweed (*Pluchea* spp.), bog button (*Lachnocaulon* spp.), maidencane, and marshpennywort.

Disturbed Lands (FLUCCS 740)

Disturbed lands are those areas which have been changed due primarily to human activities other than mining (FDOT, 1999). Common plants observed include dog fennel, hairy indigo, persimmon, bahiagrass, American pokeweed (*Phytolacca americana*), Virginia creeper (*Parthenocissus quinquefolia*), American beautyberry, and winged sumac.